

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA)

September 2019



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INTRODUCTION

- 1.1 This report marks the eleventh Strategic Housing Land Availability Assessment (SHLAA) produced by Hambleton District Council. It outlines the overall approach used to carrying out the SHLAA; followed by a series of conclusions, details of available suitable sites and how the Council intends to keep the document up to date.
- 1.2 The National Planning Policy Framework (NPPF) was first published in March 2012¹ and this version of the NPPF forms the basis of this SHLAA and requires Local Planning Authorities (LPAs) to:

'prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.'

- 1.3 The Council has previously produced ten SHLAAs, the first being published in March 2008.
- 1.4 Expanding on the need for producing a SHLAA, the NPPF states that LPAs should *'identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements'*, and to also *'identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15'*. It also states that an additional buffer of 5% should be identified, increasing to 20% *'where there has been a persistent under delivery of housing'*.
- 1.5 This section has two parts :
- An assessment of housing supply against LDF Requirements
 - A NPPF based housing supply, reflecting the latest requirements arising from the new SHMA published in January 2016. This is based on a 1st April 2018 date and the assessment uses LDF allocated sites, windfall sites with permission (at 1/4/2018) plus a windfall allowance.

Both of these assess supply for the current Local Development Framework development plan to 2026.

OVERALL APPROACH

- 2.1** On 21 December 2010 the Council adopted its Allocations Development Plan Document (DPD), marking the completion of the Local Development Framework (LDF) and allocating housing land to 2026. This SHLAA therefore sets out these allocated housing sites and in addition, includes any extant housing planning permission as at 1st April 2018 (the base date for this report).
- 2.2** All allocated housing sites have previously been through public examination and all extant housing planning permissions have been subject to the planning application process. These sites are therefore all deemed suitable for housing development²

¹ A revised NPPF was published in July 2018, during the monitoring period for this SHLAA. All references to NPPF refer to the March 2012 version.

² NPPF page 12, paragraph 47 states that *'sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years'*

- 2.3** With the above in mind the Council carried out a series of partial surveys during 2018 & early 2019 to ascertain the likelihood of SHLAA sites coming forward within the next five years.
- 2.4** Contact was made with owners, agents and developers with interests in allocated and larger windfall sites including those with planning permission, seeking to understand when their sites were likely to be delivered.
- 2.5** In addition, a number of administrative sources were also used to assess what level of progress had been made, if any, using information from :
- North Yorkshire Building Control Partnership
 - Council Tax Returns
 - Street Naming & Numbering information
 - National House Builders Confederation (NHBC) Monthly Returns
 - CIL Commencement & Completion Forms
 - Local estate agents, if sites were being marketed or sold
- 2.6** In reviewing windfall sites additional evidence was gathered to indicate “intent” to proceed with development, this pre-development activity included:
- Amending / Discharging Planning conditions
 - The site been “Street Named & Numbered” & added to the Local Land and Property Gazetteer
 - Have had plans submitted and/or approved with Building Inspectors.
 - The site been offered for sale or sold to a developer
 - Applicant has undertaken pre- submission consultations.

Many of these activities have a quite a high cost showing a serious intent to proceed.

Progress Against LDF Targets

- 2.7** Between, 2004 – 2026 Hambleton’s Core Strategy envisaged a housing requirement for 6,540 dwellings phased in three stages, (although phasing was removed in 2013, see para.2.19 below). The annual requirement was 330 gross completions per annum between 2004 to 2008, then 290 gross completions per year to 2026.
- 2.8** One of the key aims of the SHLAA is to demonstrate a deliverable five year supply of housing, with a further five year supply of developable sites. Included in this supply should be an additional buffer of 5%, or where a Local Planning Authority has experienced persistent under delivery, a 20% buffer.

		Years run from April to March															
		2004 / 2005	2005 / 2006	2006 / 2007	2007 / 2008	2008 / 2009	2009 / 2010	2010 / 2011	2011 / 2012	2012 / 2013	2013 / 2014	2014 / 2015	2015 / 2016	2016 / 2017	2017 / 2018	2018 / 2019	Period Total
LDF Target	Homes required =	330	330	330	330	290	290	290	290	290	290	290	290	290	290	290	4,510
	Homes delivered =	217	405	385	417	298	227	277	176	150	194	317	369	564	416	472	4,884
	Under/over supply =	-113	75	55	87	8	-63	-13	-114	-140	-96	27	79	274	126	182	374

Between 2004/2005 & present, HDC gross completions averaged **326 per year** , (4884/15= 326) ,the average annual LDF requirement was **301 per year** – (4,510/15 = 301)

Since 2014/2015 (the date for rebased SHMA) **completions have averaged 428 per year.**

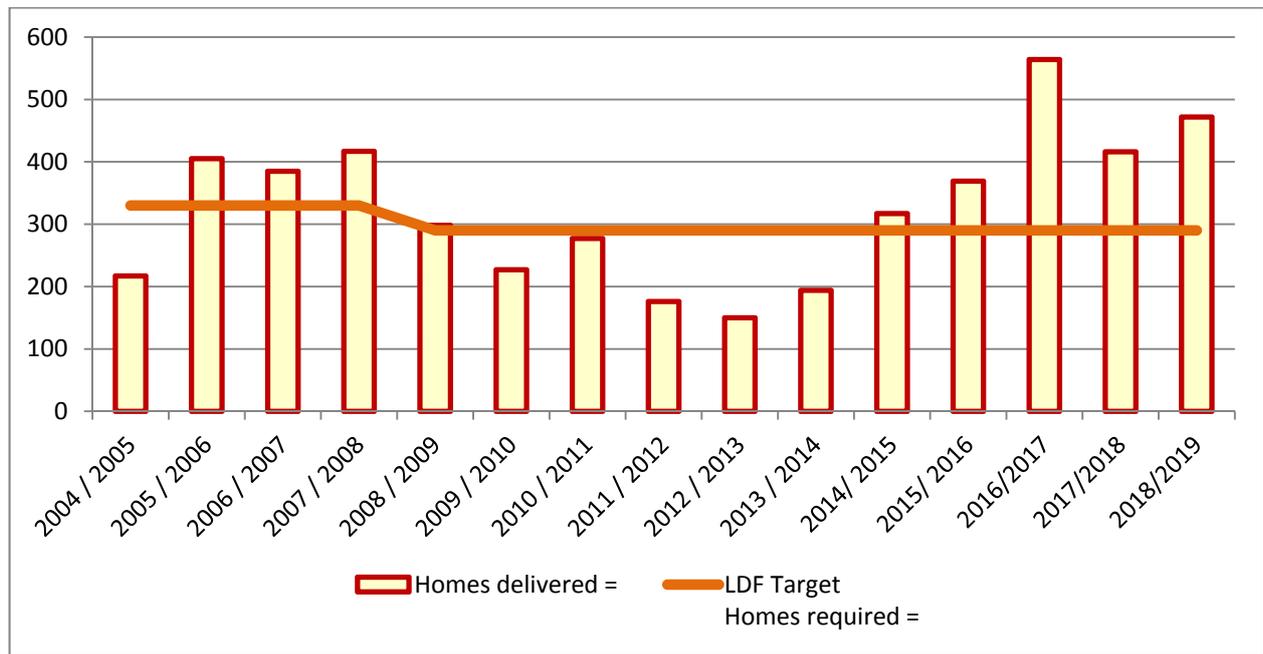


Table 1 : Past Delivery Rates : 2004 – 2019

- 2.11** As can be seen completion rates have increased significantly following the financial crash with build rates now exceeding those seen in 2006/2007.(For future potential build rates see paragraph 2.31.) Build rates have more than doubled since 2012/2013, increasing from a low of 153 dwellings per year to 563 per year during 2016/2017 and then holding steady at 400+ per year.
- 2.12** This figure of 564 gross completions is the highest number of completions for over twenty years, a better build rate than the previous high point, when during 1994-95, a total of 518 dwellings were built. Far exceeding the 478 built in 2000/01 or in the “boom” years when during 2007/08 a total of 417 homes were built.
- 2.13** During 2018/2019, 472 homes were completed, that is, 182 extra units above the LDF requirement of 290 gross completions per year. The overall LDF target up to 2018/2019 was 4,510 dwellings to be built by 1st April 2019, so far, in total, 4,884 homes have been completed, an extra 374 dwellings in excess of the LDF target. To date,75% of the LDF proposed 6,540 dwellings have been built.

- 2.14** Since the previous under supply caused by the recession has been made up and this is the fifth year where build rates have exceeded the LDF target, it is now considered that the LPA has a consistent record of delivery. Therefore, a 5% buffer has been used rather than a 20% buffer.

Allocated Sites Progress 2018/2019

- 2.15** In all there were 44 sites allocated under the Local Development Framework for housing or as part of sites with a mix of uses.

The last SHLAA noted that some sites were identified as not currently being available to be delivered as allocated in the Plan, this remains the case as at 1/4/2019.

These sites are:

- NH2 – Jewson Timber, Swain Court
- NM1 – Northallerton Auction Mart
- NM2 – Northallerton Auction Mart Car Park
- NM4 – Fire Station Headquarters

- 2.16** In the previous SHLAA, it was noted that following Hambleton’s New Local Plan “Call for Sites” exercise, which was started in 2015, the owner of NM1 & NM2 had indicated the possibility of development; this has now been reassessed by HDC which now considers, as in previous years, that these four sites be excluded from the housing supply.

- 2.17** Thirteen Allocated sites or part sites were completed prior to April 2019 :

Site Ref	Site Name	Date Completed
BM1	Bridge Street, Bedale	January 2013
BH4	Former Abattoir, Aiskew	March 2015
EH1	Former Ward Trailers site, Easingwold	July 2015
Part EM1	Redrow Homes , York Road Easingwold	June 2016
TH1	Former Cherry Garth Care Home Site	June 2015
TH4	Former Turkey Factory, Dalton	October 2013
TH5	Ripon Way, Carlton Miniott	May 2016
TM2A	Sowerby Gateway Extra Care	October 2016
BM4	Leeming Lane, Leeming Bar	September 2017
Part EM1	Linden Homes, Stillington Road, Easingwold	July 2017
EH6	South Back Lane, Stillington	September 2017
TM2A	Phase 1 – Topcliffe Road / Gravel Hole Lane	November 2017
TM2A	Phase 2 – Sowerby Gateway – Taylor Wimpey	October 2017
<i>Source : HDC Planning Policy</i>		

2.18 During 2018/2019 the following additional allocated sites were completed :

Site Ref	Site Name	Date Completed
BH7	East of Hackforth Road, Little Crakehall	July 2018
NH5	North of A684, Morton-on-Swale	September 2018
TM2A	Phase 2 – Sowerby Gateway – Linden Homes	December 2018
<i>Source : HDC Planning Policy</i>		

2.19 There are 11 active allocated sites with construction under way and five allocated sites have planning permission, but no start on site made.

2.20 Of note was the granting of permission for the North Northallerton site (parts NM5A, NM5B and NM5D), the S106 agreement being signed and decision issued in December 2016 & a start made in March 2017. The whole North Northallerton Development Area (the above sites plus NM5C) now comprise 1,100 units. North Northallerton saw 111 completions during the year.

2.21 Progress on some of the sites started during 2015/2016 has been rapid:

- NH5 - North of A684 , Morton on Swale – saw its first completion in 2015/2016, the last of the 48 units were completed in September 2018
- SH1 – White House Farm Stokesley – has seen 102 completions out of 178, in all, 58 units were built during 2018/2019.
- Sowerby Gateway (TM2a) originally envisaged having a total capacity of 925 units, by 1/4/18 total number on site has increased by 55 units to a grand total of 980 dwellings.
- Activity has been across 2 phases –
 - 44 dwellings for Taylor Wimpey under phase2a in September 2017.
 - Linden Homes under phase 2b – for 98 dwellings completed in October 2018
- To round off current developments at Sowerby, Phase 3 of the development gained approval in November 2017 for 641 dwellings.
- Construction commenced on Persimmon’s part of EH2/EH3 in Easingwold during the summer 2017 and saw their first completions in March 2019

2.22 Out of the 44 Allocated sites,10 do not have planning permission, these are :

Site Ref	Site Name	Current Activity	2016 Call for Sites
BH1	Masham Road, Bedale	Application submitted for 14 units – 18/00592/FUL	Two alternative schemes submitted under “Call for Sites”
BH2	Pig Farm , Aiskew	Pre application submitted in April 2016 for 82 units.	
BH8	Hares of Snape Works , Snape	Currently in commercial use, relocation being considered; pre application discussions held.	Call for Sites Form submitted for larger site.
BM2	North East of Aiskew Pig Farm	“Call for Sites” form submitted - North East part of site identified for up to 60 dwellings – no application yet	Call for Sites Form submitted
EH7	Back Lane, Helperby	Land owner had indicated that western part of the site could come forward – some developer interest	No Call for Sites form submitted.
NH3	West of Danes Crest, Brompton	Interest from Korban Homes for affordable units; pre-application consultation to be held Spring 2019	No Call for Sites form submitted.
NM5C	East - North Northallerton – East of Stokesley Road	Although initially progress looked likely, highway capacity issues affect this site coming forward. Excluded from five year supply.	Call for Sites Form submitted & letter
SH2	North of Sowerby Crescent, Stokesley	Follows on from SH1 – White House Farm; Outline application submitted – 19/00359/OUT in Feb’19	Call for Sites Form submitted
TH2	Depots, Station Road, Thirsk	Planning Application - 16/00950/FUL – for northern part of site refused – Oct’17	Call for Sites Form submitted
TH3	Rybeck Farm , Thirsk	Agent pursuing this site as part of a larger “Call for Sites” scheme.	Call for Sites Form submitted

Source : HDC Planning Policy

Hambleton Allocated Site Supply Summary

2.23 The table below indicates the previous and current supply from allocated sites within Hambleton:

Allocated Sites Supply	Total Site Capacity	5 Year Supply	Post 5 Year Supply
1st April 2018 based position	4,333	2,051	1,085
1st April 2019 based position	4,153	1,857	918
Change During 2018/2019	-180	-194	-167

Source : HDC Planning Policy

2.24 Allocated sites accounted for **325** completions out of the **472** in 2018/2019; overall five year supply numbers have decreased by 194 units, post 5 year supply has also seen a reduction by 167 units.

Windfall Sites – Change – 2018/2019

Sources of Windfall Supply

2.25 Windfall development has three elements and is comprised of:

- “Normal” Windfall – permissions granted in accordance with the development plan (within development limits or as a rural exception site)..
- Change of use is possible under prior approval for the conversion of :
 - i. Agricultural buildings to dwellings
 - ii. Offices to dwellings
 - iii. Shops to dwellings.
- Applications allowed on appeal.

2.26 In addition the nature of windfall supply has changed since 2014, Hambleton introduced an Interim Policy Guidance Note (IPGN) which, following the lead outlined in the NPPF, relaxed criteria for the development of small-scale development sites, outside development limits of the secondary settlements and villages

2.27 Since 2014, IPGN and Permitted development applications have contributed an extra 569 extra dwellings to Hambleton’s housing supply. There has been only one significant residential appeal allowed during the year up to 1st April 2019, this was for a site in Brafferton, this was an outline permission (16/01142/OUT) for 28 units.

2.28 The Table below shows the windfall supply position as at 1st April 2019 including expected completions for years 2019/20 to 2023/24 and the post 5 year period:

Windfall Position by Sub Area Summary - April 2019									
Sub Area	Potential Capacity	Completions	2019/20	2020/21	2021/22	2022/23	2023/24	Post 5 Yrs	HDC Total
Bedale	186	96	16	50	24	0	0	0	90
Easingwold	591	190	59	152	81	42	34	33	401
Northallerton	294	105	38	94	26	1	1	29	189
Stokesley	343	80	48	61	52	40	40	22	263
Thirsk	537	208	73	139	74	40	3	0	329
District	1951	679	234	496	257	123	78	84	1272

2.1 During 2018/2019 an additional 88 new windfall sites gained planning permission adding an extra 351 units to the supply. Windfall completions contributed 31% of all HDC completions in 2018/2019 – **147** in all.

2.2 A non-implementation rate for smaller sites was applied for two reasons, larger windfall sites (most of the new windfall are accounted for by large sites were granted on planning appeal) are more likely to come forward, smaller sites that are more likely to expire.

Future Build Rates

- 2.3 A de facto building industry standard was, that on large sites, the average yearly build was 30 dwellings per year per developer. However, over the last five years within Hambleton individual site rates have exceeded this rate. In fact, during 2018/2019 build rates have increased, recent examples include:

Site	Max Yearly Rate	No. of Developers
"Kings Park" - North Northallerton	55 built during 2018/2019	1
"Thurstan" Park" – North Northallerton	56 built during 2018/2019	1
SH1 – White House Farm	58 built during 2018/2019	1
TM2a – Sowerby Gateway	97 built during 2018/2019	2
Redrow Homes, Easingwold	48 built during 2014/2015	1
Former York Trailers Site	70 built during 2015/2016	2
28-34 Bedale Road, Bedale	41 built during 2015/2016	1
Ripon Way Carlton Miniott	40 built during 2015/2016	1
Former Abattoir Site, Aiskew	54 built during 2014/2015	1
EM1 – Linden Homes York Rd , Easingwold	43 built during 2016/2017	1
NH5 - North of A684, Morton-on-Swale	41 built during 2017/2018	1
Source :HDC Planning Policy		

- 2.4 There are two large strategic sites – North Northallerton & Sowerby Gateway with 900 and 980 permitted units respectively ;Sowerby Gateway since starting in August 2013 has contributed 399 completions. North Northallerton is now active having two developers on site – Persimmon & Taylor Wimpey; up to April 2019 there were 111 completions. Both these site will make a significant contribution to completion rates in future years.
- 2.5 Two large sites at Easingwold and Stokesley granted permission on appeal will make a significant contribution to delivery rates, this coupled with a steady supply of “normal” windfall, IPGN and prior approval schemes will see rates being maintained.
- 2.6 A new set of allocated sites for the new local plan are likely to be developed before 2021.This will substantially contribute to housing supply and Hambleton will see a substantial increase in delivery of new housing.

Methodology & Data Revisions

- 2.7 As part of a quality review checks have been undertaken and extra retrospective completions identified, completions being added from 1st April 2004, which is the start of the LDF plan period. This may lead to different completion totals than those previously published in older SHLAAs or Authority Monitoring Reports.
- 2.8 The SHLAA methodology has changed as a result of recent appeal decisions, these refinements include:
- A 10% non-implementation rate for windfalls; this applies to small sites only. For larger windfalls there is information on 5 year build out rates.
 - In previous SHLAA's a windfall allowance had been applied; following a review this has now been discontinued.

LDF Phasing

- 2.9** In November 2013 a report to Cabinet considered the five year supply of deliverable housing sites. The report contained an analysis of the supply position, as at 1 October 2013, of sites with planning permission and sites allocated for future development. The report concluded that the Council was not in a position to maintain a five year supply of deliverable housing sites, given the requirement to provide an appropriate buffer of additional sites and to account for any undersupply accrued over the plan period to date.
- 2.10** The report recommended the relaxation of the phasing policy in the Allocations DPD, which is designed to regulate the supply of housing in order to meet demand in a timely manner and to ensure the relevant infrastructure is in place before development proceeds. The Cabinet recommendations were endorsed by full Council on 10 December 2013.

Five Year Land Supply

Local Development Framework

- 3.1** The assessment provides details at district level (outside the North York Moors National Park³) of the housing supply covering the periods 1 April 2019 – 31 March 2024 (deliverable sites) and 1 April 2024 – 31 March 2026 (the end of the Plan Period).
- 3.2** From 1 April 2004 (the start of the LDF Plan Period) to 1 April 2018 (the base date of this report) any residual undersupply has been eliminated with a surplus over the LDF requirement of 374 dwellings. Given that build rates have increased significantly and it is deemed that a 20% buffer to accommodate persistent under delivery is not applicable, a 5% buffer is applied to the gross LDF requirement of 290 units giving a need of 305 per year.
- 3.3** The table below shows that windfall permissions and allocated sites are expected to deliver 3,045 dwellings over the next five years (April 2019 to March 2024). Against a target of 1,523 this gives an oversupply of 1,523 units and therefore constitutes a deliverable five year supply.

Table 2 - LDF Based Supply - Allocated Sites & Windfall Permissions with Planning Permission to 1st April 2019

	Year		Annual Supply			Supply	LDF requirement*	Difference
			Windfalls	Allocations	Total			
Five Year Deliverable Supply: 2019-2024	1	2019/20	234	346	580	3,045	1,523	1,522
	2	2020/21	496	447	943			
	3	2021/22	257	412	669			
	4	2022/23	123	379	502			
	5	2023/24	78	273	351			
Post Five Year Developable Supply 2024-2026			84	918		1,002	580	422
TOTALS			1,272	2,775		4,047	2,103	1,944

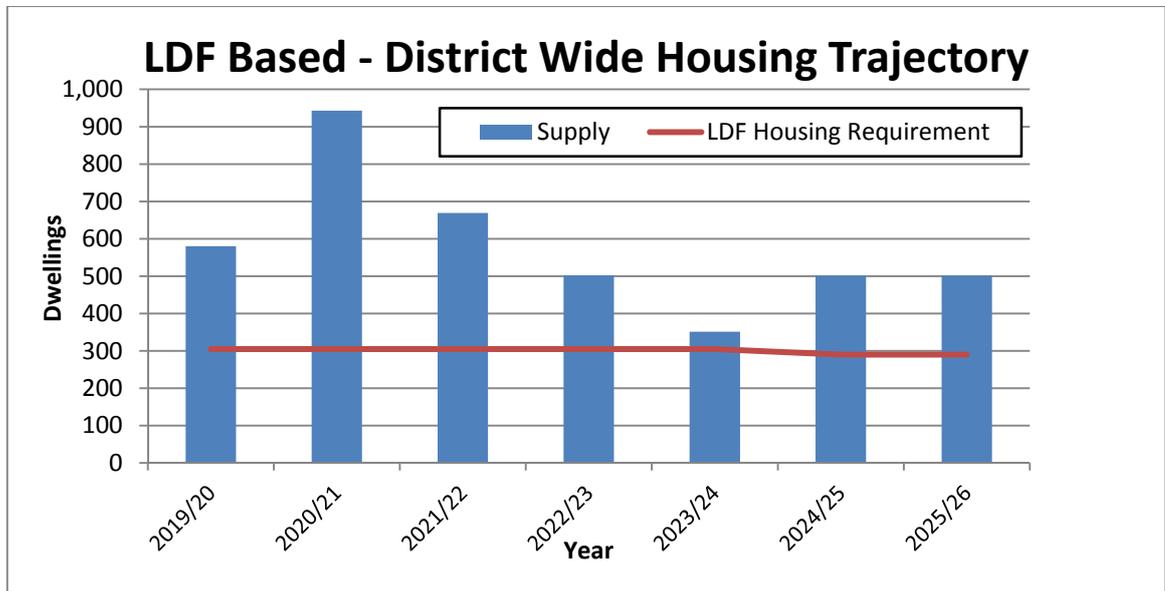
Note : LDF requirement = 290x5 = 1450 units plus 5% buffer=1523 dwellings over five years, there is no undersupply to be added

- 3.4** It should be noted that, under the LDF based supply scenario, no windfall allowance has been made in this assessment for future windfall permissions which will be granted (and many completed) during this five year period and there is no 10% non-implementation rate adopted for small windfall sites.
- 3.5** The table above shows a surplus of **1,523** dwellings in the next five years to 2024, overall to 2026 there is a 422 dwelling surplus, according to the LDF Requirement, a 13.5 year supply up to the 1st April 2026. This can be broken down as follows:
- The LDF requirement for next five years is 1,523 dwellings plus 580 for years 6 & 7 giving a total requirement of 2,103, this equates to an average 300 per year up to 2026, the end of the LDF plan period.
 - Total Supply for the plan period is expected to be 4,047 dwellings

³ It should be noted that housing figures for the National Park are not included in this assessment, as Hambleton District Council is not the Planning Authority

- This gives **13.5** years supply – that is, 4,047 / 300 equates to a 13.5 years' worth of potential development over the next seven years, almost double the required rate.
- Looking at the five year supply to 2024, this amounts to 3,045 dwellings with a requirement based on 305 per year this is **10** years supply.

3.6 Based on the information in Table 2 a trajectory has been produced which shows the delivery expectations for the District to 2026.



Graph 1: District Wide Housing Trajectory – LDF Requirement

Revised Housing Supply Scenarios

3.7 The revised scenario described below reflects the situation following the publication in 2018 of Hambleton districts new Housing & Economic Development Needs Assessment (HEDNA). The supply situation was based on a 1st April 2019 date. These give a new requirement comprised of:

- Housing need is based around a requirement for 315 dwellings per annum, (See HEDNA page 6 , Para 1.15)
- A 5% buffer is used, which gives a basic requirement to 331 per year.
- There is no backlog of unbuilt dwellings since 2014/2015.*
- For windfall completions a 10% non-implementation rate for small sites has been adopted.

* Over the five years since 2014/2015 there have been 2,138 dwellings built against a requirement of 1,655

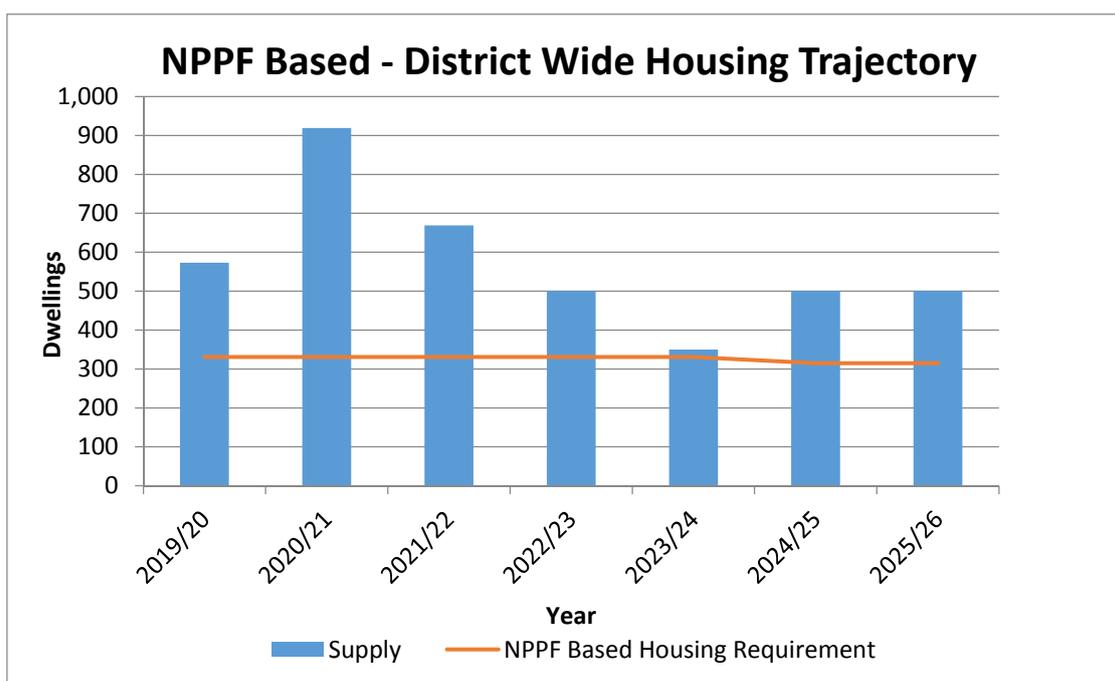
3.8 The requirement can be expressed as: 331pa x5=1,655 dwellings over the next five years.

Table 3 - NPPF Based Supply - Allocated Sites & Windfall Permissions to 1st April 2019

	Year	Annual Supply			Supply	NPPF requirement*	Difference
		Windfalls**	Allocations	Total			
Five Year Deliverable Supply: 2019-2024	1 2019/20	227	346	573	3,012	1,654	1,358
	2 2020/21	472	447	919			
	3 2021/22	257	412	669			
	4 2022/23	122	379	501			
	5 2023/24	77	273	350			
Post Five Year Developable Supply 2024-2026		84	918		1,002	630	372
TOTALS		1,239	2,775		4,014	2,284	1,730

* This is for 315 per year with 5% buffer = $315 \times 5 = 1,575$ plus the extra 5% giving 1,654, followed by a further 315 per year for final two years of the plan period, which equals a further 630.

** With 10% non-implementation rate for small sites



Graph 2: District Wide Housing Trajectory

3.9 Table 3 above shows a surplus of **1,358** dwellings in the next five years to 2024, post 2024 to 2026 there is a 372 unit surplus, according to the HEDNA Requirement.

- The HEDNA requirement for next five years is 1,575 dwellings (315 per year) plus a 5% buffer which gives 1,654 dwellings to 2024. After 2024, a further 630 for years 6 & 7 (that is, $315 \times 2 = 630$) giving a total requirement of 2,284. Over the next eight years this equates to 326 per year.
- Total Supply to 2026 is 4,014 dwellings

- This gives 12.3 years supply – this equates to 4,014 / 326 giving 12.3 years of potential development.
- Looking at five year supply to 2024 this amounts to 3,012 dwellings with a requirement based on 331 per year this is **9.1** years supply.

The SHLAA core outputs:

3.10 This SHLAA has produced the following outputs:

- an assessment of when each housing site will realistically be developed
- the potential quantity of housing that is likely to be delivered on each site

UPDATING THE SHLAA

4.1 As was the case with the first SHLAA and subsequent reviews, this SHLAA has been made public, and is available from the Council's website:
www.hambleton.gov.uk/localplan.

4.2 The Hambleton SHLAA will continue to be reviewed every six months, as part of the Authority Monitoring Report process. This will enable it to continue to influence both the delivery of housing required by the adopted Allocations Development Plan Document (DPD) and emerging new Local Plan and assist with the maintenance of a five year supply of deliverable housing sites as required by the National Planning Policy Framework (NPPF).

Hambleton District Council - Housing Supply Summary as at March 2019

Updated: 17/5/19

Expected Delivery Rates:

Years run from April to March

Allocation Site	Application Number	Site Status	Potential Capacity	Homes Built up to 1/4/2019	Homes U/C - from- at 1/4/2019	2019 / 2020	2020 / 2021	2021 / 2022	2022 / 2023	2023 / 2024	5 Year Total	Post 5 Year
BH1 - Masham Road, Bedale	Application 18/00592/FUL submitted Apr'18	No Developer	32	0	0	7	7	9	9	0	32	0
BH2 - Pig Farm, Aiskew & part BH3 - The Hatchery	Pre-App 18/02051/PPP	Linden Homes	82	0	0	0	0	0	0	0	0	82
BH3 - South East of Aiskew	11/02543/FUL & 14/01228/FUL	Site Complete	100	100	0	0	0	0	0	0	0	0
BH4 - The Abattoir, Aiskew	12/00842/REM	Site Complete	90	90	0	0	0	0	0	0	0	0
BH5 - Wilberts Farm, Sandhill Lane, Aiskew	15/01240/OUT 17/02577/PPP 18/02748/REM	Outline S106 signed, Apr'17 Reserved Matters submitted Jan'19	105	0	0	5	20	20	20	20	85	20
"The Dales" BH6 - Lyngarth Farm, Bedale	15/00006/FUL	Active	79	0	20	15	20	20	20	4	79	0
BH7 - East of Hackforth Road, Little Crakehall	14/02435/FUL	Complete Site started 20/2/17 8 completions 2017/2018 Site Complete - Jul'18	16	16	0	0	0	0	0	0	0	0
BH8 - Hares of Snape Works, Snape	Looking at relocation, initial discussions with council; Planning application to be submitted, formal Pre-app received for 40 units - 5/8/2016	No Developer	20	0	0	0	0	0	10	10	20	0
BH9 - South of Northallerton Road, Leeming Bar	Two Applications : 16/00224/OUT (13) - approved & 16/00266/OUT (17) - refused	No Developer	13	0	0	0	0	6	7	0	13	0
BM2 - North East of Aiskew Pig Farm, Aiskew	No Application	Pre Application Activity "Call for Sites" submission (B/004/016)	60	0	0	0	0	0	10	25	35	25
BM3 - Station Yard, West Tanfield	Now active, land sold. Application : 16/00529/FUL for 42 units 17/02311/MRC Berkeley DeVeer	Active - on site	42	0	6	10	20	12	0	0	42	0
BM4 - Leeming Lane, Leeming Bar	12/01402/FUL	Site Complete - Sep'17 - 30 Completions 2017/2018	82	82	0	0	0	0	0	0	0	0
EH1 - Ward Trailers, York Road, Easingwold	12/01209/FUL	Site Complete by October 2015	44	44	0	0	0	0	0	0	0	0
EH2 - East of Oxenby Place, Easingwold	14/00406/FUL	Site Complete - Aug'17	22	22	0	0	0	0	0	0	0	0
"The Weald" EH2 - Kellbalk Lane & EH3 - North of Meadow Spring Way, Easingwold	14/02285/FUL	Active CIL Commencement Notice - Feb'18	115	3	10	30	30	30	22	0	112	0
EH4 - Garage, Main Street, Sipton	12/00322/FUL 14/00326/OUT	No Developer	10	1	0	0	0	0	0	0	0	9
EH5 - South of Prospect Cottages, Huthwaite	14/02294/OUT 18/02100/REM	Reserved Matters approved Apr'19	20	0	0	0	10	10	0	0	20	0
EH6 - South Back Lane, Stillington	14/02389/FUL - 1st Completions May 2016	Site Complete	24	24	0	0	0	0	0	0	0	0
EH7 - Back Lane, Helperby	Land owner bringing for western half of allocated site		5	0	0	0	0	0	0	0	0	5
EM1 - Stillington Road/York Road, Easingwold	48	Outline - 15/02419/OUT (Jomast) allowed on appeal Jun'17 15/00175/REM - Last unit finished May'17	221	141	0	0	20	20	20	20	80	0
NH1 - York Trailers, Yarforth Road, Northallerton	13/01956/FUL NOTE : 67 completions from two developers 2015/2016	Active - David Wilson / Barratt	244	241	3	3	0	0	0	0	3	0
NH3 - West of Danes Crest, Brompton	Possible scheme for Koban Homes		19	0	0	0	0	0	10	9	19	0
NH4 - Bungalow Farm, East Cowton	10/01716/FUL - Works started Jun'16, Site being actively marketed Feb'17	Active - No Developer	45	0	0	0	0	10	20	15	45	0
NH5 - North of A684, Morton-on-Swale	15/00741/FUL - 2017/2018 - 41 Completions	Complete - Linden Homes	48	48	0	0	0	0	0	0	0	0
NM1 - Northallerton Auction Mart	Excluded from Supply		0	0	0	0	0	0	0	0	0	0
NM2 - Northallerton Auction Market - Car Park	Excluded from Supply		0	0	0	0	0	0	0	0	0	0
NM5A & D - North Northallerton Area, West of Northallerton - Middlesbrough Railway	PHASE1 - 15/01083/HYB Decision issued Dec'16 ; Started on site Spring 2017	Persimmon	150	55	17	50	45	0	0	0	95	0
"Thurstan Park" NM5B - North Northallerton Area, West of Stokesley Road	PHASE1 - 15/01083/HYB Decision issued Dec'16 ; Started on site Spring 2017	Taylor Wimpey	148	56	46	50	42	0	0	0	92	0
"Kings Park" NM5D - North Northallerton Area, North Northallerton - East of Darlington Road	15/01083/HYB Decision issued Dec'16 ; Start on site Late 2018 Phase 2 application expected spring 2019	Persimmon / Taylor Wimpey	602	0	0	0	50	100	100	100	350	252
NM5B - Residual Area West of Stokesley Road, Northallerton	Pre - App - 16/02287/PPP 17/01394/FUL - Yorvik Homes - 17 Dwellings	No Developer	17	0	0	0	7	10	0	0	17	0
NM5C - North Northallerton Area, East of Stokesley Road, Northallerton	Pre-application discussions undertaken, no application in near future.	No Developer	200	0	0	0	0	0	0	0	0	200
NM5D - Residual Area East of Darlington Road (Sheepcote Close)	Broadacres - 107 units	Broadacres	72	0	0	20	20	20	12	0	72	0
SH1 - "Stokesley Grange" White House Farm & Crab Tree Farm, Stokesley	14/00714/OUT 15/01943/REM	Active - Taylor Wimpey	178	102	44	50	26	0	0	0	76	0
SH2 - North of Sowerby Crescent, Stokesley	Outline application - 19/00359/OUT - submitted Feb'19	Taylor Wimpey	100	0	0	0	20	40	40	0	100	0
"Waters Meet" SH3 - Broughton Grange Farm, Great Broughton	45	Active - Mulgrave Properties	26	2	10	14	10	0	0	0	24	0
SH4 - Cleveland Lodge, Great Ayton	17/01180/FUL	Active	69	0	0	20	20	20	9	0	69	0
SH5 - North of Garbutts Lane, Hutton Rudby	Pre application submitted (May'16) ; 16/01836/FUL for 25 dwellings approved Oct'17	Active	25	0	0	0	10	15	0	0	25	0
TH1 - Cherry Garth Care Home, Thirsk	12/02437/FUL	Site Complete	52	52	0	0	0	0	0	0	0	0
TH2 - Depots, Station Road, Thirsk	16/00950/FUL - for 25 bungalows - Highway access issues. "Call for Sites" form submitted for north part of site for 25 dwellings - revised capacity now 50		50	0	0	0	0	0	0	0	0	50
TH3 - Rybeck Farm, Thirsk	"Call for Sites" submission	No Developer	45	0	0	0	0	0	0	0	0	45
TH5 - Ripon Way, Carton Miniott	13/01770/FUL & 15/00904/FUL	Site Complete	43	43	0	0	0	0	0	0	0	0
TM2A - South West Thirsk Area, West of Topcliffe Road, Sowerby	Phase 1 - 10/02373/OUT - Castlevale Group - Site Complete		107	107	0	0	0	0	0	0	0	0
	Phase2B - 15/02389/REM Taylor Wimpey	Site Complete by Sep'17	44	44	0	0	0	0	0	0	0	0
	Phase 2A - 15/02243/REM Linden Homes	Site Complete Dec'18	98	98	0	0	0	0	0	0	0	0
	PHASE 3 - New Taylor-Wimpey / Linden Application for rest of site, 16/02269/REM - 641 units		641	60	78	70	70	70	70	70	350	231
TM2A - South West Thirsk Area, Westbourne Farm, Sowerby	Phase 1A - 10/02373/OUT 13/02427/REM	Sowerby Extra Care - SITE COMPLETE - Oct'16	90	90	0	0	0	0	0	0	0	0
Allocations Site Totals =			4,295	1,521	234	344	447	412	379	273	1,855	919
All Windfall Permissions up to 1/4/2019 =			1,951	679	268	234	496	257	123	78	1,188	84
Less 10% Small Site Windfall Non-Implementation Rate						227	472	257	122	77	1,155	
NEW HEDNA BASED YEARS SUPPLY : 9.1 YEARS						The supply equates to 1,857 units from LDF allocated sites + 1,155 dwellings from known windfalls (with a 10% loss from small sites) = 3,012 potential completions by March 2024.						
3,012 UNITS/ 331 PER YEAR as per HEDNA - June 2018 - (315 units per year with 5% buffer)						2019 / 2020	2020 / 2021	2021 / 2022	2022 / 2023	2023 / 2024	5 Year Total	Post 5 Year
Expected Housing Supply 2019 - 2024 (Allocated Sites, Known & Unknown Windfalls) =						571	919	669	501	350	3,010	1,003

Housing Supply to 31st March 2019

KEY	Pre Application Activity Formal Pre-Apps	Detailed Planning Application	Post Permission Activity	Active Site	Completed	Expiry / Deactivated	Outline Permission
	All active Allocated Sites plus windfall with permission Updated & Checked against PARS to :16/5/19						

LDF Allocated Sites															
Sub Area	Ref	Site Address	Site Status	Potential Capacity	Completions	Under Construction at/from 1/4/2019	Actual Completions 2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	5 yr Total	Post Five Years	Notes
Bedale	BH1	BH1 - Masham Road, Bedale	Application 18/00592/FUL submitted Apr'18 Pre-App 18/02051/PPP	32	0	0	0	7	7	9	9	0	32	0	New application on part of allotments - 18/00592/FUL - April 2018 - Total site capacity now 32 New Pre-app - 18/02051/PPP - 62 unit extra care facility
Bedale	BH2	BH2 - Pig Farm, Aiskew & part BH3 - The Hatchery	Pre application submitted (April'16) for 82 units.	82	0	0	0	0	0	0	0	0	0	82	Linden Homes - submitted pre-app - 16/00967/PPP - this includes all BH2 plus part of BH3. HDC estimated completions; No change by Mar'19
Bedale	BH3	BH3 - South East of Aiskew	Site Complete	100	100	0	0	0	0	0	0	0	0	0	11/02543/FUL - 59 dwellings complete ; 14/01228/FUL - 41 ; 22 completions by Apr'17, total completions on site 81. 2016/2017 Summary - 38 completions last three unit remaining. Q1 2017/2018 - Last Three Completions
Bedale	BH4	BH4 - The Abattoir, Aiskew	Site Complete	90	90	0	0	0	0	0	0	0	0	0	Site now complete
Bedale	BH5	BH5 - Wilberts Farm, Sandhill Lane, Aiskew	Outline S106 signed , Apr'17 Reserved Matters submitted Jan'19	105	0	0	0	5	20	20	20	20	85	20	15/01240/OUT - Outline Permission 2016/2017 Call for Sites - B/004/007/H Pre Application Advice sought - Dec'17 Reserved Matters submitted Jan'19 Street Naming & Numbering submitted Feb'19
Bedale	BH6 SURVEY 2019	"The Dales" BH6 - Lyngarth Farm, Bedale	Active	79	0	20	0	15	20	20	20	4	79	0	15/00006/FUL -Decision Issued 21/12/16 Site Capacity reduced to 79 ; Street Naming & Numbered Jan'19 Persimmon undertaking site works - Nov'18 20 starts by Mar'19
Bedale	BH7 SURVEY 2018	BH7 - East of Hackforth Road, Little Crakehall	Complete Site started 20/2/17 8 completions 2017/2018 Site Complete - Jul'18	16	16	0	8	0	0	0	0	0	0	0	now 16 capacity; 14/02435/FUL - S106 signed , Phase2 submitted under call for sites. Street Named & Numbered - June 2016; Site complete Jul'18
Bedale	BH8	BH8 - Hares of Snape Works, Snape	Looking at relocation,initial discussions with council; Planning application to be submitted, formal Pre-app received for 40 units - 5/8/2016	20	0	0	0	0	0	0	10	10	20	0	Formal Pre App recieved 5/8/16 for 40x units. No change by March 2019
Bedale	BH9 SURVEY 2018	BH9 - South of Northallerton Road, Leeming Bar	Outline	13	0	0	0	0	0	6	7	0	13	0	Application for 16/00224/OUT approved May'16.Call for Sites submission for larger site at rear of allocated (phase 2). Discussions with NYCC regarding housing numbers. Call for Sites - B/004/008/H No Full Application by Apr'19

Housing Supply to 31st March 2019

Key All active Allocated Sites plus windfall with permission Updated & Checked against PARS to :16/5/19	KEY	Pre Application Activity Formal Pre-Apps	Detailed Planning Application	Post Permission Activity	Active Site	Completed	Expiry / Deactivated	Outline Permission
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LDF Allocated Sites															
Sub Area	Ref	Site Address	Site Status	Potential Capacity	Completions	Under Construction at/from 1/4/2019	Actual Completions 2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	5 yr Total	Post Five Years	Notes
Bedsale	BM2	BM2 - North East of Aiskew Pig Farm, Aiskew	Pre Application Activity "Call for Sites" submission (B/004/016)	60	0	0	0	0	0	0	10	25	35	25	NE Part of Site now "Call for Site" submission (B/004/016) for 60 dwellings. No progress by Mar'19
Bedsale	BM3 SURVEY 2018	BM3 - Station Yard, West Tanfield	Active - on site	42	0	6	0	10	20	12	0	0	42	0	Street Named & Numbered - Aug'17 17/02311/MRC - Revised Site Layout Broadacres preferred RSL, extra affordable unit CIL Commencement Notice - Feb'18 Active on Site
Bedsale	BM4	BM4 - Leeming Lane, Leeming Bar	Site Complete - Sep'17 - 30 Completions 2017/2018	82	82	0	0	0	0	0	0	0	0	0	Summary 2016/2017 - 50 Completions , 32 under construction; Q1 -2017/2018 17 Completions Q2 - Final Completions - 30 in total to end Sep'17
Easingwold	EH1	EH1 - Ward Trailers, York Road, Easingwold	Site Complete	44	44	0	0	0	0	0	0	0	0	0	HDC : By October 2015 site complete, last plot 39 completed June 2015
Easingwold	EH2	EH2 - East of Oxenby Place, Easingwold	Site Complete - Aug'17	22	22	0	0	0	0	0	0	0	0	0	Two developers for this site.North part for 22 started, with 19 complete,3 u/c . Summary 2016/2017 - 9 completions Last three plots completed 31/8/17 on VOA List dated 24/9/17
Easingwold	EH3	"The Weald" EH2 - Kellbalk Lane & EH3 - North of Meadow Spring Way, Easingwold	Active CIL Commencement Notice - Feb'18	115	3	10	3	30	30	30	22	0	112	0	14/02285/FUL - Approved 12/11/15; 116 Dwellings in total - S106 signed , deccsion issued March'17 Street Named & Numbered Mar'18 HDC Amended build out rate May'18 BI Initial Notice submitted Feb'18 2018/2019 Completions - 3 built
Easingwold	EH4	EH4 - Garage, Main Street, Shipton	Partly Active	1	1	0	1	0	0	0	0	0	0	0	Planning permission for 1 dwelling under 12/00322/FUL - granted June 2014 , built Nov'17 Extra 2 dwellings granted 14/00326/OUT but expired Feb'19 Site now part of a larger 100 dwelling scheme under Call for Sites - ALT/E131/018
Easingwold	EH5	EH5 - South of Prospect Cottages, Hushwaite	Reserved Matters approved Apr'19	20	0	0	0	0	10	10	0	0	20	0	14/02294/OUT - Permission granted 5/10/2015 ; Expires Oct'18 Reserved Matters application approved Apr'19
Easingwold	EH6	EH6 - South Back Lane, Stillington	Site Complete	24	24	0	0	0	0	0	0	0	0	0	Permitted 7/4/2015 - discharging conditions; Site going well 20 completions up to Jan'17 Summary 2016/2017 - 21 Completions last three units remaining Last plot (21 , 3 Thompsons Garth) now not showhome & complete on 29/9/17 - Source : Gazetteer Team

Housing Supply to 31st March 2019

KEY	Pre Application Activity Formal Pre-Apps	Detailed Planning Application	Post Permission Activity	Active Site	Completed	Expiry / Deactivated	Outline Permission
	Key All active Allocated Sites plus windfall with permission Updated & Checked against PARS to :16/5/19						

LDF Allocated Sites															
Sub Area	Ref	Site Address	Site Status	Potential Capacity	Completions	Under Construction at/from 1/4/2019	Actual Completions 2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	5 yr Total	Post Five Years	Notes
Easingwold	EH7 SURVEY 2018	EH7 - Back Lane, Helperby	Pre Application Activity No application	5	0	0	0	0	0	0	0	0	0	5	No progress by March 2019 - Post five year completions
Easingwold	EM1	EM1 - Stillington Road/York Road, Easingwold	Outline - 15/02419/OUT (Jomast) allowed on appeal Jun'17 15/00175/REM - Last unit finished May'17	221	141	0	0	0	20	20	20	20	80	0	11/01661/FUL - Redrow Homes - 93 All Built ; Jomast Development allowed on appeal 80 units Jun'17 Q1 - 2017/2018 Last Completion on 15/00175/REM Call for Sites - E/041/032/M Site being Marketed - No full application by Mar'19
Northallerton	NH1 SURVEY 2018	NH1 - York Trailers, Yarforth Road, Northallerton	Active - David Wilson / Barratt	244	241	3	39	3	0	0	0	0	3	0	NOTE: 19 completions Q1 - 2016/2017 , by Mar'17 - 55 completions could finish by 2018/2019 59 Completions during 2016/2017, 101 to go. 2017/2018 Total Completions 55 2018/2019 - 39 completions
Northallerton	NH3	NH3 - West of Danes Crest, Brompton	Pre - Application Activity	19	0	0	0	0	0	0	10	9	19	0	Dec'17 owner working with Gus Robinson / Koban Homes - just to note , site investigations - trial pits & bore hole undertaken - July'18 Dec'18 - Continuing pre - application discussions with Korban Homes - looks like 100% affordable.
Northallerton	NH4	NH4 - Bungalow Farm, East Cowton	Active - No Developer	45	0	0	0	0	0	10	20	15	45	0	18/1/17 - confirmed by agent Paul Butler that works started so permission active. Survey 3/2/17 - demolition activity confirmed Nov'18 - site being marketed
Northallerton	NH5	NH5 - North of A684, Morton-on-Swale	Complete - Linden Homes	48	48	0	6	0	0	0	0	0	0	0	15/00741/FUL - 48 in total ; March 2017 saw 1 completion. 2017/2018 - 41 Completions By Mar'18 - Just 6 units left, completed Sep'18
Northallerton	NM1	NM1 - Northallerton Auction Mart	Exclude from supply	0	0	0	0	0	0	0	0	0	0	0	Owner indicated possible relocation of auction mart ; both this site and the car park (NM2) could come forward. Dwelling numbers could increase Awaiting offer for current auction mart to enable move. Exclude from supply at present - No Change Mar'19
Northallerton	NM2	NM2 - Northallerton Auction Market - Car Park	Exclude from supply	0	0	0	0	0	0	0	0	0	0	0	Contacted the owner - site could come forward; Dwelling numbers could increase. Exclude from supply at present - No Change Mar'19
Northallerton	NM5D SURVEY Jan'19	"Kings Park" NM5D - North Northallerton Area, North Northallerton - East of Darlington Road	Active- Persimmon	150	55	17	55	50	45	0	0	0	95	0	Decision issued 5/12/16. Survey Apr'18 - at least 15 starts by Sep'18 - 21 completions by Dec'18 - 45 completions by Mar'19 - 55 Completions Bridge & Link road due in 2020

Housing Supply to 31st March 2019

KEY	Pre Application Activity Formal Pre-Apps	Detailed Planning Application	Post Permission Activity	Active Site	Completed	Expiry / Deactivated	Outline Permission
	<p>Key</p> <p>All active Allocated Sites plus windfall with permission</p> <p>Updated & Checked against PARS to :16/5/19</p>						

LDF Allocated Sites															
Sub Area	Ref	Site Address	Site Status	Potential Capacity	Completions	Under Construction at/from 1/4/2019	Actual Completions 2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	5 yr Total	Post Five Years	Notes
Northallerton	NMSB SURVEY - 22/1/19	"Thurstan Park" NMSB - North Northallerton Area, West of Stokesley Road	Active Taylor Wimpey	148	56	46	56	50	42	0	0	0	92	0	By Mar'18 - 37 starts By Sep'18 - 30 completed , 38 started Nov'18 - build out rates revised to 50 per year By Jan'19 - 45 completed , 43 u/c Total 2018/2019 completions 56
Northallerton	NMSB SURVEY - 14/2/17	NMSB - Residual Area West of Stokesley Road, Northallerton	Planning Application refused Apr'18	17	0	0	0	0	7	10	0	0	17	0	This is a small residual part of the original allocation which is not part of the North Northallerton permission. Application refused Apr'18 , appeal allowed May'19
Northallerton	NMSC	NMSC - North Northallerton Area, East of Stokesley Road, Northallerton	Pre application activity	200	0	0	0	0	0	0	0	0	0	200	Church Commissioners : Call for Sites : Indicated that densities will increase SHLAA 2016 Update agent thought application in medium term,5 years plus. Mar'19 - NO CHANGE NOT IN FIVE YEAR SUPPLY
Northallerton	NMSD	NMSD - Residual Area East of Darlington Road (Sheepcote Close)	Pre application enquiry, Oct'18 18/02720/FUL submitted for 72 units	72	0	0	0	20	20	20	12	0	72	0	Application 18/02720/FUL - Resolution to approve Mar'19 Street Naming & Numbering application received Mar'19 Demolition Notice for farm buildings - 19/00019/DEM - Mar'19
Northallerton	NMSD & NMSA	NMSA & D - North Northallerton Area, West of Northallerton - Middlesbrough Railway	Post Application Activity (19/01530/REM)	602	0	0	0	0	50	100	100	100	350	252	15/01083/HYB - Phase 1 approval for 298, this record residual 602 units Dec'18 - Future build out rates amended upward to 100 per year (50 per builder) Note : Phase 2 application (19/01530/REM) submitted for 457 dwellings,Jul'19
Stokesley	SH1	SH1 - "Stokesley Grange" White House Farm & Crab Tree Farm, Stokesley	Active - Taylor Wimpey	178	102	44	58	50	26	0	0	0	76	0	Taylor Wimpy indicated build rates above 30 per year, Summary 2016/2017 - 17 completions with 33 under constructions 2017/2018 - 27 Completions 2018/2019 - 58 completions.
Stokesley	SH2	SH2 - North of Sowerby Crescent, Stokesley	Outline Application Submitted ;subject of Call for Sites	100	0	0	0	0	20	40	40	0	100	0	Call for Sites form submitted for larger site. Public consultation being held Spring 2018 Outline application - 19/00359/OUT - submitted Feb'19
Stokesley	SH3	"Waters Meet" SH3 - Broughton Grange Farm, Great Broughton	Active - Mulgrave Properties	26	2	10	2	14	10	0	0	0	24	0	Application 17/00941/FUL - for 26 dwellings Street Naming & Numbered recieved Apr'18 At least 11 units under construction some to roof level - Oct'18 1st completion Jan'19 - 6 plots have been sold
Stokesley	SH4	SH4 - Cleveland Lodge, Great Ayton	Active	69	0	0	0	20	20	20	9	0	69	0	Application - 17/01180/FUL - decision issued Sep'18 - 57 apartments & 12 bungalows Tolent Construction on site - Dec'18

Housing Supply to 31st March 2019

Key All active Allocated Sites plus windfall with permission Updated & Checked against PARS to :16/5/19	KEY												
	Pre Application Activity Formal Pre-Apps	Detailed Planning Application	Post Permission Activity	Active Site	Completed	Expiry / Deactivated	Outline Permission						

LDF Allocated Sites															
Sub Area	Ref	Site Address	Site Status	Potential Capacity	Completions	Under Construction at/from 1/4/2019	Actual Completions 2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	5 yr Total	Post Five Years	Notes
Stokeley	SH5	SH5 - North of Garbutts Lane, Hutton Rudby	Active	25	0	0	0	0	10	15	0	0	25	0	Application submitted for part of this site - 25 only Survey : 1/3/17 16/01836/FUL approved Oct'17 Site Works Started - Mar'18 No further progress by Mar'19
Thirsk	TH1	TH1 - Cherry Garth Care Home, Thirsk	Site Complete	52	52	0	0	0	0	0	0	0	0	0	SHLAA 2015 - Phase2 now complete, June 2016
Thirsk	TH2	TH2 - Depots, Station Road, Thirsk	Planning Application 16/00950/FUL - 25 bungalows - Blue Oak Homes (Yorkshire) Ltd refused Oct'17	50	0	0	0	0	0	0	0	0	0	50	(Southern half only of allocated site) - Call for sites submitted. Owned by developer. North Part - site of Power Plastics 2018 expansion approved May'18 - therefore northern part not coming forward HIGHWAY ACCESS ISSUES moved to post 5yr period
Thirsk	TH3	TH3 - Rybeck Farm, Thirsk	Pre application activity	45	0	0	0	0	0	0	0	0	0	45	Call for Sites Form submitted - allocated site part of much larger scheme. No change by Mar'19 - post 5 yr development
Thirsk	TH5	TH5 - Ripon Way, Carton Miniott	Site Complete	43	43	0	0	0	0	0	0	0	0	0	15/00904/FUL - 3 extra dwellings on site of allotments, now compound, granted 5/10/15. In all during 2015/2016 there were 40 completions; Last 3 plots finished May'16.
Thirsk	TM2A	TM2A - South West Thirsk Area, West of Topcliffe Road, Sowerby	Site Complete	107	107	0	0	0	0	0	0	0	0	0	By 15/3/17 - 28 completions so far during 2016/2017; 2016/2017 Summary - 33 completions with just 24 dwellings to go. At Nov'17 just two dwellings left , Plots 92 & 93, both completed
Thirsk	TM2A	TM2A - South West Thirsk Area, West of Topcliffe Road, Sowerby	Site Complete by Sep'17	44	44	0	0	0	0	0	0	0	0	0	Taylor Wimpey on site; as at May'16 - 17 units u/c ; Feb'17 - 25 units complete. 2016/2017 Summary - 34 Completions , 10 Under construction Q1 2017/2018 - 8 Completions Last two units completed Q2
Thirsk	TM2A	TM2A - South West Thirsk Area, West of Topcliffe Road, Sowerby	Complete - Linden Homes	98	98	0	37	0	0	0	0	0	0	0	2016/2017 Summary - 21 built, 36 under construction 2017/2018 - 40 completions 2018/2019 - 37 completions Last Plot - Complete Dec'18
Thirsk	TM2A	TM2A - South West Thirsk Area, West of Topcliffe Road, Sowerby	Active	641	60	78	60	70	70	70	70	70	350	231	Application 16/02269/REM approved 9/11/17 Revised build out rates; 35 units per developer by Sep'18 - 35 U/C, 8 completions by Dec'18 - 68 U/C, 34 completions by Mar'19 - 78 U/C, 60 completions in year

Housing Supply to 31st March 2019

Key All active Allocated Sites plus windfall with permission Updated & Checked against PARS to :16/5/19	KEY													
		Pre Application Activity Formal Pre-Apps	Detailed Planning Application	Post Permission Activity	Active Site	Completed	Expiry / Deactivated	Outline Permission						

LDF Allocated Sites															
Sub Area	Ref	Site Address	Site Status	Potential Capacity	Completions	Under Construction at/from 1/4/2019	Actual Completions 2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	5 yr Total	Post Five Years	Notes
Thirsk	TM2A	TM2A - South West Thirsk Area, Westbourne Farm, Sowerby	Site Complete	90	90	0	0	0	0	0	0	0	0	0	Sowerby Extra Care - SITE COMPLETE - Oct'16
Allocated Sites - Totals				4,286	1,521	234	325	344	447	412	379	273	1,855	910	

Housing Supply to 31st March 2019

KEY	Pre Application Activity	Detailed Planning Application	Post Permission Activity	Active Site	Completed	Expiry / Deactivated	Outline Permission
	All active Allocated Sites plus windfall with permission Updated & Checked against PARS to :16/5/19						

Bedale - Unallocated Sites with Planning Permission (Windfall)

Ref	Site Address	Site Status	Potential Capacity	Completions	Under Construction at 1/4/2019	Actual Completions 2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	5 yr Total	Post Five Years	Notes
13/01687/FUL	"Stable Cottage" - Stud Farm, Low Street, Little Fencote	Complete	1	1	0	0	0	0	0	0	0	0	0	BI Plans approved, Start July 2015 BI completion Feb'17
15/00167/FUL	29 Northallerton Road	Complete	1	1	0	0	0	0	0	0	0	0	0	HDC confirmed start 03/06/2015; complete Dec'15
12/00826/FUL & 16/02320/FUL	Land to the Rear of Street Farm	Planning Permission	1	0	0	0	0	0	1	0	0	1	0	Renewal of Permission - Dec'16 ; No activity by Mar'19
10/02851/FUL	Pear Tree House, Church Street	Complete	1	1	0	0	0	0	0	0	0	0	0	Site complete 9/7/2016 - see VOA List 28/8/2016 Known as The Old Byre
11/00372/REM	Hurstleigh, well Bank	Complete	1	1	0	0	0	0	0	0	0	0	0	HDC - Start August 2013,
13/02559/FUL & 15/01656/FUL Survey 2018	"Pinkney Fields" - Land adjacent 4-5 Brookside, Hackforth	Complete	4	4	0	0	0	0	0	0	0	0	0	Revised application in 15/01656/FUL Street Named & Numbered Sep'16. Surveyed 15/2/17 - Under Construction - Roof Trusses being erected; at least 2 units on way Plots 3 & 4 completed Jan'18 Plot 2 Completed Feb'18 Plot 1 Complete & Site Mar'18
13/02340/FUL 16/01618/FUL SURVEY 2018	Land To The South Of Ash Grove - (The Bungalow), Hackforth	Active	5	0	3	0	2	3	0	0	0	5	0	HDC - Permission for 6 dwellings with demolition of existing dwellings - net gain 5; 16/01618/FUL - Approved Jan'17 for five dwellings BI Start - Plot 5 - Nov'17 Survey 4/5/18 - Plots 3 & 5 under construction BI Start - Plot 3 - Feb'18 BI start - Plot 1 - Mar'19 Renewal approved July'17
14/02600/FUL 17/00786/FUL	Fencote Hall, Hergill Lane, Little Fencote	Active	1	0	1	0	0	1	0	0	0	1	0	Street Named & Numbered Sep'18 CIL Commencement Notice Nov'18
14/02501/FUL Survey 2/2/17	2A Sussex Street, Bedale	Complete	2	2	0	0	0	0	0	0	0	0	0	Street Named & Numbered - Jan'16; Q1 2017/2018 - 1 completion Q2 2017/2018 Second Plot Completed, 22/10/17 - VOA List 19/11/17
14/02188/FUL SURVEY 2018	Crakehall Methodist Church, The Green, Crakehall	Complete	1	1	0	0	0	0	0	0	0	0	0	BI Initial Notice acknowledged Mar'16 - 16/06783/IN, Land sold - Survey 2/2/17 - Not started BI Completion 30/6/17
14/01645/FUL	49 South End, Bedale	Complete	1	1	0	0	0	0	0	0	0	0	0	Completed Jan'16
14/01615/FUL Survey 15/2/17	Post Office, Burneston	Expired	0	0	0	0	0	0	0	0	0	0	0	HDC : no confirmation of completion; plans submitted Sep'15 - 15/10446/OTH/A ; Survey 15/2/17 - Looks like no progress. Expired by Mar'19
14/01531/FUL Survey 15/2/17	Badger Farm, Carthorpe	Active	3	1	2	0	1	1	0	0	0	2	0	The Old Mill completed Oct'17 from application 09/02518/FUL 14/01531/FUL a revised layout for remaining two plots New BI application for Plot 3 - 18/18832/INC

Housing Supply to 31st March 2019

Key

All active Allocated Sites plus windfall with permission
Updated & Checked against PARS to :16/5/19

KEY	Pre Application Activity Formal Pre-Apps	Detailed Planning Application	Post Permission Activity	Active Site	Completed	Expiry / Deactivated	Outline Permission
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Bedale - Unallocated Sites with Planning Permission (Windfall)

Ref	Site Address	Site Status	Potential Capacity	Completions	Under Construction at 1/4/2019	Actual Completions 2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	5 yr Total	Post Five Years	Notes
14/01002/FUL Survey 15/2/17	The Old School, Burneston	Expired	0	0	0	0	0	0	0	0	0	0	0	No activity - still a school; No change Mar'19
14/01829/MBN Survey 16/2/17	Cote House Farm Moor End LaneBurril North Yorkshire DL8 1TR	Expired	0	0	0	0	0	0	0	0	0	0	0	No evidence of a start - so expired by Dec'17.
14/01908/MBN Survey 15/2/17	"The Milking Parlour" Saltburn House Farm,Carthorpe,North Yorkshire,DL8 2LF	Post Application Activity	1	0	0	0	0	1	0	0	0	1	0	BI Plans Approved Oct'15. Street Named & Numbered - May'17 No change Mar'19
14/01942/FUL Not Surveyed - Difficult Access	"Garth View" Rookwith Grange Rookwith North Yorkshire HG4 4AY	Complete	1	1	0	0	0	0	0	0	0	0	0	BI Initial Notice Acknowledgement - 16/04190/IN Feb'16 Completed on 9/3/17
14/01955/FUL SURVEY 2018	The Stables 8A Emgate Bedale North Yorkshire DL8 1AL	Complete	3	3	0	0	0	0	0	0	0	0	0	Street Named & Numbered Aug'16; Building Plans Approved Mar'16, Plot 1 completed Jan'18 Plots 2 & 3 completed Feb'18
15/00221/OUT 18/02615/OUT	Land To The North Of Springfield Station Road Scruton North Yorkshire	Outline Renewed	2	0	0	0	0	2	0	0	0	2	0	Full application - 16/01002/FUL - refused & dismissed on appeal 13th December 2016 New Outline - 18/02615/OUT - approved Feb'19
15/00428/MBN	Hook House Farm Planetree Lane Kirkby Fleetham North Yorkshire DL7 0SS	Active	3	2	1	2	1	0	0	0	0	1	0	BI Plans Approved, July'16 BI Start June 2016, Street Named & Numbered Nov'18 Plot 1 - Hook House Granary - Oct'18 Plot 2 - The Byre - completed Nov'18
15/00683/FUL Survey 2018	"The Old Chapel" & "Church House" Aiskew Methodist Church 20 Bedale Road Aiskew North Yorkshire DL8 1DD	Complete	2	2	0	1	0	0	0	0	0	0	0	Surveyed 2/2/17 - Not Started, BI Plans approved June 2016 Street Named & Numbered - Apr'18 Survey May'18 - construction activity Church House - Built Mar'18 The Old Chapel - Built Jul'18
15/00847/MBN Survey 15/2/17	Sceptre Cottage Station Road Crakehall North Yorkshire DL8 1TX	Complete	1	1	0	0	0	0	0	0	0	0	0	Street Named & Numbered; Survey 15/2/17 - builders on site VOA Completion - 10/3/18
15/01035/MBN	The Barn Hamhall Lane Scruton North Yorkshire DL7 0RJ	Exclude from supply used as Holiday Accommodation	0	0	0	0	0	0	0	0	0	0	0	Expired
15/01232/MBN Not Surveyed - access awkward	Mill Bungalow Leeming North Yorkshire DL7 9SZ	Expired	0	0	0	0	0	0	0	0	0	0	0	No activity therefore expired by Sep'18
15/01469/FUL	38 Leases Road Leeming Bar North Yorkshire DL7 9DA	Expired	0	0	0	0	0	0	0	0	0	0	0	No Activity; expired September 2018
15/01518/OUT 18/02364/OUT NOT surveyed	Land Adjoining Manor House Walk Burneston North Yorkshire	Outline	5	0	0	0	0	2	3	0	0	5	0	Approved Jan'16 .No full application submitted; Survey 15/2/17 photos took Call for Sites - B/021/001 Renewal of application Jan'19 - 18/02364/OUT

Housing Supply to 31st March 2019

KEY	Pre Application Activity	Detailed Planning Application	Post Permission Activity	Active Site	Completed	Expiry / Deactivated	Outline Permission
	All active Allocated Sites plus windfall with permission Updated & Checked against PARS to :16/5/19						

Bedale - Unallocated Sites with Planning Permission (Windfall)

Ref	Site Address	Site Status	Potential Capacity	Completions	Under Construction at 1/4/2019	Actual Completions 2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	5 yr Total	Post Five Years	Notes
15/01536/MBN Survey 15/2/17	"Shire House" & "The Hay Barn" Saltburn House Farm Carthorpe North Yorkshire DL8 2LF	Active	2	0	2	0	2	0	0	0	0	2	0	BI Plans approved, Oct'15, Street named & Numbered May'17 Commencement Notice - July'18 No change by Apr'19
15/01543/OUT 16/01501/PPP 18/01603/REM	Land To The South West Of Prospect House Great Fencote North Yorkshire DL7 ORX	Outline Reserved Matters submitted	1	0	0	0	0	1	0	0	0	1	0	Pre-App submitted June 2016 No change Feb'18 Reserved Matters validated Aug'18, revised plans received Apr'19
15/01809/OUT 17/00731/REM SURVEY 2018	"Stongarth" Land Opposite Rosedene Carthorpe North Yorkshire	Complete	1	1	0	1	0	0	0	0	0	0	0	Full Application - 17/00731/REM - Approved May'17 - survey 15/2/17 photo for record Street Named & Numbered - June 2017 CIL commencement Notice - May'17 Survey May'18 - well on way VOA Completion 1/6/18
15/01839/MBN Not surveyed - access	"Eight Days Mowing" - Building Adjacent Swale Cottage Burneston North Yorkshire DL8 2JH	Complete	1	1	0	1	0	0	0	0	0	0	0	Building Inspector start 20/1/2016, still no BI Completion Street Named & Numbered Jun'18 Note Council Tax completion Jun'18
15/01855/MBN	Farm Buildings Lumley Lane (North Of Melton Court) Kirkby Fleetham North Yorkshire	Expired	0	0	0	0	0	0	0	0	0	0	0	No change by Jan'19 therefore expired
15/02116/OUT 17/00696/FUL Survey 15/2/17	"Tilia House" Cedar Garth Meadow Lane Snape North Yorkshire DL8 2TJ	Post Application Activity	1	0	0	0	1	0	0	0	0	1	0	Survey : Land sold , full application approved 17/00696/FUL Oct'17 Street Named & Numbered Mar'18 Building Inspectors Initial Notice - Mar'18 No change Apr'19
15/02189/OUT & 16/00684/FUL Survey 15/2/17	Land East Of The Anchorage Lowfield Lane Snape North Yorkshire	Planning Permission	1	0	0	0	0	0	1	0	0	1	0	Full Permission - June'16 ; BI Initial Notice - 16/16787/IN No start by Mar'19
14/02378/FUL & 15/02237/FUL Survey 2018	"Silver Tree House" - Manor House Burneston North Yorkshire DL8 2HT	Complete	1	1	0	0	0	0	0	0	0	0	0	HDC - Started Dec'15; Complete Jun'16.
15/00124/MBN & 15/02240/MBN Survey 15/2/17	Rear Of Rosedene Carthorpe North Yorkshire DL8 2LH	Site Complete by Sep'17	3	3	0	0	0	0	0	0	0	0	0	Building Inspector Initial Notice received , Street Named & Numbered - 11/12/2015, Survey 15/2/17 - look largely complete - site safety notices at site entrance but if any activity it looks like finishing off. VOA Completion for Rosecroft (Plot 1) 17/1/17
17/01383/FUL 15/02497/OUT Survey 2019	Land East Of Mustard Field House Church Wynd Burneston North Yorkshire	Planning Application	3	0	0	0	0	1	2	0	0	3	0	Survey 15/2/17 - then outline only as expected no activity 17/01383/FUL, approved Sep'17, adds another two plots to this scheme No BI record, Apr'19 Survey April 2019 - no start
15/02819/FUL & 16/01787/FUL	The Old Forge Exelby North Yorkshire DL8 2HD	Complete	1	1	0	0	0	0	0	0	0	0	0	Revised application 16/01787/FUL Aschleibi House - VOA completion 13/6/2017

Housing Supply to 31st March 2019

KEY	Pre Application Activity Formal Pre-Apps	Detailed Planning Application	Post Permission Activity	Active Site	Completed	Expiry / Deactivated	Outline Permission
	All active Allocated Sites plus windfall with permission Updated & Checked against PARS to :16/5/19						

Bedale - Unallocated Sites with Planning Permission (Windfall)

Ref	Site Address	Site Status	Potential Capacity	Completions	Under Construction at 1/4/2019	Actual Completions 2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	5 yr Total	Post Five Years	Notes
16/00227/FUL Survey 15/2/17	Old Brew House Little Crakehall North Yorkshire DL8 1JG	Complete	1	1	0	0	0	0	0	0	0	0	0	C/U holiday accomodation to residential; VOA Completion 31/10/2016
15/01668/FUL Not Surveyed	Village Farm The Green Crakehall North Yorkshire DL8 1HP	Planning Permission	1	0	0	0	0	1	0	0	0	1	0	No Activity, no BI plans etc expires May 2019 No progress Mar'19
15/02270/FUL Survey 1/2/17	Tanfield Mill Hydro Tanfield Mill West Tanfield North Yorkshire HG4 5LE	Complete	3	3	0	0	0	0	0	0	0	0	0	SITE VISIT - all three complete
15/02581/OUT & 16/01769/REM Survey 15/2/17	"Broomstick Cottage " Land Adjacent Fencote House Hergill Lane Little Fencote North Yorkshire DL7 0RR	Complete	1	1	0	0	0	0	0	0	0	0	0	Full permission granted Sep'16; Building regs application submitted;BI Plans Approved - 06/2/17; Street Named & Numbered 06/2/17 - Survey 15/2/17 - No activity BI Commencement 18/4/2017 CT Completion Jan'18
16/00219/OUT & 17/00292/REM SURVEY 2018	"Pooh Corner" Land Adjacent To Village Hall Hackforth North Yorkshire DL8 1PE	Complete	1	1	0	1	0	0	0	0	0	0	0	Full application submitted Feb'17; CIL Commencement Notice - 8/6/17 Survey 4/5/18 - well underway - to roof CT Completion Jan'19
16/00222/FUL 18/00553/FUL Survey 2018	"Mangold Garth" - Ash Brae Langthorne North Yorkshire DL8 1PQ	Post Application Activity	1	0	0	0	1	0	0	0	0	1	0	Street Named & Numbered as "Mangold Garth"; Building Inspectors Initial Notice Dec'16 - 16/30835/IN Note revised application - 18/00553/FUL - approved Jun'18
16/01308/FUL SURVEY 2018	"Manor Garth " Land To The South Of Southfields Silver Street Hackforth North Yorkshire	Complete	1	1	0	1	0	0	0	0	0	0	0	Building Regs Initial Notice Survey 4/5/18 - largely complete Gazetteer Completion - Jul'18
16/00887/FUL 17/02086/FUL SURVEY 2018	Rosedene Carthorpe North Yorkshire DL8 2LH	Complete	1	1	0	1	0	0	0	0	0	0	0	1x replacement & 1 new,permitted Sep'16 Revised application approved Jan'18 Survey May 2018 - well on way VOA Completion 31/7/18
16/02010/OUT 17/01222/REM 18/01247/REM	Field House Farm Exelby Close Exelby North Yorkshire	Post Application Activity	1	0	0	0	0	1	0	0	0	1	0	Outline granted Dec'16; Reserved Matters 22/7/17 Street Named & Numbered - Sep'17 Revised application approved - Aug'18 - now a four bedroom dwelling BI plans conditionally approved 27/10/17 - 17/22308/DOM
16/01444/FUL	Land To West Of Bedale Road Bedale Road Well North Yorkshire	Complete	1	1	0	1	0	0	0	0	0	0	0	Discharging conditions - Oct'17 Building Inspector Initial Notice - Oct'17 CT Completion Dec'18
15/01055/OUT & 15/02804/REM SURVEY 2018	Oak Dene Burneston Hargill Burneston North Yorkshire DL8 2JE	Complete	1	1	0	0	0	0	0	0	0	0	0	Surveyed 15/2/17 - Started; Council Tax Completion Jan'18
16/01472/FUL	Parr Cottage Snape North Yorkshire DL8 2TJ	Complete	1	1	0	0	0	0	0	0	0	0	0	Holiday Cottage to residential - complete

Housing Supply to 31st March 2019

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Bedale - Unallocated Sites with Planning Permission (Windfall)

Ref	Site Address	Site Status	Potential Capacity	Completions	Under Construction at 1/4/2019	Actual Completions 2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	5 yr Total	Post Five Years	Notes
16/02242/FUL 18/00206/FUL	Goldswang Farm The Green Kirklington North Yorkshire DL8 2ND	Active	3	0	1	0	0	3	0	0	0	3	0	New Permission from Feb'17 Revised application - 18/00206/FUL - approved May'18 Discharging conditions Jun'18 - 18/00206/DCN Street Named & Numbered Nov'18 Plot 1 - The Old Barn - nearly complete April 2019
16/02514/OUT 18/01547/FUL 18/01546/FUL	Land West Of Exelby Grange Exelby North Yorkshire	Post Application Activity	3	0	0	0	0	3	0	0	0	3	0	New Permission from Feb'17 Call for Sites - B/048/010 Detailed Application - 18/01547/FUL - approved Dec'18 Detailed Application - 18/01546/FUL - approved Dec'18 Plot 1 - 18/01546/FUL - Street Named & Numbered - Yanagh House
16/02750/FUL SURVEY 2018	Rosedene Carthorpe DL8 2LH	Complete	1	1	0	0	0	0	0	0	0	0	0	New Permission from Mar'17; Dec'17 Completion
16/02714/FUL	Land To The East Of Willow Gardens Leeming Bar North Yorkshire	Planning Permission	5	0	0	0	0	2	3	0	0	5	0	New Permission from Mar'17 Proposed Call for Sites - AL7/B/004/025 No progress Mar'19
17/00403/FUL 17/01614/FUL 18/00059/MRC 18/00946/FUL Survey 2018	5 Northallerton Road Leeming Bar North Yorkshire DL7 9AA	Active	6	1	5	1	2	3	0	0	0	5	0	New Permission from Mar'17 Additional application to create extra flat - 17/01614/FUL Street Named & Numbered Aug'18 Flat 3 - CT completion Sep'18 Plot 1 started Jan'19 18/24698/OTH - BI No - 4 starts plots 2,3,4,5 - 13/03/2019
16/02011/FUL	Oaklands 59B Leeming Lane Leeming Bar North	Planning Permission	-1	0	0	0	0	0	-1	0	0	-1	0	Missed - House to C2
17/00013/PPN 17/00012/JPN	The Barns Gatenby North Yorkshire DL7 9NG	Planning Permission	2	0	0	0	0	1	1	0	0	2	0	Business Unit to Dwelling Adjacent application 17/00012/JPN office to dwelling allowed on appeal May'18
15/02057/FUL	"The Old Dairy" 11A Lumley Lane Kirkby Fleetham North Yorkshire DL7 0SH	Post Application Activity	1	0	0	0	0	1	0	0	0	1	0	Missed - Added June 2017; Street Named & Numbered - June 2017 No change Mar'19
16/01470/FUL	2 Aiskew Crossing Bedale Road Aiskew North	Planning Permission	1	0	0	0	0	0	1	0	0	1	0	No change Mar'19
16/02527/OUT 17/01994/REM 18/00996/REM	"May-Zac" Adj The Old Byre Church Street Well DL8 2QA	Active	1	0	1	0	0	1	0	0	0	1	0	New Permission - Jun'17 Reserved Matters approved Dec'17 CIL Commencement Notice - 2/2/18 Street Named & Numbered Feb'18 18/00996/REM - Revised Reserved Matters approved Jul'18, expires Jun'22 No change by Apr'19
17/01316/MBN 18/00174/MBN	Plump House Thirn North Yorkshire DL8 1TL	Post Application Activity	1	0	0	0	1	0	0	0	0	1	0	New Permitted Development - Aug'17 Revised application 18/00174/MBN approved Mar'18 BI Initial Notice Submitted - 18/23023/INC - 30/11/18
17/01552/OUT 18/00585/REM	Land Adjacent Northfield Bedale Road Well North Yorkshire	Post Application Activity	2	0	0	0	1	1	0	0	0	2	0	New IPGN Site - Permitted Oct'17 Reserved Matters approved - 18/00585/REM - July 2018 BI Initial Notice - Nov'18
17/01276/FUL	Land Adjacent To Cumbrae Flask Lane Nosterfield	Active	1	0	1	0	1	0	0	0	0	1	0	New IPGN Site - Permitted Oct'17 Building Inspector Initial Notice - Apr'18 CIL Commencement Notice - Mar'18 No change Apr'19

Housing Supply to 31st March 2019

KEY	Pre Application Activity Formal Pre-Apps	Detailed Planning Application	Post Permission Activity	Active Site	Completed	Expiry / Deactivated	Outline Permission
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Bedale - Unallocated Sites with Planning Permission (Windfall)

Ref	Site Address	Site Status	Potential Capacity	Completions	Under Construction at 1/4/2019	Actual Completions 2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	5 yr Total	Post Five Years	Notes
16/00491/MRC	Snape Castle Dovecote / Snape Castle Mews Snape North Yorkshire DL8 2TJ	Complete	1	1	0	0	0	0	0	0	0	0	0	New IPGN Site - Missed PARS confirmed occupation Aug'17 - occupancy restriction removed
17/01834/FUL	Le Maison Sussex Street Bedale North Yorkshire DL8 2AJ	Complete	1	1	0	0	0	0	0	0	0	0	0	Retrospective application for the sub division of a dwelling to create a separate residential flat - therefore complete
17/02175/FUL 18/02379/FUL SURVEY 2018	Land Adjacent To Elm House Hackforth North Yorkshire DL8 1PA	Planning Permission	1	0	0	0	1	0	0	0	0	1	0	New IPGN Permission - Dec'17 Survey - Not started - May'18 Revised application approved Jan'19 - 18/02379/FUL now a 3 bedroom dwelling
17/02422/OUT SURVEY 2018	Land Adjacent To Peace Haven 93 Bedale Road Aiskew	Outline	3	0	0	0	0	0	3	0	0	3	0	New Permission - Jan'18 Call for Sites submission - B/004/018 No full application by Apr'19
16/02411/FUL SURVEY 2018	"The Granary" Old Hall Farm - Store At The Square Church Wynd Burneston North Yorkshire	Complete	1	1	0	1	0	0	0	0	0	0	0	Permission Granted May'17 Building Regulation Application approved - May 2017 Part of Call for Sites "site" - B/021/003 Gazetteer Completion Mar'19
17/02249/FUL SURVEY 2019	Old Hall Farm Burneston North Yorkshire DL8 2HX	Detailed Permission	1	0	1	0	1	0	0	0	0	1	0	Subdivision of existing dwelling net gain 1 New Permission - Jan'18,adjacent 16/02411/FUL Survey April 2019 - no start
17/02334/OUT	The Old Forge,Exelby DL8 2HD	Outline	3	0	0	0	0	0	3	0	0	3	0	No full application by Apr'19
18/00027/FUL	"Dyson Croft & Crosby Garth" Land And Buildings To The Nth. Of The Rowans Exelby North Yorkshire	Active	2	1	1	1	1	0	0	0	0	1	0	New Permission - Mar'18 Street Named & Numbered - Mar'18 BI Plans submitted - 27/3/18 BI record for 1 dwelling this is complete Oct'18 Survey 2019 - 2nd plot well on way - 16/4/19
14/00999/FUL	Almshouses Burneston North Yorkshire DL8 2HY	Detailed Permission	1	0	0	0	0	1	0	0	0	1	0	Conversion of former hall to form single almshouse Survey April 2019 - no start
18/00105/FUL Survey 2019	Oak Dene Burneston Hargill Burneston North Yorkshire DL8 2JE	Detailed Permission	1	0	0	0	0	1	0	0	0	1	0	Survey April 2019 - No confirmed no start
17/02319/FUL	Ivy Cottage Cowling Road Burrill North Yorkshire DL8 1RQ	Detailed Permission	1	0	0	0	0	1	0	0	0	1	0	No BI record at Apr'19
18/00087/OUT 19/00132/REM	Land To The East Of Fiji Villa Carthorpe North Yorkshire DL8 2LH	Detailed Permission	5	0	0	0	0	2	3	0	0	5	0	Reserved Matters approved Mar'19
18/00767/FUL	Firtrees Hackforth Road Little Crakehall North Yorkshire DL8 1HY	Post Application Activity	1	0	0	0	0	1	0	0	0	1	0	No change Dec'18 CL Self Build Certificate BI Number - 19/04415/IN - Decision Date - 4/3/19

Housing Supply to 31st March 2019

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Bedale - Unallocated Sites with Planning Permission (Windfall)

Ref	Site Address	Site Status	Potential Capacity	Completions	Under Construction at 1/4/2019	Actual Completions 2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	5 yr Total	Post Five Years	Notes
18/00352/OUT	Land To The North Of Shellings North Road Hackforth North Yorkshire DL8 1NR	Outline	1	0	0	0	0	1	0	0	0	1	0	Outline Permission No full application by Apr'19
18/00370/FUL	Glebe Farm Low Street Kirkby Fleetham North Yorkshire DL7 0SP	Complete	1	1	0	1	0	0	0	0	0	0	0	CT confirmed completion Jan'19
18/01164/MBN	The Grange Flask Lane Nosterfield North Yorkshire DL8 2QU	Post April 2019 activity	1	0	0	0	0	1	0	0	0	1	0	New Agricultural conversion CIL commencement notice Apr'19
18/00760/OUT	Land Adjacent 91 Bedale Road Aiskew North Yorkshire	Outline	2	0	0	0	0	2	0	0	0	2	0	New Outline - No full application by Apr'19
17/00744/OUT	Land Between Rose Cottage And The Green Scruton North Yorkshire	Outline	1	0	0	0	0	1	0	0	0	1	0	New Outline - Expires 9/8/2021 No full application by Apr'19
18/01545/OUT 19/00293/REM	The Myer Burneston, North Yorkshire DL8 2HP	Outline Reserved Matters submitted	1	0	0	0	0	1	0	0	0	1	0	Outline application with some matters reserved (access included) for the construction of one dwelling Reserved Matters submitted 7/2/19
17/00087/FUL	"56A Bedale Road" The Old Farmhouse 58 Bedale Road Aiskew North Yorkshire DL8 1DD	Post Application Activity	1	0	0	0	0	1	0	0	0	1	0	Construction of a dwelling in rear garden Street Named & Numbered Oct'18
18/00964/OUT	Field House Carthorpe North Yorkshire DL8 2LF	Outline	1	0	0	0	0	1	0	0	0	1	0	Outline planning (all matters reserved) for the construction of one detached dwelling
18/01575/FUL Survey 2019	Whitegates Burneston North Yorkshire DL8 2HX	Post April 2019 activity	2	0	0	0	0	2	0	0	0	2	0	Demolition of commercial offices and warehouse and construction of 2 no. dwellings CIL commencement Notice - Apr'19
18/02120/OUT	Land Adjacent Green Dragon Inn Exelby North Yorkshire	Outline	5	0	0	0	0	2	3	0	0	5	0	Outline permitted Feb'19
18/00016/FUL	West of Bancroft 9 Firby Road Bedale North Yorkshire DL8 2AT	Detailed Permission	2	0	0	0	0	2	0	0	0	2	0	New Permission Feb'19
17/01639/FUL Survey 2019	The Coach House North End Bedale North Yorkshire DL8 1XA	Detailed Permission	1	0	0	0	0	1	0	0	0	1	0	New Permission Dec'17 Survey April 2019 - still nursery
Bedale SubArea Totals			186	96	19	14	16	50	24	0	0	90	0	

Housing Supply to 31st March 2019

Key

All active Allocated Sites plus windfall with permission
Updated & Checked against PARS to :16/5/19

KEY	Pre Application Activity Formal Pre-Apps	Detailed Planning Application	Post Permission Activity	Active Site	Completed	Expiry / Deactivated	Outline Permission
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Easingwold - Unallocated Sites with Planning Permission (Windfall)

Ref	Site Address	Site Status	Potential Capacity	Completions	Under Construction at 1/4/2019	Actual Completions 2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	5 yr Total	Post Five Years	Notes
13/00876/OUT & 16/00332/REM	59 Uppleby, Easingwold / Bay Tree House Back Lane Easingwold	Complete	1	1	0	1	0	0	0	0	0	0	0	Full application approved Apr'16; Building Regs Application approved 18/07489/IN - Apr'18; Street Named & Numbered CT Completion - Dec'18
13/01570/FUL	Amco House, Market Place, Easingwold	Complete 12/4/2017	1	1	0	0	0	0	0	0	0	0	0	Street Named & Numbered - March '17; Approved BLP 12/4/17
13/01203/OUT & 15/02543/FUL Survey Not Required	"1 - 4 Shepherds Mews" Rear of Shepherds Garth, 149 Long Street, Easingwold	Complete	4	4	0	0	0	0	0	0	0	0	0	Application 15/02543/FUL for 4 dwellings approved Apr'16, street named and numbered Jun'16; All Four plots under construction from April/May 2016 - 16/07344/DOM BI Completion : All Built 17/3/17
06/01549/FUL 07/03256/FUL	187 Long Street	Active	4	2	0	0	0	0	0	0	2	2	0	189a Long Road - Built out plus SHLAA 2015 : Agent confirmed 1 dwelling built but HDC note that 2x conversions outstanding ; No change Apr'19
07/03485/FUL	G F Baker Ltd, Market Place	Active	5	2	0	0	0	0	0	0	0	0	3	Forge Cottage' and 'Bakers Cottage' complete. Difficult to establish whether the remaining 3 dwellings are complete No change Apr'19 - put to post 5years
10/01856/OUT & 12/00804/REM	Longfield Farm, North Moor Road	Complete	1	1	0	1	0	0	0	0	0	0	0	HDC - Reserved Matter application - 12/00804/REM also start made 1/4/2014 VOA Completion Nov'18
14/00854/FUL	Hutchinsons DIY and Stationary, Chapel Street	Complete	8	8	0	0	0	0	0	0	0	0	0	Site Complete by Feb'16
12/01472/OUT & 14/01295/REM	Land Adjacent to Diera Lodge, Back Lane	Complete	2	2	0	0	0	0	0	0	0	0	0	1x dwelling completed by Oct'15, the other Mar'16
12/02590/FUL & 15/02488/FUL 19/00407/FUL	Avenue Farm, Church Avenue	Post Application Activity	1	0	0	0	0	1	0	0	0	1	0	Not Started - renewal of permission by 15/002488/FUL; approved Feb'16 Work started see photo May'18 New application submitted Feb'19 - 19/00407/FUL
13/00293/FUL	"St John - The Evangelist Cottage" - St Johns Priory, 151B Long Street	Expired	0	0	0	0	0	0	0	0	0	0	0	Street Named & Numbered Building Inspector Notice accepted Oct'2016 No real evidence of a start - Expired Sep'18
09/00925/FUL Survey Not Required	Lund House	Expired	0	0	0	0	0	0	0	0	0	0	0	Site Expired - no new application
13/00223/FUL & 16/00750/FUL Survey 3/2/17	Sunnybank, High Street	Planning Permission	1	0	0	0	0	1	0	0	0	1	0	SHLAA 2016 - New application 16/00750/FUL approved July'16., Survey 3/3/17 - No Start No BI application or other activity Apr'19
12/00201/FUL Surveyed 3/2/17	Land to the rear of the Bay Tree, South Back Lane, Stillington	Active	1	0	1	0	0	0	1	0	0	1	0	Development not commenced on site SHLAA2015 : Owned by Builder - did have 2013 start but now a new one for 16/12/15 - 15/26971/dombn, no change Jan'17, Survey 3/2/17 - seemed to be limited progress No change Apr'19

Housing Supply to 31st March 2019

KEY	Pre Application Activity Formal Pre-Apps	Detailed Planning Application	Post Permission Activity	Active Site	Completed	Expiry / Deactivated	Outline Permission
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Easingwold - Unallocated Sites with Planning Permission (Windfall)

Ref	Site Address	Site Status	Potential Capacity	Completions	Under Construction at 1/4/2019	Actual Completions 2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	5 yr Total	Post Five Years	Notes
15/00127/REM	Rutland House, 4 the Gowans, Sutton on the Forest	Complete	1	1	0	0	0	0	0	0	0	0	0	Works yet to commence, can deliver within five year period; BI Initial Notice Acknowledgement; BI Completion 10/1/2017
13/01394/FUL & 15/02536/FUL 18/00293/FUL Survey 2018	Land Between the Haycorns and Grasmere, Stillington Road	Active	2	0	1	0	1	1	0	0	0	2	0	CIL Commencement Notice - Start on 4/12/17 New Application approved April 2018, 18/00293/FUL, for an extra unit Street Named & Numbered Aug'18 New Initial notice - 19/06511/IN - Apr'19
14/00799/FUL 18/00108/FUL	Badgers Rake, Newton Road	Planning Permission	1	0	0	0	0	1	0	0	0	1	0	Permission renewed Mar'18 No BI record -Mar'19
15/00422/FUL	Land east of Fourways, Raskelf Road, Easingwold	Complete	1	1	0	0	0	0	0	0	0	0	0	SHLAA 2016 - Plot U/C as at 5/6/2016, complete Nov'16
14/00046/OUT & 14/02416/REM	"Steerwood" Linton Wood Farm, Linton Woods Lane, Linton on Ouse	Complete	1	1	0	0	0	0	0	0	0	0	0	Reserved matters application received and works recently commenced on site. VOA Completion - 1/6/2017
13/01530/FUL 16/00532/MRC	Glendale, Sand Hole Lane, Shipton by Beningbrough	Complete	1	1	0	0	0	0	0	0	0	0	0	HDC - 16/00532/MRC approved Feb'16; site complete
15/00128/FUL	Land to rear of 5 The Nurseries, Easingwold	Complete	1	1	0	0	0	0	0	0	0	0	0	Completed Sep'16
14/02548/FUL	A and R Bentley, Tall Oaks Farm, Huby	Complete	1	1	0	1	0	0	0	0	0	0	0	Development started Mar'15 CT Completion Dec'18
10/02158/FUL	Royal Oak House, Long Street, Easingwold	Expired	0	0	0	0	0	0	0	0	0	0	0	HDC Gained permission 1/4/2015 - not started by April 2018 therefore expired
14/01120/FUL	Land at Stillington Road, Easingwold (McCarthy & Stone)	Complete	37	37	0	0	0	0	0	0	0	0	0	McCarthy & Stone scheme SHLAA2016 also survey : Commenced 27/3/15 , 36 completed by Jan'17
14/02497/FUL	122 Main Street, Stillington	Expired	0	0	0	0	0	0	0	0	0	0	0	SHLAA 2015 : Site being marketed & commence by 2017 ; No progress Jan'17 No progress therefore expired - Mar'19
14/02345/FUL 17/02064/MRC	The Old School, Cherry Tree Avenue, Newton on Ouse	Active	1	0	1	0	0	1	0	0	0	1	0	Started April 2015 Variation of conditions - 17/02064/MRC No change Apr'19
14/01269/FUL	Helperby House, Main Street, Helperby	Complete	1	1	0	0	0	0	0	0	0	0	0	Building Inspector start 10/2/2016; finished 30/9/16
14/00741/FUL 17/00173/FUL	60 Long Street, Easingwold	Not Active	0	0	0	0	0	0	0	0	0	0	0	Building Inspector start 22/4/15. But no evidence of start; application 17/00173/FUL seeks to revert to commercial use therefore exclude from supply

Housing Supply to 31st March 2019

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Easingwold - Unallocated Sites with Planning Permission (Windfall)

Ref	Site Address	Site Status	Potential Capacity	Completions	Under Construction at 1/4/2019	Actual Completions 2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	5 yr Total	Post Five Years	Notes
14/00360/FUL 18/01472/FUL	Oak Cottage, Church Hill, Crayke	Old application Expired	0	0	0	0	0	0	0	0	0	0	0	HDC - April 2015 Permission. Building Plans Submitted Feb'16, conditionally approved Mar'17 No change May 2018 expiry date 1/4/2018 therefore expired BUT revised application refused - 18/01472/FUL for new build dwelling
12/01832/FUL	Cherry Tree House Cherry Tree Avenue Newton On Ouse York YO30 2BN	Complete	1	1	0	0	0	0	0	0	0	0	0	HDC - both started on 4/3/2015, split of existing dwelling therefore 1 net gain Approved BLPU by 31/3/18 therefore complete.
13/02006/FUL Survey 3/2/17	Crabtree Cottage, The Green, Stillington YO61 1JX	Active	1	0	1	0	0	0	0	1	0	1	0	HDC - HM09/02950/OTH - Start on 5/10/2015. Survey 3/2/17 : Located next to Stillington Fisheries - activity with scaffolding out front - roofing works Checked Council Tax - no progress, party wall dispute - Mar'19
14/01789/FUL	Manor House Farm Carr Lane Sutton On The Forest North Yorkshire YO61 1EB	Complete	5	5	0	0	0	0	0	0	0	0	0	ALL PLOTS UNDER CONSTRUCTION BY NOV'15, all built by 1/12/16
14/01905/MBN	Manor Farm Yeoman Course House Lane Oulston North Yorkshire YO61 3RB	Post Application Activity	1	0	0	0	0	1	0	0	0	1	0	17/17214/IN - Electronic Initial Notice Acknowledgement Expires Oct'19 No change Mar'19
13/01703/OUT & 17/00519/REM	Land North of Stillington Road, Easingwold now Kier Living Ltd	Active	175	0	50	0	30	30	30	30	30	150	25	Detailed Planning approval - 17-00519/REM - 27/Oct/17 Revised Build Out Rates for Gladman Sites from Johnson Mowat 5/1/18 Active on site from Feb'18 50 starts by Apr'19
14/01332/FUL	White Bear Cottage White Bear Farm South Back Lane Stillington North Yorkshire YO61 1ND	Complete	1	1	0	0	0	0	0	0	0	0	0	BI records - internal works completed - 16/06899/NICEIC, April 2016 Linked to 17/02730/MRC
14/01964/FUL Survey 2/2/17	Nine Acres Stillington Road Easingwold North Yorkshire YO61 3DZ	Complete	5	5	0	0	0	0	0	0	0	0	0	5x dwellings complete by Jan'17, survey confirmed complete 2/2/17
15/00153/FUL & 15/01176/FUL	Village Farm Main Street Alne North Yorkshire YO61 1RT	Complete	5	5	0	0	0	0	0	0	0	0	0	1 under construction at 31/3/16 ; completed 5/4/2016 - 4x completed by Nov'16
15/00237/FUL	Rose Bower Garage Thirsk Road Easingwold North Yorkshire YO61 3HN	Active	1	0	1	0	0	0	1	0	0	1	0	Building Inspector start Dec'17 Breeze block now to 1st floor, still u/c Sep'18 No real progress - Mar'19
15/00513/FUL & 16/00858/FUL	"The Garden House" - Birdforth House Main Street Alne North Yorkshire YO61 1RS	Complete	1	1	0	0	0	0	0	0	0	0	0	Under Construction May'16 - Revised application - 16/00858/FUL - Approved Jun'16 Complete Nov'17

Housing Supply to 31st March 2019

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Easingwold - Unallocated Sites with Planning Permission (Windfall)

Ref	Site Address	Site Status	Potential Capacity	Completions	Under Construction at 1/4/2019	Actual Completions 2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	5 yr Total	Post Five Years	Notes
15/00577/FUL	Strawberry Cottage Gracious Street Huby North Yorkshire YO61 1HR	Complete	1	1	0	0	0	0	0	0	0	0	0	Under Construction Sep'15, built 15/12/16
15/00692/FUL	Milestone Antiques Farnley House 101 Long Street Easingwold North Yorkshire YO61 3HY	Complete	1	1	0	1	0	0	0	0	0	0	0	No progress by Feb'18 , Now on Council Tax from 1/6/18 - c/u completed
15/00694/FUL	Land Adjacent The Cottages Aldwark North Yorkshire	Complete	3	3	0	1	0	0	0	0	0	0	0	Street named & numbered - Gazetteer start May '16 Plot 1 - Melrose House - Completed May'17 Plot 2 - Mulberry Lodge - Completed Nov'17 Plot 3 - High Fields - Completed Jul'18
15/00791/FUL & 16/00056/MRC	Land South East Of Holmlea Skates Lane Sutton On The Forest North Yorkshire	Active	1	0	1	0	1	0	0	0	0	1	0	BI Plans submitted Dec'16 - 16/31242/IN - Electronic Initial Notice Acknowledgement Street Named & Numbered Sep'18 Start - foundations underway on air photo Mid'2017
15/00840/FUL	Rowntree House Market Place Easingwold North Yorkshire YO61 3AG	Complete	1	1	0	0	0	0	0	0	0	0	0	The Big Check - Feb'18 - CT Completion (Oct'16) - on Map & Gazetteer
15/01049/MBN	Highthorne Farm Highthorne Lane Husthwaite North Yorkshire YO61 4PL	Complete	1	1	0	1	0	0	0	0	0	0	0	Start on 22/12/16 Described as "Holiday Cottage 2" but no pp for holiday use therefore conversion completed Apr'18
15/01151/FUL Survey Not Required	Church Farm Myton On Swale North Yorkshire YO61 2QY	Complete	1	1	0	0	0	0	0	0	0	0	0	NOTE : Started 26/4/2016 VOA Completion Jan'17 - updated on 11/4/17
15/01184/MBN 17/01039/FUL	"Kwetu" Craven Farm Stillington North Yorkshire YO61 1NX	Active	1	0	1	0	0	1	0	0	0	1	0	Revised application 17/01039/FUL - allowed on appeal Mar'18 Street Named & Numbered - May'18 BI Start Oct'18
15/01188/MBN 16/01223/FUL 19/00072/MBN 19/00073/MBN	Springhead Farm Raskelf North Yorkshire YO61 3LL	Active	4	2	0	0	1	1	0	0	0	2	0	Street Named & Numbered - Sep'17 - Gazetteer Team note occupied Plot 1 Completed Sep'17 Plot 3 - Completed Jun'17 Extra unit added under 19/00073/MBN Mar'19
15/01534/FUL 18/02396/FUL	Cobble Cottage Main Street Stillington North Yorkshire YO61 1JU	Detailed Permission	1	0	0	0	0	1	0	0	0	1	0	February 2016 permission. New application - 18/02396/FUL - granted Jan'19 No Bi record - Apr'19
15/01626/FUL	144 Long Street Easingwold North Yorkshire YO61 3JA	Complete	1	1	0	0	0	0	0	0	0	0	0	Started 23/2/2016, complete 01/7/16
15/01703/MBN	Warren Hill High Moor Lane Shipton By Beningbrough North Yorkshire YO30 1AS	Post Application Activity	1	0	0	0	1	0	0	0	0	1	0	BI Initial Notice - 18/12893/IN - Jul'18

Housing Supply to 31st March 2019

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Easingwold - Unallocated Sites with Planning Permission (Windfall)

Ref	Site Address	Site Status	Potential Capacity	Completions	Under Construction at 1/4/2019	Actual Completions 2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	5 yr Total	Post Five Years	Notes
15/01785/FUL	Bielby House Raskelf North Yorkshire YO61 3LF	Complete	1	1	0	0	0	0	0	0	0	0	0	Not Started; discharging conditions Feb'16; Street named & Numbered The Big Check Feb'18 - Approved BLPU Built Oct'17
15/02162/MBN 17/02190/FUL Survey 2019	"Craven House" The Brick Barn Helperby North Yorkshire YO61 2PL	Post Application Activity	4	0	0	0	0	2	2	0	0	4	0	Street named & numbered - Nov'15; Revised application - 17/02190/FUL - for 5 dwellings ; 4 net gain Part of Call for Sites - E/063/002 Demolition Notice 18/00082/DEM for bungalow Survey 2019 - Site cleared - April 2019
15/02377/MBN	"1 - 3 Owl Cottages" Goose Farm Goose Lane Sutton On The Forest North Yorkshire YO61 1ET	Planning Permission	3	0	0	0	0	1	2	0	0	3	0	Approved Jan'16 - Survey March 2017 - Site Fenced off. Street Named & Numbered Oct'18 Initial Notice - 18/21218/IN - Oct'18
15/02435/MBN & 16/01226/MBN	"The Dovecote" Barn To The Rear Of Auburn Hill Flawith North Yorkshire	Complete	1	1	0	1	0	0	0	0	0	0	0	Revised application 16/01226/MBN - Aug'16 CIL Commencement Notice 8/8/17 BI Record - 17/05455/COND - BI start 8/9/17, completed 20/9/2018
15/01474/FUL	Black Bull Cottage The Nookin Husthwaite North Yorkshire YO61 4PY	Planning Permission	1	0	0	0	0	1	0	0	0	1	0	October 2016 permission No change Mar'19
15/00182/FUL & 15/01667/FUL	"Blackwell Court" - Blackwell Ox Huby Road Sutton On The Forest North Yorkshire YO61 1DT	Complete	4	4	0	0	0	0	0	0	0	0	0	Plot 1 - complete 5/1/18 Plot 2 - started 10/3/17, complete 22/11/17 Plot 3 - started 23/1/17, complete 22/11/17 Plot 4 - complete 5/1/18
15/02069/FUL	Laurence House Main Street Sutton On The Forest North Yorkshire YO61 1DW	Planning Permission	3	0	3	0	1	2	0	0	0	3	0	Approved August 2016 Building Work started see BI Notice - 16/26200/COND - Jan'17 Still u/c Mar'19
15/02697/FUL	"The Fold Yard" Woods Farm Main Street Sutton On The Forest North Yorkshire YO61 1DW	Complete	1	1	0	1	0	0	0	0	0	0	0	BI Start under Notice 16/26200/COND - Jan'17 Street Named & Numbered Sep'18 - dwelling nearly complete CT Completion 27/9/18
16/00166/FUL 18/01748/MRC Survey 2018	The Stelling Back Lane Helperby North Yorkshire	Post Application Activity	1	0	0	0	0	1	0	0	0	1	0	Street Named & Numbered - Apr'16, Survey Apr'19 - No Progress 16/00166/FUL - separate application - barn conversion 18/01748/MRC - for revised plans approved Oct'18 Part of Call for Sites - E/063/002
16/00387/OUT 18/01517/REM	Land Adjacent To Applegarth Cottages Main Street Linton On Ouse North Yorkshire	Post April 2019 activity	5	0	0	0	2	3	0	0	0	5	0	Reserved Matters application - 18/01517/REM validated Aug'18 Call for Sites proposed site - E/093/001 Reserved Matter approved Dec'18 BI Number - 19/06720/IN - April 2019

Housing Supply to 31st March 2019

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Easingwold - Unallocated Sites with Planning Permission (Windfall)														
Ref	Site Address	Site Status	Potential Capacity	Completions	Under Construction at 1/4/2019	Actual Completions 2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	5 yr Total	Post Five Years	Notes
16/00393/FUL	"Orchard Barn" Pigeoncote Farm Raskelf North Yorkshire YO61 3LG	Active	1	0	1	0	0	1	0	0	0	1	0	Street Named & Numbered - 28/9/17 Discharging conditions - Nov'17 -16/00393/DCN CIL Commencement Notice - Jun'18 No change by Apr'19
16/00410/FUL	2A Central Avenue R/O 33 Crabmill Lane Easingwold North Yorkshire YO61 3DF	Complete	1	1	0	1	0	0	0	0	0	0	0	Ref. No: 17/14576/DOM Deposited: Thu 06 Jul 2017 Decided: Fri 11 Aug 2017 Status: Plans Conditionally Approved BI Commencement 23/2/18 Street Named & Numbered Mar'18 CT completion July 2018
16/00411/OUT 18/00099/FUL	Land To Rear Of The Shieling York Road Easingwold North Yorkshire	Complete	3	3	0	3	0	0	0	0	0	0	0	All Under Construction - BI Initial Notice Jun'18 Street Named & Numbered Sep'18 Plot 3 - Kennet House - complete Nov'18 Plot 2 - Winterfell - BI Completion Dec'18 Plot 1 - Lancaster House approved Inspector Final Certificate - 13/3/19
16/00688/FUL 18/00709/FUL	Mill Farm Crayke Road Brandsby North Yorkshire YO61 4RP	Planning Permission	4	0	0	0	0	0	0	3	1	4	0	Convert disused farm buildings into three dwelling houses New application - 18/00709/FUL - for a 4th unit approved Dec'18
16/00883/OUT 16/02722/REM 17/02730/MRC	Land South Of White Bear Farm South Back Lane Stillington North Yorkshire	Complete	6	6	0	4	0	0	0	0	0	0	0	Plot 1 start Mar'18, Plot 1 finish Oct'18 Site capacity is 6 Street Named & Numbered Jun'18 Plot 2 - Meadow Cottage completed Nov'18 Plot 3 - Plough Cottage Complete Nov'18 Plot 5 - Copse Barn 6 Woodbyne Way - built Mar'19
16/00918/FUL	"Gable End" - The Old Post Office Main Street Aine North Yorkshire YO61 1TB	Complete	1	1	0	0	0	0	0	0	0	0	0	Building Inspector start Nov'16; Street Named & Numbered as Gable End 9/1/17 VOA Completion -1/6/17
16/00933/FUL	Lund Gallery The Lund Easingwold North Yorkshire YO61 3PA	Planning Permission	1	0	1	0	1	0	0	0	0	1	0	Change of use of gallery space into single dwelling CT start - 2018
16/01050/FUL Survey 3/2/17	Church Farm House, Main Street	Planning Permission	1	0	0	0	0	0	0	0	1	1	0	Recent Planning Permission - July'16; Survey 3/2/17 - No Start No BI plans by Sep'18
16/01241/FUL	Alderside Thirsk Road Easingwold North Yorkshire YO61 3HJ	Site Complete	1	1	0	1	0	0	0	0	0	0	0	Street Named & Numbered 31/8/17 NHBC Start 15/8/17 Site Complete Aug'18
16/01396/FUL	Land West Of Ings House Main Street Linton On Ouse North Yorkshire	Active	1	0	1	0	0	1	0	0	0	1	0	Electronic Initial Notice Acknowledgement - Nov'17 CIL Commencement Notice- Aug'18 Street Named & Numbered Dec'18 No change April 2019
16/01477/OUT 17/01936/REM	16 Thornlands Easingwold North Yorkshire YO61 3QQ	Post Application Activity	2	0	0	0	2	0	0	0	0	2	0	Reserved Matters submitted Oct'17 No change Mar'19

Housing Supply to 31st March 2019

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16/01637/MBN	"Plantation Barn" Plantation Farm Sutton On The Forest North Yorkshire YO61 1EG	Complete	1	1	0	0	0	0	0	0	0	0	0	Street Named & Numbered Feb'18 Bi Inspector start July'17 VOA Completion - 1/3/18
16/01683/FUL	"Mulberry House" Mayfield Youlton Lane Aline North Yorkshire YO61 15B	Post Application Activity	1	0	0	0	0	1	0	0	0	1	0	Building Inspector - Electronic Initial Notice Acknowledgement Sep'17 Street Named & Numbered Apr'18
16/01796/FUL	The Forge North End Raskelf North Yorkshire YO61 3LF	Complete	4	4	0	0	0	0	0	0	0	0	0	Plots 1 & 2 BI Completions - 17/11/17 Plot 4 - completed 17/12/17 Plot 3 - completed 2/1/18
16/01841/FUL	The Old Orchard Mitchell Lane Aline North Yorkshire YO61 1RQ	Complete	2	2	0	0	0	0	0	0	0	0	0	Two dwellings - 1x replacement , both started Feb'17 - NHBC Demolition notice for old bungalow - 17/00026/DEM - 4/4/17 Site complete Jan'18
16/02541/FUL Survey 31/3/17	"Matthew Hatton Court" Fire Station Stillington Road Easingwold North Yorkshire YO61 3DY	Complete	8	8	0	0	0	0	0	0	0	0	0	New Permission from Feb'17 Note : 10% reduction NOT applied to this site March'17 - Demolition notice for fire station buildings - 17/00029/DEM, Survey 31/3/17 - Buildings Down & Foundations in VOA all complete by Dec'17
16/01614/OUT SURVEY 2018	Land Adjacent Church House Church Wind Aline North Yorkshire	Outline	2	0	0	0	0	2	0	0	0	2	0	New Permission from Jan'17 No Full Application submitted up to Apr'19
16/01593/FUL	"Byland" & "Farndale" Land Between Acacia Lodge And Stoneybroke Raskelf Road Easingwold	Active	2	0	2	0	1	1	0	0	0	2	0	Allowed on Appeal - 9/3/17 Call for Sites - E/041/003 CIL Commencement Notice - Mar'18 Plot 1 - Street Named & Numbered - Oct'18 Plot 2 - Street Named & Numbered - Nov'18 No reported change Apr'19
16/02391/FUL	Brafferton Manor Milking Parlour Boroughbridge Road Brafferton North Yorkshire	Complete	1	1	0	0	0	0	0	0	0	0	0	New Permission from Mar'17 On Council Tax by Jan'19
16/02064/FUL 16/02247/FUL 17/01463/MRC 18/01669/FUL	Part OS 8471 And 9170 Gracious Street Huby North Yorkshire YO61 1HR	Active	5	0	1	0	2	3	0	0	0	5	0	Total five dwellings - front part of site E/070/013 made under Call for Sites BI Plans submitted for all five dwellings Street Naming & Numbering for Plot 1 - Duncan House - Mar'19
16/02733/FUL	Holmfield Newton Road Tollerton North Yorkshire YO61 1QT	Planning Permission	4	0	0	0	0	2	2	0	0	4	0	New Permission from Mar'17 Part of site E/162/006 - (Call for Sites) No change by Mar 2019

Housing Supply to 31st March 2019

KEY	Pre Application Activity Formal Pre-Apps	Detailed Planning Application	Post Permission Activity	Active Site	Completed	Expiry / Deactivated	Outline Permission
	Key All active Allocated Sites plus windfall with permission Updated & Checked against PARS to :16/5/19						

Easingwold - Unallocated Sites with Planning Permission (Windfall)														
Ref	Site Address	Site Status	Potential Capacity	Completions	Under Construction at 1/4/2019	Actual Completions 2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	5 yr Total	Post Five Years	Notes
17/00005/OUT & 17/01849/REM	Land To The East Offlawith RoadTholthorpeNorth Yorkshire	Complete	3	3	0	3	0	0	0	0	0	0	0	Street Named & Numbered - 7/11/17 Daniel Gath Site - no 10% reduction applied Breeze block nearly up to roof level - 25/1/18 Plot 1 complete Apr'18 Plot 3 complete May'18 Plot 2 - Complete Sep'18 - Site Complete
16/01612/OUT 18/02467/REM	R Thompson Joinery Limited South Back Lane Tollerton North Yorkshire YO61 1PU	Detailed Permission	4	0	0	0	0	2	2	0	0	4	0	Reserved Matters 18/02467/REM approved Feb'19 No BI record - Apr'19
16/02127/FUL 18/00788/MRC	Land To The South Of Bravener Court Newton On Ouse North Yorkshire	Active	3	0	3	0	1	2	0	0	0	3	0	New Permission from Apr'17 CIL commencement Notice - Apr'18 18/00788/MRC - approved Jun 2018 for amendments to plans No reported change Apr'19
16/02803/OUT 17/02536/REM Survey 2019	Land To West Of Green Acres The Green Raskelf	Active	3	0	3	0	2	1	0	0	0	3	0	New Permission from Apr'17 Reserved Matters approved Jan'18 Street Named & Numbered - May'18 All started July 2018 Survey April 2019 - well on way all externals done
17/00144/FUL 17/01558/MRC SURVEY 2018	Land To The North Of Fold House Main Street Alne North Yorkshire YO61 1TB	Post Application Activity	2	0	0	0	0	2	0	0	0	2	0	New Permission from Apr'17 Survey May'18 - Not started Variation to Plot 2 approved - 17/01558/MRC - Sep'17 No BI record or CIL start - Mar'19
17/00355/FUL	East Villa Main Street Shipton By Beningbrough North Yorkshire YO30 1AB	Planning Permission	1	0	0	0	0	1	0	0	0	1	0	New Permission from Apr'17 No BI record or CIL start - Mar'19
17/00346/FUL 17/02706/MRC SURVEY 2018	Land To The Rear Of Spring House Gale Road Alne North Yorkshire	Active	1	0	1	0	0	1	0	0	0	1	0	New Permission from Apr'17 17/02706/MRC - approved Mar'18 Survey 4/5/18 - Not started Initial BI Notice - May'18 CIL Commencement Notice Feb'19
17/00195/MBN	Barn East Of Thormanby Hall Farm Thormanby North Yorkshire	Planning Permission	1	0	0	0	0	1	0	0	0	1	0	Permitted Development - April'17 No BI record or CIL start - Dec'18
15/02421/FUL Survey 2018	The Old Stable Buildings Behind Stable Cottage Main Street Helperby North Yorkshire YO61 2PW	Planning Permission	3	0	0	0	0	0	3	0	0	3	0	New Permission - Apr'17 No BI record Apr'19
16/02262/FUL	Hillside Wentworth Avenue Thormanby North Yorkshire YO61 4NN	Planning Permission	3	0	0	0	0	1	2	0	0	3	0	New Permission - Jul'17, Net Gain of 3 - 5 in total. No change by Mar'19

Housing Supply to 31st March 2019

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Easingwold - Unallocated Sites with Planning Permission (Windfall)														
Ref	Site Address	Site Status	Potential Capacity	Completions	Under Construction at 1/4/2019	Actual Completions 2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	5 yr Total	Post Five Years	Notes
17/01088/FUL	Follywood House Easingwold Road Huby North Yorkshire YO61 1HJ	Active	1	0	1	0	1	0	0	0	0	1	0	17/01088/FUL - Demolition of existing dwelling and construction of 2 new detached dwellings with private garages So net gain of 1 for supply purposes New permission - Aug'17 BI start Nov'18
17/01062/OUT 18/00157/MRC 17/02323/REM 18/00157/MRC	Land To The North West Of Foxholm House Flawith North Yorkshire	Active	4	2	2	2	2	0	0	0	0	2	0	Reserved Matters approved Mar'18 18/00157/MRC - approved Mar'18, discharging conditions BI Plans - Initial Notice - May'18 Plot 4 Street Named & Numbered Oct'18 Plots 3 & 4 BI completion Feb'19
17/01532/OUT 18/01596/REM SURVEY 2018	Land Off Back Lane Village Farm Main Street Alne North Yorkshire YO61 1RT	Detailed Permission	2	0	0	0	0	2	0	0	0	2	0	New Permission - Sep'17 Reserved Matters validated Jul'18, approved Feb'19 was part of 15/00153/FUL
16/02453/FUL	The Lodge The Hawkhills Estate Easingwold North Yorkshire YO61 3EW	Planning Permission	1	0	0	0	0	1	0	0	0	1	0	New Permission - Sep'17 No other activity -Mar'19
17/01315/MBN	Low Barn Croft Lane Carlton Hushwaite North Yorkshire	Active	1	0	1	0	0	1	0	0	0	1	0	New Permitted Development - Aug'17 Street named & Numbered 22/9/17 BI Application submitted - 18/15658/CONS - 7/9/18 BI start Feb'19
15/02638/OUT 17/01427/FUL 17/01688/DPN 19/00085/FUL	Former Hambleton District Council Depot Stillington Road Easingwold North Yorkshire YO61 3DY	Post Application Activity	7	0	0	0	2	3	2	0	0	7	0	Applications 15/02638/OUT & 17/01427/FUL 17/01427/FUL - New Permission - Nov'17 19/00027/DEM - Demolition Notice submitted - April 2019 New application - 19/00085/FUL - for 7 dormer bungalows approved Apr'19
17/01976/MBN	Thrush House Sutton On The Forest North Yorkshire YO61 1ED	Complete	1	1	0	0	0	0	0	0	0	0	0	New Permitted Development - Nov'17 BI Start Oct'17 CT/Gazetteer completion 12/12/17
17/01810/JPN	Andersons Unit 3 The Granary Far Shires Farm Forest Lane Alne YO61 3EJ	Planning Permission	1	0	0	0	0	1	0	0	0	1	0	New Permitted Development No change Dec'18
17/01102/OUT	Home Farm Mill Lane Stillington North Yorkshire YO61 1NG	Outline	5	0	0	0	0	2	3	0	0	5	0	New Permission - Jan'18 Call for Sites - E/141/004 No detailed application as at Apr'19
17/00585/FUL 18/00550/MRC SURVEY 2018	Land West Of Paddock Close Tollerton Road Huby North Yorkshire	Complete	8	8	0	8	0	0	0	0	0	0	0	New Permission - Call for Sites - E/070/005 also IPGN Street Named & Numbered Mar'18 By Oct'18 - Plots 3 & 7 complete Plots 2 & 4 completed Nov'18 Plots 5 & 6 completed Jan'19 Plot 1 completed & therefore site complete - 07/03/19
17/02409/OUT 18/01120/REM	Wayside 1 Oulston Road Easingwold North Yorkshire YO61 3PR	Outline Reserved Matters validated refused Nov'18	1	0	0	0	0	1	0	0	0	1	0	New Permission - Jan'18 Reserved Matters refused Nov'18

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Easingwold - Unallocated Sites with Planning Permission (Windfall)

Ref	Site Address	Site Status	Potential Capacity	Completions	Under Construction at 1/4/2019	Actual Completions 2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	5 yr Total	Post Five Years	Notes
17/02240/OUT	Land North East Of The Cottage The Green Raskelf North Yorkshire	Outline	4	0	0	0	0	0	4	0	0	4	0	New Permission - Jan'18 IPGN & Call for Sites - ALT/E/122/003 No detailed application as at Apr'19
16/01987/OUT	The Garage Low Street Hushwaite North Yorkshire YO61 4QA	Outline	4	0	0	0	0	2	2	0	0	4	0	New Permission - Jan'18 No detailed application as at Apr'19
17/02358/OUT 18/01041/REM Survey 2019	Land North East Of Dove Cote The Green Raskelf North Yorkshire YO61 3LE	Post Application Activity	5	0	0	0	2	3	0	0	0	5	0	New Permission - Jan'18 Reserved Matters permitted 31/10/18 BI Initial Notice submitted - 18/21656/IN - Nov'18 Survey April 2019 - No start
11/01373/FUL	"Gabion House" - Land To The Rear Of Hilltop Cottage & Pinfold Cottage	Complete	1	1	0	1	0	0	0	0	0	0	0	Discharging conditions 2014 Street Named & Numbered - Feb'18 Variation conditions approved 18/00261/MRC - Apr'18 CT Completion Nov'18
18/00020/FUL	Mulberry House 3 Chapel Court Chapel Street Easingwold North Yorkshire YO61 3AE	Planning Permission	1	0	0	0	0	1	0	0	0	1	0	New Permission - Mar'18 No change Mar'19
17/01331/OUT 18/01381/REM	Land at Bye Green, Low Street, Hushwaite, North Yorkshire, YO61 4QA	Active	1	0	1	0	0	1	0	0	0	1	0	Appeal decision - May'18 Reserved Matters validated Jul'18, approved Sep'18 Street Named & Numbered Sep'18 BI Start Oct'18 No reported change Apr'19
17/01539/FUL	"The Fig House" Glencoe Thrintoft North Yorkshire DL7 0PL	Active	1	0	1	0	1	0	0	0	0	1	0	New Permission - Sep'17, discharging conditions Mar'18 CIL commencement Notice - May'18 Street Named & Numbered Mar'19
17/00732/FUL	The Granary Stearsby North Yorkshire YO61 4SA	Complete	1	1	0	0	0	0	0	0	0	0	0	Change of Use of barn to self contained separate two bedroomed dwelling Allowed on Appeal Assumed Complete from decision date
18/00053/FUL	Windross House Market Place Easingwold North Yorkshire YO61 3AB	Detailed Permission	3	0	0	0	0	3	0	0	0	3	0	No BI record at Apr'19
18/00701/OUT	Ashdale Gracious Street Huby North Yorkshire YO61	Outline	1	0	0	0	0	1	0	0	0	1	0	Outline Permission No detailed application submitted- Apr'19
18/00060/OUT	Pond Corner 4 The Green Raskelf North Yorkshire YO61 3LE	Outline	1	0	0	0	0	1	0	0	0	1	0	Outline Permission No detailed application submitted- Apr'19
18/00271/OUT	Land West Of 6 The Green Hag Lane Raskelf North	Outline	3	0	0	0	0	3	0	0	0	3	0	Outline Permission No detailed application submitted- Apr'19

Housing Supply to 31st March 2019

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Easingwold - Unallocated Sites with Planning Permission (Windfall)

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16/00755/OUT	The Laurels Main Street Tollerton North Yorkshire	Outline	1	0	0	0	0	1	0	0	0	1	0	Outline Permission No detailed application submitted- Apr'19
17/02739/FUL	The Croft South Back Lane Tollerton North Yorkshire YO61 1PU	Post Application Activity	1	0	0	0	0	1	0	0	0	1	0	Plot being marketed Dec'18
17/02551/MBN	Forest Farm Tollerton North Yorkshire YO61 1RA	Detailed Permission	3	0	0	0	0	3	0	0	0	3	0	Prior Notification for change of use of agricultural building to 3 dwellinghouses No BI record at Apr'19
18/00559/FUL	Hollins Grove Farm Easingwold North Yorkshire YO61 3ES	Detailed Permission	2	0	0	0	0	2	0	0	0	2	0	New Permission Aug'18 No BI record at Apr'19
18/01273/FUL	The Annex Highthorne Farm,Highthorne Lane Hustwaite North Yorkshire YO61 4PL	Detailed Permission	1	0	0	0	0	1	0	0	0	1	0	Change of use from a holiday cottage to a dwelling and single storey front extension No progress Dec'18
18/01449/OUT 19/00502/FUL	Field House South Back Lane Stillington North Yorkshire YO61 1ND	Outline - Reserved Matters submitted	1	0	0	0	0	1	0	0	0	1	0	Application for outline planning permission with all matters reserved for the construction of one bungalow and garage Reserved Matters Submitted Mar'19
16/02013/OUT 19/00229/REM	Land Off Forge Lane Tollerton North Yorkshire	Post Application Activity	20	0	0	0	0	10	10	0	0	20	0	Note Oct'18 permission Outline planning application with all matters reserved for a doctors surgery and residential development (20 units) Reserved Matters submitted Feb'19
16/02054/FUL	Tollerton Surgery 5 - 7 Hambleton View Tollerton North Yorkshire YO61 1OW	Detailed Permission	2	0	0	0	0	2	0	0	0	2	0	Change of use of doctors surgery to create a pair of semi-detached bungalows No progress Apr'19
18/00459/FUL	Annexe At Barn Cottage The Acorns Bell Lane Huby North Yorkshire	Detailed Permission	1	0	0	0	0	1	0	0	0	1	0	Alterations and extensions to existing detached dwelling to provide a 4-bedroom dwelling BI activity - Apr'19
18/00995/FUL	The Old Station Yard Station Road Alne Station North Yorkshire YO61 1TP	Detailed Permission	5	0	0	0	0	2	3	0	0	5	0	Demolition of existing storage sheds and construction of five detached homes. No progress Apr'19
18/00209/FUL	Land Adjacent To Beechcroft Farm OS Field 7556 Aldwark North Yorkshire	Post Application Activity	2	0	0	0	2	0	0	0	0	2	0	Construction of two detached dwellings Discharging conditions - Feb'19 BI Initial Notice - 19/05968/IN - accepted Mar'19
16/01142/OUT	Land to East of Boroughbridge Road, Brafferton YO61 2PD	Outline	28	0	0	0	0	10	10	8	0	28	0	Outline planning application for up to 28 dwellings Allowed on appeal Nov'18 No detailed permission submitted up to Apr'19

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18/01175/OUT	OS Field 4442 Easingwold Road Huby North Yorkshire	Outline	5	0	0	0	0	5	0	0	0	5	0	Outline application (all matters reserved) for the construction of 5no. Dwellings No Detailed Application submitted up to Apr'19
18/02012/FUL	Rear Of Thorntons Butchers Off Windross Square Market Place Easingwold North Yorkshire YO61 3AG	Active	1	0	1	0	1	0	0	0	0	1	0	Change of use and extension of existing building to form a three bedroom dwellinghouse BI Start Nov'18 No reported change Apr'19
18/01992/FUL Survey 2019	Land South Of Bonny Croft Back Lane Raskelf North Yorkshire	Active	4	0	0	0	2	2	0	0	0	4	0	Construction of 4 bungalows New BI application Apr'19 Survey April 2019 - Site Preparations - Drop Kerbs in
18/01939/OUT	Land To The West Of Scatterpenny The Green Raskelf North Yorkshire YO61 3LE	Outline	3	0	0	0	0	3	0	0	0	3	0	Outline - residential development of 3 detached dwellings
18/02555/FUL	Pear Tree Cottage North End Raskelf North Yorkshire YO61 3LF	Post April 2019 activity	1	0	0	0	0	1	0	0	0	1	0	New dwelling ; IPGN site BI Initial Notice deposited Sep'18 CIL Commencement Notice 10/4/19 - Self Build Unit
18/00856/FUL	Framfield House (Outbuildings) Main Street Shipton By Beningbrough North Yorkshire YO30 1AD	Complete	2	2	0	2	0	0	0	0	0	0	0	Retrospective application for conversion of outbuilding to form two dwellinghouses
18/01929/FUL (19/00389/MRC)	South Villa York Road Easingwold North Yorkshire YO61 3ED	Post Application Activity	1	0	0	0	0	1	0	0	0	1	0	Construction of one, 3 bedroom detached bungalow Material Change submitted Feb'19 - 19/00389/MRC BI Application Apr'19
18/02119/OUT	Green Acres The Green Raskelf North Yorkshire YO61 3LD	Outline	4	0	0	0	0	2	2	0	0	4	0	4x dwellings; Part of Call for Sites - E/122/001
18/02371/OUT	Methodist Church Main Street Shipton By	Outline	1	0	0	0	0	1	0	0	0	1	0	New Permission from Feb'19 - 1 net gain
18/02577/OUT	Land North Of Fold House Main Street Alne North	Outline	3	0	0	0	0	3	0	0	0	3	0	New Permission from Mar'19
18/01354/FUL	The Croft Main Street Alne North Yorkshire YO61 1RS	Detailed Permission	1	0	0	0	0	1	0	0	0	1	0	New Permission from Feb'19
18/00076/MBN	"The Old Dairy" Low Shires Farm Alne North Yorkshire YO61 3PF	Post Application Activity	1	0	0	0	0	1	0	0	0	1	0	Prior Notification for Change of use of agricultural building to a dwellinghouse Street Named & Numbered
17/01708/MBN	Forest Farm Tollerton North Yorkshire YO61 1RA	Detailed Permission	1	0	0	0	0	1	0	0	0	1	0	Prior Notification for Change of use of agricultural building to a dwellinghouse
Easingwold Sub Area Totals			591	190	80	33	59	152	81	42	34	368	33	

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12/02638/FUL Survey 1/3/17	Newton Rose, 46 Newton Road	Complete	2	2	0	0	0	0	0	0	0	0	0	Works commenced on side extension SHLAA 2015 : Contacted Agent no info on progress. Discharging conditions July'15, Both units built May'16 Survey 1/3/17 : Confirmed built
09/00105/FUL	Holme Farm, 12 The Holme, Great Broughton	Complete	1	1	0	0	0	0	0	0	0	0	0	Completed March'17
10/01686/FUL	Albion House 73 Newton Road Great Ayton	Expired	0	0	0	0	0	0	0	0	0	0	0	10/01686/ful expired therefore removed
15/00533/OUT Survey 1/3/17	110 High Street, Great Broughton	Expired	0	0	0	0	0	0	0	0	0	0	0	Survey 1/3/17 - no change , no full submitted yet Possible Expiry May'18 - excluded from supply
13/01627/FUL Survey 1/3/17	22 The Holme	Expired	0	0	0	0	0	0	0	0	0	0	0	No development, permission granted until October 2018 - expired
13/01616/FUL Revised Application 15/00155/MRC	Ayrshire Lodge, Nunthorpe	ACTIVE	2	0	2	0	0	2	0	0	0	2	0	Application for 1x dwelling & 1x Holiday let ;revised application changed holiday let to dwelling; started Dec'2013 - still U/C No change Apr'19
12/00549/FUL	Land Adjacent to Rosenda, Station Road	Complete	1	1	0	0	0	0	0	0	0	0	0	Started March 2013 HDC - Built April 2016 - now called Rosenda - original dwelling renamed to Sandell Rise
13/01850/OUT & 14/02157/REM	OS Field 0046, Seamer	Expired	0	0	0	0	0	0	0	0	0	0	0	HDC Reserved matter application approved Dec'14; Not started by April 2016 - expired Dec'17, no activity
13/02342/FUL & 15/02775/FUL	"Norfolk House" - Cranimoor Hill Road, Kirkby in Cleveland	Complete	1	1	0	1	0	0	0	0	0	0	0	New Application approved April 2016 - 15/02775/FUL - discharging conditions ; Street Named & Numbered - Norfolk House; BI Plans approved Aug'16 CIL Commencement Notice - Jul'16 CT Completion Oct'18
14/02582/REM Survey 1/3/17	"Lime Tree House" - 2A Hallgarth Great Broughton TS9 7EH	Complete	1	1	0	0	0	0	0	0	0	0	0	SHLAA 2015 : Now under construction - foundations and footings completed this week (24/7/15); still U/C Jan'17 Survey 1/3/17 - looked complete , according to NYBCP photovoltaic system installed June'18 - checked Gazetteer - CT completion 20/10/16
13/02666/FUL Survey 1/3/17	Land west of Apple Tree House, Garbutts Lane, Hutton Rudby	Complete	16	16	0	0	0	0	0	0	0	0	0	Development commenced, no units delivered. Developer ESH Property Services. SHLAA 2016: PARS All 16 units started,all complete May'16 Survey 1/3/17 indeed complete
14/02284/FUL & 15/00685/FUL	Crossways, 116 Newton Road, Great Ayton	Complete	1	1	0	0	0	0	0	0	0	0	0	Site cleared, no development Development started 7/7/15, CT Completion 14/3/16
14/01918/FUL	Adjacent 13 Linden Road, Great Ayton Address : (45A Addison Road)	Complete	1	1	0	0	0	0	0	0	0	0	0	U/C from Sep'15 - addressed as 45a Addison Road - Completed 28/7/2016

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14/00965/FUL	24a Addison Road, Great Ayton	Complete	1	1	0	0	0	0	0	0	0	0	0	Development complete - HDC CONFIRM
14/01069/MBN	The Barn The Plant Nursery Art Topiary The Nursery Great Busby North Yorkshire TS9 7AS	Post March 2019 Completion	1	0	1	0	0	1	0	0	0	1	0	HDC Estimate; started Oct'14; still U/C Jan'17 BI Completion 1/4/19
14/01246/MBN Survey 1/3/17	The Granary & The Stables Windy Hill Farm Stokesley Road Hutton Rudby North Yorkshire TS15 0JS	Expired	0	0	0	0	0	0	0	0	0	0	0	HDC - 2x conversion; Building Inspectors Notice submitted - Mar'15 Survey 1/3/17 - Not sure started - photo No progress by Mar'19
14/01477/IAN Survey 1/3/17	Albion House 73 Newton Road Great Ayton North Yorkshire TS9 6DT	Complete	1	1	0	0	0	0	0	0	0	0	0	Completed August 2014
14/01659/MBN	Peaton Carr Farm Stokesley North Yorkshire TS9 5JS	Expired	0	0	0	0	0	0	0	0	0	0	0	HDC - not started - Jan'17 no confirmed start since therefore expired in by Oct'17 Later application 15/01538/MBN refused
07/00158/FUL	64 Kirkby Lane	Complete	1	1	0	0	0	0	0	0	0	0	0	This is a change of use - CT confirmed completion on 1/4/2015
14/00337/OUT & 16/02756/REM Survey 2018	Land To The North And West Of Woodlands Walk Tanton Road Stokesley	Active	225	17	47	17	40	40	40	40	40	200	8	Application 16/02756/REM approved Jul'17, reduced numbers by 1! Street Named & Numbered - 6/11/17 1st starts Jan'18 1st release of houses advertised - Mar'18 17 completions 2018/2019 - upped delivery rates
15/00169/FUL Survey 1/3/17	47A & 47B - Olivias Artisan Bakery 47 High Street Stokesley North Yorkshire TS9 5AD	Complete	2	2	0	0	0	0	0	0	0	0	0	Street Named & Numbered; Electrical works completed on 47A & 47B - Jun'15; no confirmed finish underway but Survey 1/3/17 : Upper floors looked empty VOA Completion - May'17
15/00597/FUL Survey 1/3/17	11 & 13 Bridge Street, Great Ayton	Expired	0	0	0	0	0	0	0	0	0	0	0	Not Started, Survey 1/3/17 : still warehouse/store Looks like no progress - expired May'18 No CIL Commencement Notice - Apr'19
15/01029/MBN	The Wheelhouse Primrose Hill Farm Little Broughton North Yorkshire TS9 5JR	Complete	1	1	0	0	0	0	0	0	0	0	0	BI Plans submitted - Aug'16 - 16/17297/IN The Big Check - on Gazetteer & Map completed by Feb'18
15/01060/MBN Survey 1/3/17	Demblin Ingleby Greenhow North Yorkshire TS9 6LH	Active	1	0	1	0	1	0	0	0	0	1	0	Building Notice acceptance - 20/12/2016; BI Start 31/1/17, survey confirmed start breeze block well advanced on gable ends Enforcement issues - still u/c Apr'19

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15/01102/MBN	Harland Hill Farm Easby North Yorkshire TS9 6JD	Active	3	2	1	2	1	0	0	0	0	1	0	Plot 1 - started 05/02/2016; plot 2 / 3 started Q1 2016/2017 Street Named & Numbered Sep'18 Plot 2 - CT Completion Dec'18 Plot 3 - BI Completion - Jan'19 No further progress Apr'19
15/01113/OUT & 16/00812/FUL Survey 1/3/17	"Sycamore Cottage" - Hill Top East Side Hutton Rudby North Yorkshire TS15 0DB	Complete	1	1	0	1	0	0	0	0	0	0	0	BI Start 10/3/17 Street Named & Numbered CT Completion Sep'18
15/01802/FUL Survey 1/3/17	"Stable Cottage" Hill House Stables Land Adjacent To Village Hall Ingleby Cross	Complete	1	1	0	1	0	0	0	0	0	0	0	Initial Notice submitted - 22/3/2016 Survey 1/3/17 - No Start - nice set of stables - photo Oct'17 - CIL Commencement Notice Street Named & Numbered Sep'18 CT Completion Jun'18 - but notified Oct'18
15/01820/MBN Not Surveyed - Access	Meynell Hall Great Broughton North Yorkshire TS9 7EU	Complete	1	1	0	1	0	0	0	0	0	0	0	Building plans submitted - 18/4/16, approved May'16, BI confirmed start 17/2/17 Council Tax still under construction Mar'18 BI Completion 7/8/18
15/01823/FUL Survey 1/3/17	Land At The Old Orchard Cooper Lane Potto North Yorkshire DL6 3HQ	Expired	0	0	0	0	0	0	0	0	0	0	0	Survey 1/3/17 : Not started still garden land Call fo Sites - part of S/120/001 NO CIL Commencement Notice - Apr'18 Expired
15/01988/FUL Survey 1/3/17	Stonewold Stainton Road Seamer North Yorkshire TS9 5NA	Active	1	0	0	0	0	1	0	0	0	1	0	Approved Jan'16 Survey 1/3/17 : Not started BI Plans conditionally approved Jan'18 BI Start 18/01/2019
15/02572/FUL Survey 1/3/17	8 High Street Great Ayton North Yorkshire TS9 6NJ	Complete	1	1	0	0	0	0	0	0	0	0	0	Completed 2/9/16 - 16/15297/IN, Survey 1/3/17 - looks complete , only one record at No.8 which for residential shop use ceased in Oct'16 (Gazetteer record)
15/01376/MRC	Halfway Barn, Road from Harland Hill,Easby	Complete	1	1	0	0	0	0	0	0	0	0	0	Application to change from holiday to C3 use - allowed on appeal Feb'16
14/02578/OUT 16/01138/S106 Survey 1/3/17	White House Farm Stokesley North Yorkshire TS9 5LE	Expired	0	0	0	0	0	0	0	0	0	0	0	April 2016 decision, expires April 2019 Variation on affordable housing submitted 16/01138/S106, refused Nov'17 Survey 1/3/17 No new application submitted , therefore expired
15/02246/FUL	Land And Buildings At Rear Of Kirkby House Farm Hill Road Kirkby In Cleveland North Yorkshire	Active	5	2	3	2	3	0	0	0	0	3	0	Demolition of Buildings - 17/00083/DEM; All plots u/c from Nov'17. Street Named & Numbered Feb'18 1st Completion -3/8/18 2nd Completion - 21/9/18 No further progress Apr'19

Housing Supply to 31st March 2019

KEY	Pre Application Activity Formal Pre-Apps	Detailed Planning Application	Post Permission Activity	Active Site	Completed	Expiry / Deactivated	Outline Permission
	Key All active Allocated Sites plus windfall with permission Updated & Checked against PARS to :16/5/19						

Northallerton - Unallocated Sites with Planning Permission (Windfall)

Ref	Site Address	Site Status	Potential Capacity	Completions	Under Construction at 1/4/2019	Actual Completions 2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	5 yr Total	Post Five Years	Notes
15/02726/MBN	Pilly Hall Farm Easby North Yorkshire TS9 6JQ	ACTIVE	1	0	1	0	1	0	0	0	0	1	0	June 2016 permission BI application - 18/21257/COND - approved - Nov'18 BI start Mar'19
16/00637/FUL Survey 1/3/17	"Wesley House" - Great Broughton Methodist Church High Street Great Broughton North Yorkshire TS9 7FG	Site Complete - Jul'17	1	1	0	0	0	0	0	0	0	0	0	Street Named & Numbered; Survey 1/3/17 - Building Sold - no active works looks exactly like chapel VOA Completion 21/7/17
15/01294/MBN 16/00820/MBN	Low House Farm Stainton Road Seamer North Yorkshire TS9 5NB	Active	2	1	1	1	1	0	0	0	0	1	0	Plot 1 Building work started 6/1/17, CT Inpsection finished Dec'18 Plot 2 started Apr'18
16/01588/MBN	Applegrove Farm Apple Grove Farm Track Seamer North Yorkshire TS9 5NL	Post Application Activity	2	0	0	0	1	1	0	0	0	2	0	Discharging Conditions - Dec'17 Site being marketed on Zoopla - Dec'18
16/01179/FUL Survey 1/3/17	3 North Road Stokesley North Yorkshire TS9 5DU	Complete	-1	-1	0	0	0	0	0	0	0	0	0	Completed no building work required. Loss of unit to office use Survey 1/3/17 - externally looks like a house , painting work being undertaken, linked to office at No.1 North Road
10/02377/FUL Survey 1/3/17	Blue Hall Cottage, 16 The Holme Great Broughton TS9 7HF	Complete	1	1	0	0	0	0	0	0	0	0	0	Site thought to be expired but no confirmed start, but VOA List 19/2/17 had a 20/1/17 completion date
16/00872/FUL	Moo Lodge The Meadows Kirkby Lane Kirkby In Cleveland North Yorkshire TS9 7AQ	Complete	1	1	0	0	0	0	0	0	0	0	0	C/U from annexe to separate dwelling
16/02470/OUT 19/00631/REM	OS Field 6300Tame BridgeStokesleyNorth Yorkshire	Outline - Reserved Matters submitted	3	0	0	0	0	3	0	0	0	3	0	New Permission - March 2017 Call for Sites - S/128/007 Reserved Matters submitted Mar'19
16/00854/FUL	Kitching Kneale And Co 81 High Street Great Ayton North Yorkshire	Complete	1	1	0	0	0	0	0	0	0	0	0	Conversion completed by Apr'17
16/01222/FUL	Former Wesleyan Chapel Ingleby Arncliffe North Yorkshire DL6 3LN	Complete	1	1	0	0	0	0	0	0	0	0	0	BI Plans submitted - Sep'16 Built July 17
16/01771/FUL Survey 2019	Highfield 12 Enterpen Hutton Rudby North Yorkshire	Post Application Activity	1	0	0	0	0	0	1	0	0	1	0	On PARS missed here , BI Plans approved Jan'18 Call for Sites submission S/073/003 DM Planning Officer site visit - No start Mar'19
17/00095/FUL	First & Second Floors 45 High Street Stokesley North Yorkshire TS9 5AD	Complete	2	2	0	2	0	0	0	0	0	0	0	New Permission - April 2017 BI completion - both flats May'18

Housing Supply to 31st March 2019

KEY	Pre Application Activity Formal Pre-Apps	Detailed Planning Application	Post Permission Activity	Active Site	Completed	Expiry / Deactivated	Outline Permission
	Key All active Allocated Sites plus windfall with permission Updated & Checked against PARS to :16/5/19						

Northallerton - Unallocated Sites with Planning Permission (Windfall)

Ref	Site Address	Site Status	Potential Capacity	Completions	Under Construction at 1/4/2019	Actual Completions 2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	5 yr Total	Post Five Years	Notes
16/02643/FUL	109 High Street Great Broughton North Yorkshire TS9 7HB	Complete	1	1	0	1	0	0	0	0	0	0	0	New Permission - June'17 BI Plans approved Net Gain of 1 unit CT Completion - Dec'18
17/00180/OUT	Hill View Hill Road Kirkby In Cleveland North Yorkshire TS9 7AN	Post Application Activity - Post April 2018	2	0	0	0	0	0	2	0	0	2	0	New Permission - May'17 Call for Sites - S/082/002 No detailed application submitted - Apr'19
17/00847/MBN	The Dairy Easby Grove Farm Easby North Yorkshire TS9 6JQ	Later application for holiday accomodation	0	0	0	0	0	0	0	0	0	0	0	New Permission - June'17 Subsequent application - 19/00439/FUL - now change of use to holiday cottage - therefore removed from supply
16/02683/FUL	Hollygarth House Hollygarth Great Ayton North Yorkshire TS9 6NG	Complete	2	2	0	0	0	0	0	0	0	0	0	New Permission - June'17 2x BI Completions Dec'17
15/00232/MBN	White Post Farm Great Broughton North Yorkshire TS9 7HU	Complete	1	1	0	0	0	0	0	0	0	0	0	Street named & Numbered Jan'17 Added - Sep'17 - VOA completion Jun'17
17/01157/FUL	103-105 High Street Great Ayton North Yorkshire TS9 6NB	Planning Permission	-2	0	0	0	0	0	-2	0	0	-2	0	Loss of two dwellings to A1/A3 use No progress Apr'18
17/00360/FUL	Cringle Moor Thirsk Road Stokesley North Yorkshire TS9 5BP	Planning Permission	2	0	0	0	0	0	2	0	0	2	0	New Application Sep'17 No progress - No Building Regulations application by Mar'19
17/00878/FUL	Free House Farm Land To The Rear Of Crathorne Arms Crathorne North Yorkshire TS15 0BA	Planning Permission	6	0	0	0	0	3	3	0	0	6	0	New IPGN Application granted Nov'17 Call for Sites - S/033/001 No BI Plans submitted - no progress Mar'19
17/02211/FUL	Newby Grange Newby North Yorkshire TS8 0AN	Complete	1	1	0	1	0	0	0	0	0	0	0	New Permission - Nov'17 BI Start Feb'18 July'18 - Complete
17/00389/JPN	Tame Bridge Stokesley TS9 5LQ	Planning Permission	1	0	0	0	0	1	0	0	0	1	0	New Permitted Development No progress to Mar'19
17/01173/FUL	Ground Floor 18 Levenside Stokesley North Yorkshire TS9 5BJ	Complete	1	1	0	1	0	0	0	0	0	0	0	Alterations and change of use from garage/store to ground floor flat New Permission Jan'18 Street Named & Numbered Sep'18 Site Complete Dec'18

Housing Supply to 31st March 2019

KEY	Pre Application Activity Formal Pre-Apps	Detailed Planning Application	Post Permission Activity	Active Site	Completed	Expiry / Deactivated	Outline Permission
	All active Allocated Sites plus windfall with permission Updated & Checked against PARS to :16/5/19						

Northallerton - Unallocated Sites with Planning Permission (Windfall)														
Ref	Site Address	Site Status	Potential Capacity	Completions	Under Construction at 1/4/2019	Actual Completions 2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	5 yr Total	Post Five Years	Notes
17/01570/FUL	Brook House 21 Levenside Stokesley North Yorkshire TS9 5AR	Planning Permission	1	0	0	0	0	1	0	0	0	1	0	New Permission - Feb'18
17/00305/OUT	Springwell Nurseries Stainton Road Seamer North Yorkshire TS9 5NA	Outline	5	0	0	0	0	2	3	0	0	5	0	New Permission - Feb'18 Call for Sites - S/128/001 - whole site has pp No Detailed Application submitted up to Apr'19
17/02207/OUT	Annaclay Farm The Holme Great Broughton North Yorkshire TS9 7HF	Outline	1	0	0	0	0	1	0	0	0	1	0	New Permission - Feb'18 No Detailed Application submitted up to Apr'19
17/00812/PPN	Building & Land North of A172 Swainby	Complete	1	1	0	1	0	0	0	0	0	0	0	Post March 2018 completion
18/01112/OUT	Hawthorns, Tame Bridge Stokesley North Yorkshire TS9 5LQ	Outline	1	0	0	0	0	1	0	0	0	1	0	Outline application with details of access (all other matters reserved) for a bungalow No Detailed Application submitted up to Apr'19
18/01602/OUT (19/00302/FUL)	OS Field 2719 Stokesley Road Hutton Rudby North Yorkshire	Outline - Details for part of Site	5	0	0	0	0	2	3	0	0	5	0	Outline planning permission with details of access and layout (all other matters reserved) for the construction of five dwellinghouses Detailed application submitted for part of site.
17/01766/FUL	10 Cooper Lane, Potto DL6 3HQ	Detailed Permission	1	0	0	0	0	1	0	0	0	1	0	Allowed on appeal No change Apr'19
18/02290/FUL	Hunter Hill Farm Lodge Tanton Road Seamer North Yorkshire TS9 5NG	Complete	1	1	0	1	0	0	0	0	0	0	0	Retrospective sub-division , 1 net gain
18/02614/MRC	Seamer Hill Farm Seamer North Yorkshire TS9 5NQ	Complete	1	1	0	1	0	0	0	0	0	0	0	change of use of building to a manager's dwelling for adjacent holiday letting units) to enable use as a permanent independent dwelling
18/02658/MBN	The Barn Faceby Fields Goulton Lane Carlton In Cleveland North Yorkshire TS9 7DS	Detailed Permission	1	0	0	0	0	1	0	0	0	1	0	Notification for prior approval for a proposed change of use of agricultural building to a dwellinghouse
Stokesley Totals			343	80	57	34	48	61	52	40	40	241	22	

Housing Supply to 31st March 2019

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Stokesley - Unallocated Sites with Planning Permission (Windfall)

Ref	Site Address	Site Status	Potential Capacity	Completions	Under Construction at 1/4/2019	Actual Completions 2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	5 yr Total	Post Five Years	Notes
12/02638/FUL Survey 1/3/17	Newton Rose, 46 Newton Road	Complete	2	2	0	0	0	0	0	0	0	0	0	Works commenced on side extension SHLAA 2015 : Contacted Agent no info on progress. Discharging conditions July'15, Both units built May'16 Survey 1/3/17 : Confirmed built
09/00105/FUL	Holme Farm, 12 The Holme, Great Broughton	Complete	1	1	0	0	0	0	0	0	0	0	0	Completed March'17
10/01686/FUL	Albion House 73 Newton Road Great Ayton	Expired	0	0	0	0	0	0	0	0	0	0	0	10/01686/ful expired therefore removed
15/00533/OUT Survey 1/3/17	110 High Street, Great Broughton	Expired	0	0	0	0	0	0	0	0	0	0	0	Survey 1/3/17 - no change , no full submitted yet Possible Expiry May'18 - excluded from supply
13/01627/FUL Survey 1/3/17	22 The Holme	Expired	0	0	0	0	0	0	0	0	0	0	0	No development, permission granted until October 2018 - expired
13/01616/FUL Revised Application 15/00155/MRC	Ayrshire Lodge, Nunthorpe	ACTIVE	2	0	2	0	0	2	0	0	0	2	0	Application for 1x dwelling & 1x Holiday let ;revised application changed holiday let to dwelling; started Dec'2013 - still U/C No change Apr'19
12/00549/FUL	Land Adjacent to Rosenda, Station Road	Complete	1	1	0	0	0	0	0	0	0	0	0	Started March 2013 HDC - Built April 2016 - now called Rosenda - original dwelling renamed to Sandell Rise
13/01850/OUT & 14/02157/REM	OS Field 0046, Seamer	Expired	0	0	0	0	0	0	0	0	0	0	0	HDC Reserved matter application approved Dec'14; Not started by April 2016 - expired Dec'17, no activity
13/02342/FUL & 15/02775/FUL	"Norfolk House" - Cranimoor Hill Road, Kirkby in Cleveland	Complete	1	1	0	1	0	0	0	0	0	0	0	New Application approved April 2016 - 15/02775/FUL - discharging conditions ; Street Named & Numbered - Norfolk House; BI Plans approved Aug'16 CIL Commencement Notice - Jul'16 CT Completion Oct'18
14/02582/REM Survey 1/3/17	"Lime Tree House" - 2A Hallgarth Great Broughton TS9 7EH	Complete	1	1	0	0	0	0	0	0	0	0	0	SHLAA 2015 : Now under construction - foundations and footings completed this week (24/7/15); still U/C Jan'17 Survey 1/3/17 - looked complete , according to NYBCP photovoltaic system installed June'18 - checked Gazetteer - CT completion 20/10/16
13/02666/FUL Survey 1/3/17	Land west of Apple Tree House, Garbutts Lane, Hutton Rudby	Complete	16	16	0	0	0	0	0	0	0	0	0	Development commenced, no units delivered. Developer ESH Property Services. SHLAA 2016: PARS All 16 units started,all complete May'16 Survey 1/3/17 indeed complete
14/02284/FUL & 15/00685/FUL	Crossways, 116 Newton Road, Great Ayton	Complete	1	1	0	0	0	0	0	0	0	0	0	Site cleared, no development Development started 7/7/15, CT Completion 14/3/16
14/01918/FUL	Adjacent 13 Linden Road, Great Ayton Address : (45A Addison Road)	Complete	1	1	0	0	0	0	0	0	0	0	0	U/C from Sep'15 - addressed as 45a Addison Road - Completed 28/7/2016

Housing Supply to 31st March 2019

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Stokesley - Unallocated Sites with Planning Permission (Windfall)

Ref	Site Address	Site Status	Potential Capacity	Completions	Under Construction at 1/4/2019	Actual Completions 2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	5 yr Total	Post Five Years	Notes
14/00965/FUL	24a Addison Road, Great Ayton	Complete	1	1	0	0	0	0	0	0	0	0	0	Development complete - HDC CONFIRM
14/01069/MBN	The Barn The Plant Nursery Art Topiary The Nursery Great Busby North Yorkshire TS9 7AS	Post March 2019 Completion	1	0	1	0	0	1	0	0	0	1	0	HDC Estimate; started Oct'14; still U/C Jan'17 BI Completion 1/4/19
14/01246/MBN Survey 1/3/17	The Granary & The Stables Windy Hill Farm Stokesley Road Hutton Rudby North Yorkshire TS15 0JS	Expired	0	0	0	0	0	0	0	0	0	0	0	HDC - 2x conversion; Building Inspectors Notice submitted - Mar'15 Survey 1/3/17 - Not sure started - photo No progress by Mar'19
14/01477/IAN Survey 1/3/17	Albion House 73 Newton Road Great Ayton North Yorkshire TS9 6DT	Complete	1	1	0	0	0	0	0	0	0	0	0	Completed August 2014
14/01659/MBN	Peaton Carr Farm Stokesley North Yorkshire TS9 5JS	Expired	0	0	0	0	0	0	0	0	0	0	0	HDC - not started - Jan'17 no confirmed start since therefore expired in by Oct'17 Later application 15/01538/MBN refused
07/00158/FUL	64 Kirkby Lane	Complete	1	1	0	0	0	0	0	0	0	0	0	This is a change of use - CT confirmed completion on 1/4/2015
14/00337/OUT & 16/02756/REM Survey 2018	Land To The North And West Of Woodlands Walk Tanton Road Stokesley	Active	225	17	47	17	40	40	40	40	40	200	8	Application 16/02756/REM approved Jul'17, reduced numbers by 1! Street Named & Numbered - 6/11/17 1st starts Jan'18 1st release of houses advertised - Mar'18 17 completions 2018/2019 - upped delivery rates
15/00169/FUL Survey 1/3/17	47A & 47B - Olivias Artisan Bakery 47 High Street Stokesley North Yorkshire TS9 5AD	Complete	2	2	0	0	0	0	0	0	0	0	0	Street Named & Numbered; Electrical works completed on 47A & 47B - Jun'15; no confirmed finish underway but Survey 1/3/17 : Upper floors looked empty VOA Completion - May'17
15/00597/FUL Survey 1/3/17	11 & 13 Bridge Street, Great Ayton	Expired	0	0	0	0	0	0	0	0	0	0	0	Not Started, Survey 1/3/17 : still warehouse/store Looks like no progress - expired May'18 No CIL Commencement Notice - Apr'19
15/01029/MBN	The Wheelhouse Primrose Hill Farm Little Broughton North Yorkshire TS9 5JR	Complete	1	1	0	0	0	0	0	0	0	0	0	BI Plans submitted - Aug'16 - 16/17297/IN The Big Check - on Gazetteer & Map completed by Feb'18
15/01060/MBN Survey 1/3/17	Demblin Ingleby Greenhow North Yorkshire TS9 6LH	Active	1	0	1	0	1	0	0	0	0	1	0	Building Notice acceptance - 20/12/2016; BI Start 31/1/17, survey confirmed start breeze block well advanced on gable ends Enforcement issues - still u/c Apr'19

Housing Supply to 31st March 2019

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Stokesley - Unallocated Sites with Planning Permission (Windfall)

Ref	Site Address	Site Status	Potential Capacity	Completions	Under Construction at 1/4/2019	Actual Completions 2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	5 yr Total	Post Five Years	Notes
15/01102/MBN	Harland Hill Farm Easby North Yorkshire TS9 6JD	Active	3	2	1	2	1	0	0	0	0	1	0	Plot 1 - started 05/02/2016; plot 2 / 3 started Q1 2016/2017 Street Named & Numbered Sep'18 Plot 2 - CT Completion Dec'18 Plot 3 - BI Completion - Jan'19 No further progress Apr'19
15/01113/OUT & 16/00812/FUL Survey 1/3/17	"Sycamore Cottage" - Hill Top East Side Hutton Rudby North Yorkshire TS15 0DB	Complete	1	1	0	1	0	0	0	0	0	0	0	BI Start 10/3/17 Street Named & Numbered CT Completion Sep'18
15/01802/FUL Survey 1/3/17	"Stable Cottage" Hill House Stables Land Adjacent To Village Hall Ingleby Cross	Complete	1	1	0	1	0	0	0	0	0	0	0	Initial Notice submitted - 22/3/2016 Survey 1/3/17 - No Start - nice set of stables - photo Oct'17 - CIL Commencement Notice Street Named & Numbered Sep'18 CT Completion Jun'18 - but notified Oct'18
15/01820/MBN Not Surveyed - Access	Meynell Hall Great Broughton North Yorkshire TS9 7EU	Complete	1	1	0	1	0	0	0	0	0	0	0	Building plans submitted - 18/4/16, approved May'16, BI confirmed start 17/2/17 Council Tax still under construction Mar'18 BI Completion 7/8/18
15/01823/FUL Survey 1/3/17	Land At The Old Orchard Cooper Lane Potto North Yorkshire DL6 3HQ	Expired	0	0	0	0	0	0	0	0	0	0	0	Survey 1/3/17 : Not started still garden land Call fo Sites - part of S/120/001 NO CIL Commencement Notice - Apr'18 Expired
15/01988/FUL Survey 1/3/17	Stonewold Stainton Road Seamer North Yorkshire TS9 5NA	Active	1	0	0	0	0	1	0	0	0	1	0	Approved Jan'16 Survey 1/3/17 : Not started BI Plans conditionally approved Jan'18 BI Start 18/01/2019
15/02572/FUL Survey 1/3/17	8 High Street Great Ayton North Yorkshire TS9 6NJ	Complete	1	1	0	0	0	0	0	0	0	0	0	Completed 2/9/16 - 16/15297/IN, Survey 1/3/17 - looks complete , only one record at No.8 which for residential shop use ceased in Oct'16 (Gazetteer record)
15/01376/MRC	Halfway Barn, Road from Harland Hill,Easby	Complete	1	1	0	0	0	0	0	0	0	0	0	Application to change from holiday to C3 use - allowed on appeal Feb'16
14/02578/OUT 16/01138/S106 Survey 1/3/17	White House Farm Stokesley North Yorkshire TS9 5LE	Expired	0	0	0	0	0	0	0	0	0	0	0	April 2016 decision, expires April 2019 Variation on affordable housing submitted 16/01138/S106, refused Nov'17 Survey 1/3/17 No new application submitted , therefore expired
15/02246/FUL	Land And Buildings At Rear Of Kirkby House Farm Hill Road Kirkby In Cleveland North Yorkshire	Active	5	2	3	2	3	0	0	0	0	3	0	Demolition of Buildings - 17/00083/DEM; All plots u/c from Nov'17. Street Named & Numbered Feb'18 1st Completion - 3/8/18 2nd Completion - 21/9/18 No further progress Apr'19

Housing Supply to 31st March 2019

KEY	Pre Application Activity Formal Pre-Apps	Detailed Planning Application	Post Permission Activity	Active Site	Completed	Expiry / Deactivated	Outline Permission
	Key All active Allocated Sites plus windfall with permission Updated & Checked against PARS to :16/5/19						

Stokesley - Unallocated Sites with Planning Permission (Windfall)

Ref	Site Address	Site Status	Potential Capacity	Completions	Under Construction at 1/4/2019	Actual Completions 2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	5 yr Total	Post Five Years	Notes
15/02726/MBN	Pilly Hall Farm Easby North Yorkshire TS9 6JQ	ACTIVE	1	0	1	0	1	0	0	0	0	1	0	June 2016 permission BI application - 18/21257/COND - approved - Nov'18 BI start Mar'19
16/00637/FUL Survey 1/3/17	"Wesley House" - Great Broughton Methodist Church High Street Great Broughton North Yorkshire TS9 7FG	Site Complete - Jul'17	1	1	0	0	0	0	0	0	0	0	0	Street Named & Numbered; Survey 1/3/17 - Building Sold - no active works looks exactly like chapel VOA Completion 21/7/17
15/01294/MBN 16/00820/MBN	Low House Farm Stainton Road Seamer North Yorkshire TS9 5NB	Active	2	1	1	1	1	0	0	0	0	1	0	Plot 1 Building work started 6/1/17, CT Inpsection finished Dec'18 Plot 2 started Apr'18
16/01588/MBN	Applegrove Farm Apple Grove Farm Track Seamer North Yorkshire TS9 5NL	Post Application Activity	2	0	0	0	1	1	0	0	0	2	0	Discharging Conditions - Dec'17 Site being marketed on Zoopla - Dec'18
16/01179/FUL Survey 1/3/17	3 North Road Stokesley North Yorkshire TS9 5DU	Complete	-1	-1	0	0	0	0	0	0	0	0	0	Completed no building work required. Loss of unit to office use Survey 1/3/17 - externally looks like a house , painting work being undertaken, linked to office at No.1 North Road
10/02377/FUL Survey 1/3/17	Blue Hall Cottage, 16 The Holme Great Broughton TS9 7HF	Complete	1	1	0	0	0	0	0	0	0	0	0	Site thought to be expired but no confirmed start, but VOA List 19/2/17 had a 20/1/17 completion date
16/00872/FUL	Moo Lodge The Meadows Kirkby Lane Kirkby In Cleveland North Yorkshire TS9 7AQ	Complete	1	1	0	0	0	0	0	0	0	0	0	C/U from annexe to separate dwelling
16/02470/OUT 19/00631/REM	OS Field 6300Tame BridgeStokesleyNorth Yorkshire	Outline - Reserved Matters submitted	3	0	0	0	0	3	0	0	0	3	0	New Permission - March 2017 Call for Sites - S/128/007 Reserved Matters submitted Mar'19
16/00854/FUL	Kitching Kneale And Co 81 High Street Great Ayton North Yorkshire	Complete	1	1	0	0	0	0	0	0	0	0	0	Conversion completed by Apr'17
16/01222/FUL	Former Wesleyan Chapel Ingleby Arncliffe North Yorkshire DL6 3LN	Complete	1	1	0	0	0	0	0	0	0	0	0	BI Plans submitted - Sep'16 Built July 17
16/01771/FUL Survey 2019	Highfield 12 Enterpen Hutton Rudby North Yorkshire	Post Application Activity	1	0	0	0	0	0	1	0	0	1	0	On PARS missed here , BI Plans approved Jan'18 Call for Sites submission S/073/003 DM Planning Officer site visit - No start Mar'19
17/00095/FUL	First & Second Floors 45 High Street Stokesley North Yorkshire TS9 5AD	Complete	2	2	0	2	0	0	0	0	0	0	0	New Permission - April 2017 BI completion - both flats May'18

Housing Supply to 31st March 2019

KEY	Pre Application Activity Formal Pre-Apps	Detailed Planning Application	Post Permission Activity	Active Site	Completed	Expiry / Deactivated	Outline Permission
	Key All active Allocated Sites plus windfall with permission Updated & Checked against PARS to :16/5/19						

Stokesley - Unallocated Sites with Planning Permission (Windfall)

Ref	Site Address	Site Status	Potential Capacity	Completions	Under Construction at 1/4/2019	Actual Completions 2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	5 yr Total	Post Five Years	Notes
16/02643/FUL	109 High Street Great Broughton North Yorkshire TS9 7HB	Complete	1	1	0	1	0	0	0	0	0	0	0	New Permission - June'17 BI Plans approved Net Gain of 1 unit CT Completion - Dec'18
17/00180/OUT	Hill View Hill Road Kirkby In Cleveland North Yorkshire TS9 7AN	Post Application Activity - Post April 2018	2	0	0	0	0	0	2	0	0	2	0	New Permission - May'17 Call for Sites - S/082/002 No detailed application submitted - Apr'19
17/00847/MBN	The Dairy Easby Grove Farm Easby North Yorkshire TS9 6JQ	Later application for holiday accomodation	0	0	0	0	0	0	0	0	0	0	0	New Permission - June'17 Subsequent application - 19/00439/FUL - now change of use to holiday cottage - therefore removed from supply
16/02683/FUL	Hollygarth House Hollygarth Great Ayton North Yorkshire TS9 6NG	Complete	2	2	0	0	0	0	0	0	0	0	0	New Permission - June'17 2x BI Completions Dec'17
15/00232/MBN	White Post Farm Great Broughton North Yorkshire TS9 7HU	Complete	1	1	0	0	0	0	0	0	0	0	0	Street named & Numbered Jan'17 Added - Sep'17 - VOA completion Jun'17
17/01157/FUL	103-105 High Street Great Ayton North Yorkshire TS9 6NB	Planning Permission	-2	0	0	0	0	0	-2	0	0	-2	0	Loss of two dwellings to A1/A3 use No progress Apr'18
17/00360/FUL	Cringle Moor Thirsk Road Stokesley North Yorkshire TS9 5BP	Planning Permission	2	0	0	0	0	0	2	0	0	2	0	New Application Sep'17 No progress - No Building Regulations application by Mar'19
17/00878/FUL	Free House Farm Land To The Rear Of Crathorne Arms Crathorne North Yorkshire TS15 0BA	Planning Permission	6	0	0	0	0	3	3	0	0	6	0	New IPGN Application granted Nov'17 Call for Sites - S/033/001 No BI Plans submitted - no progress Mar'19
17/02211/FUL	Newby Grange Newby North Yorkshire TS8 0AN	Complete	1	1	0	1	0	0	0	0	0	0	0	New Permission - Nov'17 BI Start Feb'18 July'18 - Complete
17/00389/JPN	Tame Bridge Stokesley TS9 5LQ	Planning Permission	1	0	0	0	0	1	0	0	0	1	0	New Permitted Development No progress to Mar'19
17/01173/FUL	Ground Floor 18 Levenside Stokesley North Yorkshire TS9 5BJ	Complete	1	1	0	1	0	0	0	0	0	0	0	Alterations and change of use from garage/store to ground floor flat New Permission Jan'18 Street Named & Numbered Sep'18 Site Complete Dec'18

Housing Supply to 31st March 2019

KEY	Pre Application Activity Formal Pre-Apps	Detailed Planning Application	Post Permission Activity	Active Site	Completed	Expiry / Deactivated	Outline Permission
	All active Allocated Sites plus windfall with permission Updated & Checked against PARS to :16/5/19						

Stokesley - Unallocated Sites with Planning Permission (Windfall)

Ref	Site Address	Site Status	Potential Capacity	Completions	Under Construction at 1/4/2019	Actual Completions 2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	5 yr Total	Post Five Years	Notes
17/01570/FUL	Brook House 21 Levenside Stokesley North Yorkshire TS9 5AR	Planning Permission	1	0	0	0	0	1	0	0	0	1	0	New Permission - Feb'18
17/00305/OUT	Springwell Nurseries Stainton Road Seamer North Yorkshire TS9 5NA	Outline	5	0	0	0	0	2	3	0	0	5	0	New Permission - Feb'18 Call for Sites - S/128/001 - whole site has pp No Detailed Application submitted up to Apr'19
17/02207/OUT	Annaclay Farm The Holme Great Broughton North Yorkshire TS9 7HF	Outline	1	0	0	0	0	1	0	0	0	1	0	New Permission - Feb'18 No Detailed Application submitted up to Apr'19
17/00812/PPN	Building & Land North of A172 Swainby	Complete	1	1	0	1	0	0	0	0	0	0	0	Post March 2018 completion
18/01112/OUT	Hawthorns, Tame Bridge Stokesley North Yorkshire TS9 5LQ	Outline	1	0	0	0	0	1	0	0	0	1	0	Outline application with details of access (all other matters reserved) for a bungalow No Detailed Application submitted up to Apr'19
18/01602/OUT (19/00302/FUL)	OS Field 2719 Stokesley Road Hutton Rudby North Yorkshire	Outline - Details for part of Site	5	0	0	0	0	2	3	0	0	5	0	Outline planning permission with details of access and layout (all other matters reserved) for the construction of five dwellinghouses Detailed application submitted for part of site.
17/01766/FUL	10 Cooper Lane, Potto DL6 3HQ	Detailed Permission	1	0	0	0	0	1	0	0	0	1	0	Allowed on appeal No change Apr'19
18/02290/FUL	Hunter Hill Farm Lodge Tanton Road Seamer North Yorkshire TS9 5NG	Complete	1	1	0	1	0	0	0	0	0	0	0	Retrospective sub-division , 1 net gain
18/02614/MRC	Seamer Hill Farm Seamer North Yorkshire TS9 5NQ	Complete	1	1	0	1	0	0	0	0	0	0	0	change of use of building to a manager's dwelling for adjacent holiday letting units) to enable use as a permanent independent dwelling
18/02658/MBN	The Barn Faceby Fields Goulton Lane Carlton In Cleveland North Yorkshire TS9 7DS	Detailed Permission	1	0	0	0	0	1	0	0	0	1	0	Notification for prior approval for a proposed change of use of agricultural building to a dwellinghouse
Stokesley Totals			343	80	57	34	48	61	52	40	40	241	22	

Housing Supply to 31st March 2019

KEY	Pre Application Activity Formal Pre-Apps	Detailed Planning Application	Post Permission Activity	Active Site	Completed	Expiry / Deactivated	Outline Permission
	Key All active Allocated Sites plus windfall with permission Updated & Checked against PARS to :16/5/19						

Thirsk - Unallocated Sites with Planning Permission (Windfall)														
Ref	Site Address	Site Status	Potential Capacity	Completions	Under Construction at 1/4/2019	Actual Completions 2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	5 yr Total	Post Five Years	Notes
09/01777/FUL Survey 2019	The Rowans (Plot 9-13) East of Estate Road	Active	4	3	1	1	1	0	0	0	0	1	0	Now Harland Builders both plots started 24/11/16 Update Feb'18 - Outside roofs well on , Street Named & Numbered Plot 2 completed May'18 No further progression Apr'19
09/03651/FUL	20B Station Road	Complete	1	1	0	0	0	0	0	0	0	0	0	May 2017 Completion
10/02627/FUL	The Old Brewery, 93 Long Street	Expired	0	0	0	0	0	0	0	0	0	0	0	Expired
11/02035/FUL	Land to the rear of 5A to 5C Front Street	Complete	3	3	0	0	0	0	0	0	0	0	0	2 completions 2015/2016 with Plot 3 commencing on 21/9/15, VOA completion Jan'17
12/01093/FUL Survey 8/3/17	Walkers Ground, Church Street	Expired	0	0	0	0	0	0	0	0	0	0	0	Plot for sale with no works commenced HDC no indication of activity; lapsed Jan'16 Survey confirmed no activity
12/01707/FUL 15/01952/FUL 19/00116/FUL Survey 8/3/17	West House, 1 Alexander Close	Post April 2019 Activity	0	0	0	0	0	0	0	0	0	0	0	Street named & Numbered Nov'15 Survey 8/3/17 - no start Building Inspector plans submitted Mar'18 No start by Oct'18 therefore expired BUT Revised application - 19/00116/FUL - approved April 2019
12/02365/FUL	87A Market Place	Complete	2	2	0	0	0	0	0	0	0	0	0	HDC - 2x flats both started Nov'13 , 1 completion July 2014. CT completion of Flat 2 Jan'17
12/02398/FUL	"Pear Tree House" 20 Ingramgate	Complete	1	1	0	0	0	0	0	0	0	0	0	HDC confirm July 2014 start, completed Mar'16
13/00078/FUL	Land East of Common Lane, Carton Hustlewaite	Expired	0	0	0	0	0	0	0	0	0	0	0	No development on site; April 2016 no change - therefore expired
13/00377/FUL 15/02260/MRC	Greystones, Dalton Lane	Expired	0	0	0	0	0	0	0	0	0	0	0	No development on site; varying conditions Jan'16; site expired Sep'16
13/00503/FUL Survey 8/3/17	now "Beech Crest" 6 Hillcrest, Pickhill	Complete	1	1	0	0	0	0	0	0	0	0	0	Works nearing completion; HDC - Building Inspector start for 19/3/2015; Built 2/7/16 Survey 8/3/17
13/00975/FUL 11/00640/REM Survey 2/2/17	Land to the rear of North Lodge, Stockton Road	Complete	5	5	0	1	0	0	0	0	0	0	0	Two permissions for the site. One dwelling completed under permission 11/00640. HDC : Two complete under permission 13/00975/FUL, 1 completed 3/9/16 Last plot completed Jul'18
13/01769/FUL	Land North of Oak View	Complete	2	2	0	0	0	0	0	0	0	0	0	Development complete. JB add 2 dwellings. HDC Survey 19/8/15 : Plot2 now complete - cards in window - Plot 1 still u/c site generally needs finishing off; Plot 1 finished Sept'15
13/02323/FUL SURVEY 2018	Land off Catton Village Street, Catton	Active	6	2	4	2	3	1	0	0	0	4	0	Survey 8/3/17 - Site fenced off - activity looked like site preparations underway - CT confirmed as "Active" Street Named & Numbered - 2017 Survey May 2018 - very active Plots 3 & 4 completed Mar'19

Housing Supply to 31st March 2019

KEY	Pre Application Activity Formal Pre-Apps	Detailed Planning Application	Post Permission Activity	Active Site	Completed	Expiry / Deactivated	Outline Permission
	Key All active Allocated Sites plus windfall with permission Updated & Checked against PARS to :16/5/19						

Thirsk - Unallocated Sites with Planning Permission (Windfall)

Ref	Site Address	Site Status	Potential Capacity	Completions	Under Construction at 1/4/2019	Actual Completions 2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	5 yr Total	Post Five Years	Notes
13/02397/OUT 17/02448/REM	Land off End Street, St Marys Close, Thirsk	Active	40	0	10	0	10	10	10	10	0	40	0	Outline application, assumed site can deliver in full Reserved Matters approved for 40 units, affordable dwellings, Nov'18 10 BI starts Mar'19
13/02399/FUL	The Cottage, Spital Hill, York Road	Complete	-1	-1	0	0	0	0	0	0	0	0	0	SHLAA 2015 : Agent - Almost Complete; PARS Updated; 2 dwellings into 1 - Gazetteer confirmed complete
13/02560/REM 16/00511/FUL SURVEY 2018	Land to the north of The Willows, Willow Bridge Lane	Complete	43	43	0	14	0	0	0	0	0	0	0	HDC - 12 completions 2015/2016; Revised Layout submitted - 16/00511/FUL extra 7 units site total now 43 2017/2018 - 13 built. Last two completions notified by Council Tax for Plots 10,11 - Mar'19 2018/2019 - 14 completions
13/02588/OUT 14/01606/REM	Park Farm Holme on Swale	Complete	1	1	0	0	0	0	0	0	0	0	0	Reserved matters approved 14/01606/REM. confirmed start on 27/5/15, COMPLETE 22/4/16
13/02603/FUL	Hawthorn Cottage, Long Street, topcliffe	Complete	1	1	0	0	0	0	0	0	0	0	0	Development complete. JB add 1 dwellings HDC - Confirmed Completion on 31/7/2015
14/00004/FUL 16/01201/MRC 17/00470/FUL	"Scots Dene" Land Adjacent Pennington, Pickhill	Complete	1	1	0	0	0	0	0	0	0	0	0	Street Named & Numbered Mar'17; 16/01201/MRC approved to change site area Revised Application submitted approved May'17 - technically expired for 2 months. CIL Commencement Notice Served. Site Complete Mar'18
14/00313/FUL 17/00975/FUL Survey 2019	Lyng Easthaugh, Main Street, Sessay	Active	1	0	1	0	0	1	0	0	0	1	0	Survey 8/3/17 - Not Started Revised application 17/00975/FUL - approved 3/8/17 No progress - Apr'18 BI Initial Notice - Nov'19 Survey April 2019 - Well on way, 2nd storey No notification - under reported
14/00755/FUL	Abbeyfield Society, Mitchell House, Gillings Court	Expired	0	0	0	0	0	0	0	0	0	0	0	HDC - Note numbers change : Change of use from a nursing home to 7 one bedroom and 1 two bedroom apartments No Change Jan'17 - expired May 2017
14/00882/OUT & 15/01852/FUL Not Surveyed	Land adjacent to the New House, Catton	Complete	1	1	0	1	0	0	0	0	0	0	0	Outline permission, can deliver in five year period HDC : Full Application submitted 15/01852/FUL; BI Plans submitted - April 2016 Survey 8/3/17 - Very active - see photo CT Completion - May'18
14/01134/MBN	Manor Farm Balk North Yorkshire YO7 2AH	Planning Permission	0	0	0	0	0	0	0	0	0	0	0	No activity - Jan'17, expired
14/01434/OUT & 15/01104/REM SURVEY 2018	"Thistledoo" Redundant Pumping Station, Pickhill	Complete	1	1	0	1	0	0	0	0	0	0	0	HDC - Reserved Matter granted July 2015 - IPGN Site; BI Plans - Initial Notice served; Street Named & Numbered - August 2016. CT still ongoing Oct'17 Survey 4/5/18 - Externals Finished Site Complete Feb'19
14/01523/FUL & 17/00051/JPN 17/01193/JPN	Station Road Business Park Station Road Thirsk North Yorkshire YO7 1PZ	Site Complete - Aug'17	30	30	0	0	0	0	0	0	0	0	0	HDC - Select Developments - Mr Craddock - will progress within five years, sorting contractors ; New application 17/00051/JPN for 25 flats approved March 2017; 17/01193/JPN approved 17/7/17 now for 30 units. Street Named & Numbered 2/6/17 All Complete by August 2017

Housing Supply to 31st March 2019

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Thirsk - Unallocated Sites with Planning Permission (Windfall)

Ref	Site Address	Site Status	Potential Capacity	Completions	Under Construction at 1/4/2019	Actual Completions 2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	5 yr Total	Post Five Years	Notes
14/01917/MBN Survey 2018	Salmon Hall Catton Lane Topcliffe North Yorkshire YO7 3SA	Active	3	1	2	1	2	0	0	0	0	2	0	Plot 1 - BI Start Nov'17 Plot 2 - BI Start Feb'18 Plot 3 - Completed Jun'18 Street Named & Numbered Jan'18 Survey May 2018 - plenty of activity No change Apr'19
14/01961/FUL	New Church Farm Church Lane Bagby North Yorkshire YO7 2PW	Complete	1	1	0	0	0	0	0	0	0	0	0	HDC confirmed start 14/5/2015; Completed Feb'2016
14/02610/MBN	Known as "No. 3 & 4 Moorhouse Farm Cottages" Moorhouse Farm Felixkirk North Yorkshire YO7 2EE	Complete	2	2	0	0	0	0	0	0	0	0	0	These both confirmed CT completions - on 22/4/2016
14/02081/FUL & 15/00636/FUL Survey 8/3/17	"Williams Court" Thirsk Garage - 6 Ingramgate	Complete	14	14	0	0	0	0	0	0	0	0	0	Survey 8/3/17 - substantially complete All complete July'17
14/02151/MBN 15/00038/FUL Survey 8/3/17	Village Farm,Sinderby North Yorkshire YO7 4JD	Expired	0	0	0	0	0	0	0	0	0	0	0	HDC Estimate ; Works to extend building to improve internal layout of barn approved March 2015; this plot 4 - other three holiday accomodation - Initial notice submitted, Feb'15 Survey 8/3/17 - Looked like not started - expired
14/02500/FUL	Now known as 20a - 21 Hambleton Place, Thirsk	Complete	1	1	0	0	0	0	0	0	0	0	0	SHLAA 2015 : Agent - Almost Complete; PARS Updated; built 24/6/2016
15/00005/FUL Survey 8/3/17	41 Station Road	Expired	0	0	0	0	0	0	0	0	0	0	0	Recent permission approved, no development on site. HDC Survey 19/8/15 - No Progress; no change Jun'16 Survey 8/3/17 - Not started The Big Check Feb'18 - No progress expires Mar'18, no further applications therefore expired
15/00310/FUL	20 Croft Heads Sowerby North Yorkshire YO7 1NG	Complete	1	1	0	0	0	0	0	0	0	0	0	Replacement of dwelling with a 2 storey dwelling and construction of a dormer bungalow. Replacement ignored for supply purposes therefore 1 net gain.; Plot 1 - Field View - (the new bungalow) started 12/10/2015, COMPLETE 8/2/17.
15/00357/FUL	Land Adjacent to 147 Hambleton Place	Expired	0	0	0	0	0	0	0	0	0	0	0	Checked Sep'18 no evidence of any completions,expired
15/00408/OUT & 16/02364/REM SURVEY 2018	"Butter Hill View" Land North Of The Paddocks Main Street Sessay North Yorkshire	Complete	6	6	0	0	0	0	0	0	0	0	0	Reserved Matters approved Jul'17 now 6 dwellings Survey 8/3/17 - no start Street Named & Numbered - 31/8/17 All started August 2017 Plots 1,2,3 & 4 complete Feb'18 Plots 5 & 6 complete - Mar'18
15/00527/FUL Survey 8/3/17	28 Long Street Thirsk North Yorkshire YO7 1AP	Complete	1	1	0	0	0	0	0	0	0	0	0	Street Named & Numbered - Greengage Cottage; Initial Notice from 06/7/2015 Completion Sep'17

Housing Supply to 31st March 2019

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Thirsk - Unallocated Sites with Planning Permission (Windfall)

Ref	Site Address	Site Status	Potential Capacity	Completions	Under Construction at 1/4/2019	Actual Completions 2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	5 yr Total	Post Five Years	Notes
15/00681/FUL	"The Shieling" Land Adjacent To 62 Back Lane Sowerby North Yorkshire YO7 1NQ	Complete	1	1	0	0	0	0	0	0	0	0	0	Under Construction from Nov'15; finished May'16
15/00905/OUT 17/00962/MRC 17/01935/REM SURVEY 2019	"Rokesby Place" Chapel Farm Pickhill North Yorkshire YO7 4JG	Active	8	0	0	0	0	4	4	0	0	8	0	Material Change to remove affordable element - 17/00962/MRC Reserved Matters approved - Dec'17 Survey 4/5/18 - Not started Street Named & Numbered Apr'19 Survey April 2019 - on site , site preparations ongoing
15/00907/FUL	Hall And Premises Norby Estate Norby North Yorkshire YO7 1BG	Complete	2	2	0	0	0	0	0	0	0	0	0	Conversion completed May'16
15/01028/FUL 18/02634/FUL SURVEY 2019	The Old Chapel Pickhill North Yorkshire YO7 4JG	Detailed Permission	1	0	0	0	0	1	0	0	0	1	0	Survey 8/3/17 - Not started. Permission renewed under 18/02634/FUL Not started Apr'19
15/01109/OUT & 16/00876/FUL 16/02350/FUL	The Hawthorns Main Street Thornton Le Moor North Yorkshire DL7 9DW	Complete	2	2	0	2	0	0	0	0	0	0	0	BI Commencement Jul'17 Additional application 16/02350/FUL - net gain 1x dwelling , permitted Feb'17. Total net gain two dwellings Street Named & Numbered - 5/9/17 BI Completion Plot 2 - Hedgerows - Dec'18 BI Completion Plot 1 - Jan'19 so site complete
15/01118/OUT SURVEY 2019	Pickhill Engineers Ltd Street Lane Pickhill North Yorkshire YO7 4JU	Expired	0	0	0	0	0	0	0	0	0	0	0	Expires July 2018 No Full Application approved by Feb'18, Survey 8/3/17 Survey April 2019 - no change,expired
15/01126/FUL	Eldmire Hill Ox Close Lane Eldmire North Yorkshire YO7 3JH	Expired	0	0	0	0	0	0	0	0	0	0	0	No movement Expired
15/01185/MBN	Sandhill Farm Low Road Thirkleby North Yorkshire YO7 2BE	Complete	2	2	0	2	0	0	0	0	0	0	0	Building Plans submitted - April 2016; 2x starts 30/9/2016 Street Named & Numbered May'18 Plot 1 - complete Jun'18 Plot 2 complete Pentland House - Sep'18
15/01207/FUL	"Honeyfield Lodge" Beechdene Carlton Road Carlton Miniott North Yorkshire YO7 4NJ	Complete	1	1	0	0	0	0	0	0	0	0	0	Street Named & Numbered ; plans approved; U/C from 06-07-2016 Gazetteer completion - Feb'18
15/01349/FUL Survey 8/3/17	Westholme Skipton On Swale North Yorkshire YO7 4SB	Complete	1	1	0	0	0	0	0	0	0	0	0	Street Named & Numbered as "Meadow Lodge" - BI start from 12/01/2016; Completed 15/11/16, Survey 8/3/17 : confirmed complete
15/01355/FUL	"Greenfield House" Land Adjacent Westwood Bagby North Yorkshire	Complete	1	1	0	1	0	0	0	0	0	0	0	Street Named & Numbered - "Greenfield House " ; BI Start April 2016 CT Completion Dec'18
15/01446/FUL Survey 8/3/17	Montrose Main Street Sessay North Yorkshire YO7 3BE	Active	1	0	1	0	0	1	0	0	0	1	0	Plans approved, Jan'16 Survey 8/3/17 - no activity , site notice only BI Start - 16/00348/DOM - Plot 1 Start - Nov'18 No change Apr'19

Housing Supply to 31st March 2019

Key All active Allocated Sites plus windfall with permission Updated & Checked against PARS to :16/5/19	KEY	Pre Application Activity Formal Pre-Apps	Detailed Planning Application	Post Permission Activity	Active Site	Completed	Expiry / Deactivated	Outline Permission
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Thirsk - Unallocated Sites with Planning Permission (Windfall)

Ref	Site Address	Site Status	Potential Capacity	Completions	Under Construction at 1/4/2019	Actual Completions 2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	5 yr Total	Post Five Years	Notes
15/01499/OUT / 16/01677/MRC 17/01242/REM 18/00124/REM	Land To The East Of Church Lane Bagby North Yorkshire	Active	5	0	5	0	1	4	0	0	0	5	0	Full Application submitted May 2017, Plot 1 Reserved Matters approval May'17 Jan'18 new reserved matters for whole site - approved Apr'18 CIL Commencement Notice - 13/4/18 Street Named & Numbered Sep'18 Plot 3 nearing completion Apr'19
15/01542/OUT 18/02089/REM	Land To The South Of Willow Garth Newby Wiske North Yorkshire	Detailed Permission	1	0	0	0	0	1	0	0	0	1	0	Reserved Matters approved - 18/02089/REM - Feb'19
15/01559/OUT & 16/02633/FUL Survey 2018	Village Farm Catton Village Street Catton North Yorkshire YO7 4SQ	Active	5	0	5	0	2	3	0	0	0	5	0	Full application submitted Survey 8/3/17 - No activity - site notice at site CIL Commencement Notice - Dec'17 Survey 2018 - Marked progress Street Named & Numbered Jul'17 No change Apr'19
15/01787/FUL	Three Tuns Yard Chapel Street Thirsk North Yorkshire YO7 1LU	Complete	3	3	0	0	0	0	0	0	0	0	0	Street Named & Numbered , Building Inspector and Gazetteer start 27/1/16, all three completed by Nov'16
15/02006/OUT & 16/01420/REM 16/02185/REM 17/00493/FUL 17/02496/FUL	Wisteria Cottage, 21 Station Road	Active Site Started Apr'17	11	1	10	0	6	4	0	0	0	10	0	Outline application - 15/02006/OUT, then (16/01420/REM & 16/02185/REM) approved for these 4 units Application 17/00493/FUL - for 6 additional units units approved Jul'17 BI Start April 2017, all 10 u/c by Sep'17, New Application to split Wisteria House - 17/02496/FUL - giving a net gain of 11 units Wisteria House split into 2 dwellings completed
15/02034/FUL 18/01398/FUL	Felixkirk Church Hall Felixkirk North Yorkshire	Planning Permission	1	0	0	0	0	1	0	0	0	1	0	Permission Renewed Sep'18
15/02061/OUT	Hall Garth Fanny Lane Knayton North Yorkshire YO7 4AS	Expired	0	0	0	0	0	0	0	0	0	0	0	No full Application approved by Sep'18 Expired Feb'19
15/02158/MBN	Agricultural Buildings Maunby North Yorkshire YO7 4HA	Active	1	0	1	0	0	1	0	0	0	1	0	16/02084/MRC approved 17/11/16; BI start under 16/28078/combns 17/11/16 No change Mar'19
15/02251/MBN 17/00486/PPP 17/01839/MRC SURVEY 2019	Land At Whitby FarmLowfields LanePickhillNorth Yorkshire	Active	1	0	1	0	0	1	0	0	0	1	0	Survey 8/3/17 - Not started , pre planning inquiry submitted Material Amendment approved 17/01839/MRC - Oct'17 BI Plans submitted Dec'17 & approved - 17/27165/CONS BI start 8/5/18 Survey April 2019 - externals work largely complete , internals progressing
15/02496/FUL	84 St James Green Thirsk North Yorkshire YO7 1AJ	Planning Permission	1	0	0	0	0	1	0	0	0	1	0	Not started Expired March 2019
15/02717/OUT SURVEY 2018	Land To The Rear Of The Cottages Street Lane Pickhill North Yorkshire YO7 4JX	Expired	0	0	0	0	0	0	0	0	0	0	0	Survey 4/5/18 - No Change No Full Application approved by Sep'18 Expires Mar'19; Call for Sites - T/118/001/H
15/02732/FUL	Foxs 18 - 20 Chapel Street Thirsk North Yorkshire YO7 1LU	Complete	2	2	0	0	0	0	0	0	0	0	0	Both completed July'16

Housing Supply to 31st March 2019

KEY	Pre Application Activity Formal Pre-Apps	Detailed Planning Application	Post Permission Activity	Active Site	Completed	Expiry / Deactivated	Outline Permission
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Thirsk - Unallocated Sites with Planning Permission (Windfall)

Ref	Site Address	Site Status	Potential Capacity	Completions	Under Construction at 1/4/2019	Actual Completions 2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	5 yr Total	Post Five Years	Notes
15/02756/MBN	Greystone Flatts Farm Borrowby North Yorkshire YO7 4QY	Complete	1	1	0	0	0	0	0	0	0	0	0	Started 09/03/2016, site complete 17/7/17
14/01472/FUL	Greenbank Farm Dalton North Yorkshire YO7 3HY	Active	2	1	0	1	1	0	0	0	0	1	0	Approved Jun'16 Street Named & Numbered - Sep'17 BI Initial Notice Oct'17 Plot 2 - Sycamore House CT completion Dec'18 No change Apr'19
16/00724/OUT & 16/01942/REM Survey 2/2/17	Little Acre Dalton North Yorkshire YO7 3JD	Complete	1	1	0	1	0	0	0	0	0	0	0	Site Survey - 2/2/17 Breeze block nearly up to 1st Floor CT Completion Aug'18
16/00999/FUL Survey 8/3/17	5 Silver Street Sowerby North Yorkshire YO7 1JU	Post Application Activity	2	0	0	0	0	0	0	0	2	2	0	Survey 8/3/17 - No activity Renewal of 06/02587/FUL - Street Named & Numbered NO BI activity
16/01079/FUL 16/02801/MRC	"Rosewood Grange" Land East Of Craddock Row Sandhutton North Yorkshire YO7 4RT	Active	1	0	1	0	0	1	0	0	0	1	0	No activity - Jan'17; revised application 16/02801/MRC approved Mar'17 CIL Commencement Notice 1/2/17 BI Initial Notice - Apr'17 Street Named & Numbered Apr'18 No change Apr'19
16/01419/FUL Survey 8/3/17	The Old Post Office Sinderby North Yorkshire YO7 4JD	Planning Permission	2	0	0	0	0	0	0	2	0	2	0	Survey 8/3/17 : No activity Still no progress - Mar'19 - No BI record
16/00373/FUL SURVEY 2019	Ainderby Hall Ainderby Quernhow North Yorkshire YO7 4HZ	Active	4	0	4	0	0	2	2	0	0	4	0	CIL Commencement Notice - June 2017 as demolition started Survey May 2018 - no active construction Apr'19 - No BI record, no completion notice Survey 2019 - confirmed site cleared no further activity
16/01933/OUT 18/00460/REM Survey 2019	Land Adjacent Fren Dene And Primrose Hill Dalton North Yorkshire APPEAL SITE	Active	5	0	5	0	2	3	0	0	0	5	0	No activity - Jan'17 ; Appeal Site Call for Sites - ALT/T/037/011/H Land sold to Newspan Builders Detailed application approved - Jun'18 BI Initial Notice - 18/12083/IN - Jun'18 Street Named & Numbered - Dec'18
16/01627/MBN Discharging Conditions 16/01627/DCN	Manor Farm Pickhill North Yorkshire YO7 4JR	Active	1	0	1	0	0	1	0	0	0	1	0	Discharging Conditions - Jan'18 BI Approval - 18/06989/CONS CIL commencement Notice - Feb'19
16/01446/FUL 17/01949/FUL	Methodist Chapel Sandhutton North Yorkshire	Active	1	0	1	0	0	1	0	0	0	1	0	No activity - Jan'17 Amended scheme - 17/01949/FUL approved Nov'17 BI start - 18/22385/MULBN - Nov'18
16/02150/OUT 17/00207/REM	"Highfield" Schiehallion Stockton Road South Kilvington North Yorkshire YO7 2NL	Complete	1	1	0	1	0	0	0	0	0	0	0	Outline 16/02150/OUT approved Nov'16 Reserved Matters approved Apr'17 , CIL start Jul'17, BI Start Jul'17 Street Named & Numbered - Nov'17 CT completion 15/6/18

Housing Supply to 31st March 2019

KEY	Pre Application Activity Formal Pre-Apps	Detailed Planning Application	Post Permission Activity	Active Site	Completed	Expiry / Deactivated	Outline Permission
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Thirsk - Unallocated Sites with Planning Permission (Windfall)

Ref	Site Address	Site Status	Potential Capacity	Completions	Under Construction at 1/4/2019	Actual Completions 2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	5 yr Total	Post Five Years	Notes
16/02086/FUL Survey 8/3/17	3 Belgrave Terrace Mowbray Place Sowerby North Yorkshire YO7 1RE	Active	2	0	2	0	2	0	0	0	0	2	0	No activity - Jan'17 Survey 8/3/17 - No activity Discharging conditions - Nov'17 - 16/02086/DCN CIL Commencement Notice - start 31/1/18 Street Named & Numbered No change Apr'19
15/02851/FUL 17/01561/FUL 18/01409/FUL Not surveyed - access	131 Long Street Thirsk North Yorkshire YO7 1BB	Post Application Activity	1	0	0	0	0	1	0	0	0	1	0	New Application - Dec'16 - Call for Sites - T/152/010 Development started 17/1/17 17/01561/FUL revised application Revised Application for 4 dwellings submitted - 18/01409/FUL - refused Sep'18 No BI record Apr'19
16/00133/FUL 16/02304/FUL Survey 8/3/17	2 Castlegate Thirsk North Yorkshire YO7 1HL	Active	4	3	1	3	1	0	0	0	0	1	0	Original permission - 16/00133/FUL - for three apartments New Permission 16/02304/FUL added extra apartment , Total now 4 No activity - Jan'17 Survey 8/3/17 - Active - scaffolding up etc. 3 starts during 2016/2017 plus Plot 4 - the new dwelling commenced Apr'18 Three CT Completions for the flats - Plots 2 3 4 - Mar'19
16/01913/FUL Survey 8/3/17	9 Chapel Street Thirsk North Yorkshire YO7 1LU	Complete	1	1	0	0	0	0	0	0	0	0	0	New Application - Oct'16 Survey 8/3/17 - conversion complete , for sale as 3 bed semi
16/01640/FUL Survey 8/3/17	"Willows Mews" Land Off Bellingham Close Thirsk North Yorkshire	Complete	4	4	0	4	0	0	0	0	0	0	0	New Application - Nov'16 Survey 8/3/17 - Trial Pits & markers on site Street Named & Numbered - Aug'17 as "Willow Mews" Scaffolding visible - site active - Oct'17 Plot 4 Complete Mar'18, Plot 3 complete Jun'18 Plot 1 Complete Aug'18, Last Plot - Plot 2 completed 19/11/18
16/01711/FUL Survey 8/3/17	Thirsk Service Station White Horse Service Station 109 Long Street Thirsk North Yorkshire YO7 1BB	Complete	2	2	0	2	0	0	0	0	0	0	0	BI Plans approved Jan'17 Survey 8/3/17 - no activity BI completion 24/8/18 - both plots Aug'18
16/02740/FUL Survey 8/3/17	Undercroft Garage Smiths RowChapel StreetThirskYO7 1TJ	Complete	1	1	0	0	0	0	0	0	0	0	0	New Permissiion from Feb'17 Survey 8/3/17 - Building work underway Street named & numbered April'17 Complete Jul'17 - VOA Return
16/01575/FUL	The Bungalow Masonic Lane Thirsk YO7 1PS	Complete	5	5	0	5	0	0	0	0	0	0	0	New permission from Jan,17 Demolition Notice : 17/00075/DEM - Site now active Street Named & Numbered - May 2018 Site well on way Jun'18 First 3 completions for Plots 1, 4, 5 occupied 2/1/19 but notified by CT 15/3/19 Final Plots 2 & 3 CT Completions 18/3/19
16/00808/OUT 16/02135/OUT 17/02615/FUL SURVEY 2019	"9 to 14 The Green" Land East Of Amberleigh House Lowfields Lane Pickhill North Yorkshire	Active	5	0	5	0	2	3	0	0	0	5	0	Initial outline 16/00808/OUT approved Aug'16 - for 4 dwellings Additional unit approved (16/02135/OUT) - now 5 in total Full application 17/02615/FUL approved Mar'18 Part of Call for Sites T/118/002 Street Named & Numbered Oct'18 Survey April 2019 - externals nearly complete ; many with roofs on

Housing Supply to 31st March 2019

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Thirsk - Unallocated Sites with Planning Permission (Windfall)														
Ref	Site Address	Site Status	Potential Capacity	Completions	Under Construction at 1/4/2019	Actual Completions 2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	5 yr Total	Post Five Years	Notes
16/00712/OUT 18/00363/REM SURVEY 2018	"Chapel House" Hill Farm Skipton On Swale North Yorkshire YO7 4SB	Active	1	0	1	0	0	0	1	0	0	1	0	Survey 8/3/17 - No activity Plot sold 6/12/17 new owners assumed CIL Liability Reserved Matters application approved May 18 Start 2/7/18 Street Named & Numbered Aug'18 No change Apr'19
16/02116/OUT SURVEY 2018	Station Farm Pickhill YO7 4JG	Outline	14	0	0	0	0	7	7	0	0	14	0	New Permission - March 2017 Call for Sites - T/118/004 No Detailed Application submitted up to Apr'19
16/02416/FUL Not Surveyed - New Permission	Former Methodist Church Ainderby Quernhow	Planning Permission	1	0	0	0	0	0	1	0	0	1	0	New Permission - March 2017 No progress by Mar'19
16/01511/FUL	Walkers GarageSouth OtteringtonNorth YorkshireDL7 9HT	Planning Permission	9	0	0	0	0	4	5	0	0	9	0	New Permission - March 2017 No progress -Mar'19 - no BI record
16/02787/FUL	Long Street Fisheries62A Long StreetThirskNorth YorkshireYO7 1AU	Planning Permission	1	0	0	0	0	0	0	0	1	1	0	New Permission - March 2017 No BI record therefore no progress Mar'19
06/00820/FUL	"Melpasby Manor" Methodist Chapel Skipton On Swale Thirsk North Yorkshire YO7 4SB	Complete	1	1	0	0	0	0	0	0	0	0	0	Street Named & Numbered - Completed , approved BLPU on 12/4/17
17/00151/MBN	"Rymer Granary" - Rymer House Farm Felixkirk North Yorkshire YO7 2EF	Complete	1	1	0	0	0	0	0	0	0	0	0	Two Bed Farm Conversion - Street Named & Numbered - June 2017 Site Complete Mar'18
16/01468/OUT 17/01223/OUT	West View Bagby Lane Bagby North Yorkshire YO7 2PH	Post Application Activity	5	0	0	0	0	2	3	0	0	5	0	New permission approved Aug'17 for 2 extra dwellings - now 5 in total Call for Sites - T/009/004/H Site now being sold on - Mar'18 - Marketed by Robin Jessop - Sale Agreed Sep'18 No full application by Mar'19
17/00196/FUL 17/01743/MRC	White House CottageSinderbyNorth YorkshireYO7 4JD	Complete	1	1	0	1	0	0	0	0	0	0	0	New Permission - April 2017 Plot 2 started Apr'18 Street Named & Numbered - Apr'18 Discharging conditions 17/01743/MRC CT Completion Nov'18
17/00268/OUT	HilltopDaltonNorth YorkshireYO7 3HS	Outline	1	0	0	0	0	1	0	0	0	1	0	New Permission - April 2017 No Detailed Application submitted up to Apr'19
17/00053/FUL	Field House Main Street Sessay North Yorkshire YO7 3BE	Planning Permission	1	0	0	0	0	1	0	0	0	1	0	New permission - June'17 No progress - Apr'18 No BI record therefore no progress Mar'19

Housing Supply to 31st March 2019

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Thirsk - Unallocated Sites with Planning Permission (Windfall)

Ref	Site Address	Site Status	Potential Capacity	Completions	Under Construction at 1/4/2019	Actual Completions 2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	5 yr Total	Post Five Years	Notes
17/00794/FUL	"The Snuggle Up" The Paddock Sandhutton North Yorkshire YO7 4RW	Complete	1	1	0	1	0	0	0	0	0	0	0	New permission - June'17 Street Named & Numbered - Jul'17 BI Start 19/7/17 VOA Completion 27/7/18
16/01594/OUT 18/02627/REM SURVEY 2019	Nags Head Pickhill North Yorkshire YO7 4JG	Active but Reserved Matters still to be decided!!!	3	0	3	0	0	3	0	0	0	3	0	New permission - June'17 Reserved Matters submitted Dec'18 Note subject to enforcement action Survey April 2019 - up 2nd storey , roofs going on - but only outline permission
17/00982/OUT	Howebridge 5 Blakey Lane Sowerby North Yorkshire YO7 1JY	Outline	1	0	0	0	0	1	0	0	0	1	0	New permission - 1/8/17 No Detailed Application submitted up to Apr'19
16/02529/OUT	Hope Farm East Sandhutton North Yorkshire YO7 4RW	Outline	1	0	0	0	0	1	0	0	0	1	0	New Permission - Aug'17 No Detailed Application submitted up to Apr'19
16/01139/FUL Survey 2018	H Lee And Son Chapel Street Thirsk North Yorkshire YO7 1LU	Active	4	1	3	1	3	0	0	0	0	3	0	New Permission - Sep'17 Demolition of Structures at: P Lee And Son Chapel Street Thirsk North Yorkshire YO7 1LU - 17/00088/DEM - received 3/10/17 May'18 start ; Survey July 2018 - Well on Way Street Named & Numbered - Jan'19 Plot 4 - 4 The Squires - completed - 29/3/2019
17/00624/FUL	Seven Lodge Post Office Lane Kirby Wiske North Yorkshire YO7 4EP	Complete	1	1	0	1	0	0	0	0	0	0	0	New Permission - Jun'17 - net gain of one unit BI Plans - Oct'17 CT Completion Feb'19
17/00807/FUL 18/00859/FUL	Anchor Dykes Station Road Topcliffe North Yorkshire YO7 3SQ	Active	5	0	1	0	2	3	0	0	0	5	0	New Permission - Sep'17 Further application - 18/00859/FUL - now 5 dwellings approved Aug'18 Street named & Numbered Sep'18 CIL Commencement Notice 30/11/18 - access road started 3/12/18
17/01104/FUL	Towlers (Thirsk) Ltd 66 - 68 Market Place Thirsk North Yorkshire YO7 1LW	Active	4	1	3	1	2	1	0	0	0	3	0	New Permission - Jul'17 BI Plans - Nov'17 BI Start May'18 Street Named & Numbered Aug'18 Plot 2 complete - Mar'19
17/01278/FUL	First And Second Floor 85 Market Place Thirsk North Yorkshire YO7 1ET	Active	1	0	1	0	0	1	0	0	0	1	0	New Permission - Sep'17 BI plans approved - Dec'17 BI start - Oct'18 No change Apr'19
17/00495/FUL	Land East Of Bedlam Hill Borrowby North Yorkshire	Active	5	0	1	0	0	2	3	0	0	5	0	New IPGN Permission - Oct'17 Building Inspector Notice for Plot 5 - approved May'18 Street Named & Numbered August 2018 CIL Commencement Notice May'18 Google maps shows foundation & access road - summer 2018
17/01717/FUL Survey 2019	Land Adjacent To 2C Barbeck Thirsk North Yorkshire YO7 1DG	Active	1	0	1	0	1	0	0	0	0	1	0	New Permission - Oct'17 No progress - Apr'18 CIL Commencement Notice - 25/10/18 Street named & Numbered Jan'19 Survey May'19 - well on way to 2nd storey

Housing Supply to 31st March 2019

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Thirsk - Unallocated Sites with Planning Permission (Windfall)

Ref	Site Address	Site Status	Potential Capacity	Completions	Under Construction at 1/4/2019	Actual Completions 2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	5 yr Total	Post Five Years	Notes
17/01247/OUT	Three Tuns Garage Brentwood House Sandhutton North Yorkshire YO7 4RW	Post Application Activity	5	0	0	0	0	2	3	0	0	5	0	New IPGN Permission - Oct'17 No Full Application submitted by Sep'18 Brownfield Register Potential Site : Email from agent land to be sold soon & developed No Detailed Application submitted up to Apr'19 Demolition Notice submitted Apr'19
17/01872/OUT 18/00944/FUL Survey2019	Land Adjacent Rose Cottage Pit Ings Lane Dalton North Yorkshire	Detailed Permission	5	0	0	0	0	2	3	0	0	5	0	Call for Sites - T/037/003 ; New IPGN Permission - Nov'17 Full permission approved Jul'18 No BI Record Apr'19 Survey 2019 - No start April 2019 New Permission Nov'17
17/00263/FUL	Garages Opposite 26 Sowerby Road Sowerby North Yorkshire	Complete	1	1	0	1	0	0	0	0	0	0	0	No progress - Apr'18 Demolition Notice for Garages - 18/00052/DEM - May'18 Street Named & Numbered Nov'18 CT completion Mar'19
15/01191/FUL	Ingram House 1 Ingramgate Thirsk / The Coach House 1A The Crescent	Complete	1	1	0	0	0	0	0	0	0	0	0	Site Completed - August 2017
17/02253/FUL	7 Station Road Thirsk North Yorkshire YO7 1PZ	Complete	1	1	0	1	0	0	0	0	0	0	0	New Permission - Jan'18 ; Net Gain of 1 18/00008/DEM - 7 Station Road Thirsk - demolition notice Boths Plots started - Mar'18 Plot 1 - 5d Station Road Complete Mar'19
14/01755/JPN	Office Horseshoe Barns Balk North Yorkshire YO7 2AQ	Complete	2	2	0	0	0	0	0	0	0	0	0	Site Completed - Feb'2018
17/01305/OUT 18/00943/REM	Glebe Farm Stockton Road South Kilvington North Yorkshire YO7 2LZ	Post Application Activity	2	0	0	0	0	2	0	0	0	2	0	Outline granted Dec'17 Reserved Matters application validated May'18, approved Sep'18 Discharging conditions Feb'19
18/00591/OUT	The Hollies Main Street Thornton Le Moor North Yorkshire DL7 9DW	Outline	2	0	0	0	0	2	0	0	0	2	0	Outline granted Jun'18 No Detailed Application submitted up to Apr'19
18/00001/FUL	Land And Store Chapel Street Thirsk North Yorkshire YO7 1LU	Detailed Permission	1	0	0	0	0	1	0	0	0	1	0	No progress - Apr'19
17/02613/FUL	"April Folly" Crosby Lodge (And Land To The Rear) South Otterington North OS Field 3146 Maunby North Yorkshire	Post Application Activity	1	0	0	0	0	1	0	0	0	1	0	BI Application Feb'19 Street Named & Numbered - Mar'19
17/02114/OUT	Land North East Of 6 School Terrace Carlton Road Carlton Miniott North Yorkshire	Outline	2	0	0	0	0	2	0	0	0	2	0	May'18 decision, No Detailed Application submitted up to Apr'19
18/00116/FUL	Land North East Of 6 School Terrace Carlton Road Carlton Miniott North Yorkshire	Detailed Permission	3	0	0	0	0	3	0	0	0	3	0	June 2018 permission No BI Record Apr'19
17/02037/FUL	91/91A Long Street Thirsk North Yorkshire YO7 1AS	Post Application activity	4	0	0	0	0	4	0	0	0	4	0	Permission for 6 flats , demolition of 2 existing houses so 4 net gain 18/00077/DEM - Demolition of Structures - Sep'18

Housing Supply to 31st March 2019

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Thirsk - Unallocated Sites with Planning Permission (Windfall)														
Ref	Site Address	Site Status	Potential Capacity	Completions	Under Construction at 1/4/2019	Actual Completions 2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	5 yr Total	Post Five Years	Notes
18/00728/FUL	Land Adjacent Swale Lodge Church Street Topcliffe North Yorkshire YO7 3PA	Detailed Permission	1	0	0	0	0	1	0	0	0	1	0	New Permission Aug'18 No BI record at Apr'19
18/00736/OUT	Maythorne 96 Long Street,Thirsk North Yorkshire YO7 1AX	Outline	1	0	0	0	0	1	0	0	0	1	0	New Permission Jul'18 No Detailed Application submitted up to Apr'19
18/01176/OUT	Carlton House,Sandhutton Lane Carlton Miniott,North Yorkshire YO7 4NJ	Outline	1	0	0	0	0	1	0	0	0	1	0	New Permission Jul'18 No Detailed Application submitted up to Apr'19
18/01412/FUL	De Mowbray Court Back Lane,Sowerby North Yorkshire,YO7 1ST	Post Application Activity	1	0	0	0	0	1	0	0	0	1	0	New Permission Sep'18 Initial BI Notice Nov'18
18/01625/MBN	Cinquecliff Grange Farm Thirby North Yorkshire YO7 2EA	Permitted Development	2	0	0	0	0	2	0	0	0	2	0	Permitted Development - Farm conversion Oct'18
18/01626/JPN	Cinquecliff Grange Farm Thirby North Yorkshire YO7 2EA	Permitted Development	1	0	0	0	0	1	0	0	0	1	0	Permitted Development - Farm office to dwelling Oct'18
18/00331/FUL	"Furlong Park" Austin Reed Ltd Station Road,Thirsk North Yorkshire, YO7 1QH	Active	112	0	0	0	28	28	28	28	0	112	0	Demolition Notice recieved - 18/00105/DEM - on 1/11/18 BI Initial Notice - 18/21209/IN - Oct'18 Street Naming & Numbered - Jan'19 Site cleared , foundations started Apr'19
18/00917/FUL	Thornton Printers The Old Drill Hall 22 Chapel Street Thirsk North Yorkshire YO7 1LU	Detailed Permission	2	0	0	0	2	0	0	0	0	2	0	Change of use and conversion of print works and offices to 2no. residential town houses No change Apr'19
18/02733/OUT	Land North-East Of Kingsley Cottage Sinderby North Yorkshire YO7 4JD	Outline	1	0	0	0	0	1	0	0	0	1	0	New Permission granted Mar'19
18/02622/FUL	The Gallery B & B 18 Kirkgate Thirsk North Yorkshire YO7 1PQ	Detailed Permission	1	0	0	0	0	1	0	0	0	1	0	Change of use of bed and breakfast accommodation to residential dwelling New Permission - Feb'19
18/02395/FUL	54 Long Street Thirsk North Yorkshire YO7 1AU	Post April 2019 Activity	1	0	0	0	0	1	0	0	0	1	0	Demolition of fire damaged dwelling and construction of 2, two bedroom dwellings Net gain 1 No BI record - Apr'19 19/00054/DEM - Demolition of Structures - 13/5/19
18/02735/MBN	Cotcliffe Bank Farm Crosby North Yorkshire	Detailed Permission	1	0	0	0	0	1	0	0	0	1	0	Notification for prior approval for a proposed change of use of an agricultural building to a dwellinghouse (Class C3)
16/02726/JPN 18/02659/JPN	St James Lodge Masonic Lane Thirsk North Yorkshire YO7 1PS	Post Application Activity	6	0	0	0	0	3	3	0	0	6	0	Prior Notification for the change of use of a building from an office (Class B1a) to 6no residential apartments (Class C3 Application renewed Feb'19 BI Number - 19/01106/IN - Initial Notice - Jan'19

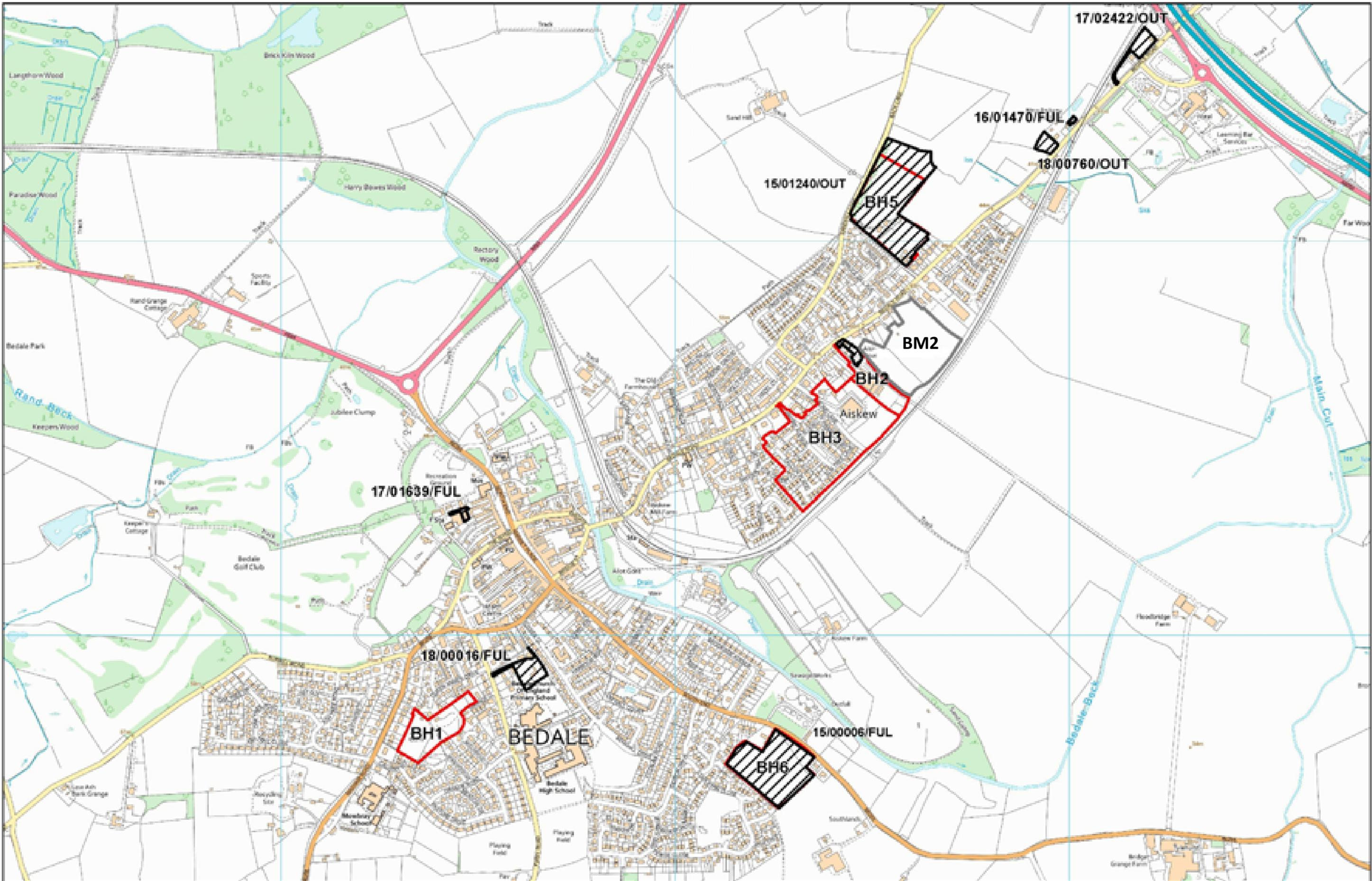
Housing Supply to 31st March 2019

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	All active Allocated Sites plus windfall with permission Updated & Checked against PARS to :16/5/19						

Thirsk - Unallocated Sites with Planning Permission (Windfall)														
Ref	Site Address	Site Status	Potential Capacity	Completions	Under Construction at 1/4/2019	Actual Completions 2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	5 yr Total	Post Five Years	Notes
18/02250/MBN	Foxhall Farm Knayton North Yorkshire YO7 4BR	Detailed Permission	1	0	0	0	0	1	0	0	0	1	0	Notification for Prior Approval for a proposed change of use of agricultural building to a dwellinghouse
18/00006/MBN 18/02237/MBN	Thistle Dhu Sandhutton Lane Carlton Miniott North Yorkshire YO7 4NH	Detailed Permission	1	0	0	0	0	1	0	0	0	1	0	Conversion of existing steel portal frame building to create a two storey dwelling
18/01740/MBN	West Park Farm Sowerby Parks Sowerby North Yorkshire YO7 3AJ	Detailed Permission	3	0	0	0	0	2	1	0	0	3	0	Proposed change of use of an agricultural building into 3 dwellings and associated operational development
18/02479/JPN	First Floor Office 2B Millgate Thirsk North Yorks	Active	1	0	1	0	1	0	0	0	0	1	0	Notification for proposed change of use of a building from Office use class B1(a) to a dwellinghouse class C3 BI start Apr'18 No change Apr'19
19/00257/MBN	Oxfield Farm Felixkirk North Yorkshire YO7 2EF	Detailed Permission	1	0	0	0	0	1	0	0	0	1	0	Notification of prior approval for a proposed change of use of agricultural building to a dwellinghouse (Class C3)
18/00434/MBN	Greystone Flatts Farm Borrowby North Yorkshire YO7 4QY	Post Application Activity	1	0	0	0	1	0	0	0	0	1	0	Notification for Prior Approval for a proposed change of use of agricultural storage building (Building 3) to dwellinghouse Initial BI Notice - 18/17006/IN - accepted Sep'18
14/00987/JPN	Wenvoe House Busby Stoop North Yorkshire YO7 4EQ	Complete	1	1	0	0	0	0	0	0	0	0	0	On Maps 010001289554 - Wenvoe House moved from NNDR to CT on 31/7/15 therefore work complete
Thirsk Totals			537	208	76	50	73	139	74	40	3	329	0	

ANNEX 4 BEDALE & VILLAGES SETTLEMENT MAPS

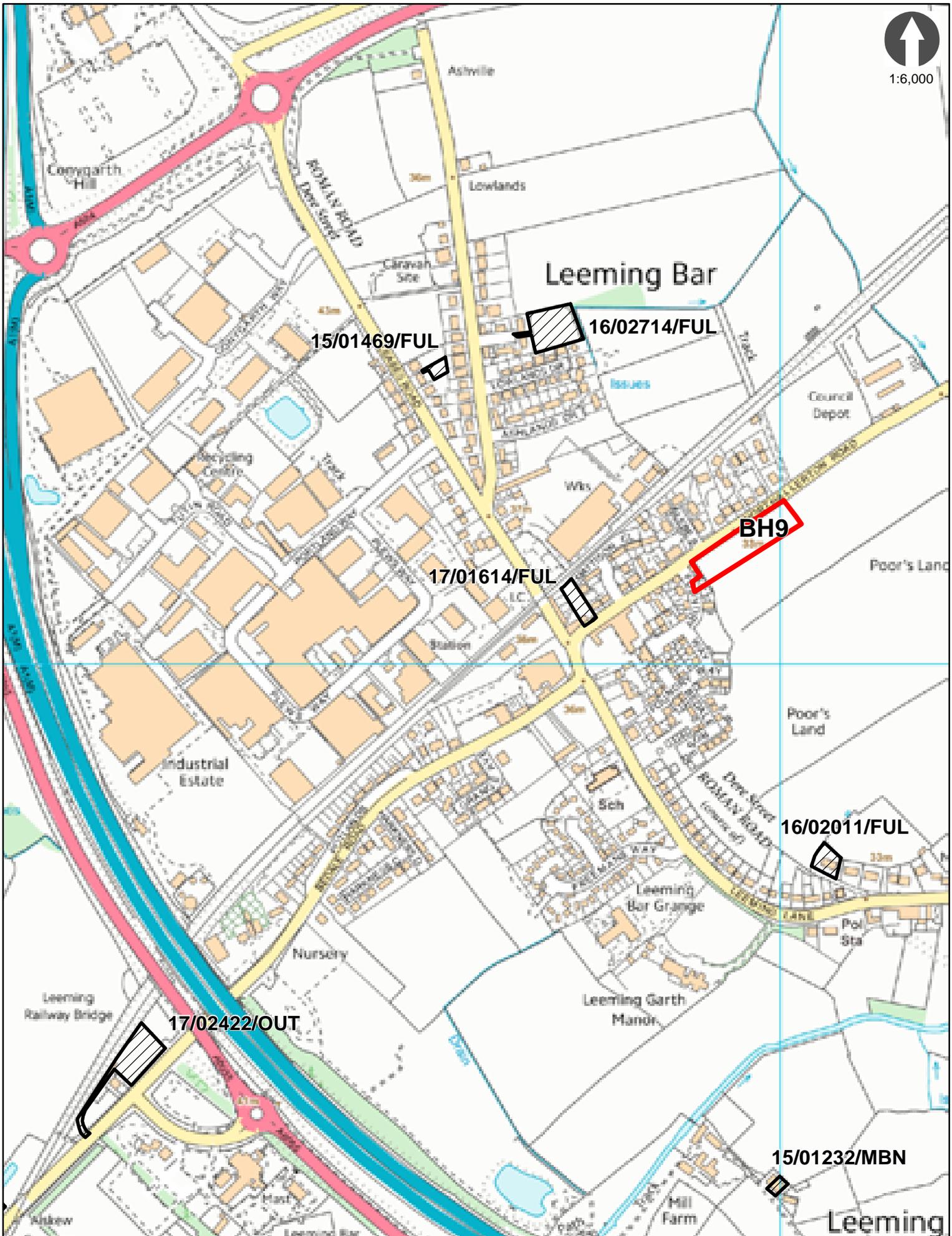
ANNEX 4 BEDALE & VILLAGES
SETTLEMENT MAPS







1:6,000

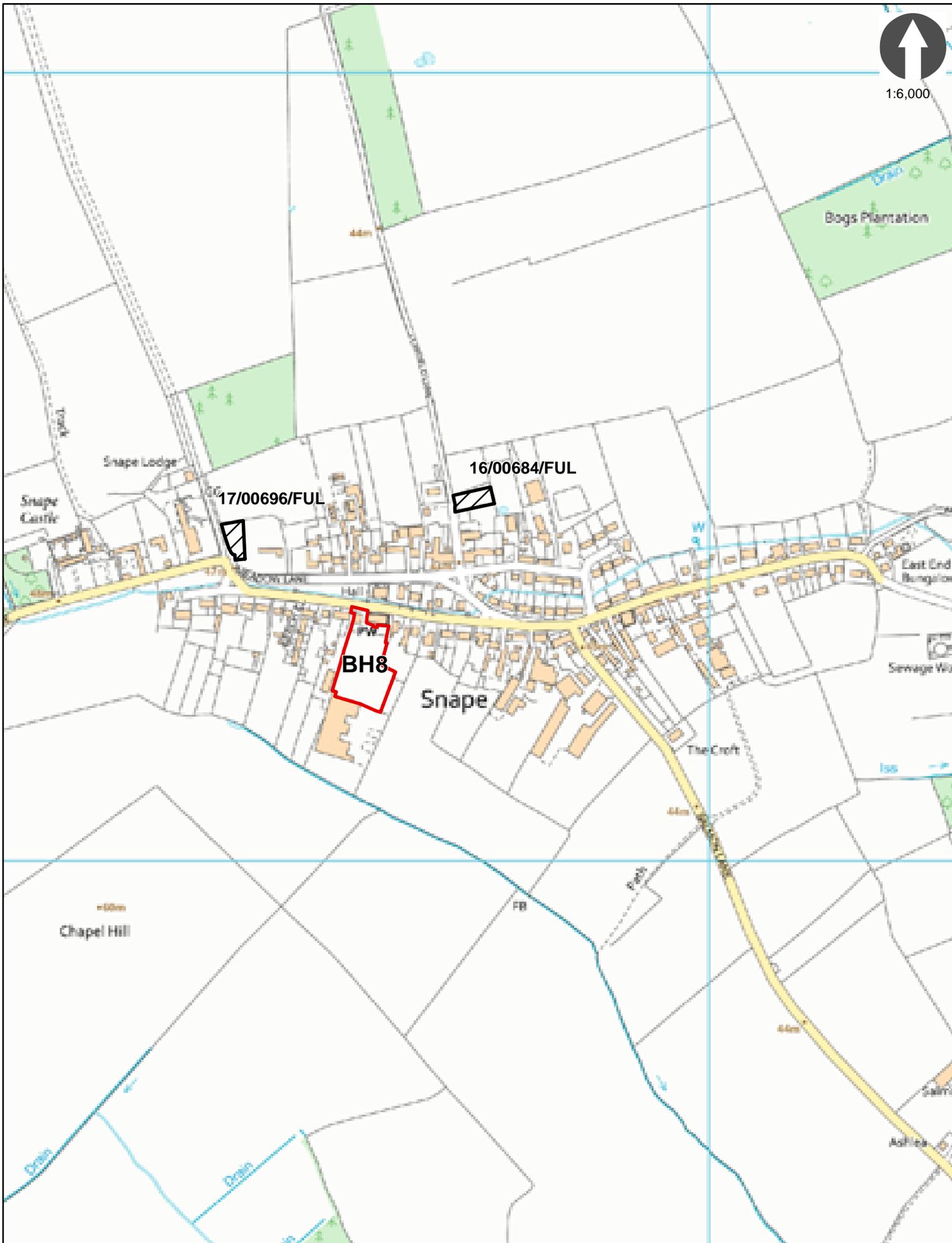


Leeming Bar
 Bedale Sub - Area

Strategic Housing Land Availability Assessment, December 2018



1:6,000





1:6,000



ANNEX 4 BEDALE & VILLAGES SITE ASSESSMENTS

ANNEX 4 BEDALE & VILLAGES
SITE ASSESSMENTS

HAMBLETON LDF SHLAA ID 765
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

SITE DETAILS

Site Reference: **BH2 Pig Farm, Aiskew**

Settlement: Aiskew

Sub Area: Bedale

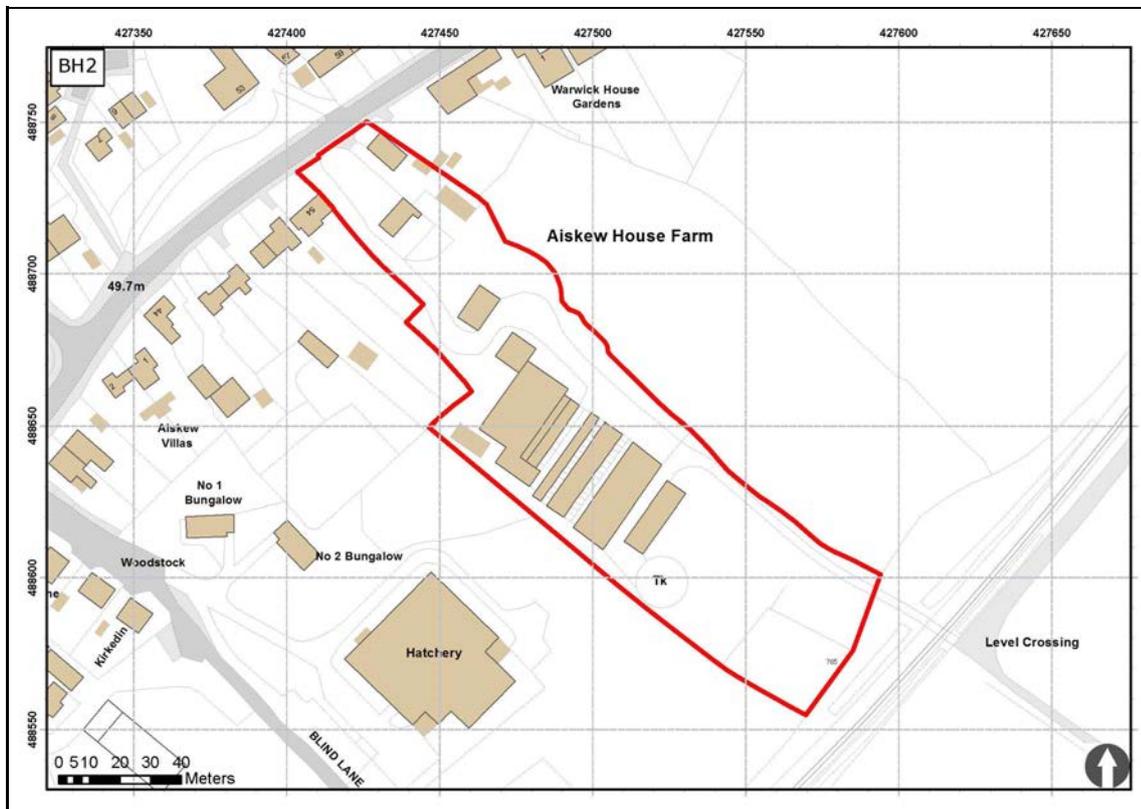
Hierarchy: Service Centre

Owner: Mr & Mrs Feasby

Agent:

Developer:

SITE CHARACTERISTICS



Site Size (ha.): 1.14

Current Land Use: Greenfield

Surrounding Use: Residential, Agriculture and Wensleydale Railway to south east.

Surrounding Character: Edge of town. Residential properties to the north west and semi agricultural / employment development on site and surrounding. Open countryside to the south east beyond the railway line.

HAMBLETON LDF	SHLAA ID 765
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	

PHYSICAL CONSTRAINTS

Access:	<p>Suitability of access - the site has a limited connection / frontage to a highway maintainable at the public expense. However, the Pig Farm already has its own access onto the A684. Impact on the highway network - the site can not be viewed in isolation. A comprehensive development brief for the area needs to be produced. This will enable cumulative impacts to be considered and for arrangements to secure funding for strategic infrastructure improvements to be developed.</p>
Utilities:	<p>There are no pylons, gas mains, or power cables that would adversely affect the development of this site. However, it is known that there is a public sewer which crosses the site and could reduce the developable area (6m protection strip required – 3m each side. The local public sewer may not have capacity to accept additional discharge and discharge into it should be restricted to present levels.</p>
Flooding:	<p>This site is located within Flood Zone 1.</p>
Heritage:	<p>There may be some archaeological remains on this site which will need to be investigated prior to development.</p>
Geodiversity:	<p>There are none on this site.</p>
Other:	<p>The settlement of Aiskew is believed to have early medieval origins. There is high potential for archaeological remains to be present on this site and other sites which may shed further light on the origins of the village.</p> <p style="margin-left: 20px;">Airfield Safeguard Area</p>
Development Progress:	<p>Original developers Yuill Homes have ceased trading. Linden Homes - submitted pre-app (April 2016) - this includes all BH2 plus part of BH3. For 82 units. HDC estimated completions.</p> <p style="margin-left: 20px;">No change by March 2019</p>

HAMBLETON LDF	SHLAA ID 765
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	

DELIVERABILITY

Potential Yield for Housing:	82	Dwellings Completed:	0
		Dwellings Started:	0

Suitability: Although the Pig Farm is an agricultural use and therefore the site is considered to be Greenfield. Its redevelopment for housing could be of benefit to the local residential amenity and could minimise the need to develop more open Greenfield sites. The site could be developed with the neighbouring former Hatchery (BH3) which has also been identified as available.

Availability: Although currently in agricultural use, the site is likely to be made available in the short to medium term if deemed appropriate for development.

Economic viability: The owner is willing to make the site available for development if deemed appropriate. The Pig Farm already has its own access onto the A684.

Site Deliverable:	Year	Yield	Site Developable:	Year	Yield
	2019/2020	0			
	2020/2021	0			
	2021/2022	0			
	2022/2023:	0			
	2023/2024:	0			
	in next 5 years 2019-2024:	0			
			in 5 years 2019-2024:		0
			in 7 years 2019-2026:		82

HAMBLETON LDF SHLAA ID 763
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

SITE DETAILS

Site Reference: **BH3 South East of Aiskew**

Settlement: Aiskew

Sub Area: Bedale

Hierarchy: Service Centre

Owner: Multiple

Agent:

Developer: Mr Steven Longstaff

SITE CHARACTERISTICS



Site Size (ha.): 5.78

Current Land Use: Brownfield

Surrounding Use: Residential, Agriculture and Wensleydale Railway.

Surrounding Character: Edge of town. Large residential properties to the north west and semi agricultural / employment development on site and surrounding. Open country to the south east.

HAMBLETON LDF	SHLAA ID 763
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	

PHYSICAL CONSTRAINTS

Access:	<p>Suitability of access - the site has no direct connection / frontage to a highway maintainable at the public expense. However access could be gained via Blind Lane but this is a private road. Access may be made possible through landowner purchase of 38 Bedale Road.</p> <p>Impact on the highway network The site can not be viewed in isolation. A comprehensive development brief for the area needs to be produced. This will enable cumulative impacts to be considered and for arrangements to secure funding for strategic infrastructure improvements to be developed.</p> <p>Routes for pedestrians and cyclists This will need to be determined by a traffic assessment and/or travel plan.</p> <p>PROW This site is affected by a registered public right of way which must be kept clear of any obstruction until such time as an alternate route has been provided and confirmed by order.</p>
Utilities:	<p>There are no pylons, gas mains, or power cables that would adversely affect the development of this site. However, within the vicinity of the site the public sewer network does not have adequate capacity available to accommodate the anticipated foul or surface water discharge from this proposal. There is sewerage infrastructure crossing the site. Stand off distances for each sewer will apply and so affect the layout of future development. Due to the location of the proposed development it is anticipated that connection to the public sewer network will incur additional costs.</p>
Flooding:	<p>This site is located within Flood Zone 1.</p>
Heritage:	<p>There may be some archaeological remains on this site which will need to be investigated prior to development.</p>
Geodiversity:	<p>There is a tree on site which is protected by a Tree Preservation Order (2000/03).</p>
Other:	<p>The settlement of Aiskew is believed to have early medieval origins. There is high potential for archaeological remains to be present on this site and other sites which may shed further light on the origins of the village.</p> <p>Airfield Safeguard Area</p>
Development Progress:	<p>Original developers Yuill Homes have ceased trading. Part of site was developed by Shepherd Homes (59 dwellings), under planning application 11/02543/FUL, all built by June 2016</p> <p>Further application - 14/01228/FUL - for 41 units for Taylor Wimpey, 12 started in 2015/2016, by 1/4/17, last three units remaining, these were completed by 30/5/2017</p> <p>Total site capacity = 100 - (59+41)</p> <p>Under 11/02543/FUL a total of 41 units were built during 2015/2016.</p> <p>Site Completed May 2017</p>

HAMBLETON LDF	SHLAA ID 763
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	

DELIVERABILITY

Potential Yield for Housing:	100	Dwellings Completed:	100
		Dwellings Started:	0

Suitability: This is a brownfield site with an existing access via Blind Lane (private road) to the A684. Residential redevelopment would not adversely affect the form or character of Aiskew as it is contained by the Wensleydale Railway to the south. Redevelopment could improve the current unattractive appearance of the site. This site is suitable for residential development.

Availability: The main building on the site is currently leased to a tenant. Availability is dependent upon the term of the lease but is likely to be short to medium term.

Economic viability: The site is likely to be achievable as there is already interest from a developer.

Site Deliverable:	Year	Yield	Site Developable:	Year	Yield
	2019/2020	0			
	2020/2021	0	in 5 years 2019-2024:		0
	2021/2022	0			
	2022/2023:	0			
	2023/2024:	0	in 7 years 2019-2026:		0
in next 5 years 2019-2024:		0			

HAMBLETON LDF SHLAA ID 766
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

SITE DETAILS

Site Reference: **BH4 The Abattoir, Aiskew**

Settlement: Aiskew

Sub Area: Bedale

Hierarchy: Service Centre

Owner: Now owned by the Developer

Agent: Russell Hal - England & Lyle

Developer: Iain Pay - Taylor Wimpey

SITE CHARACTERISTICS



Site Size (ha.): 2.27

Current Land Use: Mixed

Surrounding Use: Open Countryside, Residential, Employment

Surrounding Character: Edge of town

HAMBLETON LDF SHLAA ID 766
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

PHYSICAL CONSTRAINTS

Access: Acceptable access onto Northallerton Road (A684) to the north. Impact on the highway network will need to be determined by a traffic assessment.

Utilities: There are no pylons, gas mains or power cables that would adversely affect the development of this site.

Flooding: This site lies within Flood Zone 1.

Heritage: There may be some archaeological remains on this site which will need to be investigated prior to development.

Geodiversity: There are none on this site.

Other: The settlement of Aiskew is believed to have early medieval origins. There is high potential for archaeological remains to be present on this site and other sites which may shed further light on the origins of the village.

Airfield Safeguard Area

Development Progress: Application approved for 90 dwellings.
Site Completed during 2015/2016 with 54 units built during 2014/2015.

HAMBLETON LDF STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	SHLAA ID 766
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DELIVERABILITY

Potential Yield for Housing:	90	Dwellings Completed:	90
		Dwellings Started:	0

Suitability: This site is suitable for Housing, Employment (B1) or a mix of the two uses.

Availability: Considered to be available in the short term.

Economic viability: Planning approval granted in Summer 2012 for 89 dwellings on site.

Site Deliverable:	Year	Yield	Site Developable:	Year	Yield
	2019/2020	0		in 5 years 2019-2024:	0
	2020/2021	0			
	2021/2022	0			
	2022/2023:	0			
	2023/2024:	0		in 7 years 2019-2026:	0
	in next 5 years 2019-2024:	0			

HAMBLETON LDF SHLAA ID 762
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

SITE DETAILS

Site Reference: **BH5 Wilberts Farm, Sandhill Lane, Aiskew**

Settlement: Aiskew

Sub Area: Bedale

Hierarchy: Service Centre

Owner: Mr R Stead

Agent: Rawdon Gascoigne - Emery Planning Partnership Ltd

Developer:

SITE CHARACTERISTICS



Site Size (ha.): 3.02

Current Land Use: Brownfield

Surrounding Use: Residential to the south. Open Countryside to the west, north and east.

Surrounding Character: Edge of town location adjacent to open countryside in agricultural use.

HAMBLETON LDF **SHLAA ID 762**
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

PHYSICAL CONSTRAINTS

Access: Vehicular access improvements may be needed (eg. improvements to Back Lane) and also improved pedestrian links to the A684 to provide access to bus stops. This will be determined by a traffic assessment.

Utilities: There are no pylons, gas mains, or power cables that would adversely affect the development of this site. However, the local public sewer may not have capacity to accept additional discharge of surface water from the proposed site. Therefore consideration should first be given to discharging to, as appropriate, soakways, infiltration systems and watercourses. Any surface water discharge to the public sewer network must be restricted to the previous / present level of discharge.

Flooding: This site is within Flood Zone 1

Heritage: There may be some archaeological remains on this site which will need to be investigated prior to development.

Geodiversity: There are none on this site.

Other: The settlement of Aiskew is believed to have early medieval origins. There is high potential for archaeological remains to be present on this site and other sites which may shed further light on the origins of the village.

Airfield Safeguard Area

Development Progress: Outline application 15/01240/OUT - approved. S106 signed April 2017.

Pre application enquiry - 17/02577/PPP - submitted in Dec'17

Reserved Matters submitted Jan'19 - 18/02748/REM
Street Naming & Numbering submitted Feb'19

HDC estimate of future completions

HAMBLETON LDF	SHLAA ID 762
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	

DELIVERABILITY

Potential Yield for Housing:	105	Dwellings Completed:	0
		Dwellings Started:	0

Suitability: Local residents consider the chicken farm to be a nuisance. The Parish Council supported a previous application to redevelop the site. If current use continues on site it would seek to expand into bigger, more modern premises which could increase the negative impact on nearby residents.

It has been suggested that once the existing buildings have been removed, the total developed area of the site could be reduced by building only on its southern part (part (i) and southern part of part (ii)). This could result in a more logical built form and boundary to the settlement. The remainder of the site would be grassed and returned to natural open space. The site could be suitable for residential development if the future housing needs of Bedale and Aiskew cannot be met on brownfield sites within easier walking distance of the town's amenities.

Availability: The site is likely to be available in the short term. Agent indicates readiness to deliver housing on this site in the short term. However, this site is allocated for development in Phase 3 of the plan period (post 2021).

Economic viability: The site has been stated by the owner as available to come forward in the short term and is therefore considered to be achievable. No viability issues identified by the agent.

Site Deliverable:	Year	Yield	Site Developable:	Year	Yield
	2019/2020	5			
	2020/2021	20			
	2021/2022	20			
	2022/2023:	20			
	2023/2024:	20			
	in next 5 years 2019-2024:			in 5 years 2019-2024:	85
	85			in 7 years 2019-2026:	105

HAMBLETON LDF

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

SHLAA ID 767

SITE DETAILS

Site Reference: **BM2** North East of Aiskew Pig Farm, Aiskew

Settlement: Aiskew

Sub Area: Bedale

Hierarchy: Service Centre

Owner: Four and Twenty Group (part)

Agent: Mr Tom Jackson

Developer:

SITE CHARACTERISTICS



Site Size (ha.): 3.34

Current Land Use: Greenfield

Surrounding Use: Residential, Agriculture and Wensleydale Railway to south.

Surrounding Character: Edge of town, semi agricultural.

<p>HAMBLETON LDF SHLAA ID 767</p> <p>STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT</p>
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<p>PHYSICAL CONSTRAINTS</p>

Access:	<p>The Highway Authority would not support the development of this site in isolation as it does not have a direct connection / frontage to a highway maintainable at public expense. A comprehensive development brief for 'Aiskew East' area needs to be produced. This will enable cumulative impacts to be considered and for arrangements to secure funding for strategic improvements to be developed.</p> <p>Access to the site is gained via another field from the A684.</p>
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Utilities:	<p>There are no pylons, gas mains, or power cables that would adversely affect the development of this site.</p> <p>Clean water A supply can be made available at a reasonable cost. Mains reinforcement will be required.</p> <p>Sewerage There is adequate capacity in the public foul sewer network to take reasonably anticipated foul water flows from the proposal site. The local public sewer network may not have capacity to accept any additional discharge of the surface water from the proposed site. Therefore consideration should firstly be given to discharging to, as appropriate, soakaways, infiltration systems and watercourses. Any surface water discharges to the public sewer network must be restricted to the previous/present levels of discharge.</p>
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Flooding:	The site is within Flood Zone 1.
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Heritage:	There may be some archaeological remains on this site which will need to be investigated prior to development.
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Geodiversity:	Soils located in the fields identified at this site are identified by the proposer as being good for growing vegetables. The '6 acre field' is a medium loam which can be dug when wet and does not suffer from drought in dry weather.
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Other:	<p>Warwick House is a Grade II Listed Building. Development proposals for this area will be required to safeguard the character and setting of this building.</p> <p>The settlement of Aiskew is believed to have early medieval origins. There is high potential for archaeological remains to be present on this site and other sites which may shed further light on the origins of the village.</p> <p>Airfield Safeguard Area</p>
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Development Progress:	<p>Site identified as an allocation for mixed development. "Call for Sites" form submitted for part of the site for 60 units.</p> <p>Total numbers could be higher.</p> <p>No progress by Mar'19</p>
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HAMBLETON LDF STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	SHLAA ID 767
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DELIVERABILITY

Potential Yield for Housing:	60	Dwellings Completed:	0
		Dwellings Started:	0

Suitability: The land north of the Pig Farm is in agricultural use and therefore considered to be Greenfield. Its redevelopment for mixed use (including housing, employment and a community garden) could be of benefit to local residential amenity. The site could possibly be developed in tandem with the Pig Farm site adjacent to the west for a combined development scheme.

Availability: Although currently in agricultural use, the site is likely to be made available in the short to medium term.

Economic viability: There has been no recent contact from the owners of the site regarding potential development. Therefore, at this stage it is uncertain if the development of this site is achievable.

Site Deliverable:	Year	Yield		Year	Yield
	2019/2020	0		in 5 years 2019-2024:	35
	2020/2021	0			
	2021/2022	0			
	2022/2023:	10		in 7 years 2019-2026:	60
	2023/2024:	25			
	in next 5 years 2019-2024:	35			

HAMBLETON LDF SHLAA ID 769
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

SITE DETAILS

Site Reference: **BH1 Masham Road, Bedale**

Settlement: Bedale

Sub Area: Bedale

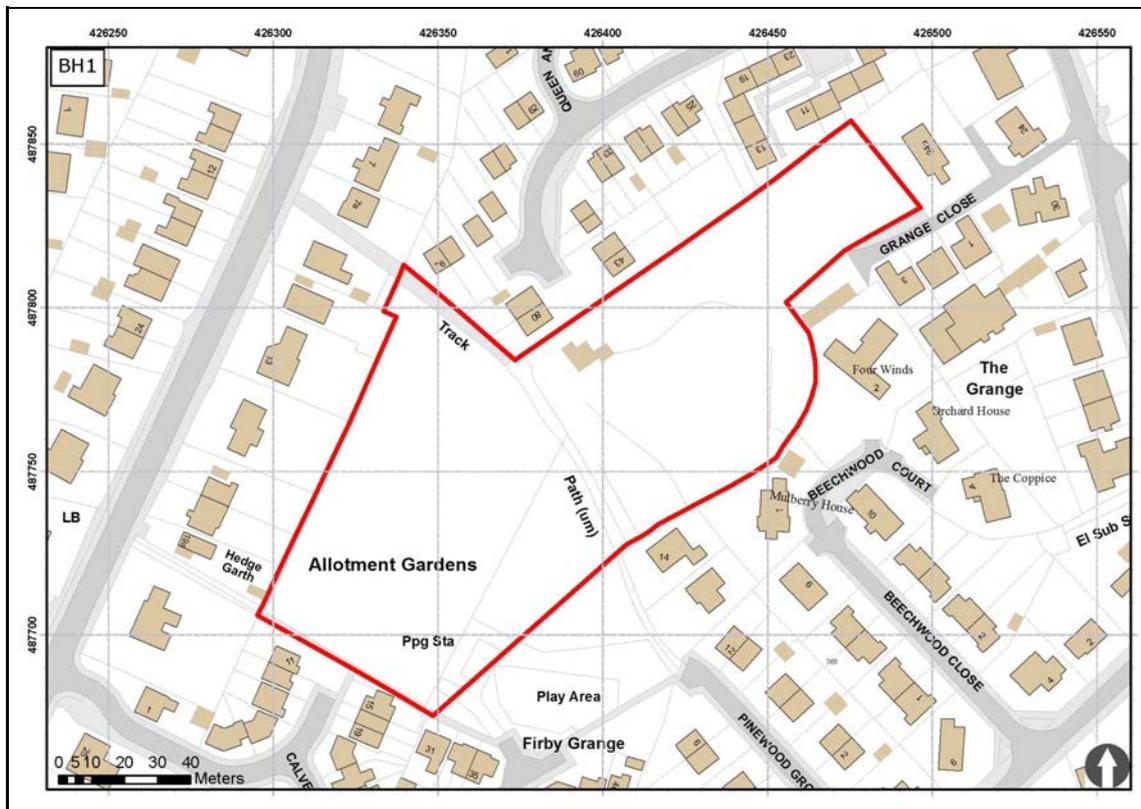
Hierarchy: Service Centre

Owner:

Agent: Carter Jonas

Developer:

SITE CHARACTERISTICS



Site Size (ha.): 1.48

Current Land Use: Greenfield

Surrounding Use: Residential, Education, Open Space

Surrounding Character: Predominantly residential area within the market town. New residential development to the south from which this site would be accessed.

HAMBLETON LDF **SHLAA ID 769**
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

PHYSICAL CONSTRAINTS

Access:	Vehicle access to the site is has been achieved through demolition of a bungalow on the road frontage to Masham Road and the development of new dwellings to the south of the site. Access onto Masham Road is acceptable. Visibility is good in both directions. Access through Pine Close is suitable for footway access only.
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Utilities:	There are no pylons, gas mains, or power cables that would adversely affect the development of this site.
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Flooding:	This site lies within Flood Zone 1
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Heritage:	No impact identified.
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Geodiversity:	There are none on this site.
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Other:	NYCC Highways state that this site is affected by a registered PROW. Airfield Safeguarded Area
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Development Progress:	New Call for Sites Submission :- C2 or 17-19 Dwellings -Dec'16 New application on western part of allotments - 18/00592/FUL - received March 2018 - Total site capacity now 32 Pre-app submitted
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HAMBLETON LDF STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	SHLAA ID 769
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DELIVERABILITY

Potential Yield for Housing:	32	Dwellings Completed:	0
		Dwellings Started:	0

Suitability: The site could be developed for housing.

Availability: Dependent on an alternative site for the existing allotments being found in an accessible location elsewhere in the town. The remainder of this site is currently unused scrub land and likely to be available in the immediate short term. Planning permission has been granted for 20 homes on land to the south of this site and this is now complete. The agent/ developer for the site has indicated that they seek to bring development forward in the current phasing period.

Economic viability: Subject to an alternative site being found for the existing allotments, development of this site should be achievable.

Site Deliverable:	Year	Yield		Year	Yield
	2019/2020	7			
	2020/2021	7			
	2021/2022	9			
	2022/2023:	9			
	2023/2024:	0			
	in next 5 years 2019-2024:	32		in 5 years 2019-2024:	32
				in 7 years 2019-2026:	32

HAMBLETON LDF SHLAA ID 768
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

SITE DETAILS

Site Reference: **BH6** "The Dales"
Lyngarth Farm, Bedale

Settlement: Bedale

Sub Area: Bedale

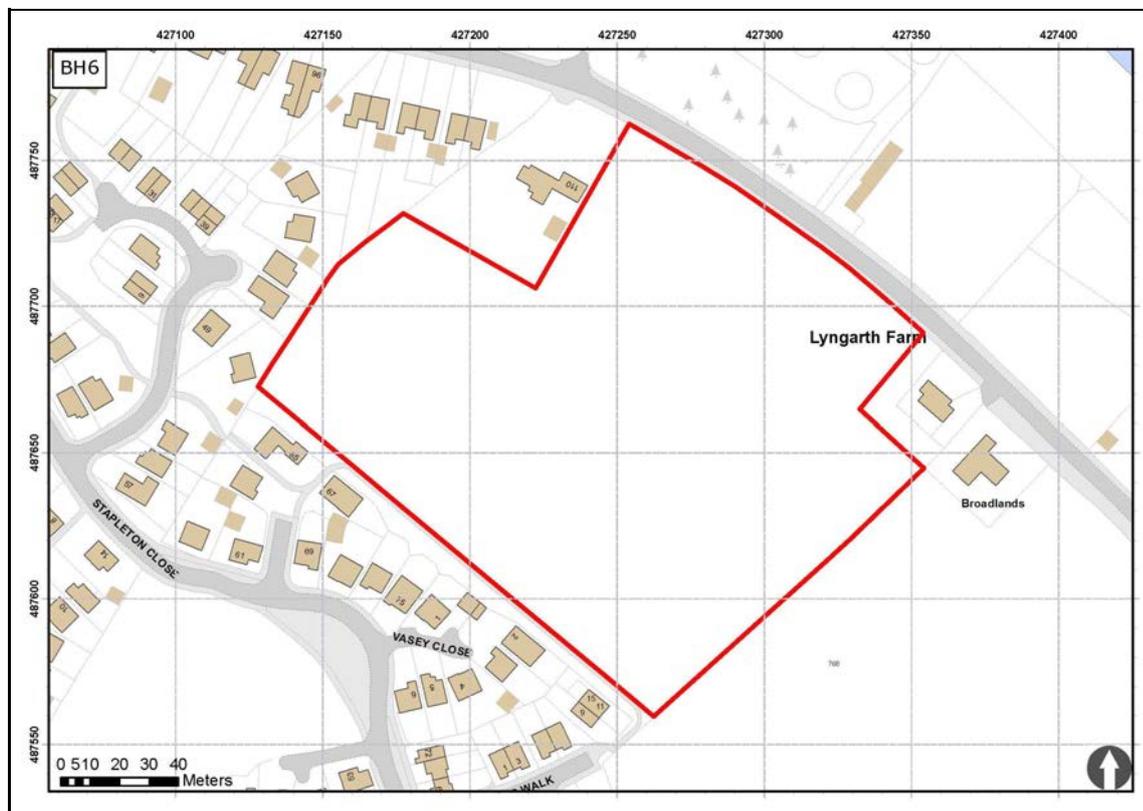
Hierarchy: Service Centre

Owner:

Agent:

Developer: Mr S Burn - Persimmon Homes

SITE CHARACTERISTICS



Site Size (ha.): 2.51 Current Land Use: Greenfield

Surrounding Use: Sewage Works, Residential and Agriculture

Surrounding Character: Edge of town, semi agricultural and flat open countryside.

HAMBLETON LDF STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	SHLAA ID 768
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PHYSICAL CONSTRAINTS

Access:	Acceptable access onto South End Road. Impact on the highway network will need to be determined by a traffic assessment. The site is affected by a registered public right of way which must be kept clear of any obstruction until such time as an alternate route has been provided and confirmed by order.
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Utilities:	There are no pylons, gas mains, or power cables that would adversely affect the development of this site.
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Flooding:	This site is within Flood Zone 1.
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Heritage:	None.
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Geodiversity:	There are none on this site.
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Other:	The site is opposite a sewage treatment plant, which could give rise to amenity problems. Airfied Safeguard Area
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Development Progress:	Site capacity now 79 - application 15/00006/FUL granted permission , S106 signed. By March 2018 - Land not yet transferred to Persimmon Land issue resolved Persimmon to be on site Oct'18 Street Naming & Numbered Jan'19 Persimmon undertaking site works - Nov'18 20 starts by Mar'19
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HAMBLETON LDF STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	SHLAA ID 768
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DELIVERABILITY

Potential Yield for Housing:	79	Dwellings Completed:	0
		Dwellings Started:	20

Suitability: This site is suitable for housing.

Availability: Considered to be available immediately.

Economic viability: A housing developer is interested in developing this site and has already developed adjacent sites.

Site Deliverable:	Year	Yield		Site Developable:	Year	Yield
	2019/2020	15				
	2020/2021	20		in 5 years 2019-2024:		79
	2021/2022	20				
	2022/2023:	20				
	2023/2024:	4		in 7 years 2019-2026:		79
	in next 5 years 2019-2024:		79			

HAMBLETON LDF SHLAA ID 771
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

SITE DETAILS

Site Reference: **BH7 East of Hackforth Road, Little Crakehall**

Settlement: Crakehall

Sub Area: Bedale

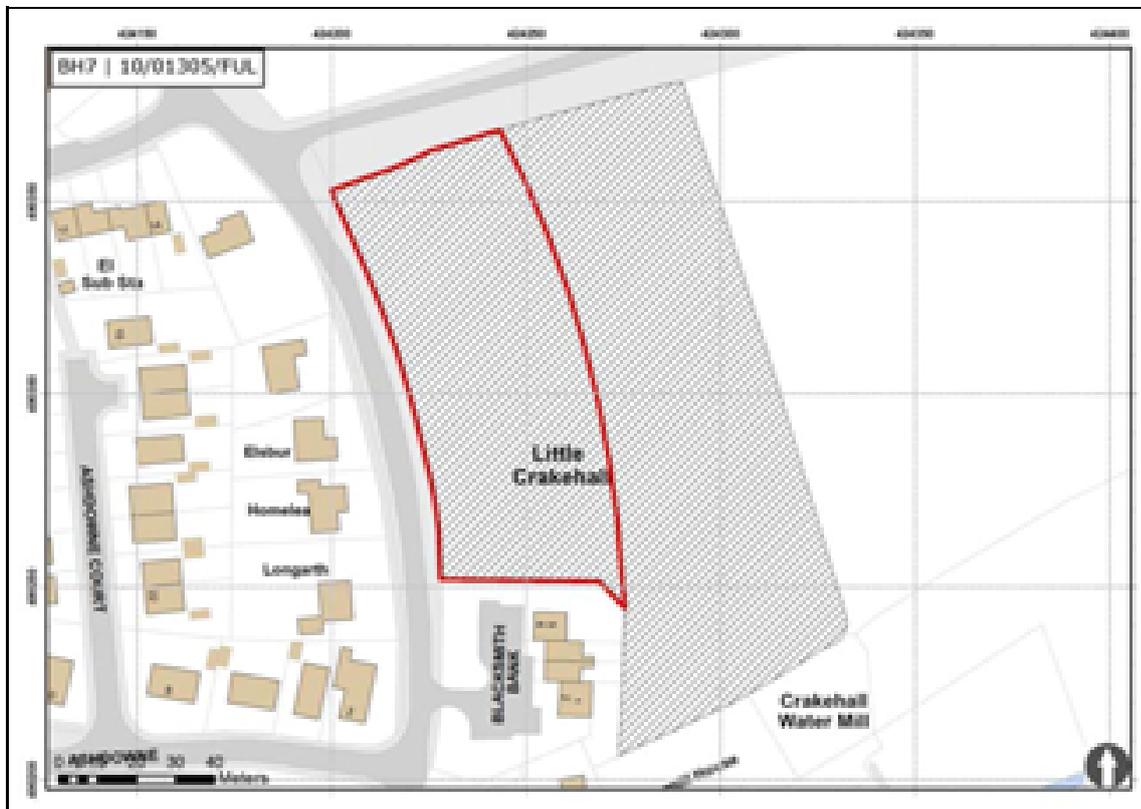
Hierarchy: Service Village

Owner: Margaret Finkill

Agent: Mr Mark Newby

Developer: Mr Iain Godfrey

SITE CHARACTERISTICS



Site Size (ha.): 0.53

Current Land Use: Greenfield

Surrounding Use: Agriculture, Residential.

Surrounding Character: Edge of village, semi-agricultural, open countryside.

HAMBLETON LDF SHLAA ID 771
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

PHYSICAL CONSTRAINTS

Access: The site can be accessed directly from Hackforth Road.

Utilities: There are no pylons, gas mains, or power cables that would adversely affect the development of this site.

Flooding: This site lies within Flood Zone 1.

Heritage: None identified.

Geodiversity: There are none on this site.

Other: This site abuts the northern boundary of the Crakehall Conservation Area and the curtilage of the Crakehall Mill House, a Grade II Listed Building. The development of housing along the boundary of this site could have an adverse impact upon its setting and the open aspect of this part of the Conservation Area.

Development Progress: Now 16 capacity; 14/02435/FUL - S106 signed , Phase2 submitted under call for sites.
Street Named & Numbered - June 2016; Building Regs application submitted Jan'17 - 17/01573/IN, Surveyed 2/2/17 - some initial site work.
During 2017/2018 8 units have been completed with 8 remaining.
Plots 2 & 3 completed Dec'17 - with further 6 nearing completion
Plots 6 & 8 completed Feb'18
Final plot completed Jul'18

HAMBLETON LDF STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	SHLAA ID 771
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DELIVERABILITY

Potential Yield for Housing:	16	Dwellings Completed:	16
		Dwellings Started:	0

Suitability: This site benefits from the potential to be developed although the design and layout of the site would need to ensure that impact on bungalows on the opposite side of Hackforth Road was minimised.

Availability: The site is considered to be available in the short term.

Economic viability: There is already interest from a developer and a planning brief and design layout schemes have been produced for the site. Therefore the development of this site is achievable.

Site Deliverable:	Year	Yield	Site Developable:	Year	Yield
	2019/2020	0			
	2020/2021	0		in 5 years 2019-2024:	0
	2021/2022	0			
	2022/2023:	0			
	2023/2024:	0		in 7 years 2019-2026:	0
	in next 5 years 2019-2024:	0			

HAMBLETON LDF SHLAA ID 773
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

SITE DETAILS

Site Reference: **BH9** South of Northallerton Road, Leeming Bar

Settlement: Leeming Bar

Sub Area: Bedale

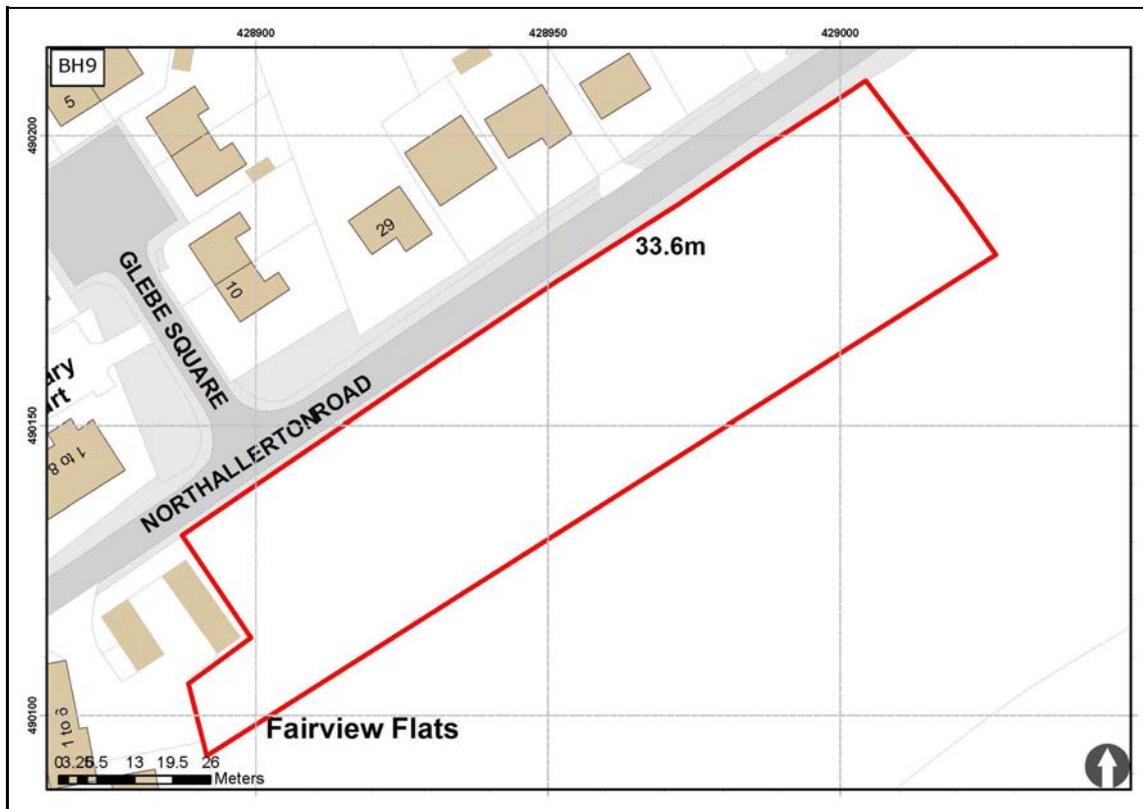
Hierarchy: Service Village

Owner: Mr David Eyles

Agent: George Arrowsmith

Developer:

SITE CHARACTERISTICS



Site Size (ha.): 0.53

Current Land Use: Greenfield

Surrounding Use: Residential, Agriculture, Employment

Surrounding Character: Edge of village. Near to the Leeming Bar Industrial Estate, residential development, employment development, the A684 route and open countryside. Leeming Bar is situated next to the A1(T) route.

HAMBLETON LDF SHLAA ID 773
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

PHYSICAL CONSTRAINTS

Access: This site is accessed directly from the A684.

Utilities: There are no pylons, gas mains, or power cables that would adversely affect the development of this site.

Sewerage
The Leeming Bar Waste Water Treatment Works are already at capacity. Any development in these areas would have to be co-ordinated with YWS as additional treatment capacity will need to be created.

Flooding: This site lies within Flood Zone 1

Heritage: None identified.

Geodiversity: There are none on this site.

Other: This site may be subject to adverse noise impacts from nearby RAF Leeming. Although, recently, noise levels have been reduced with noise contours identifying noise impact on the surrounding area being drawn closer in to the air base. However, this site remains within the RAF Leeming Noise Restriction Area.

Development Progress: Two Applications submitted 16/00224/OUT for 13 units & 16/00266/OUT for additional extension to allocated site for 17 which was refused. Application for 16/00224/OUT approved May'16.

Adjacent site part of "Call for Sites" exercise.

Up to April 2019, no full application has been submitted.

HAMBLETON LDF STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	SHLAA ID 773
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DELIVERABILITY

Potential Yield for Housing:	13	Dwellings Completed:	0
		Dwellings Started:	0

Suitability: Of the two proposed uses for the site, housing would be more appropriate as it would reduce the need for HGV's to drive through the village and it would relate better to neighbouring housing development. The shape of the site would necessitate a frontage ribbon form of development.

Availability: The site is considered to be available in the short term.

Economic viability: With the sites apparent availability and willingness, shown through the agent, of the client to develop this site, it is achievable.

Site Deliverable:	Year	Yield		Year	Yield
	2019/2020	0	Site Developable:		
	2020/2021	0		in 5 years 2019-2024:	13
	2021/2022	6			
	2022/2023:	7			
	2023/2024:	0		in 7 years 2019-2026:	13
	in next 5 years 2019-2024:	13			

HAMBLETON LDF STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	SHLAA ID 774
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PHYSICAL CONSTRAINTS

Access: This site can be accessed directly from Northallerton Road (A684).

Utilities: There are no pylons, gas mains, or power cables that would adversely affect the development of this site.

Sewerage

The Leeming Bar Waste Water Treatment Works are already at capacity. Any development in these areas would have to be co-ordinated with YWS as additional treatment capacity will need to be created.

Flooding: This site lies within Flood Zone 1.

Heritage: Adjacent to Listed Buildings.

Geodiversity: There are none on this site.

Other: This site may be subject to adverse noise impacts from nearby RAF Leeming. Although, recently, noise levels have been reduced with noise contours identifying noise impact on the surrounding area being drawn closer in to the air base. However, this site remains within the RAF Leeming Noise Restriction Area (70dB).

The John Gill agricultural works and garage is a Grade II Listed Building. The DPD should make it clear that development proposals for this area will be required to safeguard the character and setting of this building.

Development Progress: Planning application for northern part of the site for housing was submitted and refused (and dismissed at appeal - December 2010) as it did not meet the requirements set out in the LDF Allocations document

Application approved for 82 units (12/01209/FUL) - up to 1st April 2017 there has been 50 completions with 32 plots remaining.

During 2016/2017, in total, 29 dwellings completed.

All 82 units completed by Sep'17.

HAMBLETON LDF STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	SHLAA ID 774
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DELIVERABILITY

Potential Yield for Housing:	82	Dwellings Completed:	82
		Dwellings Started:	0

Suitability: Of the two proposed uses residential would be the most appropriate or a mix of residential and suitable employment uses (office, retail). Employment use may generate an increased need for HGV's to pass through the village. Most of the residential areas in the village are located along the 4 'spoke' roads so housing here could help create a more mixed use core to the village.

As long as the Listed Buildings fronting the A684 were retained, this site could suitably be developed.

This site was previously within the Noise Restriction Area associated with RAF Leeming. However, revised noise contours have since been published which show it now only in the Noise Insulation Area. This allows more flexibility in terms of development.

Availability: The owners have indicated that although they do not plan to cease their current use on the site, they would like to be able to redevelop it in the future.

Economic viability: The development of this site is achievable depending on when the owner is willing to redevelop.

Site Deliverable:	Year	Yield	Site Developable:	Year	Yield
	2019/2020	0			
	2020/2021	0	in 5 years 2019-2024:		0
	2021/2022	0			
	2022/2023:	0			
	2023/2024:	0	in 7 years 2019-2026:		0
in next 5 years 2019-2024:		0			

HAMBLETON LDF SHLAA ID 775
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

SITE DETAILS

Site Reference: **BH8** Hares of Snape Works, Snape

Settlement: Snape

Sub Area: Bedale

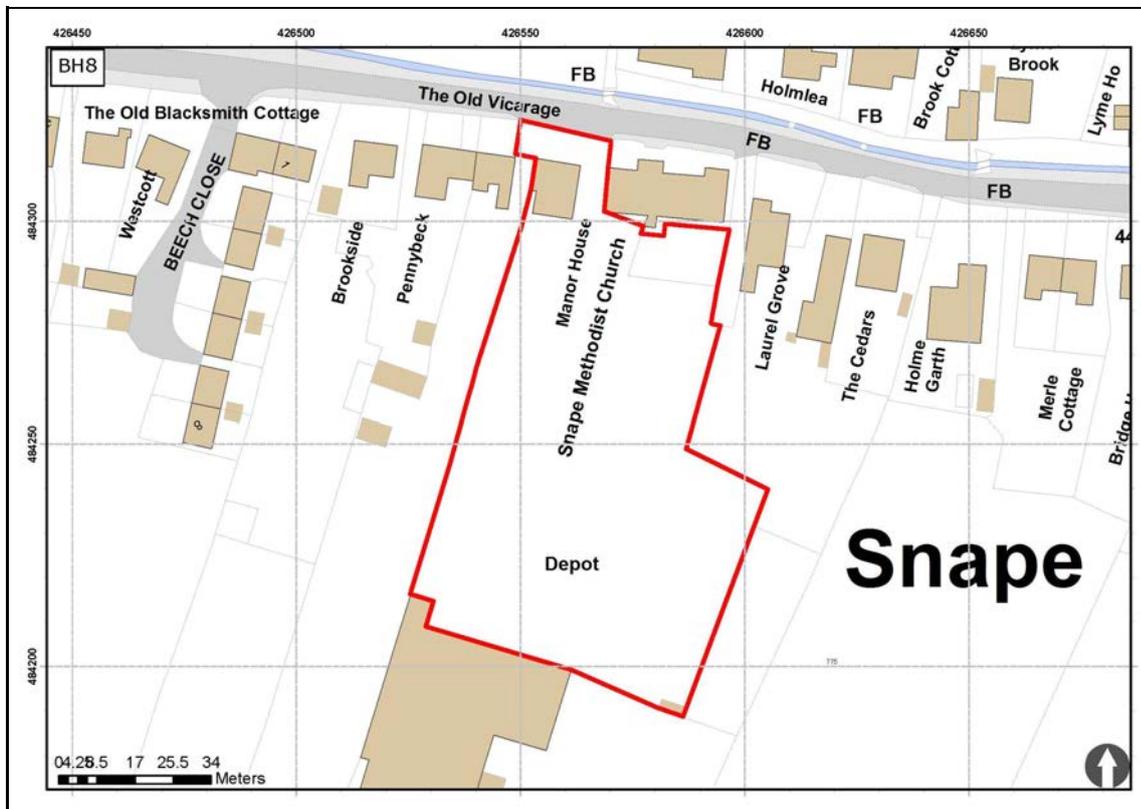
Hierarchy: Service Village

Owner: Edward Price

Agent:

Developer:

SITE CHARACTERISTICS



Site Size (ha.): 0.62

Current Land Use: Brownfield

Surrounding Use: Residential, Agriculture

Surrounding Character: Edge of village location adjacent to open countryside and low density housing.

HAMBLETON LDF SHLAA ID 775
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

PHYSICAL CONSTRAINTS

Access: The site is accessed directly from the Main Street of Snape.

Utilities: There are no pylons, gas mains, or power cables that would adversely affect the development of this site.

Flooding: The northern area of this site is within Flood Zones 2 and 3.

Heritage: None identified.

Geodiversity: There are none on this site.

Other: The northern part of the site lies within the Snape Conservation Area.

Development Progress: Owners submitted "Call for Sites" form.
Looking at relocation, initial discussions with council.
Formal Pre-app received for 40 units - 5/8/2016
No further progress by March 2019

HAMBLETON LDF	SHLAA ID 775
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	

DELIVERABILITY

Potential Yield for Housing:	20	Dwellings Completed:	0
		Dwellings Started:	0

Suitability: The site is surrounded by hedges and occasional mature trees and is not significantly visible from any of the approaches to the village or from the local road network. There is an undeveloped area of scrubland at the southern end of the site which could be retained and improved to provide amenity open space. The northern end of the site lies with Flood Zones 2 and 3 and will have an impact on the total potential housing yield of the site.

Availability: The business currently occupying the site is working to the capacity of the site and generates a lot of HGV movements. The company are interested in moving to a more suitable location closer to the A1 in order to reduce the impact this has on the local road network and on residents of the village. Availability of the site would depend upon the company finding a new site in a suitable location to relocate to.

Economic viability: Subject to the relocation of the business currently on site, then the development of this site is achievable. However, the owner has stated that it will not be viable for the business to relocate unless the whole site is developed for housing.

Site Deliverable:	Year	Yield	Site Developable:	Year	Yield
	2019/2020	0			
	2020/2021	0			
	2021/2022	0			
	2022/2023:	10			
	2023/2024:	10			
	in next 5 years 2019-2024:			in 5 years 2019-2024:	20
		20		in 7 years 2019-2026:	20

HAMBLETON LDF STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	SHLAA ID 776
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SITE DETAILS

Site Reference:	BM3 Station Yard, West Tanfield
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Settlement:	West Tanfield
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Sub Area:	Bedale
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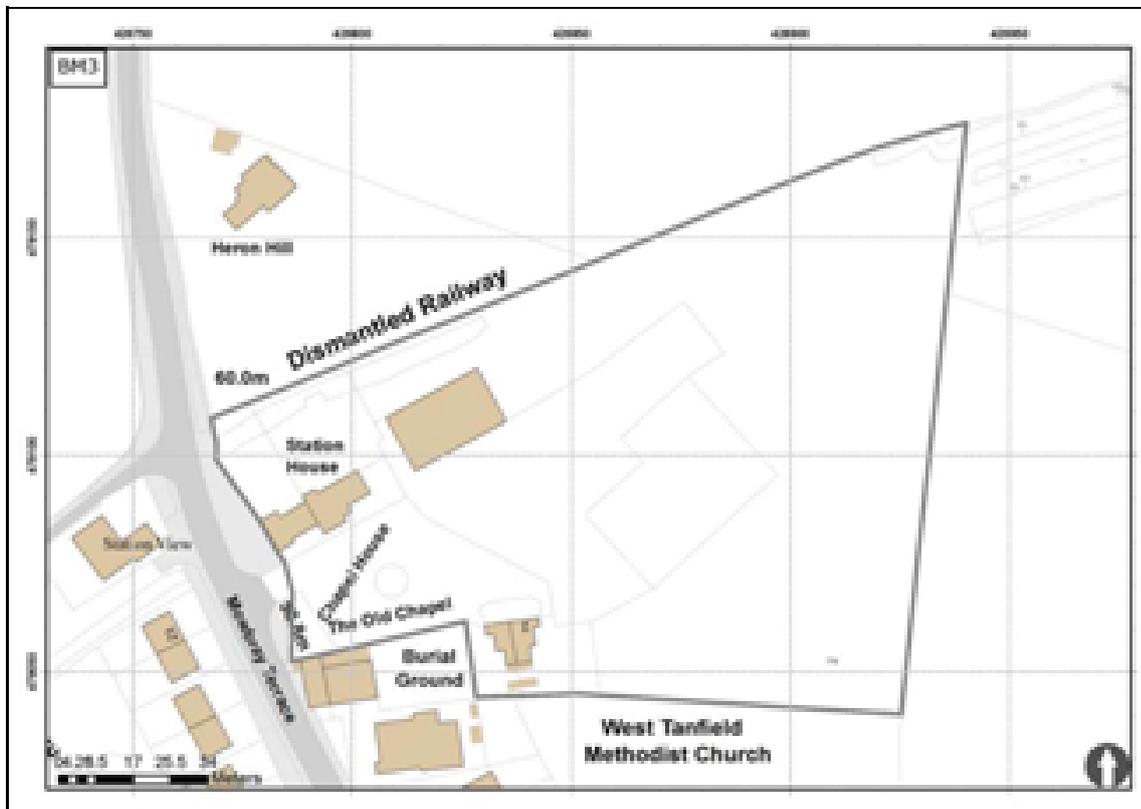
Hierarchy:	Service Village
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Owner:	Mr J. M. Robinson
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Agent:	England Lyle Good
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Developer:	Berkeley DeVeer
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SITE CHARACTERISTICS



Site Size (ha.): 1.50

Current Land Use: Brownfield

Surrounding Use:	Residential, Agriculture
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Surrounding Character:	Edge of village location adjacent to, low density housing, industrial development and church hall.
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HAMBLETON LDF SHLAA ID 776
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

PHYSICAL CONSTRAINTS

Access: The site is directly accessed from Mowbray Terrace.

Utilities: There are no pylons, gas mains, or power cables that would adversely affect the development of this site.

Flooding: This site lies within Flood Zone 1.

Heritage: None identified.

Geodiversity: There are none on this site.

Other: None

Development Now active , land sold. Application : 16/00529/FUL for 42 units
Progress:
 S106 Agreement signed , site clearance completed; variation to site layout under 17/02311/MRC, this was approved in Jan'18.

 Street Named & Numbered August 2017

 Broadacres preferred RSL, extra affordable unit
 CIL Commencement Notice - Feb'18
 Active on Site

HAMBLETON LDF STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	SHLAA ID 776
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DELIVERABILITY

Potential Yield for Housing:	42	Dwellings Completed:	0
		Dwellings Started:	8

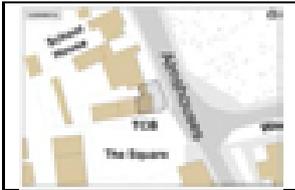
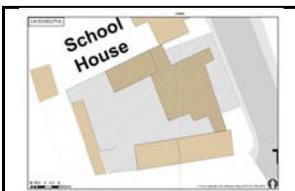
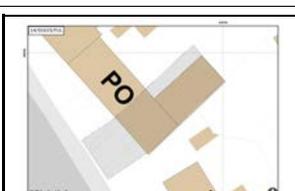
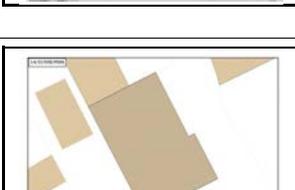
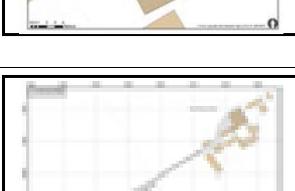
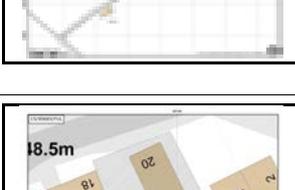
Suitability: This is a brownfield site within the built form of West Tanfield. It has good access from Mowbray Terrace and a mix of residential and employment use will complement the surrounding area.

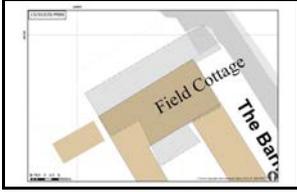
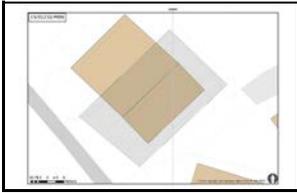
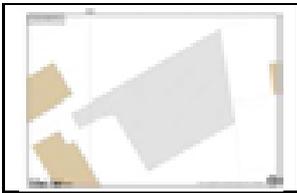
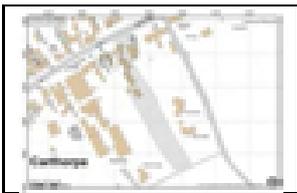
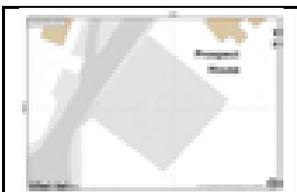
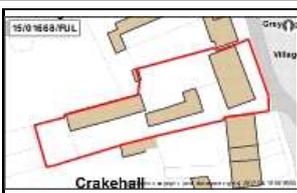
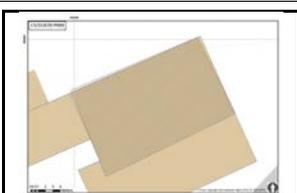
Availability: The main users of the site have now vacated. Therefore, the site is considered to be available in the short term.

Economic viability: Much will depend on the proportion of the potential development being housing and employment use but the development of this site is achievable.

Site Deliverable:	Year	Yield	Site Developable:	Year	Yield
	2019/2020	10			
	2020/2021	20		in 5 years 2019-2024:	42
	2021/2022	12			
	2022/2023:	0			
	2023/2024:	0		in 7 years 2019-2026:	42
	in next 5 years 2019-2024:	42			

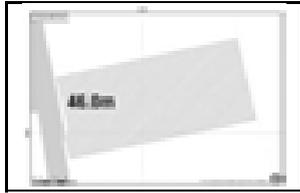
Planning Permissions for Bedale and Villages

	<p>Application Reference: 14/00999/FUL SHLAA ID: 3228</p> <p>Site Name: Almshouses Burneston North Yorkshire DL8 2HY</p> <p>Settlement: Burneston</p> <p>Sub Area: Bedale Hierarchy: Secondary Village</p> <p>Total Housing Yield: 1 Dwellings Started: 0</p> <p>Site Size (ha.): 0.01 Dwellings Completed: 0</p>
	<p>Application Reference: 14/01002/FUL SHLAA ID: 2021</p> <p>Site Name: The Old School Burneston North Yorkshire DL8 2HX</p> <p>Settlement: Burneston</p> <p>Sub Area: Bedale Hierarchy: Secondary Village</p> <p>Total Housing Yield: 1 Dwellings Started: 0</p> <p>Site Size (ha.): 0.05 Dwellings Completed: 0</p>
	<p>Application Reference: 14/01531/FUL SHLAA ID: 2032</p> <p>Site Name: Badger Farm Carthorpe DL8 2LR</p> <p>Settlement: Carthorpe</p> <p>Sub Area: Bedale Hierarchy: Other Village</p> <p>Total Housing Yield: 3 Dwellings Started: 2</p> <p>Site Size (ha.): 0.03 Dwellings Completed: 1</p>
	<p>Application Reference: 14/01615/FUL SHLAA ID: 2034</p> <p>Site Name: Post Office Burneston North Yorkshire DL8 2HT</p> <p>Settlement: Burneston</p> <p>Sub Area: Bedale Hierarchy: Secondary Village</p> <p>Total Housing Yield: 1 Dwellings Started: 0</p> <p>Site Size (ha.): 0.02 Dwellings Completed: 0</p>
	<p>Application Reference: 14/01829/MBN SHLAA ID: 2038</p> <p>Site Name: Cote House Farm Moor End Lane Burrill North Yorkshire DL8 1TR</p> <p>Settlement: Burrill</p> <p>Sub Area: Bedale Hierarchy: Other Village</p> <p>Total Housing Yield: 1 Dwellings Started: 0</p> <p>Site Size (ha.): 0.02 Dwellings Completed: 0</p>
	<p>Application Reference: 14/01908/MBN SHLAA ID: 2041</p> <p>Site Name: "The Milking Parlour" Saltburn House Farm, Carthorpe, North Yorkshire, DL8 2LF</p> <p>Settlement: Carthorpe</p> <p>Sub Area: Bedale Hierarchy: Other Village</p> <p>Total Housing Yield: 1 Dwellings Started: 0</p> <p>Site Size (ha.): 0.06 Dwellings Completed: 0</p>
	<p>Application Reference: 15/00428/MBN SHLAA ID: 2075</p> <p>Site Name: Hook House Farm Planetree Lane Kirkby Fleetham North Yorkshire DL7 0SS</p> <p>Settlement: Kirkby Fleetham</p> <p>Sub Area: Bedale Hierarchy: Secondary Village</p> <p>Total Housing Yield: 3 Dwellings Started: 1</p> <p>Site Size (ha.): 0.20 Dwellings Completed: 2</p>
	<p>Application Reference: 15/00683/FUL SHLAA ID: 2084</p> <p>Site Name: Aiskew Methodist Church 20 Bedale Road Aiskew North Yorkshire DL8 1DD</p> <p>Settlement: Bedale (with Aiskew)</p> <p>Sub Area: Bedale Hierarchy: Service Centre</p> <p>Total Housing Yield: 2 Dwellings Started: 0</p> <p>Site Size (ha.): 0.06 Dwellings Completed: 2</p>

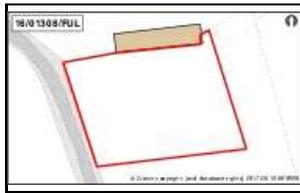
	Application Reference: 15/00847/MBN Site Name: Sceptre Cottage Station Road Crakehall North Yorkshire DL8 1TX Settlement: Crakehall Sub Area: Bedale Total Housing Yield: 1 Site Size (ha.): 0.05	Hierarchy: Service Village Dwellings Started: 0 Dwellings Completed: 1	SHLAA ID: 2091
	Application Reference: 15/01035/MBN Site Name: The Barn Hamhall Lane Scruton North Yorkshire DL7 0RJ Settlement: Scruton Sub Area: Bedale Total Housing Yield: 0 Site Size (ha.): 0.05	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 2098
	Application Reference: 15/01232/MBN Site Name: Mill Bungalow Leeming North Yorkshire DL7 9SZ Settlement: Leeming Sub Area: Bedale Total Housing Yield: 0 Site Size (ha.): 0.02	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 2117
	Application Reference: 15/01469/FUL Site Name: 38 Leases Road Leeming Bar North Yorkshire DL7 9DA Settlement: Leeming Bar Sub Area: Bedale Total Housing Yield: 0 Site Size (ha.): 0.04	Hierarchy: Service Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 2123
	Application Reference: 15/01536/MBN Site Name: "Shire House" & "The Hay Barn" Saltburn House Farm Carthorpe North Yorkshire DL8 2LF Settlement: Carthorpe Sub Area: Bedale Total Housing Yield: 2 Site Size (ha.): 0.02	Hierarchy: Other Village Dwellings Started: 2 Dwellings Completed: 0	SHLAA ID: 2127
	Application Reference: 15/01543/OUT Site Name: Land To The South West Of Prospect House Great Fencote North Yorkshire DL7 0RX Settlement: Great & Little Fencote Sub Area: Bedale Total Housing Yield: 1 Site Size (ha.): 0.07	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 2129
	Application Reference: 15/01668/FUL Site Name: Village Farm The Green Crakehall North Yorkshire DL8 1HP Settlement: Crakehall Sub Area: Bedale Total Housing Yield: 1 Site Size (ha.): 0.01	Hierarchy: Service Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3016
	Application Reference: 15/01839/MBN Site Name: Building Adjacent Swale Cottage Burneston North Yorkshire DL8 2JH Settlement: Burneston Sub Area: Bedale Total Housing Yield: 1 Site Size (ha.): 0.04	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 1	SHLAA ID: 2144
	Application Reference: 15/01855/MBN Site Name: Farm Buildings Lumley Lane (North Of Melton Court) Kirkby Fleetham North Yorkshire Settlement: Kirkby Fleetham Sub Area: Bedale Total Housing Yield: 0 Site Size (ha.): 0.04	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 2145



Application Reference: 15/02057/FUL **SHLAA ID: 3007**
Site Name: "The Old Dairy", 11A Lumley Lane Kirkby Fleetham Northallerton DL7 0SH
Settlement: Kirkby Fleetham
Sub Area: Bedale Hierarchy: Secondary Village
Total Housing Yield: 1 Dwellings Started: 0
Site Size (ha.): 0.03 Dwellings Completed: 0



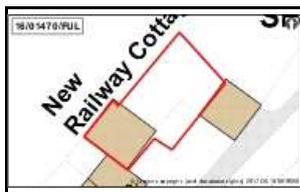
Application Reference: 16/00684/FUL **SHLAA ID: 2156**
Site Name: Land East Of The Anchorage Lowfield Lane Snape North Yorkshire
Settlement: Snape
Sub Area: Bedale Hierarchy: Service Village
Total Housing Yield: 1 Dwellings Started: 0
Site Size (ha.): 0.10 Dwellings Completed: 0



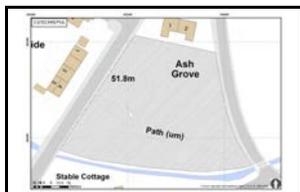
Application Reference: 16/01308/FUL **SHLAA ID: 3065**
Site Name: "Manor Garth ", Land To The South Of Southfields Silver Street Hackforth North Yorkshire
Settlement: Hackforth
Sub Area: Bedale Hierarchy: Secondary Village
Total Housing Yield: 1 Dwellings Started: 0
Site Size (ha.): 0.08 Dwellings Completed: 1



Application Reference: 16/01444/FUL **SHLAA ID: 3070**
Site Name: Land To West Of Bedale Road Bedale Road Well North Yorkshire
Settlement: Well
Sub Area: Bedale Hierarchy: Secondary Village
Total Housing Yield: 1 Dwellings Started: 0
Site Size (ha.): 0.10 Dwellings Completed: 1



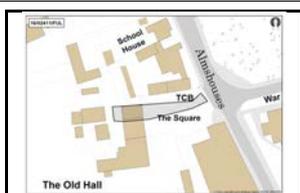
Application Reference: 16/01470/FUL **SHLAA ID: 3073**
Site Name: 2 Aiskew Crossing Bedale Road Aiskew North Yorkshire DL8 1DZ
Settlement: Bedale (with Aiskew)
Sub Area: Bedale Hierarchy: Service Centre
Total Housing Yield: 1 Dwellings Started: 0
Site Size (ha.): 0.01 Dwellings Completed: 0



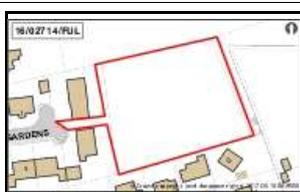
Application Reference: 16/01618/FUL **SHLAA ID: 2008**
Site Name: The Bungalow , South of Ash Grove Hackforth North Yorkshire DL8 1PA
Settlement: Hackforth
Sub Area: Bedale Hierarchy: Secondary Village
Total Housing Yield: 5 Dwellings Started: 3
Site Size (ha.): 0.45 Dwellings Completed: 0



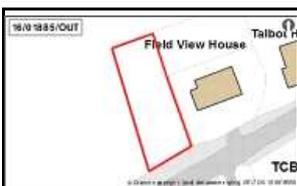
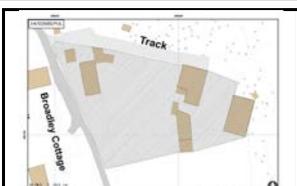
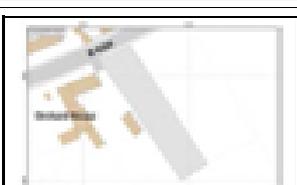
Application Reference: 16/02320/FUL **SHLAA ID: 1230**
Site Name: Land To The Rear Of Street House Farm
Settlement: Scruton
Sub Area: Bedale Hierarchy: Secondary Village
Total Housing Yield: 1 Dwellings Started: 0
Site Size (ha.): 0.07 Dwellings Completed: 0

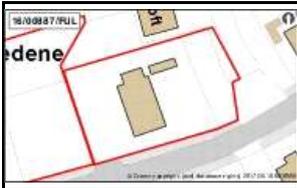
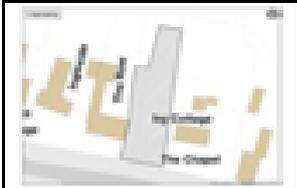
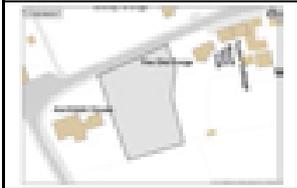
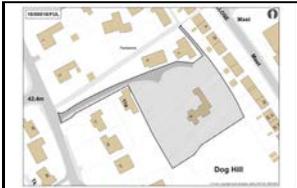
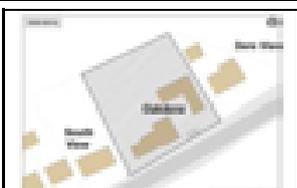


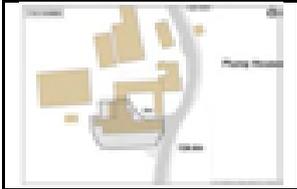
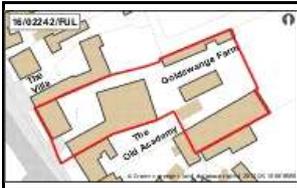
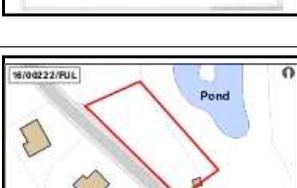
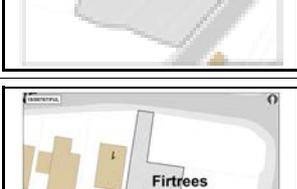
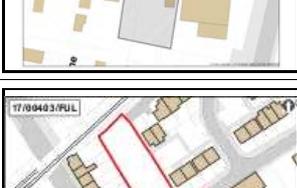
Application Reference: 16/02411/FUL **SHLAA ID: 3221**
Site Name: "The Granary" - Old Hall Farm - Store At The Square Church Wynd Burneston North Yorkshire
Settlement: Burneston
Sub Area: Bedale Hierarchy: Secondary Village
Total Housing Yield: 1 Dwellings Started: 0
Site Size (ha.): 0.10 Dwellings Completed: 1

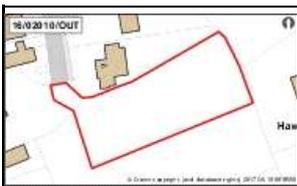


Application Reference: 16/02714/FUL **SHLAA ID: 3116**
Site Name: Land To The East Of Willow Gardens Leeming Bar North Yorkshire
Settlement: Leeming Bar
Sub Area: Bedale Hierarchy: Service Village
Total Housing Yield: 5 Dwellings Started: 0
Site Size (ha.): 0.29 Dwellings Completed: 0

	Application Reference: 17/00013/PPN Site Name: The Barns Gatenby North Yorkshire DL7 9NG Settlement: Gatenby Sub Area: Bedale Total Housing Yield: 2 Site Size (ha.): 0.15	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3227
	Application Reference: 17/00087/FUL Site Name: "56A Bedale Road"The Old Farmhouse 58 Bedale Road Aiskew North Yorkshire DL8 1DD Settlement: Aiskew Sub Area: Bedale Total Housing Yield: 1 Site Size (ha.): 0.17	Hierarchy: Service Centre Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3239
	Application Reference: 17/00292/REM Site Name: "Pooh Corner" - Land Adjacent To Village Hall Hackforth North Yorkshire DL8 1PE Settlement: Hackforth Sub Area: Bedale Total Housing Yield: 1 Site Size (ha.): 0.10	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 1	SHLAA ID: 3158
	Application Reference: 17/00696/FUL Site Name: "Tilia House" , adjacent Cedar Garth Meadow Lane Snape North Yorkshire DL8 2TJ Settlement: Snape Sub Area: Bedale Total Housing Yield: 1 Site Size (ha.): 0.10	Hierarchy: Service Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 2152
	Application Reference: 17/00731/REM Site Name: "Stonegarth" Land Opposite Rosedene Carthorpe North Yorkshire Settlement: Carthorpe Sub Area: Bedale Total Housing Yield: 1 Site Size (ha.): 0.06	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 1	SHLAA ID: 2140
	Application Reference: 17/00744/OUT Site Name: Land Between Rose Cottage And The Green Scruton North Yorkshire Settlement: Scruton Sub Area: Bedale Total Housing Yield: 1 Site Size (ha.): 0.22	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3237
	Application Reference: 17/00786/FUL Site Name: Fencote Hall, Hergill Lane, Little Fencote Settlement: Clifton on Yore Sub Area: Bedale Total Housing Yield: 1 Site Size (ha.): 0.02	Hierarchy: Other Village Dwellings Started: 1 Dwellings Completed: 0	SHLAA ID: 2176
	Application Reference: 17/01276/FUL Site Name: Land Adjacent To Cumbrae Flask Lane Nosterfield Settlement: Nosterfield Sub Area: Bedale Total Housing Yield: 1 Site Size (ha.): 0.12	Hierarchy: Other Village Dwellings Started: 1 Dwellings Completed: 0	SHLAA ID: 3192
	Application Reference: 17/01383/FUL Site Name: Land East Of Mustard Field House Church Wynd Burneston North Yorkshire Settlement: Burneston Sub Area: Bedale Total Housing Yield: 3 Site Size (ha.): 0.03	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 2165

	Application Reference: 17/01994/REM Site Name: "May Zac" Adj. The Old Byre Church Street Well North Yorkshire DL8 2QA Settlement: Well Sub Area: Bedale Total Housing Yield: 1 Site Size (ha.): 0.10	Hierarchy: Secondary Village Dwellings Started: 1 Dwellings Completed: 0	SHLAA ID: 3216
	Application Reference: 17/02086/FUL Site Name: Rosedene Carthorpe North Yorkshire DL8 2LH Settlement: Carthorpe Sub Area: Bedale Total Housing Yield: 1 Site Size (ha.): 0.11	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 1	SHLAA ID: 3054
	Application Reference: 17/02249/FUL Site Name: Old Hall Farm Burneston North Yorkshire DL8 2HX Settlement: Burneston Sub Area: Bedale Total Housing Yield: 1 Site Size (ha.): 0.01	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3222
	Application Reference: 17/02319/FUL Site Name: Ivy Cottage Cowling Road Burrill North Yorkshire DL8 1RQ Settlement: Burrill Sub Area: Bedale Total Housing Yield: 1 Site Size (ha.): 0.01	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3230
	Application Reference: 17/02334/OUT Site Name: The Old Forge, Exelby DL8 2HD Settlement: Exelby Sub Area: Bedale Total Housing Yield: 3 Site Size (ha.): 0.17	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3223
	Application Reference: 17/02422/OUT Site Name: Land Adjacent To Elm House Hackforth North Yorkshire DL8 1PA Settlement: Hackforth Sub Area: Bedale Total Housing Yield: 3 Site Size (ha.): 0.09	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3220
	Application Reference: 18/00016/FUL Site Name: West of Bancroft 9 Firby Road Bedale North Yorkshire DL8 2AT Settlement: Bedale Sub Area: Bedale Total Housing Yield: 2 Site Size (ha.): 0.50	Hierarchy: Service Centre Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3243
	Application Reference: 18/00027/FUL Site Name: "Dyson Croft & Crosby Garth" Land And Buildings To The North Of The Rowans Exelby North Yorkshire Settlement: Exelby Sub Area: Bedale Total Housing Yield: 2 Site Size (ha.): 0.18	Hierarchy: Other Village Dwellings Started: 1 Dwellings Completed: 1	SHLAA ID: 3224
	Application Reference: 18/00105/FUL Site Name: Oak Dene Burneston Hargill Burneston North Yorkshire DL8 2JE Settlement: Burneston Sub Area: Bedale Total Housing Yield: 1 Site Size (ha.): 0.17	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3229

	Application Reference: 18/00174/MBN Site Name: Plump House Thirn North Yorkshire DL8 1TL Settlement: Thirn Sub Area: Bedale Total Housing Yield: 1 Site Size (ha.): 0.03	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3195
	Application Reference: 18/00206/FUL Site Name: Goldswang Farm The Green Kirklington North Yorkshire DL8 2ND Settlement: Kirklington Sub Area: Bedale Total Housing Yield: 3 Site Size (ha.): 0.26	Hierarchy: Other Village Dwellings Started: 1 Dwellings Completed: 0	SHLAA ID: 3105
	Application Reference: 18/00352/OUT Site Name: Land To The North Of Sheilings North Road Hackforth North Yorkshire DL8 1NR Settlement: Hackforth Sub Area: Bedale Total Housing Yield: 1 Site Size (ha.): 0.08	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3233
	Application Reference: 18/00370/FUL Site Name: Glebe Farm Low Street Kirkby Fleetham North Yorkshire DL7 0SP Settlement: No Settlement Sub Area: Total Housing Yield: 1 Site Size (ha.): 0.05	Hierarchy: Dwellings Started: 0 Dwellings Completed: 1	SHLAA ID: 3234
	Application Reference: 18/00553/FUL Site Name: "Mangold Garth" - Ash Brae Langthorne North Yorkshire DL8 1PQ Settlement: Langthorne Sub Area: Bedale Total Housing Yield: 1 Site Size (ha.): 0.45	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3028
	Application Reference: 18/00585/REM Site Name: Land Adjacent Northfield Bedale Road Well North Yorkshire Settlement: Well Sub Area: Bedale Total Housing Yield: 2 Site Size (ha.): 0.17	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3202
	Application Reference: 18/00760/OUT Site Name: Land Adjacent 91 Bedale Road Aiskew North Yorkshire Settlement: Leeming Bar Sub Area: Bedale Total Housing Yield: 2 Site Size (ha.): 0.19	Hierarchy: Service Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3236
	Application Reference: 18/00767/FUL Site Name: Firtrees Hackforth Road Little Crakehall North Yorkshire DL8 1HY Settlement: Crakehall Sub Area: Bedale Total Housing Yield: 1 Site Size (ha.): 0.03	Hierarchy: Service Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3232
	Application Reference: 18/00946/FUL Site Name: Land to Rear of 5 Northallerton Road Settlement: Leeming Bar Sub Area: Bedale Total Housing Yield: 6 Site Size (ha.): 0.11	Hierarchy: Service Village Dwellings Started: 5 Dwellings Completed: 1	SHLAA ID: 3124

	Application Reference: 18/00964/OUT Site Name: Field House Carthorpe North Yorkshire DL8 2LF Settlement: Carthorpe Sub Area: Bedale Total Housing Yield: 1 Site Size (ha.): 0.19	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3240
	Application Reference: 18/01164/MBN Site Name: The Grange Flask Lane Nosterfield North Yorkshire DL8 2QU Settlement: Nosterfield Sub Area: Bedale Total Housing Yield: 1 Site Size (ha.): 0.04	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3235
	Application Reference: 18/01247/REM Site Name: Field House Farm Exelby Close Exelby North Yorkshire Settlement: Exelby Sub Area: Bedale Total Housing Yield: 1 Site Size (ha.): 0.10	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3098
	Application Reference: 18/01545/OUT Site Name: The MyerBurneston, North Yorkshire DL8 2HP Settlement: Burneston Sub Area: Bedale Total Housing Yield: 1 Site Size (ha.): 0.16	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3238
	Application Reference: 18/01546/FUL Site Name: Land West Of Exelby Grange Exelby North Yorkshire Settlement: Exelby Sub Area: Bedale Total Housing Yield: 3 Site Size (ha.): 0.14	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3113
	Application Reference: 18/01575/FUL Site Name: Whitegates Burneston North Yorkshire DL8 2HX Settlement: Burneston Sub Area: Bedale Total Housing Yield: 2 Site Size (ha.): 0.11	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3241
	Application Reference: 18/02120/OUT Site Name: Land Adjacent Green Dragon Inn Exelby North Yorkshire Settlement: Exelby Sub Area: Bedale Total Housing Yield: 5 Site Size (ha.): 0.49	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3242
	Application Reference: 18/02364/OUT Site Name: Land Adjoining Manor House Walk Burneston North Yorkshire Settlement: Burneston Sub Area: Bedale Total Housing Yield: 5 Site Size (ha.): 0.30	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 2125
	Application Reference: 18/02379/FUL Site Name: Land Adjacent To Elm House Hackforth North Yorkshire DL8 1PA Settlement: Hackforth Sub Area: Bedale Total Housing Yield: 1 Site Size (ha.): 0.09	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3217



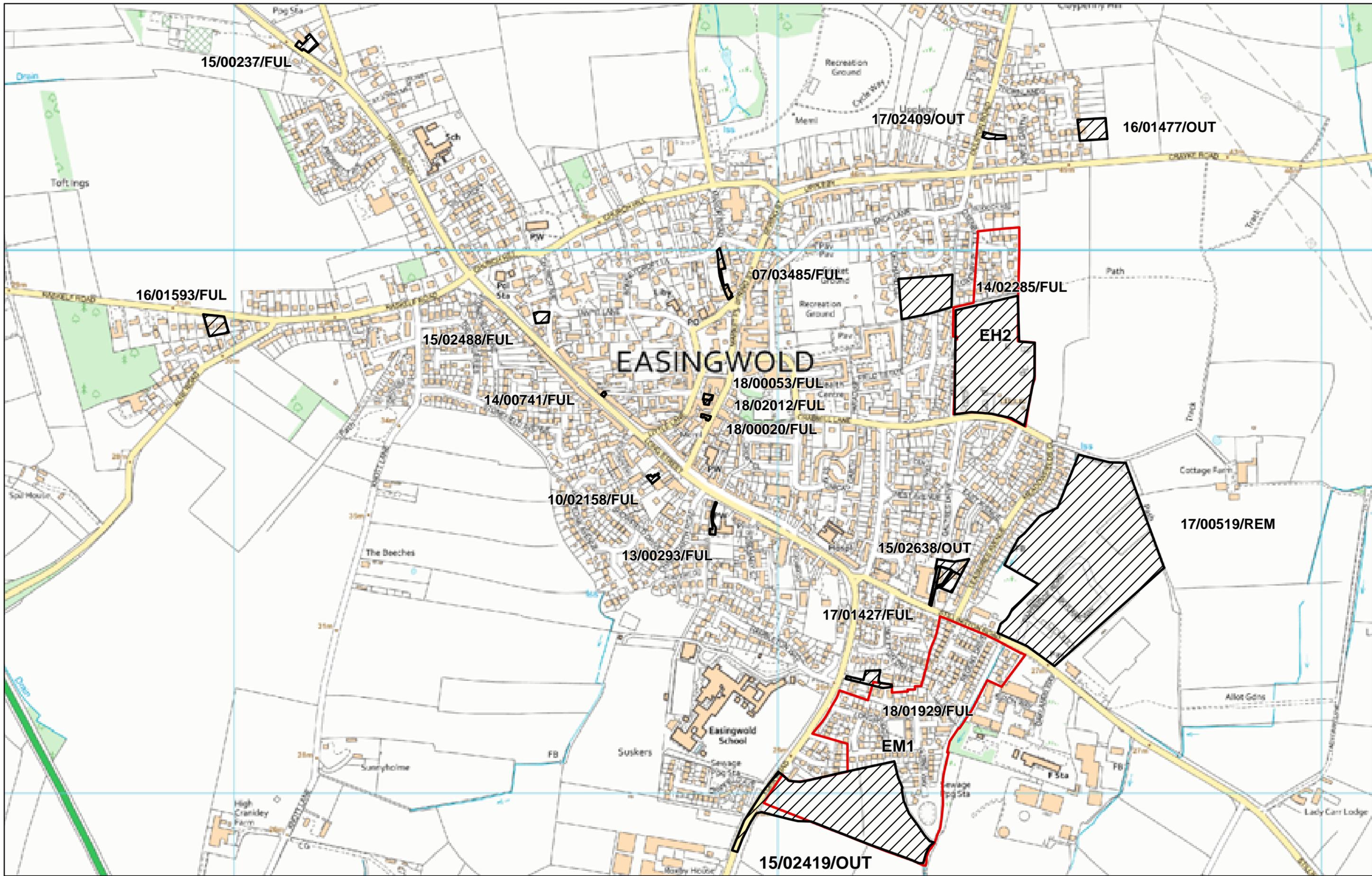
Application Reference: 18/02615/OUT **SHLAA ID: 2069**
Site Name: Land To The North Of Springfield Station Road Scruton North Yorkshire
Settlement: Scruton
Sub Area: Bedale Hierarchy: Secondary Village
Total Housing Yield: 2 Dwellings Started: 0
Site Size (ha.): 0.10 Dwellings Completed: 0



Application Reference: 19/00132/REM **SHLAA ID: 3231**
Site Name: Land To The East Of Fiji Villa Carthorpe North Yorkshire DL8 2LH
Settlement: Carthorpe
Sub Area: Bedale Hierarchy: Other Village
Total Housing Yield: 5 Dwellings Started: 0
Site Size (ha.): 0.37 Dwellings Completed: 0

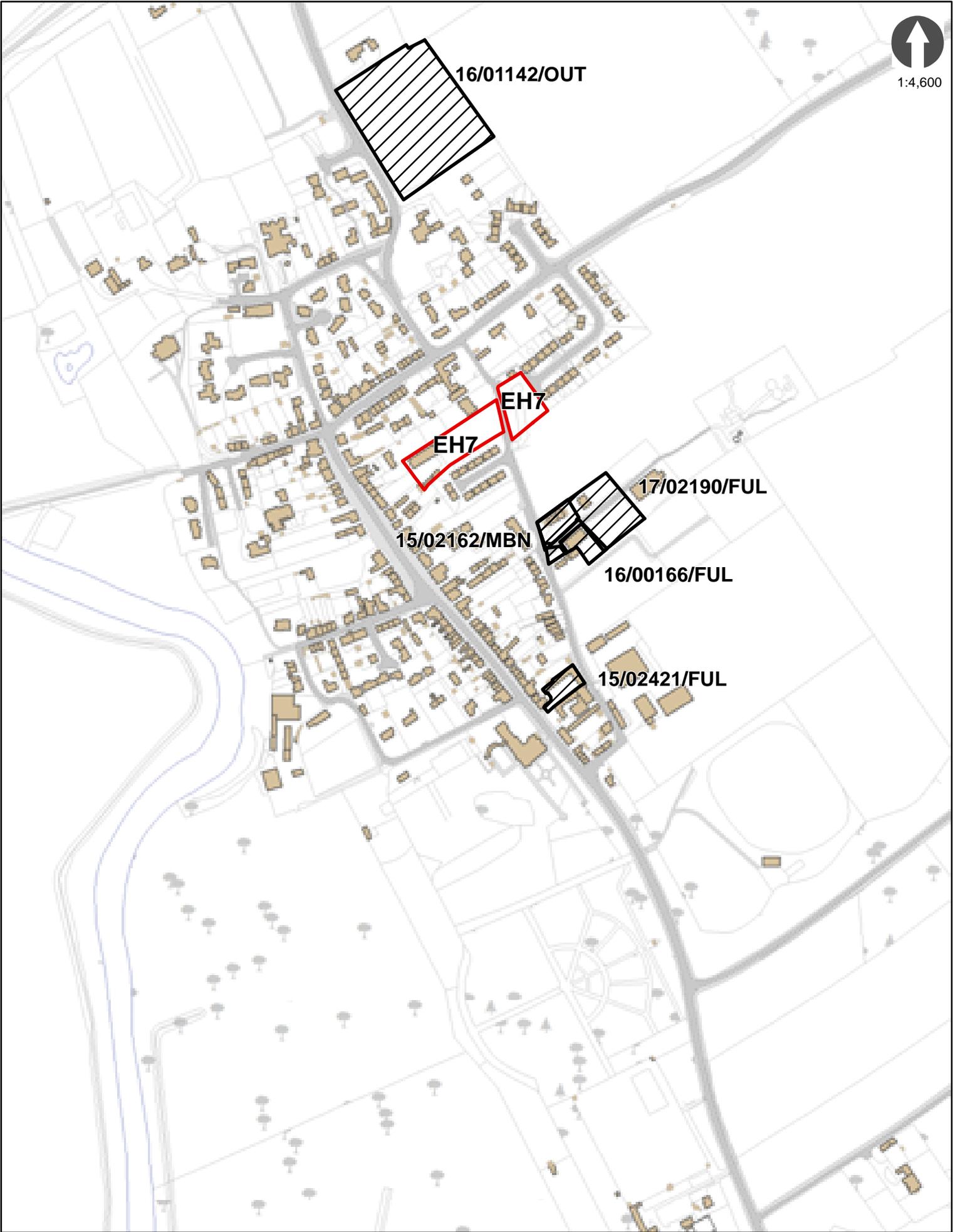
ANNEX 5 EASINGWOLD & VILLAGES
SETTLEMENT MAPS

ANNEX 5 EASINGWOLD & VILLAGES
SETTLEMENT MAPS



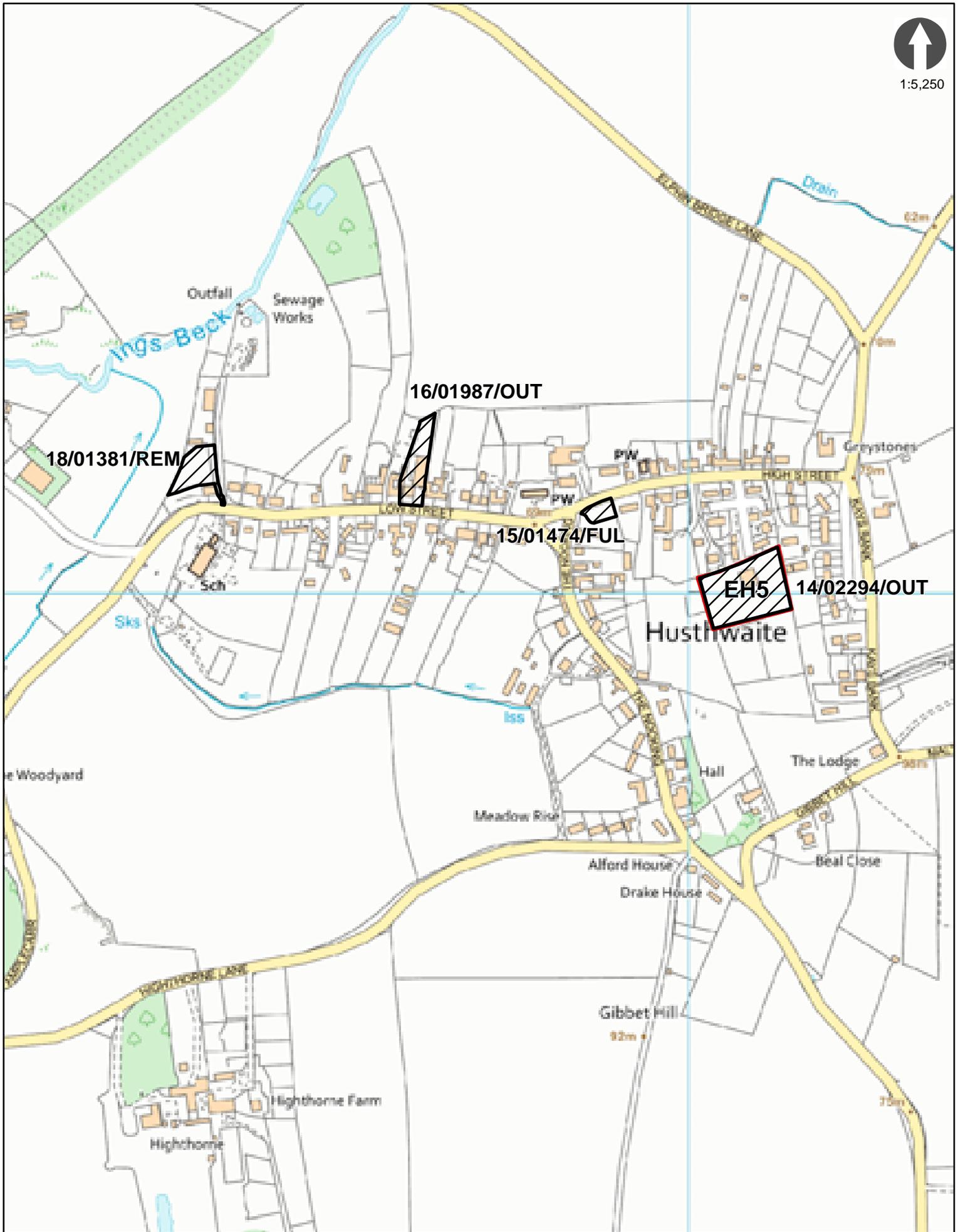


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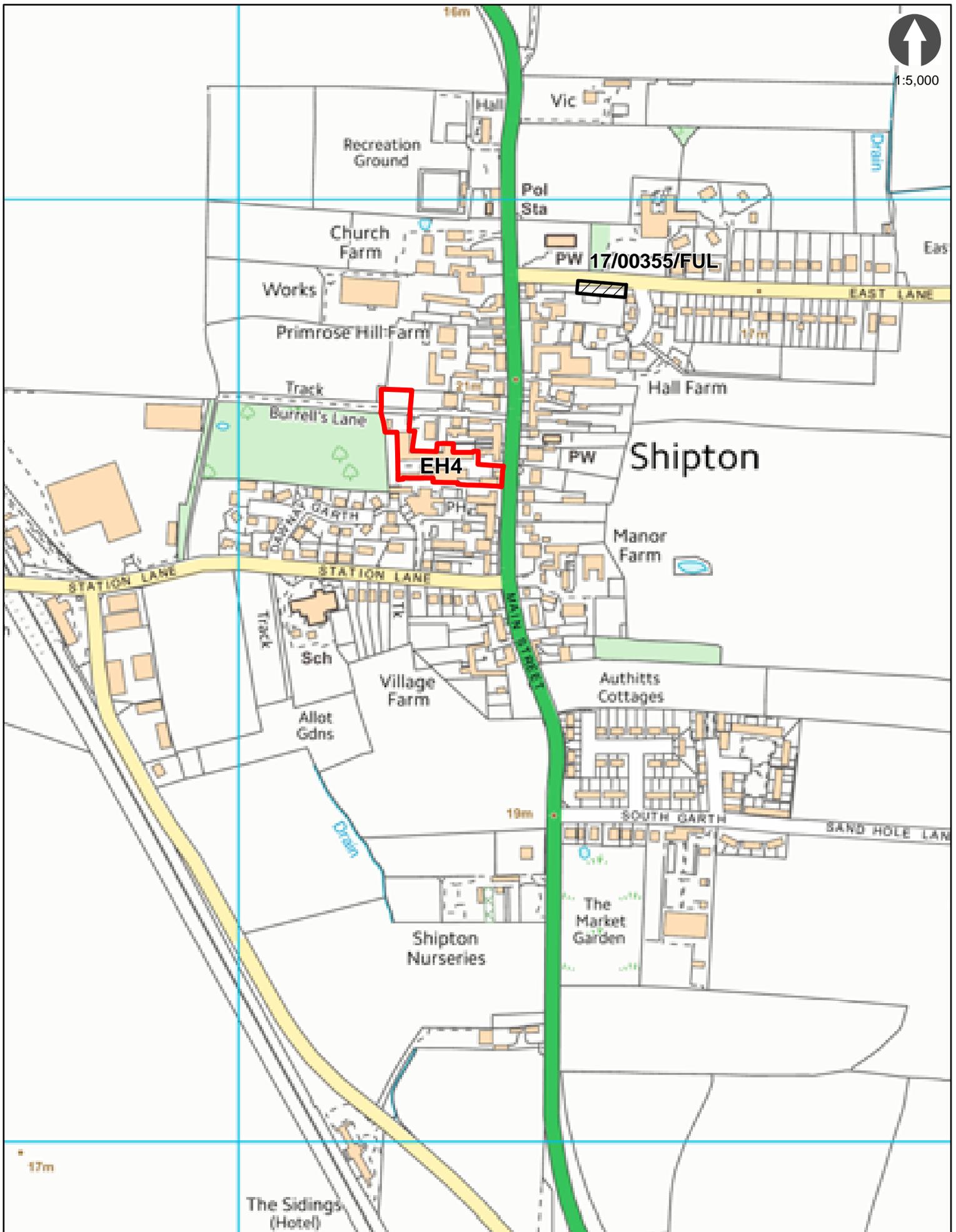


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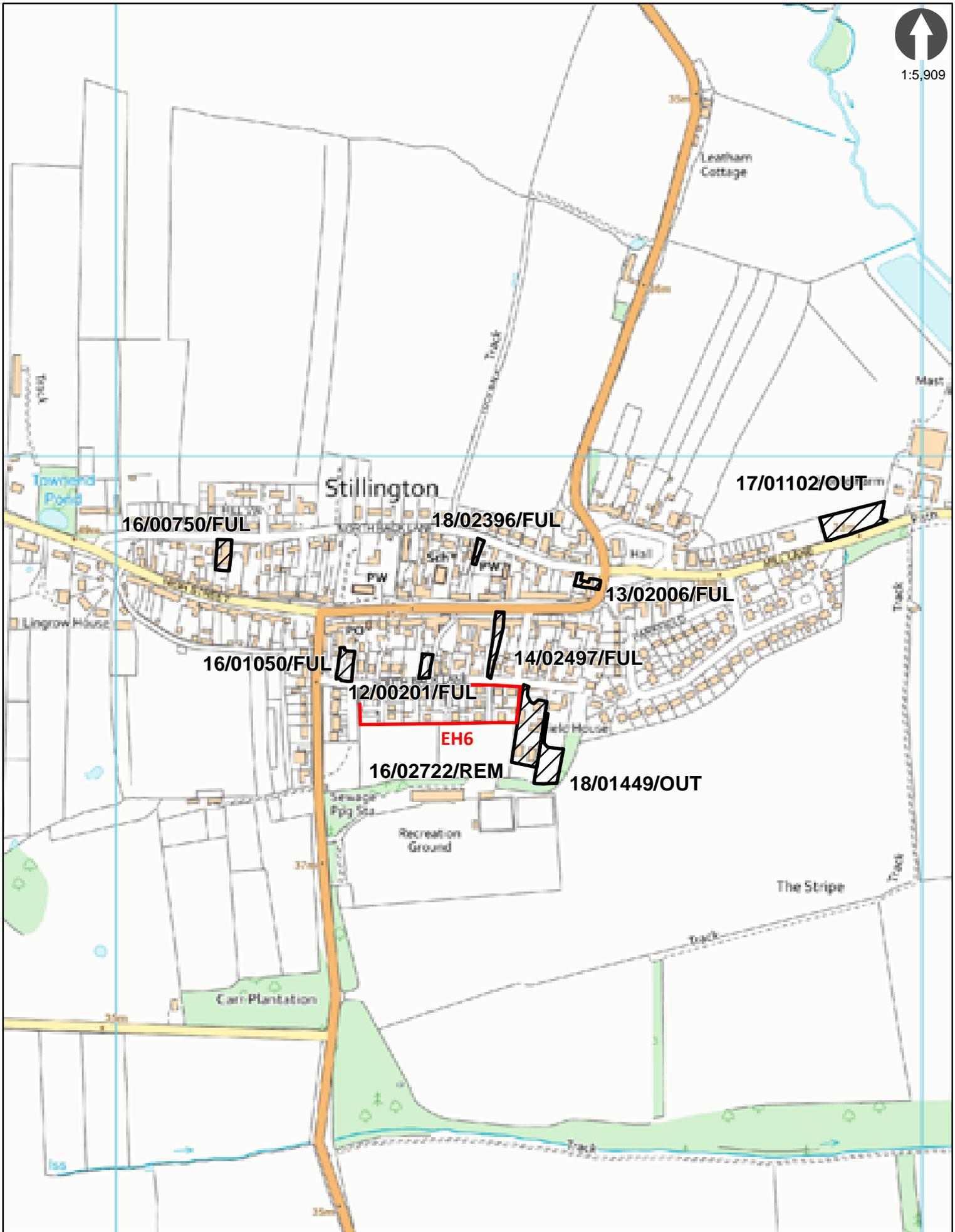


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ANNEX 5 EASINGWOLD & VILLAGES SITE ASSESSMENTS

ANNEX 5 EASINGWOLD & VILLAGES
SITE ASSESSMENTS

HAMBLETON LDF SHLAA ID 780
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

SITE DETAILS

Site Reference: **EH1 Ward Trailers, York Road, Easingwold**

Settlement: Easingwold

Sub Area: Easingwold

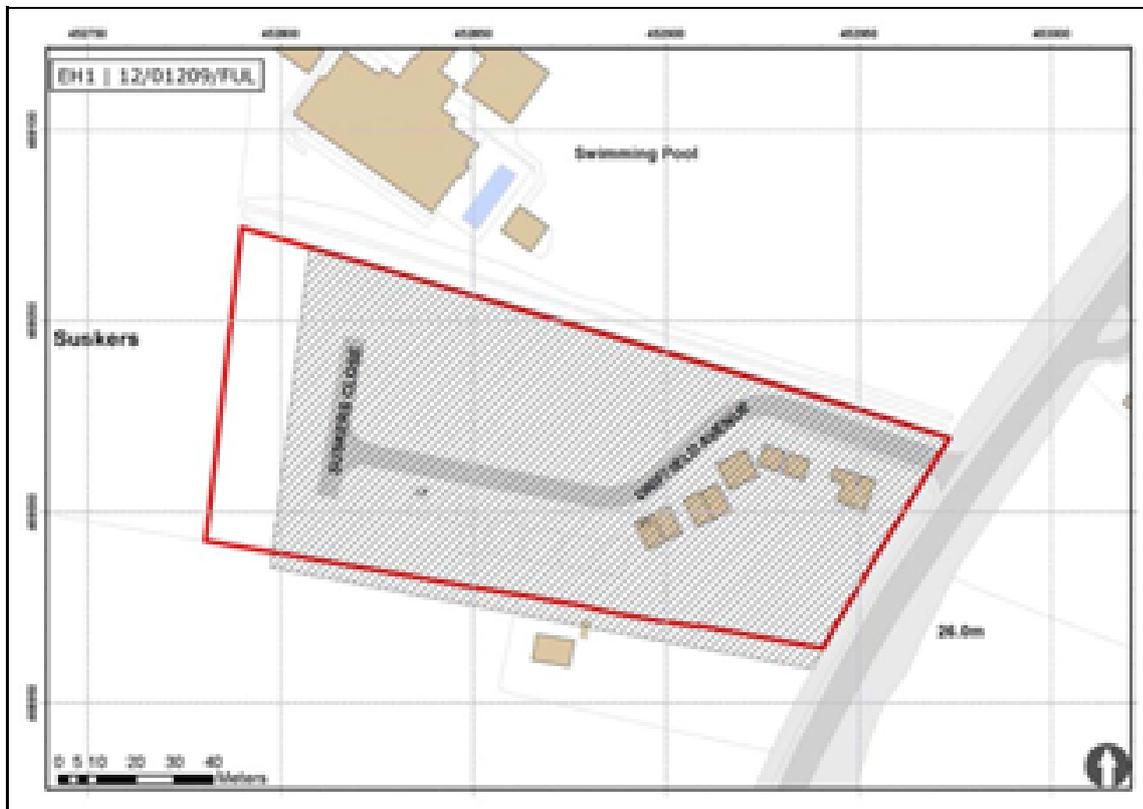
Hierarchy: Service Centre

Owner: E Ward & Sons

Agent: Barton Willmore

Developer: Persimmon Homes

SITE CHARACTERISTICS



Site Size (ha.): 1.27

Current Land Use: Brownfield

Surrounding Use: Easingwold Secondary School to the North. Agriculture to the South and West and housing to the East.

Surrounding Character: Edge of town, largely open.

HAMBLETON LDF SHLAA ID 780
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

PHYSICAL CONSTRAINTS

Access: An acceptable access can be achieved from York Road.

Utilities: Yorkshire Water stated that the site should be developed with separate systems of drainage for foul and surface water on and off site. The local public sewer network does not have capacity to accept any discharge of surface water from the proposal site.

Flooding: Satisfactory Flood Risk Assessment submitted. No objections from the Environment Agency.

Heritage: No heritage issues

Geodiversity: There are some trees along the northern boundary of the site which should be retained if possible.

Other: Study re contamination required

Development Progress: Application 12/01209/FUL was approved in July 2013.
Site completed during 2015/2016.

HAMBLETON LDF STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	SHLAA ID 780
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DELIVERABILITY

Potential Yield for Housing:	44	Dwellings Completed:	44
		Dwellings Started:	0

Suitability: Suitable

Availability: Available

Economic viability: Achievable

Site Deliverable:	Year	Yield
	2019/2020	0
	2020/2021	0
	2021/2022	0
	2022/2023:	0
	2023/2024:	0
	in next 5 years 2019-2024:	0

Site Developable:	Year	Yield
	in 5 years 2019-2024:	0
	in 7 years 2019-2026:	0

HAMBLETON LDF SHLAA ID 779
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

SITE DETAILS

Site Reference: **EH2 North of Meadow Spring Way, Easingwold**

Settlement: Easingwold

Sub Area: Easingwold

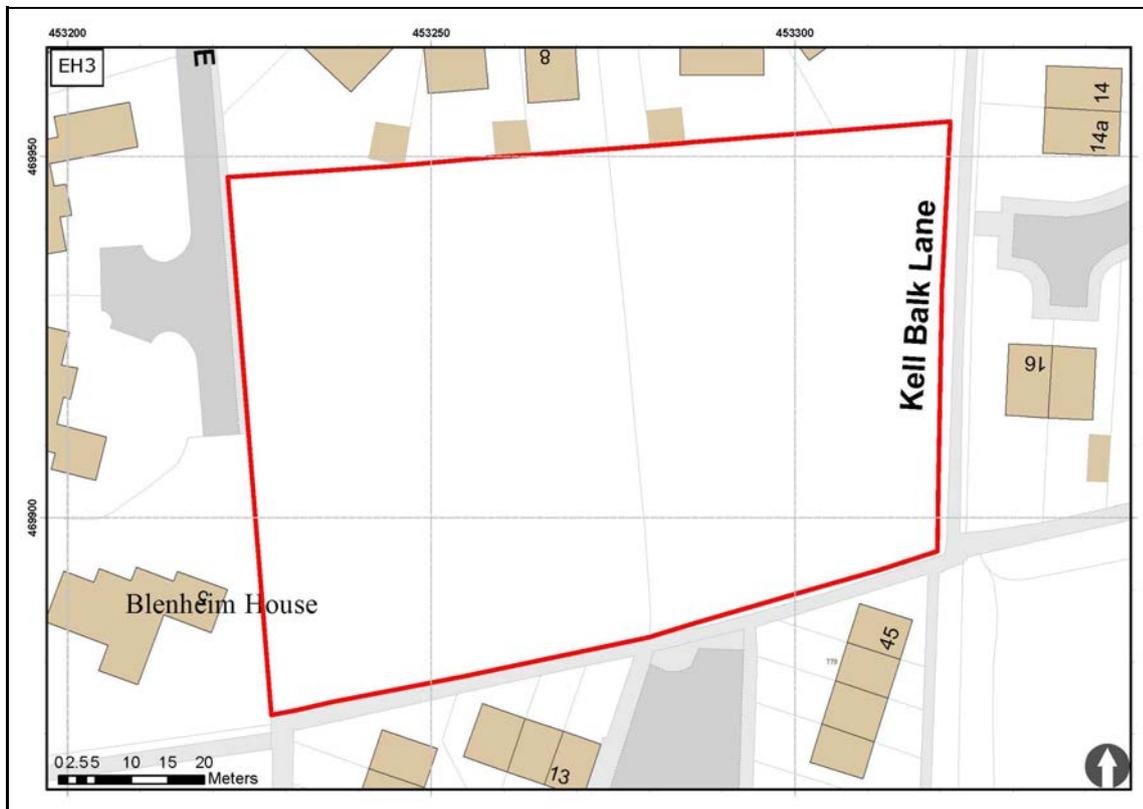
Hierarchy: Service Centre

Owner:

Agent: Barton Willmore

Developer: John Kirkham, Persimmon Homes

SITE CHARACTERISTICS



Site Size (ha.): 0.65

Current Land Use: Greenfield

Surrounding Use: Residential on all sides.

Surrounding Character: Developed residential area.

HAMBLETON LDF SHLAA ID 779
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

PHYSICAL CONSTRAINTS

Access: NYCC have indicated that vehicular access to this is possible. However, a comprehensive development brief for "East Easingwold" area needs to be produced which will enable cumulative impacts to be considered and for arrangements to secure funding for strategic infrastructure improvements to be developed.

The Highways Agency should be consulted with full Transport Assessments as the sites are brought forward

Utilities: The public sewer network does not have adequate capacity to accommodate the anticipated foul or surface water discharge from the development of this site. There is sewerage infrastructure crossing the site; discharge into it should be restricted to present levels. Alternative discharge methods would need to be investigated. As existing infrastructure crosses the site, stand off distances for each sewer will apply and could affect the layout of future development.

Flooding: No relevant comments.

Heritage: No known heritage constraints

Geodiversity: North, East and West boundaries are high hedges with a few scattered trees.

Other: None

Development Progress: Permission for 22 dwellings was granted (14/00406/FUL) on 31/07/2014 on the northern part of the site East of Oxenby Place.

All 22 dwellings completed by August 2017.

HAMBLETON LDF STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	SHLAA ID 779
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DELIVERABILITY

Potential Yield for Housing:	22	Dwellings Completed:	22
		Dwellings Started:	0

Suitability: Suitable

Availability: Available

Economic viability: Achievable

Site Deliverable:	Year	Yield
	2019/2020	0
	2020/2021	0
	2021/2022	0
	2022/2023:	0
	2023/2024:	0
in next 5 years 2019-2024:		0

Site Developable:	Year	Yield
in 5 years 2019-2024:		0
in 7 years 2019-2026:		0

HAMBLETON LDF SHLAA ID 778
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

SITE DETAILS

Site Reference: **EH2 & EH3** "The Weald" - Kellbalk Lane and East of Oxenby Place, Easingwold

Settlement: Easingwold

Sub Area: Easingwold

Hierarchy: Service Centre

Owner: Multiple Owners

Agent: Barton Willmore

Developer: John Kirkham, Persimmon Homes

SITE CHARACTERISTICS



Site Size (ha.): 3.86

Current Land Use: Greenfield

Surrounding Use: Developed to the South and West. Part residential development to the North West and agricultural to the north east.

Surrounding Character: Edge of town, largely open.

HAMBLETON LDF SHLAA ID 778
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

PHYSICAL CONSTRAINTS

Access: The northern part of the site under application 14/00406/FUL is to be accessed solely from Oxenby Place. The remainder of the site is to be accessed from Crabmill Lane.

Utilities: A section of public sewer crosses the site which could reduce the developable area as a 6m protection strip required.

The existing public sewer network does not have adequate capacity to accommodate the anticipated foul or surface water discharge from a development of this size without improvement.

Flooding: No relevant comments.

Heritage: No heritage constraints

Geodiversity: Kellbalk Lane is an open space of townscape value and is a well used footpath.

Other: None

Development Progress: Southern part of site - known as "The Weald" - gained permission under 14/02285/FUL - (this also includes EH3) - in total 115 units to be provided, this is split with 70 units on EH2 & 23 on EH3.

A CIL Commencement Notice was received in February 2018.

Street Named & Numbered Mar'18
HDC Amended build out rate May'18
BI Initial Notice submitted Feb'18

2018/2019 Completions - 3 built

HAMBLETON LDF STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	SHLAA ID 778
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DELIVERABILITY

Potential Yield for Housing:	115	Dwellings Completed:	3
		Dwellings Started:	10

Suitability: Suitable

Availability: The northern part of the site has permission. The remainder of the site is available.

Economic viability: The developer has indicated that the site remains viable and that development should commence in 2015/16.

Site Deliverable:	Year	Yield
	2019/2020	30
	2020/2021	30
	2021/2022	30
	2022/2023:	23
	2023/2024:	0
in next 5 years 2019-2024:		115

Site Developable:	Year	Yield
	in 5 years 2019-2024:	115
	in 7 years 2019-2026:	115

HAMBLETON LDF SHLAA ID 777
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

SITE DETAILS

Site Reference: **EM1** Stillington Road / York Road, Easingwold

Settlement: Easingwold

Sub Area: Easingwold

Hierarchy: Service Centre

Owner: Redrow Homes residential part only

Agent: Keith Hollinrake

Developer: Housing: Lindsay Ramsden Redrow Homes; comercial unknown

SITE CHARACTERISTICS



Site Size (ha.): 8.71

Current Land Use: Mixed

Surrounding Use: Residential / Education to the west, Employment and open countryside to the east, agriculture to the south, residential / agriculture to the north.

Surrounding Character: Largely developed except to the south where it adjoins flat open fields in agricultural use.

HAMBLETON LDF	SHLAA ID 777
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	

PHYSICAL CONSTRAINTS

Access: Vehicular from both Stillington Road for top part and York Road for residential (Permission Granted). There may be potential for a linkage to the existing residential estate to the north west.

The Highways Agency should be consulted with full Transport Assessments as the sites are brought forward.

Utilities: There are no pylons, gas mains, or power cables that would adversely affect the development of this site, though it is known that a public sewer crosses the site and could reduce the developable area (6m protection strip required – 3m each side). The local public sewer may not have capacity to accept additional discharge and discharge into it should be restricted to present levels.

Flooding: Flood Zone 1. However, the northern part of this site (Stillington Road) is identified as having a high water table. The southern part of the site is identified as having land drainage issue detailed assessment determined suitable for development subject to raising levels and storage for localised flooding problems. EA had concerns relating to identification of area in SFRA as having localised land drainage issues (dated 2007/12/07).

Heritage: No known heritage constraints

Geodiversity: There are no trees the subject of a TPO on the site, though some trees within the site and along road frontages may be worthy of retention.

Other: Greenfield sites with no known historical importance.

Development Progress: Application 11/016961/FUL has been approved for 93 units, all of which completed by 2015/16, with 48 units completed in that year.

Application 13/02179/OUT was approved in June 2014 for 48 dwellings on the northern part of EM1 (initially allocated for employment uses).
Reserved Matters - 15/00175/REM approved July'15. Last unit under this application finished by June 2017.

Application - 15/02419/OUT - for southern part of site, allowed on appeal - mixed use scheme with 80 dwellings

Site is being marketed. No full application by Mar'19

HAMBLETON LDF STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	SHLAA ID 777
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DELIVERABILITY

Potential Yield for Housing:	221	Dwellings Completed:	141
		Dwellings Started:	0

Suitability: The site is suitably placed for the sustainable delivery of housing without undue/unreasonable adverse affect on neighbouring uses.

Availability: The central part of this site for housing is now under construction by Redrow. 14 units are complete.

Economic viability: The site is deliverable.

Site Deliverable:	Year	Yield
	2019/2020	0
	2020/2021	20
	2021/2022	20
	2022/2023:	20
	2023/2024:	20
in next 5 years 2019-2024:		80

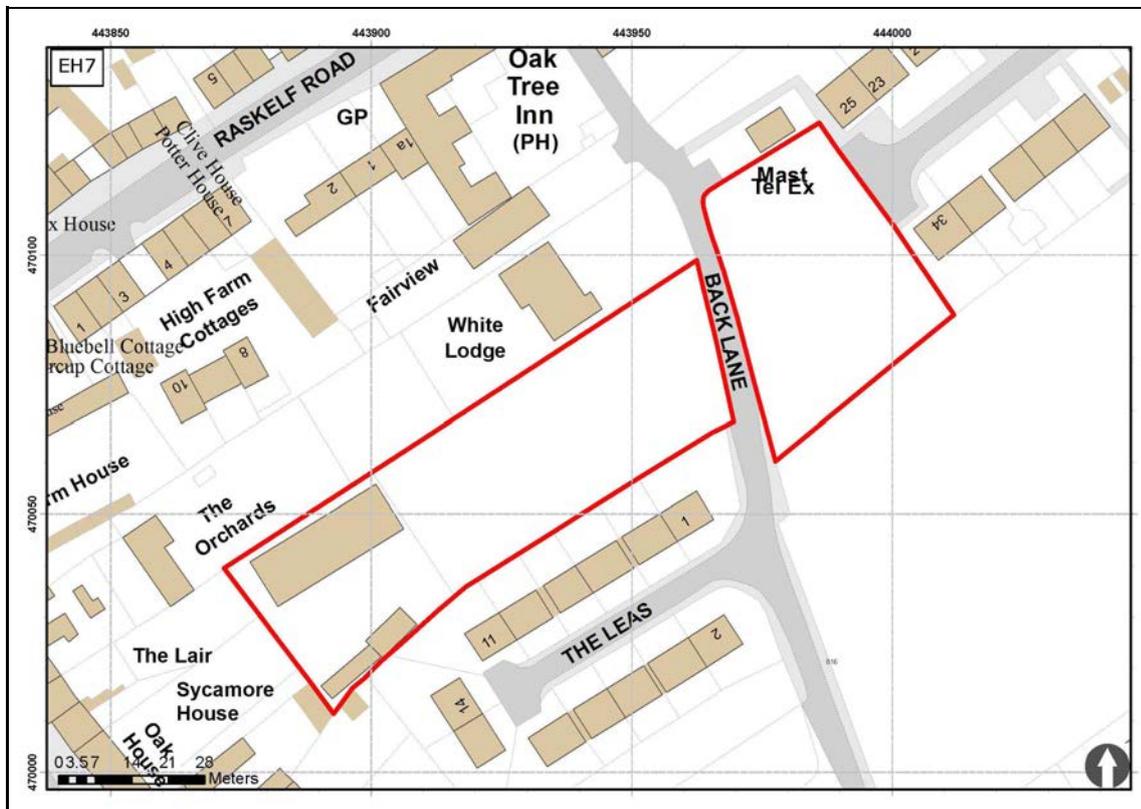
Site Developable:	Year	Yield
in 5 years 2019-2024:		80
in 7 years 2019-2026:		80

HAMBLETON LDF SHLAA ID 816
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

SITE DETAILS

Site Reference:	EH7 Back Lane, Helperby
Settlement:	Helperby
Sub Area:	Easingwold
Hierarchy:	Service Village
Owner:	Multiple Owners inc Mr P Nelson Oak House Main Street Helperby
Agent:	Neil Swain
Developer:	

SITE CHARACTERISTICS



Site Size (ha.): 0.47

Current Land Use: Mixed

Surrounding Use: Residential to the North and the West, Agriculture to the East and South

Surrounding Character: The area appears largely developed, there being hedge or other boundary demarcation between the site and the highway.

HAMBLETON LDF **SHLAA ID 816**
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

PHYSICAL CONSTRAINTS

Access: Access to both parts of the site to be from Back Lane. The site should be designed to achieve a 20mph speed limit. Possible minor works required to extend footway (and street lighting) into the new development.

Utilities: There is adequate capacity to the public foul sewer network to take reasonably anticipated foul water flows from the proposed site.
The local public sewer network may not have the capacity to accept any additional discharge of surface water from the proposed site. Therefore consideration should first be given to discharging to, as appropriate, soakaways, infiltration systems and watercourses. Any surface water discharges to the public sewer network must be restricted to the previous/present level of discharge.

Flooding: The Strategic Flood Risk Assessment does not identify any flood risk problems.

Heritage: There are no heritage issues

Geodiversity: There are no features of significance

Other: None

Development Progress: The site is split, with one part to the east of Back Lane and one part to the west.
Owner indicated Eastern side would see no development , west side being brought forward - estimated 5 units.
No progress by March 2019.

HAMBLETON LDF STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	SHLAA ID 816
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DELIVERABILITY

Potential Yield for Housing:	5	Dwellings Completed:	0
		Dwellings Started:	0

Suitability: This site is suitable for residential development.

Availability: This site is available for residential development.

Economic viability: The agent of the eastern part of the site is concerned that the required level of affordable housing is adversely affecting viability.

Site Deliverable:	Year	Yield		Site Developable:	Year	Yield
	2019/2020	0				
	2020/2021	0		in 5 years 2019-2024:		0
	2021/2022	0				
	2022/2023:	0				
	2023/2024:	0		in 7 years 2019-2026:		5
	in next 5 years 2019-2024:	0				

HAMBLETON LDF SHLAA ID 782
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

SITE DETAILS

Site Reference: **EH5** South of Prospect Cottages, Husthwaite

Settlement: Husthwaite

Sub Area: Easingwold

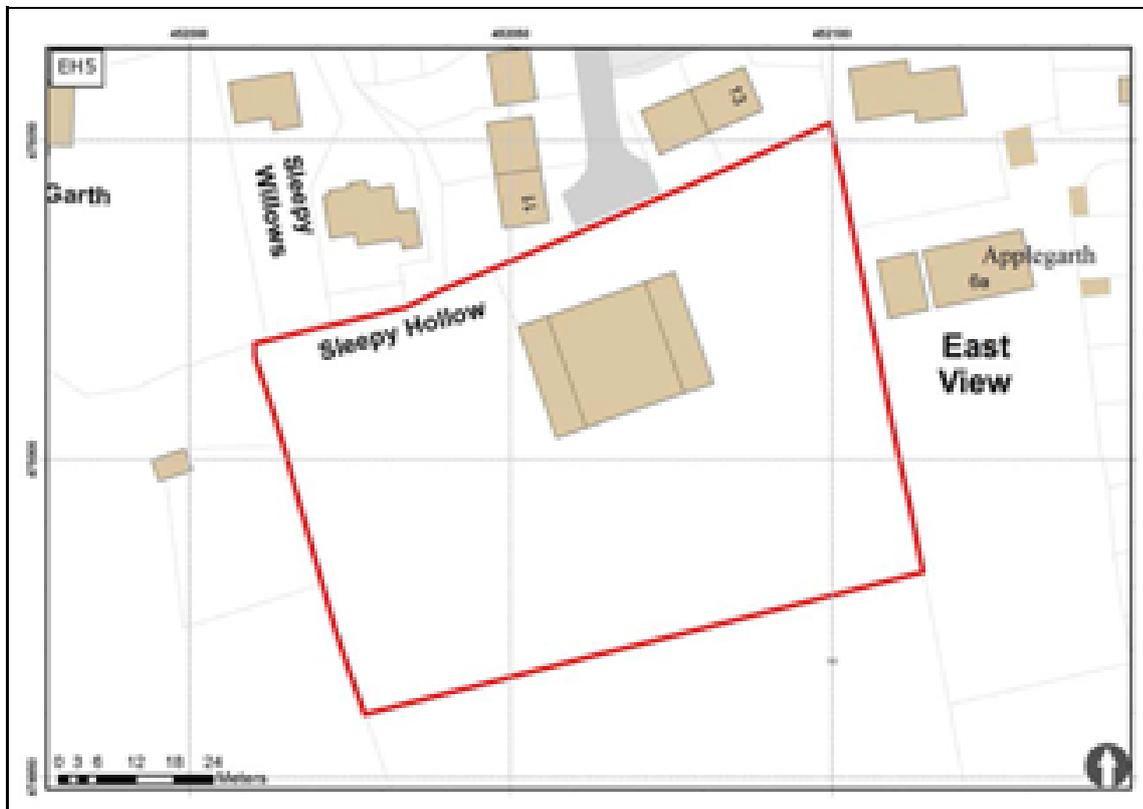
Hierarchy: Service Village

Owner:

Agent: K Baker Design & Development Ltd

Developer:

SITE CHARACTERISTICS



Site Size (ha.): 0.60

Current Land Use: Greenfield

Surrounding Use: Mainly residential.

Surrounding Character: Agricultural area within a village.

HAMBLETON LDF SHLAA ID 782
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

PHYSICAL CONSTRAINTS

Access:	NYCC have indicated that access would be acceptable from the existing highway. The development should be designed to achieve a 20mph zone and allow for future development to the field to the immediate south.
Utilities:	N/A
Flooding:	No issues identified
Heritage:	No assets of concern
Geodiversity:	Although it is unlikely to have a serious adverse affect on the development potential of this site, the land rises significantly towards the southern side.
Other:	N/A
Development Progress:	14/02294/OUT - Permission granted 5/10/2015 ; Expires Oct'18 Email from the agent Kevin Baker on 02/5/18 - drainage now resolved , site has been marketed. Changed build out rate. Email 22/5/18 - housebuilder interest,legals proceeding. Reserved Matters application approved Apr'19 - 18/02100/REM

HAMBLETON LDF STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	SHLAA ID 782
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DELIVERABILITY

Potential Yield for Housing:	20	Dwellings Completed:	0
		Dwellings Started:	0

Suitability: Suitable

Availability: Available

Economic viability: Viable

Site Deliverable:	Year	Yield
	2019/2020	0
	2020/2021	10
	2021/2022	10
	2022/2023:	0
	2023/2024:	0
	in next 5 years 2019-2024:	20

Site Developable:	Year	Yield
in 5 years 2019-2024:		20
in 7 years 2019-2026:		20

HAMBLETON LDF SHLAA ID 783
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

SITE DETAILS

Site Reference: **EH4 Garage, Main Street, Shipton**

Settlement: Shipton

Sub Area: Easingwold

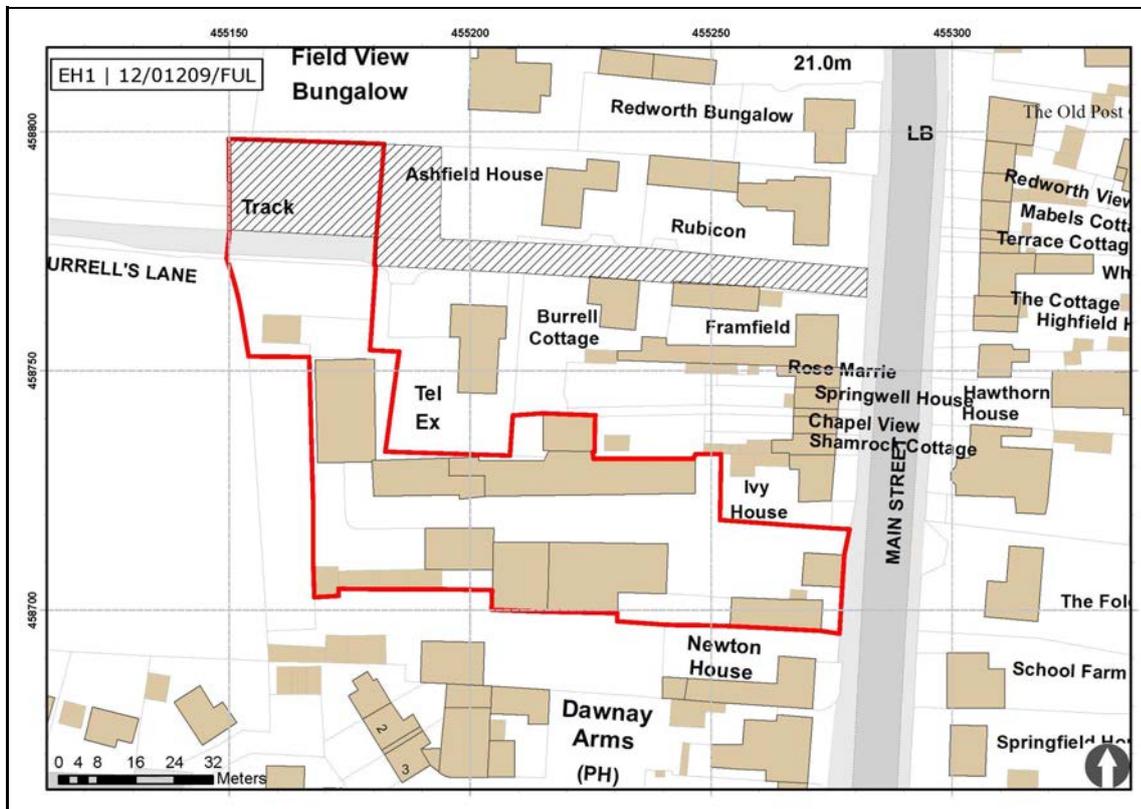
Hierarchy: Service Village

Owner: Richard Todd

Agent: I D PLANNING www.idplanning.co.uk

Developer:

SITE CHARACTERISTICS



Site Size (ha.): 0.50

Current Land Use: Mixed

Surrounding Use: Mainly residential.

Surrounding Character: Largely residentially developed.

HAMBLETON LDF SHLAA ID 783
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

PHYSICAL CONSTRAINTS

Access: NYCC Highways have stated that the northern part of the site is affected by a public right of way and, other than through land to the west, has no direct access onto a public highway. The main part of the site has acceptable access onto the A19 and any residential development on the site should be designed to achieve a 20mph zone.

Utilities: No comments received.

Flooding: No land drainage or flooding issues affecting this site have been identified in the Councils Strategic Flood Risk Assessment.

Heritage: No known heritage assets

Geodiversity: English Nature has indicated that there are protected species in the area of the site (specifically Bats).

Other: None

Development Progress: Ownership constraint issues resolved. Site now to come forward for 11 units.

The most northern part has seen one completion under 12/00322/FUL , street named as Birchwood

Extra 2 dwellings granted 14/00326/OUT but expired Feb'19

Total on site now 9.

This site is now part of a larger scheme submitted by Barratt under HDC Call for Sites.

HAMBLETON LDF STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	SHLAA ID 783
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DELIVERABILITY

Potential Yield for Housing:	9	Dwellings Completed:	1
		Dwellings Started:	0

Suitability: Suitable

Availability: Available

Economic viability: Achievable

Site Deliverable:	Year	Yield
	2019/2020	0
	2020/2021	0
	2021/2022	0
	2022/2023:	0
	2023/2024:	0
	in next 5 years 2019-2024:	0

Site Developable:	Year	Yield
	in 5 years 2019-2024:	0
	in 7 years 2019-2026:	8

HAMBLETON LDF SHLAA ID 784
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

SITE DETAILS

Site Reference: **EH6 South Back Lane, Stillington**

Settlement: Stillington

Sub Area: Easingwold

Hierarchy: Service Village

Owner: Multiple Owners

Agent: Daniel Gath Homes

Developer: Downes Illingsworth Partnership Limited

SITE CHARACTERISTICS



Site Size (ha.): 0.75

Current Land Use: Greenfield

Surrounding Use: N/A

Surrounding Character: N/A

HAMBLETON LDF SHLAA ID 784
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

PHYSICAL CONSTRAINTS

Access: N/A

Utilities: N/A

Flooding: N/A

Heritage:

Geodiversity: N/A

Other: N/A

Development Progress: 14/02389/FUL permitted 7/4/2015 - 1st completions May 2016, expected 20 completions 2016/2017 with 4 the following year.

Actual completions 2016/2017 : 21

Last three units built in May 2017, site now complete.

HAMBLETON LDF STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	SHLAA ID 784
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DELIVERABILITY

Potential Yield for Housing:	24	Dwellings Completed:	24
		Dwellings Started:	0

Suitability: Suitable

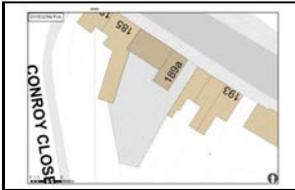
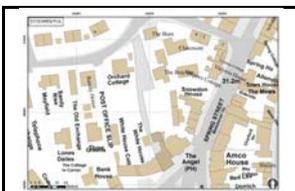
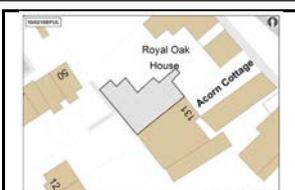
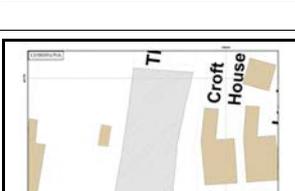
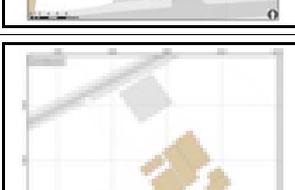
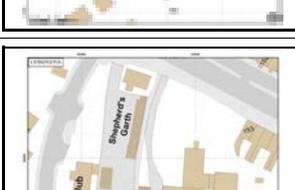
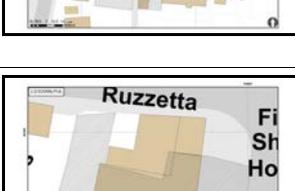
Availability: Available

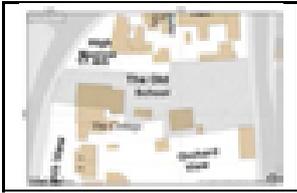
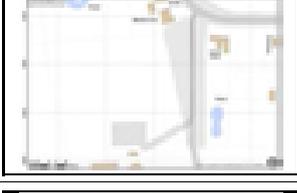
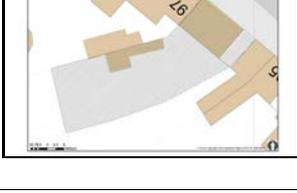
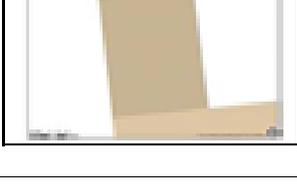
Economic viability: Achievable

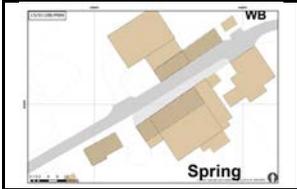
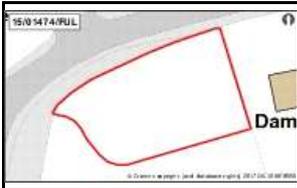
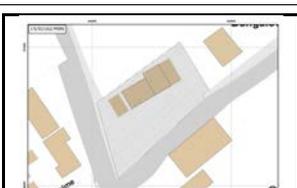
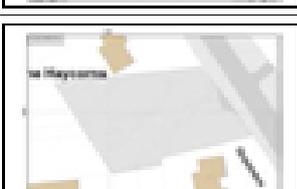
Site Deliverable:	Year	Yield
	2019/2020	0
	2020/2021	0
	2021/2022	0
	2022/2023:	0
	2023/2024:	0
in next 5 years 2019-2024:		0

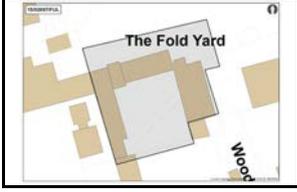
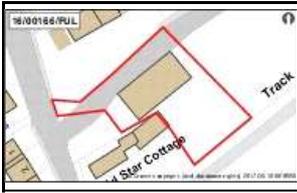
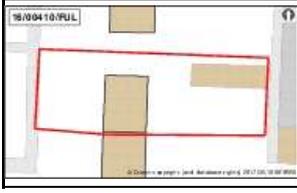
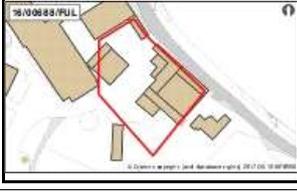
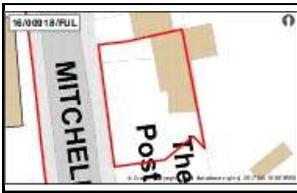
Site Developable:	Year	Yield
in 5 years 2019-2024:		0
in 7 years 2019-2026:		0

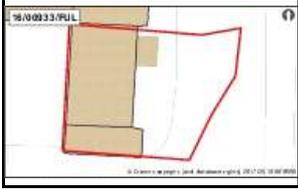
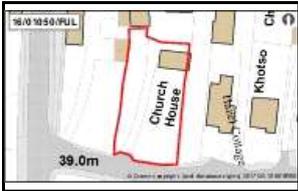
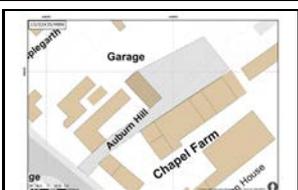
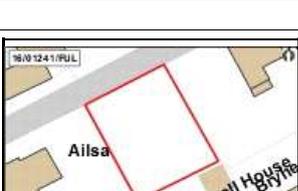
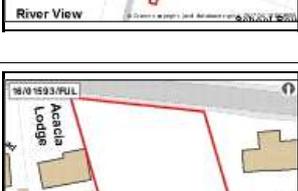
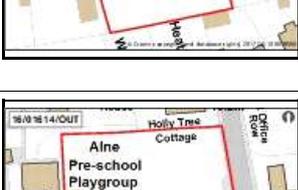
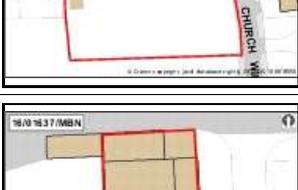
Planning Permissions for Easingwold and Villages

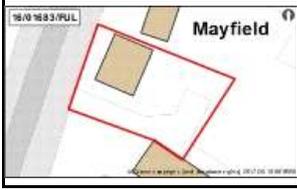
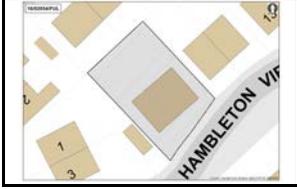
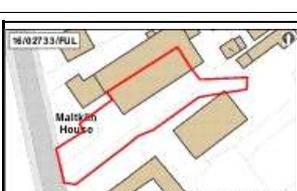
	<p>Application Reference: 07/03256/FUL SHLAA ID: 1242</p> <p>Site Name: 187 Long Street</p> <p>Settlement: Easingwold</p> <p>Sub Area: Easingwold Hierarchy: Service Centre</p> <p>Total Housing Yield: 4 Dwellings Started: 0</p> <p>Site Size (ha.): 0.04 Dwellings Completed: 2</p>
	<p>Application Reference: 07/03485/FUL SHLAA ID: 1243</p> <p>Site Name: G F Baker Ltd, Market Place</p> <p>Settlement: Easingwold</p> <p>Sub Area: Easingwold Hierarchy: Service Centre</p> <p>Total Housing Yield: 5 Dwellings Started: 0</p> <p>Site Size (ha.): 0.06 Dwellings Completed: 2</p>
	<p>Application Reference: 10/02158/FUL SHLAA ID: 2001</p> <p>Site Name: Royal Oak House Long Street Easingwold North Yorkshire YO61 3JB</p> <p>Settlement: Easingwold</p> <p>Sub Area: Easingwold Hierarchy: Service Centre</p> <p>Total Housing Yield: 0 Dwellings Started: 0</p> <p>Site Size (ha.): 0.02 Dwellings Completed: 0</p>
	<p>Application Reference: 12/00201/FUL SHLAA ID: 1257</p> <p>Site Name: Land To The Rear Of The Bay Horse, South Back Lane</p> <p>Settlement: Stillington</p> <p>Sub Area: Easingwold Hierarchy: Service Village</p> <p>Total Housing Yield: 1 Dwellings Started: 1</p> <p>Site Size (ha.): 0.04 Dwellings Completed: 0</p>
	<p>Application Reference: 12/00804/REM SHLAA ID: 1245</p> <p>Site Name: Longfield Farm, North Moor Road</p> <p>Settlement: Easingwold</p> <p>Sub Area: Easingwold Hierarchy: Service Centre</p> <p>Total Housing Yield: 1 Dwellings Started: 0</p> <p>Site Size (ha.): 0.12 Dwellings Completed: 1</p>
	<p>Application Reference: 13/00293/FUL SHLAA ID: 1609</p> <p>Site Name: "St John - The Evangelist Cottage" St Johns Priory, 151 Long Street</p> <p>Settlement: Easingwold</p> <p>Sub Area: Easingwold Hierarchy: Service Centre</p> <p>Total Housing Yield: 1 Dwellings Started: 0</p> <p>Site Size (ha.): 0.00 Dwellings Completed: 0</p>
	<p>Application Reference: 13/02006/FUL SHLAA ID: 2006</p> <p>Site Name: Crabtree Cottage , The Green , Stillington YO61 1JX</p> <p>Settlement: Stillington</p> <p>Sub Area: Easingwold Hierarchy: Service Village</p> <p>Total Housing Yield: 1 Dwellings Started: 1</p> <p>Site Size (ha.): 0.10 Dwellings Completed: 0</p>
	<p>Application Reference: 14/00360/FUL SHLAA ID: 2015</p> <p>Site Name: Oak Cottage Church Hill Crayke North Yorkshire YO61 4TA</p> <p>Settlement: Crayke</p> <p>Sub Area: Easingwold Hierarchy: Secondary Village</p> <p>Total Housing Yield: 1 Dwellings Started: 0</p> <p>Site Size (ha.): 0.03 Dwellings Completed: 0</p>
	<p>Application Reference: 14/00741/FUL SHLAA ID: 2017</p> <p>Site Name: 60 Long Street Easingwold North Yorkshire YO61 3HT</p> <p>Settlement: Easingwold</p> <p>Sub Area: Easingwold Hierarchy: Service Centre</p> <p>Total Housing Yield: 0 Dwellings Started: 0</p> <p>Site Size (ha.): 0.01 Dwellings Completed: 0</p>

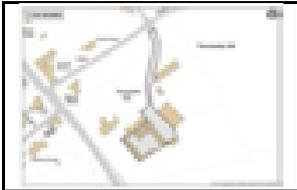
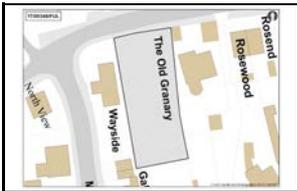
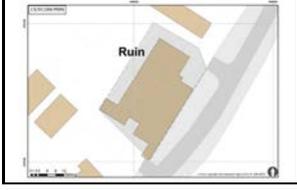
	Application Reference: 14/01905/MBN Site Name: Manor Farm Yeoman Course House Lane Oulston North Yorkshire YO61 3RB Settlement: Oulston Sub Area: Easingwold Total Housing Yield: 1 Site Size (ha.): 0.10	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 2040
	Application Reference: 14/02345/FUL Site Name: The Old School Cherry Tree Avenue Newton On Ouse North Yorkshire YO30 2BN Settlement: Newton-on-Ouse Sub Area: Easingwold Total Housing Yield: 1 Site Size (ha.): 0.17	Hierarchy: Other Village Dwellings Started: 1 Dwellings Completed: 0	SHLAA ID: 2053
	Application Reference: 14/02497/FUL Site Name: 122 Main Street Stillington North Yorkshire YO61 1JU Settlement: Stillington Sub Area: Easingwold Total Housing Yield: 0 Site Size (ha.): 0.02	Hierarchy: Service Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 2055
	Application Reference: 14/02548/FUL Site Name: Tall Oaks Farm Huby North Yorkshire YO61 1HF Settlement: Huby Sub Area: Easingwold Total Housing Yield: 1 Site Size (ha.): 0.09	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 1	SHLAA ID: 2058
	Application Reference: 15/00237/FUL Site Name: Rose Bower Garage Thirsk Road Easingwold North Yorkshire YO61 3HN Settlement: Easingwold Sub Area: Easingwold Total Housing Yield: 1 Site Size (ha.): 0.04	Hierarchy: Service Centre Dwellings Started: 1 Dwellings Completed: 0	SHLAA ID: 2070
	Application Reference: 15/00692/FUL Site Name: Milestone Antiques Farnley House 101 Long Street Easingwold North Yorkshire YO61 3HY Settlement: Easingwold Sub Area: Easingwold Total Housing Yield: 1 Site Size (ha.): 0.07	Hierarchy: Service Centre Dwellings Started: 0 Dwellings Completed: 1	SHLAA ID: 2085
	Application Reference: 15/00694/FUL Site Name: Land Adjacent The Cottages Aldwark North Yorkshire Settlement: Aldwark Sub Area: Easingwold Total Housing Yield: 3 Site Size (ha.): 0.34	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 3	SHLAA ID: 2086
	Application Reference: 15/00791/FUL Site Name: Land South East Of Holmlea Skates Lane Sutton On The Forest North Yorkshire Settlement: Sutton-on-the-Forest Sub Area: Easingwold Total Housing Yield: 1 Site Size (ha.): 0.07	Hierarchy: Secondary Village Dwellings Started: 1 Dwellings Completed: 0	SHLAA ID: 2089
	Application Reference: 15/01049/MBN Site Name: Highthorne Farm Highthorne Lane Husthwaite North Yorkshire YO61 4PL Settlement: Husthwaite Sub Area: Easingwold Total Housing Yield: 1 Site Size (ha.): 0.02	Hierarchy: Service Village Dwellings Started: 0 Dwellings Completed: 1	SHLAA ID: 2099

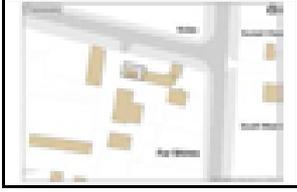
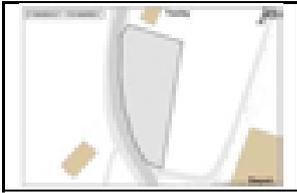
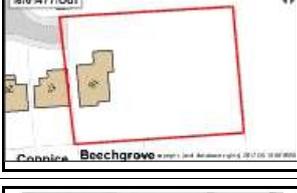
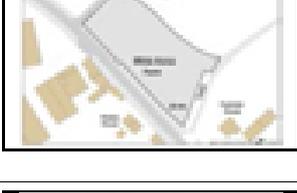
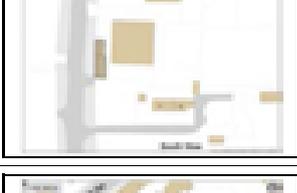
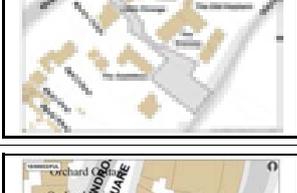
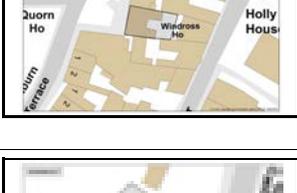
	Application Reference: 15/01188/MBN Site Name: Springhead Farm Raskelf North Yorkshire YO61 3LL Settlement: Raskelf Sub Area: Easingwold Total Housing Yield: 3 Site Size (ha.): 0.10	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 2	SHLAA ID: 2114
	Application Reference: 15/01474/FUL Site Name: Black Bull Cottage The Nookin Husthwaite North Yorkshire YO61 4PY Settlement: Husthwaite Sub Area: Easingwold Total Housing Yield: 1 Site Size (ha.): 0.07	Hierarchy: Service Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3014
	Application Reference: 15/01703/MBN Site Name: Warren Hill High Moor Lane Shipton By Beningbrough North Yorkshire YO30 1AS Settlement: Shipton Sub Area: Easingwold Total Housing Yield: 1 Site Size (ha.): 0.04	Hierarchy: Service Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 2136
	Application Reference: 15/02069/FUL Site Name: Laurence House Main Street Sutton On The Forest North Yorkshire YO61 1DW Settlement: Sutton-on-the-Forest Sub Area: Easingwold Total Housing Yield: 3 Site Size (ha.): 0.30	Hierarchy: Secondary Village Dwellings Started: 3 Dwellings Completed: 0	SHLAA ID: 3017
	Application Reference: 15/02162/MBN Site Name: "Craven House" - The Brick Barn Helperby North Yorkshire YO61 2PL Settlement: Helperby Sub Area: Easingwold Total Housing Yield: 4 Site Size (ha.): 0.05	Hierarchy: Service Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 2155
	Application Reference: 15/02377/MBN Site Name: "1 - 3 Owl Cottages" - Goose Farm Goose Lane Sutton On The Forest North Yorkshire YO61 1ET Settlement: Sutton-on-the-Forest Sub Area: Easingwold Total Housing Yield: 3 Site Size (ha.): 0.15	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 2160
	Application Reference: 15/02488/FUL Site Name: Avenue Farm, Church Avenue, Easingwold Settlement: Easingwold Sub Area: Easingwold Total Housing Yield: 1 Site Size (ha.): 0.05	Hierarchy: Service Centre Dwellings Started: 1 Dwellings Completed: 0	SHLAA ID: 1249
	Application Reference: 15/02536/FUL Site Name: Land Between The Haycorns and Grasmere, Stillington Road Sutton on the Forest Settlement: Sutton-on-the-Forest Sub Area: Easingwold Total Housing Yield: 2 Site Size (ha.): 0.00	Hierarchy: Secondary Village Dwellings Started: 1 Dwellings Completed: 0	SHLAA ID: 1620

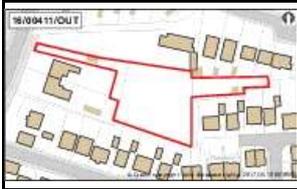
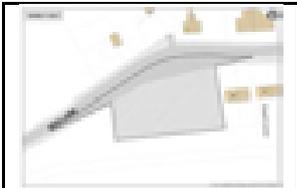
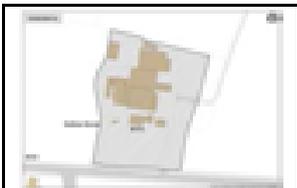
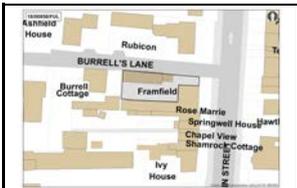
	Application Reference: 15/02697/FUL Site Name: Woods Farm Main Street Sutton On The Forest North Yorkshire YO61 1DW Settlement: Sutton-on-the-Forest Sub Area: Easingwold Total Housing Yield: 1 Site Size (ha.): 0.00	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 1	SHLAA ID: 3005
	Application Reference: 16/00166/FUL Site Name: The Stelling Back Lane Helperby North Yorkshire Settlement: Brafferton and Helperby Sub Area: Easingwold Total Housing Yield: 1 Site Size (ha.): 0.09	Hierarchy: Service Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3027
	Application Reference: 16/00332/REM Site Name: 59 Uppleby, Easingwold YO61 3BD Settlement: Easingwold Sub Area: Easingwold Total Housing Yield: 1 Site Size (ha.): 0.00	Hierarchy: Service Centre Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 1610
	Application Reference: 16/00393/FUL Site Name: "Orchard Barn" - Pigeoncote Farm Raskelf North Yorkshire YO61 3LG Settlement: Raskelf Sub Area: Easingwold Total Housing Yield: 1 Site Size (ha.): 0.07	Hierarchy: Secondary Village Dwellings Started: 1 Dwellings Completed: 0	SHLAA ID: 3034
	Application Reference: 16/00410/FUL Site Name: 33 Crabmill Lane Easingwold North Yorkshire YO61 3DF Settlement: Easingwold Sub Area: Easingwold Total Housing Yield: 1 Site Size (ha.): 0.04	Hierarchy: Service Centre Dwellings Started: 0 Dwellings Completed: 1	SHLAA ID: 3036
	Application Reference: 16/00688/FUL Site Name: Mill Farm Crayke Road Brandsby North Yorkshire YO61 4RP Settlement: Brandsby Sub Area: Easingwold Total Housing Yield: 4 Site Size (ha.): 0.50	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3045
	Application Reference: 16/00750/FUL Site Name: Sunnybank, High Street Settlement: Stillington Sub Area: Easingwold Total Housing Yield: 1 Site Size (ha.): 0.07	Hierarchy: Service Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 1258
	Application Reference: 16/00755/OUT Site Name: The Laurels Main Street Tollerton North Yorkshire YO61 1QQ Settlement: Tollerton Sub Area: Easingwold Total Housing Yield: 1 Site Size (ha.): 0.06	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3250
	Application Reference: 16/00918/FUL Site Name: "Gable End" The Old Post Office Main Street Alne North Yorkshire YO61 1TB Settlement: Alne Sub Area: Easingwold Total Housing Yield: 1 Site Size (ha.): 0.02	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 1	SHLAA ID: 3055

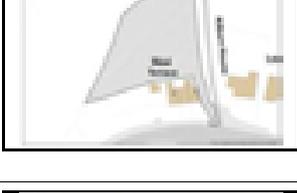
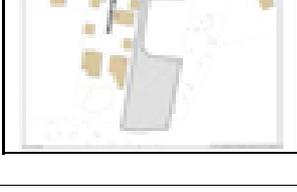
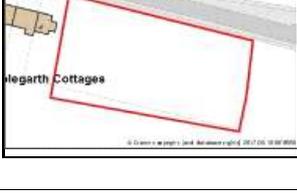
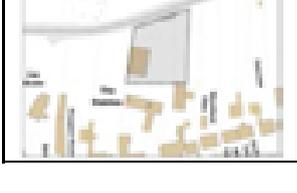
	Application Reference: 16/00933/FUL	SHLAA ID: 3056
	Site Name: Lund Gallery The Lund Easingwold North Yorkshire YO61 3PA	
	Settlement: Easingwold	
	Sub Area: Easingwold	Hierarchy: Service Centre
	Total Housing Yield: 1	Dwellings Started: 0
	Site Size (ha.): 0.03	Dwellings Completed: 0
	Application Reference: 16/01050/FUL	SHLAA ID: 3058
	Site Name: Church Farm House, Main Street	
	Settlement: Stillington	
	Sub Area: Easingwold	Hierarchy: Service Village
	Total Housing Yield: 1	Dwellings Started: 0
	Site Size (ha.): 0.08	Dwellings Completed: 0
	Application Reference: 16/01142/OUT	SHLAA ID: 3260
	Site Name: Land to East of Boroughbridge Road, Brafferton YO61 2PD	
	Settlement: Brafferton and Helperby	
	Sub Area: Easingwold	Hierarchy: Service Village
	Total Housing Yield: 28	Dwellings Started: 0
	Site Size (ha.): 1.20	Dwellings Completed: 0
	Application Reference: 16/01226/MBN	SHLAA ID: 2163
	Site Name: "The Dovecote" - Barn To The Rear Of Auburn Hill Flawith North Yorkshire	
	Settlement: Flawith	
	Sub Area: Easingwold	Hierarchy: Other Village
	Total Housing Yield: 1	Dwellings Started: 0
	Site Size (ha.): 0.08	Dwellings Completed: 1
	Application Reference: 16/01241/FUL	SHLAA ID: 3064
	Site Name: Alderside Thirsk Road Easingwold North Yorkshire YO61 3HJ	
	Settlement: Easingwold	
	Sub Area: Easingwold	Hierarchy: Service Centre
	Total Housing Yield: 1	Dwellings Started: 0
	Site Size (ha.): 0.05	Dwellings Completed: 1
	Application Reference: 16/01396/FUL	SHLAA ID: 3067
	Site Name: Land West Of Ings House Main Street Linton On Ouse North Yorkshire	
	Settlement: Linton-on-Ouse	
	Sub Area: Easingwold	Hierarchy: Secondary Village
	Total Housing Yield: 1	Dwellings Started: 1
	Site Size (ha.): 0.10	Dwellings Completed: 0
	Application Reference: 16/01593/FUL	SHLAA ID: 3079
	Site Name: "Byland" & "Farndale" - Land Between Acacia Lodge And Stoneybroke Raskelf Road Easingwold North Yorkshire	
	Settlement: Easingwold	
	Sub Area: Easingwold	Hierarchy: Service Centre
	Total Housing Yield: 2	Dwellings Started: 0
	Site Size (ha.): 0.13	Dwellings Completed: 0
	Application Reference: 16/01614/OUT	SHLAA ID: 3081
	Site Name: Land Adjacent Church House Church Wind Alne North Yorkshire	
	Settlement: Alne	
	Sub Area: Easingwold	Hierarchy: Secondary Village
	Total Housing Yield: 2	Dwellings Started: 0
	Site Size (ha.): 0.27	Dwellings Completed: 0
	Application Reference: 16/01637/MBN	SHLAA ID: 3084
	Site Name: "Plantation Barn" - Plantation Farm Sutton On The Forest North Yorkshire YO61 1EG	
	Settlement: No Settlement	
	Sub Area:	Hierarchy:
	Total Housing Yield: 1	Dwellings Started: 1
	Site Size (ha.): 0.03	Dwellings Completed: 0

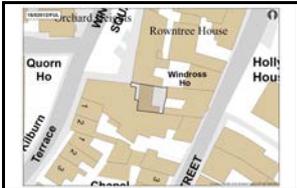
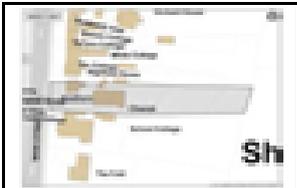
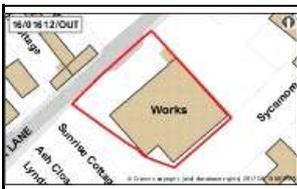
	Application Reference: 16/01683/FUL Site Name: "Mulberry House" - Mayfield Youlton Lane Alne North Yorkshire YO61 1SB Settlement: No Settlement Sub Area: Total Housing Yield: 1 Site Size (ha.): 0.01	SHLAA ID: 3086 Hierarchy: Dwellings Started: 0 Dwellings Completed: 0
	Application Reference: 16/02013/OUT Site Name: Land Off Forge Lane Tollerton North Yorkshire Settlement: Tollerton Sub Area: Easingwold Total Housing Yield: 20 Site Size (ha.): 1.27	SHLAA ID: 3255 Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0
	Application Reference: 16/02054/FUL Site Name: Tollerton Surgery 5 - 7 Hambleton View Tollerton North Yorkshire YO61 1QW Settlement: Tollerton Sub Area: Easingwold Total Housing Yield: 2 Site Size (ha.): 0.04	SHLAA ID: 3256 Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0
	Application Reference: 16/02127/FUL Site Name: Land To The South Of Bravener Court Newton On Ouse Settlement: Newton-on-Ouse Sub Area: Easingwold Total Housing Yield: 3 Site Size (ha.): 0.15	SHLAA ID: 3134 Hierarchy: Other Village Dwellings Started: 3 Dwellings Completed: 0
	Application Reference: 16/02247/FUL Site Name: Part OS 8471 And 9170 Gracious Street Huby North Yorkshire YO61 1HR Settlement: Huby Sub Area: Easingwold Total Housing Yield: 5 Site Size (ha.): 0.16	SHLAA ID: 3106 Hierarchy: Secondary Village Dwellings Started: 1 Dwellings Completed: 0
	Application Reference: 16/02262/FUL Site Name: Hillside Wentworth Avenue Thormanby North Yorkshire YO61 4NN Settlement: Thormanby Sub Area: Easingwold Total Housing Yield: 3 Site Size (ha.): 0.43	SHLAA ID: 3136 Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 0
	Application Reference: 16/02453/FUL Site Name: The Lodge The Hawkhill Estate Easingwold North Yorkshire YO61 3EW Settlement: No Settlement Sub Area: Total Housing Yield: 1 Site Size (ha.): 0.03	SHLAA ID: 3139 Hierarchy: Dwellings Started: 0 Dwellings Completed: 0
	Application Reference: 16/02722/REM Site Name: Land South Of White Bear Farm South Back Lane Stillington North Yorkshire Settlement: Stillington Sub Area: Easingwold Total Housing Yield: 6 Site Size (ha.): 0.27	SHLAA ID: 3145 Hierarchy: Service Village Dwellings Started: 0 Dwellings Completed: 6
	Application Reference: 16/02733/FUL Site Name: Holmfield Newton Road Tollerton North Yorkshire YO61 1QT Settlement: Tollerton Sub Area: Easingwold Total Housing Yield: 4 Site Size (ha.): 0.10	SHLAA ID: 3117 Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0

	<p>Application Reference: 17/00144/FUL SHLAA ID: 3151</p> <p>Site Name: Land To The North Of Fold House Main Street Alne North Yorkshire YO61 1TB</p> <p>Settlement: Alne</p> <p>Sub Area: Easingwold Hierarchy: Secondary Village</p> <p>Total Housing Yield: 2 Dwellings Started: 0</p> <p>Site Size (ha.): 0.16 Dwellings Completed: 0</p>
	<p>Application Reference: 17/00195/MBN SHLAA ID: 3153</p> <p>Site Name: Barn East Of Thormanby Hall Farm Thormanby North Yorkshire YO61 4NN</p> <p>Settlement: Thormanby</p> <p>Sub Area: Easingwold Hierarchy: Other Village</p> <p>Total Housing Yield: 1 Dwellings Started: 0</p> <p>Site Size (ha.): 0.04 Dwellings Completed: 0</p>
	<p>Application Reference: 17/00346/FUL SHLAA ID: 3160</p> <p>Site Name: Land To The Rear Of Spring House Gale Road Alne North Yorkshire</p> <p>Settlement: Alne</p> <p>Sub Area: Easingwold Hierarchy: Secondary Village</p> <p>Total Housing Yield: 1 Dwellings Started: 1</p> <p>Site Size (ha.): 0.08 Dwellings Completed: 0</p>
	<p>Application Reference: 17/00355/FUL SHLAA ID: 3161</p> <p>Site Name: East Villa Main Street Shipton By Beningbrough North Yorkshire YO30 1AB</p> <p>Settlement: Shipton</p> <p>Sub Area: Easingwold Hierarchy: Service Village</p> <p>Total Housing Yield: 1 Dwellings Started: 0</p> <p>Site Size (ha.): 0.07 Dwellings Completed: 0</p>
	<p>Application Reference: 17/00519/REM SHLAA ID: 3169</p> <p>Site Name: Land to North of Stillington Road, Easingwold YO61 3DZ</p> <p>Settlement: Easingwold</p> <p>Sub Area: Easingwold Hierarchy: Service Centre</p> <p>Total Housing Yield: 175 Dwellings Started: 50</p> <p>Site Size (ha.): 6.74 Dwellings Completed: 0</p>
	<p>Application Reference: 17/00519/REM SHLAA ID: 2005</p> <p>Site Name: Land to North of Stillington Road, Easingwold YO61 3DZ</p> <p>Settlement: Easingwold</p> <p>Sub Area: Easingwold Hierarchy: Service Centre</p> <p>Total Housing Yield: 175 Dwellings Started: 50</p> <p>Site Size (ha.): 6.74 Dwellings Completed: 0</p>
	<p>Application Reference: 17/01039/FUL SHLAA ID: 2112</p> <p>Site Name: "Kwetu" - Craven Farm Stillington North Yorkshire YO61 1NX</p> <p>Settlement: Stillington</p> <p>Sub Area: Easingwold Hierarchy: Service Village</p> <p>Total Housing Yield: 1 Dwellings Started: 1</p> <p>Site Size (ha.): 0.20 Dwellings Completed: 0</p>
	<p>Application Reference: 17/01088/FUL SHLAA ID: 3184</p> <p>Site Name: Follywood House Easingwold Road Huby North Yorkshire YO61 1HJ</p> <p>Settlement: Huby</p> <p>Sub Area: Easingwold Hierarchy: Secondary Village</p> <p>Total Housing Yield: 1 Dwellings Started: 0</p> <p>Site Size (ha.): 0.09 Dwellings Completed: 0</p>

	Application Reference: 17/01810/JPN Site Name: Andersons Unit 3 The Granary Far Shires Farm Forest Lane Alne North Yorkshire YO61 3EJ Settlement: Alne Sub Area: Easingwold Total Housing Yield: 1 Site Size (ha.): 0.04	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3209
	Application Reference: 17/01849/REM Site Name: Land To The East Of Flawith Road Tholthorpe North Yorkshire Settlement: Tholthorpe Sub Area: Easingwold Total Housing Yield: 3 Site Size (ha.): 0.18	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 3	SHLAA ID: 3211
	Application Reference: 17/01936/REM Site Name: 16 Thornlands Easingwold North Yorkshire YO61 3QQ Settlement: Easingwold Sub Area: Easingwold Total Housing Yield: 2 Site Size (ha.): 0.12	Hierarchy: Service Centre Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3075
	Application Reference: 17/02323/REM Site Name: Land To The North West Of Foxholm House Flawith North Yorkshire Settlement: Flawith Sub Area: Easingwold Total Housing Yield: 4 Site Size (ha.): 0.40	Hierarchy: Other Village Dwellings Started: 2 Dwellings Completed: 2	SHLAA ID: 3183
	Application Reference: 17/02536/REM Site Name: Land To West Of Green Acres The Green Raskelf North Yorkshire Settlement: Raskelf Sub Area: Easingwold Total Housing Yield: 3 Site Size (ha.): 0.20	Hierarchy: Secondary Village Dwellings Started: 3 Dwellings Completed: 0	SHLAA ID: 3148
	Application Reference: 17/02551/MBN Site Name: Forest Farm Tollerton North Yorkshire YO61 1RA Settlement: No Settlement Sub Area: Total Housing Yield: 3 Site Size (ha.): 0.04	Hierarchy: Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3252
	Application Reference: 17/02739/FUL Site Name: The Croft South Back Lane Tollerton North Yorkshire YO61 1PU Settlement: Tollerton Sub Area: Easingwold Total Housing Yield: 1 Site Size (ha.): 0.13	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3251
	Application Reference: 18/00053/FUL Site Name: Windross House Market Place Easingwold North Yorkshire YO61 3AB Settlement: Easingwold Sub Area: Easingwold Total Housing Yield: 3 Site Size (ha.): 0.02	Hierarchy: Service Centre Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3246
	Application Reference: 18/00060/OUT Site Name: Pond Corner 4 The Green Raskelf North Yorkshire YO61 3LE Settlement: Raskelf Sub Area: Easingwold Total Housing Yield: 1 Site Size (ha.): 0.07	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3248

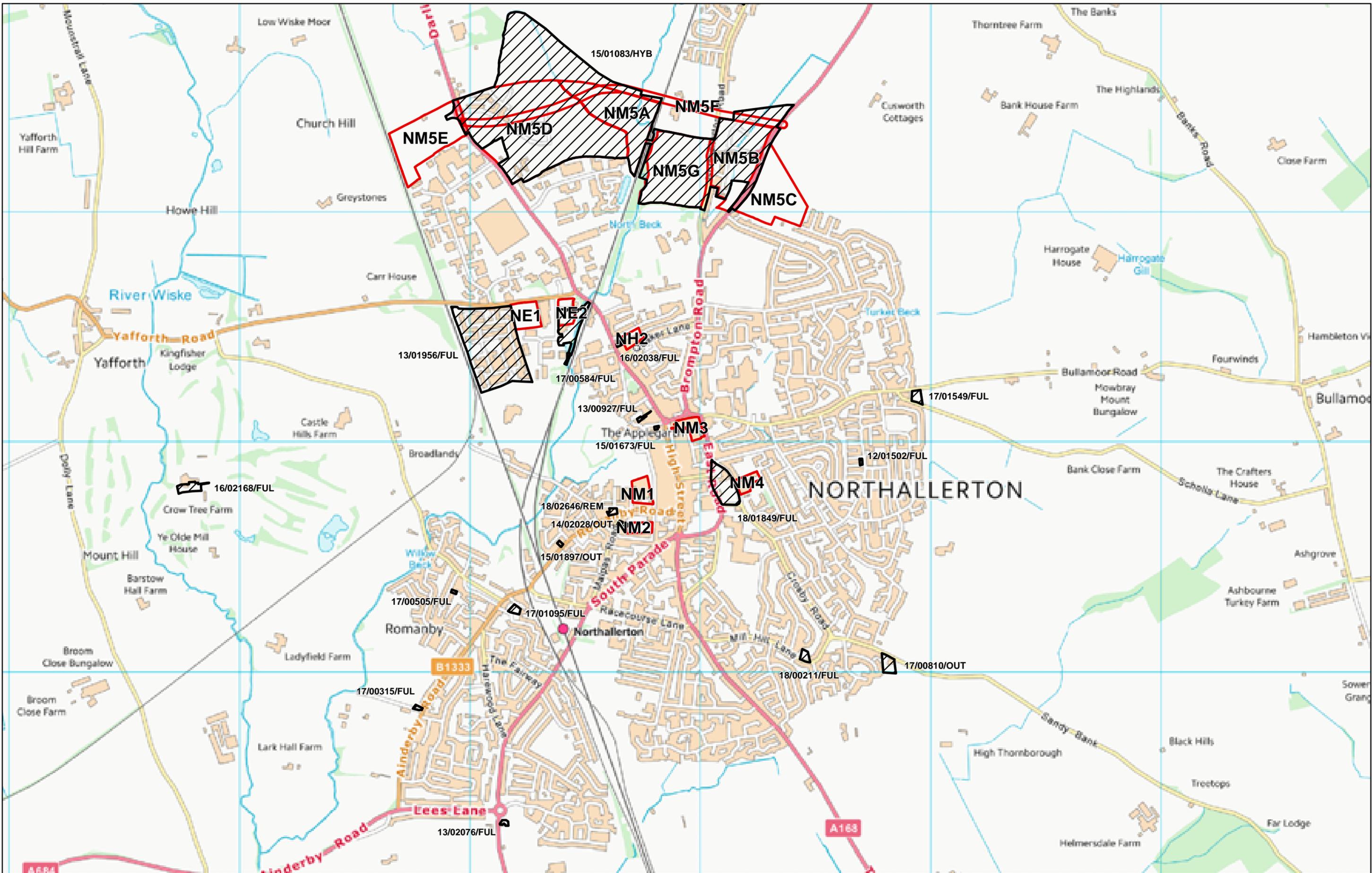
	Application Reference: 18/00099/FUL	SHLAA ID: 3037
	Site Name: Land To Rear Of The Shieling York Road Easingwold North Yorkshire	
	Settlement: Easingwold	
	Sub Area: Easingwold	Hierarchy: Service Centre
	Total Housing Yield: 3	Dwellings Started: 0
	Site Size (ha.): 0.22	Dwellings Completed: 3
	Application Reference: 18/00108/FUL	SHLAA ID: 2019
	Site Name: Badgers Rake, Newton Road	
	Settlement: Tollerton	
	Sub Area: Easingwold	Hierarchy: Secondary Village
	Total Housing Yield: 1	Dwellings Started: 0
	Site Size (ha.): 0.09	Dwellings Completed: 0
	Application Reference: 18/00209/FUL	SHLAA ID: 3259
	Site Name: Land Adjacent To Beechcroft Farm OS Field 7556 Aldwark North Yorkshire	
	Settlement: Aldwark	
	Sub Area: Easingwold	Hierarchy: Other Village
	Total Housing Yield: 2	Dwellings Started: 0
	Site Size (ha.): 0.37	Dwellings Completed: 0
	Application Reference: 18/00271/OUT	SHLAA ID: 3249
	Site Name: Land West Of 6 The Green Hag Lane Raskelf North Yorkshire	
	Settlement: Raskelf	
	Sub Area: Easingwold	Hierarchy: Secondary Village
	Total Housing Yield: 3	Dwellings Started: 0
	Site Size (ha.): 0.20	Dwellings Completed: 0
	Application Reference: 18/00459/FUL	SHLAA ID: 3257
	Site Name: Annexe At Barn Cottage The Acorns Bell Lane Huby North Yorkshire	
	Settlement: Huby	
	Sub Area: Easingwold	Hierarchy: Secondary Village
	Total Housing Yield: 1	Dwellings Started: 0
	Site Size (ha.): 0.10	Dwellings Completed: 0
	Application Reference: 18/00559/FUL	SHLAA ID: 3253
	Site Name: Hollins Grove Farm Easingwold North Yorkshire YO61 3ES	
	Settlement: No Settlement	
	Sub Area:	Hierarchy:
	Total Housing Yield: 2	Dwellings Started: 0
	Site Size (ha.): 1.00	Dwellings Completed: 0
	Application Reference: 18/00701/OUT	SHLAA ID: 3247
	Site Name: Ashdale Gracious Street Huby North Yorkshire YO61	
	Settlement: Huby	
	Sub Area: Easingwold	Hierarchy: Secondary Village
	Total Housing Yield: 1	Dwellings Started: 0
	Site Size (ha.): 0.05	Dwellings Completed: 0
	Application Reference: 18/00856/FUL	SHLAA ID: 3266
	Site Name: Framfield House (Outbuildings) Main Street Sipton By Beningbrough North Yorkshire YO30 1AD	
	Settlement: Sipton	
	Sub Area: Easingwold	Hierarchy: Service Village
	Total Housing Yield: 2	Dwellings Started: 0
	Site Size (ha.): 0.04	Dwellings Completed: 2
	Application Reference: 18/00995/FUL	SHLAA ID: 3258
	Site Name: The Old Station Yard Station Road Alne Station North Yorkshire YO61 1TP	
	Settlement: Alne	
	Sub Area: Easingwold	Hierarchy: Secondary Village
	Total Housing Yield: 5	Dwellings Started: 0
	Site Size (ha.): 0.53	Dwellings Completed: 0

	Application Reference: 18/01041/REM Site Name: Land North East Of Dove CoteThe GreenRaskelfNorth YorkshireYO61 3LE Settlement: Raskelf Sub Area: Easingwold Total Housing Yield: 5 Site Size (ha.): 0.33	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3244
	Application Reference: 18/01175/OUT Site Name: OS Field 4442 Easingwold Road Huby North Yorkshire Settlement: Huby Sub Area: Easingwold Total Housing Yield: 5 Site Size (ha.): 0.69	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3261
	Application Reference: 18/01354/FUL Site Name: The Croft Main Street Alne North Yorkshire YO61 1RS Settlement: Alne Sub Area: Easingwold Total Housing Yield: 1 Site Size (ha.): 0.06	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3271
	Application Reference: 18/01381/REM Site Name: Land at Bye Green, Low Street, Husthwaite, North Yorkshire, YO61 4QA Settlement: Husthwaite Sub Area: Easingwold Total Housing Yield: 1 Site Size (ha.): 0.20	Hierarchy: Service Village Dwellings Started: 1 Dwellings Completed: 0	SHLAA ID: 3245
	Application Reference: 18/01449/OUT Site Name: Field HouseSouth Back LaneStillingtonNorth YorkshireYO61 1ND Settlement: Stillington Sub Area: Easingwold Total Housing Yield: 1 Site Size (ha.): 0.16	Hierarchy: Service Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3254
	Application Reference: 18/01517/REM Site Name: Land Adjacent To Applegarth Cottages Main Street Linton On Ouse North Yorkshire Settlement: Linton-on-Ouse Sub Area: Easingwold Total Housing Yield: 5 Site Size (ha.): 0.30	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3033
	Application Reference: 18/01596/REM Site Name: Land Off Back Lane Village Farm Main Street Alne North Yorkshire YO61 1RT Settlement: Alne Sub Area: Easingwold Total Housing Yield: 2 Site Size (ha.): 0.12	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3200
	Application Reference: 18/01929/FUL Site Name: South Villa York Road Easingwold North Yorkshire YO61 3ED Settlement: Easingwold Sub Area: Easingwold Total Housing Yield: 1 Site Size (ha.): 0.18	Hierarchy: Service Centre Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3267
	Application Reference: 18/01939/OUT Site Name: Land To The West Of Scatterpenny The Green Raskelf North Yorkshire YO61 3LE Settlement: Raskelf Sub Area: Easingwold Total Housing Yield: 3 Site Size (ha.): 0.16	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3264

	<p>Application Reference: 18/01992/FUL SHLAA ID: 3263</p> <p>Site Name: Land South Of Bonny Croft Back Lane Raskelf North Yorkshire</p> <p>Settlement: Raskelf</p> <p>Sub Area: Easingwold Hierarchy: Secondary Village</p> <p>Total Housing Yield: 4 Dwellings Started: 0</p> <p>Site Size (ha.): 0.29 Dwellings Completed: 0</p>
	<p>Application Reference: 18/02012/FUL SHLAA ID: 3262</p> <p>Site Name: Rear Of Thorntons Butchers Off Windross Square Market Place Easingwold North Yorkshire YO61 3AG</p> <p>Settlement: Easingwold</p> <p>Sub Area: Easingwold Hierarchy: Service Centre</p> <p>Total Housing Yield: 1 Dwellings Started: 1</p> <p>Site Size (ha.): 0.02 Dwellings Completed: 0</p>
	<p>Application Reference: 18/02119/OUT SHLAA ID: 3268</p> <p>Site Name: Green Acres The Green Raskelf North Yorkshire YO61 3LD</p> <p>Settlement: Raskelf</p> <p>Sub Area: Easingwold Hierarchy: Secondary Village</p> <p>Total Housing Yield: 4 Dwellings Started: 0</p> <p>Site Size (ha.): 0.47 Dwellings Completed: 0</p>
	<p>Application Reference: 18/02371/OUT SHLAA ID: 3269</p> <p>Site Name: Methodist Church Main Street Shipton By Beningbrough North Yorkshire YO30 1AA</p> <p>Settlement: Shipton</p> <p>Sub Area: Easingwold Hierarchy: Service Village</p> <p>Total Housing Yield: 1 Dwellings Started: 0</p> <p>Site Size (ha.): 0.18 Dwellings Completed: 0</p>
	<p>Application Reference: 18/02396/FUL SHLAA ID: 2126</p> <p>Site Name: Cobble Cottage Main Street Stillington North Yorkshire YO61 1JU</p> <p>Settlement: Stillington</p> <p>Sub Area: Easingwold Hierarchy: Service Village</p> <p>Total Housing Yield: 1 Dwellings Started: 0</p> <p>Site Size (ha.): 0.02 Dwellings Completed: 0</p>
	<p>Application Reference: 18/02467/REM SHLAA ID: 3080</p> <p>Site Name: R Thompson Joinery Limited South Back Lane Tollerton North Yorkshire YO61 1PU</p> <p>Settlement: Tollerton</p> <p>Sub Area: Easingwold Hierarchy: Secondary Village</p> <p>Total Housing Yield: 4 Dwellings Started: 0</p> <p>Site Size (ha.): 0.15 Dwellings Completed: 0</p>
	<p>Application Reference: 18/02555/FUL SHLAA ID: 3265</p> <p>Site Name: Pear Tree Cottage North End Raskelf North Yorkshire YO61 3LF</p> <p>Settlement: Raskelf</p> <p>Sub Area: Easingwold Hierarchy: Secondary Village</p> <p>Total Housing Yield: 1 Dwellings Started: 0</p> <p>Site Size (ha.): 0.13 Dwellings Completed: 0</p>
	<p>Application Reference: 18/02577/OUT SHLAA ID: 3270</p> <p>Site Name: Land North Of Fold House Main Street Alne North Yorkshire YO61 1TB</p> <p>Settlement: Alne</p> <p>Sub Area: Easingwold Hierarchy: Secondary Village</p> <p>Total Housing Yield: 3 Dwellings Started: 0</p> <p>Site Size (ha.): 0.23 Dwellings Completed: 0</p>

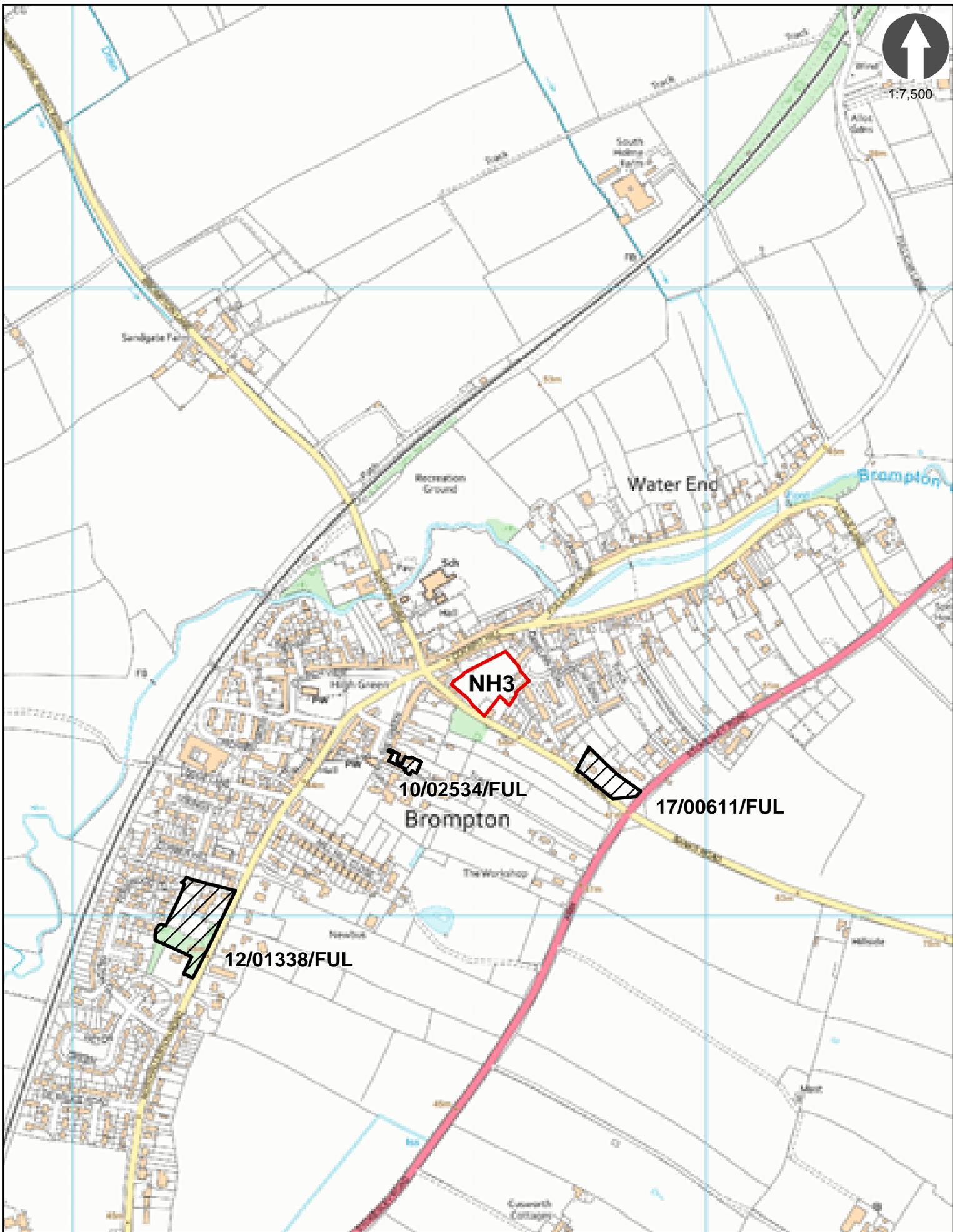
ANNEX 6 NORTHALLERTON & VILLAGES SETTLEMENT MAPS

ANNEX 6 NORTHALLERTON & VILLAGES
SETTLEMENT MAPS



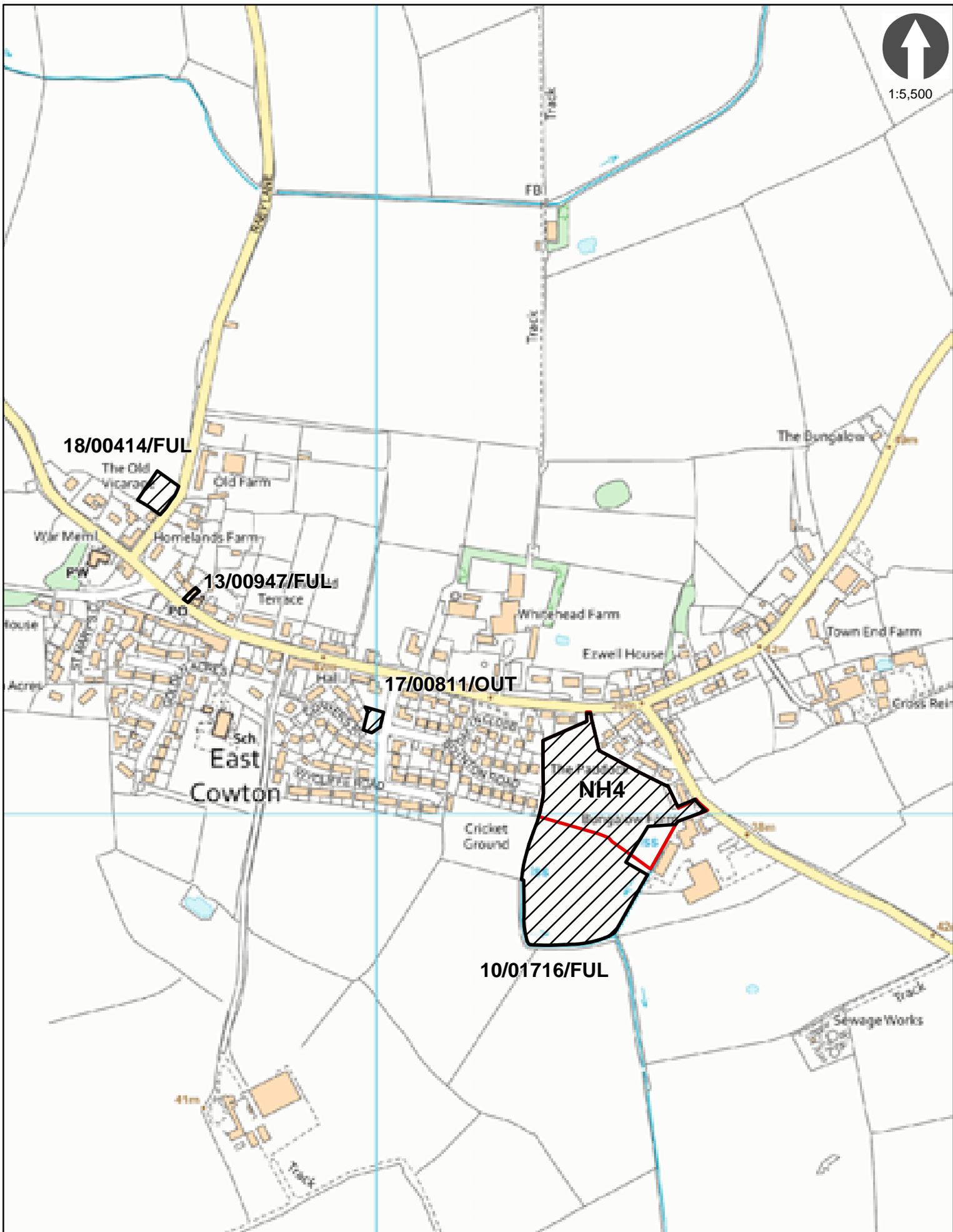


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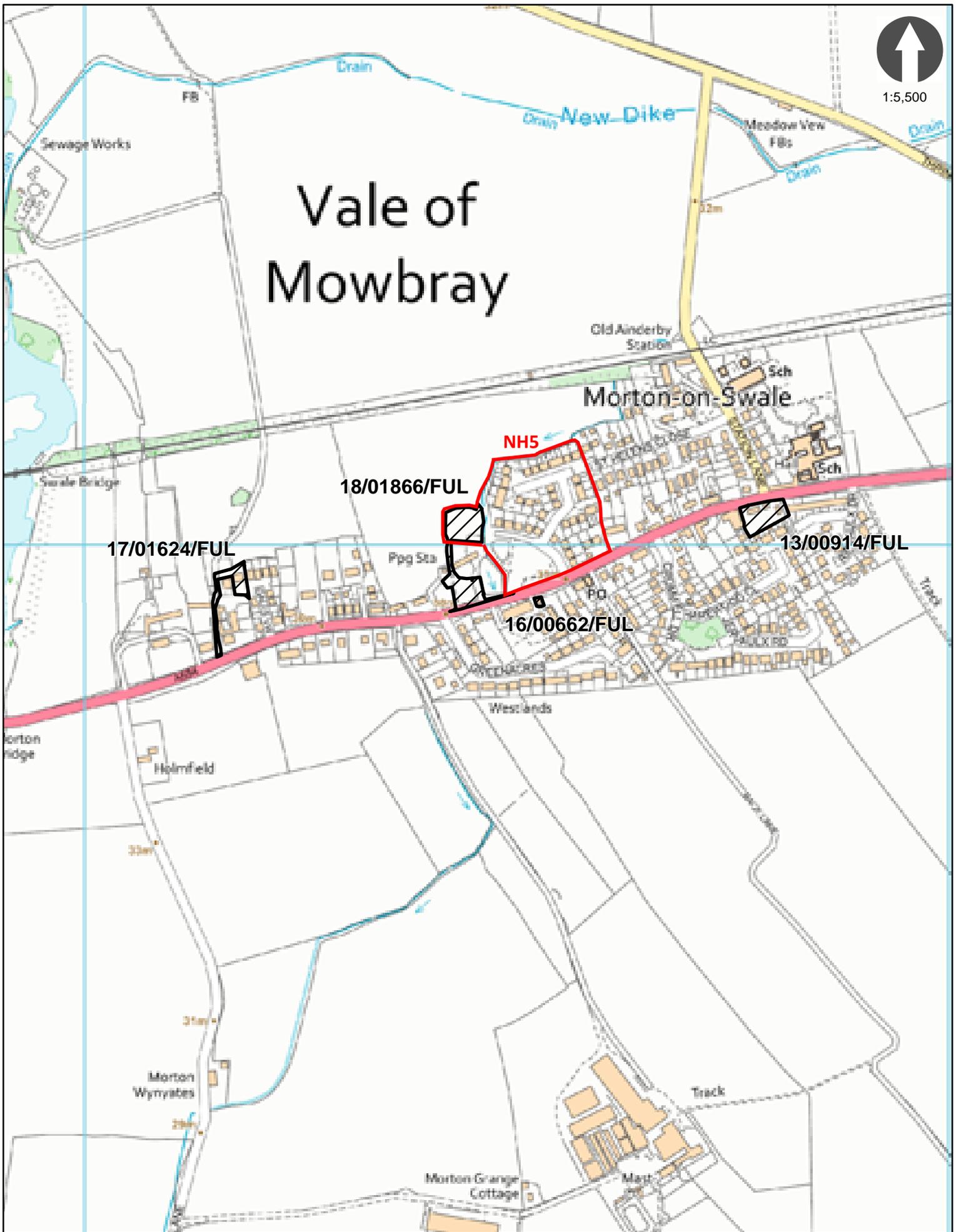
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Vale of Mowbray



Morton-on-Swale
Northallerton Sub - Area

Strategic Housing Land Availability Assessment April 2019

ANNEX 6 NORTHALLERTON & VILLAGES SITE ASSESSMENTS

ANNEX 6 NORTHALLERTON & VILLAGES
SITE ASSESSMENTS

HAMBLETON LDF SHLAA ID 788
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

SITE DETAILS

Site Reference: **NH1 York Trailers, Yafforth Road, Northallerton**

Settlement: Northallerton

Sub Area: Northallerton

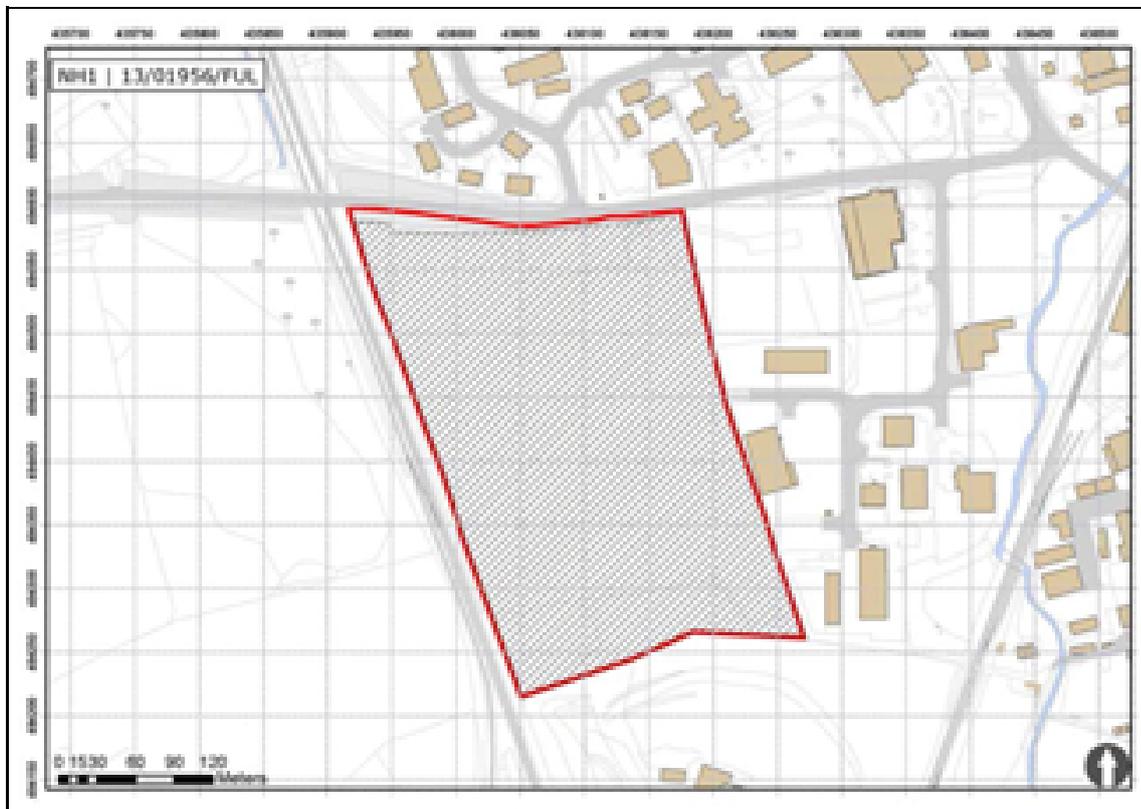
Hierarchy: Service Centre

Owner: Duncan Wordsworth

Agent:

Developer: Daniel Starkey

SITE CHARACTERISTICS



Site Size (ha.): 8.38

Current Land Use: Brownfield

Surrounding Use: Retail, Business, Industrial, Agricultural, Railway

Surrounding Character: Industrial / Commercial to north and east on the edge of the town. Bounded by railway on its western boundary with open countryside beyond. To the south, Castle Hills, open agricultural land with some historic earthworks of archaeological interest.

HAMBLETON LDF SHLAA ID 788
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

PHYSICAL CONSTRAINTS

Access: Potential issues relating to access from Yafforth Road. NYCC Highways have stated that a roundabout (existing Standard Way access) may be appropriate to provide access suitably. However, the railway bridge on Yafforth Road to the west may cause difficulties in vertical alignment.
There is a need for foot and cycle links to cross the railway and connect the site to the town centre and local services.

Utilities: There are none on this site.

Flooding: This site is located within Flood Zone 1.

Heritage: None identified.

Geodiversity: There are none on this site.

Other: None

Development Progress: Application for 244 homes granted under 13/01956/FUL for David Wilson Homes & Barratt.
Construction begun in April 2014.
By April 2016, 82 completions - with 67 from the two developers during 2015/2016 - 76 were under construction.
In 2016/2017 a total of 59 units were completed
During 2017/2018 55 units were built, with 46 remaining.
2018/2019 - 39 completions - just 5 units remain

HAMBLETON LDF STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	SHLAA ID 788
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DELIVERABILITY

Potential Yield for Housing:	244	Dwellings Completed:	239
		Dwellings Started:	3

Suitability: This site is brownfield and although previously in industrial / employment use, it is now underused. It is currently protected for employment use but does now present a suitable site opportunity for residential development on brownfield land.

Availability: Once this has been achieved, then this site will be available. There is an apparent willingness to dispose and develop the site, therefore the site is considered to be available in the short term.

Economic viability: Site clearance and preparation is required prior to development. There are already several developers interested in this site and work on drawing up a masterplan has been undertaken. Therefore, it is likely that the development of this site is achievable.

Site Deliverable:	Year	Yield	Site Developable:	Year	Yield
	2019/2020	5			
	2020/2021	0			
	2021/2022	0			
	2022/2023:	0			
	2023/2024:	0			
	in next 5 years 2019-2024:			in 5 years 2019-2024:	5
	in next 5 years 2019-2024:			in 7 years 2019-2026:	5

HAMBLETON LDF

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

SHLAA ID 792

SITE DETAILS

Site Reference: **NM1 Auction Mart, Northallerton**

Settlement: Northallerton

Sub Area: Northallerton

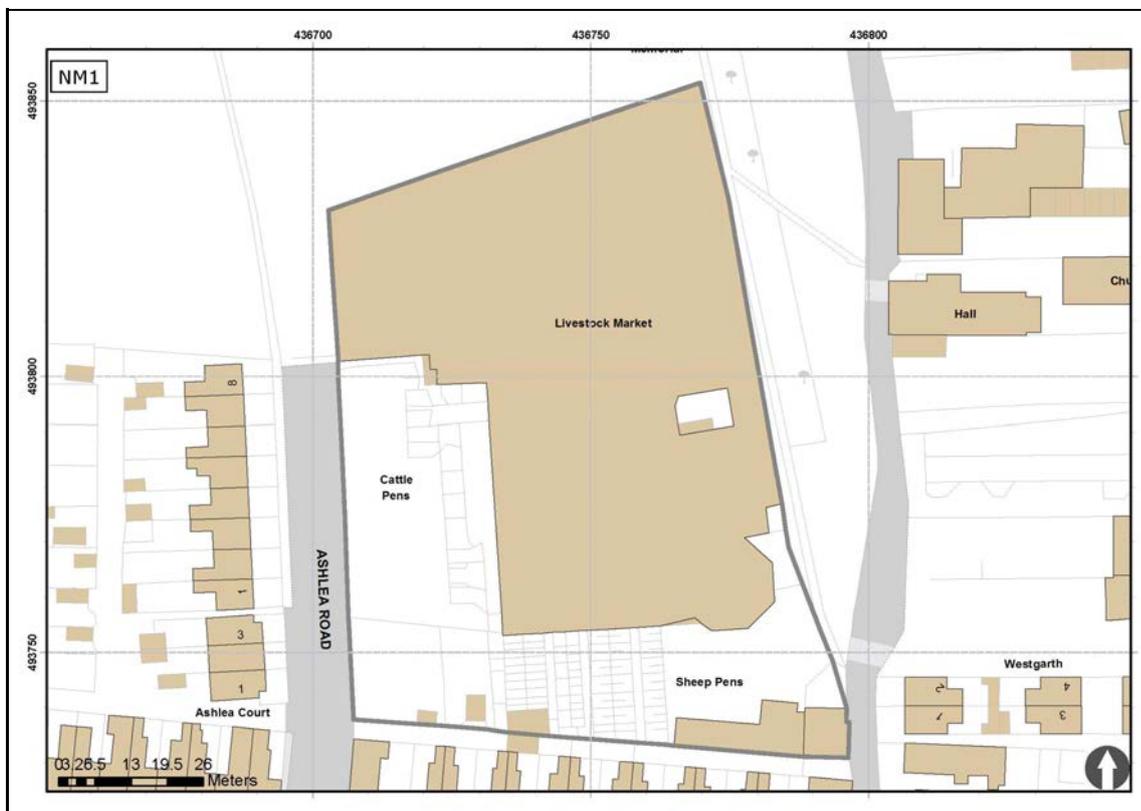
Hierarchy: Service Centre

Owner: Northallerton Auction Mart

Agent:

Developer:

SITE CHARACTERISTICS



Site Size (ha.): 0.84

Current Land Use: Brownfield

Surrounding Use: Retail, commercial, residential and public open space

Surrounding Character: Edge of town centre with relatively high density Victorian / Edwardian terraced housing to the south and west and public open space to the north.

HAMBLETON LDF SHLAA ID 792
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

PHYSICAL CONSTRAINTS

Access: Ashlea Road which should provide the main access to the site is not highway maintainable at the public expense.
Off site works should include making up/improving Ashlea Road to a standard suitable for adoption as a highway maintainable at the public expense.

Utilities: The site is already serviced.

Flooding: This site lies within Flood Zone 1.

Heritage: None

Geodiversity: There are none on this site.

Other: None

Development Progress: Owner indicated possible relocation of auction mart ; both this site and the car park (NM2) could come forward. Dwelling numbers could increase.

Awaiting offer for current auction mart to enable move.

"Call for Sites" form submitted.

As of 1st April 2019 no further progress, excluded from 5 year supply.

HAMBLETON LDF STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	SHLAA ID 792
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DELIVERABILITY

Potential Yield for Housing:	20	Dwellings Completed:	0
		Dwellings Started:	0

Suitability: This previously developed site currently has poor vehicular access, lacks high street frontage and is in close proximity to residential property. It is therefore not suitable for a major retail use.

A mixed development of employment use and housing would reflect adjoining uses. Providing housing would maximise the sustainability of the sites' location. It is very close to all services and public open space. This would provide a good living environment. With more housing nearby better use will also be made of the proposed Town Park and the existing recreation area. Housing use would also improve the environment for existing residents on Ashlea Road.

Availability: Availability is dependent on the suitable relocation of the Auction Mart and is anticipated as being in the medium term.

Economic viability: Subject to the constraints identified being overcome, then the redevelopment of this site is considered to be achievable.

Site Deliverable:	Year	Yield		Year	Yield
	2019/2020	0	Site Developable:		
	2020/2021	0		in 5 years 2019-2024:	0
	2021/2022	0			
	2022/2023:	0			
	2023/2024:	0		in 7 years 2019-2026:	0
	in next 5 years 2019-2024:	0			

HAMBLETON LDF SHLAA ID 793
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

SITE DETAILS

Site Reference: **NM2 Auction Mart Car Park, Northallerton**

Settlement: Northallerton

Sub Area: Northallerton

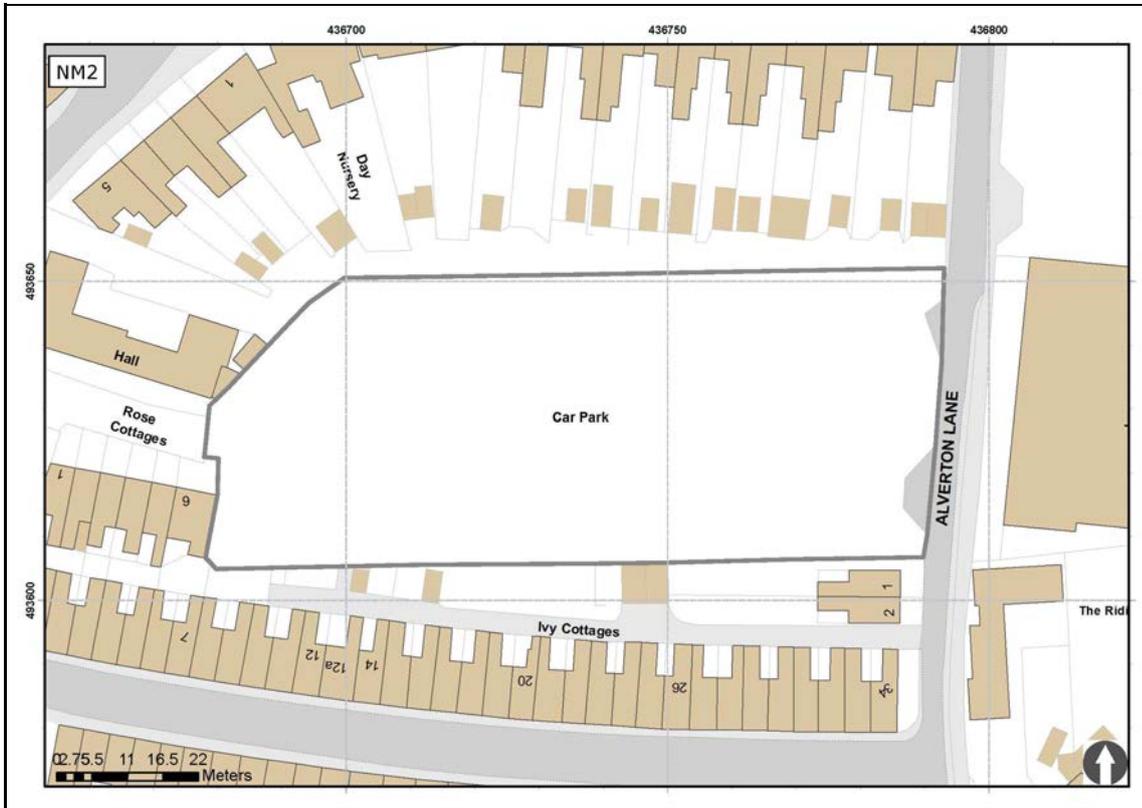
Hierarchy: Service Centre

Owner: Northallerton Auction Mart

Agent:

Developer:

SITE CHARACTERISTICS



Site Size (ha.): 0.49

Current Land Use: Brownfield

Surrounding Use: Housing to the north, south and west. To the east is a telephone exchange site and a scout hut is located adjacent to the north west corner of the site.

Surrounding Character: Edge of town centre, predominantly residential terraced housing surrounding the site and in the wider area.

HAMBLETON LDF SHLAA ID 793
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

PHYSICAL CONSTRAINTS

Access: Existing access via Rose Cottages has sub-standard visibility onto Malpas Road. The Scout Hut land should be included in the site to provide improved visibility. Rose Cottages is not highway maintainable at the public expense.
Alverton Lane and its junction onto Romanby Road are not considered suitable to serve this site.

Utilities: There is considered to be good access to services on this site.

Flooding: This site lies within Flood Zone 1.

Heritage: None

Geodiversity: There are none on this site.

Other: None

Development Progress: "Call for Sites" form submitted.
Contacted the owner - site could come forward; Dwelling numbers could increase.
Access problem resolved with removal of scout hut.
As of 1st April 2019 no further progress, excluded from 5 year

HAMBLETON LDF STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	SHLAA ID 793
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DELIVERABILITY

Potential Yield for Housing:	20	Dwellings Completed:	0
		Dwellings Started:	0

Suitability: This brownfield site is highly suitable for residential redevelopment. It is within a largely residential area and its development would consolidate the residential character of this part of the town centre.

Availability: Availability is dependent upon the suitable relocation of the Auction Mart. It is considered to be short to medium term.

Economic viability: Subject to the constraints identified being overcome, then the redevelopment of this site is considered to be achievable.

Site Deliverable:	Year	Yield	Site Developable:	Year	Yield
	2019/2020	0			
	2020/2021	0	in 5 years 2019-2024:		0
	2021/2022	0			
	2022/2023:	0			
	2023/2024:	0	in 7 years 2019-2026:		0
in next 5 years 2019-2024:		0			

HAMBLETON LDF SHLAA ID 798
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

SITE DETAILS

Site Reference: **NM5A** "Kings Park" North Northallerton Area, West of Northallerton - Middlesbrough Railway, Northallerton

Settlement: Northallerton

Sub Area: Northallerton

Hierarchy: Service Centre

Owner: Mr M Blackburn

Agent:

Developer: Jorvik Homes

SITE CHARACTERISTICS



Site Size (ha.): 6.31

Current Land Use: Greenfield

Surrounding Use: This site is adjacent to the Middlesbrough – Northallerton railway line which runs along the eastern boundary of the site. Agriculture elsewhere.

Surrounding Character: Edge of town, semi rural.

HAMBLETON LDF STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	SHLAA ID 798
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PHYSICAL CONSTRAINTS

Access: Development of this site is dependent on the construction of the northern relief road, as access to this site will be difficult without the scheme.

Utilities: The site would need to be suitably serviced prior to development.

Flooding: A large part of this site lies within Flood Zones 2 and 3. This would reduce the potential yield accordingly.

Heritage: May be some archaeological interest to be investigated prior to development of the site.

Geodiversity: There are none on this site.

Other: None

Development Progress: North Northallerton scheme - Phase 1 - "Kings Park"
Full planning application element of 15/01083/HYB - 150 units for Persimmon
By 1st April 2018, 15 units were started, one year later 55 units completed

HAMBLETON LDF STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	SHLAA ID 798
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DELIVERABILITY

Potential Yield for Housing:	150	Dwellings Completed:	55
		Dwellings Started:	17

Suitability: Development on this site could form part of the wider mixed development option for Northallerton.

Availability: Availability is considered to be medium to longer term.

Economic viability: The development of this site is considered to be achievable subject to the above issues being resolved.

Site Deliverable:	Year	Yield		Site Developable:	Year	Yield
	2019/2020	50				
	2020/2021	45		in 5 years 2019-2024:		95
	2021/2022	0				
	2022/2023:	0				
	2023/2024:	0		in 7 years 2019-2026:		95
	in next 5 years 2019-2024:	95				

HAMBLETON LDF SHLAA ID 797
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

SITE DETAILS

Site Reference: **NM5B** "Thurstan Park" North Northallerton Area, West of Stokesley Road, Northallerton

Settlement: Northallerton

Sub Area: Northallerton

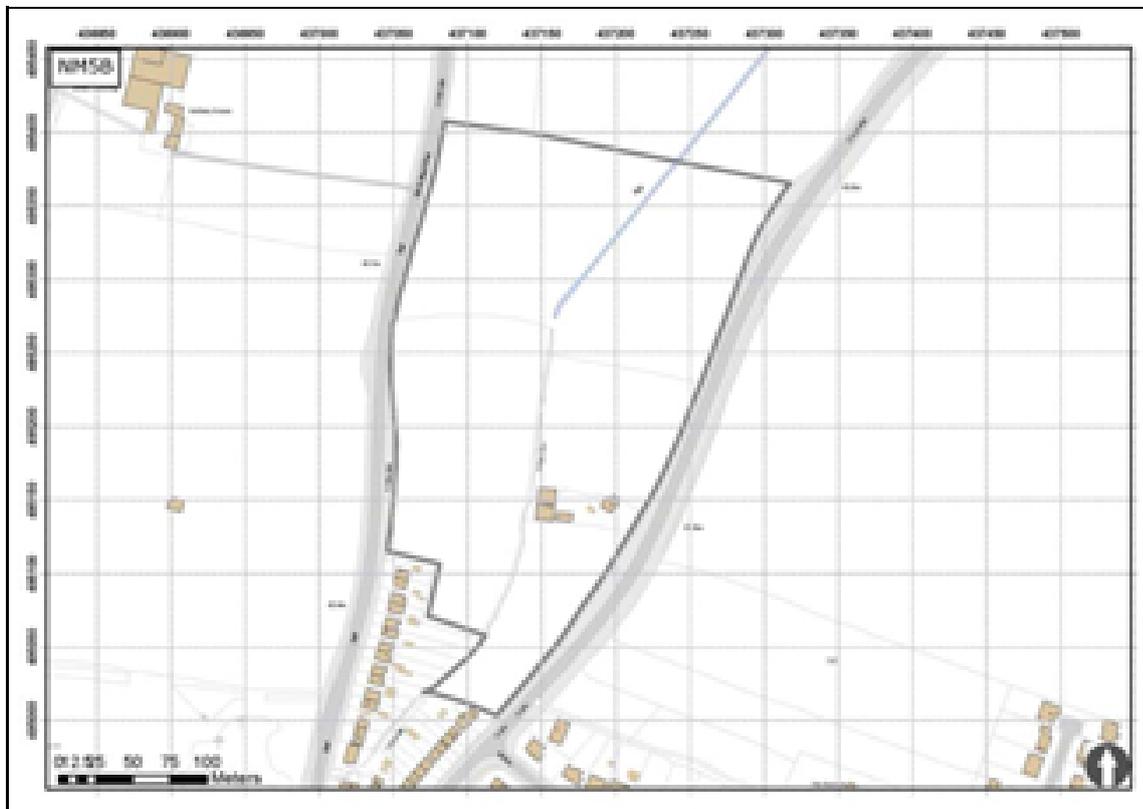
Hierarchy: Service Centre

Owner: Estate of Mr L I Bramley (deceased) [Formerly Sandbox Ltd]

Agent: John Wilson (Appletons)

Developer: Mark Leigh (Taylor Wimpey)

SITE CHARACTERISTICS



Site Size (ha.): 5.00

Current Land Use: Greenfield

Surrounding Use: Residential to the south, agriculture elsewhere.

Surrounding Character: Edge of town area.

HAMBLETON LDF SHLAA ID 797
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

PHYSICAL CONSTRAINTS

Access: Vehicular access from Stokesley Road and Northallerton Road. However, this sill need to be upgraded Site may be accessed via the relief road, should it go ahead.

Utilities: The site will need to be serviced prior to development.

Flooding: This site lies within Flood Zone 1.

Heritage: May be some archaeological interest to be investigated prior to development of the site.

Geodiversity: There are none on this site.

Other: None

Development Progress: 15/01083/HYB approved 12/11/15; ; start on site March 2017.
Phase 1 full approval for 148 by Taylor Wimpey.
"Call for Site" submission indicated that densities will increase.
Later phases tied to delivery of link road and new bridge over railway.
By 1st April 2018, 37 units were under construction, by April 2019, 56 units had been completed.

HAMBLETON LDF STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	SHLAA ID 797
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DELIVERABILITY

Potential Yield for Housing:	148	Dwellings Completed:	56
		Dwellings Started:	46

Suitability: Development on this site could form part of the wider mixed development option for Northallerton.

Availability: Long term

Economic viability: The development of this site is considered to be achievable, in conjunction with other sites as part of a wider development.

Site Deliverable:	Year	Yield
	2019/2020	50
	2020/2021	42
	2021/2022	0
	2022/2023:	0
	2023/2024:	0
in next 5 years 2019-2024:		92

Site Developable:	Year	Yield
in 5 years 2019-2024:		92
in 7 years 2019-2026:		92

HAMBLETON LDF SHLAA ID 787
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

SITE DETAILS

Site Reference: **NM5C** **North Northallerton Area, Between Bullamoor Road and Stokesley Road, Northallerton**

Settlement: Northallerton

Sub Area: Northallerton

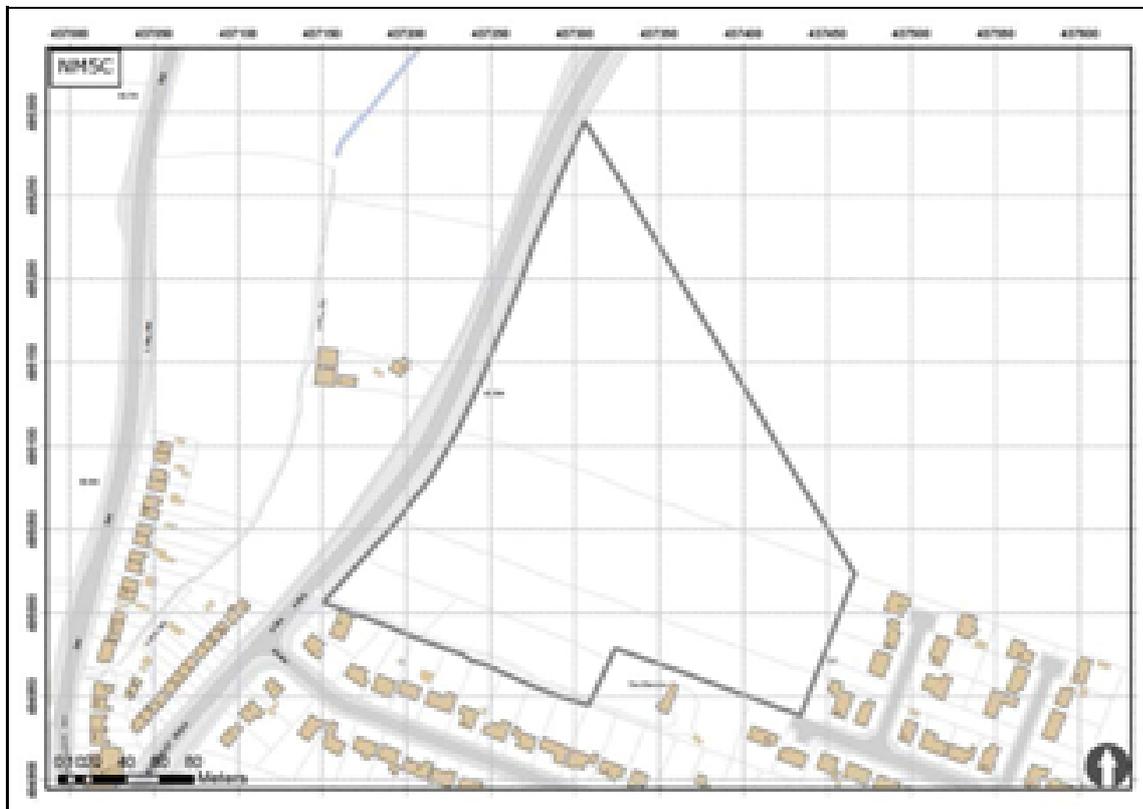
Hierarchy: Service Centre

Owner: Church Commissioners for England

Agent: Daniel Hatcher (Barton Willmore)

Developer:

SITE CHARACTERISTICS



Site Size (ha.): 5.46

Current Land Use: Greenfield

Surrounding Use: Housing to the south, agriculture in all other directions.

Surrounding Character: Edge of town area leading to open countryside.

HAMBLETON LDF SHLAA ID 787
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

PHYSICAL CONSTRAINTS

Access: Major accesses on Stokesley Road and Bullamoor Road with a minor access off Thorntree Road. Form and location of accesses will need to take account of existing junctions and other potential development sites off Stokesley Road and Bullamoor Road. Impact on highway network will need to be determined by a traffic assessment.

Utilities: There are none on this site.

Flooding: This site lies within Flood Zone 1. However, if part of the site had surface water run off to Stokesley Road, this could add to flooding incidents. The rest of the area could, if developed, add significant pressure to existing foul and surface water systems, even if new ones were developed, due to the topography of the area.

Heritage: May be some archaeological interest to be investigated prior to development of the site.

Geodiversity: The eastern parts of the site do slope significantly from east to west.

Other: None

Development Progress: Pre-application discussions undertaken, no application in near future, therefore excluded from 5 year supply.

Under HDC Call for Sites this site forms part of a larger proposal.

Mar'19 - NO CHANGE NOT IN FIVE YEAR SUPPLY

HAMBLETON LDF STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	SHLAA ID 787
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DELIVERABILITY

Potential Yield for Housing:	200	Dwellings Completed:	0
		Dwellings Started:	0

Suitability: NM5C is suitable as part of a large Greenfield development site on the edge of Northallerton with several possible points of access.

Availability: The whole site is available immediately.

Economic viability: The development of NM5C is considered to be achievable.

Site Deliverable:	Year	Yield		Site Developable:	Year	Yield
	2019/2020	0				
	2020/2021	0		in 5 years 2019-2024:		0
	2021/2022	0				
	2022/2023:	0				
	2023/2024:	0		in 7 years 2019-2026:		0
	in next 5 years 2019-2024:	0				

HAMBLETON LDF SHLAA ID 795
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

SITE DETAILS

Site Reference: **NM5D** North Northallerton Area, North Northallerton – East of Darlington Road, Northallerton

Settlement: Northallerton

Sub Area: Northallerton

Hierarchy: Service Centre

Owner:

Agent:

Developer: Martin Foster (Castlevale Group Ltd)

SITE CHARACTERISTICS



Site Size (ha.): 20.13

Current Land Use: Greenfield

Surrounding Use: Agriculture, domestic properties and employment uses.

Surrounding Character: Edge of town location, predominantly agricultural in use.

HAMBLETON LDF SHLAA ID 795
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

PHYSICAL CONSTRAINTS

Access: From Darlington Road (A167). The junction design will need to consider junctions on the A167. Links to the existing site to the south should be provided.

Utilities: Infrastructure and servicing will be required in order to develop the site in addition to flood defence measures.

Flooding: The majority of this site lies within Flood Zone 1, with the eastern edge within Flood Zone 2.

Heritage: May be some archaeological interest to be investigated prior to development of the site.

Geodiversity: There are none on this site.

Other: None

Development Progress: 15/01083/HYB approved 12/11/15; S106 to be signed Spring/Summer 2016 ; start on site Nov'16.
Phase 1 full approval for 150 for Persimmon & 148 for Taylor Wimpey - this record is the residual 602 making up 900 approved in total.
"Call for Site" submission indicated that densities will increase.
Later phases tied to delivery of link road and new bridge over railway.
Phase 2 planning application due spring/summer 2019

HAMBLETON LDF STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	SHLAA ID 795
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DELIVERABILITY

Potential Yield for Housing:	602	Dwellings Completed:	0
		Dwellings Started:	0

Suitability: If developed as part of a more comprehensive scheme, then this site, with mixed uses, would provide a significant proportion of benefits to the northern part of the town.

Availability: The site is considered to be available in the short to medium term.

Economic viability: Although there are likely to be significant costs, as part of a more comprehensive development scheme, this site is considered to be achievable.

Site Deliverable:	Year	Yield		Year	Yield
	2019/2020	0	Site Developable:		
	2020/2021	50		in 5 years 2019-2024:	350
	2021/2022	100			
	2022/2023:	100			
	2023/2024:	100		in 7 years 2019-2026:	602
	in next 5 years 2019-2024:				
		350			

HAMBLETON LDF SHLAA ID 799
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

SITE DETAILS

Site Reference: **NH3 West of Danes Crest, Brompton**

Settlement: Brompton

Sub Area: Northallerton

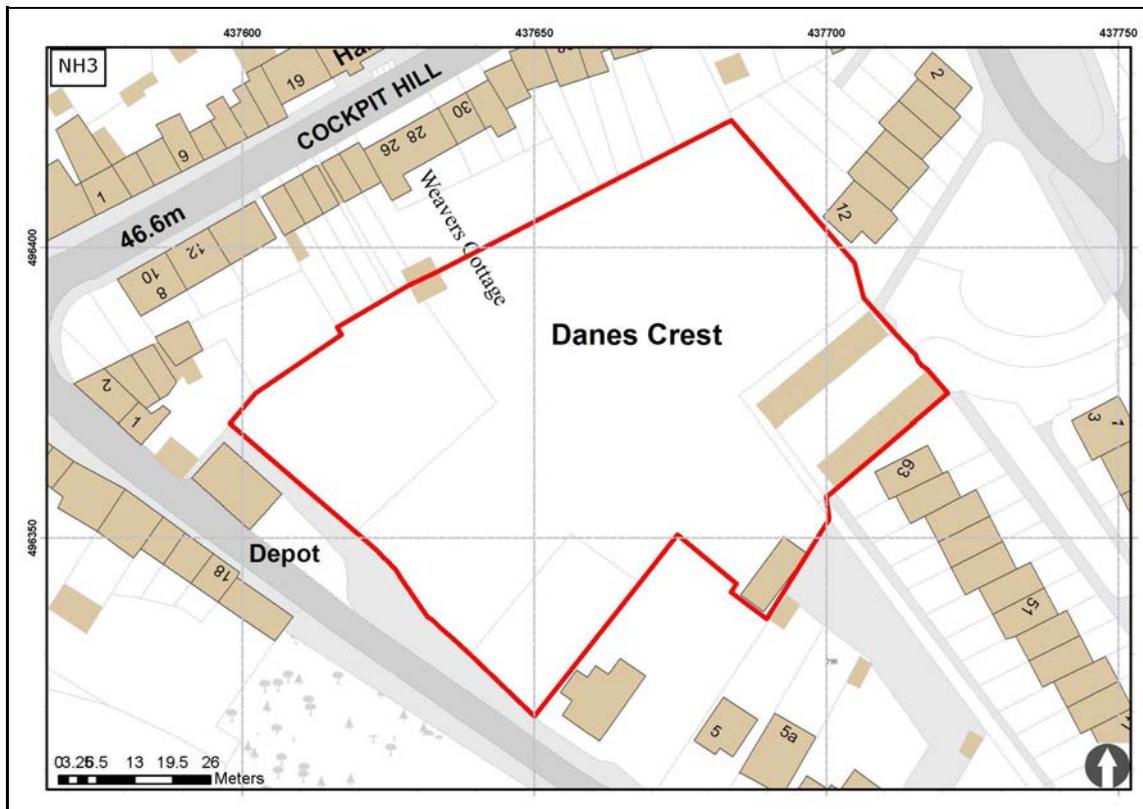
Hierarchy: Service Village

Owner: Brian S Walker

Agent:

Developer:

SITE CHARACTERISTICS



Site Size (ha.): 0.64

Current Land Use: Mixed

Surrounding Use: Housing. There is also a small bus depot / garage operating on Lead Lane adjacent to the south boundary of the site.

Surrounding Character: Village location in a predominantly residential area with a range of types of development. Modern housing to the east with more traditional village cottage terraces to the north and west.

HAMBLETON LDF SHLAA ID 799
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

PHYSICAL CONSTRAINTS

Access: No existing access on Cockpit Hill. Likely visibility improvement required. Access possible via Danes Crest although not desirable therefore new access would need to be considered. Acceptable onto Cockpit Hill and Danes Crest.

Access via Danes Crest was agreed with previous developer but not progressed as funding was withdrawn.

Utilities: Servicing of the Greenfield part of the site will be required.

Flooding: This site is located within Flood Zone 1.

Heritage: May be some archaeological interest to be investigated prior to development of the site.

Geodiversity: There are none on this site.

Other: This site lies within Brompton Conservation Area.

Development Progress: Call for Sites - Form submitted; solution to access problem resolved ,1 demolition required; reduce capacity to 19; DM site visit site feasible.

No application yet but Derwentside Homes has made an HCA application to provide affordable dwellings.

Dec'17 owner working with Koban Homes - just to note , site investigations - trial pits & bore hole undertaken - July'18

Still potential developer activity , no application submitted up to Mar'19

HAMBLETON LDF STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	SHLAA ID 799
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DELIVERABILITY

Potential Yield for Housing:	19	Dwellings Completed:	0
		Dwellings Started:	0

Suitability: This site is centrally located within the settlement.

Availability: The site is considered to be available immediately.

Economic viability: The development of the site is considered to be achievable.

Site Deliverable:	Year	Yield	Site Developable:	Year	Yield
	2019/2020	0			
	2020/2021	0	in 5 years 2019-2024:		19
	2021/2022	0			
	2022/2023:	9			
	2023/2024:	10	in 7 years 2019-2026:		19
in next 5 years 2019-2024:		19			

HAMBLETON LDF SHLAA ID 800
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

SITE DETAILS

Site Reference: **NH4 Bungalow Farm, East Cowton**

Settlement: East Cowton

Sub Area: Northallerton

Hierarchy: Service Village

Owner: Mr B Robinson

Agent:

Developer:

SITE CHARACTERISTICS



Site Size (ha.): 1.59

Current Land Use: Greenfield

Surrounding Use: Housing to the north, east and west. Agriculture to the south and an agricultural contractor, sales and workshop business to the south east.

Surrounding Character: Edge of village location.

HAMBLETON LDF SHLAA ID 800
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

PHYSICAL CONSTRAINTS

Access: Access onto Back Road / Main Road available at Robinson's Garage and Yorkshire Water pump station. Preferred access onto Back Road.

Utilities: There is sewerage infrastructure crossing the site. Stand off distances for each sewer will apply and so affect the layout of future development.
The local public sewer network may not have capacity to accept any additional discharge of surface water from the proposed site. Therefore consideration should firstly be given to discharging to, as appropriate, soakaways, infiltration systems and watercourses. Any surface water discharges to the public sewer network must be restricted to the previous / present levels of discharge.
Drainage issues could be resolved by the development of this site and improved infrastructure being installed.

Flooding: This site is located within Flood Zone 1. However, the site is reported to flood in part due to drainage issues elsewhere in the village.

Heritage: None

Geodiversity: There are none on this site.

Other: Airfield Safeguard Area

Development Progress: Planning application approved for 42 dwellings in 2012. Development not commenced due to original developer Yuill Homes ceasing trading.

Has permission under 10/01716/FUL - for 45 units ; site works started Jun'16.

Survey 3/2/17 - demolition activity confirmed

Nov'18 - site being marketed

HAMBLETON LDF STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	SHLAA ID 800
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DELIVERABILITY

Potential Yield for Housing:	45	Dwellings Completed:	0
		Dwellings Started:	0

Suitability: This site is suitable for housing subject to appropriate access arrangements. The adjacent commercial uses are considered unlikely to conflict with adjacent residential use.

Availability: Immediate - subject to accesses being resolved.

Economic viability: The development of this site is achievable but will need to resolve access, drainage and sewerage issues.

Site Deliverable:	Year	Yield		Site Developable:	Year	Yield
	2019/2020	0				
	2020/2021	10		in 5 years 2019-2024:		45
	2021/2022	20				
	2022/2023:	15				
	2023/2024:	0		in 7 years 2019-2026:		45
	in next 5 years 2019-2024:		45			

HAMBLETON LDF

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

SHLAA ID 801

SITE DETAILS

Site Reference: **NH5 North of A684, Morton-on-Swale**

Settlement: Morton-on-Swale

Sub Area: Northallerton

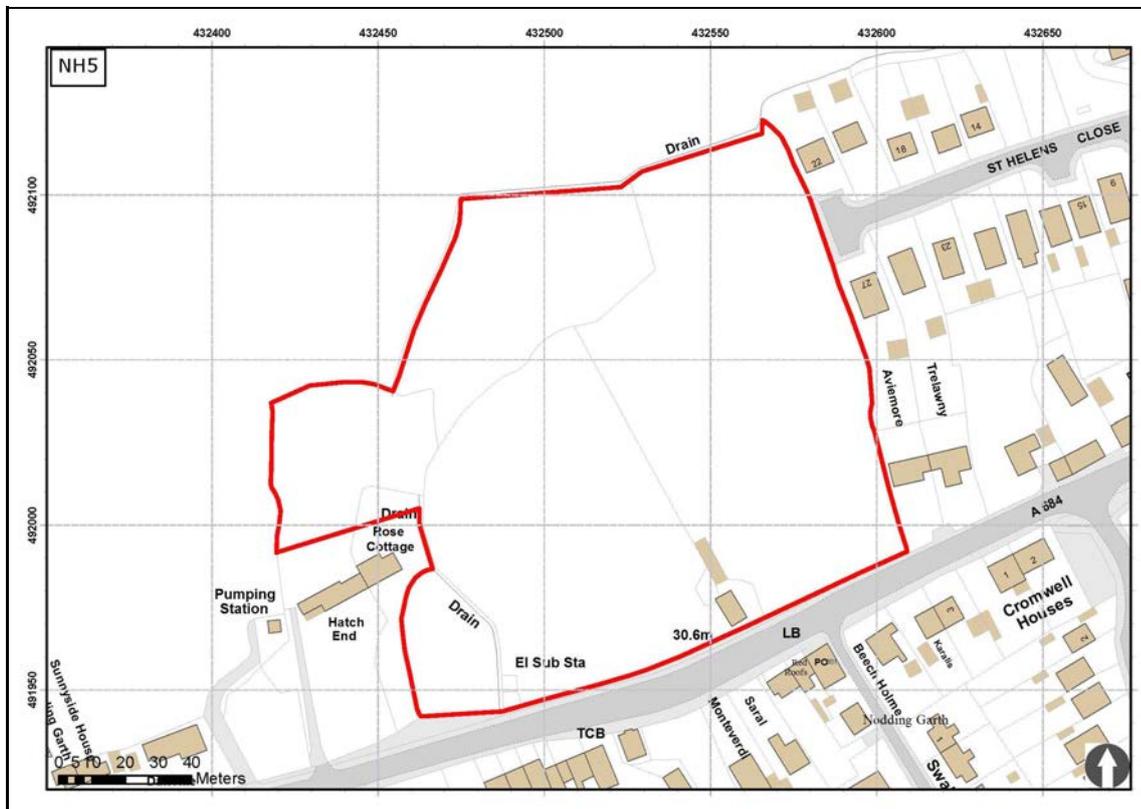
Hierarchy: Service Village

Owner: Sedgewick, Ridley & White

Agent: PB Planning Ltd (Mr P Butler)

Developer: Shepherd Homes

SITE CHARACTERISTICS



Site Size (ha.): 2.14

Current Land Use: Greenfield

Surrounding Use: Housing and Agriculture.

Surrounding Character: Edge of village location surrounded by established residential areas and village services.

HAMBLETON LDF SHLAA ID 801
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

PHYSICAL CONSTRAINTS

Access: Existing field access onto A684 and potential to link with St Helen's Close although the latter should be for pedestrians. Cyclists and emergency access only.

Utilities: There are none on the site.

Flooding: This site lies within Flood Zone 1.

Heritage: None identified

Geodiversity: There are none on this site.

Other: Airfield Safeguard Area

Development Progress: 15/00741/FUL - Approved October 2015.
Update April 2016 - start made but groundwater issues encountered, revised build out rates supplied.
As of 1/4/17 all started with 1 completion.
During 2017/2018 there were 41 completions ,just 6 units left,
Site complete by Sep'18.

HAMBLETON LDF STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	SHLAA ID 801
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DELIVERABILITY

Potential Yield for Housing:	48	Dwellings Completed:	48
		Dwellings Started:	0

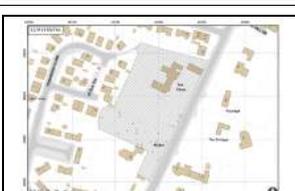
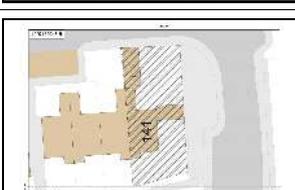
Suitability: The majority of this site is suitable for development, however that area to the north of Rose Cottage and Hatch End (0.2ha approx) is inappropriate. To develop here would extend housing beyond the existing visual boundary of the village. Development within the line of the ditch/drain would follow the tree line and link new housing into the existing on St Helens Close and the side of Rose Cottage.

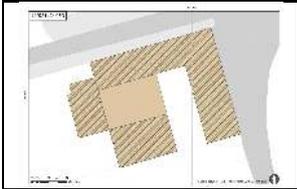
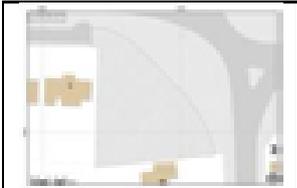
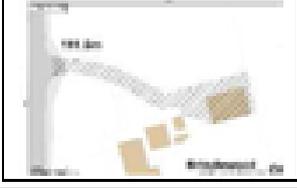
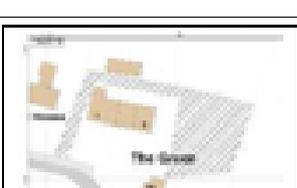
Availability: The site is considered to be available immediately.

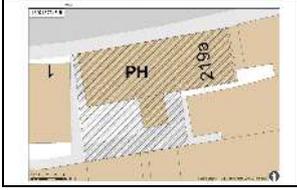
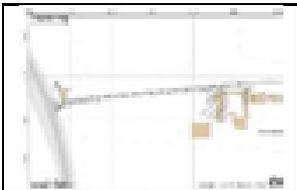
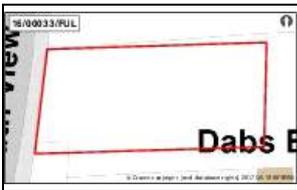
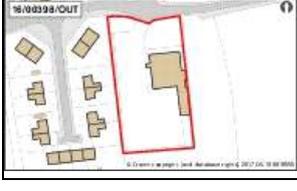
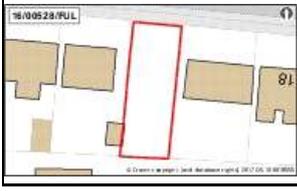
Economic viability: As there are very few constraints, it is considered that the development of this site is achievable.

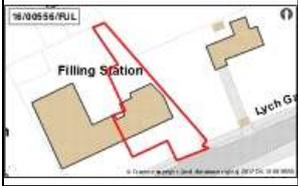
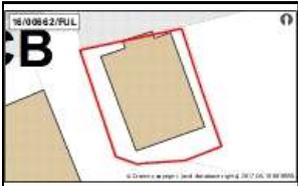
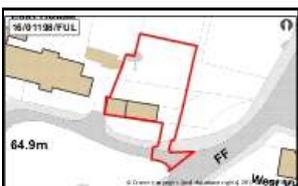
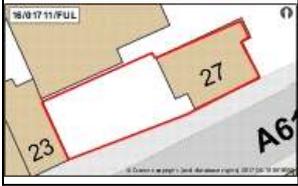
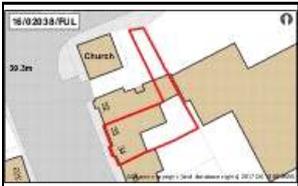
Site Deliverable:	Year	Yield		Year	Yield
	2019/2020	0	Site Developable:		
	2020/2021	0		in 5 years 2019-2024:	0
	2021/2022	0			
	2022/2023:	0		in 7 years 2019-2026:	0
	2023/2024:	0			
	in next 5 years 2019-2024:	0			

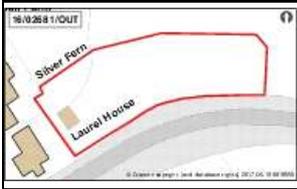
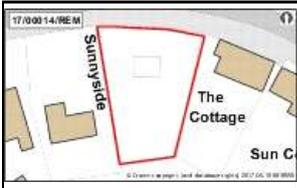
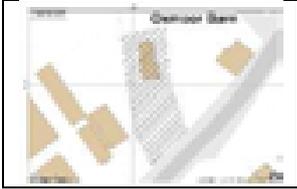
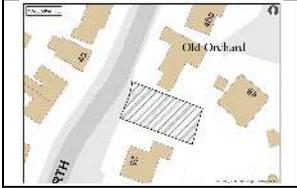
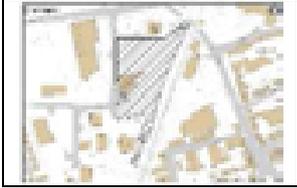
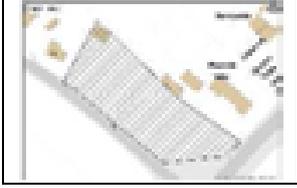
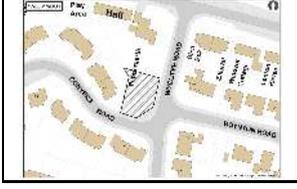
Planning Permissions for Northallerton and Villages

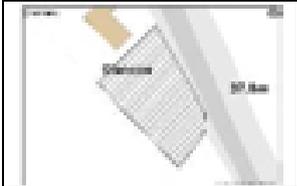
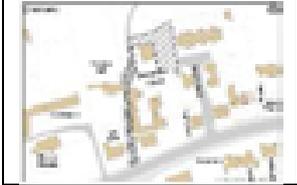
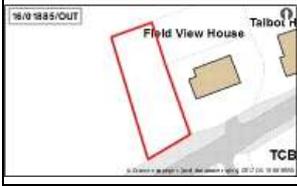
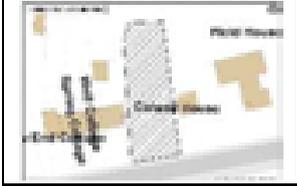
	<p>Application Reference: 10/02534/FUL SHLAA ID: 1655</p> <p>Site Name: Land at Crawford Yard, The Green , Brompton</p> <p>Settlement: Brompton</p> <p>Sub Area: Northallerton Hierarchy: Service Village</p> <p>Total Housing Yield: 1 Dwellings Started: 1</p> <p>Site Size (ha.): 0.00 Dwellings Completed: 0</p>
	<p>Application Reference: 11/00712/FUL SHLAA ID: 1270</p> <p>Site Name: "The Grain Store" Honeyclose Farm</p> <p>Settlement: Great Langton</p> <p>Sub Area: Northallerton Hierarchy: Other Village</p> <p>Total Housing Yield: 1 Dwellings Started: 0</p> <p>Site Size (ha.): 1.29 Dwellings Completed: 1</p>
	<p>Application Reference: 12/00316/FUL SHLAA ID: 1272</p> <p>Site Name: The Old Chapel</p> <p>Settlement: Kewick</p> <p>Sub Area: Northallerton Hierarchy: Other Village</p> <p>Total Housing Yield: 1 Dwellings Started: 1</p> <p>Site Size (ha.): 0.09 Dwellings Completed: 0</p>
	<p>Application Reference: 12/01338/FUL SHLAA ID: 1267</p> <p>Site Name: "Yeoman Court" - The Close, 58 Northallerton Road, Brompton</p> <p>Settlement: Brompton</p> <p>Sub Area: Northallerton Hierarchy: Service Village</p> <p>Total Housing Yield: 8 Dwellings Started: 8</p> <p>Site Size (ha.): 0.97 Dwellings Completed: 0</p>
	<p>Application Reference: 12/01502/FUL SHLAA ID: 2002</p> <p>Site Name: 141 Ashlands Road Northallerton North Yorkshire DL6 1HB</p> <p>Settlement: Northallerton</p> <p>Sub Area: Northallerton Hierarchy: Service Centre</p> <p>Total Housing Yield: 1 Dwellings Started: 0</p> <p>Site Size (ha.): 0.03 Dwellings Completed: 0</p>
	<p>Application Reference: 13/02475/FUL SHLAA ID: 1630</p> <p>Site Name: Land adj. to 66 Ainderby Road, Northallerton</p> <p>Settlement: Northallerton (with Romanby)</p> <p>Sub Area: Northallerton Hierarchy: Service Centre</p> <p>Total Housing Yield: 1 Dwellings Started: 0</p> <p>Site Size (ha.): 0.00 Dwellings Completed: 0</p>
	<p>Application Reference: 14/00223/FUL SHLAA ID: 2012</p> <p>Site Name: Golden Lion Hotel 114 High Street Northallerton North Yorkshire DL7 8PP</p> <p>Settlement: Northallerton</p> <p>Sub Area: Northallerton Hierarchy: Service Centre</p> <p>Total Housing Yield: 2 Dwellings Started: 0</p> <p>Site Size (ha.): 0.03 Dwellings Completed: 0</p>
	<p>Application Reference: 14/01530/MBN SHLAA ID: 2031</p> <p>Site Name: Manor Home Farm Waver Lane Deighton North Yorkshire DL6 2SJ</p> <p>Settlement: Deighton</p> <p>Sub Area: Northallerton Hierarchy: Other Village</p> <p>Total Housing Yield: 1 Dwellings Started: 1</p> <p>Site Size (ha.): 0.06 Dwellings Completed: 0</p>
	<p>Application Reference: 14/01866/FUL SHLAA ID: 2039</p> <p>Site Name: Holly Tree House Hailstone Moor North Yorkshire DL6 3QS</p> <p>Settlement: Northallerton</p> <p>Sub Area: Northallerton Hierarchy: Service Centre</p> <p>Total Housing Yield: 1 Dwellings Started: 0</p> <p>Site Size (ha.): 0.50 Dwellings Completed: 1</p>

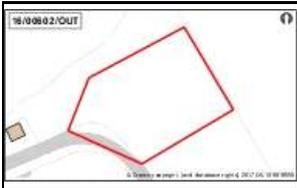
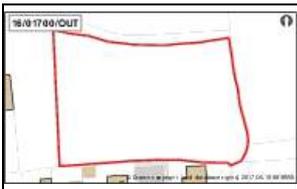
	Application Reference: 14/02112/MBN Site Name: Farm Buildings Opposite Deepdale Cottage Low Moor Lane East Harlsey North Yorkshire Settlement: East Harlsey Sub Area: Northallerton Total Housing Yield: 1 Site Size (ha.): 0.04	Hierarchy: Other Village Dwellings Started: 1 Dwellings Completed: 0	SHLAA ID: 2050
	Application Reference: 15/00429/MBN Site Name: Carr House Farm Little Smeaton North Yorkshire DL6 2HA Settlement: No Settlement Sub Area: Total Housing Yield: 2 Site Size (ha.): 0.05	Hierarchy: Dwellings Started: 1 Dwellings Completed: 1	SHLAA ID: 2076
	Application Reference: 15/00548/OUT Site Name: Land Adjacent, 1 Lees Lane, Northallerton Settlement: Northallerton (with Romanby) Sub Area: Northallerton Total Housing Yield: 0 Site Size (ha.): 0.14	Hierarchy: Service Centre Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 1287
	Application Reference: 15/00780/MBN Site Name: Swalefields Farm Morton On Swale North Yorkshire DL7 9RW Settlement: Morton-on-Swale Sub Area: Northallerton Total Housing Yield: 1 Site Size (ha.): 0.05	Hierarchy: Service Village Dwellings Started: 1 Dwellings Completed: 0	SHLAA ID: 2088
	Application Reference: 15/01032/MBN Site Name: "Foxrush" - Brindlewood East Harsley North Yorkshire DL6 2DB Settlement: East Harlsey Sub Area: Northallerton Total Housing Yield: 1 Site Size (ha.): 0.05	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 1	SHLAA ID: 2097
	Application Reference: 15/01067/MBN Site Name: Barn And Wheelhouse Thorn Tree Farm Welbury North Yorkshire DL6 2RZ Settlement: Welbury Sub Area: Northallerton Total Housing Yield: 1 Site Size (ha.): 0.15	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 2101
	Application Reference: 15/01073/REM Site Name: Arla Foods Limited Romanby Road Northallerton North Yorkshire DL7 8NJ Settlement: Northallerton (with Romanby) Sub Area: Northallerton Total Housing Yield: 25 Site Size (ha.): 0.70	Hierarchy: Service Centre Dwellings Started: 0 Dwellings Completed: 25	SHLAA ID: 2102
	Application Reference: 15/01189/FUL Site Name: Land Adjacent To (the Garden) 9 The Green Ainderby Steeple North Yorkshire DL7 9QA Settlement: Ainderby Steeple Sub Area: Northallerton Total Housing Yield: 1 Site Size (ha.): 0.06	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 1	SHLAA ID: 2115
	Application Reference: 15/01661/MBN Site Name: Juana Stokesley Road Brompton North Yorkshire DL6 2TY Settlement: Brompton Sub Area: Northallerton Total Housing Yield: 1 Site Size (ha.): 0.05	Hierarchy: Service Village Dwellings Started: 0 Dwellings Completed: 1	SHLAA ID: 2134

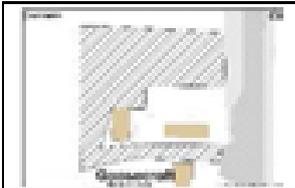
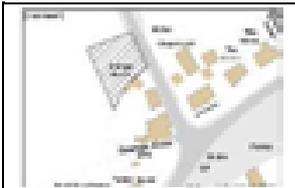
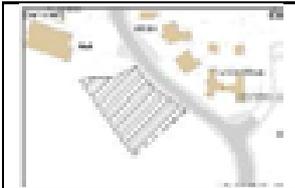
	Application Reference: 15/01673/FUL Site Name: The County Arms 219A High Street Northallerton North Yorkshire DL7 8LW Settlement: Northallerton Sub Area: Northallerton Total Housing Yield: 0 Site Size (ha.): 0.20	Hierarchy: Service Centre Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 2135
	Application Reference: 15/01889/MBN Site Name: East Farm Little Smeaton North Yorkshire DL6 2HD Settlement: Great Smeaton Sub Area: Northallerton Total Housing Yield: 3 Site Size (ha.): 0.04	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 2146
	Application Reference: 15/01897/OUT Site Name: The Band Room Romanby Road Northallerton North Yorkshire DL7 8NG Settlement: Northallerton Sub Area: Northallerton Total Housing Yield: 0 Site Size (ha.): 0.04	Hierarchy: Service Centre Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 2147
	Application Reference: 15/02139/FUL Site Name: "High Croft House" - Bankside Farm East Harlsey North Yorkshire DL6 2DB Settlement: East Harlsey Sub Area: Northallerton Total Housing Yield: 1 Site Size (ha.): 0.10	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 1	SHLAA ID: 2153
	Application Reference: 15/02311/OUT Site Name: Land Between Bankside Farm And Hawthorn Cottage East Harlsey North Yorkshire Settlement: East Harlsey Sub Area: Northallerton Total Housing Yield: 0 Site Size (ha.): 0.14	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 2159
	Application Reference: 16/00033/FUL Site Name: Land Adjacent Dabs Bank West Rounton North Yorkshire Settlement: West Rounton Sub Area: Northallerton Total Housing Yield: 1 Site Size (ha.): 0.03	Hierarchy: Other Village Dwellings Started: 1 Dwellings Completed: 0	SHLAA ID: 3026
	Application Reference: 16/00293/FUL Site Name: Town End Farm East Harlsey North Yorkshire DL6 2DB Settlement: East Harlsey Sub Area: Northallerton Total Housing Yield: 2 Site Size (ha.): 0.11	Hierarchy: Other Village Dwellings Started: 2 Dwellings Completed: 0	SHLAA ID: 2063
	Application Reference: 16/00398/OUT Site Name: Shorthorn Inn Hornby Road Appleton Wiske North Yorkshire DL6 2AL Settlement: Appleton Wiske Sub Area: Northallerton Total Housing Yield: 11 Site Size (ha.): 0.40	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3035
	Application Reference: 16/00528/FUL Site Name: "Sprocket Cottage" 14A Normanby Road Northallerton North Yorkshire DL7 8RW Settlement: Northallerton (with Romanby) Sub Area: Northallerton Total Housing Yield: 1 Site Size (ha.): 0.02	Hierarchy: Service Centre Dwellings Started: 0 Dwellings Completed: 1	SHLAA ID: 3039

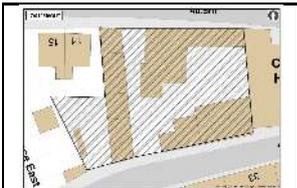
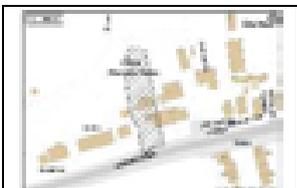
	Application Reference: 16/00556/FUL Site Name: Ship Service Station, Low Worsall, Yarm TS15 9PH Settlement: Low Worsall Sub Area: Northallerton Total Housing Yield: 1 Site Size (ha.): 0.09	SHLAA ID: 3040 Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 0
	Application Reference: 16/00662/FUL Site Name: Antiques Former Methodist Chapel Morton On Swale North Yorkshire DL7 9RF Settlement: Morton-on-Swale Sub Area: Northallerton Total Housing Yield: 1 Site Size (ha.): 0.01	SHLAA ID: 3043 Hierarchy: Service Village Dwellings Started: 0 Dwellings Completed: 0
	Application Reference: 16/01198/FUL Site Name: Coach House - The East House Great Smeaton North Yorkshire DL6 2EP Settlement: Great Smeaton Sub Area: Northallerton Total Housing Yield: 1 Site Size (ha.): 0.30	SHLAA ID: 3060 Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0
	Application Reference: 16/01391/FUL Site Name: Thrintoft Grange Thrintoft North Yorkshire DL7 0PL Settlement: Thrintoft Sub Area: Northallerton Total Housing Yield: 4 Site Size (ha.): 0.44	SHLAA ID: 3066 Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 1
	Application Reference: 16/01711/FUL Site Name: Thirsk Service Station White Horse Service Station 109 Long Street Thirsk North Yorkshire YO7 1BB Settlement: Thirsk Sub Area: Thirsk Total Housing Yield: 2 Site Size (ha.): 0.02	SHLAA ID: 3088 Hierarchy: Service Centre Dwellings Started: 0 Dwellings Completed: 2
	Application Reference: 16/02038/FUL Site Name: Age Concern 33 High Street Northallerton North Yorkshire DL7 8EE Settlement: Northallerton Sub Area: Northallerton Total Housing Yield: 1 Site Size (ha.): 0.02	SHLAA ID: 3099 Hierarchy: Service Centre Dwellings Started: 0 Dwellings Completed: 0
	Application Reference: 16/02071/MBN Site Name: Tunstall Barn School House Farm West Rounton North Yorkshire DL6 2LT Settlement: West Rounton Sub Area: Northallerton Total Housing Yield: 1 Site Size (ha.): 0.00	SHLAA ID: 3125 Hierarchy: Other Village Dwellings Started: 1 Dwellings Completed: 0
	Application Reference: 16/02590/REM Site Name: Land Adjacent To West House Thrintoft North Yorkshire DL7 0PL Settlement: Thrintoft Sub Area: Northallerton Total Housing Yield: 1 Site Size (ha.): 0.08	SHLAA ID: 2103 Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 0
	Application Reference: 16/02674/FUL Site Name: Land South Of Manor Close And East Of Village Road Low Worsall North Yorkshire Settlement: Low Worsall Sub Area: Northallerton Total Housing Yield: 5 Site Size (ha.): 0.74	SHLAA ID: 3143 Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 0

	Application Reference: 16/02681/OUT Site Name: Hall Farm Hornby North Yorkshire DL6 2JQ Settlement: Hornby Sub Area: Northallerton Total Housing Yield: 3 Site Size (ha.): 0.20	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3115
	Application Reference: 16/02735/OUT Site Name: Little Hornby Farm Hornby Road Appleton Wiske North Yorkshire DL6 2AF Settlement: Appleton Wiske Sub Area: Northallerton Total Housing Yield: 2 Site Size (ha.): 0.19	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3146
	Application Reference: 17/00014/REM Site Name: Land Adjacent Sunnyside Welbury North Yorkshire DL6 2SE Settlement: Welbury Sub Area: Northallerton Total Housing Yield: 1 Site Size (ha.): 0.07	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3122
	Application Reference: 17/00396/REM Site Name: "Mulberry House" - Oxmoor Barn Thrintoft Moor Lane Thrintoft North Yorkshire DL7 0PN Settlement: Thrintoft Sub Area: Northallerton Total Housing Yield: 1 Site Size (ha.): 0.04	Hierarchy: Other Village Dwellings Started: 1 Dwellings Completed: 0	SHLAA ID: 2092
	Application Reference: 17/00505/FUL Site Name: Land To The North Of 25 The Peppergarth Romanby North Yorkshire Settlement: Northallerton (with Romanby) Sub Area: Northallerton Total Housing Yield: 1 Site Size (ha.): 0.03	Hierarchy: Service Centre Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3168
	Application Reference: 17/00584/FUL Site Name: Land South Of Marston's Willow Beck Public House Finkills Way Settlement: Northallerton Sub Area: Northallerton Total Housing Yield: 26 Site Size (ha.): 1.61	Hierarchy: Service Centre Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3273
	Application Reference: 17/00611/FUL Site Name: Land To The East Of 15 Lead Lane Brompton North Yorkshire Settlement: Brompton Sub Area: Northallerton Total Housing Yield: 3 Site Size (ha.): 0.34	Hierarchy: Service Village Dwellings Started: 1 Dwellings Completed: 0	SHLAA ID: 3170
	Application Reference: 17/00811/OUT Site Name: Peppergarth East Cowton North Yorkshire DL7 0DF Settlement: East Cowton Sub Area: Northallerton Total Housing Yield: 1 Site Size (ha.): 0.05	Hierarchy: Service Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3176
	Application Reference: 17/01095/FUL Site Name: Land Adjacent To The Golden Lion Ainderby Road Romanby Settlement: Northallerton Sub Area: Northallerton Total Housing Yield: 4 Site Size (ha.): 0.12	Hierarchy: Service Centre Dwellings Started: 4 Dwellings Completed: 0	SHLAA ID: 3276

	Application Reference: 17/01124/FUL Site Name: The East House Great Smeaton North Yorkshire DL6 2EP Settlement: Great Smeaton Sub Area: Northallerton Total Housing Yield: 2 Site Size (ha.): 0.20	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 2132
	Application Reference: 17/01142/FUL Site Name: Gate House 49 - 51 High Street Northallerton North Yorkshire DL7 8EG Settlement: Northallerton (with Romanby) Sub Area: Northallerton Total Housing Yield: 2 Site Size (ha.): 0.03	Hierarchy: Service Centre Dwellings Started: 0 Dwellings Completed: 2	SHLAA ID: 3186
	Application Reference: 17/01347/FUL Site Name: "The Byres" - Barn To The N E Of Oxmoor Barn Thrintoft Moor Lane Thrintoft North Yorkshire Settlement: Thrintoft Sub Area: Northallerton Total Housing Yield: 1 Site Size (ha.): 0.00	Hierarchy: Other Village Dwellings Started: 1 Dwellings Completed: 0	SHLAA ID: 3003
	Application Reference: 17/01498/FUL Site Name: Barn At Street House Farm Deighton Lane Brompton North Yorkshire DL6 2SP Settlement: Brompton Sub Area: Northallerton Total Housing Yield: 2 Site Size (ha.): 0.04	Hierarchy: Service Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3203
	Application Reference: 17/01521/FUL Site Name: Land Adjacent Cat And Bagpipes Inn East Harlsey Northallerton North Yorkshire Settlement: East Harlsey Sub Area: Northallerton Total Housing Yield: 1 Site Size (ha.): 0.05	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 1	SHLAA ID: 3199
	Application Reference: 17/01539/FUL Site Name: "The Fig House" - Glencoe Thrintoft North Yorkshire DL7 0PL Settlement: Thrintoft Sub Area: Northallerton Total Housing Yield: 1 Site Size (ha.): 0.09	Hierarchy: Other Village Dwellings Started: 1 Dwellings Completed: 0	SHLAA ID: 3201
	Application Reference: 17/01624/FUL Site Name: Land And Buildings To The Rear Of Swaledale Court Morton On Swale North Yorkshire Settlement: Morton-on-Swale Sub Area: Northallerton Total Housing Yield: 1 Site Size (ha.): 0.10	Hierarchy: Service Village Dwellings Started: 1 Dwellings Completed: 0	SHLAA ID: 3206
	Application Reference: 17/01800/REM Site Name: "The Meadow" - Land Adjacent To Field View House Hornby North Yorkshire DL6 2JQ Settlement: Hornby Sub Area: Northallerton Total Housing Yield: 1 Site Size (ha.): 0.10	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3094
	Application Reference: 17/01993/REM Site Name: "Valentine House" - Colwell House Welbury Settlement: Welbury Sub Area: Northallerton Total Housing Yield: 1 Site Size (ha.): 0.05	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3215

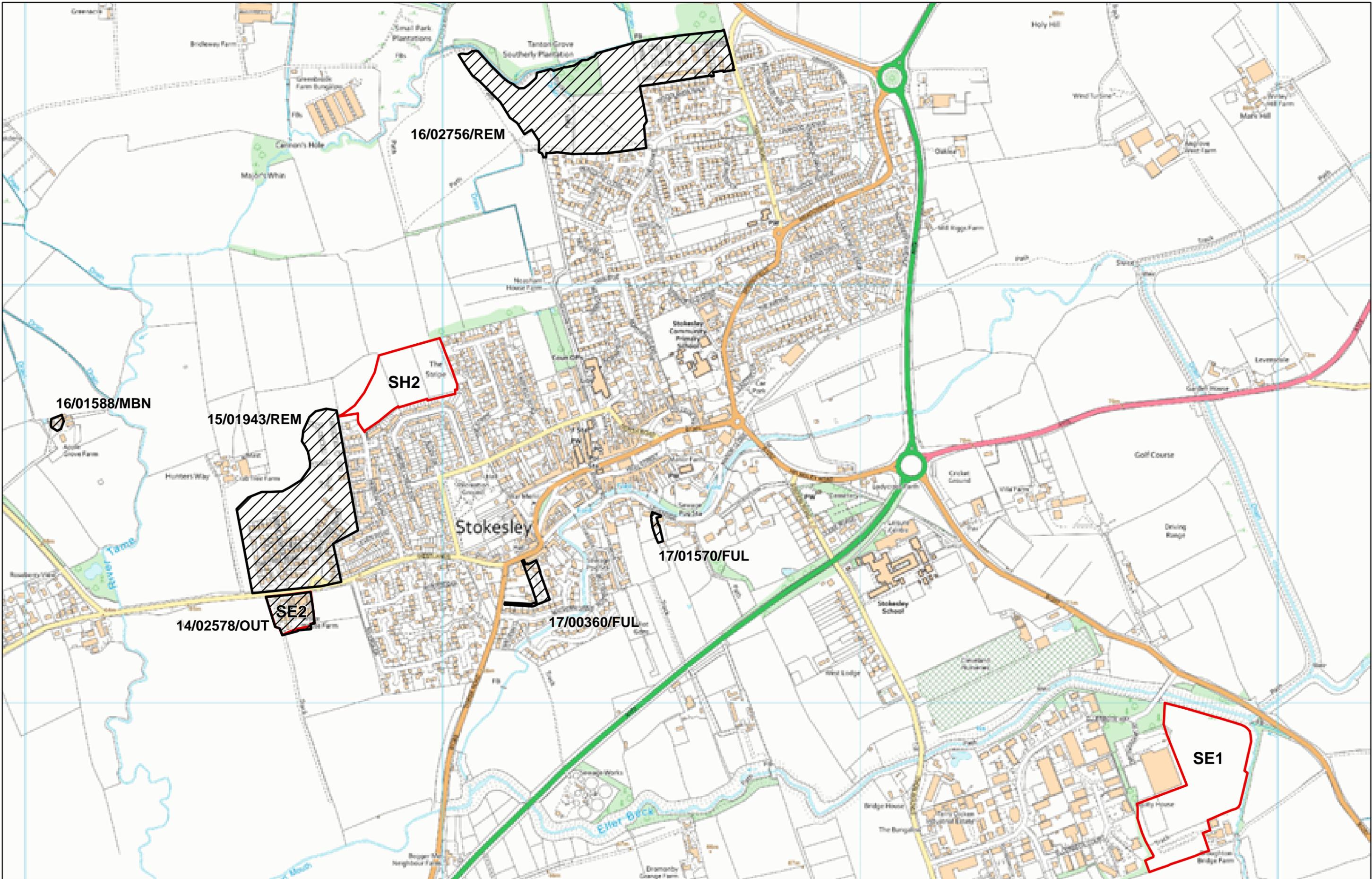
	Application Reference: 18/00096/FUL Site Name: Old Hall Farm Hornby Road Appleton Wiske North Yorkshire DL6 2AF Settlement: Appleton Wiske Sub Area: Northallerton Total Housing Yield: 2 Site Size (ha.): 0.11	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3274
	Application Reference: 18/00161/FUL Site Name: "Keillmore" - Glebe Farm Tofts Lane Welbury North Yorkshire DL6 2SE Settlement: Welbury Sub Area: Northallerton Total Housing Yield: 1 Site Size (ha.): 0.05	Hierarchy: Other Village Dwellings Started: 1 Dwellings Completed: 0	SHLAA ID: 3041
	Application Reference: 18/00181/REM Site Name: Land And Buildings At Village Farm Front Street Appleton Wiske North Yorkshire Settlement: Appleton Wiske Sub Area: Northallerton Total Housing Yield: 5 Site Size (ha.): 0.41	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3087
	Application Reference: 18/00211/FUL Site Name: Rokey House Mill Hill Lane Northallerton DL6 1AP Settlement: Northallerton Sub Area: Northallerton Total Housing Yield: 2 Site Size (ha.): 0.20	Hierarchy: Service Centre Dwellings Started: 2 Dwellings Completed: 0	SHLAA ID: 3272
	Application Reference: 18/00414/FUL Site Name: Land At Raby Lane East Cowton Settlement: East Cowton Sub Area: Northallerton Total Housing Yield: 1 Site Size (ha.): 0.20	Hierarchy: Service Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3275
	Application Reference: 18/00434/MBN Site Name: Greystone Flatts Farm Borrowby North Yorkshire YO7 4QY Settlement: Borrowby Sub Area: Thirsk Total Housing Yield: 1 Site Size (ha.): 0.04	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3317
	Application Reference: 18/00755/REM Site Name: Land South Of Cricket Ground Hornby Road Great Smeaton North Yorkshire Settlement: Great Smeaton Sub Area: Northallerton Total Housing Yield: 5 Site Size (ha.): 0.49	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3133
	Application Reference: 18/00925/OUT Site Name: Land North And East Of Chapelgarth, Hornby North Yorkshire Settlement: Hornby Sub Area: Northallerton Total Housing Yield: 1 Site Size (ha.): 0.09	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3278
	Application Reference: 18/01133/OUT Site Name: Land Adjacent Lyndale Welbury North Yorkshire DL6 2SG Settlement: Welbury Sub Area: Northallerton Total Housing Yield: 1 Site Size (ha.): 0.09	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3283

	Application Reference: 18/01362/OUT Site Name: Rose Villa East Harlsey North Yorkshire DL6 2DB Settlement: East Harlsey Sub Area: Northallerton Total Housing Yield: 5 Site Size (ha.): 0.40	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3277
	Application Reference: 18/01690/REM Site Name: Land To The North East Of East Harlsey Telephone Exchange East Harlsey North Yorkshire Settlement: East Harlsey Sub Area: Northallerton Total Housing Yield: 1 Site Size (ha.): 0.10	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3104
	Application Reference: 18/01849/FUL Site Name: The Treadmills East Road Northallerton North Yorkshire DL6 1NP Settlement: Northallerton Sub Area: Northallerton Total Housing Yield: 4 Site Size (ha.): 1.46	Hierarchy: Service Centre Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3279
	Application Reference: 18/01866/FUL Site Name: Hatchend Morton On Swale North Yorkshire DL7 9RG Settlement: Morton-on-Swale Sub Area: Northallerton Total Housing Yield: 5 Site Size (ha.): 0.30	Hierarchy: Service Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3281
	Application Reference: 18/02134/REM Site Name: OS Field 0051 Hornby North Yorkshire Settlement: Hornby Sub Area: Northallerton Total Housing Yield: 1 Site Size (ha.): 0.07	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3208
	Application Reference: 18/02135/OUT Site Name: Land West Of The Paddocks Hornby North Yorkshire Settlement: Hornby Sub Area: Northallerton Total Housing Yield: 1 Site Size (ha.): 0.20	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3280
	Application Reference: 18/02161/OUT Site Name: Ingram Grange Farm Appleton Wiske North Yorkshire DL6 2AW Settlement: Appleton Wiske Sub Area: Northallerton Total Housing Yield: 2 Site Size (ha.): 0.14	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3284
	Application Reference: 18/02362/OUT Site Name: Garden Cottage West Rounton North Yorkshire DL6 2LW Settlement: West Rounton Sub Area: Northallerton Total Housing Yield: 1 Site Size (ha.): 0.04	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3282
	Application Reference: 18/02416/OUT Site Name: Ivy House Farm Thrintoft Moor Lane Thrintoft North Yorkshire DL7 0PW Settlement: Thrintoft Sub Area: Northallerton Total Housing Yield: 4 Site Size (ha.): 0.20	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3285

	Application Reference: 18/02433/FUL	SHLAA ID: 3286
	Site Name: Bank Top West Rounton North Yorkshire DL6 2LW	
	Settlement: West Rounton	
	Sub Area: Northallerton	Hierarchy: Other Village
	Total Housing Yield: 1	Dwellings Started: 0
	Site Size (ha.): 0.05	Dwellings Completed: 0
	Application Reference: 18/02570/FUL	SHLAA ID: 3287
	Site Name: Annexe The Cart Shed At Girsby Hall Farm Girsby North Yorkshire DL2 1PP	
	Settlement: No Settlement	
	Sub Area:	Hierarchy:
	Total Housing Yield: 2	Dwellings Started: 0
	Site Size (ha.): 0.07	Dwellings Completed: 2
	Application Reference: 18/02646/REM	SHLAA ID: 3182
	Site Name: D Oakley Limited 68 Romanby Road Northallerton North Yorkshire DL7 8NQ	
	Settlement: Northallerton (with Romanby)	
	Sub Area: Northallerton	Hierarchy: Service Centre
	Total Housing Yield: 7	Dwellings Started: 0
	Site Size (ha.): 0.15	Dwellings Completed: 0
	Application Reference: 19/00051/REM	SHLAA ID: 3159
	Site Name: Little Hornby Farm Hornby Road Appleton Wiske North Yorkshire DL6 2AF	
	Settlement: Appleton Wiske	
	Sub Area: Northallerton	Hierarchy: Secondary Village
	Total Housing Yield: 2	Dwellings Started: 0
	Site Size (ha.): 0.99	Dwellings Completed: 0

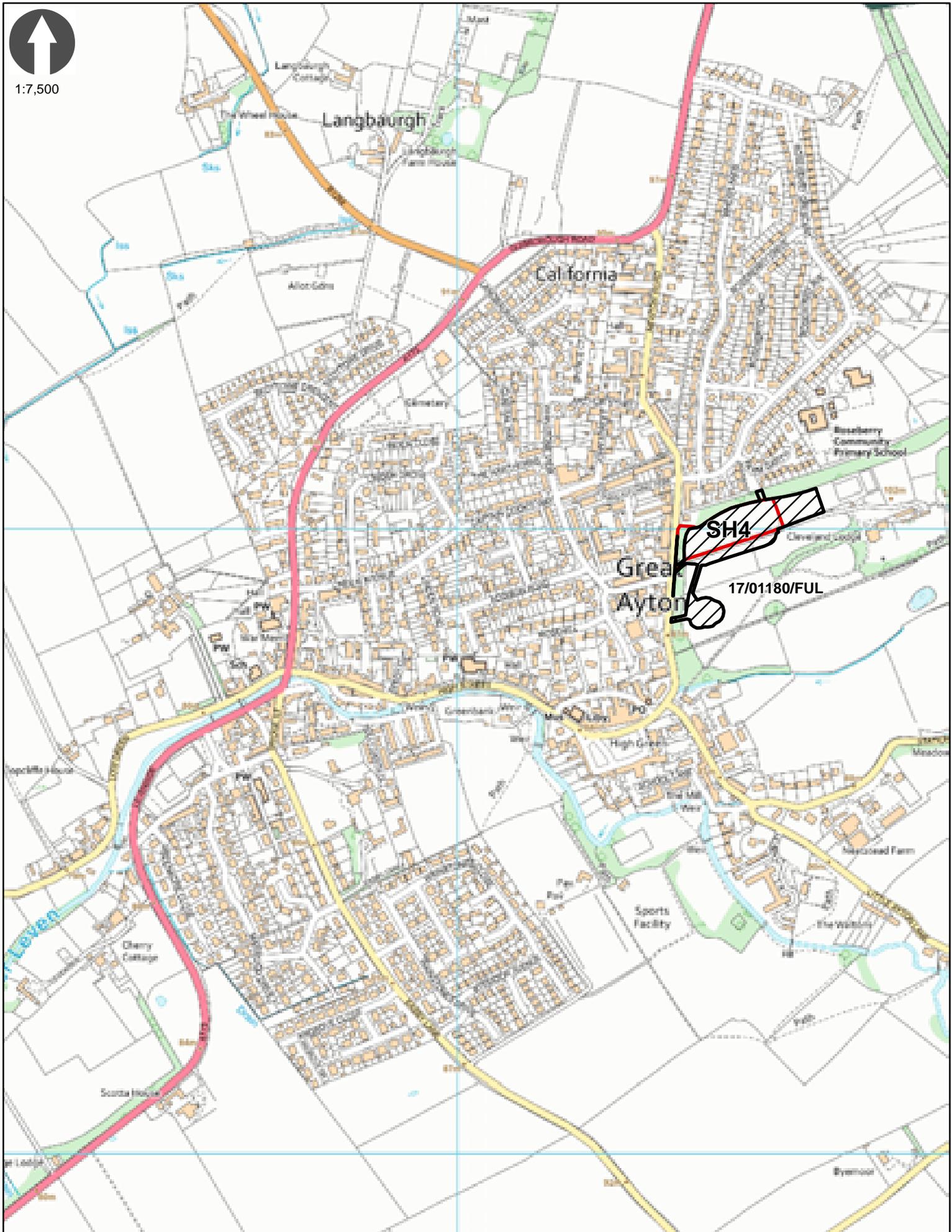
ANNEX 7 STOKESLEY & VILLAGES SETTLEMENT MAPS

ANNEX 7 STOKESLEY & VILLAGES
SETTLEMENT MAPS



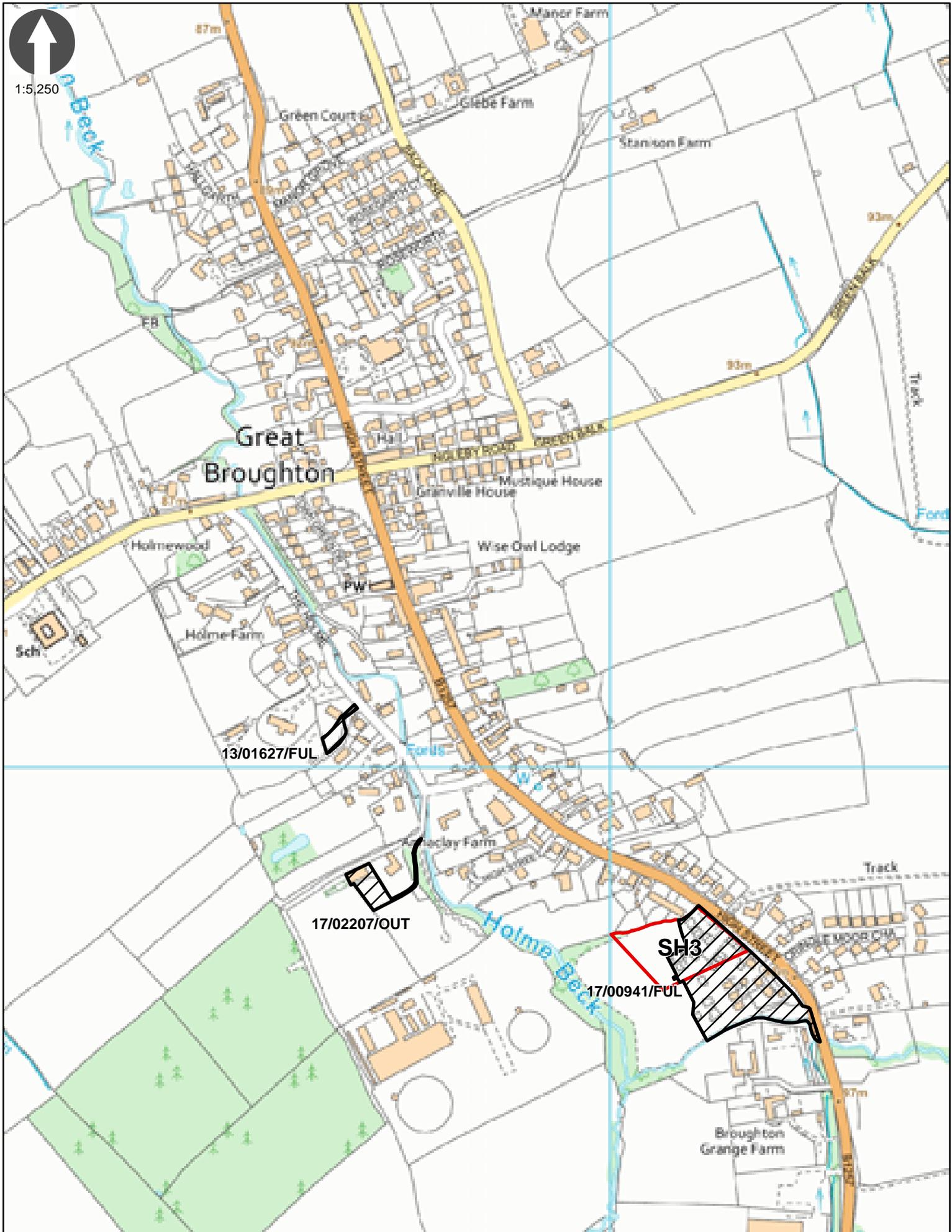


1:7,500





1:5,250



ANNEX 7 STOKESLEY & VILLAGES SITE ASSESSMENTS

ANNEX 7 STOKESLEY & VILLAGES
SITE ASSESSMENTS

HAMBLETON LDF SHLAA ID 815
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

SITE DETAILS

Site Reference: **SH1 "Stokesley Grange" White House Farm and Crab Tree Farm, Stokesley**

Settlement: Stokesley

Sub Area: Stokesley

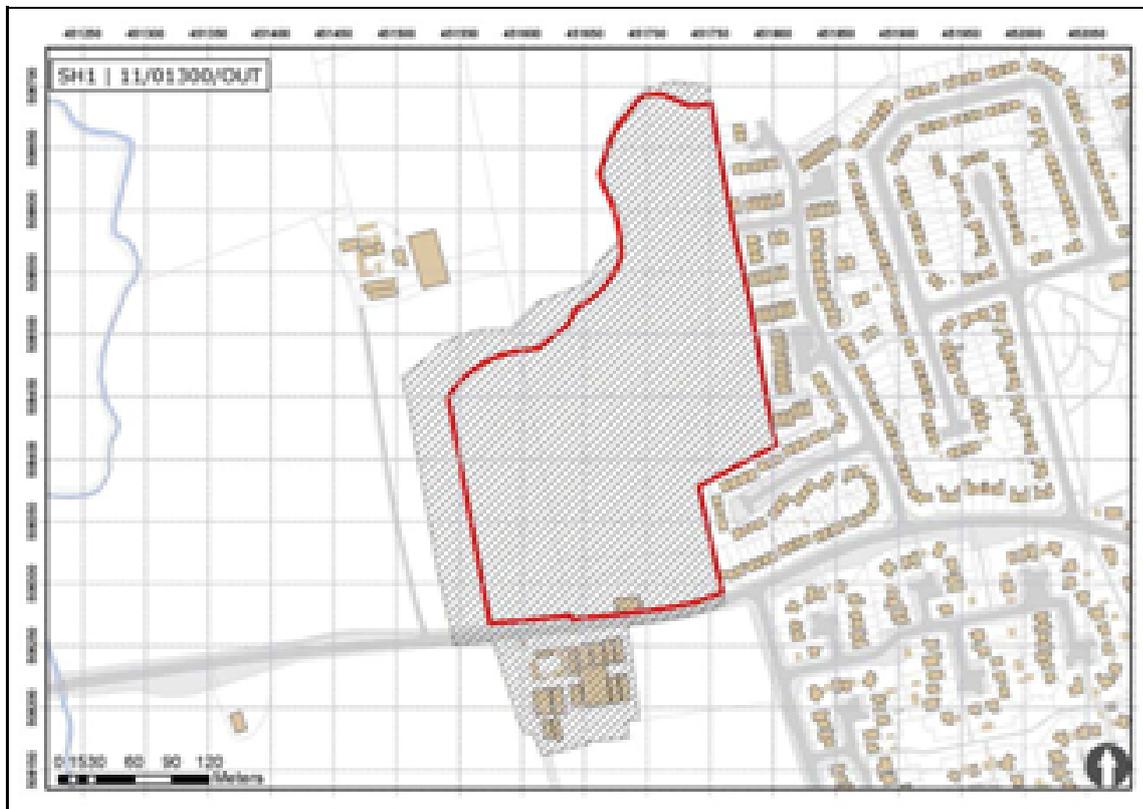
Hierarchy: Service Centre

Owner: Taylor Wimpey

Agent: Mr S Longstaff - England & Lyle Ltd

Developer: Taylor Wimpey

SITE CHARACTERISTICS



Site Size (ha.): 6.58

Current Land Use: Greenfield

Surrounding Use: Agriculture to the north and west and south, with residential to the east.

Surrounding Character: Edge of Town Open Undeveloped Countryside

HAMBLETON LDF SHLAA ID 815
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

PHYSICAL CONSTRAINTS

Access: The main access into the site will be from Westlands.

Utilities: Water supply for further development will necessitate an upgrade to the existing potable water network, which would be at a charge to the development.

Flooding: The area of land to the north of this site lies within flood zone 2. Development layout for the site should ensure that no development takes place within areas of potential flooding. Flood Maps have been revised, demonstrating that land running across the middle of the site is liable to flooding. A flood Risk Assessment and proposed mitigation was prepared in liaison with the EA.

Heritage: N/A

Geodiversity: Unknown.

Other: none

Development Progress: Application 14/00714/OUT for 183 dwellings, 32% affordable was granted permission at planning committee on 26/06/14.

In November 2015 application 15/01943/REM for 178 dwellings approved, site started with 6 u/c at 1st April 2016, early June 2016, 23 under construction.

Summary 2016/2017 : 17 Completions with 33 under construction.

2017/2018 - 27 Completions
2018/2019 - 58 completions

According to Taylor Wimpey all to be completed by 2020.

Includes 56 affordable units & 122 market units.

Linked to site SH2.

HAMBLETON LDF STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	SHLAA ID 815
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DELIVERABILITY

Potential Yield for Housing:	178	Dwellings Completed:	102
		Dwellings Started:	44

Suitability: The site is considered to be suitable for housing.

Availability: The site is available for housing.

Economic viability: Development on this site is achievable.

Site Deliverable:	Year	Yield	Site Developable:	Year	Yield
	2019/2020	50		in 5 years 2019-2024:	76
	2020/2021	26			
	2021/2022	0			
	2022/2023:	0			
	2023/2024:	0		in 7 years 2019-2026:	76
	in next 5 years 2019-2024:	76			

HAMBLETON LDF SHLAA ID 803
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

SITE DETAILS

Site Reference: **SH2 North of Sowerby Crescent, Stokesley**

Settlement: Stokesley

Sub Area: Stokesley

Hierarchy: Service Centre

Owner: The Rutherford Family & Messrs Taylor Wimpey

Agent: Appletons

Developer: Russell Hall - Taylor Wimpey

SITE CHARACTERISTICS



Site Size (ha.): 2.97

Current Land Use: Greenfield

Surrounding Use: Residential to the east and south. Agriculture to the north and west.

Surrounding Character: Edge of town, mainly open.

HAMBLETON LDF **SHLAA ID 803**
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

PHYSICAL CONSTRAINTS

Access: The Main access to this site will be from Westlands through site SH1. Suitability of secondary access routes are being dicussed with highways to enable the site to come forward early.

Utilities: This site has a sewage rising main running along their boundaries. Potential future development will either have to accommodate the main, giving unrestricted access at all times or provide investment to divert the main.

Flooding: In the Strategic Flood Risk Assessment, the NW corner of site 142/19 is shown to be within flood zone 2 and 3. Development layout should reflect this and no development should take place on land liable to flooding

Heritage: N/A

Geodiversity: None

Other: No

Development Progress: In terms of scheduling, this site will overlap with SH1.
March 2017 - Technical issues being pursued then application.
"Call for Site" form submitted showing SH2 being part of a larger scheme.
Pre-application submitted during May 2018.
Public consultation being held Spring 2018
Build out rates amended Dec'18

HAMBLETON LDF SHLAA ID 803
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

DELIVERABILITY

Potential Yield for Housing:	99	Dwellings Completed:	0
		Dwellings Started:	0

Suitability: The site is considered to be suitable for development. Layout should ensure that no development should take place on land liable to flooding.

Availability: The availability of the small area required to provide access to the site (from the Stripe) is unknown, though the site itself is thought to be immediately available.

Economic viability: Provided access can be gained, development on this site is achievable.

Site Deliverable:	Year	Yield		Year	Yield
	2019/2020	0	Site Developable:		
	2020/2021	20		in 5 years 2019-2024:	100
	2021/2022	40			
	2022/2023:	40			
	2023/2024:	0		in 7 years 2019-2026:	100
	in next 5 years 2019-2024:				
		100			

HAMBLETON LDF SHLAA ID 804
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

SITE DETAILS

Site Reference: **SH4** Cleveland Lodge, Great Ayton

Settlement: Great Ayton

Sub Area: Stokesley

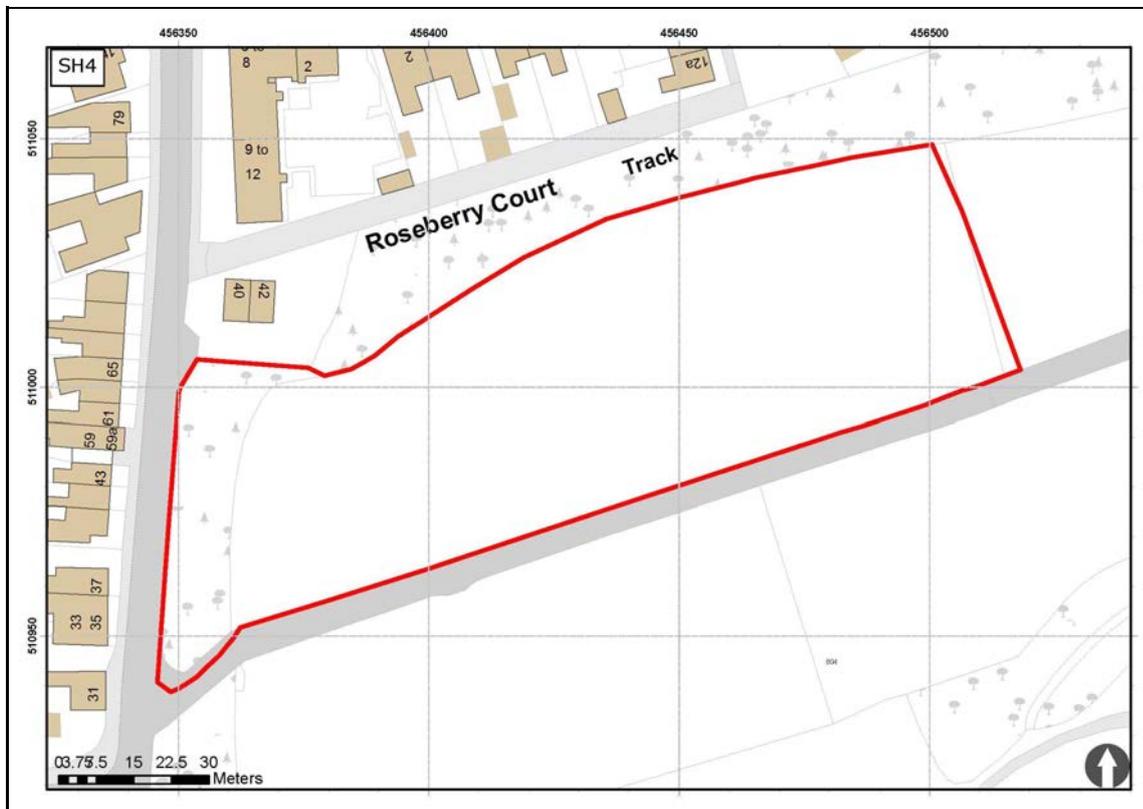
Hierarchy: Service Village

Owner: Andrew Ward

Agent: Jon Saddington

Developer:

SITE CHARACTERISTICS



Site Size (ha.): 0.84

Current Land Use: Greenfield

Surrounding Use: Residential to the north and west. Agricultural to the south and east.

Surrounding Character: Edge of village, largely developed.

HAMBLETON LDF	SHLAA ID 804
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	

PHYSICAL CONSTRAINTS

Access:	NYCC Highways have indicated that the site has an existing access onto Newton Road which is blinded by a stone wall which restricts visibility. It would be necessary to set back the wall to form a safe access and provide footpath links to existing entry. The impact of the development on the highway network will need to be determined by a traffic assessment.
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Utilities:	No site specific information is available.
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Flooding:	Amended – information from the EA 31st March 2008, The EA have completed more detailed modelling as part of a Great Ayton study and the new flood zone outlines that the area of land at Cleveland Lodge will be removed from the flood outlines.
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Heritage:	Grade II Listed Cleveland Lodge and parkland setting to take into consideration. Work to be in consultation with Yorkshire Gardens Trust.
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Geodiversity:	Unknown.
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Other:	The Yorkshire Gardens Trust have objected to development in this site on the grounds that it would significantly harm the setting of the Grade II Listed Building and the whole site that was laid out in the 19th Century and is part of the wider village settlement. The site does not lie within the Great Ayton Conservation Area
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Development Progress:	<p>Revised application 15/02856/FUL - submitted for 80 C3 units.</p> <p>Refused Nov'16, dismissed on appeal</p> <p>Alternative scheme submitted under HDC Call for Sites for a 55 unit C2 scheme.</p> <p>Application - 17/01180/FUL - decision issued Sep'18 - 57 apartments & 12 bungalows</p> <p>Tolent Construction on site - Dec'18</p>
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HAMBLETON LDF STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	SHLAA ID 804
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DELIVERABILITY

Potential Yield for Housing:	69	Dwellings Completed:	0
		Dwellings Started:	0

Suitability: The boundary wall of this Grade II building would need to be repositioned to provide a suitable access.

Availability: The site is available.

Economic viability: Subject to the constraint issues being satisfactorily addressed, residential development on this site is considered to be achievable.

Site Deliverable:	Year	Yield		Year	Yield
	2019/2020	20			
	2020/2021	20			
	2021/2022	20			
	2022/2023:	9			
	2023/2024:	0			
in next 5 years 2019-2024:		69		Site Developable:	
				in 5 years 2019-2024:	69
				in 7 years 2019-2026:	69

HAMBLETON LDF SHLAA ID 805
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

SITE DETAILS

Site Reference: **SH3 "Waters Meet" Broughton Grange Farm, Great Broughton**

Settlement: Great Broughton

Sub Area: Stokesley

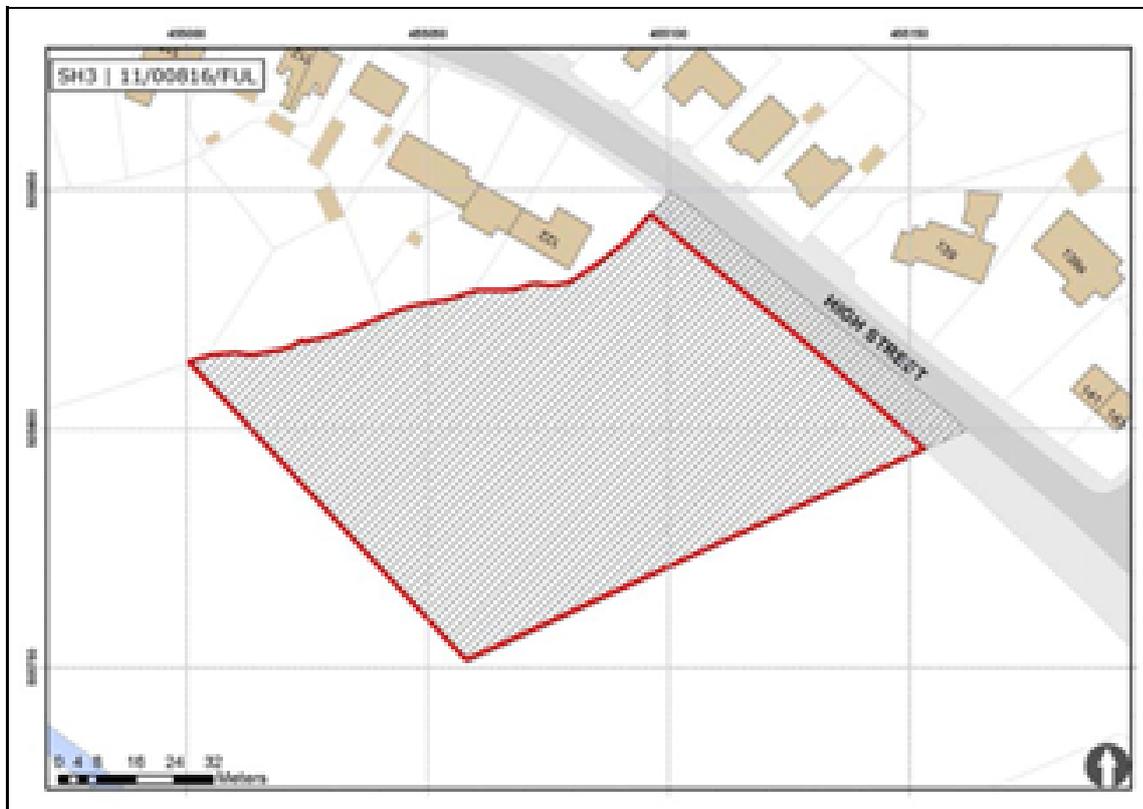
Hierarchy: Service Village

Owner: C/O Jon Watson

Agent: Steve Hesmondhalgh

Developer:

SITE CHARACTERISTICS



Site Size (ha.): 0.71

Current Land Use: Greenfield

Surrounding Use: Residential to the north and east. Agriculture to the south and west.

Surrounding Character: Edge of settlement, largely developed.

HAMBLETON LDF SHLAA ID 805
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

PHYSICAL CONSTRAINTS

Access: NYCC
have indicated that there is an existing farm access onto B1257. Visibility ok in both directions. The Impact on highway network will need to be determined by a traffic assessment. On accessibility, routes for pedestrians and cyclists will need to be determined by a traffic assessment and/or travel plan.

Utilities: NWA - Nov 2007 have indicated that there is a capacity issue at Great Broughton STW that is being investigated and the development proposals may need to be phased to tie in with any proposed investment.

Flooding: The southern part pf the site is susceptible to flooding and falls within flood Zone 2 and 3

Heritage:

Geodiversity: The site slopes. The southern and western sides of the site are shown to be liable to flooding (Zone 3) in the Strategic Flood Risk Assessment. The EA comment (Dec 07) that as the southern section of the site is within Flood Zone 3 according to the flood map. We would like the development boundary moved slightly so the site is entirely within Flood Zone 1. If the site is agreed for allocation a detailed Exception Test will be required if the boundary is not moved.

Other:

Development Progress: A planning application for 25 dwellings has been submitted ref: 11/00816/FUL. This application was disposed.

Call for Sites form submitted for larger site with 43 dwellings ; Phase 1 will consist of 24 dwellings - application to follow.

Mulgrave Properties signed up.
Pre application consultation held Feb'17.

Application 17/00741/FUL for 26 approved - the scheme will be known as "Waters Meet", S106 has been signed

CIL Commencement notice received April 2018.

BI Plans Initial Notice - NHBC, discharging conditions - Jun'18

At least 11 units under construction some to roof level - Oct'18
1st completion Jan'19 - 6 plots have been sold

HAMBLETON LDF STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	SHLAA ID 805
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DELIVERABILITY

Potential Yield for Housing:	26	Dwellings Completed:	2
		Dwellings Started:	11

Suitability: The site is suitable for development.

Availability: The site is available for development

Economic viability: Development on this site is achievable

Site Deliverable:	Year	Yield
	2019/2020	14
	2020/2021	10
	2021/2022	0
	2022/2023:	0
	2023/2024:	0
in next 5 years 2019-2024:		26

Site Developable:	Year	Yield
in 5 years 2019-2024:		26
in 7 years 2019-2026:		26

HAMBLETON LDF SHLAA ID 806
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

SITE DETAILS

Site Reference: **SH5** North of Garbutts Lane, Hutton Rudby

Settlement: Hutton Rudby

Sub Area: Stokesley

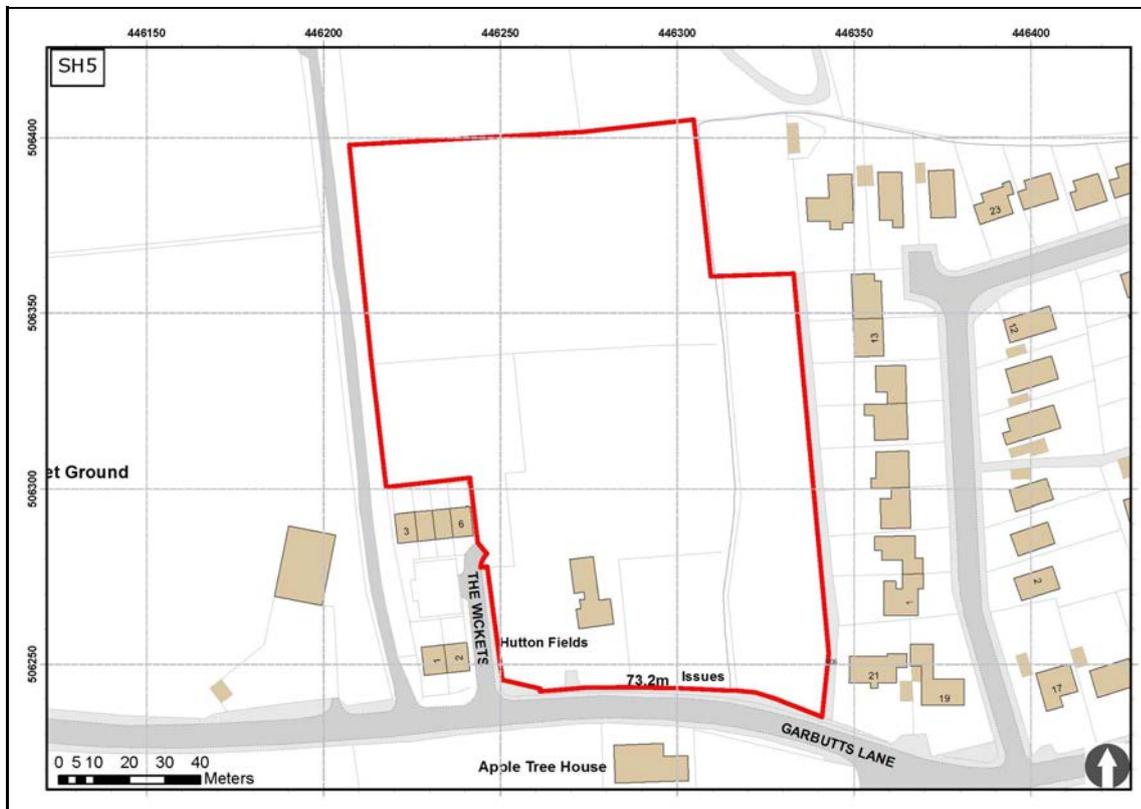
Hierarchy: Service Village

Owner: Multiple Owners

Agent: England & Lyle Ltd (Ian Lyle)

Developer:

SITE CHARACTERISTICS



Site Size (ha.): 1.67

Current Land Use: Mixed

Surrounding Use: Mainly residential, sport and recreation to the extreme west. agriculture to the north.

Surrounding Character: Edge of settlement mainly developed.

HAMBLETON LDF SHLAA ID 806
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

PHYSICAL CONSTRAINTS

Access:	NYCC have indicated that the site has frontage onto Garbutt's Lane which is sufficient to form an access point. This would need to be assessed using a Traffic Assessment. Residential development should be designed to achieve a 20mph zone for the site.
Utilities:	- NWL's 8" asbestos cement strategic pumping main to a strategic reservoir runs outside and adjacent to the site. Prior to any development work the main must be located and arrangements agreed to protect it during construction. Unrestricted access to this main will be required at all times.
Flooding:	This site is in Flood Zone 1. However, Hundale Gill flowing towards the eastern boundary of the site should be protected from receiving excess run-off or discharges from any development as increased flows in the watercourse could have a detrimental affect on existing development adjacent to the watercourse.
Heritage:	N/A
Geodiversity:	None
Other:	None
Development Progress:	Pre application submitted (May'16) ; 16/01836/FUL submitted for 25 dwellings - for part of this site, approved October 2017. Site works started March 2018. No further progress by Mar'19

HAMBLETON LDF STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	SHLAA ID 806
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DELIVERABILITY

Potential Yield for Housing:	25	Dwellings Completed:	0
		Dwellings Started:	0

Suitability: The site is suitable for development.

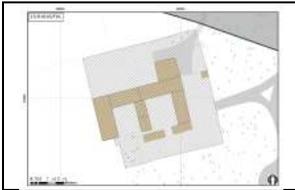
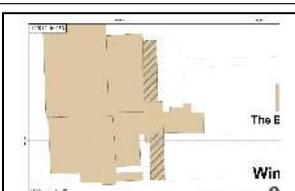
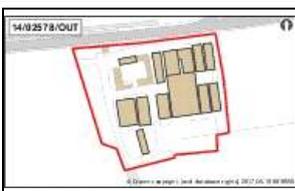
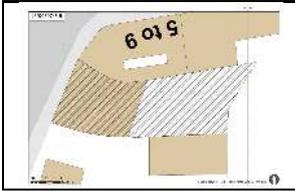
Availability: The site is available for development.

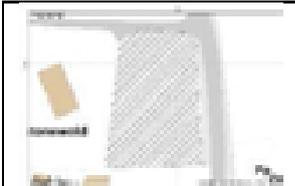
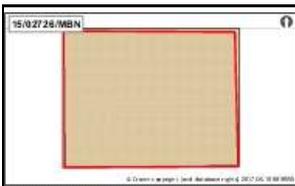
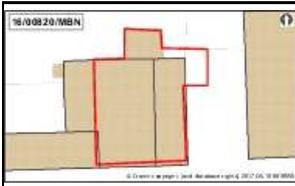
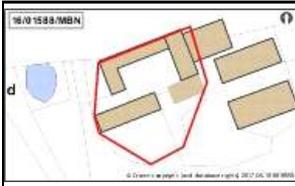
Economic viability: Development on this land is achievable.

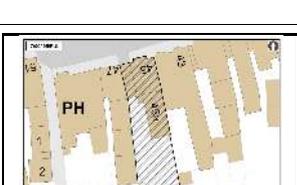
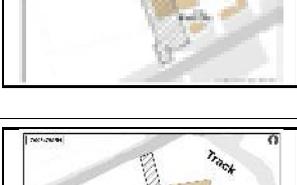
Site Deliverable:	Year	Yield
	2019/2020	0
	2020/2021	10
	2021/2022	15
	2022/2023:	0
	2023/2024:	0
	in next 5 years 2019-2024:	25

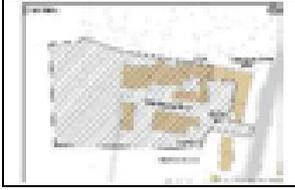
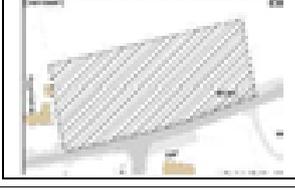
Site Developable:	Year	Yield
	in 5 years 2019-2024:	25
	in 7 years 2019-2026:	25

Planning Permissions for Stokesley and Villages

	<p>Application Reference: 13/01616/FUL SHLAA ID: 1634</p> <p>Site Name: Ayrshire Lodge , Nunthorpe, TS8 9EB</p> <p>Settlement: Newby</p> <p>Sub Area: Stokesley Hierarchy: Other Village</p> <p>Total Housing Yield: 2 Dwellings Started: 2</p> <p>Site Size (ha.): 0.00 Dwellings Completed: 0</p>
	<p>Application Reference: 14/01069/MBN SHLAA ID: 2022</p> <p>Site Name: The Barn The Plant Nursery Art Topiary The Nursery Great Busby North Yorkshire TS9 7AS</p> <p>Settlement: Great Busby</p> <p>Sub Area: Stokesley Hierarchy: Other Village</p> <p>Total Housing Yield: 1 Dwellings Started: 1</p> <p>Site Size (ha.): 0.10 Dwellings Completed: 0</p>
	<p>Application Reference: 14/01246/MBN SHLAA ID: 2025</p> <p>Site Name: The Granary & The Stables Windy Hill Farm Stokesley Road Hutton Rudby North Yorkshire TS15 0JS</p> <p>Settlement: Hutton Rudby</p> <p>Sub Area: Stokesley Hierarchy: Service Village</p> <p>Total Housing Yield: 0 Dwellings Started: 0</p> <p>Site Size (ha.): 0.20 Dwellings Completed: 0</p>
	<p>Application Reference: 14/02578/OUT SHLAA ID: 3011</p> <p>Site Name: White House Farm Stokesley North Yorkshire TS9 5LE</p> <p>Settlement: Stokesley</p> <p>Sub Area: Stokesley Hierarchy: Service Centre</p> <p>Total Housing Yield: 0 Dwellings Started: 0</p> <p>Site Size (ha.): 0.85 Dwellings Completed: 0</p>
	<p>Application Reference: 15/00597/FUL SHLAA ID: 2081</p> <p>Site Name: 11 & 13 Bridge Street, Great Ayton</p> <p>Settlement: Great Ayton</p> <p>Sub Area: Stokesley Hierarchy: Service Village</p> <p>Total Housing Yield: 0 Dwellings Started: 0</p> <p>Site Size (ha.): 0.06 Dwellings Completed: 0</p>
	<p>Application Reference: 15/01060/MBN SHLAA ID: 2100</p> <p>Site Name: Demblin Ingleby Greenhow North Yorkshire TS9 6LH</p> <p>Settlement: Ingleby Greenhow</p> <p>Sub Area: Stokesley Hierarchy: Other Village</p> <p>Total Housing Yield: 1 Dwellings Started: 1</p> <p>Site Size (ha.): 0.03 Dwellings Completed: 0</p>
	<p>Application Reference: 15/01102/MBN SHLAA ID: 2104</p> <p>Site Name: Harland Hill Farm Easby North Yorkshire TS9 6JD</p> <p>Settlement: Easby</p> <p>Sub Area: Stokesley Hierarchy: Other Village</p> <p>Total Housing Yield: 3 Dwellings Started: 1</p> <p>Site Size (ha.): 0.20 Dwellings Completed: 2</p>
	<p>Application Reference: 15/01802/FUL SHLAA ID: 2139</p> <p>Site Name: "Stable Cottage" - Hill House Stables Land Adjacent To Village Hall Ingleby Cross</p> <p>Settlement: Ingleby Arncliffe</p> <p>Sub Area: Stokesley Hierarchy: Secondary Village</p> <p>Total Housing Yield: 1 Dwellings Started: 0</p> <p>Site Size (ha.): 0.10 Dwellings Completed: 1</p>

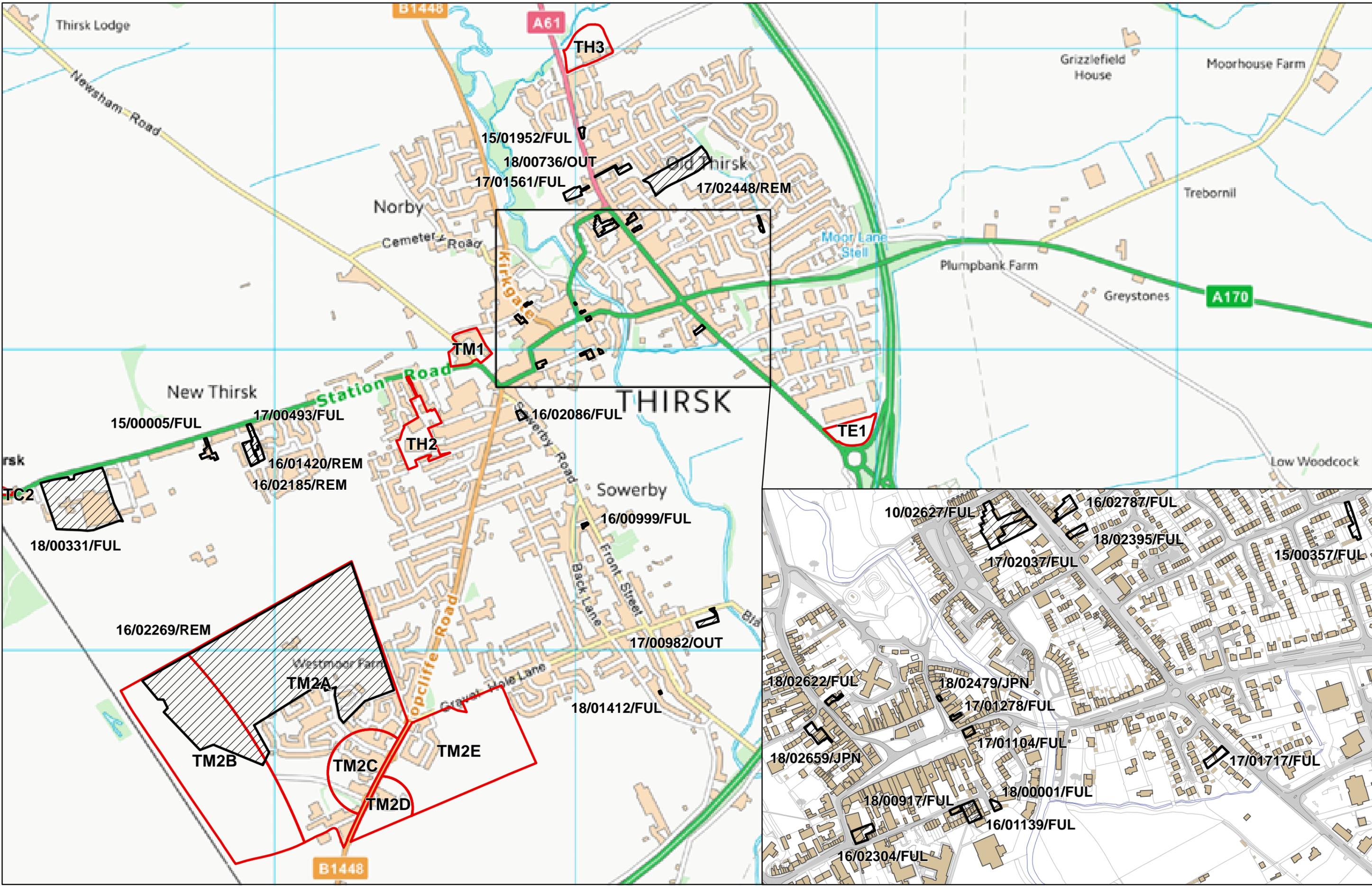
	Application Reference: 15/01820/MBN Site Name: Meynell Hall Great Broughton North Yorkshire TS9 7EU Settlement: Great Broughton Sub Area: Stokesley Total Housing Yield: 1 Site Size (ha.): 0.04	Hierarchy: Service Village Dwellings Started: 0 Dwellings Completed: 1	SHLAA ID: 2141
	Application Reference: 15/01823/FUL Site Name: Land At The Old Orchard Cooper Lane Potto North Yorkshire DL6 3HQ Settlement: Potto Sub Area: Stokesley Total Housing Yield: 0 Site Size (ha.): 0.05	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 2142
	Application Reference: 15/01988/FUL Site Name: Stonewold Stainton Road Seamer North Yorkshire TS9 5NA Settlement: Seamer Sub Area: Stokesley Total Housing Yield: 1 Site Size (ha.): 0.13	Hierarchy: Secondary Village Dwellings Started: 1 Dwellings Completed: 0	SHLAA ID: 2148
	Application Reference: 15/02246/FUL Site Name: Land And Buildings At Rear Of Kirkby House Farm Hill Road Kirkby In Cleveland North Yorkshire Settlement: Kirkby-in-Cleveland Sub Area: Stokesley Total Housing Yield: 5 Site Size (ha.): 0.50	Hierarchy: Secondary Village Dwellings Started: 3 Dwellings Completed: 2	SHLAA ID: 3018
	Application Reference: 15/02726/MBN Site Name: Pilly Hall Farm Easby North Yorkshire TS9 6JQ Settlement: Easby Sub Area: Stokesley Total Housing Yield: 1 Site Size (ha.): 0.03	Hierarchy: Other Village Dwellings Started: 1 Dwellings Completed: 0	SHLAA ID: 3023
	Application Reference: 16/00812/FUL Site Name: "Sycamore Cottage" - Hill Top East Side Hutton Ruddy North Yorkshire TS15 0DB Settlement: Hutton Ruddy Sub Area: Stokesley Total Housing Yield: 1 Site Size (ha.): 0.04	Hierarchy: Service Village Dwellings Started: 0 Dwellings Completed: 1	SHLAA ID: 2107
	Application Reference: 16/00820/MBN Site Name: Low House Farm Stainton Road Seamer North Yorkshire TS9 5NB Settlement: Seamer Sub Area: Stokesley Total Housing Yield: 2 Site Size (ha.): 0.01	Hierarchy: Secondary Village Dwellings Started: 1 Dwellings Completed: 1	SHLAA ID: 3050
	Application Reference: 16/01588/MBN Site Name: Applegrove Farm Apple Grove Farm Track Seamer North Yorkshire TS9 5NL Settlement: Seamer Sub Area: Stokesley Total Housing Yield: 2 Site Size (ha.): 0.05	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3078
	Application Reference: 16/01771/FUL Site Name: Highfield 12 Enterpen Hutton Ruddy North Yorkshire Settlement: Hutton Ruddy Sub Area: Stokesley Total Housing Yield: 1 Site Size (ha.): 0.42	Hierarchy: Service Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3090

	Application Reference: 16/02470/OUT Site Name: OS Field 6300 Tame Bridge Stokesley North Yorkshire Settlement: Seamer Sub Area: Stokesley Total Housing Yield: 3 Site Size (ha.): 0.32	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3112
	Application Reference: 16/02643/FUL Site Name: 109 High Street Great Broughton North Yorkshire TS9 7HB Settlement: Great Broughton Sub Area: Stokesley Total Housing Yield: 1 Site Size (ha.): 0.02	Hierarchy: Service Village Dwellings Started: 0 Dwellings Completed: 1	SHLAA ID: 3142
	Application Reference: 16/02756/REM Site Name: Land To The North And West Of Woodlands Walk Tanton Road Stokesley North Yorkshire Settlement: Stokesley Sub Area: Stokesley Total Housing Yield: 225 Site Size (ha.): 9.30	Hierarchy: Service Centre Dwellings Started: 47 Dwellings Completed: 17	SHLAA ID: 2014
	Application Reference: 17/00095/FUL Site Name: First & Second Floors 45 High Street Stokesley North Yorkshire TS9 5AD Settlement: Stokesley Sub Area: Stokesley Total Housing Yield: 2 Site Size (ha.): 0.04	Hierarchy: Service Centre Dwellings Started: 0 Dwellings Completed: 2	SHLAA ID: 3150
	Application Reference: 17/00180/OUT Site Name: Hill View Hill Road Kirkby In Cleveland North Yorkshire TS9 7AN Settlement: Kirkby-in-Cleveland Sub Area: Stokesley Total Housing Yield: 2 Site Size (ha.): 0.20	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3152
	Application Reference: 17/00360/FUL Site Name: Cringle Moor Thirsk Road Stokesley North Yorkshire TS9 5BP Settlement: Stokesley Sub Area: Stokesley Total Housing Yield: 2 Site Size (ha.): 0.04	Hierarchy: Service Centre Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3162
	Application Reference: 17/00389/JPN Site Name: Stokesley Used Car Sales Tame Bridge Stokesley North Yorkshire TS9 5LQ Settlement: Tame Bridge Sub Area: Stokesley Total Housing Yield: 1 Site Size (ha.): 0.04	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3163
	Application Reference: 17/00812/PPN Site Name: Building And Land North Of A172 Swainby North Yorkshire DL6 3AU Settlement: Swainby Sub Area: Stokesley Total Housing Yield: 1 Site Size (ha.): 0.07	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 1	SHLAA ID: 3177
	Application Reference: 17/00847/MBN Site Name: The Dairy Easby Grove Farm Easby North Yorkshire TS9 6JQ Settlement: Easby Sub Area: Stokesley Total Housing Yield: 0 Site Size (ha.): 0.04	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3178

	Application Reference: 17/00878/FUL Site Name: Free House Farm Land To The Rear Of Crathorne Arms Crathorne North Yorkshire TS15 0BA Settlement: Crathorne Sub Area: Stokesley Total Housing Yield: 6 Site Size (ha.): 0.97	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3179
	Application Reference: 17/02211/FUL Site Name: Newby Grange Newby North Yorkshire TS8 0AN Settlement: Newby Sub Area: Stokesley Total Housing Yield: 1 Site Size (ha.): 0.02	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 1	SHLAA ID: 3218
	Application Reference: 18/01112/OUT Site Name: Hawthorns, Tame Bridge Stokesley North Yorkshire TS9 5LQ Settlement: Tame Bridge Sub Area: Stokesley Total Housing Yield: 1 Site Size (ha.): 0.14	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3288
	Application Reference: 18/01602/OUT Site Name: OS Field 2719 Stokesley Road Hutton Rudby North Yorkshire Settlement: Hutton Rudby Sub Area: Stokesley Total Housing Yield: 5 Site Size (ha.): 0.70	Hierarchy: Service Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3289
	Application Reference: 18/02290/FUL Site Name: Hunter Hill Farm Lodge Tanton Road Seamer North Yorkshire TS9 5NG Settlement: No Settlement Sub Area: Total Housing Yield: 1 Site Size (ha.): 0.10	Hierarchy: Dwellings Started: 0 Dwellings Completed: 1	SHLAA ID: 3290
	Application Reference: 18/02614/MRC Site Name: Seamer Hill Farm Seamer North Yorkshire TS9 5NQ Settlement: No Settlement Sub Area: Total Housing Yield: 1 Site Size (ha.): 0.10	Hierarchy: Dwellings Started: 0 Dwellings Completed: 1	SHLAA ID: 3291
	Application Reference: 18/02658/MBN Site Name: The Barn Faceby Fields Goulton Lane Carlton In Cleveland North Yorkshire TS9 7DS Settlement: No Settlement Sub Area: Total Housing Yield: 1 Site Size (ha.): 0.05	Hierarchy: Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3292

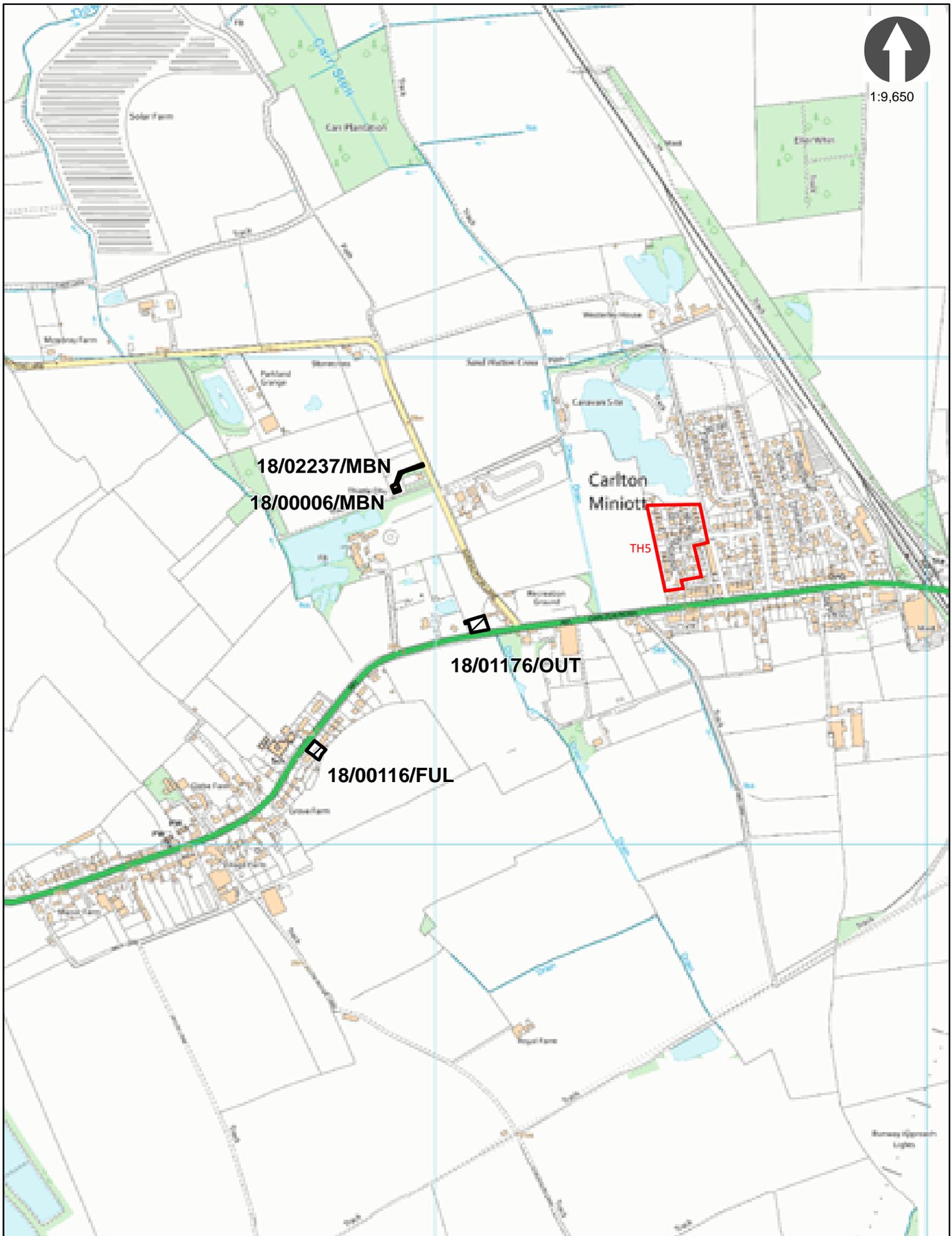
ANNEX 8 THIRSK & VILLAGES SETTLEMENT MAPS

ANNEX 8 THIRSK & VILLAGES
SETTLEMENT MAPS





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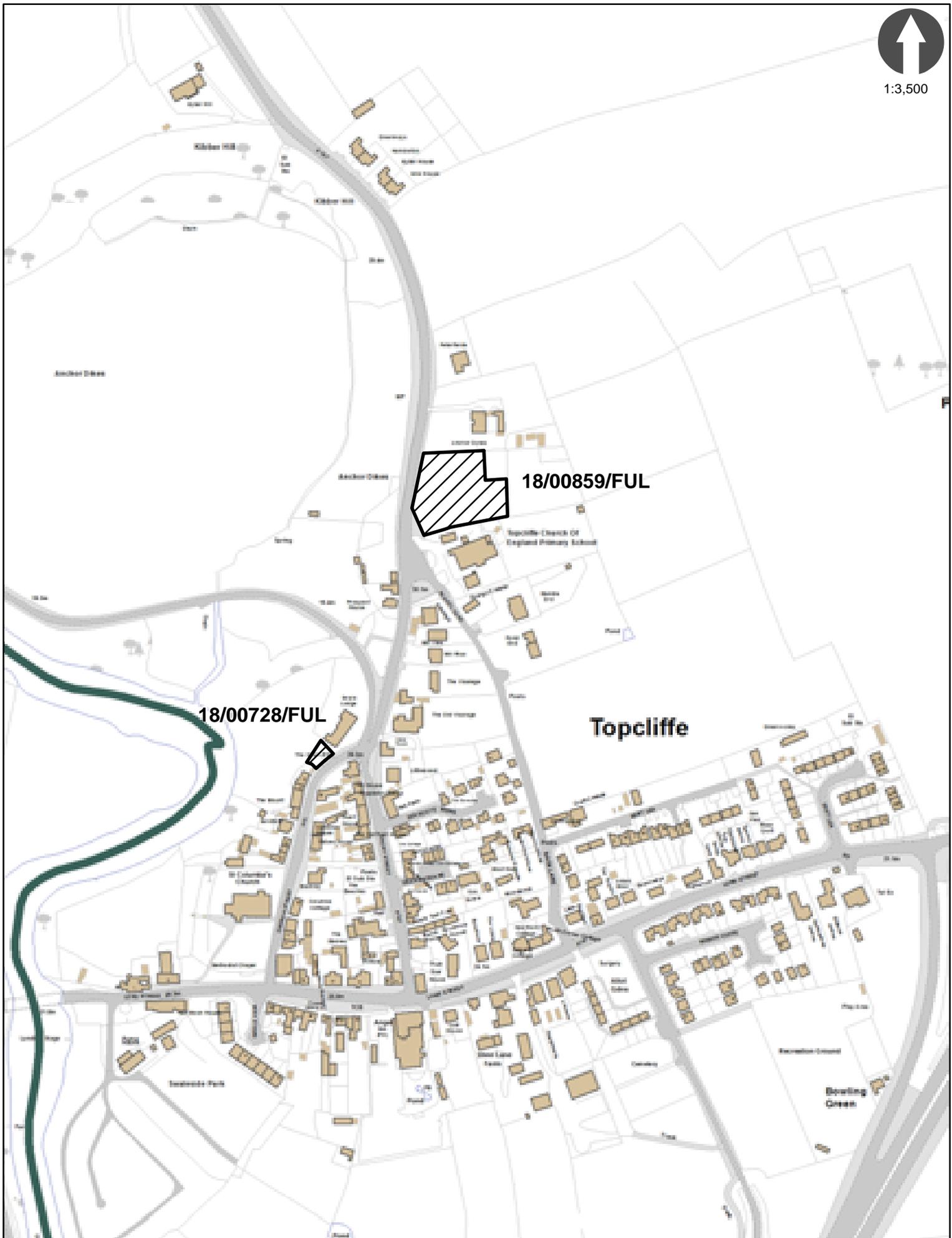


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ANNEX 8 THIRSK & VILLAGES SITE ASSESSMENTS

ANNEX 8 THIRSK & VILLAGES
SITE ASSESSMENTS

HAMBLETON LDF SHLAA ID 808
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

SITE DETAILS

Site Reference: **TM2A** **South West Thirsk Area, Westbourne Farm, Sowerby**

Settlement: Sowerby

Sub Area: Thirsk

Hierarchy: Service Centre

Owner: Mr T Sowerby

Agent: Multiple

Developer: Martin Foster, Castlevale

SITE CHARACTERISTICS



Site Size (ha.): 32.58

Current Land Use: Greenfield

Surrounding Use: The site is bounded by residential areas to the east; Green Lane to the north; main railway line to the west and Topcliffe Road to the south with further arable land beyond.

Surrounding Character: This area is characterised by its open agricultural nature on the edge of the town.

HAMBLETON LDF	SHLAA ID 808
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	

PHYSICAL CONSTRAINTS

Access:	<p>Vehicular access is available onto Topcliffe Road in two locations: adjacent to Cocked Hat Farm and near to the junction with Gravel Hole Lane. There is also potential for a future road link through to Station Road if the need arises and this is shown indicatively on Plan TM2. Green Lane East would provide improved pedestrian and cycle routes to the Town Centre and other retail development off Station Road.</p> <p>A full multi-directional intersection between Topcliffe Road (B1448) and the A168 to the south of Thirsk will be provided, funded through developer contributions. A new access would also relieve traffic congestion in the Town Centre by offering a much better link southwards to the A168, and thereby reducing the number of vehicles travelling northwards through the Market Place wishing to access the A19 part of the Thirsk Bypass.</p> <p>New traffic management measures along Topcliffe Road will be introduced, thereby improving safety for all road users including cyclists and pedestrians going to and from Thirsk's secondary school and two of its primaries.</p> <p>An outline application for 925 dwellings was approved and followed by 13/00901/NMC and 14/01006/NMC which were both approved. An application for the new junction of the A168(T) and B1448 was approved 05.12.13.</p>
Utilities:	<p>There are no pylons, gas mains, or power cables that would adversely affect the development of this site. The local public sewer may not have capacity to accept additional discharge and discharge into it should be restricted to present levels. Mains reinforcements would be required for water supplies.</p>
Flooding:	<p>Flood zone 1. Sites within Flood Zone 1 and greater than 1 hectare will require a detailed Drainage Impact Assessment to be completed as part of any planning application.</p>
Heritage:	<p>N/A</p>
Geodiversity:	<p>There are no specific features of natural significance.</p>
Other:	<p></p>
Development Progress:	<p>Outline planning permission ref: 10/02373/OUT approved for 925 dwellings with 107 with full permission in 1st phase.</p> <p>There are three further reserved matter applications: 15/02389/REM - Taylor Wimpey - 44 units 15/02243/REM - Linden Homes - 98 units -</p> <p>During 2016/2017 88 dwellings were built by three developers.</p> <p>During 2017/2018 saw Phase 1 for 107 dwellings & Phase 2B for Taylor Wimpey (44 units) both being completed. Phase 2A - 15/02243/REM - Linden Homes - for 98 dwellings saw 40 completions in the year.</p> <p>Phase 3 application by Taylor Wimpey & Linden Homes under application 16/02269/REM was approved in Nov'17, this was for 641 dwellings this increases Sowerby Gateway capacity by 55 units.</p> <p>By 1st April 2019, for Phase 3, 60 completions with 78 starts.</p> <p>Total units for Sowerby Gateway is 980 - the total for this record is 890 (Sowerby Extra Care excluded to TM2c).</p>

HAMBLETON LDF SHLAA ID 808
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

DELIVERABILITY

Potential Yield for Housing:	890	Dwellings Completed:	309
		Dwellings Started:	78

Suitability: This site is suitable for development and received Outline Planning Permission for a mixed use development including 925 dwellings and a detailed phase 1 application for 107 dwellings.

Availability: The site is available for development.

Economic viability: Development of the site is achievable within the phasing periods.

Site Deliverable:	Year	Yield		Year	Yield
	2019/2020	70			
	2020/2021	70			
	2021/2022	70			
	2022/2023:	70			
	2023/2024:	70			
in next 5 years 2019-2024:		350		in 5 years 2019-2024:	350
				in 7 years 2019-2026:	890

HAMBLETON LDF SHLAA ID 810
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

SITE DETAILS

Site Reference: **TH1** **Cherry Garth Care Home, Thirsk**

Settlement: Thirsk

Sub Area: Thirsk

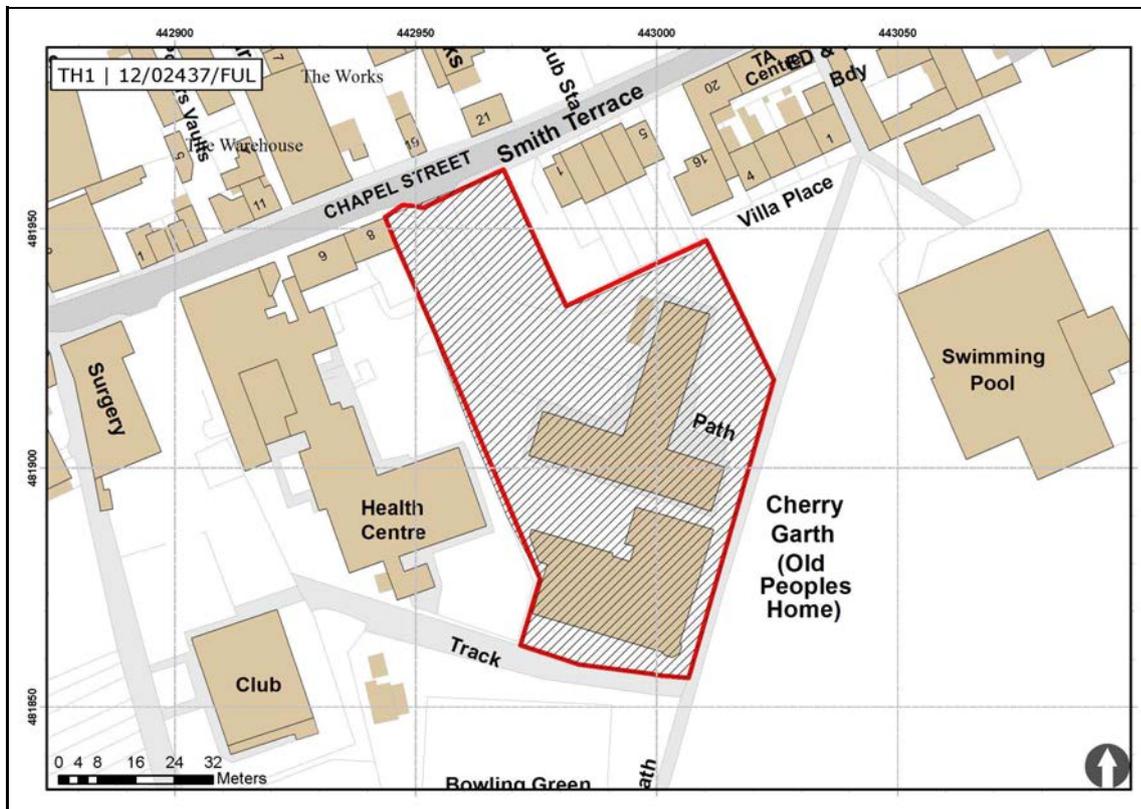
Hierarchy: Service Centre

Owner: NYCC

Agent:

Developer: Catherine Bradbury

SITE CHARACTERISTICS



Site Size (ha.): 0.47

Current Land Use: Brownfield

Surrounding Use: Health centre to the west, offices and swimming pool to the east, retail to the north and bowling green/public open space to the south.

Surrounding Character: Largely developed. Within Conservation Area.

HAMBLETON LDF **SHLAA ID 810**
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

PHYSICAL CONSTRAINTS

Access: Access is provided from Chapel Street as existing. A contribution has been provided towards a mini roundabout at the Chapel Street/Westgate junction. 30 parking spaces are provided within the site.

Utilities: Conditions applied to the planning approval include provisions for surface water and foul sewerage drainage.

Flooding: N/A

Heritage: Lies adjacent to Sowerby Flatts. Site within Conservation Area (DP28) and the frontage of the site within the Thirsk & Sowerby Article 4(1) Direction area.

Geodiversity: Adjacent to Sowerby Flatts, a site of Importance for Nature Conservation (SINC) (DP31).

Other: The planning application process considered the impact of the development on the adjoining Sowerby Flatts and the position within the Article 4(1) Direction area and the Conservation Area. Contamination potential has been addressed by a ground condition survey.

Development Progress: Site Completed 2015/16.

HAMBLETON LDF STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	SHLAA ID 810
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DELIVERABILITY

Potential Yield for Housing:	52	Dwellings Completed:	52
		Dwellings Started:	0

Suitability: The site is suitable for housing development.

Availability: Complete

Economic viability: Complete

Site Deliverable:	Year	Yield
	2019/2020	0
	2020/2021	0
	2021/2022	0
	2022/2023:	0
	2023/2024:	0
in next 5 years 2019-2024:		0

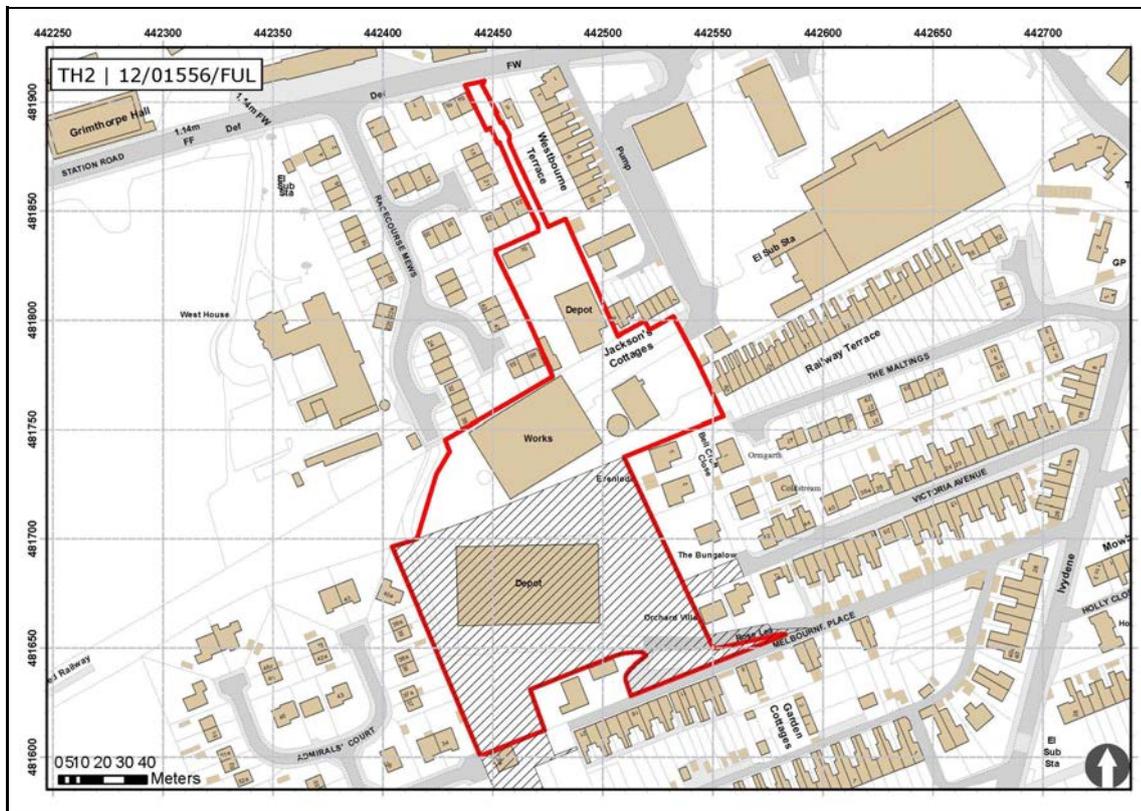
Site Developable:	Year	Yield
in 5 years 2019-2024:		0
in 7 years 2019-2026:		0

HAMBLETON LDF SHLAA ID 807
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

SITE DETAILS

Site Reference:	TH2 Former Buffer Depots, Station Road, Thirsk
Settlement:	Thirsk
Sub Area:	Thirsk
Hierarchy:	Service Centre
Owner:	SoS (Defra)
Agent:	David Sweeting - Bilfinger GVA
Developer:	Blue Oak Homes (Yorkshire) Ltd.

SITE CHARACTERISTICS



Site Size (ha.): 1.96 Current Land Use: Brownfield

Surrounding Use: Housing to the east, south and west, B1 light industrial to the north.

Surrounding Character: The surrounding area is entirely developed.

HAMBLETON LDF STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	SHLAA ID 807
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PHYSICAL CONSTRAINTS

Access:	Existing accesses are considered unsuitable. However, potential accesses can be formed from Racecourse Mews and Victoria Avenue if the sites are developed together. An emergency link will be needed for extensions to Racecourse Mews to serve up to 100 dwellings. If the number of dwellings served from Racecourse mews exceeds 100, a second full road link to the highway network will be needed. Upgrading of the junction of Racecourse Mews with Station Road with a mini roundabout will be required. The need for this will be determined by a traffic assessment. These sites cannot be viewed in isolation and a comprehensive development brief including traffic impact assessment for the area needs to be produced. This will enable cumulative impacts to be considered and for arrangements to secure funding for strategic infrastructure improvements to be developed.
Utilities:	There are no pylons, gas mains, or power cables that would adversely affect the development of this site. The local public sewer may not have capacity to accept additional discharge and discharge into it should be restricted to present levels. Mains reinforcements would be required for water supplies.
Flooding:	Flood Zone 1. Sites within Flood Zone 1 and greater than 1 hectare will require a detailed Drainage Impact Assessment to be completed as part of any planning application.
Heritage:	N/A
Geodiversity:	There are no features of natural significance.
Other:	Topcliffe Airfield Safeguarding Zone
Development Progress:	<p>Application ref: 12/01556/FUL for the construction of 47 dwellings on the bottom part of the site was refused and upheld on appeal. Top part of site has not come forward.</p> <p>Land sold to developer - pre application consultation event held Christmas 2015 - envisage 25 bungalows for older people.</p> <p>16/00950/FUL - for 25 bungalows, this was refused</p> <p>"Call for Sites" form submitted for north part of site for 25 dwellings - revised capacity now 50 - HIGHWAY ACCESS ISSUES moved to post 5yr period.</p>

HAMBLETON LDF STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	SHLAA ID 807
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DELIVERABILITY

Potential Yield for Housing:	50	Dwellings Completed:	0
		Dwellings Started:	0

Suitability: This site is considered suitable for residential development.

Availability: The sites are considered available for development.

Economic viability: The sites are considered achievable within the next 5 years.

Site Deliverable:	Year	Yield	Site Developable:	Year	Yield
	2019/2020	0			
	2020/2021	0	in 5 years 2019-2024:		0
	2021/2022	0			
	2022/2023:	0			
	2023/2024:	0	in 7 years 2019-2026:		25
in next 5 years 2019-2024:		0			

HAMBLETON LDF SHLAA ID 811
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

SITE DETAILS

Site Reference: **TH3 Rybeck Farm, Thirsk**

Settlement: Thirsk

Sub Area: Thirsk

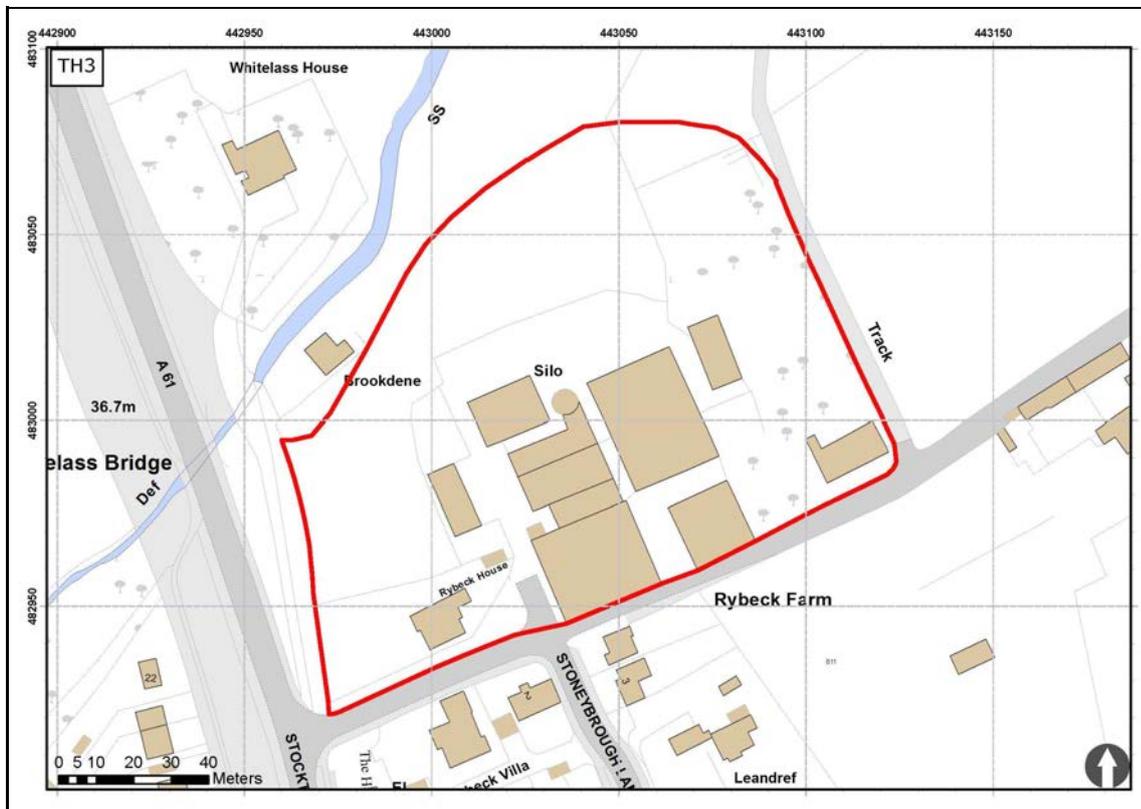
Hierarchy: Service Centre

Owner: Mr E Barker

Agent: Mr G E Wright

Developer:

SITE CHARACTERISTICS



Site Size (ha.): 1.59

Current Land Use: Mixed

Surrounding Use: Residential area to the south of and agricultural uses to all other sides.

Surrounding Character: The surrounding area is mainly open, except for the area to the south which has been developed for housing.

HAMBLETON LDF SHLAA ID 811
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

PHYSICAL CONSTRAINTS

Access: Existing access from the A61 Station Road/Stoneybrough Lane is unsuitable. This site cannot be viewed in isolation and a comprehensive development brief and traffic impact assessment for the area needs to be produced. The site is affected by a registered public right of way.

Utilities: There are no pylons, gas mains, or power cables that would adversely affect the development of this site, though it is known that a public sewer crosses the site and could reduce the developable area (6m protection strip required – 3m each side). The local public sewer may not have capacity to accept additional discharge and discharge into it should be restricted to present levels. Mains reinforcements would be required for the water supply.

Flooding: Based on revised 2010 data from the Environment Agency, the whole site now falls within Flood Zone 1. The area closely following the line of Whitelass Beck is within Flood Zones 1 & 2. Sites within Flood Zone 1 and greater than 1 hectare will require a detailed Drainage Impact Assessment to be completed as part of any planning application.

Heritage:

Geodiversity: There are no particular features of natural significance.

Other: Topcliffe Airfield Safeguarding Zone

Development Progress: Agent actively pursuing this site,application soon.
"Call for Sites" form submitted includes TH3 within a larger scheme.
No change by Mar'19

HAMBLETON LDF STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	SHLAA ID 811
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DELIVERABILITY

Potential Yield for Housing:	45	Dwellings Completed:	0
		Dwellings Started:	0

Suitability: This site is suitable for housing development.

Availability: The whole of this site is available for development.

Economic viability:

Site Deliverable:	Year	Yield		Site Developable:	Year	Yield
	2019/2020	0				
	2020/2021	0		in 5 years 2019-2024:		0
	2021/2022	0				
	2022/2023:	0				
	2023/2024:	0		in 7 years 2019-2026:		45
	in next 5 years 2019-2024:	0				

HAMBLETON LDF SHLAA ID 839
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

SITE DETAILS

Site Reference: **TM2C** **South West Thirsk Area, West of Topcliffe Road, Sowerby**

Settlement: Thirsk (with Sowerby)

Sub Area: Thirsk

Hierarchy: Service Centre

Owner: Mr A.Sowerby

Agent:

Developer: Castle Vale Properties

SITE CHARACTERISTICS



Site Size (ha.): 3.97

Current Land Use:

Surrounding Use: School to east. Housing being developed to west.

Surrounding Character:

HAMBLETON LDF SHLAA ID 839
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

PHYSICAL CONSTRAINTS

Access: Access will be from the new roundabout to the south of Topcliffe Road.

Utilities: To be considered through the application process.

Flooding: Sites within Flood Zone 1 and greater than 1 hectare will require a detailed Drainage Impact Assessment to be completed as part of any planning application.

Heritage: Impact on approach towards Conservation Area to top of Topcliffe Road to be considered.

Geodiversity:

Other:

Development Progress: Extra Care development ref 13/ 02427/REM approved 06.03.14 for 90 units. This also includes a café and 4 retail units as well as a landscaped town square.

Site Complete - Oct'16

HAMBLETON LDF STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	SHLAA ID 839
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DELIVERABILITY

Potential Yield for Housing:	90	Dwellings Completed:	90
		Dwellings Started:	0

Suitability: Site allocated within Local Plan

Availability: Site available for development.

Economic viability: Development of this land is achievable.

Site Deliverable:	Year	Yield
	2019/2020	0
	2020/2021	0
	2021/2022	0
	2022/2023:	0
	2023/2024:	0
in next 5 years 2019-2024:		0

Site Developable:	Year	Yield
in 5 years 2019-2024:		0
in 7 years 2019-2026:		0

HAMBLETON LDF SHLAA ID 813
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

SITE DETAILS

Site Reference: **TH5 Ripon Way, Carlton Miniott**

Settlement: Carlton Miniott

Sub Area: Thirsk

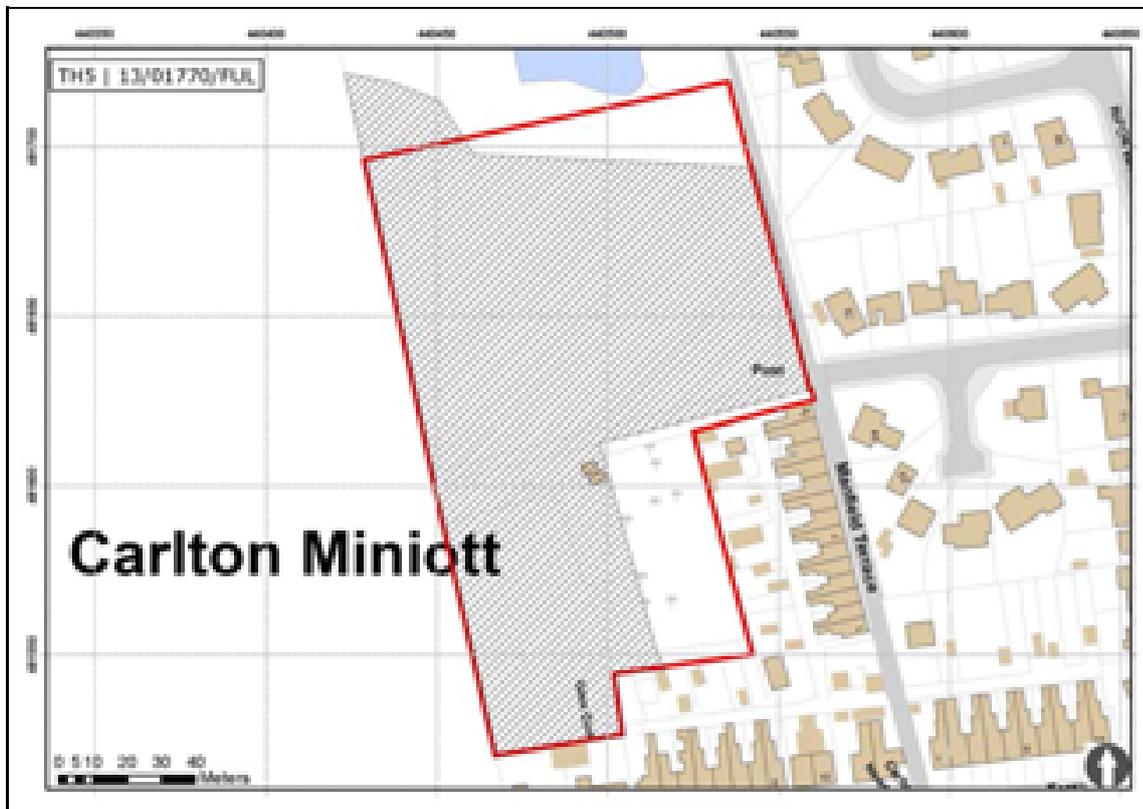
Hierarchy: Service Village

Owner: Richard Lansfield

Agent: Russell Hall, England & Lyle

Developer: Taylor Wimpey

SITE CHARACTERISTICS



Site Size (ha.): 1.68

Current Land Use: Greenfield

Surrounding Use: Fishing ponds with caravan park to the north, housing east and south. Further agricultural land to the east.

Surrounding Character: Open countryside.

HAMBLETON LDF SHLAA ID 813
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

PHYSICAL CONSTRAINTS

Access: Access will be taken from Ripon Way. Conditions have been attached to the approval.

Utilities: Matters have been addressed through the application process and conditions applied to the approval.

Flooding: The site lies within flood zone 1 and a drainage strategy has been provided as part of the application.

Heritage: N/A

Geodiversity: There are no particular features of natural significance.

Other: Topcliffe Airfield Safeguarding Zone

Development Progress: Application ref: 13/01770/FUL was approved 09.01.14, for 40 dwellings with an extra 3 under 15/00904/FUL giving 43 in total.

During 2015/2016 40 dwellings were completed , the last three were completed in May'16.

HAMBLETON LDF STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	SHLAA ID 813
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DELIVERABILITY

Potential Yield for Housing:	43	Dwellings Completed:	43
		Dwellings Started:	0

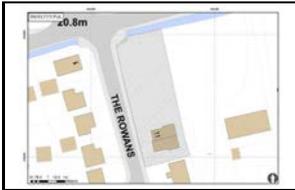
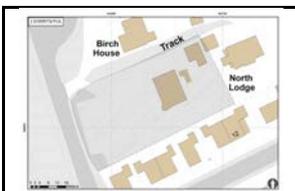
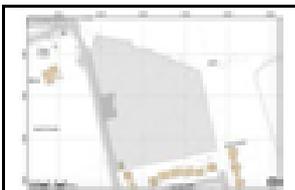
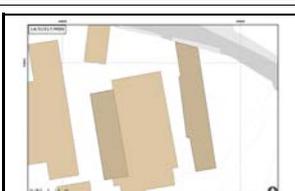
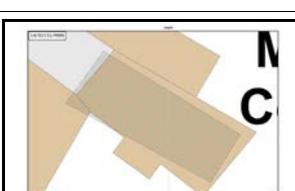
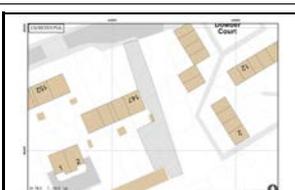
Suitability: This site is considered suitable for housing development.

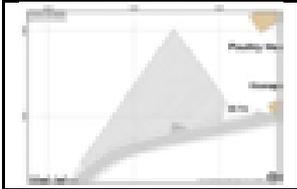
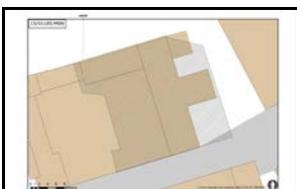
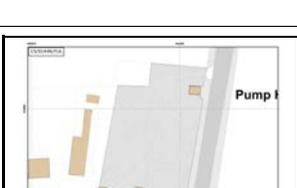
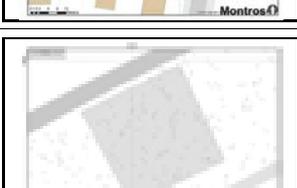
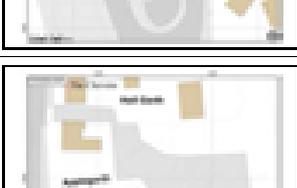
Availability: The site is available for development.

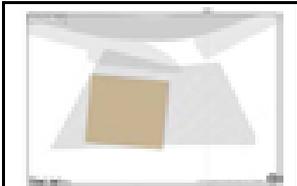
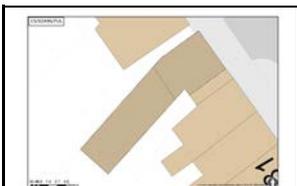
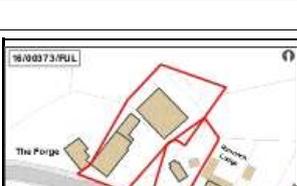
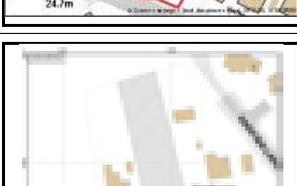
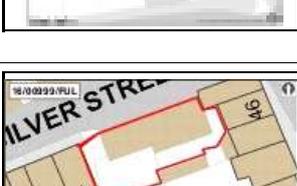
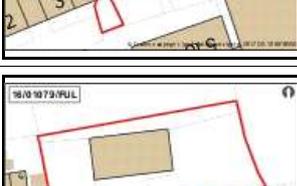
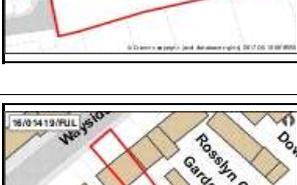
Economic viability: Development of the site is achievable within the phasing period.

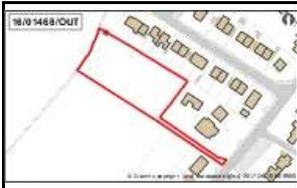
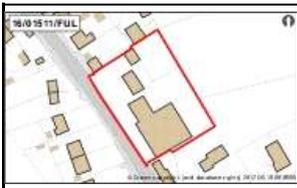
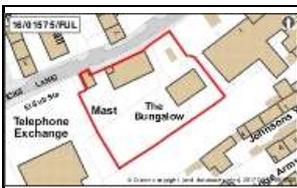
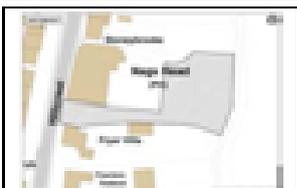
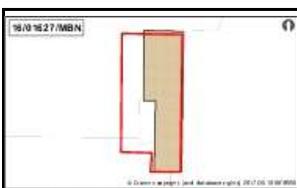
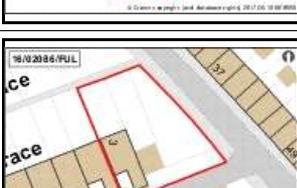
Site Deliverable:	Year	Yield	Site Developable:	Year	Yield
	2019/2020	0			
	2020/2021	0		in 5 years 2019-2024:	0
	2021/2022	0			
	2022/2023:	0			
	2023/2024:	0		in 7 years 2019-2026:	0
	in next 5 years 2019-2024:	0			

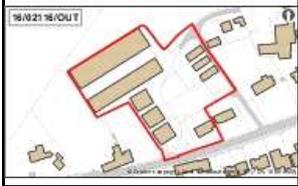
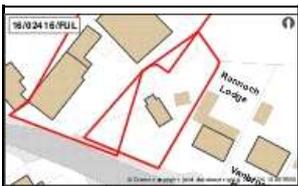
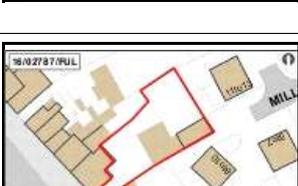
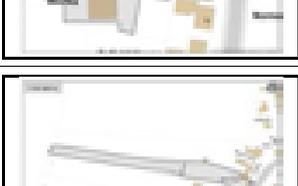
Planning Permissions for Thirsk and Villages

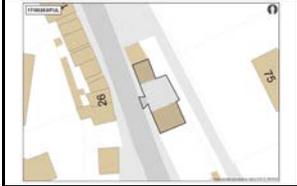
	<p>Application Reference: 09/01777/FUL SHLAA ID: 1313</p> <p>Site Name: The Rowans (plots 9 - 13) East of estate road</p> <p>Settlement: Dalton</p> <p>Sub Area: Thirsk Hierarchy: Secondary Village</p> <p>Total Housing Yield: 4 Dwellings Started: 1</p> <p>Site Size (ha.): 0.10 Dwellings Completed: 3</p>
	<p>Application Reference: 13/00975/FUL SHLAA ID: 1346</p> <p>Site Name: Land To The Rear Of North Lodge, Stockton Road</p> <p>Settlement: Thirsk</p> <p>Sub Area: Thirsk Hierarchy: Service Centre</p> <p>Total Housing Yield: 5 Dwellings Started: 0</p> <p>Site Size (ha.): 0.24 Dwellings Completed: 5</p>
	<p>Application Reference: 13/02323/FUL SHLAA ID: 2007</p> <p>Site Name: Land Off Catton Village Street Catton Village Street Catton North Yorkshire YO7 4SH</p> <p>Settlement: Catton</p> <p>Sub Area: Thirsk Hierarchy: Other Village</p> <p>Total Housing Yield: 6 Dwellings Started: 4</p> <p>Site Size (ha.): 0.80 Dwellings Completed: 2</p>
	<p>Application Reference: 13/02560/REM SHLAA ID: 1640</p> <p>Site Name: Land To The North Of The Willows, Willow Bridge Lane</p> <p>Settlement: Dalton</p> <p>Sub Area: Thirsk Hierarchy: Secondary Village</p> <p>Total Housing Yield: 43 Dwellings Started: 0</p> <p>Site Size (ha.): 0.00 Dwellings Completed: 43</p>
	<p>Application Reference: 14/01472/FUL SHLAA ID: 3009</p> <p>Site Name: Greenbank Farm Dalton North Yorkshire YO7 3HY</p> <p>Settlement: Dalton</p> <p>Sub Area: Thirsk Hierarchy: Secondary Village</p> <p>Total Housing Yield: 2 Dwellings Started: 0</p> <p>Site Size (ha.): 0.30 Dwellings Completed: 1</p>
	<p>Application Reference: 14/01917/MBN SHLAA ID: 2042</p> <p>Site Name: Salmon Hall Catton Lane Topcliffe North Yorkshire YO7 3SA"</p> <p>Settlement: Topcliffe</p> <p>Sub Area: Thirsk Hierarchy: Service Village</p> <p>Total Housing Yield: 3 Dwellings Started: 2</p> <p>Site Size (ha.): 0.06 Dwellings Completed: 1</p>
	<p>Application Reference: 14/02151/MBN SHLAA ID: 2051</p> <p>Site Name: Village Farm, Sinderby North Yorkshire YO7 4JD</p> <p>Settlement: Sinderby</p> <p>Sub Area: Thirsk Hierarchy: Other Village</p> <p>Total Housing Yield: 1 Dwellings Started: 0</p> <p>Site Size (ha.): 0.02 Dwellings Completed: 0</p>
	<p>Application Reference: 15/00357/FUL SHLAA ID: 2072</p> <p>Site Name: Land Adj To 147 Hambleton Place</p> <p>Settlement: Thirsk</p> <p>Sub Area: Thirsk Hierarchy: Service Centre</p> <p>Total Housing Yield: 2 Dwellings Started: 0</p> <p>Site Size (ha.): 0.05 Dwellings Completed: 0</p>
	<p>Application Reference: 15/01028/FUL SHLAA ID: 2095</p> <p>Site Name: The Old Chapel Pickhill North Yorkshire YO7 4JG</p> <p>Settlement: Pickhill</p> <p>Sub Area: Thirsk Hierarchy: Secondary Village</p> <p>Total Housing Yield: 1 Dwellings Started: 0</p> <p>Site Size (ha.): 0.10 Dwellings Completed: 0</p>

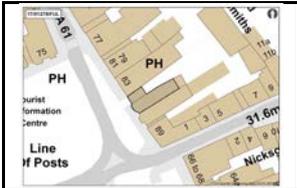
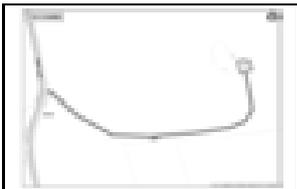
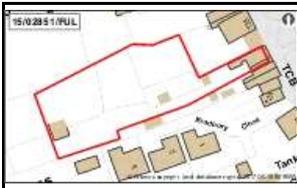
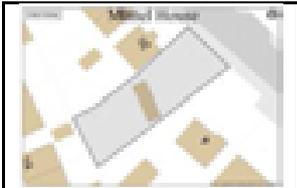
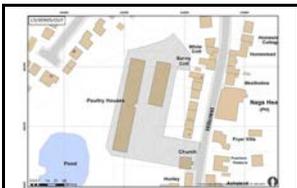
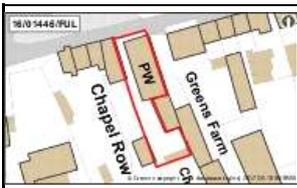
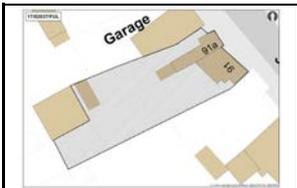
	Application Reference: 15/01104/REM Site Name: "Thistledoo" Redundant Pumping Station Pickhill North Yorkshire Settlement: Pickhill Sub Area: Thirsk Total Housing Yield: 1 Site Size (ha.): 0.10	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 1	SHLAA ID: 2105
	Application Reference: 15/01118/OUT Site Name: Pickhill Engineers Ltd Street Lane Pickhill North Yorkshire YO7 4JU Settlement: Pickhill Sub Area: Thirsk Total Housing Yield: 5 Site Size (ha.): 0.45	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 2108
	Application Reference: 15/01126/FUL Site Name: Eldmire Hill Ox Close Lane Eldmire North Yorkshire YO7 3JH Settlement: Thirsk Other Settlement Sub Area: Thirsk Total Housing Yield: 1 Site Size (ha.): 0.25	Hierarchy: Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 2109
	Application Reference: 15/01185/MBN Site Name: Sandhill Farm Low Road Thirkleby North Yorkshire YO7 2BE Settlement: Thirkleby Sub Area: Thirsk Total Housing Yield: 2 Site Size (ha.): 0.05	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 2	SHLAA ID: 2113
	Application Reference: 15/01355/FUL Site Name: "Greenfield House" Land Adjacent Westwood Bagby North Yorkshire Settlement: Bagby Sub Area: Thirsk Total Housing Yield: 1 Site Size (ha.): 0.11	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 1	SHLAA ID: 2120
	Application Reference: 15/01446/FUL Site Name: Montrose Main Street Sessay North Yorkshire YO7 3BE Settlement: Sessay Sub Area: Thirsk Total Housing Yield: 1 Site Size (ha.): 0.11	Hierarchy: Secondary Village Dwellings Started: 1 Dwellings Completed: 0	SHLAA ID: 2122
	Application Reference: 15/01852/FUL Site Name: Land Adjacent To The New House Catton North Yorkshire YO7 4SQ Settlement: Catton Sub Area: Thirsk Total Housing Yield: 1 Site Size (ha.): 0.10	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 1	SHLAA ID: 2020
	Application Reference: 15/01952/FUL Site Name: West House, 1 Alexander Close Settlement: Thirsk Sub Area: Thirsk Total Housing Yield: 1 Site Size (ha.): 0.05	Hierarchy: Service Centre Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 1343
	Application Reference: 15/02061/OUT Site Name: Hall Garth Fanny Lane Knayton North Yorkshire YO7 4AS Settlement: Knayton Sub Area: Thirsk Total Housing Yield: 0 Site Size (ha.): 0.20	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 2151

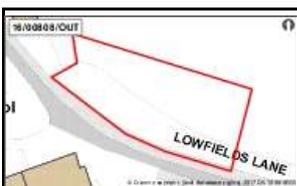
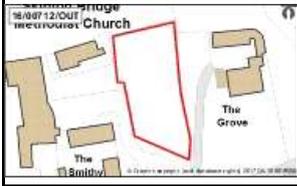
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	Application Reference: 15/02251/MBN Site Name: Land At Whitby Farm Lowfields Lane Pickhill North Yorkshire Settlement: Pickhill Sub Area: Thirsk Total Housing Yield: 1 Site Size (ha.): 0.03	Hierarchy: Secondary Village Dwellings Started: 1 Dwellings Completed: 0	SHLAA ID: 2158
	Application Reference: 15/02496/FUL Site Name: 84 St James Green Thirsk North Yorkshire YO7 1AJ Settlement: Thirsk Sub Area: Thirsk Total Housing Yield: 0 Site Size (ha.): 0.01	Hierarchy: Service Centre Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 2164
	Application Reference: 15/02717/OUT Site Name: Land To The Rear Of The Cottages Street Lane Pickhill North Yorkshire YO7 4JX Settlement: Pickhill Sub Area: Thirsk Total Housing Yield: 0 Site Size (ha.): 0.11	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 2167
	Application Reference: 16/00373/FUL Site Name: Ainderby Hall Ainderby Quernhow North Yorkshire YO7 4HZ Settlement: Ainderby Quernhow Sub Area: Thirsk Total Housing Yield: 4 Site Size (ha.): 0.22	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3032
	Application Reference: 16/00876/FUL Site Name: The Hawthorns Main Street Thornton Le Moor North Yorkshire DL7 9DW Settlement: Thornton-le-Moor Sub Area: Thirsk Total Housing Yield: 2 Site Size (ha.): 0.13	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 2	SHLAA ID: 2106
	Application Reference: 16/00999/FUL Site Name: 5 Silver Street Sowerby North Yorkshire YO7 1JU Settlement: Thirsk (with Sowerby) Sub Area: Thirsk Total Housing Yield: 2 Site Size (ha.): 0.02	Hierarchy: Service Centre Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3057
	Application Reference: 16/01079/FUL Site Name: "Rosewood Grange" - Land East Of Craddock Row Sandhutton North Yorkshire YO7 4RT Settlement: Sandhutton Sub Area: Thirsk Total Housing Yield: 1 Site Size (ha.): 0.24	Hierarchy: Other Village Dwellings Started: 1 Dwellings Completed: 0	SHLAA ID: 3059
	Application Reference: 16/01419/FUL Site Name: The Old Post Office Sinderby North Yorkshire YO7 4JD Settlement: Sinderby Sub Area: Thirsk Total Housing Yield: 2 Site Size (ha.): 0.02	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3068

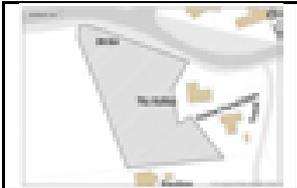
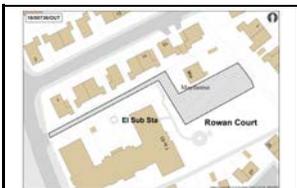
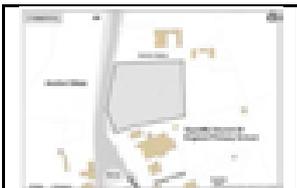
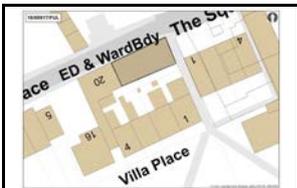
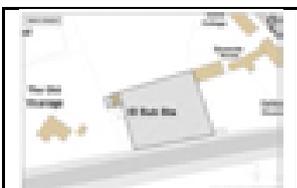
	Application Reference: 16/01420/REM Site Name: Wisteria Cottage, 21 Station Road,Thirsk Settlement: Thirsk Sub Area: Thirsk Total Housing Yield: 11 Site Size (ha.): 0.34	Hierarchy: Service Centre Dwellings Started: 10 Dwellings Completed: 1	SHLAA ID: 2149
	Application Reference: 16/01468/OUT Site Name: West View Bagby Lane Bagby North Yorkshire YO7 2PH Settlement: Bagby Sub Area: Thirsk Total Housing Yield: 5 Site Size (ha.): 0.35	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3072
	Application Reference: 16/01511/FUL Site Name: Walkers Garage South Otterington North Yorkshire DL7 9HT Settlement: South Otterington Sub Area: Thirsk Total Housing Yield: 9 Site Size (ha.): 0.29	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3076
	Application Reference: 16/01575/FUL Site Name: The Bungalow Masonic Lane Thirsk North Yorkshire YO7 1PS Settlement: Thirsk Sub Area: Thirsk Total Housing Yield: 5 Site Size (ha.): 0.15	Hierarchy: Service Centre Dwellings Started: 0 Dwellings Completed: 5	SHLAA ID: 3077
	Application Reference: 16/01594/OUT Site Name: Nags Head Pickhill North Yorkshire YO7 4JG Settlement: Pickhill Sub Area: Thirsk Total Housing Yield: 3 Site Size (ha.): 0.08	Hierarchy: Secondary Village Dwellings Started: 3 Dwellings Completed: 0	SHLAA ID: 3293
	Application Reference: 16/01627/MBN Site Name: Manor Farm Pickhill North Yorkshire YO7 4JR Settlement: Pickhill Sub Area: Thirsk Total Housing Yield: 1 Site Size (ha.): 0.02	Hierarchy: Secondary Village Dwellings Started: 1 Dwellings Completed: 0	SHLAA ID: 3083
	Application Reference: 16/01640/FUL Site Name: "Willow Mews" - Land Off Bellingham Close Thirsk North Yorkshire Settlement: Thirsk Sub Area: Thirsk Total Housing Yield: 4 Site Size (ha.): 0.23	Hierarchy: Service Centre Dwellings Started: 0 Dwellings Completed: 4	SHLAA ID: 3085
	Application Reference: 16/01942/REM Site Name: Little Acre Dalton North Yorkshire YO7 3JD Settlement: Dalton Sub Area: Thirsk Total Housing Yield: 1 Site Size (ha.): 0.07	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 1	SHLAA ID: 3097
	Application Reference: 16/02086/FUL Site Name: 3 Belgrave Terrace Mowbray Place Sowerby North Yorkshire YO7 1RE Settlement: Thirsk (with Sowerby) Sub Area: Thirsk Total Housing Yield: 2 Site Size (ha.): 0.07	Hierarchy: Service Centre Dwellings Started: 2 Dwellings Completed: 0	SHLAA ID: 3101

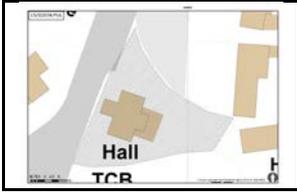
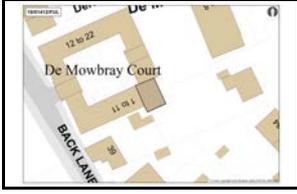
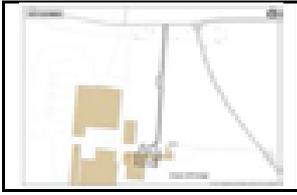
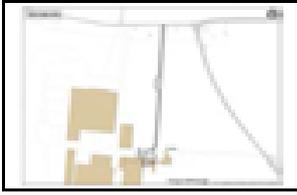
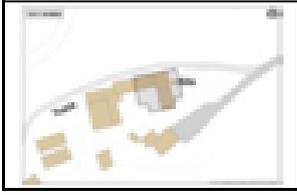
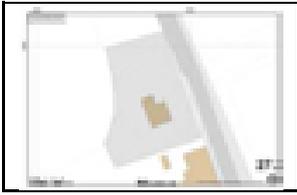
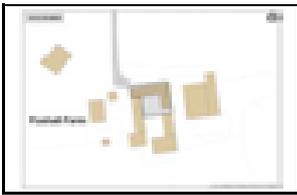
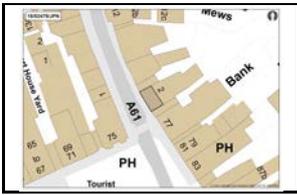
	Application Reference: 16/02116/OUT Site Name: Station Farm Pickhill North Yorkshire YO7 4JG Settlement: Pickhill Sub Area: Thirsk Total Housing Yield: 14 Site Size (ha.): 0.75	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3102
	Application Reference: 16/02304/FUL Site Name: 2 Castlegate Thirsk North Yorkshire YO7 1HL Settlement: Thirsk Sub Area: Thirsk Total Housing Yield: 4 Site Size (ha.): 0.06	Hierarchy: Service Centre Dwellings Started: 1 Dwellings Completed: 3	SHLAA ID: 3107
	Application Reference: 16/02416/FUL Site Name: Former Methodist Church Ainderby Quernhow North Yorkshire Settlement: Ainderby Quernhow Sub Area: Thirsk Total Housing Yield: 1 Site Size (ha.): 0.06	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3111
	Application Reference: 16/02529/OUT Site Name: Hope Farm East Sandhutton North Yorkshire YO7 4RW Settlement: Sandhutton Sub Area: Thirsk Total Housing Yield: 1 Site Size (ha.): 0.01	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3140
	Application Reference: 16/02633/FUL Site Name: Village Farm Catton Village Street Catton North Yorkshire YO7 4SQ Settlement: Catton Sub Area: Thirsk Total Housing Yield: 5 Site Size (ha.): 0.65	Hierarchy: Other Village Dwellings Started: 5 Dwellings Completed: 0	SHLAA ID: 2130
	Application Reference: 16/02787/FUL Site Name: Long Street Fisheries 62A Long Street Thirsk North Yorkshire YO7 1AU Settlement: Thirsk Sub Area: Thirsk Total Housing Yield: 1 Site Size (ha.): 0.01	Hierarchy: Service Centre Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3120
	Application Reference: 17/00053/FUL Site Name: Field House Main Street Sessay North Yorkshire YO7 3BE Settlement: Sessay Sub Area: Thirsk Total Housing Yield: 1 Site Size (ha.): 0.06	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3149
	Application Reference: 17/00196/FUL Site Name: White House Cottage Sinderby North Yorkshire YO7 4JD Settlement: Sinderby Sub Area: Thirsk Total Housing Yield: 1 Site Size (ha.): 0.41	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 1	SHLAA ID: 3154
	Application Reference: 17/00207/REM Site Name: "Highfield" Schiehallion Stockton Road South Kilvington North Yorkshire YO7 2NL Settlement: South Kilvington Sub Area: Thirsk Total Housing Yield: 1 Site Size (ha.): 0.04	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 1	SHLAA ID: 3155

	<p>Application Reference: 17/00263/FUL SHLAA ID: 3156</p> <p>Site Name: Garages Opposite 26 Sowerby Road Sowerby North Yorkshire</p> <p>Settlement: Thirsk (with Sowerby)</p> <p>Sub Area: Thirsk Hierarchy: Service Centre</p> <p>Total Housing Yield: 1 Dwellings Started: 0</p> <p>Site Size (ha.): 0.02 Dwellings Completed: 1</p>
	<p>Application Reference: 17/00268/OUT SHLAA ID: 3157</p> <p>Site Name: Hilltop Dalton North Yorkshire YO7 3HS</p> <p>Settlement: Dalton</p> <p>Sub Area: Thirsk Hierarchy: Secondary Village</p> <p>Total Housing Yield: 1 Dwellings Started: 0</p> <p>Site Size (ha.): 0.05 Dwellings Completed: 0</p>
	<p>Application Reference: 17/00495/FUL SHLAA ID: 3167</p> <p>Site Name: Land East Of Bedlam Hill Borrowby North Yorkshire</p> <p>Settlement: Borrowby</p> <p>Sub Area: Thirsk Hierarchy: Secondary Village</p> <p>Total Housing Yield: 5 Dwellings Started: 1</p> <p>Site Size (ha.): 0.50 Dwellings Completed: 0</p>
	<p>Application Reference: 17/00624/FUL SHLAA ID: 3171</p> <p>Site Name: Seven Lodge Post Office Lane Kirby Wiske North Yorkshire YO7 4EP</p> <p>Settlement: Kirby Wiske</p> <p>Sub Area: Thirsk Hierarchy: Other Village</p> <p>Total Housing Yield: 1 Dwellings Started: 0</p> <p>Site Size (ha.): 0.13 Dwellings Completed: 1</p>
	<p>Application Reference: 17/00794/FUL SHLAA ID: 3174</p> <p>Site Name: "The Snuggle Up" The Paddock Sandhutton North Yorkshire YO7 4RW</p> <p>Settlement: Sandhutton</p> <p>Sub Area: Thirsk Hierarchy: Other Village</p> <p>Total Housing Yield: 1 Dwellings Started: 0</p> <p>Site Size (ha.): 0.23 Dwellings Completed: 1</p>
	<p>Application Reference: 17/00975/FUL SHLAA ID: 2013</p> <p>Site Name: Lyng Easthough Main Street Sessay North Yorkshire YO7 3BE</p> <p>Settlement: Sessay</p> <p>Sub Area: Thirsk Hierarchy: Secondary Village</p> <p>Total Housing Yield: 1 Dwellings Started: 1</p> <p>Site Size (ha.): 0.08 Dwellings Completed: 0</p>
	<p>Application Reference: 17/00982/OUT SHLAA ID: 3181</p> <p>Site Name: Howebridge 5 Blakey Lane Sowerby North Yorkshire YO7 1JY</p> <p>Settlement: Thirsk (with Sowerby)</p> <p>Sub Area: Thirsk Hierarchy: Service Centre</p> <p>Total Housing Yield: 1 Dwellings Started: 0</p> <p>Site Size (ha.): 0.10 Dwellings Completed: 0</p>
	<p>Application Reference: 17/01104/FUL SHLAA ID: 3185</p> <p>Site Name: Towlers (Thirsk) Ltd 66 - 68 Market Place Thirsk North Yorkshire YO7 1LW</p> <p>Settlement: Thirsk (with Sowerby)</p> <p>Sub Area: Thirsk Hierarchy: Service Centre</p> <p>Total Housing Yield: 4 Dwellings Started: 3</p> <p>Site Size (ha.): 0.02 Dwellings Completed: 1</p>

	<p>Application Reference: 17/01247/OUT SHLAA ID: 3191</p> <p>Site Name: Three Tuns Garage Brentwood House Sandhutton North Yorkshire YO7 4RW</p> <p>Settlement: Sandhutton</p> <p>Sub Area: Thirsk Hierarchy: Other Village</p> <p>Total Housing Yield: 5 Dwellings Started: 0</p> <p>Site Size (ha.): 0.27 Dwellings Completed: 0</p>
	<p>Application Reference: 17/01278/FUL SHLAA ID: 3193</p> <p>Site Name: First And Second Floor 85 Market Place Thirsk North Yorkshire YO7 1ET</p> <p>Settlement: Thirsk (with Sowerby)</p> <p>Sub Area: Thirsk Hierarchy: Service Centre</p> <p>Total Housing Yield: 1 Dwellings Started: 1</p> <p>Site Size (ha.): 0.01 Dwellings Completed: 0</p>
	<p>Application Reference: 17/01315/MBN SHLAA ID: 3194</p> <p>Site Name: Low Barn Croft Lane Carlton Husthwaite North Yorkshire</p> <p>Settlement: Husthwaite</p> <p>Sub Area: Easingwold Hierarchy: Service Village</p> <p>Total Housing Yield: 1 Dwellings Started: 1</p> <p>Site Size (ha.): 0.04 Dwellings Completed: 0</p>
	<p>Application Reference: 17/01561/FUL SHLAA ID: 3025</p> <p>Site Name: 131 Long Street Thirsk North Yorkshire YO7 1BB</p> <p>Settlement: Thirsk</p> <p>Sub Area: Thirsk Hierarchy: Service Centre</p> <p>Total Housing Yield: 1 Dwellings Started: 0</p> <p>Site Size (ha.): 0.24 Dwellings Completed: 0</p>
	<p>Application Reference: 17/01717/FUL SHLAA ID: 3207</p> <p>Site Name: 4 Barbeck - Land Adjacent To 2C Barbeck Thirsk North Yorkshire YO7 1DG</p> <p>Settlement: Thirsk (with Sowerby)</p> <p>Sub Area: Thirsk Hierarchy: Service Centre</p> <p>Total Housing Yield: 1 Dwellings Started: 1</p> <p>Site Size (ha.): 0.06 Dwellings Completed: 0</p>
	<p>Application Reference: 17/01935/REM SHLAA ID: 2093</p> <p>Site Name: Chapel Farm Pickhill North Yorkshire YO7 4JG</p> <p>Settlement: Pickhill</p> <p>Sub Area: Thirsk Hierarchy: Secondary Village</p> <p>Total Housing Yield: 8 Dwellings Started: 0</p> <p>Site Size (ha.): 0.50 Dwellings Completed: 0</p>
	<p>Application Reference: 17/01949/FUL SHLAA ID: 3071</p> <p>Site Name: Methodist Chapel Sandhutton North Yorkshire</p> <p>Settlement: Sandhutton</p> <p>Sub Area: Thirsk Hierarchy: Other Village</p> <p>Total Housing Yield: 1 Dwellings Started: 1</p> <p>Site Size (ha.): 0.04 Dwellings Completed: 0</p>
	<p>Application Reference: 17/02037/FUL SHLAA ID: 3299</p> <p>Site Name: Demolition of two houses and construction of 6 flats with parking spaces</p> <p>Settlement: Thirsk</p> <p>Sub Area: Thirsk Hierarchy: Service Centre</p> <p>Total Housing Yield: 4 Dwellings Started: 0</p> <p>Site Size (ha.): 0.12 Dwellings Completed: 0</p>
	<p>Application Reference: 17/02114/OUT SHLAA ID: 3297</p> <p>Site Name: OS Field 3146 Maunby North Yorkshire</p> <p>Settlement: Maunby</p> <p>Sub Area: Thirsk Hierarchy: Other Village</p> <p>Total Housing Yield: 2 Dwellings Started: 0</p> <p>Site Size (ha.): 0.19 Dwellings Completed: 0</p>

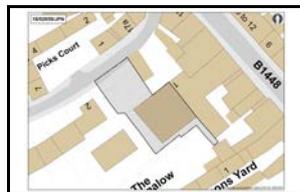
	Application Reference: 17/02448/REM Site Name: Land off end of St Mary's Close, Thirsk Settlement: Thirsk Sub Area: Thirsk Total Housing Yield: 40 Site Size (ha.): 1.30	Hierarchy: Service Centre Dwellings Started: 10 Dwellings Completed: 0	SHLAA ID: 2009
	Application Reference: 17/02613/FUL Site Name: "April Folly"Crosby Lodge (And Land To The Rear) South Otterington North Yorkshire DL7 9HT Settlement: South Otterington Sub Area: Thirsk Total Housing Yield: 1 Site Size (ha.): 0.40	Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3296
	Application Reference: 17/02615/FUL Site Name: "9 to 14 The Green" Land East Of Amberleigh House Lowfields Lane Pickhill North Yorkshire Settlement: Pickhill Sub Area: Thirsk Total Housing Yield: 5 Site Size (ha.): 0.56	Hierarchy: Secondary Village Dwellings Started: 5 Dwellings Completed: 0	SHLAA ID: 3048
	Application Reference: 18/00001/FUL Site Name: Land And Store Chapel Street Thirsk North Yorkshire YO7 1LU Settlement: Thirsk Sub Area: Thirsk Total Housing Yield: 1 Site Size (ha.): 0.02	Hierarchy: Service Centre Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3295
	Application Reference: 18/00006/MBN Site Name: Thistle Dhu Sandhutton Lane Carlton Miniott North Yorkshire YO7 4NH Settlement: No Settlement Sub Area: Total Housing Yield: 1 Site Size (ha.): 0.05	Hierarchy: Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3313
	Application Reference: 18/00116/FUL Site Name: Land North East Of 6 School Terrace Carlton Road Carlton Miniott North Yorkshire Settlement: Carlton Miniott Sub Area: Thirsk Total Housing Yield: 3 Site Size (ha.): 0.08	Hierarchy: Service Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3298
	Application Reference: 18/00124/REM Site Name: Land To The East Of Church Lane Bagby North Yorkshire Settlement: Bagby Sub Area: Thirsk Total Housing Yield: 5 Site Size (ha.): 0.33	Hierarchy: Other Village Dwellings Started: 5 Dwellings Completed: 0	SHLAA ID: 3190
	Application Reference: 18/00331/FUL Site Name: "Furlong Park"Austin Reed Ltd Station Road, Thirsk North Yorkshire, YO7 1QH Settlement: Thirsk Sub Area: Thirsk Total Housing Yield: 112 Site Size (ha.): 3.94	Hierarchy: Service Centre Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3306
	Application Reference: 18/00363/REM Site Name: Hill Farm Skipton On Swale North Yorkshire YO7 4SB Settlement: Skipton-on-Swale Sub Area: Thirsk Total Housing Yield: 1 Site Size (ha.): 0.10	Hierarchy: Other Village Dwellings Started: 1 Dwellings Completed: 0	SHLAA ID: 3046

	Application Reference: 18/00460/REM Site Name: Land Adjacent Fren Dene And Primrose Hill Dalton North Yorkshire Settlement: Dalton Sub Area: Thirsk Total Housing Yield: 5 Site Size (ha.): 0.60	SHLAA ID: 3096 Hierarchy: Secondary Village Dwellings Started: 5 Dwellings Completed: 0
	Application Reference: 18/00591/OUT Site Name: The Hollies Main Street Thornton Le Moor North Yorkshire DL7 9DW Settlement: Thornton-le-Moor Sub Area: Thirsk Total Housing Yield: 2 Site Size (ha.): 0.30	SHLAA ID: 3294 Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 0
	Application Reference: 18/00728/FUL Site Name: Land Adjacent Swale Lodge Church Street Topcliffe North Yorkshire YO7 3PA Settlement: Topcliffe Sub Area: Thirsk Total Housing Yield: 1 Site Size (ha.): 0.02	SHLAA ID: 3300 Hierarchy: Service Village Dwellings Started: 0 Dwellings Completed: 0
	Application Reference: 18/00736/OUT Site Name: Maythorne96 Long Street,ThirskNorth YorkshireYO7 1AX Settlement: Thirsk Sub Area: Thirsk Total Housing Yield: 1 Site Size (ha.): 0.08	SHLAA ID: 3301 Hierarchy: Service Centre Dwellings Started: 0 Dwellings Completed: 0
	Application Reference: 18/00859/FUL Site Name: Anchor Dykes Station Road Topcliffe North Yorkshire YO7 3SQ Settlement: Topcliffe Sub Area: Thirsk Total Housing Yield: 5 Site Size (ha.): 0.20	SHLAA ID: 3175 Hierarchy: Service Village Dwellings Started: 1 Dwellings Completed: 0
	Application Reference: 18/00917/FUL Site Name: Thornton Printers The Old Drill Hall 22 Chapel Street Thirsk North Yorkshire YO7 1LU Settlement: Thirsk Sub Area: Thirsk Total Housing Yield: 2 Site Size (ha.): 0.02	SHLAA ID: 3307 Hierarchy: Service Centre Dwellings Started: 0 Dwellings Completed: 0
	Application Reference: 18/00943/REM Site Name: Glebe Farm Stockton Road South Kilvington North Yorkshire YO7 2LZ Settlement: South Kilvington Sub Area: Thirsk Total Housing Yield: 2 Site Size (ha.): 0.17	SHLAA ID: 3225 Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0
	Application Reference: 18/00944/FUL Site Name: Land Adjacent Rose Cottage Pit Ings Lane Dalton North Yorkshire Settlement: Dalton Sub Area: Thirsk Total Housing Yield: 5 Site Size (ha.): 0.29	SHLAA ID: 3212 Hierarchy: Secondary Village Dwellings Started: 0 Dwellings Completed: 0
	Application Reference: 18/01176/OUT Site Name: Carlton House,Sandhutton LaneCarlton Miniott,North YorkshireYO7 4NJ Settlement: Carlton Miniott Sub Area: Thirsk Total Housing Yield: 1 Site Size (ha.): 0.14	SHLAA ID: 3302 Hierarchy: Service Village Dwellings Started: 0 Dwellings Completed: 0

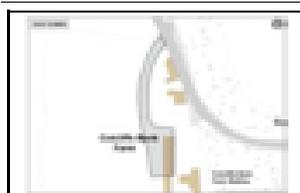
	Application Reference: 18/01398/FUL Site Name: Felixkirk Church Hall Felixkirk North Yorkshire Settlement: Felixkirk Sub Area: Thirsk Total Housing Yield: 1 Site Size (ha.): 0.04	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 2150
	Application Reference: 18/01412/FUL Site Name: De Mowbray Court Back Lane, Sowerby North Yorkshire, YO7 1ST Settlement: Thirsk Sub Area: Thirsk Total Housing Yield: 1 Site Size (ha.): 0.01	Hierarchy: Service Centre Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3303
	Application Reference: 18/01625/MBN Site Name: Cinquecliff Grange Farm Thirlby North Yorkshire YO7 2EA Settlement: No Settlement Sub Area: Total Housing Yield: 2 Site Size (ha.): 0.04	Hierarchy: Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3304
	Application Reference: 18/01626/JPN Site Name: Cinquecliff Grange Farm Thirlby North Yorkshire YO7 2EA Settlement: No Settlement Sub Area: Total Housing Yield: 1 Site Size (ha.): 0.08	Hierarchy: Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3305
	Application Reference: 18/01740/MBN Site Name: West Park Farm Sowerby Parks Sowerby North Yorkshire YO7 3AJ Settlement: No Settlement Sub Area: Total Housing Yield: 3 Site Size (ha.): 0.03	Hierarchy: Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3314
	Application Reference: 18/02089/REM Site Name: Land To The South Of Willow Garth Newby Wiske North Yorkshire Settlement: Newby Wiske Sub Area: Thirsk Total Housing Yield: 1 Site Size (ha.): 0.10	Hierarchy: Other Village Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 2128
	Application Reference: 18/02250/MBN Site Name: Foxhall Farm Knayton North Yorkshire YO7 4BR Settlement: No Settlement Sub Area: Total Housing Yield: 1 Site Size (ha.): 0.02	Hierarchy: Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3312
	Application Reference: 18/02395/FUL Site Name: 54 Long Street Thirsk North Yorkshire YO7 1AU Settlement: Thirsk Sub Area: Thirsk Total Housing Yield: 1 Site Size (ha.): 0.03	Hierarchy: Service Centre Dwellings Started: 0 Dwellings Completed: 0	SHLAA ID: 3309
	Application Reference: 18/02479/JPN Site Name: First Floor Office 2B Millgate Thirsk North Yorks Settlement: Thirsk Sub Area: Thirsk Total Housing Yield: 1 Site Size (ha.): 0.02	Hierarchy: Service Centre Dwellings Started: 1 Dwellings Completed: 0	SHLAA ID: 3315



Application Reference: 18/02622/FUL **SHLAA ID: 3308**
Site Name: The Gallery B & B 18 Kirkgate Thirsk North Yorkshire YO7 1PQ
Settlement: Thirsk
Sub Area: Thirsk Hierarchy: Service Centre
Total Housing Yield: 1 Dwellings Started: 0
Site Size (ha.): 0.03 Dwellings Completed: 0



Application Reference: 18/02659/JPN **SHLAA ID: 3311**
Site Name: St James Lodge Masonic Lane Thirsk North Yorkshire YO7 1PS
Settlement: Thirsk
Sub Area: Thirsk Hierarchy: Service Centre
Total Housing Yield: 6 Dwellings Started: 0
Site Size (ha.): 0.05 Dwellings Completed: 0



Application Reference: 18/02735/MBN **SHLAA ID: 3310**
Site Name: Cotcliffe Bank Farm Crosby North Yorkshire
Settlement: No Settlement
Sub Area: Hierarchy:
Total Housing Yield: 1 Dwellings Started: 0
Site Size (ha.): 0.02 Dwellings Completed: 0



Application Reference: 19/00257/MBN **SHLAA ID: 3316**
Site Name: Oxfield Farm Felixkirk North Yorkshire YO7 2EF
Settlement: No Settlement
Sub Area: Hierarchy:
Total Housing Yield: 1 Dwellings Started: 0
Site Size (ha.): 0.03 Dwellings Completed: 0

ANNEX 9 INTERIM POLICY GUIDANCE SITES

ANNEX 9 INTERIM POLICY
GUIDANCE SITES

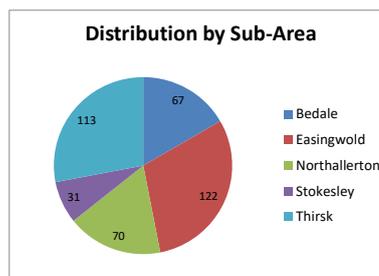
Annex 9 - Interim Policy Guidance Sites - The Summary in Numbers - 1/4/15 to 31/3/19

Overall the IPGN policy has contributed 403 units to HDC Housing Supply.

Of these 72 (18%) are complete, a further 54 (13%) are under construction, the remaining 69% (277) have no notified start.

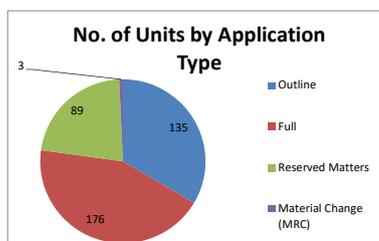
Distribution of IPGN Sites

Sub-Area	Numbers	%	Completions / Starts
Bedale	67	16.6%	19
Easingwold	122	30.3%	45
Northallerton	70	17.4%	18
Stokesley	31	7.7%	7
Thirsk	113	28.0%	37
District Totals	403	100.00%	126



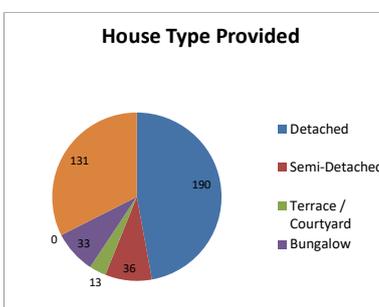
IPGN Dwellings by Application Type

Application Type	Numbers	%
Outline	135	33.5%
Full	176	43.7%
Reserved Matters	89	22.1%
Material Change (MRC)	3	0.7%
District Totals	403	100.00%



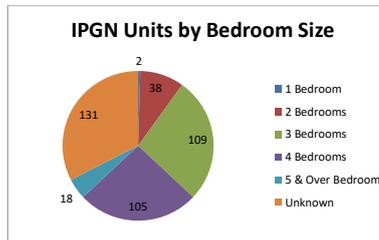
House Type Provided (where Known)

House Type	Number	%
Detached	190	47.1%
Semi-Detached	36	8.9%
Terrace / Courtyard	13	3.2%
Bungalow	33	8.2%
Flat	0	0.0%
Unknown	131	32.5%
District Totals	403	100.00%



Bedroom Size of Units

House Type	Number	%
1 Bedroom	2	0.5%
2 Bedrooms	38	9.4%
3 Bedrooms	109	27.0%
4 Bedrooms	105	26.1%
5 & Over Bedrooms	18	4.5%
Unknown	131	32.5%
District Totals	403	100.00%

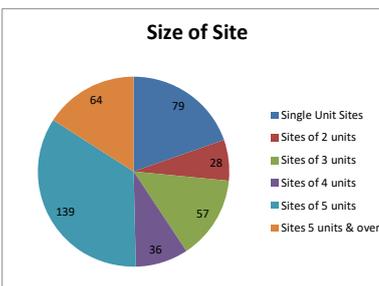


Where bedroom size is known for 260 units just half (55.7%) are of 1/2/3 bedroom size

There are no further details on 144 units which are subject to "Outline" permission

Size of Site

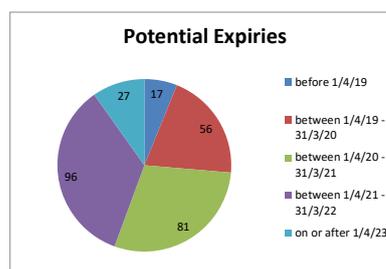
	No. of Dwellings	%
Single Unit Sites	79	19.6%
Sites of 2 units	28	6.9%
Sites of 3 units	57	14.1%
Sites of 4 units	36	8.9%
Sites of 5 units	139	34.5%
Sites 5 units & over	64	15.9%
District Totals	403	100.0%



57 units have been given permission on sites proposed under "Call for Sites"

Potential Expires

before 1/4/19	17
between 1/4/19 - 31/3/20	56
between 1/4/20 - 31/3/21	81
between 1/4/21 - 31/3/22	96
on or after 1/4/23	27
Totals	277



Potentially 17 units have expired up to 1/4/19, however, starts are under reported of the 72 completions, 15 units have no start date, but are Council Tax completions.

ANNEX 10 - PERMITTED
DEVELOPMENT SITES

ANNEX 10 - PERMITTED
DEVELOPMENT SITES

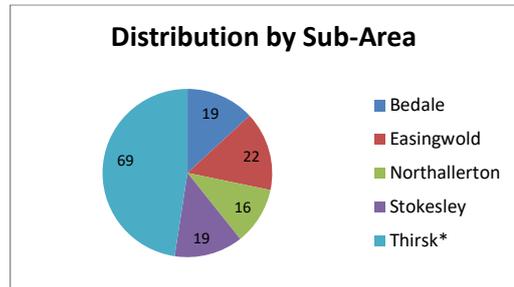
Annex 10 - Permitted Development - The Summary in Numbers - 1/4/15 to 31/3/19

Overall Permitted Development has contributed 145 units to HDC Housing Supply.

Of these 68 (47%) are complete, a further 19 (11%) are under construction. In all 60% of Permitted Development units have been built or started.

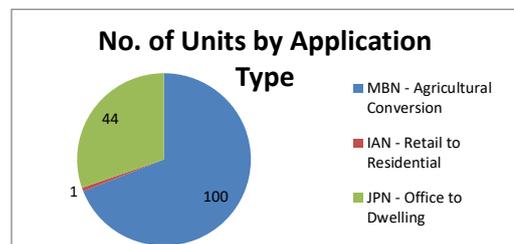
Distribution of Permitted Development Sites

Sub-Area	Numbers	%	Completions / Starts
Bedale	19	13.1%	10
Easingwold	22	15.2%	7
Northallerton	16	11.0%	11
Stokesley	19	13.1%	13
Thirsk*	69	47.6%	46
* One application Thirsk accounted for 30 units			
District Totals	145	100.00%	87



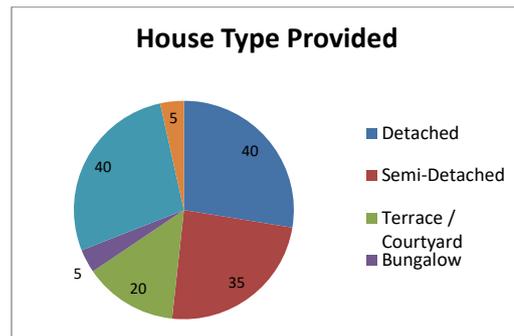
Permitted Development Dwellings by Application Type

Application Type	Numbers	%
MBN - Agricultural Conversion	100	69.0%
IAN - Retail to Residential	1	0.7%
JPN - Office to Dwelling	44	30.3%
District Totals	145	100.00%



House Type Provided

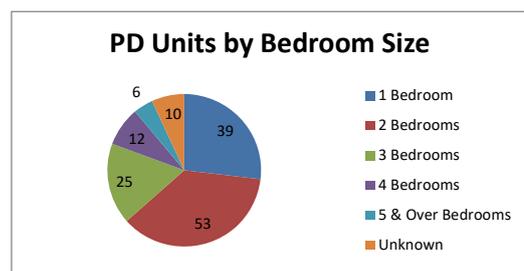
House Type	Number	%
Detached	40	27.6%
Semi-Detached	35	24.1%
Terrace / Courtyard	20	13.8%
Bungalow	5	3.4%
Flat	40	27.6%
Unknown	5	3.4%
District Totals	145	100.00%



Flats account for 37 units from three JPN applications

Bedroom Size of Units

House Type	Number	%
1 Bedroom	39	26.9%
2 Bedrooms	53	36.6%
3 Bedrooms	25	17.2%
4 Bedrooms	12	8.3%
5 & Over Bedrooms	6	4.1%
Unknown	10	6.9%
District Totals	145	100.00%



The vast majority of PD units are smaller - 117 units in 1/2/3 bedroom categories, there are only 18 units with 4 or more bedrooms. There are no further details on 10 dwellings

Size of Site

	No. of Dwellings
Single Unit Sites	61
Sites between 2 - 5 units	47
Sites with over 5 units	36
Site size unknown	1
District Totals	145



HAMBLETON
DISTRICT COUNCIL

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planningpolicy@hambleton.gov.uk
hambleton.gov.uk

This information is available in alternative formats and languages