

RYEDALE
DISTRICT
COUNCIL



The Ryedale Plan

Housing Delivery and Land Supply Statement

At 31 March 2022

Ryedale District Council – December 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, specifically paragraph 61 of the NPPF, makes it clear that in the meantime, 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)

The table below sets out the net number of housing completions each year since the adoption of the Ryedale Plan, by settlement and in accordance with the settlement hierarchy.

Settlement	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	Total
Malton (incl Old Malton)	26	11	67	48	132	100	62	196	33	70	745
Norton	61	91	75	79	14	26	7	73	21	34	481
Pickering	76	71	54	40	93	51	7	77	33	109	611
Kirkbymoorside	5	1	8	1	0	0	3	3	57	106	184
Helmsley	3	2	0	4	0	0	0	13	1	30	53
Amotherby	0	1	0	0	1	2	0	1	0	0	5
Swinton	1	0	0	0	1	0	2	1	6	4	15
Ampleforth (ex Nat Park)	2	0	2	20	9	6	1	1	0	0	41
Beadlam	0	0	0	0	0	0	0	0	0	0	0
Nawton	0	3	26	4	3	2	1	0	1	0	40
Hovingham	5	5	7	0	3	0	0	0	0	1	21
Rillington	3	3	0	2	0	8	34	8	4	1	63
Sherburn	2	0	1	2	0	11	0	2	0	1	19
Sheriff Hutton	0	0	0	3	6	12	14	1	0	0	36
Slingsby	0	3	2	0	23	0	2	0	0	0	30
Staxton and Willerby	0	1	0	0	0	0	0	1	1	0	3
Thornton Le Dale	0	0	0	4	11	18	16	0	0	0	49
Other Villages/Open Countryside	27	34	23	44	25	42	46	24	31	27	323
Total	211	226	265	251	321	278	195	401	188	383	2719

HOUSING LAND SUPPLY

"Raw" Housing Land Supply

Current Commitments

At 31/3/22, the gross raw housing supply from sites with planning permission (current commitments) was 646 plots or 3.23 years supply against the Local Plan Strategy target of 200 dpa and 3.47 years of supply against the standard national method. The below table represents outstanding units yet to be built out.

	Small sites	Large sites	Total
Windfall	245	278	523
Allocated (with Planning Permission)	5 (Brickyard site, Kirkbymoorside)	118 (Whitby Road, Pickering; Land to south of Aspen Way, Slingsby)	123
Total	250	396	646

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

The schemes which have now fully completed within the monitoring year include Land adj to Auburn cottages at Norton, Riccal Drive at Helmsley, and Claxton Grange. It is also noted that the Land at Manor Farm, Sherburn scheme has lapsed, a revised planning application is currently under consideration. The Russels, New Road development at Kirkbymoorside has also been removed as it is not anticipated that the remaining 25 units will come forward. A portion of the remaining site has come forward as a veterinary unit, now build out, with the potential addition of a permissioned surgery unit.

Site	Ref	Status	Total Units	Units Outstanding @ 31/3/22
Land to south of Westgate, Old Malton	19/00781/MREM 16/01252/73A	Under Construction	40	5
Showfield, Pasture Lane, Malton	18/00304/MREM 18/00305/MREM 14/00427/MOUTE 16/00013/MOUT	Under Construction	314	59
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 at Whitby Road, Pickering	17/01220/MFUL Allocated site	Under Construction	240	80

Site	Ref	Status	Total Units	Units Outstanding @ 31/3/22
Land East of Outgang Road Pickering	19/00796/MFUL 20/00430/73M	Under Construction	20	20
Land to North of Wains Field, Kirkbymoorside	18/01313/MFUL	Under Construction	32	13
Land at Westfields, Kirkbymoorside	17/01449/MREM 13/01314/MOUT	Under Construction	225	91
Land East of the Balk, Slingsby	18/00686/MOUT Allocated Site	Not Started	38	38
Back Lane, Leavening	04/00292/MREM	Under Construction	19	8
Main Street Scagglethorpe	09/01306/MFUL	Not started	10	10
				396

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
Helmsley Plan	Land south of Riccal Drive, Helmsley	50
		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 1,559 plots or 7.8 years supply against the Local Plan Strategy target of 200 or 8.38 years of supply against the standard national method.

	Small sites	Large sites	Total
Windfall	245	278	523
Allocated (with Planning Permission)	5	118	123
Allocated (without Planning Permission)	0	913	913
Total	250	1,309	1,559

Supply factoring conversion/demolition

Factoring in the losses through conversion and demolition (27 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)	646-27	619	3.2 years	3.33 years
Commitments and Allocations	1559-27	1532	7.66 years	8.24 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	218	218
All other sites with detailed planning permission	358	296 Excludes: <ul style="list-style-type: none"> 62 plots at ATS site, Norton (14/00947/MFUL)
Allocations and major sites with outline planning permission	Allocations = 913 Outline Permissions = 38 Total = 951	891 Excludes: <ul style="list-style-type: none"> Land at Old Maltongate (Ryedale House) in face of impending Local Government Reform: 60 units
Total	1,527	1,405

1,405 = 7.03 (net) years of supply against Local Plan Housing Target of 200 dpa.

1,405 = 7.55 (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	22/23	23/24	24/25	25/26	26/27
220 (245 with a 10% non-implementation factor applied)	44	44	44	44	44

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

Excludes those in grey: 62 plots at ATS site, Norton (14/00947/MFUL).

Site	Units outstanding	22/23	23/24	24/25	25/26	26/27
Land south of Westgate, Old Malton (19/00781/MREM)	5	5	0	0	0	0
Showfield (18/00304/MREM and 18/00305/MREM)	59	30	29	0	0	0
Bright Steels, Beverley Road, Norton	10	0	5	5	0	0
Land at Commercial Street , Norton (Former ATS site)	62	0	0	0	0	0
Land at Whitby Road, Pickering	80	40	40	0	0	0
Land East of Outgang Road Pickering	20	10	10	0	0	0
Land to North of Wains Field, Kirkbymoorside	13	5	5	3	0	0
Land at Westfields, Kirkbymoorside	91	30	30	31	0	0
Land East of the Balk, Slingsby	38	0	0	0	18	20
Back Lane, Leavening	8	2	2	2	2	0
Main Street Saggleshorpe	10	5	5	0	0	0
Total	334	127	126	41	20	20

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

Excludes those in grey: 60 units at Ryedale House site in Malton.

Site	Total Supply	22/23	23/24	24/25	25/26	26/27
Land to East of Beverley Road, Norton	672 (600 Allocation)	0	80	80	80	75
Ryedale House Site, Malton	60	0	0	0	0	0
Land West of Malton Road, Pickering	110	0	0	30	40	30
Land South of Swineherd Lane, Kirkbymoorside	35	10	10	10	10	5
Land North of Keld Head Close, Kirkbymoorside	18	0	0	0	9	9
Land South of Primary School, Amotherby	40		10	20	10	10
Land south of Riccal Drive, Helmsley	50			10	20	20
		10	100	150	169	149

Delivery Trajectory – Summary

Source	22/23	23/24	24/25	25/26	26/27
Small Sites	44	44	44	44	44
Current Commitments	127	126	41	20	20
Allocations	10	100	150	169	149
Annual Total	181	270	235	233	213
Grand Total					<u>1,132</u>

1,132 = 5.66 years of supply against Local Plan target of 200 dpa

1,132 = 6.09 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, particularly when applying the Standard methodology.

Unlike previous Part 1 Strategic Housing Land Availability Assessments (SHLAA), this updated version does not apply an additional supply buffer, which would take into account the local zone of tolerance. Instead, by using the trajectorised 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.