

RYEDALE
DISTRICT
COUNCIL



The Ryedale Plan

Housing Delivery and Land Supply Statement

At 31 March 2021

Ryedale District Council – March 2022

HOUSING REQUIREMENTS/NEED

Local Plan Strategy Requirement = 200 per annum (net)

Minimum annual housing need (National policy standard method) = 186 per annum

The Local Plan Strategy was adopted in 2013 and, as a result, the strategic policies in the development plan that establish the District's housing requirements for the period 2012-2027 are more than five years old. The Local Planning Authority is currently reviewing its development plan. National policy makes it clear that in the meantime and in accordance with national policy (paragraph 61 of the NPPF), the minimum annual housing need figure for Ryedale is established by the standard method. On this basis, housing land supply in this paper is calculated for both the Local Plan requirement and the national minimum requirement.

HOUSING DELIVERY (COMPLETIONS)

Settlement	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Malton	26	11	67	48	132	100	62	196	33	675
Norton	61	91	75	79	14	26	7	73	21	447
Pickering	76	71	54	40	93	51	7	77	33	502
Kirkbymoorside	5	1	8	1	0	0	3	3	57	78
Helmsley	3	2	0	4	0	0	0	13	1	23
Amotherby	0	1	0	0	1	2	0	1	0	5
Swinton	1	0	0	0	1	0	2	1	6	11
Ampleforth (ex Nat Park)	2	0	2	20	9	6	1	1	0	41
Beadlam	0	0	0	0	0	0	0	0	0	0
Nawton	0	3	26	4	3	2	1	0	1	40
Hovingham	5	5	7	0	3	0	0	0	0	20
Rillington	3	3	0	2	0	8	34	8	4	62
Sherburn	2	0	1	2	0	11	0	2	0	18
Sheriff Hutton	0	0	0	3	6	12	14	1	0	36
Slingsby	0	3	2	0	23	0	2	0	0	30
Staxton and Willerby	0	1	0	0	0	0	0	1	1	3
Thornton Le Dale	0	0	0	4	11	18	16	0	0	49
Other Villages/Open Countryside	27	34	23	44	25	42	46	24	31	296
Total	211	226	265	251	321	278	195	401	188	2336

HOUSING LAND SUPPLY

"Raw" Housing Land Supply

Current Commitments

At 31/3/21, the gross raw housing supply from sites with planning permission (current commitments) was 1,133 plots or 5.66 years supply against the Local Plan Strategy target of 200 dpa and 6.09 years of supply against the standard national method.

	Small sites	Large sites	Total
Windfall	299	572	871
Allocated (with Planning Permission)	6 (Brickyard site, Kirkbymoorside)	256 (Riccald Drive, Helmsley; Whitby Road, Pickering; Land to south of Aspen Way, Slingsby)	262
Total	305	828	1,133

Major/Large sites under construction/not started (with planning permission)

Site	Ref	Status	Total Units	Units Outstanding @ 31/3/21
Land to south of Westgate, Old Malton	19/00781/MREM 16/01252/73A	Under Construction	40	40
Showfield, Pasture Lane, Malton	18/00304/MREM 18/00305/MREM 14/00427/MOUTE 16/00013/MOUT	Under Construction	314	103
Bright Steels, Beverley Road, Norton	19/01059/MFUL	Not Started	10	10
Land at Commercial Street, Norton (Former ATS site)	14/00947/MFUL	Lawful commencement	62	62
Land adj to Auburn Cottages, Langton Road, Norton	19/01180/MFUL (re-plan site area) 15/00098/MOUT	Under Construction	25	13
Land at Whitby Road, Pickering	17/01220/MFUL	Under Construction	239	187
Land East of Outgang Road Pickering	19/00796/MFUL	Not Started	12	12

Site	Ref	Status	Total Units	Units Outstanding @ 31/3/21
Land to North of Wains Field, Kirkbymoorside	18/01313/MFUL	Not Started	32	32
Russells, New Road, Kirkbymoorside	10/01121/MREM 09/00575/MOUT	Started/ Stalled	46	25
Land at Westfields, Kirkbymoorside	17/01449/MREM 13/01314/MOUT	Under Construction	225	178
Land at Riccal Drive, Helmsley	17/01238/MFUL	Under Construction	46	33
Land at Manor Farm, Sherburn	19/00278/MREM 16/00081/73AM	Not Started	73	73
Land East of the Balk, Slingsby	18/00686/MOUT Allocated Site	Not Started	38	38
Claxton Grange, Claxton	15/00014/MFUL	Started	13	13
Back Lane, Leavening	04/00292/MREM	Started/Stalled	19	9
				828

Housing land allocations (sites without planning permission)

The following sites are a further source of housing land supply.

Development Plan Document	Site Reference	Potential Capacity
Local Plan Sites Document	Land to East of Beverley Road, Norton	600
	Ryedale House Site, Malton	60
	Land West of Malton Road, Pickering	110
	Land South of Swineherd Lane, Kirkbymoorside	35
	Land North of Keld Head Close, Kirkbymoorside	18
	Land South of Primary School, Amotherby	40
	Land south of Riccal Drive, Helmsley	50
Helmsley Plan		913

Gross "raw" housing supply

Housing Land allocations (without planning permission) provide a further supply of housing land for 913 units. These sites increase the gross "raw" housing supply to 2,046 plots or 10.23 years supply against the Local Plan Strategy target of 200 or 11 years of supply against the standard national method.

	Small sites	Large sites	Total
Windfall	299	572	871
Allocated (with Planning Permission)	6	256	262

	Small sites	Large sites	Total
Allocated (without Planning Permission)	0	913	913
Total	305	1,741	2,046

Supply factoring conversion/demolition

Factoring in the losses through conversion and demolition (16 plots within planning permissions at 31/3/2021) into the supply, the net "raw" supply figures are as follows:

	Gross Supply minus Demolitions	Net Supply	Supply against LPS target (200)	Supply against national methodology (186)
Commitments (sites with PP)	1133-16	1117	5.58 years	6.0 years
Commitments and Allocations	2046-16	2030	10.15 years	10.91 years

Deliverable Housing Land Supply (Non Trajectorised)

This calculation includes all small sites with planning permission; all sites with detailed planning permission (unless there is evidence that homes will not be delivered on such sites within 5 years) and; sites with outline planning permission and land allocations where there is clear evidence that completions will begin within five years.

Source	Raw Supply	Deliverable Supply
Small Sites with planning permission	305	305
All other sites with detailed planning permission	790	703 Excludes: <ul style="list-style-type: none"> 62 plots at ATS site, Norton (14/00947/MFUL) 25 remaining plots at the former Russells site, Kirkbymoorside (10/01121/MREM) 9 plots at Back Lane Leavening (04/00292/MREM)

Source	Raw Supply	Deliverable Supply
Allocations and major sites with outline planning permission	Allocations = 913 Outline Permissions = 38 Total = 951	763 Excludes: <ul style="list-style-type: none"> • Sites where no progress with an application or communication from a developer/landowner at 31/3/21: <ul style="list-style-type: none"> ○ Land west of Malton Road, Pickering: 110 units. ○ Land to north of Keld Head Close, Kirkbymoorside: 18 Units Also excludes: <ul style="list-style-type: none"> • Land at Old Maltongate (Ryedale House) in face of impending Local Government Reform: 60 units
Total	2,046	1,762 (gross) 1,746 (net)

1,746 = 8.73 (net) years of supply against Local Plan Housing Target of 200 dpa.

1,746 = 9.38 (net) years of supply against national methodology housing target of 186 dpa

Deliverable Housing Land Supply (trajectory over five years)

Small Sites

A 10 % non-implementation rate is applied and delivery is averaged over the five year period. This is considered to be realistic on the basis of past trends.

Total	21/22	22/23	23/24	24/25	25/26
275 (305 with a 10% non-implementation factor applied)	55	55	55	55	55

Other sites with detailed planning permission (under construction and not started)

Excludes: 62 plots at ATS site, Norton (14/00947/MFUL); 25 remaining plots at the former Russells site, Kirkbymoorside (10/01121/MREM); 9 plots at Back Lane Leavening (04/00292/MREM).

Site	Units outstanding	21/22	22/23	23/24	24/25	25/26
Land south of Westgate, Old Malton (19/00781/MREM)	40	34	6	0	0	0
Showfield (18/00304/MREM and 18/00305/MREM)	103	39	40	24		
Bright Steels, Beverley Road, Norton	10		10			
Land at Commercial Street , Norton (Former ATS site)	62	0	0	0	0	0
Land adj to Auburn Cottages, Langton Road, Norton	13	13				
Land at Whitby Road, Pickering	187	40	40	40	40	27
Land East of Outgang Road Pickering	12		12			
Land to North of Wains Field, Kirkbymoorside	32	5	15	12		
Russells, New Road, Kirkbymoorside	25	0	0	0	0	0
Land at Westfields, Kirkbymoorside	178	40	40	40	40	18
Land at Riccal Drive, Helmsley	33	18	15			
Land at Manor Farm, Sherburn	73					10
Land East of the Balk, Slingsby	38				18	20
Claxton Grange, Claxton	13	13				
Back Lane, Leavening	9	0	0	0	0	0
Total		202	178	116	98	75

Allocations (with evidence @ 31/3/21 of intended delivery within five years)

Site	Total Supply	21/22	22/23	23/24	24/25	25/26
Land to East of Beverley Road, Norton	672		35	70	70	70
Ryedale House Site, Malton	60	0	0	0	0	0
Land West of Malton Road, Pickering	110	0	0	0	0	0

Land South of Swineherd Lane, Kirkbymoorside	35		10	10	10	5
Land North of Keld Head Close, Kirkbymoorside	18	0	0	0	0	0
Land South of Primary School, Amotherby	40			10	20	10
Land south of Riccal Drive, Helmsley	50			10	20	20
			45	100	120	105

Delivery Trajectory – Summary

Source	21/22	22/23	23/24	24/25	25/26
Small Sites	55	55	55	55	55
Current Commitments	202	178	116	98	75
Allocations		45	100	120	105
Annual Total	257	278	271	273	235
Grand Total					1,314

1,314 = 6.57 years of supply against Local Plan target of 200 dpa

1,314= 7.06 years of supply against national methodology target of 186 dpa

SUMMARY

In summary, this document has demonstrated the supply of specific deliverable sites is sufficient to provide five years' worth of housing against the housing requirements.

Unlike previous Part 1 Strategic Housing Land Availability Assessments (SHLAA), this updated version does not applying an additional supply buffer, taking into account the local zone of tolerance. Instead, by using the trajectory method to account for non-implementation rates, it is considered by the Council to meet the requirements of the NPPF and PPG in relation to testing the robustness of the 5 year supply.