

Strategic Housing Land Availability Assessment Update 2012

Part One

RYEDALE
DISTRICT
COUNCIL



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CONTENTS

1	Introduction	2
	National, Regional and Local Policy Changes Since the 2009 SHLAA	3
	Changes to the Methodology	5
	Next Steps	7
	Review	8
2	PART 1: Housing Position including Commitments and Past Performance	9
	Past Housing Delivery	9
	Housing Land Availability	11
	Dwelling Targets	13
	Projected Delivery of Housing	14
	Housing Trajectory	17
	Annex 1: Housing non- implementation statistics	21
	Annex 2: Supply Schedule	26

1 Introduction

- 1.1 The first Ryedale Strategic Housing Land Availability Assessment (SHLAA) was carried out in 2009 by Roger Tym and Partners (RTP) based on a housing information base date of 31 March 2008. The SHLAA is a tool to inform decisions in the consideration of proposed sites and to help manage supply. The 2009 study provided both an assessment of existing supply and commitments at the 2008 base date and then assessed a range of potential sites for their suitability, availability and achievability. The sites assessed were those 'known to the Council'. These principally involved sites submitted to the Council by landowners and agents through 'call for sites' when preparing the Ryedale Plan. It also included sites identified in various study documents such as the Urban Capacity Study, NLUD, Malton Town Centre Strategy and Malton and Norton River-Rail Corridor Study.
- 1.2 Whilst the Council continually monitors the housing supply and completion information, the SHLAA has not been updated since 2009. Therefore it is important that the Council updates the SHLAA to reflect the latest information to support the Examination of the LPS and to inform preparation of the Local Plan Sites DPD and Helmsley Plan. This update builds on but does not completely replace the 2009 SHLAA. In particular this update will:
- Take into account national, regional and local policy changes since 2009.
 - Consider whether the 2009 methodology remains valid in light of the above and other changes.
 - Provide the latest housing supply position from commitments and remaining Local Plan Allocations.
 - Update the completion data from 2009
 - Assess additional sites submitted since the previous SHLAA
 - Re-assess those sites from the 2009 SHLAA where material changes have occurred.
 - Inform new housing land allocations for the Ryedale Plan.
- 1.3 Due to need to update supply and completion figures on an annual basis, it is proposed to provide this information as part of this update of the SHLAA. To do this effectively, it is necessary to split the SHLAA into two parts:
- **Part 1:** Housing Supply Position (including Commitments and land Allocations) and Past Performance
 - **Part 2:** Assessment of wider potential sites 'known to the Council' but not currently identified/ allocated for in the development plan
- 1.4 It's important to note that role of the SHLAA is distinct from that of the Ryedale Plan. The nature of the SHLAA will be tailored to reflect the plan-making position of the Council. Prior to the allocation of housing sites, the SHLAA will form assist in the assessment of potentially suitable, available and achievable housing sites through the site selection process. Following the adoption of site allocation documents, the role of the SHLAA will assist in the release of allocated sites in accordance with the

Ryedale Plan, and then the eventual review of the site allocation documents when appropriate.

National, Regional and Local Policy Changes Since the 2009 SHLAA

National Policy and Practice Guidance

- 1.5 There have been significant national policy changes since 2009, with the replacement of Planning Policy Statements and Planning Policy Guidance notes with a single national policy document known as the National Planning Policy Framework (NPPF) in March 2012. However despite this significant change in condensing over a 1000 pages of national policy to just over 50, the requirement to undertake SHLAAs remains as part of the plan making process: “local planning authorities should have a clear understanding of housing needs in their area. They should....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.” (NPPF para 159)
- 1.6 As with its predecessor Planning Policy Statement 3: Housing (PPS3), para 47 of the NPPF requires LPAs to identify:
1. A supply of specific ‘*deliverable*’ sites sufficient to provide five years worth of housing against their housing requirements and
 2. A further supply of specific ‘*developable*’ sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.
- 1.7 Footnotes 11 and 12 in the NPPF provide the definition of deliverable and developable:
- **Deliverable** – sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.
 - **Developable** – sites should be in a suitable location for housing development and there should be a reasonable prospect that the sites is available and could be viably developed at the point envisaged.
- 1.8 These requirements are almost identical to the requirements set out in former PPS3 apart from two differences:
1. The definitions of deliverable and developable include specific reference to the site being able to be viably developed.
 2. The NPPF refers to “broad locations” being possibly identified in the development plan for years 6-10 and 11-15 rather than just years 11-15 as set out in former PPS3.

- 1.9 The differences in expression between the NPPF and former PPS3 represent relatively minor changes in affecting the way sites should be assessed through the SHLAA. Whilst the reference “viable” has been specifically added to the NPPF in terms of demonstrating deliverability and developability, the need to ensure that the site is ‘achievable’ was always a consideration in PPS3 which essentially included the need to have regard to viability. This is shown in the methodology for assessing sites in the 2009 clearly had factors such as ‘market desirability’ and ‘cost/delivery factors’ as part of the ‘achievability’ test for sites.
- 1.10 The 2009 SHLAA did not need to identify any ‘broad locations’ as the substantial amounts of sites considered generated a significant potential supply without the need for any reference to ‘broad locations’. Given that this update of the SHLAA is considering additional sites to those considered through the 2009 survey, this situation remains the case for the assessment in Part Two of the SHLAA.
- 1.11 A noticeable change in the NPPF from the former PPS3 is the possibility of taking into account “an allowance for windfall sites in the five year supply” if there is “compelling evidence”. In making an allowance NPPF states this should be “realistic” having regard to the SHLAA, historic windfall delivery rates and expected future trends”. (para 49).
- 1.12 Another area which is expanded on in the NPPF in footnote 11 on page 12, is further clarification about how existing planning permissions (i.e commitments) are judged to be ‘deliverable’: “Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 years, for example they will not be viable, there is no longer a demand for these type of units or sites have long term phasing plans.”
- 1.13 Practice Guidance was published on Strategic Housing Land Availability Assessments in July 2007. This sets out in greater detail, how SHLAA assessments should be carried out, but is however framed against previous national policy set out in PPS3. The Government has confirmed that all Practice Guidance allied to previous national policy, remains valid unless it has been specifically stated as withdrawn. The Government is reviewing all Practice Guidance, however the timetable for this is unknown. Certainly at this point in time, the SHLAA Practice Guidance has not been withdrawn. Furthermore given that the NPPF continues the requirement for LPAs to undertake SHLAAs and the need to identify a deliverable and developable housing supply over 15 years, it therefore remains for now a valid tool to give detail in undertaking SHLAAs

Regional Policy and Practice Guidance

- 1.14 The Yorkshire and Humber plan (RSS) was published in 2008. Whilst the provisions of the Localism Act 2011 mean that it will be abolished following the outcome of the Environmental Assessments, under the provisions of the Town and Country (Planning and Compulsory Purchase Order Act 2004, it still forms the most recent element of the existing development plan. The requirement also remains therefore

that Local Plans/ LDFs being prepared must still be in general conformity with the plan. Reference to SHLAAs is made in the RSS in Policy H2: 'Managing and Stepping up the Supply and Delivery of Housing' where it states that "Local Planning Authorities should complete SHLAAs during 2008 as evidence for LDFs". Clearly this simply reflects the requirement for LPAs to undertake SHLAAs as part of their housing evidence base for their LDF of Local Plan. As this requirement is retained in national policy, the abolition of RSS does not have an impact in this regard.

- 1.15 However a key function of RSS is setting local housing targets. For Ryedale this equates to 200 net additional homes per annum. Clearly the eventual abolition of RSSs will remove this target, which will be instead set at the local level. This issue is considered under 'Local Policy Changes' below.

Local Policy Changes

- 1.16 When the 2009 SHLAA was being undertaken the then Core Strategy (now known as the Local Plan Strategy - LPS) was at an early stage of preparation with key elements of the strategy such as the amount and distribution of housing development being developed and consulted on. This situation has now changed as the LPS was submitted to the Secretary of State for Independent Examination on the 21 May 2012 and has therefore reached an advanced stage. The NPPF states in para 216 that "from the day of publication, decision-takers may also give weight to relevant policies in emerging plans" subject to 3 criteria:

- The stage of preparation – the more advanced the greater weight;
- The amount of unresolved objections – the less significant and unresolved objections, the greater the weight; and
- The degree of consistency of the emerging plan with the NPPF – the greater the consistency, the greater the weight.

- 1.17 Whilst it is to undergo Independent Examination, the Council believes in light of the above that the LPS is at an advanced stage and this should be reflected in the SHLAA in relation to:

- **The housing target** – The LPS sets this as 200 net additional home per annum following an objective assessment of all relevant housing evidence. 200 net additional homes is also the RSS target for Ryedale until it is abolished.
- **The plan base date** – This will now be the LPS basedate of 2012 rather than the basedate of 2004 from the 2009 SHLAA which reflected the RSS basedate, which is likely to be abolished soon.

Changes to the Methodology

- 1.18 Given the above national, regional and local changes, a number of changes are therefore required to the methodology established in the 2009 SHLAA:

Study Base Date

- 1.18 As set out above, the LPS has now reached an advanced stage and the RSS is likely to be abolished soon. On this basis the basedate has been changed from 2004 as identified in the 2009 SHLAA, to 2012 to reflect the basedate of the LPS.

Dwelling Targets

- 1.19 As set out above the objectively assessed dwelling target of 200 net additional homes per annum set out in the LPS is to be taken as the annual requirement in this SHLAA update. This figure is the same as the figure identified in the RSS, however it is important that the local figure is taken forward to reflect para 47 of the NPPF which emphasises that LPAs should identify deliverable sites to support “their [the LPA’s] housing requirement”.
- 1.19 On this basis, the dwelling target table has been revised to take account of these changes, the principal difference is that there is not an undersupply of housing completions against the RSS target being taken forward.
- 1.20 It is also important to note that whilst the housing target in the LPS is 200pa, it allows flexibility, whereby up to 20% over the planned target will not be deducted from the residual housing pot. However any undersupply against the target of 200pa will be taken into account. This will be reflected in future updates of the SHLAA when assessing housing performance states that target is 200 but allows flexibility to 240 per annum.

Likely Future Demolitions

- 1.21 Previous study predicted 36 demolitions in each 5 year period based on past trends. This has been updated based on more recent information and indicates 34 demolitions for the last five years. This revised figure has been taken into account in the figures for net additional dwellings.

Allowance for non-implementation

- 1.22 The 2009 SHLAA applied what was considered a “realistic” 20% non-implementation rate on the basis of the severe economic downturn at the time. At the time of the study no data was available on accurate figures for non-implementation of planning permissions. However the Council has now undertaken detailed analysis of non-implementation since 2002 and this indicates a non-implementation rate of 10%. The 20% figure identified appears over-cautious in light of this together with the recent recovery in housing completions in Ryedale since the dip in 2008/2009. On this basis therefore, the allowance has been amended to 10% to reflect local evidence. The analysis of past non-implementation is shown in Annex 1.

Study Area

- 1.23 The 2009 Study considered a wide range of sites known to the Council principally across the Ryedale District Local Planning Authority Area. However given the commitment to a joint Helmsley allocation document, the 2009 also considered sites

submitted within the National Park side of Helmsley, which is split between the North York Moors National Park (NYMNP) and this Council. This is still considered appropriate and the 2012 will similarly consider additional or revised sites submitted in Helmsley.

- 1.24 The 2009 SHLAA primarily considered sites put forward through the LDF or Ryedale Plan (known as 'call for sites'), and sites highlighted through various Council studies (including Malton Town Centre Strategy, Malton and Norton River-Rail Corridor Study, Urban Capacity Study and NLUD Survey). The 209 sites considered in the 2009 SHLAA ranged from open countryside locations to the centre of the main market towns in Ryedale. The 2012 SHLAA update will a similarly assess all the relevant sites submitted to the Council since the last study. Given the advanced stage of the LPS, Part Two of the Update will provide a commentary on the sites identified in the SHLAA which are within the settlement hierarchy set out in the LPS. This is consistent with the 2009 SHLAA which applied 5 different location types to the sites considered as a reporting feature. This will assist in the consideration of sites through the site selection process of the Local Plan Sites document and Helmsley Plan.
- 1.25 With the exception of these, all remaining methodological considerations from the 2009 assessment remains valid:
- **Time horizon** - NPPF now refers to five year deliverable +5% or +20% buffer, then "specific, developable" sites for 6-10 and "where possible", for years 11-15. As there is a need to maintain a buffer, and given the large amount of sites put forward for consideration, 20 years remains appropriate. Additionally the need in the longer term to consider the review of the Ryedale Plan means that the SHLAA should consider a longer time period than the 15 year time horizon of the development plan.
 - **Minimum Site Size Threshold** - this was set at 0.4 ha to reflect that sites should be of a scale to make a significant contribution to the delivery of housing. This approach remains appropriate and the 0.4ha has been retained.
 - **Density assumptions** – The NPPF is clear that it is for LPAs to set their own approach to housing density to reflect local circumstances. The 2009 SHLAA set a range of densities based on the location of sites. Following a review of this, these are still considered appropriate benchmarks to arrive at realistic theoretical housing yields.
 - **Factors and Criteria Note To Assess Housing Potential** – Applies the three tests. Whilst NPPF uses slightly different language, this amounts to effectively the same factors to be assessed

Next Steps

- 1.26 This report comprises Part 1 of the SHLAA, updating the latest position with housing commitments and projected delivery. Presently this does not include an assessment of remaining allocations as there are no outstanding allocations which do not have consent and are not therefore already counted in the commitments. This part of the SHLAA is akin to the housing position statement that the Council publishes annually and makes publicly available. The Council does not intend to consult on Part 1 of the

SHLAA as it presents factual data, and other key principles of such as the housing target will be formally established through the Examination into the LPS in Summer/Autumn 2012.

- 1.27 A draft of Part 2 of the SHLAA is due to be completed during Summer 2012, taking into account the methodological changes set out above. The Council will consult with the landowners, agents and the development industry on the assessments (and re-assessments where relevant) set out in the draft SHLAA Part 2 in Summer 2012.

Review

- 1.28 The review of the SHLAA will reflect the stage of plan making preparation. Following this 2012 update, the information comprising Part 1 will be updated on an annual basis to reflect the latest housing position and projected delivery. This annual review of Part 1 will evolve as allocations are made through the Sites Document and Helmsley Plan, changing the nature of the supply.
- 1.29 However Part 2 will be updated when required to support and manage plan-making activity. This will follow the lifecycle of the plan making process – ranging from an initial assessment of potentially deliverable and developable sites for allocation, management of existing supply of allocations, and indicating when a review of the Sites Document or Helmsley Plan is required.

2 PART 1: Housing Position including Commitments and Past Performance

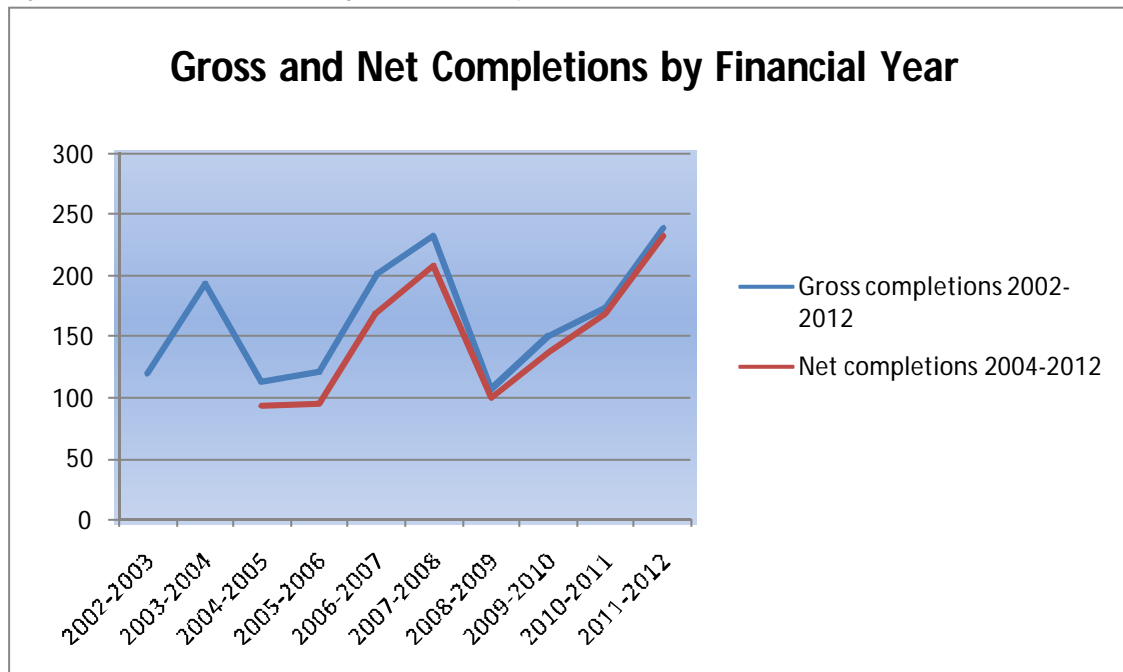
Past Housing Delivery

2.1 The following analysis sets the context for past patterns of housing delivery in Ryedale and how this informs the projected delivery of housing into the future. It is not intended to repeat the information set out in the Council's Annual Monitoring Report (AMR). Table 1 and Figure 1 set out the gross and net housing completions since 2002:

Table 1: Gross and Net Housing Completions by Financial Year 2002-2012. Source: RDC

Financial Year	Gross completions	Net completions
2002-2003	119	Not available
2003-2004	194	Not available
2004-2005	113	94
2005-2006	121	96
2006-2007	202	170
2007-2008	233	208
2008-2009	106	100
2009-2010	151	138
2010-2011	173	169
2011-2012	240	233
Total	1652	1208
Average	165	151

Figure 1: Gross and Net Housing Completions by Financial Year. Source: RDC

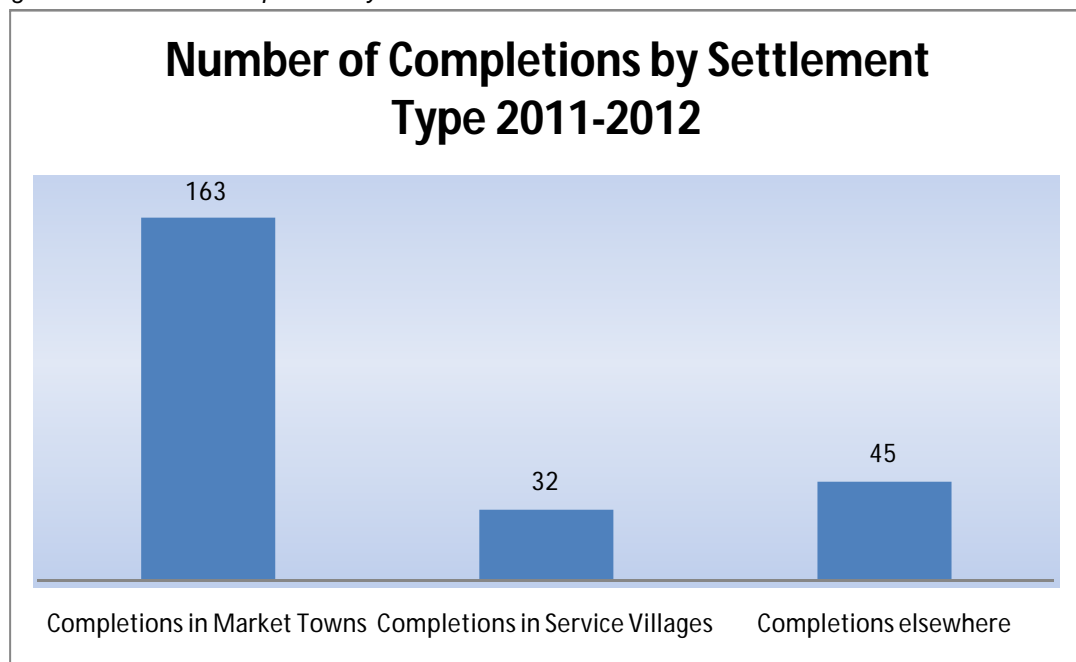


2.2 The table and graph show a relatively erratic pattern since 2002, however it does reflect certain local and national factors. The first dip in completions from 2004 to 2006 was the product of limited Ryedale Local Plan allocations gaining consent, and a predominance of small windfall sites coming forward. However from 2006 to 2008

housing completions significantly increased reflecting a number of major sites including remaining allocated sites which had begun to be built out such as Land at Bell's Yard, Scarborough Road. The 'credit crunch' and subsequent economic recession had a marked down turn on completions as shown in the sharp drop in 2008-2009, reflecting the pessimistic national picture at the time. However since 2008-2009 to present, the District has experienced a strong return to the levels of 2007-2008. Indeed 2011-2012 completion figures have exceeded the target of 200.

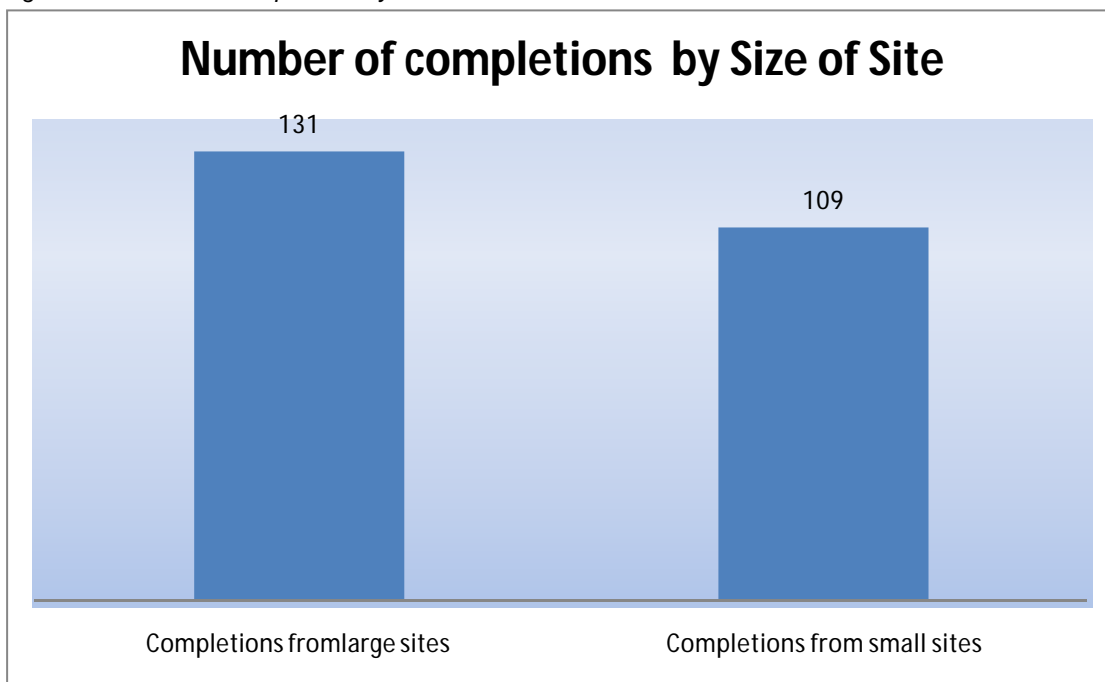
- 2.3 Given the limited housing allocations and generously drawn development limits, many of the sites over the Ryedale Local Plan period have historically come from windfall sources. However this trend has more recently changed with a significant part of this recent increase coming from large sites, supported by recent major permissions in the market towns to address the District's previous low housing supply. Figures 2 and 3 provide a breakdown of the 2011-2012 completions by site size and settlement type:

Figure 2: Number of Completions by Settlement 2011-2012. Source RDC



- 2.4 As Figure 2 demonstrates a significant majority of housing completions (68%) took place in the towns, followed by 13% in the Service Villages and 19% in all other villages in Ryedale. Figure 3 considers these completions by small site (that is sites involving less than 10 dwellings) and large sites (sites of 10 or more dwellings). It shows that whilst completion on large sites has increased and is the majority of total completions, there is still a significant amount of contributions from small sites. A further analysis of the contribution from windfall sources is covered in the Projected Delivery of Housing below.

Figure 3: Number of Completions by Size of Site 2011-2012. Source RDC



Evidence from recent site visits suggest that the housing market in the District has had a promising recovery from the sharp decline in 2008/09, with most major sites with consent having started on site.

Housing Land Availability

Current Commitments at Study Base date

- 2.5 The base date for this 2012 update is the 31/3/2012. This reflects the plan period start date of the LPS from 2012 to 2027.
- 2.6 At the 31/3/12, the housing supply from sites with planning permission was 1203 plots 6.02 years supply against the target of 200. This comprises:

Table 2: Breakdown of supply with planning permission at 31/3/12. Source: RDC

	Small sites	Large sites	Total
Windfall	335	822	1157
Allocated	0	46	46
Total	335	868	1203

- 2.7 As can be seen in Table 2, supply is substantially made up of windfall development, reflecting the limited allocations remaining. In particular a significant amount of windfall supply is large sites which reflects the Council's proactive stance through the recent approval of a number of large sites adjacent to the development limits of the market towns to achieve a 5 year deliverable housing supply. Table 7 refers in further detail to these recent releases. For a detailed breakdown of the supply, Annex 2 contains a schedule of the supply as at 31/03/12 at a housing plot level.

- 2.7 In addition to the supply identified in Table 2, there are additionally a number of applications which have been approved in principle subject to the signing of a s106 legal agreement or other matter. The Council has undertaken an analysis of these sites with these outstanding matters and has formed a schedule of those it believes will come forward in a reasonable timescale. These amount to 82 plots and are shown in Table 3 below:

Table 3: Schedule of Sites Approved In Principle Subject to the Signing of S106 or other matter.

Site	Number of plots
06/01232/FUL – Rectory Farm Scrayingham	6
08/00596/FUL – Langton Walled Garden, Langton	4
09/00072/FUL – Land & Buildings at Diamond Farm, Nunnington	7
09/00154/FUL – Keld Head Road, Kirkbymoorside	8
09/00786/OUT – Land West of Westgate Farm, Rillington	2
10/00973/MFUL – Claxton Grange, Claxton	13
10/01318/MFUL – Land at OS Field 7357, Sherburn	10
11/00597/OUT – Land at OS Field 4907, Pickering	1
11/00570/FUL – East End Garage, Ampleforth	8
11/01204/FUL – Outbuildings to the Rear of 39-40 Hungate, Pickering	2
11/01233/MOUT – Land West of Station Road, Nawton	21
Total supply from applications approved in principle	82

- 2.7 Taken together, the total supply from commitments as at 31/3/2012 is:

Table 4: Breakdown of Supply. Source: RDC

Dwellings with planning permission	Dwellings approved subject to s106/ or other issue	Total dwellings
1203	82	1285
Supply against LPS target	Supply against LPS target	Total committed supply against LPS target
6.02 years	0.41 years	6.43 years

- 2.8 On this basis, the Council has in excess of a 5 year housing land supply of “specific deliverable” housing sites. Para 47 of the NPPF discusses the need for LPAs to provide for an “additional buffer” of deliverable housing supply to “ensure choice and competition in the market for land”. This is set at 5%, unless an authority is categorised as having a “record of persistent under delivery of land” where the buffer is increased to 20%. The definition of “persistent under delivery” has yet to be tested. The Council considers that it is not a persistent under-deliverer and this will be tested through the Examination into the LPS in Summer 2012. Even taking into account a 5% or 20% buffer, the Council still has a deliverable 5 year housing supply.
- 2.9 Based on the current level of supply, the Council effectively has the equivalent of a 29% buffer. This level of supply is meeting and currently exceeding the target of 200 homes per annum. The projected delivery from this supply is set out in further detail below.

- 2.10 As set out in the changes to the methodology, the Council has analysed the level of non-implementation of housing permissions in Ryedale based on past trends. This information is shown in Annex 1 and demonstrates that over the five years following planning permission being granted, an average of 90% of permissions are built. Therefore an average of 10% of permissions take longer to build or are not implemented at all. On this basis and reflecting the Regional Practice Guide on SHLAAs - which sets out the “need to adopt a realistic approach to including existing planning permissions within their supply” - the level of non-implementation is now set at 10%.
- 2.11 Applying the 10% non-implementation rate to the identified level of supply therefore equates to the following:

Table 5: Supply including 10% Non-Implementation Rate

Level of supply + 10% non implementation allowance – (Years)	Level of supply + 10% non implementation allowance – (Number of dwellings)
5.78	1157

- 2.12 Therefore the total deliverable supply for the purposes of the 2012 SHLAA assessment, taking into account non-implementation, is 1157 dwellings. This will be taken forward in the calculations in Part 2 of this report.

Dwelling Targets

- 2.13 The LPS dwelling target is 200 net additional dwellings per annum. Given that the base date of the plan is 2012, there is no under provision to take into account. Therefore the 5, 10, 15 and 20 year combined dwelling requirement is 1000, 2000, 3000 and 4000 dwellings respectively. Taking into account future demolitions of dwellings based on past trends, the cumulative 5-year dwelling targets are set out in Table 6 below:

Table 6: Dwelling Targets for 5, 10, 15, and 20 year periods against LPS taking into account demolitions

First 5 year tranche			
LPS Dwelling Target 2012 - 2017	Demolition allowance	5-year dwelling target	Cumulative 5-year dwelling target
1000	34	1034	1034
Second 5 year tranche			
LPS Dwelling Target 2017 - 2022	Demolition allowance	5-year dwelling target	Cumulative 5-year dwelling target
1000	34	1034	2068
Third 5 year tranche			
LPS Dwelling Target 2022 - 2027	Demolition allowance	5-year dwelling target	Cumulative 5-year dwelling target
1000	34	1034	3102
Fourth 5 year tranche			
LPS Dwelling Target 2027 - 2032	Demolition allowance	5-year dwelling target	Cumulative 5-year dwelling target
1000	34	1034	4136

- 2.14 These targets will form the basis of the assessment in Part 2 of the amount of potentially deliverable and developable sites required.

Projected delivery of housing

- 2.15 From the detailed analysis of the identified housing supply, the Council has estimated the level of anticipated housing delivery over the next 5 years from major sites in Ryedale. This has been built up from information on likely build rates from developers of these major sites which are or are likely to be developed.

Table 7: Anticipated Delivery from Major Sites

Site	Developer	Status	Max annual delivery	Min annual delivery	Remaining plots on site
Westfield Nurseries, Norton	Persimmon	Started	40	35	186
Whitfield Avenue, Pickering	Persimmon	Ongoing	40	35	46
Whitby Road, Pickering	David Wilson Homes	Ongoing	25	25	84
Cheesecake Farm, Norton	Shepherd Homes	Ongoing	20	20	85
Broughton Road, Malton	Taylor Wimpey	Start07/12	35	35	262
Wains Field, Kirkbymoorside	Trilandium	Ongoing	18	18	19
Pasture Lane, Hovingham	Trilandium	Started	12	6	13
Total			190	174	705

- 2.16 The sites identified in Table 7 lead to a delivery of between 174 and 190 completions a year from major sites. This represents a significant contribution from major sites to towards achieving the LPS plan target alone. The minimum figure represents the lower range of what the housing developers think can be achieved and these figures have been taken forward in Table 7 below. This is considered to represent a conservative but robust approach. The site at Broughton Road in Malton is due to start in July 2012 and therefore half of the anticipated housing delivery (18) from this site has been assumed for 2012-2013 rising to the full 35 in the following years. On this basis the figures set out in Table 8 below have been taken forward as part of the projection of future delivery in Figure 6.

Table 8: Annual Projected Contribution from Major Sites

2012-2013	2013-2014	2014-2015	2015-2016	2016-2017
157	143	116	99	75

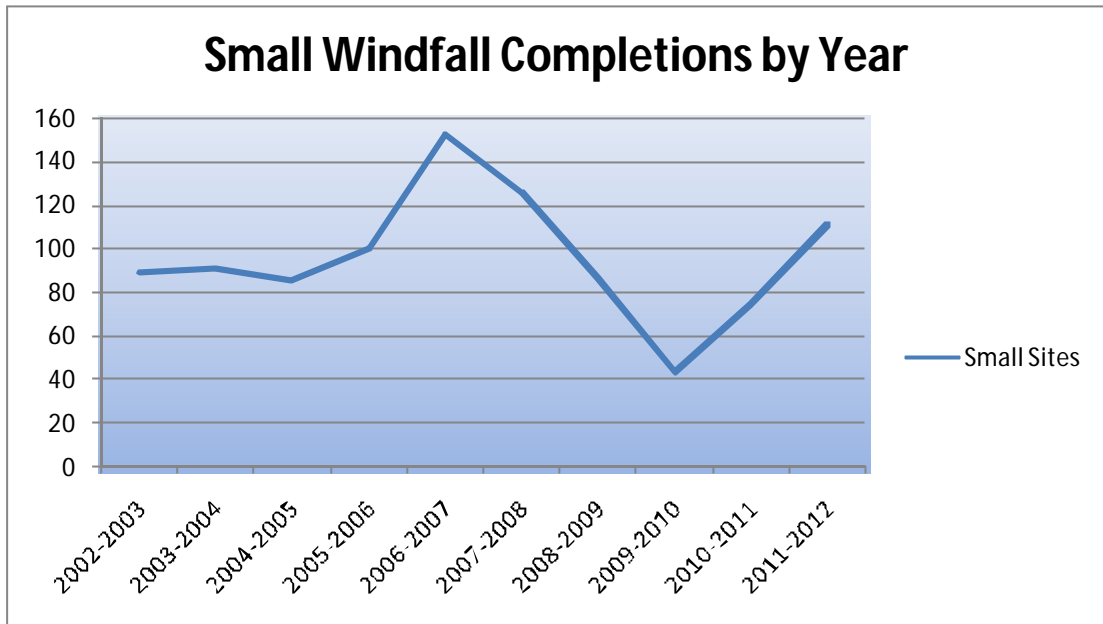
- 2.17 A constant supply of windfall sites has come forward under the Ryedale Local Plan on the basis of limited allocations and flexibly drawn development limits. Table 8 below sets out the proportion of contribution from windfall sites since 2002:

Table 9: Windfall as a proportion of total housing completions 2002-2012. Source: RDC

Small windfall sites	Large windfall sites	Total windfall supply
58%	26%	84%

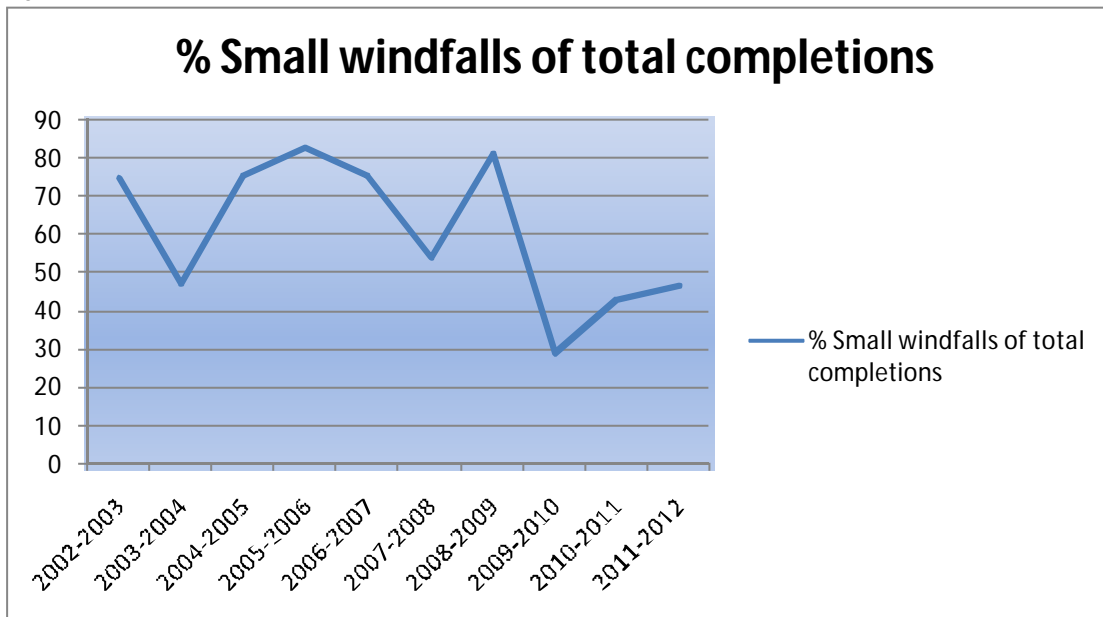
- 2.18 As Table 9 identifies, the vast majority of housing completions (84%) from 2002 to 2012 came from windfall development. Whilst this amount has fluctuated depending on market forces and local circumstances, it has consistently remained high. Over twice as many small windfall completions have come forward compared to large windfall sites. Figure 4 indicates the number of completions from small windfall sites:

Figure 4: Number of Small Windfall Completions 2002-2012, Source RDC



2.19 Figure 5 illustrates the amount of small windfall sites as a proportion of total completions:

Figure 5: Number of Small Windfall Completions as a % of Total Completions 2002-2012, Source RDC



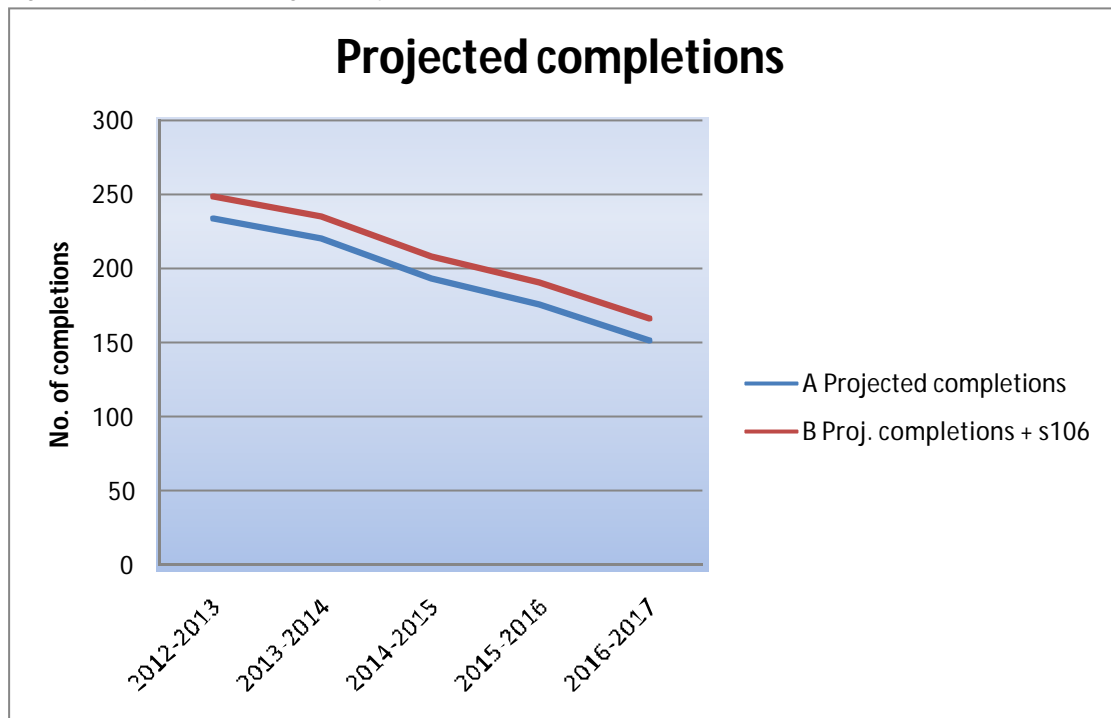
2.20 Figures 4 and 5 demonstrate that small windfall in particular have made a significant contribution to the housing supply over the last ten years and continue to do so. Given that development limits are being retained for all settlements in the LPS and given the large number of villages in the District, small windfall completions will continue to come forward over the LPS plan period to 2027. However large windfall sites are more focussed in the towns and reflect previous releases in advance of the Ryedale Plan of mainly Greenfield sites to supplement housing supply.

- 2.21 This continued contribution from small windfall sites will inevitably form part of the supply of the District and it is important to reflect them in the projected delivery. It is important to note that this is not a 'windfall allowance' in terms of plan-making as the LPS is committed to allocating the full complement of net additional housing required over the plan period.
- 2.22 In light of this and reflecting the supply of small windfall sites shown in Table 2, a contribution of 60 dwellings per annum has been assumed from small windfall sites in the projected housing delivery graph in Figure 6. This is based on the total small windfall sites identified of 335, the applying a 10% non-implementation reduction, reducing the figure to 301.5. This has then been divided equally over 5 years equating to 60.3, and has been rounded down to 60 dwellings per annum. This ensures that the supply from small windfall sites is taken into account, and the application of non-implementation rate is considered a robust and realistic approach.
- 2.23 A contribution has also been assumed from other committed large sites forming part of the supply. At 31/3/12, there is a committed supply of 88 dwellings from other large sites. Similar to the small windfall sites, a contribution of 16 has been assumed. This is based on applying a 10% non-implementation rate to the 88 equating to 79.2 dwellings which has been divided equally over 5 years which results in 15.84 dwellings per annum which has been rounded up to 16. This has also been taken forward in Figure 6 below
- 2.24 As identified in Table 3, there is a supply of 82 dwellings approved subject to an outstanding legal agreement or other requirement. These are commitments in principle and will form part of the supply. It is therefore that they are also considered in Figure 6. Therefore as a sensitivity test, the contribution from these sites combined with the other projected contributions have been shown as a separate line on the graph, This is on the basis of again applying a 10% non-implementation rate to the 82, leaving 73.8 and then dividing this by 5 years to give an annual rate of 14.76 dwellings, which has been rounded up to 15.
- 2.25 These contributions from various sources have been combined into two scenarios. (A) includes the projection contributions from the major sites identified in Table 3, plus the allowance for small windfall sites and other large sites as set out above. Scenario (B) includes those set out in Scenario A plus the projected contributions from applications approved in principled subject to a legal agreement or other matter. Table 10 sets out the annual projected completions from these two scenarios over the next 5 years:

Table 10: Projected Completions from Scenarios A and B

	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Total
A. Projected completions (inc large sites + small windfall)	233	219	192	175	151	970
B. As A but also including S106	248	234	207	190	166	1045

Figure 6: Projected housing delivery 2012-17



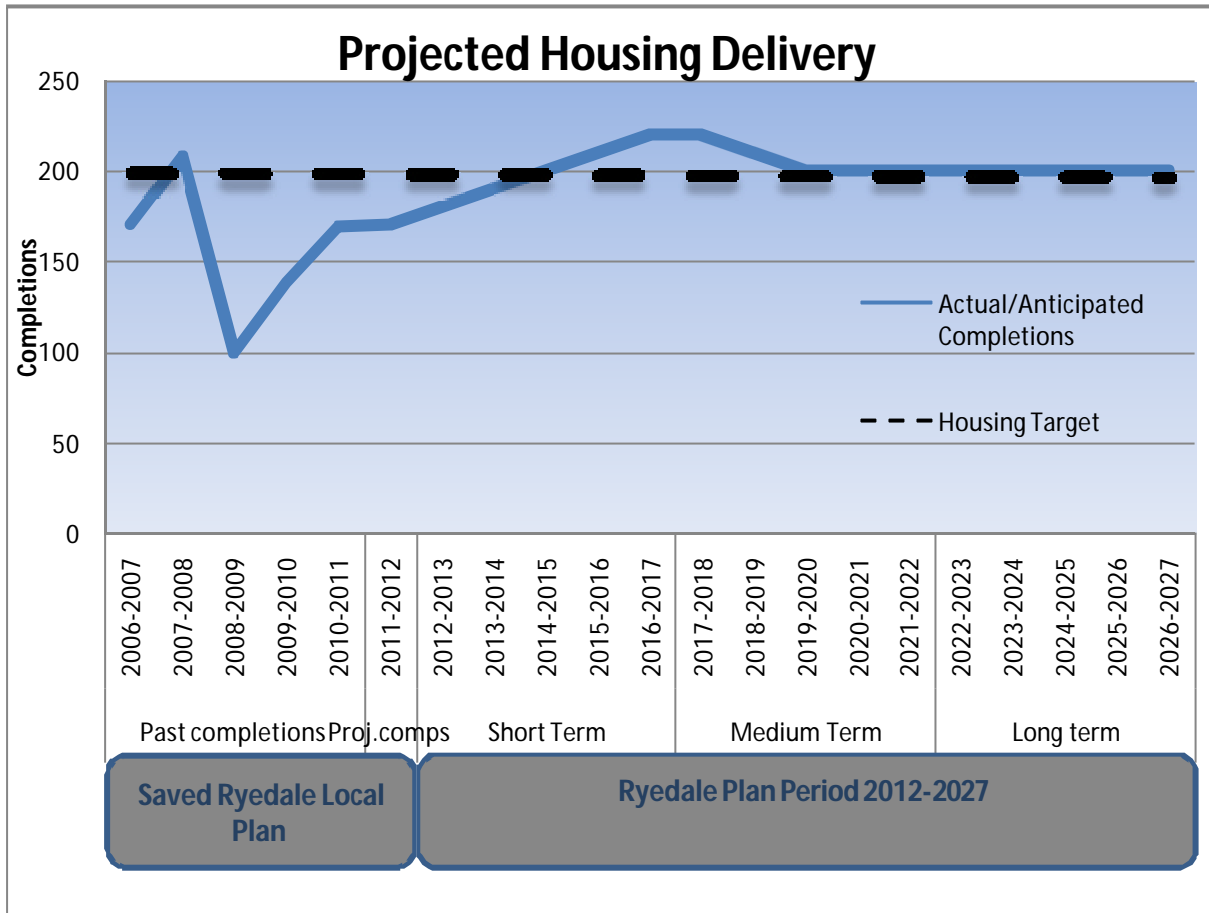
- 2.26 Figure 6 indicates in line with the 2011-2012 completion figures, the Council will exceed 200 dwellings for annum for 2012-13, 2013-14 and 2014-15. This falls to just under 200 dwellings in 2014-15 under Scenario A and 2015-2016 for Scenario B. Under Scenario A the figure falls to 151 in 2016-2017 and under B to 166 by 2016-2017. In total Scenario A will deliver 970 homes over the five year period and Scenario B will deliver 1045.
- 2.27 The projected completions are based on the existing supply position, taking into account a number of assumptions as outlined above. However as Table 10 and Figure 6 show, Scenario A alone is close to delivering the total 1000 homes target over 5 years and Scenario B exceeds it. In reality, a continued contribution of windfall sites will be added to the supply year on year.
- 2.28 This projection also does not take into account supply from Ryedale Plan allocations that will be identified through the Local Plan Sites document and the Helmsley Plan. The Council's Local Development Scheme (LDS) sets out a timetable for both of the documents, with the Helmsley Plan due to be adopted in 2013 and the Local Plan Sites document due for adoption in 2014. Therefore the identification of allocations through the preparation and adoption of the sites documents will provide a planned supply from 2013 onwards. A revised housing trajectory taking into account the projection in Figure 6 and the adoption of the Local Plan Sites document and Helmsley Plan is set out below.

Housing Trajectory

- 2.29 The LPS sets out an indicative housing trajectory for the plan period 2012-2027 which is shown below in Figure 7. This identifies that completions will lift up from the

low experienced in 2008-2009 to exceed the 200 target in 2014-15 and then to fall back to the 200 target from 2019-2020 until 2027.

Figure 7: Housing Trajectory from the Publication Draft Local Plan Strategy



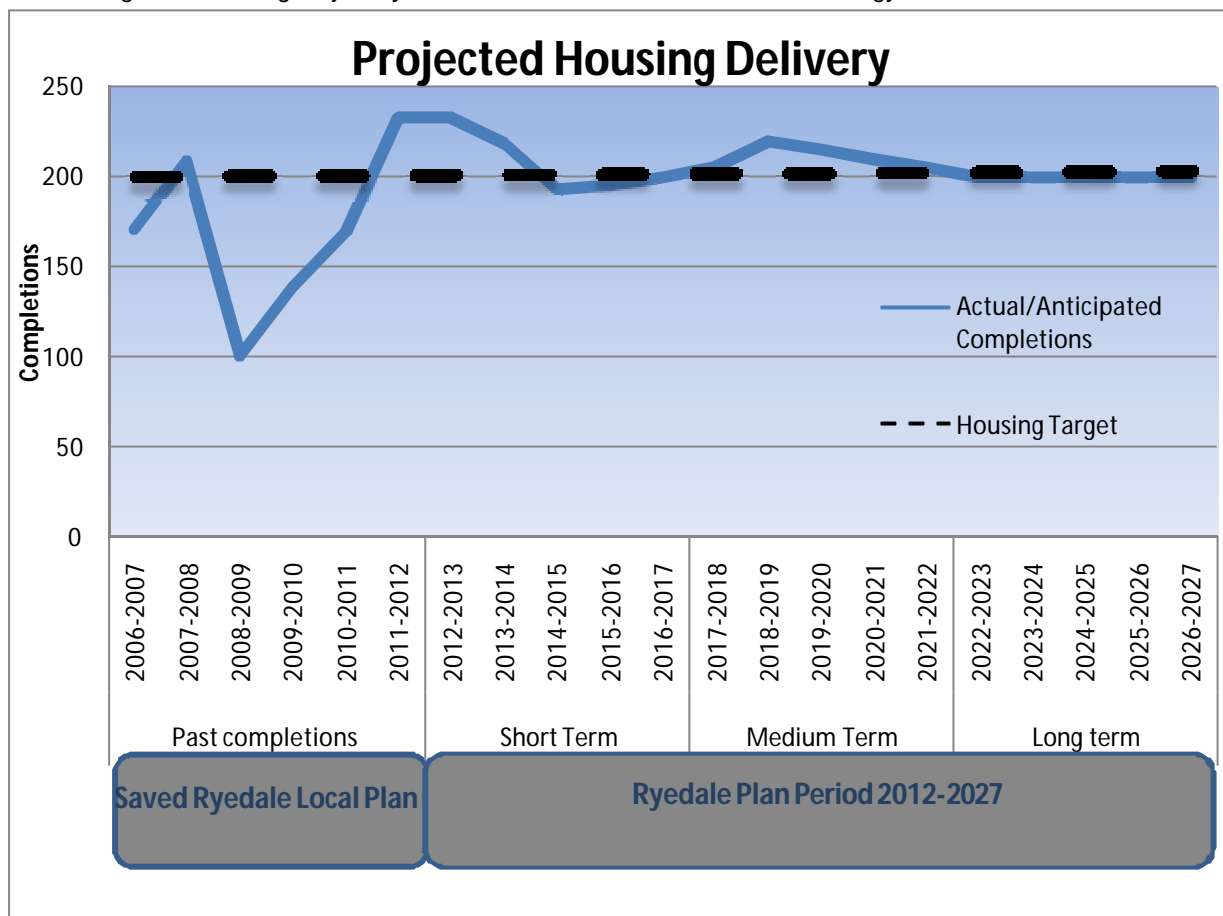
2.30 As described above, the 2011-2012 completion figures have revealed a faster increase in housing delivery than anticipated by the LPS trajectory. The 'bulge', or the beginning of a 'bulge' which is identified from 2016 to 2018 on the LPS trajectory has come forward approximately 5 financial years in advance of that predicted. This reveals a surprisingly buoyant housing market relative to the generally flat housing market outside of London and the South East.

2.31 A revised housing trajectory has been developed In light of:

- The latest 2011-12 completions figures
- An analysis of the housing supply information
- The projected housing delivery for 2012-2017 utilising Scenario A
- The preparation and adoption of the Local Plan Sites Document and Helmsley Plan Document

This is shown below:

Figure 8: Housing Trajectory from the Publication Draft Local Plan Strategy



2.32 The revised trajectory in Figure 8 reflects the changes set out in paragraph 2.31. The latest completion figures for 2011/12 create a noticeable lift in figures, followed by gradually decreasing completion figures based on the projections in Figure 6 until 2014/15. The supply identified from the Local Plan Sites document and Helmsley Plan (the preparation and adoption of these will occur through 2013 and 2014) are reflected in the trajectory from 2015 onwards. This increase from supply from adopted allocations is predicted to lead to an increase of completions beyond 200 dwellings per annum, tailing back to 200 in 2023.

2.33 The trajectory in Figure 8 and the projected completions in Figure 6 demonstrate that Ryedale can largely deliver the 5 year LPS target on the basis of existing supply under Scenario A alone. However Scenario A does not take into account sites granted approval subject to a legal agreement or an allowance for future windfall sites, which in reality will come forward. Under Scenario B, which does include permissions subject to a legal agreement, the target is exceeded. This reinforces the assertion in paragraph 2.8 that the Authority possesses a robust and deliverable 5 year housing supply, even without taking into account new windfall sites that will continue to come forward over the five year period. The release of a number of major Greenfield sites in the in Ryedale’s market towns has enabled the LPS target to be met and indeed exceeded from 2011/12.

- 2.34 This situation provides a strong platform for the introduction of planned supply through the Local Plan Sites Document and Helmsley Plan from 2013 onwards. The trajectory indicates that the release of allocations from 2014 onwards will ensure that the LPS target is met.

ANNEX 1: Non-implementation data

A1 The table and graphs below illustrate the both the build rate and level of non-implementation arising from planning permissions granted. It focuses on how many completions take place in the 5 years following permission being granted.

Table A1.1: Build Rates and Implementation of 02/03 Permissions over Five Years
2002/2003 Permissions (122 plots)

Completion year	% of total permissions (122)	No. completions	Cumulative completions
2002-2003	16	19	19
2003-2004	47	38	57
2004-2005	71	30	87
2005-2006	84	15	102
2006-2007	91	9	111
Total	91	111	111

Figure A1.1: Graph of Building Rates and Implementation from 2002/03 Permissions

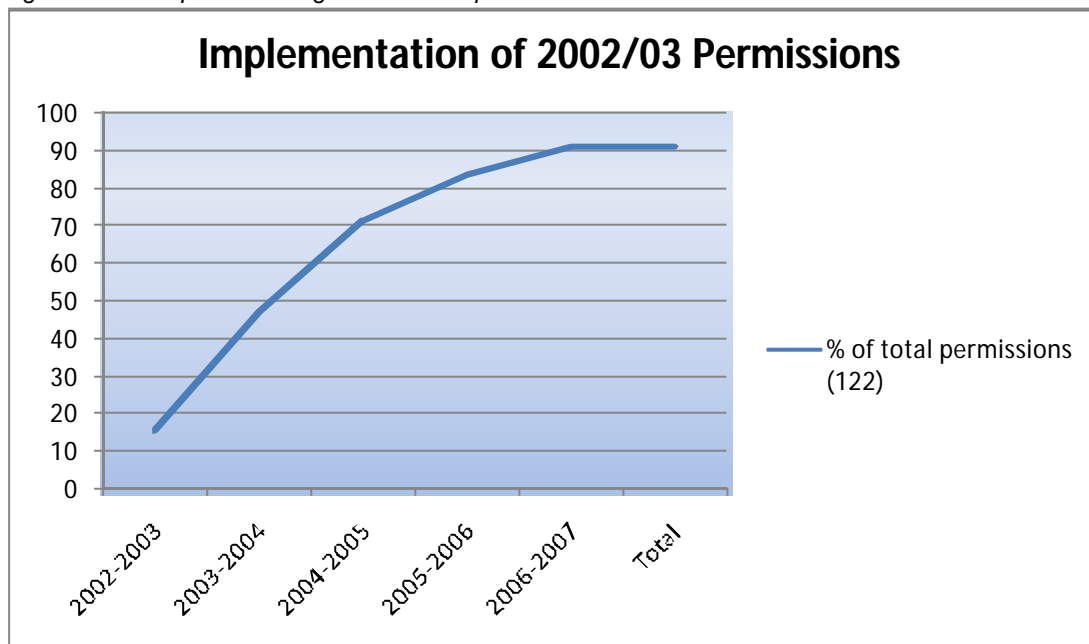


Table A1.2: Build Rates and Implementation of 03/04 Permissions over Five Years

2003/2004 Permissions (116 plots)

Completion year	% of total permissions (116)	No. completions	Cumulative completions
2003-2004	9	11	11
2004-2005	38	33	44
2005-2006	74	42	86
2006-2007	91	19	105
2007-2008	91	1	106
Total	91	106	106

Figure A1.2: Graph of Building Rates and Implementation from 2003/04 Permissions

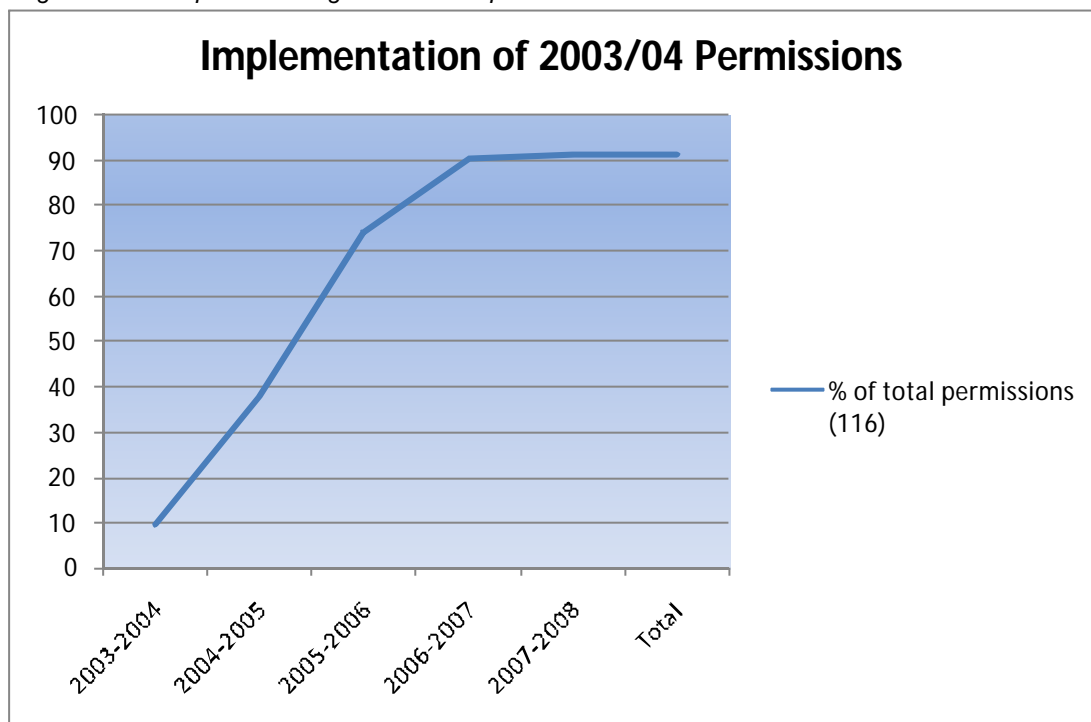


Table A1.3: Build Rates and Implementation of 04/05 Permissions over Five Years

2004/2005 Permissions (130 plots)

Completion year	% of total permissions (130)	No. completions	Cumulative completions
2004-2005	8	11	11
2005-2006	39	40	51
2006-2007	71	41	92
2007-2008	82	14	106
2008-2009	86	6	112
Total	86	112	112

Figure A1.3: Graph of Building Rates and Implementation from 2004/05 Permissions

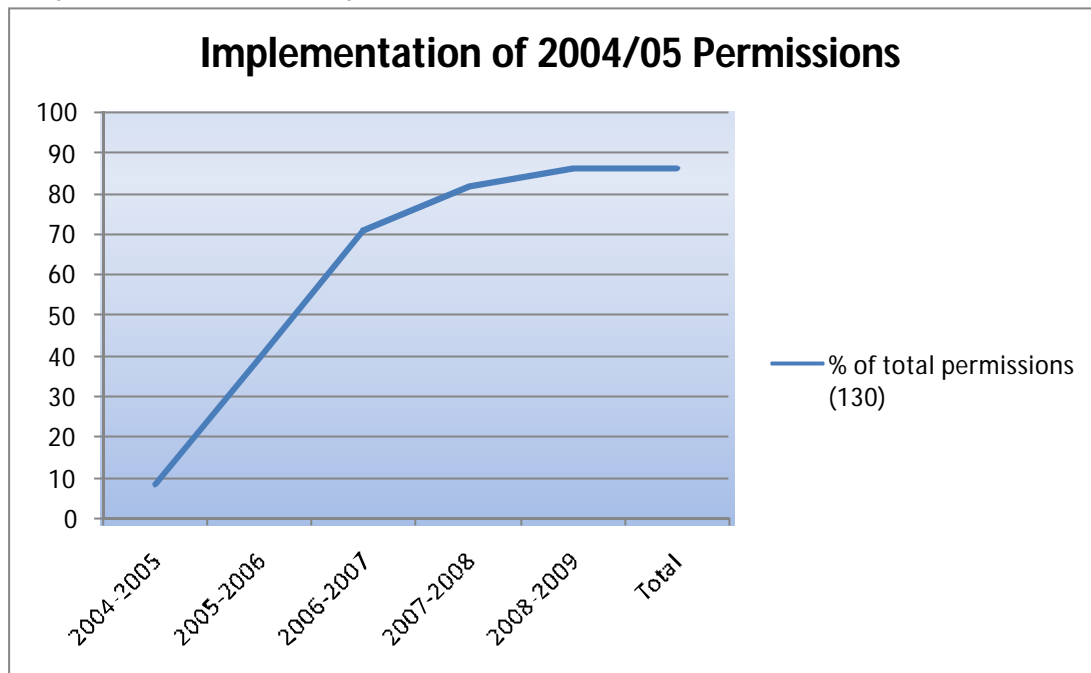


Table A1.4: Build Rates and Implementation of 05/06 Permissions over Five Years
2005/2006 Permissions (407 plots)

Completion year	% of total permissions (407)	No. completions	Cumulative completions
2005-2006	4	18	18
2006-2007	29	101	119
2007-2008	58	116	235
2008-2009	74	65	300
2009-2010	79	20	320
Total	79	320	320

Figure A1.4: Graph of Building Rates and Implementation from 2005/06 Permissions

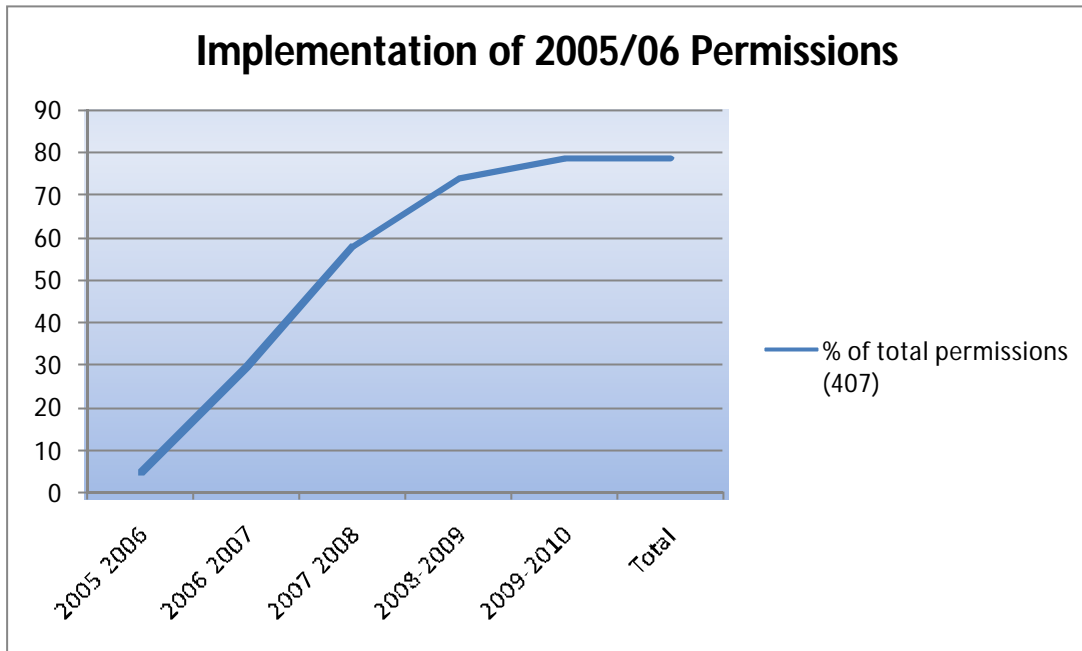
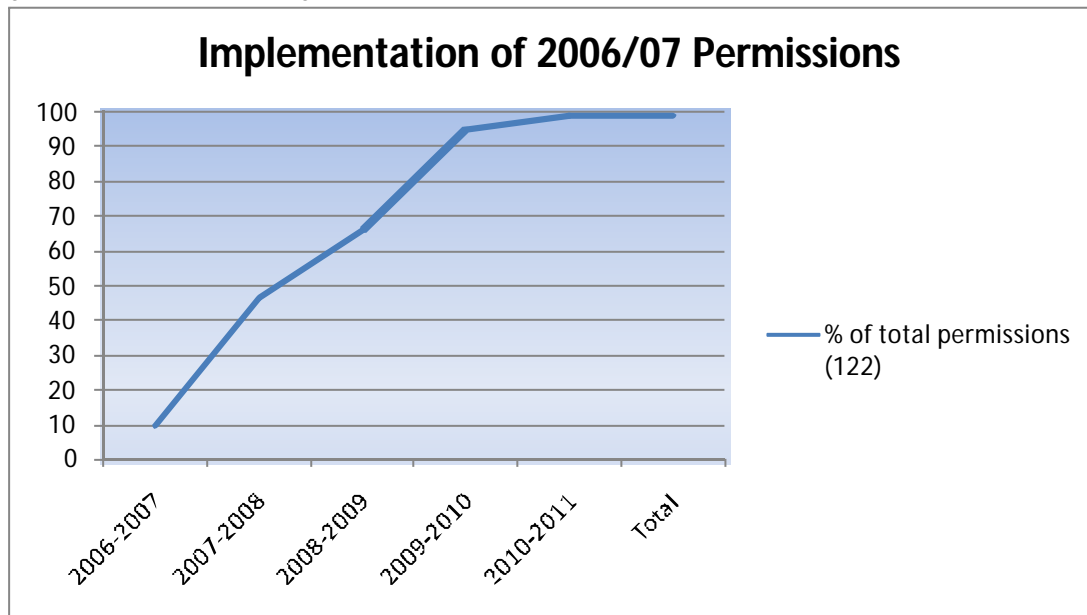


Table A1.5: Build Rates and Implementation of 06/07 Permissions over Five Years

Completion year	% of total permissions (122)	No. completions	Cumulative completions
2006-2007	10	23	23
2007-2008	46	84	107
2008-2009	66	46	153
2009-2010	95	67	220
2010-2011	99	9	229
Total	99	229	229

Figure A1.5: Graph of Building Rates and Implementation from 2006/07 Permissions



A2 From averaging the implementation rates set out in tables A1.1 to A1.5 above, it is possible to calculate the average % implementation rate of permissions granted from 2002 to 2007:

Permission Year	Total implementation over 5 years (%)	Remaining non implementation (%)
2002/2003	91	9
2003/2004	91	9
2004/2005	86	14
2005/2006	79	21
2006/2007	99	1
Average	89.2	10.8

A3 Therefore the average non-implementation rate equates to 10.8%. This has been rounded off to 10% for the purposes of this assessment.

ANNEX 2: Supply Schedule

FPSITE_NO	LOCATION	APPLICATION_NO	PLOT_NO	TOTDWELL_GROSS	DECISION_DATE	START_DATE
S2	Acklam Chapel, Main Street, Acklam	11/00999/AMEND	1	1	26-Sep-11	
S3	Blacksmiths Arms, Main Street, Aislaby	11/01063/FUL	1	3	22-Feb-12	
S3	Blacksmiths Arms, Main Street, Aislaby	11/01063/FUL	2	3	22-Feb-12	
S3	Blacksmiths Arms, Main Street, Aislaby	10/00098/FUL	3	3	08-Apr-10	
S4	Land Adjacent Oak Cottage, Main Street, Aislaby	11/00272/EXT	1	1	09-May-11	31-Mar-11
S12	The Shires, Main Street, Allerston	10/01340/FUL	1	2	18-Feb-11	
S10	IBN Stables, Amotherby Lane, Amotherby	10/01061/FUL	1	1	30-Nov-10	03-Aug-11
S9	Land At Porch House, Amotherby	10/00029/FUL	1	1	16-Mar-10	
S4	The Ark, Main Street, Ampleforth	08/00711/FUL	1	3	02-Sep-08	
S4	The Ark, Main Street, Ampleforth	08/00711/FUL	2	3	02-Sep-08	
S3	Buildings At Low Farm, Main Street, Barton-le-Street	09/00543/FUL	1	2	12-Oct-09	
S3	Buildings At Low Farm, Main Street, Barton-le-Street	09/00543/FUL	2	2	12-Oct-09	
S4	Stinchcombes Yard, Steelmoor Lane, Barton Le Willows	11/00246/EXT	1	1	06-May-11	
S7	Glebe House, Steelmoor Lane, Barton Le Willows	11/01054/FUL	1	1	29-Nov-11	06-Mar-12
S10	Land And Buildings 5.33 Acres At Cranford House, Wandale Lane, Great Barugh	10/00843/FUL	1	1	25-Mar-11	
S9	Bennisons Cottage, Barugh Lane, Great Barugh	09/01025/FUL	1	1	16-Nov-09	28-Apr-10
S5	Rye Valley Works, Brawby Ln, Brawby	11/00442/EXT	1	4	06-Jul-11	
S5	Rye Valley Works, Brawby Ln, Brawby	11/00442/EXT	2	4	06-Jul-11	
S5	Rye Valley Works, Brawby Ln, Brawby	11/00442/EXT	3	4	06-Jul-11	
S5	Rye Valley Works, Brawby Ln, Brawby	11/00442/EXT	4	4	06-Jul-11	
S8	Brawby Methodist Chapel, Moor Lane, Brawby	09/00690/FUL	1	1	10-Nov-09	
S9	Land To Rear Of Chapel Garth, Moor Lane, Brawby	08/01041/REM	1	4	14-Jan-09	05-Jan-11
S9	Land To Rear Of Chapel Garth, Moor Lane, Brawby	08/01041/REM	2	4	14-Jan-09	05-Jan-11
S9	Land To Rear Of Chapel Garth, Moor Lane, Brawby	08/01041/REM	3	4	14-Jan-09	05-Jan-11
S9	Land To Rear Of Chapel Garth, Moor Lane, Brawby	08/01041/REM	4	4	14-Jan-09	05-Jan-11
S3	Land Adjacent To Manor Farm, Moor Lane, Broughton	07/00705/FUL	1	1	21-Sep-07	27-May-09
S2	Buildings At Wandale Farm, Main Street, Bulmer	11/00996/AMEND	1	1	29-Sep-11	
1	Nab Wold, Menethorpe Lane, Menethorpe	11/01122/FUL	1	1	20-Dec-11	21-Mar-12
S10	Land Adj The Old Rectory, Lang Hill, Burythorpe	09/00604/FUL	1	1	20-Aug-09	
S11	Burythorpe House Hotel, Main Street	09/00107/FUL	1	1	09-Apr-09	
S12	Land To The Rear Of Orchard Cottage, Main Street, Burythorpe	10/00457/FUL	1	1	15-Jul-10	
S13	Menethorpe Hall, Menethorpe Lane	10/00915/FUL	1	1	27-Sep-10	
S9	Woodyard Barns, Ruffin Lane, Eddlethorpe	08/01029/FUL	1	1	24-Mar-09	
S2	Willow Bridge, Bossall	11/00187/FUL	1	1	14-Jul-11	
S9	Land Adj To The Stone House, Main Street, Cawton	11/00453/FUL	1	1	12-Jul-11	
S1	Land Adjacent To Holly Lodge, Main Street, Claxton	11/00555/EXT	1	1	26-Jul-11	
S4	Coulton Grange, Coulton Lane, Coulton	08/00435/FUL	1	1	30-Jul-08	
S5	Land Adj To Woodcote, Coulton Lane, Coulton	11/00041/FUL	1	1	11-Mar-11	14-Jul-11
S4	Land To East Of School House, Main Street, Crambe	10/00576/EXT	1	1	08-Jul-10	
S7	Outbuildings To Rear Of Home Farm, High Street, Cropton	09/00447/FUL	1	1	05-Aug-09	
S8	Moorlands, High Street, Cropton	09/00714/FUL	1	1	15-Sep-09	22-Mar-10
S9	Land North Of Greys Farm, High Street, Cropton	10/01367/FUL	1	1	15-Apr-11	
S13	Former Butchers Shop, Main Street, Ebberston	09/01234/FUL	1	1	29-Jan-10	
S24	Land At Somersby, 4 Mill Lane, Ebberston	09/01092/OUT	1	1	30-Nov-09	
S25	Land Adj Manor Farm, Main Street, Yedingham	09/00635/OUT	1	1	01-Sep-09	
S9	Pace Cycles Ltd, Main Street, Great Edstone	09/00402/FUL	1	4	04-May-10	
S9	Pace Cycles Ltd, Main Street, Great Edstone	09/00402/FUL	2	4	04-May-10	
S9	Pace Cycles Ltd, Main Street, Great Edstone	09/00402/FUL	3	4	04-May-10	
S9	Pace Cycles Ltd, Main Street, Great Edstone	09/00402/FUL	4	4	04-May-10	
S2	Buildings At Glebe Farm, Bull Moor Lane, Flaxton	10/00396/FUL	1	1	14-Jun-10	
S5	Land At Thornton Field House, Moor Lane, Flaxton	11/00142/REM	1	1	13-Apr-11	05-Aug-11
S7	Cuddy House, Oak Busk Lane, Flaxton	11/00009/FUL	1	2	05-Apr-11	
S8	Caravilla , Red House, Malton Lane, Flaxton	11/00352/FUL	1	1	16-Jun-11	
L1	Land At Manor Farm, Foxholes	07/00676/MREM	1	15	22-Nov-07	16-Apr-08
L1	Land At Manor Farm, Foxholes	07/00676/MREM	12	15	22-Nov-07	20-May-09
L1	Land At Manor Farm, Foxholes	07/00676/MREM	13	15	22-Nov-07	20-May-09
L1	Land At Manor Farm, Foxholes	07/00676/MREM	14	15	22-Nov-07	28-May-09
L1	Land At Manor Farm, Foxholes	07/00676/MREM	15	15	22-Nov-07	28-May-09
L1	Land At Manor Farm, Foxholes	07/00676/MREM	2	15	22-Nov-07	16-Apr-08
L1	Land At Manor Farm, Foxholes	07/00676/MREM	3	15	22-Nov-07	16-Apr-08
L1	Land At Manor Farm, Foxholes	07/00676/MREM	4	15	22-Nov-07	15-Jul-08
S15	Stable Cottage, Main Street, Foxholes	09/00291/FUL	1	2	10-Jun-09	
S15	Stable Cottage, Main Street, Foxholes	09/00291/FUL	2	2	10-Jun-09	
S8	Land Adjoining The Bungalow, Ganton Road, Foxholes	10/01049/FUL	1	2	03-Nov-10	13-Jan-11
S8	Land Adjoining The Bungalow, Ganton Road, Foxholes	10/01049/FUL	2	2	03-Nov-10	13-Jan-11
S10	3 Gate Helmsley House, Gate Helmsley	10/00976/FUL	1	1	02-Nov-10	
S9	Former BATA Site, Gate Helmsley	09/00705/FUL	4	4	17-Sep-09	
S1	Land Opposite Bankside House, Moor Lane, Grimstone	10/00716/FUL	1	1	04-May-11	
S10	Rutland Grange, Chapel Lane, Harome	09/00628/FUL	1	1	27-Aug-09	12-Mar-10
S11	Village Hall, Main Street, Harome	11/00061/FUL	1	1	27-Apr-11	
S3	Harome Heads, Harome Heads Lane, Harome	08/01036/FUL	1	1	14-Jan-09	23-May-11
S6	Hill Top Farm, Main Street, Harome	03/00852/FUL	3	5	22-Aug-05	19-Feb-07
S6	Hill Top Farm, Main Street, Harome	03/00852/FUL	4	5	22-Aug-05	
S6	Hill Top Farm, Main Street, Harome	03/00852/FUL	5	5	22-Aug-05	
S9	Land At The Pheasant Hotel, Mill Street, Harome	11/00982/EXT	1	1	24-Nov-11	
S2	Land North Of 17, Main Street, Harton	08/00068/FUL	1	3	13-Mar-08	
S2	Land North Of 17, Main Street, Harton	08/00068/FUL	2	3	13-Mar-08	
S2	Land North Of 17, Main Street, Harton	08/00068/FUL	3	3	13-Mar-08	
S11	Land Rear Of 30 Bondgate, (Access Off Pottergate), Pottergate, Helmsley	09/00624/FUL	1	2	14-Sep-09	10-May-10
S11	Land Rear Of 30 Bondgate, (Access Off Pottergate), Pottergate, Helmsley	09/00624/FUL	2	2	14-Sep-09	10-May-10
S14	Former Pennita Plus, 7 Meeting House Court, Bridge Street, Helmsley	10/00753/FUL	1	1	30-Sep-10	13-Apr-11
S15	23 Bridge Street, Helmsley	10/00912/FUL	1	1	30-Sep-10	
S16	3 Gate Helmsley House, Gate Helmsley, York	10/00976/FUL	1	1	02-Nov-10	
L1	Land To South Of Pasture Lane, Hovingham	11/00107/EXTM	10	24	20-Feb-12	01-Feb-12
L1	Land To South Of Pasture Lane, Hovingham	11/00107/EXTM	11	24	20-Feb-12	01-Feb-12
L1	Land To South Of Pasture Lane, Hovingham	11/00107/EXTM	12	24	20-Feb-12	
L1	Land To South Of Pasture Lane, Hovingham	11/00107/EXTM	13	24	20-Feb-12	
L1	Land To South Of Pasture Lane, Hovingham	11/00107/EXTM	14	24	20-Feb-12	
L1	Land To South Of Pasture Lane, Hovingham	11/00107/EXTM	15	24	20-Feb-12	
L1	Land To South Of Pasture Lane, Hovingham	11/00107/EXTM	16	24	20-Feb-12	
L1	Land To South Of Pasture Lane, Hovingham	11/00107/EXTM	17	24	20-Feb-12	
L1	Land To South Of Pasture Lane, Hovingham	11/00107/EXTM	3	24	20-Feb-12	20-May-11
L1	Land To South Of Pasture Lane, Hovingham	11/00107/EXTM	4	24	20-Feb-12	11-Aug-11

L1	Land To South Of Pasture Lane, Hovingham	11/00107/EXTM	7		24	20-Feb-12	18-Jan-12
L1	Land To South Of Pasture Lane, Hovingham	11/00107/EXTM	8		24	20-Feb-12	18-Jan-12
L1	Land To South Of Pasture Lane, Hovingham	11/00107/EXTM	9		24	20-Feb-12	24-Jan-12
	Park House Farm, Park Street, Hovingham						
S1		08/00734/FUL	1		1	10-Oct-08	
S11	Land To The Rear Of Fangdale Cottage, Main Street, Hovingham	10/00005/FUL	1		1	18-May-10	19-Jan-12
S12	Wheelworth House, Parkside Lane, Hovingham	11/00164/FUL	1		1	28-Jun-11	27-Jun-11
S5	Station Farm, Main Street, Hovingham	11/00394/FUL	1		1	04-Jul-11	15-Jul-08
S7	Coatesworth Farm Buildings, Brookside, Hovingham	02/00003/73A	1		1	26-Apr-02	05-Apr-07
S13	West End Farm, Salents Lane, Duggleby	09/00989/FUL	1		2	21-Dec-09	
S15	Land To South Of Southwold Farmhouse, Back Side, Duggleby	11/00983/FUL	1		1	24-Nov-11	
S2	Land Rear Of Ashcroft, Salents Lane, Duggleby	10/01050/EXT	1		1	27-Oct-10	
S2	Land Adj Oak Tree House, Main Street, Kirby Misperton	03/01354/FUL	1		1	11-Feb-04	11-May-04
S5	Builders Yard, High Row, Kirby Misperton	05/00549/REM	4		9	10-Feb-06	
S5	Builders Yard, High Row, Kirby Misperton	05/00549/REM	9		9	10-Feb-06	
S8	Lendales Farm, Kirby Misperton Road, Kirby Misperton	10/00435/FUL	1		1	05-Nov-10	13-Mar-11
L4	Land To North Of Wainds Field, Kirkbymoorside	07/01133/MFUL	1		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirkbymoorside	07/01133/MFUL	10		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirkbymoorside	07/01133/MFUL	11		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirkbymoorside	07/01133/MFUL	12		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirkbymoorside	07/01133/MFUL	13		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirkbymoorside	07/01133/MFUL	14		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirkbymoorside	07/01133/MFUL	15		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirkbymoorside	07/01133/MFUL	16		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirkbymoorside	07/01133/MFUL	17		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirkbymoorside	07/01133/MFUL	18		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirkbymoorside	07/01133/MFUL	19		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirkbymoorside	07/01133/MFUL	2		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirkbymoorside	07/01133/MFUL	20		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirkbymoorside	07/01133/MFUL	21		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirkbymoorside	07/01133/MFUL	22		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirkbymoorside	07/01133/MFUL	23		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirkbymoorside	07/01133/MFUL	24		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirkbymoorside	07/01133/MFUL	25		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirkbymoorside	07/01133/MFUL	26		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirkbymoorside	07/01133/MFUL	27		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirkbymoorside	07/01133/MFUL	28		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirkbymoorside	07/01133/MFUL	29		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirkbymoorside	07/01133/MFUL	3		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirkbymoorside	07/01133/MFUL	4		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirkbymoorside	07/01133/MFUL	5		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirkbymoorside	07/01133/MFUL	6		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirkbymoorside	07/01133/MFUL	7		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirkbymoorside	07/01133/MFUL	8		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirkbymoorside	07/01133/MFUL	9		29	26-Oct-09	
L5	Russells (Kirkbymoorside) Ltd, New Road, Kirkbymoorside	10/01121/MREM	23		46	21-Apr-11	
L5	Russells (Kirkbymoorside) Ltd, New Road, Kirkbymoorside	10/01121/MREM	24		46	21-Apr-11	27-May-11
L5	Russells (Kirkbymoorside) Ltd, New Road, Kirkbymoorside	10/01121/MREM	25		46	21-Apr-11	27-May-11
L5	Russells (Kirkbymoorside) Ltd, New Road, Kirkbymoorside	10/01121/MREM	26		46	21-Apr-11	27-May-11
L5	Russells (Kirkbymoorside) Ltd, New Road, Kirkbymoorside	10/01121/MREM	27		46	21-Apr-11	27-May-11
L5	Russells (Kirkbymoorside) Ltd, New Road, Kirkbymoorside	10/01121/MREM	28		46	21-Apr-11	
L5	Russells (Kirkbymoorside) Ltd, New Road, Kirkbymoorside	10/01121/MREM	29		46	21-Apr-11	
L5	Russells (Kirkbymoorside) Ltd, New Road, Kirkbymoorside	10/01121/MREM	30		46	21-Apr-11	
L5	Russells (Kirkbymoorside) Ltd, New Road, Kirkbymoorside	10/01121/MREM	31		46	21-Apr-11	
L5	Russells (Kirkbymoorside) Ltd, New Road, Kirkbymoorside	10/01121/MREM	32		46	21-Apr-11	
L5	Russells (Kirkbymoorside) Ltd, New Road, Kirkbymoorside	10/01121/MREM	33		46	21-Apr-11	
L5	Russells (Kirkbymoorside) Ltd, New Road, Kirkbymoorside	10/01121/MREM	34		46	21-Apr-11	
L5	Russells (Kirkbymoorside) Ltd, New Road, Kirkbymoorside	10/01121/MREM	35		46	21-Apr-11	
L5	Russells (Kirkbymoorside) Ltd, New Road, Kirkbymoorside	10/01121/MREM	36		46	21-Apr-11	
L5	Russells (Kirkbymoorside) Ltd, New Road, Kirkbymoorside	10/01121/MREM	37		46	21-Apr-11	
L5	Russells (Kirkbymoorside) Ltd, New Road, Kirkbymoorside	10/01121/MREM	38		46	21-Apr-11	
L5	Russells (Kirkbymoorside) Ltd, New Road, Kirkbymoorside	10/01121/MREM	39		46	21-Apr-11	
L5	Russells (Kirkbymoorside) Ltd, New Road, Kirkbymoorside	10/01121/MREM	40		46	21-Apr-11	
L5	Russells (Kirkbymoorside) Ltd, New Road, Kirkbymoorside	10/01121/MREM	41		46	21-Apr-11	
L5	Russells (Kirkbymoorside) Ltd, New Road, Kirkbymoorside	10/01121/MREM	42		46	21-Apr-11	
L5	Russells (Kirkbymoorside) Ltd, New Road, Kirkbymoorside	10/01121/MREM	43		46	21-Apr-11	
L5	Russells (Kirkbymoorside) Ltd, New Road, Kirkbymoorside	10/01121/MREM	44		46	21-Apr-11	
L5	Russells (Kirkbymoorside) Ltd, New Road, Kirkbymoorside	10/01121/MREM	45		46	21-Apr-11	
L5	Russells (Kirkbymoorside) Ltd, New Road, Kirkbymoorside	10/01121/MREM	46		46	21-Apr-11	
L5	Russells (Kirkbymoorside) Ltd, New Road, Kirkbymoorside	10/01121/MREM	47		46	21-Apr-11	
S26	Land To Rear 3 Millfield, Ings Lane, Kirkbymoorside	09/00045/FUL	2		2	06-Mar-09	
S3	High Hagg Farm, Hagg Road, Kirkbymoorside	06/00242/FUL	1		1	10-May-06	11-May-06
S39	Howe Green, Swineherd Lane, Kirkbymoorside	09/01068/FUL	1		1	30-Nov-09	
S46	47 West End, Kirkbymoorside, York	08/01089/FUL	1		1	22-Jan-09	05-Aug-09
S49	Triple Garage Block, Kirby Mills Road, Kirby Mills	08/00039/FUL	1		1	19-Nov-08	07-Jun-09
S53	Land To South Of Westlands, West Lund Lane, Kirkbymoorside	10/01248/REM	1		1	17-Mar-11	
S54	South View, Gillamoor Road, Kirkbymoorside	10/01156/OUT	1		2	18-Nov-10	
S54	South View, Gillamoor Road, Kirkbymoorside	10/01156/OUT	2		2	18-Nov-10	
S55	Quarry House, Hagg Road, Kirkbymoorside	11/00067/FUL	1		2	31-Mar-11	03-Mar-11
S56	Land To South Of 16, Church Street, Kirkbymoorside	11/00260/FUL	1		1	09-Sep-11	
S57	21 West End, Kirkbymoorside	11/01300/FUL	1		1	16-Mar-12	
S58	Sunnycroft, Village Street, Keldholme	11/01216/FUL	1		3	23-Mar-12	
S58	Sunnycroft, Village Street, Keldholme	11/01216/FUL	2		3	23-Mar-12	
S58	Sunnycroft, Village Street, Keldholme	11/01216/FUL	3		3	23-Mar-12	
S59	10A West End, Kirkbymoorside	12/00039/FUL	1		1	19-Mar-12	
	Woodlands Stables, Langton						
S1		10/00542/EXT	1		1	27-Jul-10	
S2	Eddlethorpe Grange Farm, Langton, Malton	10/01031/EXT	1		1	12-Aug-11	
L1	Land Between Back Lane & Main Street, Back Lane, Leavening	04/00292/MREM	1		19	20-May-10	
L1	Land Between Back Lane & Main Street, Back Lane, Leavening	04/00292/MREM	10		19	20-May-10	
L1	Land Between Back Lane & Main Street, Back Lane, Leavening	04/00292/MREM	11		19	20-May-10	
L1	Land Between Back Lane & Main Street, Back Lane, Leavening	04/00292/MREM	12		19	20-May-10	
L1	Land Between Back Lane & Main Street, Back Lane, Leavening	04/00292/MREM	13		19	20-May-10	
L1	Land Between Back Lane & Main Street, Back Lane, Leavening	04/00292/MREM	14		19	20-May-10	

L4	Land North Of, Broughton Road, Malton	10/00899/MOUT	73	263	07-Nov-11	
L4	Land North Of, Broughton Road, Malton	10/00899/MOUT	74	263	07-Nov-11	
L4	Land North Of, Broughton Road, Malton	10/00899/MOUT	75	263	07-Nov-11	
L4	Land North Of, Broughton Road, Malton	10/00899/MOUT	76	263	07-Nov-11	
L4	Land North Of, Broughton Road, Malton	10/00899/MOUT	77	263	07-Nov-11	
L4	Land North Of, Broughton Road, Malton	10/00899/MOUT	78	263	07-Nov-11	
L4	Land North Of, Broughton Road, Malton	10/00899/MOUT	79	263	07-Nov-11	
L4	Land North Of, Broughton Road, Malton	10/00899/MOUT	8	263	07-Nov-11	
L4	Land North Of, Broughton Road, Malton	10/00899/MOUT	80	263	07-Nov-11	
L4	Land North Of, Broughton Road, Malton	10/00899/MOUT	81	263	07-Nov-11	
L4	Land North Of, Broughton Road, Malton	10/00899/MOUT	82	263	07-Nov-11	
L4	Land North Of, Broughton Road, Malton	10/00899/MOUT	83	263	07-Nov-11	
L4	Land North Of, Broughton Road, Malton	10/00899/MOUT	84	263	07-Nov-11	
L4	Land North Of, Broughton Road, Malton	10/00899/MOUT	85	263	07-Nov-11	
L4	Land North Of, Broughton Road, Malton	10/00899/MOUT	86	263	07-Nov-11	
L4	Land North Of, Broughton Road, Malton	10/00899/MOUT	87	263	07-Nov-11	
L4	Land North Of, Broughton Road, Malton	10/00899/MOUT	88	263	07-Nov-11	
L4	Land North Of, Broughton Road, Malton	10/00899/MOUT	89	263	07-Nov-11	
L4	Land North Of, Broughton Road, Malton	10/00899/MOUT	9	263	07-Nov-11	
L4	Land North Of, Broughton Road, Malton	10/00899/MOUT	90	263	07-Nov-11	
L4	Land North Of, Broughton Road, Malton	10/00899/MOUT	91	263	07-Nov-11	
L4	Land North Of, Broughton Road, Malton	10/00899/MOUT	92	263	07-Nov-11	
L4	Land North Of, Broughton Road, Malton	10/00899/MOUT	93	263	07-Nov-11	
L4	Land North Of, Broughton Road, Malton	10/00899/MOUT	94	263	07-Nov-11	
L4	Land North Of, Broughton Road, Malton	10/00899/MOUT	95	263	07-Nov-11	
L4	Land North Of, Broughton Road, Malton	10/00899/MOUT	96	263	07-Nov-11	
L4	Land North Of, Broughton Road, Malton	10/00899/MOUT	97	263	07-Nov-11	
L4	Land North Of, Broughton Road, Malton	10/00899/MOUT	98	263	07-Nov-11	
L4	Land North Of, Broughton Road, Malton	10/00899/MOUT	99	263	07-Nov-11	
S34	Land Adj To The Elms, 3 York Road, Malton	09/00503/FUL	1	1	24-Jul-09	
S40	Land At West Mede, Castle Howard Road, Malton	07/00936/FUL	1	1	23-Jul-08	13-Jul-11
S41	Land Adjacent To Upyonda, 2 Castle Howard Drive, Malton	09/00158/FUL	1	1	22-Apr-09	28-Feb-12
S43	Land At 3, Folliot Ward Close, Malton	09/01111/OUT	1	1	24-Dec-09	
S46	1 & 1A Westgate, Old Malton, Malton	10/00564/FUL	1	2	07-Jul-10	
S50	Land At West Mede, Castle Howard Road, Malton	10/00599/FUL	1	1	12-Aug-10	13-Jul-11
S54	49 - 51 Wheelgate & 1 Finkle Street	10/00567/FUL	1	2	12-Aug-10	
S54	49 - 51 Wheelgate & 1 Finkle Street	10/00567/FUL	2	2	12-Aug-10	
S55	Plot 5, Salents Lane, Wharram Le Street, Malton	10/01084/FUL	1	1	27-Aug-10	
S58	Land Off Folliot Ward Close, Middlecave Road, Malton	10/01320/FUL	1	1	21-Feb-11	
S60	Land At 4, Mount Crescent, Malton	11/00001/FUL	1	1	18-Mar-11	
S62	48-56 Market Place, Malton	10/01360/FUL	1	3	01-Apr-11	
S62	48-56 Market Place, Malton	10/01360/FUL	2	3	01-Apr-11	
S62	48-56 Market Place, Malton	10/01360/FUL	3	3	01-Apr-11	
S63	Building To Rear Of 22, Market Place, Malton	11/00732/FUL	1	1	12-Sep-11	24-Jan-12
S64	Land Off Folliot Ward Close, Middlecave Road, Malton	11/00460/FUL	1	1	06-Jul-11	
S65	27A Yorkersgate, Malton	11/00367/FUL	1	1	22-Jul-11	13-Dec-11
S66	87 Middlecave Road, Malton	11/00167/FUL	1	5	25-Jul-11	
S66	87 Middlecave Road, Malton	11/00167/FUL	2	5	25-Jul-11	
S66	87 Middlecave Road, Malton	11/00167/FUL	3	5	25-Jul-11	
S66	87 Middlecave Road, Malton	11/00167/FUL	4	5	25-Jul-11	
S67	Land Adj To 2 Castle Howard Drive, Malton	11/00915/FUL	1	1	10-Oct-11	28-Feb-12
S68	Old Cottage, 41 Greengate, Malton	11/00706/FUL	1	3	09-Dec-11	
S68	Old Cottage, 41 Greengate, Malton	11/00706/FUL	2	3	09-Dec-11	
S69	9 Market Street, Malton	11/01287/FUL	1	1	08-Mar-12	
S4	Farm Building Opposite Wath House, Marishes Low Road, Low Marishes	10/01249/FUL	1	1	23-Dec-10	
S5	School House Inn, Marishes Low Road, Low Marishes	11/00360/FUL	1	2	08-Jul-11	
S5	School House Inn, Marishes Low Road, Low Marishes	11/00360/FUL	2	2	08-Jul-11	
S1	The Appletree Inn, Marton Common Lane, Marton	08/01156/FUL	1	1	27-Apr-09	
S3	West Grange, Marton	09/00541/FUL	1	1	10-Nov-09	
S13	Building To North Of Mulberry House, Back Lane South, Middleton	10/00965/FUL	1	1	02-Nov-10	
L2	Land West Of, Station Road, Nawton	11/00456/EXTM	1	16	07-Jul-11	
L2	Land West Of, Station Road, Nawton	11/00456/EXTM	10	16	07-Jul-11	
L2	Land West Of, Station Road, Nawton	11/00456/EXTM	11	16	07-Jul-11	
L2	Land West Of, Station Road, Nawton	11/00456/EXTM	12	16	07-Jul-11	
L2	Land West Of, Station Road, Nawton	11/00456/EXTM	13	16	07-Jul-11	
L2	Land West Of, Station Road, Nawton	11/00456/EXTM	14	16	07-Jul-11	
L2	Land West Of, Station Road, Nawton	11/00456/EXTM	15	16	07-Jul-11	
L2	Land West Of, Station Road, Nawton	11/00456/EXTM	16	16	07-Jul-11	
L2	Land West Of, Station Road, Nawton	11/00456/EXTM	17	16	07-Jul-11	
L2	Land West Of, Station Road, Nawton	11/00456/EXTM	2	16	07-Jul-11	
L2	Land West Of, Station Road, Nawton	11/00456/EXTM	3	16	07-Jul-11	
L2	Land West Of, Station Road, Nawton	11/00456/EXTM	4	16	07-Jul-11	
L2	Land West Of, Station Road, Nawton	11/00456/EXTM	5	16	07-Jul-11	
L2	Land West Of, Station Road, Nawton	11/00456/EXTM	6	16	07-Jul-11	
L2	Land West Of, Station Road, Nawton	11/00456/EXTM	7	16	07-Jul-11	
L2	Land West Of, Station Road, Nawton	11/00456/EXTM	8	16	07-Jul-11	
L2	Land West Of, Station Road, Nawton	11/00456/EXTM	9	16	07-Jul-11	
S10	Barn At Skiplam Grange, Skiplam Road, Nawton	09/00812/FUL	1	1	13-Oct-09	
S12	Outbuildings At Ashtree House, High Street, Nawton	11/00564/FUL	1	3	09-Sep-11	
S12	Outbuildings At Ashtree House, High Street, Nawton	11/00564/FUL	2	3	09-Sep-11	
S12	Outbuildings At Ashtree House, High Street, Nawton	11/00564/FUL	3	3	09-Sep-11	
S3	High Street Farm, Newton On Rawcliffe, Pickering	01/00307/FUL	1	1	12-Jun-01	28-Jun-02
S5	Land Adjacent To Top Cottage, Rawcliff Road, Newton On Rawcliffe	11/01071/EXT	1	1	06-Dec-11	
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	1	186	05-Jan-11	
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	10	186	05-Jan-11	
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	100	186	05-Jan-11	
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	101	186	05-Jan-11	
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	102	186	05-Jan-11	
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	103	186	05-Jan-11	
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	104	186	05-Jan-11	
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	105	186	05-Jan-11	
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	106	186	05-Jan-11	
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	107	186	05-Jan-11	

S48	4 Park Road, Norton	09/01168/FUL	1		2	23-Dec-09	
S49	Land To The West Of Beech House No 5, The Avenue, Norton	09/00179/FUL	1		1	12-May-09	
S51	Land Adjacent 35, Scarborough Road, Norton	09/00171/FUL	1		1	26-Nov-09	
S52	Land At 6, Parliament Street, Norton	09/01218/OUT	1		1	15-Jan-10	
	Land At 93, Welham Road, Norton						
S54		10/00233/FUL	1		1	06-May-10	
S55	47 Commercial Street, Norton	10/00563/FUL	1		2	14-Sep-10	
S55	47 Commercial Street, Norton	10/00563/FUL	2		2	14-Sep-10	
S56	Land At Builders Yard Langton Road, Norton	10/00642/FUL	1		4	07-Sep-10	
S56	Land At Builders Yard Langton Road, Norton	10/00642/FUL	2		4	07-Sep-10	
S56	Land At Builders Yard Langton Road, Norton	10/00642/FUL	3		4	07-Sep-10	
S56	Land At Builders Yard Langton Road, Norton	10/00642/FUL	4		4	07-Sep-10	
	10 Plum Street, Norton						
S57		10/01107/FUL	1		3	25-Nov-10	11-Apr-11
	10 Plum Street, Norton						
S57		10/01107/FUL	2		3	25-Nov-10	11-Apr-11
S59	Land Rear Of 64 And 66, Welham Road, Norton	10/01383/FUL	1		1	29-Mar-11	
	49 - 51 Commercial Street, Norton						
S60		11/00092/FUL	1		7	01-Apr-11	06-Sep-11
	49 - 51 Commercial Street, Norton						
S60		11/00092/FUL	2		7	01-Apr-11	06-Sep-11
	49 - 51 Commercial Street, Norton						
S60		11/00092/FUL	3		7	01-Apr-11	06-Sep-11
	49 - 51 Commercial Street, Norton						
S60		11/00092/FUL	4		7	01-Apr-11	06-Sep-11
	49 - 51 Commercial Street, Norton						
S60		11/00092/FUL	5		7	01-Apr-11	06-Sep-11
	49 - 51 Commercial Street, Norton						
S60		11/00092/FUL	6		7	01-Apr-11	06-Sep-11
	49 - 51 Commercial Street, Norton						
S60		11/00092/FUL	7		7	01-Apr-11	06-Sep-11
S62	96 Parliament Street, Norton, Malton	11/00524/FUL	2		3	17-Aug-11	02-Mar-12
S62	96 Parliament Street, Norton, Malton	11/00524/FUL	3		3	17-Aug-11	02-Mar-12
S63	Land Adjacent To 59, Park Road, Norton	11/00928/FUL	1		1	19-Oct-11	
S64	Long Row Stables, Beverley Road, Norton	11/01016/FUL	1		1	20-Jan-12	
	13A Commercial Street, Norton						
S65		11/01007/FUL	1		2	24-Nov-11	
	13A Commercial Street, Norton						
S65		11/01007/FUL	2		2	24-Nov-11	
	64 Langton Road, Norton						
S66		12/00014/FUL	1		6	27-Feb-12	
	64 Langton Road, Norton						
S66		12/00014/FUL	2		6	27-Feb-12	
	64 Langton Road, Norton						
S66		12/00014/FUL	3		6	27-Feb-12	
	64 Langton Road, Norton						
S66		12/00014/FUL	4		6	27-Feb-12	
	64 Langton Road, Norton						
S66		12/00014/FUL	5		6	27-Feb-12	
	64 Langton Road, Norton						
S66		12/00014/FUL	6		6	27-Feb-12	
	64 Langton Road, Norton						
S3	Land Adj To East Cottage, The Terrace, Oswaldkirk	10/00551/FUL	1		1	06-Jan-11	26-Aug-11
S4	Land Adj Oak Lodge, St Oswald's Close, Oswaldkirk	10/00318/EXT	1		1	13-May-10	
S5	Birch Farm, The Terrace, Oswaldkirk	10/01363/FUL	1		1	29-Mar-11	
L6	Askham Bryan College, Swainsea Lane, Pickering	09/00403/MOUT	1		15	12-Aug-09	
L6	Askham Bryan College, Swainsea Lane, Pickering	09/00403/MOUT	10		15	12-Aug-09	
L6	Askham Bryan College, Swainsea Lane, Pickering	09/00403/MOUT	11		15	12-Aug-09	
L6	Askham Bryan College, Swainsea Lane, Pickering	09/00403/MOUT	12		15	12-Aug-09	
L6	Askham Bryan College, Swainsea Lane, Pickering	09/00403/MOUT	13		15	12-Aug-09	
L6	Askham Bryan College, Swainsea Lane, Pickering	09/00403/MOUT	14		15	12-Aug-09	
L6	Askham Bryan College, Swainsea Lane, Pickering	09/00403/MOUT	15		15	12-Aug-09	
L6	Askham Bryan College, Swainsea Lane, Pickering	09/00403/MOUT	2		15	12-Aug-09	
L6	Askham Bryan College, Swainsea Lane, Pickering	09/00403/MOUT	3		15	12-Aug-09	
L6	Askham Bryan College, Swainsea Lane, Pickering	09/00403/MOUT	4		15	12-Aug-09	
L6	Askham Bryan College, Swainsea Lane, Pickering	09/00403/MOUT	5		15	12-Aug-09	
L6	Askham Bryan College, Swainsea Lane, Pickering	09/00403/MOUT	6		15	12-Aug-09	
L6	Askham Bryan College, Swainsea Lane, Pickering	09/00403/MOUT	7		15	12-Aug-09	
L6	Askham Bryan College, Swainsea Lane, Pickering	09/00403/MOUT	8		15	12-Aug-09	
L6	Askham Bryan College, Swainsea Lane, Pickering	09/00403/MOUT	9		15	12-Aug-09	
L7	Land Adj Whitfield Avenue, Pickering	10/01384/MFUL	1		54	13-May-11	
L7	Land Adj Whitfield Avenue, Pickering	10/01384/MFUL	10		54	13-May-11	
L7	Land Adj Whitfield Avenue, Pickering	10/01384/MFUL	11		54	13-May-11	
L7	Land Adj Whitfield Avenue, Pickering	10/01384/MFUL	12		54	13-May-11	
L7	Land Adj Whitfield Avenue, Pickering	10/01384/MFUL	13		54	13-May-11	29-Mar-12
L7	Land Adj Whitfield Avenue, Pickering	10/01384/MFUL	14		54	13-May-11	29-Mar-12
L7	Land Adj Whitfield Avenue, Pickering	10/01384/MFUL	15		54	13-May-11	29-Mar-12
L7	Land Adj Whitfield Avenue, Pickering	10/01384/MFUL	16		54	13-May-11	29-Mar-12
L7	Land Adj Whitfield Avenue, Pickering	10/01384/MFUL	2		54	13-May-11	
L7	Land Adj Whitfield Avenue, Pickering	07/00869/MFUL	20		54	21-May-10	
L7	Land Adj Whitfield Avenue, Pickering	07/00869/MFUL	21		54	21-May-10	
L7	Land Adj Whitfield Avenue, Pickering	10/01384/MFUL	26		54	13-May-11	22-Mar-12
L7	Land Adj Whitfield Avenue, Pickering	10/01384/MFUL	27		54	13-May-11	22-Mar-12
L7	Land Adj Whitfield Avenue, Pickering	10/01384/MFUL	28		54	13-May-11	22-Mar-12
L7	Land Adj Whitfield Avenue, Pickering	10/01384/MFUL	29		54	13-May-11	22-Mar-12
L7	Land Adj Whitfield Avenue, Pickering	10/01384/MFUL	3		54	13-May-11	
L7	Land Adj Whitfield Avenue, Pickering	10/01384/MFUL	30		54	13-May-11	22-Mar-12
L7	Land Adj Whitfield Avenue, Pickering	10/01384/MFUL	31		54	13-May-11	29-Mar-12
L7	Land Adj Whitfield Avenue, Pickering	07/00869/MFUL	32		54	21-May-10	
L7	Land Adj Whitfield Avenue, Pickering	10/01384/MFUL	33		54	13-May-11	29-Mar-12
L7	Land Adj Whitfield Avenue, Pickering	10/01384/MFUL	34		54	13-May-11	29-Mar-12
L7	Land Adj Whitfield Avenue, Pickering	10/01384/MFUL	35		54	13-May-11	29-Mar-12
L7	Land Adj Whitfield Avenue, Pickering	07/00869/MFUL	36		54	21-May-10	12-Mar-12
L7	Land Adj Whitfield Avenue, Pickering	10/01384/MFUL	37		54	13-May-11	12-Mar-12
L7	Land Adj Whitfield Avenue, Pickering	10/01384/MFUL	38		54	13-May-11	12-Mar-12

L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	87		97	27-Sep-11	
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	88		97	27-Sep-11	
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	89		97	27-Sep-11	
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	90		97	27-Sep-11	
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	91		97	27-Sep-11	
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	92		97	27-Sep-11	
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	93		97	27-Sep-11	
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	94		97	27-Sep-11	
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	95		97	27-Sep-11	
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	96		97	27-Sep-11	
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	97		97	27-Sep-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	1		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	10		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	11		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	12		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	13		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	14		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	15		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	16		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	17		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	18		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	19		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	2		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	20		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	21		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	22		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	23		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	24		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	25		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	26		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	27		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	28		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	29		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	3		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	30		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	31		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	32		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	33		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	34		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	35		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	36		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	37		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	38		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	39		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	4		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	40		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	41		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	42		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	43		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	44		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	45		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	46		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	47		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	48		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	49		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	5		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	6		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	7		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	8		49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	9		49	26-Apr-11	
S49	2 Market Place, Pickering	00/00186/FUL	1		4	05-Apr-00	08-Dec-00
S49	2 Market Place, Pickering	00/00186/FUL	2		4	05-Apr-00	08-Dec-00
S49	2 Market Place, Pickering	00/00186/FUL	3		4	05-Apr-00	08-Dec-00
S56	39 - 40 Hungate, Pickering	10/00164/FUL	1		1	17-May-10	24-Jun-11
S60	Land At 44, Ruffa Lane, Pickering	08/00092/FUL	1		1	25-Mar-08	05-Sep-08
S63	47 Potter Hill, Pickering, North Yorkshire	08/00868/FUL	2		3	09-Dec-08	18-Aug-09
S67	Castle Cinema, 10 - 11 Burgate, Pickering	11/00169/EXT	1		9	15-Apr-11	14-Aug-08
S67	Castle Cinema, 10 - 11 Burgate, Pickering	11/00169/EXT	2		9	15-Apr-11	14-Aug-08
S67	Castle Cinema, 10 - 11 Burgate, Pickering	11/00169/EXT	3		9	15-Apr-11	14-Aug-08
S67	Castle Cinema, 10 - 11 Burgate, Pickering	11/00169/EXT	4		9	15-Apr-11	14-Aug-08
S67	Castle Cinema, 10 - 11 Burgate, Pickering	11/00169/EXT	5		9	15-Apr-11	14-Aug-08
S67	Castle Cinema, 10 - 11 Burgate, Pickering	11/00169/EXT	6		9	15-Apr-11	14-Aug-09
S67	Castle Cinema, 10 - 11 Burgate, Pickering	11/00169/EXT	7		9	15-Apr-11	14-Aug-08
S67	Castle Cinema, 10 - 11 Burgate, Pickering	11/00169/EXT	8		9	15-Apr-11	14-Aug-08
S67	Castle Cinema, 10 - 11 Burgate, Pickering	11/00169/EXT	9		9	15-Apr-11	14-Aug-08
S68	3 Smiddy Hill, Pickering	09/00441/FUL	1		1	27-Jul-09	
S69	Land To Rear Of 1, 2 And 3 Mayfield, Whitby Road	11/00590/REM	1		1	06-Sep-11	
S70	Westgate Garage, 142A Westgate	09/00600/FUL	1		3	19-Aug-09	
S70	Westgate Garage, 142A Westgate	09/00600/FUL	2		3	19-Aug-09	
S70	Westgate Garage, 142A Westgate	09/00600/FUL	3		3	19-Aug-09	
S72	Land Rear Of 69 Westgate, (Access Off Firthland Road)	09/01370/FUL	1		3	14-Jun-10	
S72	Land Rear Of 69 Westgate, (Access Off Firthland Road)	09/01370/FUL	2		3	14-Jun-10	
S72	Land Rear Of 69 Westgate, (Access Off Firthland Road)	09/01370/FUL	3		3	14-Jun-10	
S73	12 Firthland Road, Pickering	10/00787/FUL	1		1	03-Sep-10	12-Apr-10
S76	Land Adj To Whernside, Whitby Road, Pickering	12/00097/FUL	1		1	16-Mar-12	
S78	1A & 1B Market Place, Pickering	10/01305/FUL	1		2	03-Feb-11	
S78	1A & 1B Market Place, Pickering	10/01305/FUL	2		2	03-Feb-11	
S79	Land To Rear Of 110, Outgang Road, Pickering	11/01352/FUL	1		2	01-Mar-12	
S79	Land To Rear Of 110, Outgang Road, Pickering	11/01352/FUL	2		2	01-Mar-12	
S80	Willowdene, Upper Carr Lane, Pickering	11/01158/MFUL	1		1	31-Jan-12	
S9	Land At 118 Outgang Road, Pickering	11/01121/REM	1		1	20-Dec-11	22-Mar-12
S1	Low Farm, Main Street, Pockley	08/00321/FUL	1		1	30-May-08	08-Oct-10
S13	Land To Rear Of Birtley Court, Scarborough Road, Rillington	09/01369/FUL	1		3	01-Mar-10	#####
S13	Land To Rear Of Birtley Court, Scarborough Road, Rillington	09/01369/FUL	2		3	01-Mar-10	26-Oct-11

S13	Land To Rear Of Birtley Court, Scarborough Road, Rillington	09/01369/FUL	3		3	01-Mar-10	26-Oct-11
S14	Land To Rear Of The Fleece, Westgate, Rillington	09/00343/FUL	1		4	14-Jul-09	
S14	Land To Rear Of The Fleece, Westgate, Rillington	09/00343/FUL	2		4	14-Jul-09	
S14	Land To Rear Of The Fleece, Westgate, Rillington	09/00343/FUL	3		4	14-Jul-09	
S14	Land To Rear Of The Fleece, Westgate, Rillington	09/00343/FUL	4		4	14-Jul-09	
S15	Rillington Manor, Sands Lane, Rillington	10/00964/FUL	1		1	13-Oct-10	
S16	Land Adjacent To Woodsyde, Malton Road, Rillington	10/01106/FUL	1		2	09-Dec-10	
S16	Land Adjacent To Woodsyde, Malton Road, Rillington	10/01106/FUL	2		2	09-Dec-10	
S17	Rear Of 41, Scarborough Road, Rillington	11/00634/FUL	1		3	12-Oct-11	
S17	Rear Of 41, Scarborough Road, Rillington	11/00634/FUL	2		3	12-Oct-11	
S17	Rear Of 41, Scarborough Road, Rillington	11/00634/FUL	3		3	12-Oct-11	
S9	73 Long Meadows, Rillington	10/00926/EXT	1		1	01-Oct-10	
S9	Land At Warren House, Hall Drive, Sand Hutton	12/00042/FUL	1		1	01-Mar-12	
S10	Land And Buildings At Scagglethorpe Manor Farm, Main Street, Scagglethorpe	09/01306/MFUL	1		9	01-Feb-12	
S10	Land And Buildings At Scagglethorpe Manor Farm, Main Street, Scagglethorpe	09/01306/MFUL	2		9	01-Feb-12	
S10	Land And Buildings At Scagglethorpe Manor Farm, Main Street, Scagglethorpe	09/01306/MFUL	3		9	01-Feb-12	
S10	Land And Buildings At Scagglethorpe Manor Farm, Main Street, Scagglethorpe	09/01306/MFUL	4		9	01-Feb-12	
S10	Land And Buildings At Scagglethorpe Manor Farm, Main Street, Scagglethorpe	09/01306/MFUL	5		9	01-Feb-12	
S10	Land And Buildings At Scagglethorpe Manor Farm, Main Street, Scagglethorpe	09/01306/MFUL	6		9	01-Feb-12	
S10	Land And Buildings At Scagglethorpe Manor Farm, Main Street, Scagglethorpe	09/01306/MFUL	7		9	01-Feb-12	
S10	Land And Buildings At Scagglethorpe Manor Farm, Main Street, Scagglethorpe	09/01306/MFUL	8		9	01-Feb-12	
S10	Land And Buildings At Scagglethorpe Manor Farm, Main Street, Scagglethorpe	09/01306/MFUL	9		9	01-Feb-12	
S11	Ebor House, Highfield Lane, Scagglethorpe	11/01127/FUL	1		2	02-Mar-12	
S11	Ebor House, Highfield Lane, Scagglethorpe	11/01127/FUL	2		2	02-Mar-12	
S8	Land Adjacent Grange Farm, Scagglethorpe Lane, Scagglethorpe	10/00129/REM	1		1	07-Apr-10	28-Jun-10
S9	Aucuba Farm, Scagglethorpe Lane, Scagglethorpe	10/00779/FUL	1		1	07-Sep-10	22-Feb-11
S7	The Old School, Main Street, West Knapton	10/01355/FUL	1		1	12-Jan-11	
S8	Mill House, Scarborough Road, East Knapton	10/01047/MFUL	1		1	26-Nov-10	
S5	Land adj Garthside, Leppington Lane, Leppington	10/01428/EXT	1		1	14-Feb-11	
S10	Buildings At Fishers Farm, Town Street, Settrington	08/00595/FUL	1		3	21-Jan-09	
S10	Buildings At Fishers Farm, Town Street, Settrington	08/00595/FUL	2		3	21-Jan-09	
S10	Buildings At Fishers Farm, Town Street, Settrington	08/00595/FUL	3		3	21-Jan-09	
S11	Rectory Farm, Beckside, Settrington	11/00713/EXT	1		3	03-Oct-11	
S11	Rectory Farm, Beckside, Settrington	11/00713/EXT	2		3	03-Oct-11	
S11	Rectory Farm, Beckside, Settrington	11/00713/EXT	3		3	03-Oct-11	
S13	Land At Corner Of Chapel Road And, Forkers Lane, Settrington	09/01372/FUL	1		2	17-Mar-10	
S13	Land At Corner Of Chapel Road And, Forkers Lane, Settrington	09/01372/FUL	2		2	17-Mar-10	
L2	Land At OS Field 7357, St Hilda's Street, Sherburn	10/01318/MFUL	1		10	28-Feb-12	
L2	Land At OS Field 7357, St Hilda's Street, Sherburn	10/01318/MFUL	10		10	28-Feb-12	
L2	Land At OS Field 7357, St Hilda's Street, Sherburn	10/01318/MFUL	2		10	28-Feb-12	
L2	Land At OS Field 7357, St Hilda's Street, Sherburn	10/01318/MFUL	3		10	28-Feb-12	
L2	Land At OS Field 7357, St Hilda's Street, Sherburn	10/01318/MFUL	4		10	28-Feb-12	
L2	Land At OS Field 7357, St Hilda's Street, Sherburn	10/01318/MFUL	5		10	28-Feb-12	
L2	Land At OS Field 7357, St Hilda's Street, Sherburn	10/01318/MFUL	6		10	28-Feb-12	
L2	Land At OS Field 7357, St Hilda's Street, Sherburn	10/01318/MFUL	7		10	28-Feb-12	
L2	Land At OS Field 7357, St Hilda's Street, Sherburn	10/01318/MFUL	8		10	28-Feb-12	
L2	Land At OS Field 7357, St Hilda's Street, Sherburn	10/01318/MFUL	9		10	28-Feb-12	
S10	The Old Stable, High Street, Sherburn	09/01256/FUL	1		1	19-Jan-10	
S11	Petrefields, Station Road, Sherburn	10/00591/FUL	1		1	03-Aug-10	09-Sep-11
S12	The Old Vicarage, Vicarage Lane, Sherburn	11/00166/FUL	1		4	05-Aug-11	
S12	The Old Vicarage, Vicarage Lane, Sherburn	11/00166/FUL	2		4	05-Aug-11	
S12	The Old Vicarage, Vicarage Lane, Sherburn	11/00166/FUL	3		4	05-Aug-11	
S12	The Old Vicarage, Vicarage Lane, Sherburn	11/00166/FUL	4		4	05-Aug-11	
S9	Sherburn Post Office, High Street, Sherburn	08/00521/FUL	1		1	31-Jul-08	05-Dec-08
S15	Garage, New Lane, Sheriff Hutton	11/01243/FUL	1		3	16-Feb-12	
S15	Garage, New Lane, Sheriff Hutton	11/01243/FUL	2		3	16-Feb-12	
S15	Garage, New Lane, Sheriff Hutton	11/01243/FUL	3		3	16-Feb-12	
S4	Barn At Elmsall House, Main Street, Sinnington	10/01404/FUL	1		1	05-Aug-11	
S10	South Holme Farm, South Holme, Slingsby	10/00739/REM	1		1	03-Sep-10	02-Mar-11
S11	Wyville Farm, Green Dyke Lane, Slingsby	10/00309/FUL	1		1	04-Jun-10	08-Sep-10
S12	West Farm, South Holme, Slingsby	11/00073/FUL	1		1	07-Jun-11	
S13	High Baxton Howe, Fryton Lane, Slingsby	10/00292/EXT	1		1	10-May-10	
S2	Manor Farm, South Holme, Slingsby	06/00019/FUL	1		1	20-Mar-06	10-Mar-09
S14	Field View Barn, 27 West Street, Swinton	09/01050/FUL	1		1	01-Dec-09	
S15	Swinton Grange, Swinton Lane, Swinton	11/00330/FUL	1		1	28-Jul-11	
S13	The Cliffe Club, Cliffe Lane, Terrington	11/00748/EXT	1		1	09-Sep-11	15-Jul-11
S5	Land Adj St Stephens Garth, Main Street, Thixendale	05/01137/FUL	1		2	23-Nov-05	27-Jul-05
S5	Land Adj St Stephens Garth, Main Street, Thixendale	05/01137/FUL	2		2	23-Nov-05	27-Jul-05
S6	Land To Rear Of Cross Keys, Main Street, Thixendale	09/00366/REM	1		3	13-Jul-09	
S6	Land To Rear Of Cross Keys, Main Street, Thixendale	09/00366/REM	2		3	13-Jul-09	
S6	Land To Rear Of Cross Keys, Main Street, Thixendale	09/00366/REM	3		3	13-Jul-09	
S5	Land To The East Of 1 Winston Row, Low Street, Thornton le Clay	09/00601/FUL	1		1	09-Sep-09	
S10	Dale Farm, Main Street, Weaverthorpe	10/01117/FUL	1		1	03-Feb-11	
S12	Land & Outbuildings To Side & Rear Of Rarey Farm, Main Street, Weaverthorpe	10/00444/FUL	1		2	02-Sep-10	
S12	Land & Outbuildings To Side & Rear Of Rarey Farm, Main Street, Weaverthorpe	10/00444/FUL	2		2	02-Sep-10	
S11	Land To Rear Of Mount Pleasant Farm, Welburn, Malton	11/00505/FUL	1		1	10-Aug-11	
S3	Land To West Of B1248, Station Road, Wharram Le Street	09/01120/FUL	1		3	18-Dec-09	10-Nov-11
S3	Land To West Of B1248, Station Road, Wharram Le Street	09/01120/FUL	2		3	18-Dec-09	10-Nov-11
S3	Land To West Of B1248, Station Road, Wharram Le Street	09/01120/FUL	3		3	18-Dec-09	05-Oct-11
S4	Welmont Cottage, Salents Lane, Wharram Le Street	11/01170/FUL	1		3	12-Dec-11	
S4	Welmont Cottage, Salents Lane, Wharram Le Street	11/01170/FUL	2		3	12-Dec-11	
S3	Village Farm And Home Farm, Main Street, Whitwell On The Hill	11/00495/FUL	1		2	14-Jul-11	03-Oct-11
S3	Village Farm And Home Farm, Main Street, Whitwell On The Hill	11/01234/FUL	2		2	27-Jan-12	29-Nov-11
S3	Village Farm And Home Farm, Main Street, Whitwell On The Hill	11/01234/FUL	3		2	27-Jan-12	29-Nov-11
S6	Land At The West End Of, Old Malton Road	09/00513/FUL	1		1	01-Oct-09	
S8	West Binnington Farm, Binnington Carr Lane, Staxton	11/00098/OUT	1		1	04-Apr-11	
S9	Aucklands Garage, Main Street, Staxton	11/00709/FUL	1		1	06-Oct-11	
S7	Village Farm, High Street, Wilton	10/01120/FUL	1		1	16-Nov-10	
S15	Buildings At Thorndale Farm, Main Street, Wintringham	10/00110/FUL	1		2	06-Apr-10	
S15	Buildings At Thorndale Farm, Main Street, Wintringham	10/00110/FUL	2		2	06-Apr-10	
S16	Church Farm Barns, Main Street, Wintringham	10/00982/FUL	1		3	26-Nov-10	
S16	Church Farm Barns, Main Street, Wintringham	10/00982/FUL	2		3	26-Nov-10	
S16	Church Farm Barns, Main Street, Wintringham	10/00982/FUL	3		3	26-Nov-10	
S17	Lakeside Buildings, Main Street, Wintringham	11/00949/FUL	1		1	03-Nov-11	

S18	Rookdale, Newton Dale, Wintringham	11/01251/FUL	1	2	05-Mar-12
S18	Rookdale, Newton Dale, Wintringham	11/01251/FUL	2	2	05-Mar-12
S9	Kiddles Farm, Main Street, Wintringham	09/00988/FUL	1	1	12-Nov-09