

Strategic Housing Land Availability Assessment Update 2013

Part One

**RYEDALE
DISTRICT
COUNCIL**



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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 In 2012, the Council started producing an update to the 2009 SHLAA. The structure of the SHLAA was proposed to be amended 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
- 1.3 The purpose of this was to enable the annual update of supply and completion figures to be included as Part 1 of the update of the SHLAA, given the clear interrelationships. Part 1 of the 2012 SHLAA was published in May 2012. The planned Part 2 of the SHLAA was not completed due to the need to resource the Examination into the LPS (this is covered in further detail in ¶1.16 below). The Council considers this is still an appropriate structure for the preparation of the SHLAA. This 2013 Part 1 SHLAA will form the basis for the Part 2 SHLAA.
- 1.4 As set out in the 2012 SHLAA Part 1 report, this 2013 review of the SHLAA 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 Ryedale Local Plan Allocations.
 - Update the completion data from the 2011/2012 financial year
 - 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 to be made in the Local Plan Sites Document and Helmsley Plan.

- 1.5 It's important to note that role of the SHLAA is distinct from that of the Ryedale Plan. It is essentially a raw assessment of all sites known to the Council. 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 inform 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

- 1.6 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 ¶ 159)
- 1.7 As with its predecessor Planning Policy Statement 3: Housing (PPS3), ¶ 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.
- 1.8 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.
- 1.9 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.
- 1.10 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.
- 1.11 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.
- 1.12 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”. (¶ 49).
- 1.13 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.”
- 1.14 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 into a single online resource managed by the Dept for CLG. This was published in draft or “Beta” format for consultation until October 2013. It is not clear when it is likely to be published in final form, however existing Practice Guidance remains extant until the final version is published. Therefore at this point in time, the SHLAA Practice Guidance has not been withdrawn. As 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. If the finalised practice guidance is issued prior to the publication of Part 2 of the SHLAA, the Council will examine if there are any implications in that document. However it is considered that it is unlikely that there will be significant differences from the 2007 Practice Guidance

Regional Policy and Practice Guidance

- 1.15 Since the 2012 Update, The Yorkshire and Humber plan (RSS) was substantially revoked (except for policies protecting York's Greenbelt) on 22 February 2013. It therefore no longer forms part of the development plan and the setting of a house target is to be done at the local level (see ¶1.16 below). However evidence prepared to inform or as part of the functioning of the RSS still remains a material consideration. Therefore the Regional Practice Guidance remains useful practice guide in the preparation of a SHLAA, prior to any publication of revised national practice guidance.

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 considerably changed as the LPS was adopted by the Council on September 5 2013, following its Independent examination. Therefore it now substantively forms the development plan for Ryedale¹.
- 1.17 Policy SP2 is the key development plan policy for the delivery and distribution of new housing. The key elements of Policy SP2 which will be reflected in the SHLAA are:
- **The housing target** – The LPS sets this as 200² net additional homes per annum.
 - **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 has now been abolished.
- 1.18 The Council is now progressing work on making site allocations in the Local Plan Sites Document (LPSD) and Helmsley Plan (HP). Officers are currently carrying out site selection work in line with the Council's Site Selection Methodology (SSM) for the LPSD. The HP had a consultation on preferred sites in July and August 2013.

¹ A number of Ryedale Local Plan Policies remain until the allocation documents are adopted. The schedule of which Ryedale Local Plan Policies have been superseded is set out in Annex 2 of the adopted LPS.

² SP2 also refers to a 'local zone of tolerance' of up to 25% beyond the 200 target. However this is intended to ensure that 200 is met and not to penalize development if this is exceeded up to a minimum up to 250 dwellings per annum. It is not part of the housing target which remains at 200 per annum.

Changes to the Methodology

- 1.19 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

- 1.20 As set out above, the LPS has now been adopted and the RSS has been substantially abolished. On this basis the base date has been changed from 2004 (as previously identified in the 2009 SHLAA, to 2012 to reflect the base date of the LPS.

Dwelling Targets

- 1.21 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 is the basis of the requirement being taken forward to reflect ¶ 47 of the NPPF which emphasises that LPAs should identify deliverable sites to support “their [the LPA’s] housing requirement”.

Likely Future Demolitions

- 1.22 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 12 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

- 1.23 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 continuing good performance of 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

- 1.24 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 Part 2 will similarly consider additional or revised sites submitted in the whole parish of Helmsley.

- 1.25 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. This SHLAA update will a similarly assess all the relevant sites submitted to the Council since the last study. Given that the LPS is now adopted development plan policy, Part Two of the Update will provide a commentary on the sites identified in the SHLAA which form the ‘settlement hierarchy’ as set out in Policy SP1 of 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 in preparing the LPSD and HP and the future release of sites eventually identified in the LPSD and HD.
- 1.26 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

- 1.27 This report comprises Part 1 of the SHLAA, updating the position as at 31 March 2013 with regard to housing commitments and projected delivery. It should be noted that recent housing approvals are not covered in this document, however the Council will update the housing position on a quarterly basis prior to the adoption of the LPSD and HA. It should be also be noted that the current supply position 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.

- 1.28 However the Council will involve key stakeholders – landowners, agents, the development industry - in the preparation of Part 2 of the SHLAA both in terms of the methodology employed and then the initial findings of the assessment. The Council anticipates that Part 2 will be prepared in early 2014.

Review

- 1.29 The review of the SHLAA will reflect the stage of plan making preparation. 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 LPSD and HP, changing the nature of the supply.
- 1.30 However Part 2 will be updated when required to support and manage plan-making activity in line with the national planning guidance. 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 LPSD or HP is required.

2 PART 1: Housing Position including Commitments and Past Performance

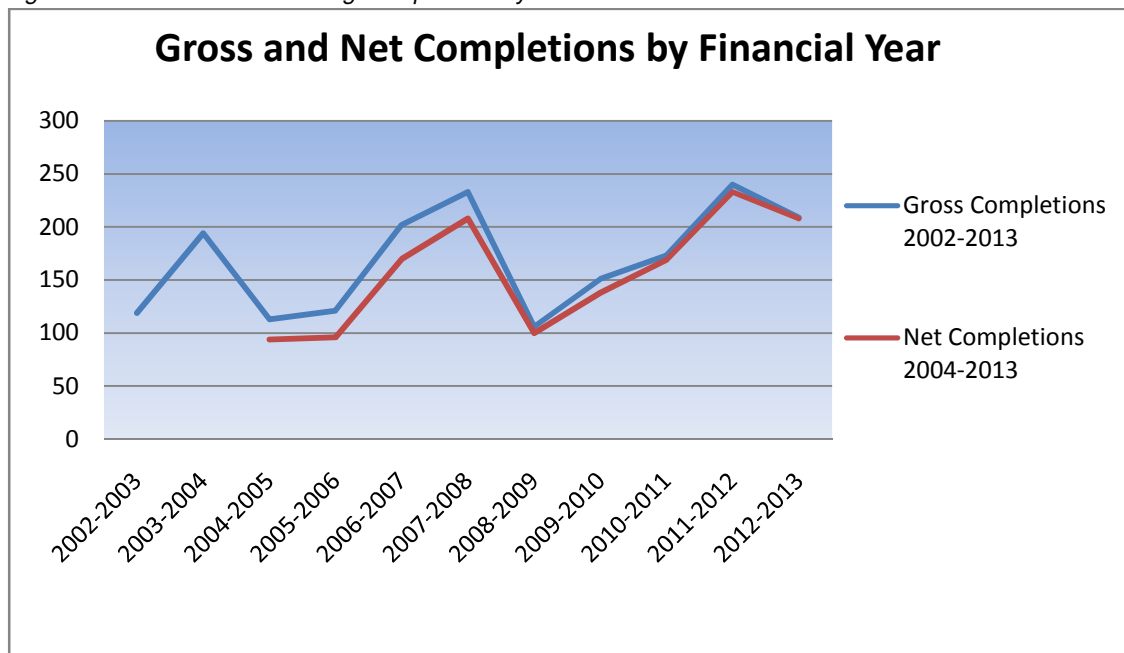
Past Housing Delivery

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 2002-2013. 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
2012-2013	209	208
Total	1861	1416
Average	169	157

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

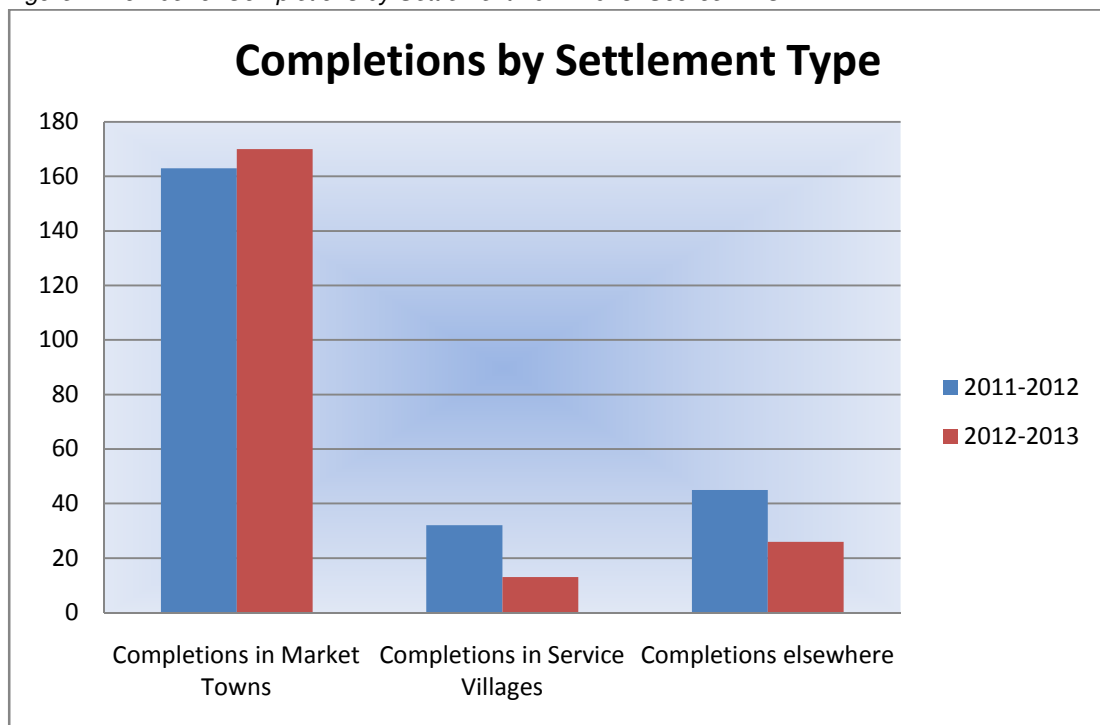


2.2 The table and graph show a relatively erratic pattern since 2002, however it does reflect certain local and national factors. The first dip in completions from 2004 to 2006 was the product of limited Ryedale Local Plan allocations gaining consent, and a predominance of small windfall sites coming 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 gradual return to the levels of 2007-2008. Indeed the last two financial years have resulted in net completion figures exceeding the Local Plan Strategy (LPS) target of 200.

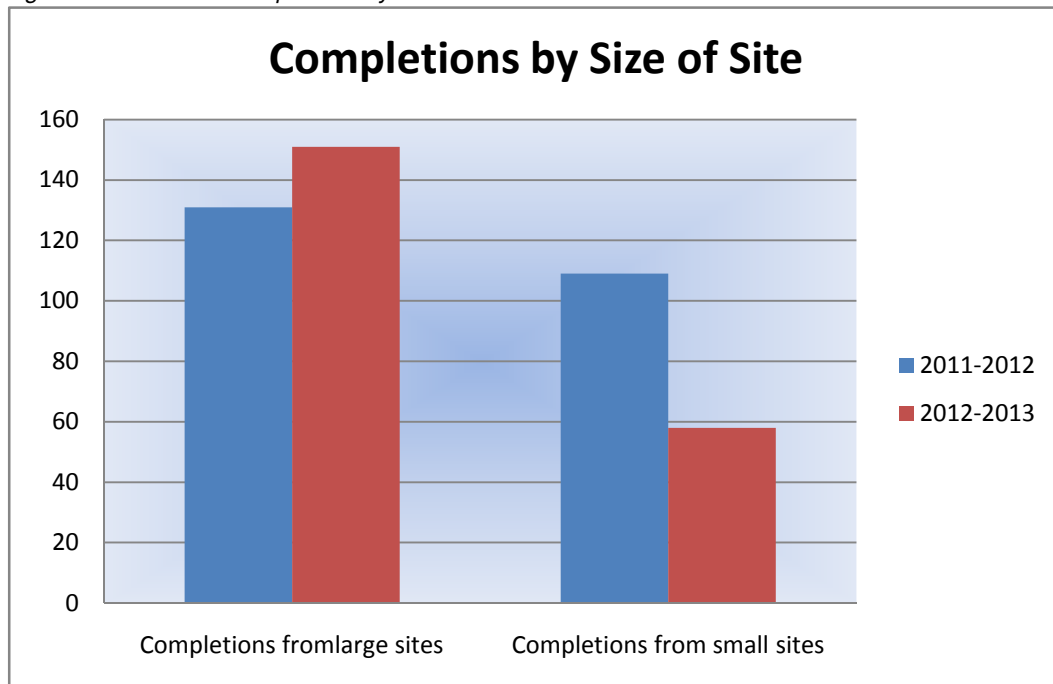
- 2.3 Given the limited housing allocations and generously drawn development limits, many of the sites over the Ryedale Local Plan period have historically come from small windfall sources on sites. However this trend has more recently changed with a significant part of this recent increase coming from 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 2011-2013. Source RDC



- 2.4 Following and increasing the trend from 2011-2012, Figure 2 demonstrates a significant majority of housing completions in 12/13 took place in the towns (81%), followed by 6% in the Service Villages and 12% 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 completions on large sites continues to increase, providing the majority of total completions. This is in line with the changing nature of supply created through the granting of recent large windfall permissions. Whilst it has proportionately diminished, there is still a reliable and not insignificant contribution 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 2011-2013. Source RDC

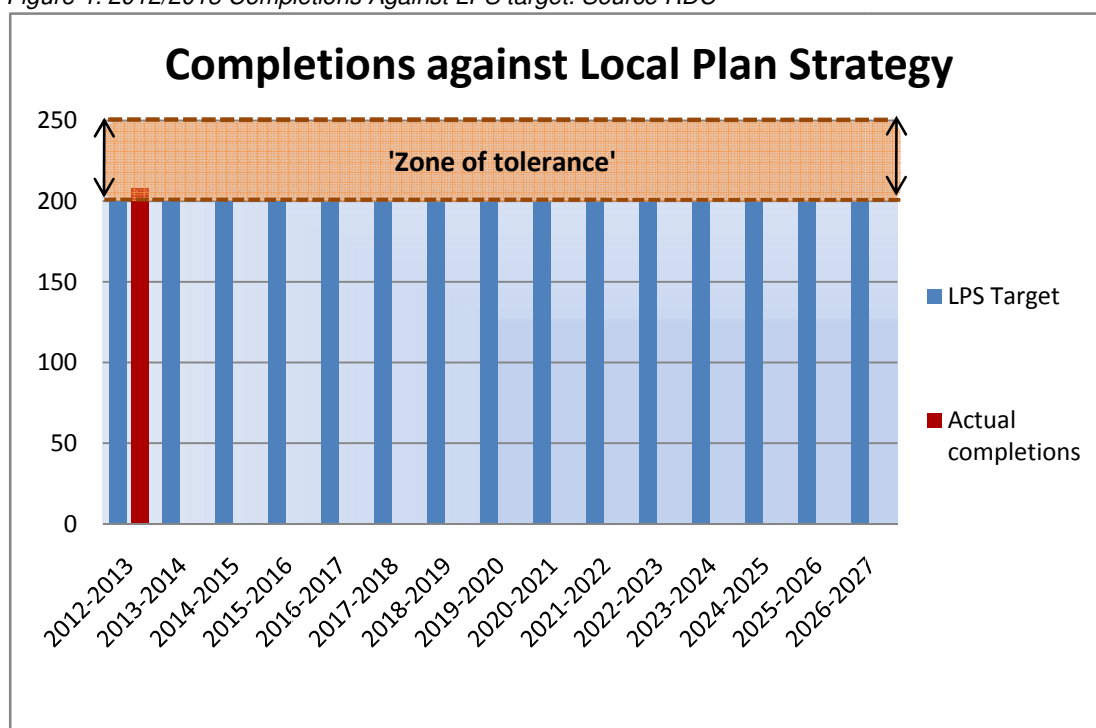


Overall the evidence from the 12/13 financial year shows a continuation of the relative confidence of the housing market in Ryedale which emerged in 11/12. Recent site visits to a number of housing sites indicate a steady rate of sales with most major sites with consent having started on site.

Performance Against Local Plan Strategy

- 2.5 The base date for the Local Plan Strategy (LPS) is 2012 and therefore the 12/13 financial year represents Year 1 of the plan period. Whilst clearly only at the beginning of the plan period, it is important to consider how the Council has delivered against the LPS target.
- 2.6 Figure 4 sets out how the 12/13 net completions have exceeded the LPS target by 8. This is in line with the expectations of the LPS in meeting 200 as a minimum, and specifically ¶ 4.25 to 4.27 of the LPS which sets out the approach to the 'zone of tolerance'. This allows flexibility of up to 25% of the annual requirement (up to 250 dwellings per annum) to ensure that the minimum of 200 homes per annum are achieved. Completions that fall within this zone of tolerance will not be subtracted from the total 3000 dwellings to be provided over the 15 year plan period. However any under delivery (i.e. annual delivery below 200) against the LPS target will be made up over the remaining plan years, through the release of additional sites.
- 2.7 As can be seen from Figure 4, net completions for 12/13 have fallen within the zone of tolerance and no under provision against the LPS target has occurred. As the figure is within the 'zone of tolerance' the LPS requirement is unaffected and therefore remains at 200 per annum. This performance is considered further under 'projected delivery' in ¶ 2.24 below.

Figure 4: 2012/2013 Completions Against LPS target. Source RDC



Housing Land Availability

Current Commitments

- 2.8 As at 31/3/13, the raw housing supply from sites with planning permission was 1005 plots or 5.03 years supply against the LPS target of 200. This comprises:

Table 2: Breakdown of supply with planning permission at 31/3/13. Source: RDC

	Small sites	Large sites	Total
Windfall	310	655	965
Allocated	0	40	40
Total	310	695	1005

- 2.9 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 derived from large sites. This reflects the Council's proactive stance – prior to the allocation of sites through the Helmsley Plan and LPSD - through the approval of a number of large sites adjacent to the development limits of the market towns to seek to achieve a 5 year deliverable housing supply. Table 7 refers in further detail to these releases. For a detailed breakdown of the supply, Annex 2 contains a schedule of the supply as at 31/03/13 at a dwelling plot level.
- 2.10 In addition to the supply identified in Table 2, there are a number of applications which have been approved in principle subject to the signing of a s106 legal agreement or other matter. As with the 2012 SHLAA Part 1 update, the Council has undertaken an analysis of those sites with outstanding matters. From that it has

formed a schedule of those it believes will come forward in a reasonable timescale - that is those which are considered to be capable of being delivered within 5 years. These amount to 72 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 which are likely to come forward as at 31/3/13. Source RDC.

Site	Status	Number of plots
06/00807/MFUL – Richardsons Haluage Yard, Slingsby	Ongoing	24
06/01232/FUL – Rectory Farm Scrayingham	Ongoing	6
08/00596/FUL – Langton Walled Garden, Langton	S106 signed – decision to be issued shortly	4
09/00072/FUL – Land & Buildings at Diamond Farm, Nunnington	Ongoing	7
09/00154/FUL – Keld Head Road, Kirkbymoorside	Ongoing	8
11/00597/OUT – Land at OS Field 4907, Pickering	Ongoing	1
11/00570/FUL – East End Garage, Ampleforth	Ongoing	8
11/01001/OUT – Land Off Heron Way, Langton Road, Norton	Ongoing – only recently approved in principle	8
12/00259/FUL – Land At, Walnut Grove, Sherburn	Ongoing – only recently approved in principle	2
12/00916/FUL – Buildings at Low Farm, Main Street, Barton le Street	Ongoing – only recently approved in principle	4
Total supply from applications approved in principle		72

2.11 Taken together, the total supply from commitments as at 31/3/2013 is:

Table 4: Breakdown of Supply at 31/03/2013. Source: RDC

Dwellings with planning permission	Dwellings approved subject to s106/ or other issue	Total dwellings
1005	72	1077
Supply against LPS target	Supply against LPS target	Total committed supply against LPS target
5.03 years	0.36 years	5.39 years

2.12 On the basis of this raw supply, the Council has just in excess of a 5 year housing land supply of housing sites.

Supply of Specific Deliverable Sites

2.13 In line with ¶47 of the NPPF, the Council is required to identify a “supply of specific deliverable sites sufficient to provide five years worth of housing”. It is therefore important that the Council’s supply figure is robust. In line with ¶47 and footnote 11 of the NPPF, the Council considers that ‘deliverable’ supply in Ryedale constitutes all sites with consent or remaining allocations but also including a non-implementation allowance. This is because the scale of sites in Ryedale are such that long term phasing plans within individual sites are unlikely to be required. In addition recent experience of delivery has shown that permitted major development sites are being implemented with no specific issues over viability or market demand being identified post-decision.

- 2.14 Despite this and in recognition that part of the supply is formed from smaller windfall sites, the Council considers it is important that a reasonable assumption for non-implementation should be taken into account in the supply figure. As set out in the changes to the methodology, the Council is continually assessing 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 approximate average of 90% of permissions are built. It follows that an average of 10% of permissions take longer to build or are not implemented at all. On this basis the level, the Council considers it appropriate to set the level of assumed non-implementation 10%.
- 2.15 Applying the 10% non-implementation rate to the identified level of supply therefore equates to the following:

Table 5: Supply at 31/03/2013 including 10% Non-Implementation Rate

Level of supply + 10% non implementation allowance – (Years)	Level of supply + 10% non implementation allowance – (Number of dwellings)
4.85	969

- 2.16 Therefore the total deliverable supply in line with ¶47 of the NPPF, taking into account non-implementation, is 969 dwellings. This will be taken forward in the calculations in Part 2 of the SHLAA.
- 2.17 Clearly this figure indicates the Council falls short of having a full 5 year deliverable housing supply, albeit just under by 0.15 years or 31 plots. However the Council has met and exceeded the annual LPS target of 200 net additional homes for 12/13. The Council also anticipates that the LPS target is likely to be met and exceeded for the financial years 13/14 and 14/15 based on this supply alone.
- 2.18 Whilst the Council recognises that it is required to maintain a 5 year supply of deliverable sites as a minimum, how this supply is predicted to perform will be the guide to the management of supply and release of sites. To this end it is important to distinguish between housing supply (permissions to be built) and housing delivery (dwellings actually built). The approach to managing the delivery of housing is set out in the LPS and discussed above in ¶ 2.6. In line with the housing requirement set out in Policy SP2 and the stated operation of the ‘zone of tolerance’, the Council will ensure that in monitoring the projected delivery of housing that the annual target of 200 is met as a minimum. Sufficient sites will be released on this basis to ensure that the indicated projected delivery of housing demonstrates the continued achievement of this target within the ‘zone of tolerance’. Details of the assessment of projected delivery is set out in ¶2.24 below.

NPPF Buffer

- 2.19 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%. Whilst the definition of “persistent under delivery” is still being debated, the Council has ‘opted in’ to a 20% buffer through the Examination into the LPS, despite it considering that it is not a persistent under-deliverer. The choice of a 20% NPPF supply buffer is intended to work in tandem with the delivery orientated local ‘zone of tolerance’ , to ensure that the LPS target of 200 as a minimum is met.

- 2.20 The Inspector’s final report³ into the Examination of the Local Plan Strategy is clear on the operation of the NPPF buffer in ¶47 should be plan-led, that is it is identified from allocated supply given the reference to it being “moved forward from later in the plan period”. Therefore the Council will maintain a 20% NPPF buffer through sites being brought forward through the LPSD and the HP, rather than through speculative housing applications in advance of this. The timescales for those documents are set out in the Council’s Local Development Scheme.

Windfall Allowance

- 2.21 ¶4.20 of the LPS makes clear that an allowance for unanticipated windfalls will not be identified in the planned allocated levels of supply. Clearly windfall sites will continue to come forward over the plan period which will contribute to the committed level of housing supply. These committed windfall sites – that is those with permission – are factored into the projected delivery calculations as set out in ¶2.24.

Dwelling Targets

- 2.22 The LPS dwelling target is 200 net additional dwellings per annum. There is no under provision to take into account as the Council exceeded the 200 LPS target in 12/13 which is the first year of delivery within the plan period of the LPS (basedate of the LPS is 2012). The amount of future demolitions has been updated on the basis of past trends from the last five financial years (08-13). Therefore the cumulative 5-year dwelling targets are set out in Table 6 below:

³ Inspector’s Final Report in the Local Plan Strategy
http://extranet.ryedale.gov.uk/pdf/Final_Inspector's_Report_28_Aug_2013.pdf

Table 6: Dwelling Targets for 5, 10 and 15 year LPS plan periods, and further 20 year period 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	12	804 ⁴	804
Second 5 year tranche			
LPS Dwelling Target 2017 - 2022	Demolition allowance	5-year dwelling target	Cumulative 5-year dwelling target
1000	12	1012	1816
Third 5 year tranche			
LPS Dwelling Target 2022 - 2027	Demolition allowance	5-year dwelling target	Cumulative 5-year dwelling target
1000	12	1012	2828
Fourth 5 year tranche			
LPS Dwelling Target 2027 - 2032	Demolition allowance	5-year dwelling target	Cumulative 5-year dwelling target
1000	12	1012	3840

- 2.23 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

- 2.24 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 2013/2014 financial year. Source: RDC

Site	Developer	Status	Max annual delivery	Min annual delivery	Remaining plots on site
Westfield Nurseries, Norton	Persimmon	Ongoing	40	35	160
Whitfield Avenue, Pickering	Persimmon	Ending	14	14	14
Whitby Road, Pickering	David Wilson Homes	Ending	43	43	43
Cheescake Farm, Norton	Shepherd Homes	Ongoing	20	20	58
Broughton Road, Malton	Taylor Wimpey	Started	33	17 ⁵	263
Wains Field, Kirkbymoorside	Trilandium	Started	12	6 ⁶	29
Pasture Lane, Hovingham	Trilandium	Ending	9	9	9
North Riding Garage, Pickering	McCarthy & Stone (formerly Golden Living)	Starting 2014	40	0 ⁷	40
Total			211	144	616

- 2.25 The sites identified in Table 7 lead to a delivery of between 144 and 211 completions a year from major sites. This represents a significant contribution from major sites to towards achieving and potentially exceeding the LPS plan target alone. The minimum figure represents the lower range of what the housing developers think is likely to be achieved. This has been taken forward as the figure for the assessment of projected delivery in 13/14. This is considered to represent a conservative but robust approach.

⁴ Taking into account delivery in 12/13

⁵ 17 has been assumed for 13/14 given that works have only just started on site.

⁶ 6 has been assumed for 13/14 given that works have only just started on site.

⁷ This is a flattened retirement scheme due to take place in 2014. There is uncertainty as to which financial year it is likely to be completed.

2.26 Similarly the likely contribution from these major sites has been projected forward over the next five years, taking into account the rate of delivery and amount of plots remaining. These are shown in Table 8 below and have been taken forward as part of the projection of future delivery in Figure 6.

Table 8: Annual Projected Contribution from Major Sites. Source RDC.

2012-2013	2013-2014	2014-2015	2015-2016	2016-2017
144	140	97	68	68

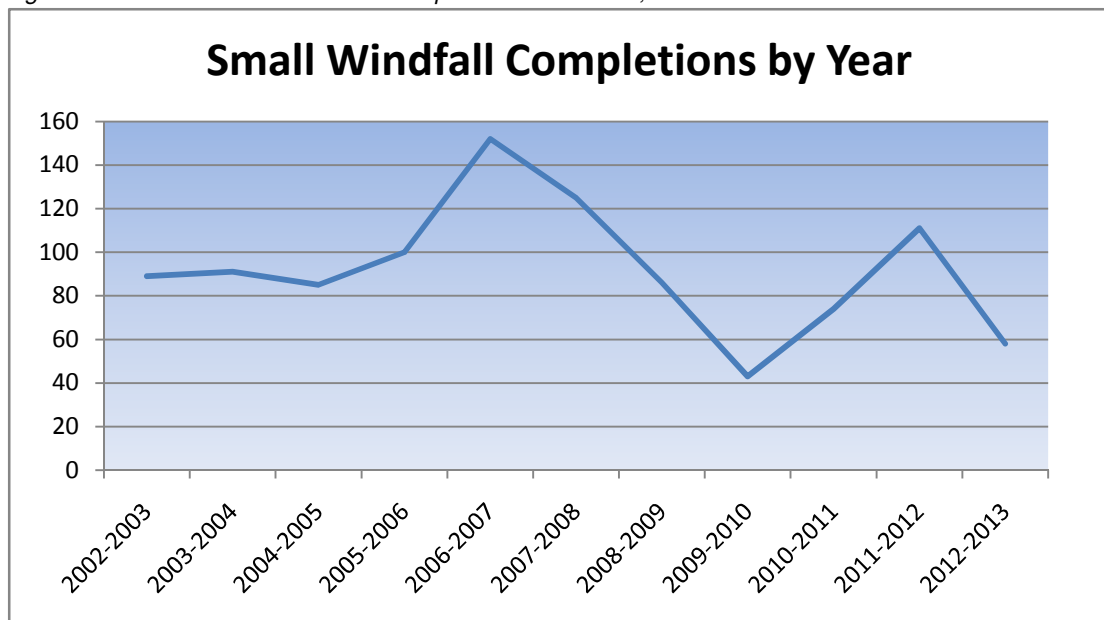
2.27 A constant supply of windfall sites has come forward under the Ryedale Local Plan on the basis of limited allocations and flexibly drawn development limits. Table 9 below sets out the proportion of contribution from windfall sites since 2002:

Table 9: Windfall as a proportion of total housing completions 2002-2013. Source: RDC

Small windfall sites	Large windfall sites	Total windfall supply
54%	30%	85% (figure does not sum due to rounding)

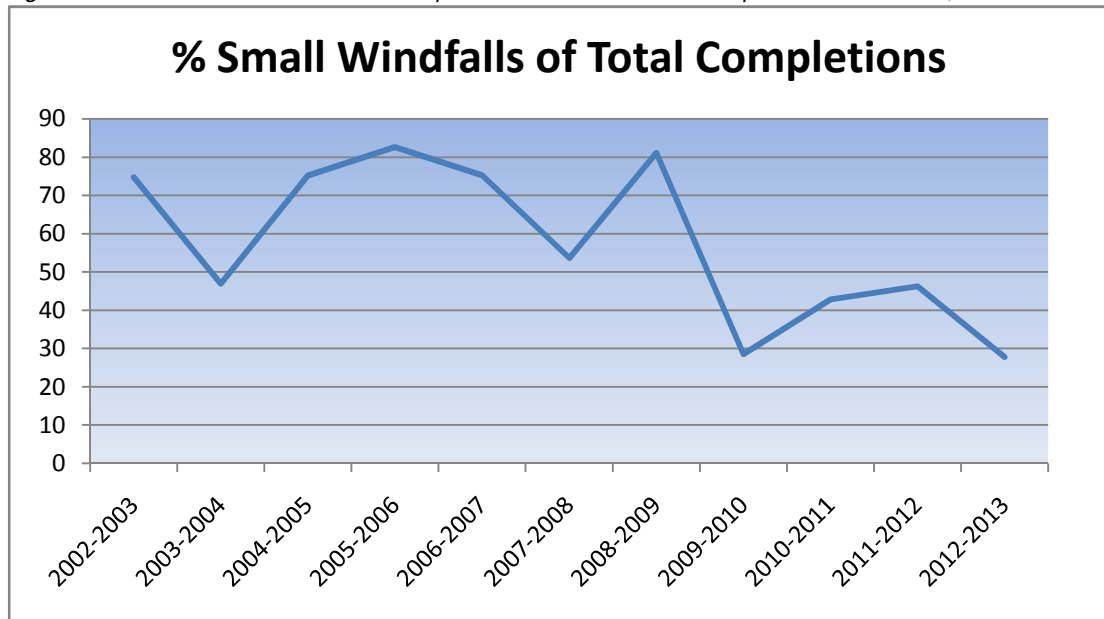
2.28 As Table 9 identifies, the vast majority of housing completions (85%) from 2002 to 2013 continues to come from windfall development. Whilst this amount has fluctuated depending on market forces and local circumstances, it has consistently remained high. Nearly twice as many small windfall completions have come forward compared to large windfall sites, although the proportion of large windfalls sites has increased more recently. Figures 4 indicates the number of completions from small windfall sites:

Figure 4: Number of Small Windfall Completions 2002-2013, Source RDC



2.29 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 2002-2013, Source RDC



- 2.30 Figures 4 and 5 demonstrate that small windfall in particular have made a significant contribution to the housing supply over the last ten years. Whilst the proportion of small windfalls has reduced particularly in the 12/13 financial year, reflecting recent large windfall permissions, they still form an important contribution to housing supply. 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 there is an increase in large windfall sites which are more focussed in the towns reflecting recent major Greenfield releases in advance of the Ryedale Plan to supplement housing supply.
- 2.31 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' (see ¶2.21) in terms of plan-making as the LPS is committed to allocating the full complement of net additional housing required over the plan period.
- 2.32 In light of this and reflecting the supply of small windfall sites shown in Table 2, a contribution of 56 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 310, the applying a 10% non-implementation reduction, reducing the figure to 279. This has then been divided equally over 5 years equating to 55.8, and has been rounded up to 56 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.
- 2.33 A contribution has also been assumed from other committed large sites forming part of the supply. At 31/3/13, there is a committed supply of 70 dwellings from other large sites. Similar to the small windfall sites, a contribution of 13 has been assumed. This

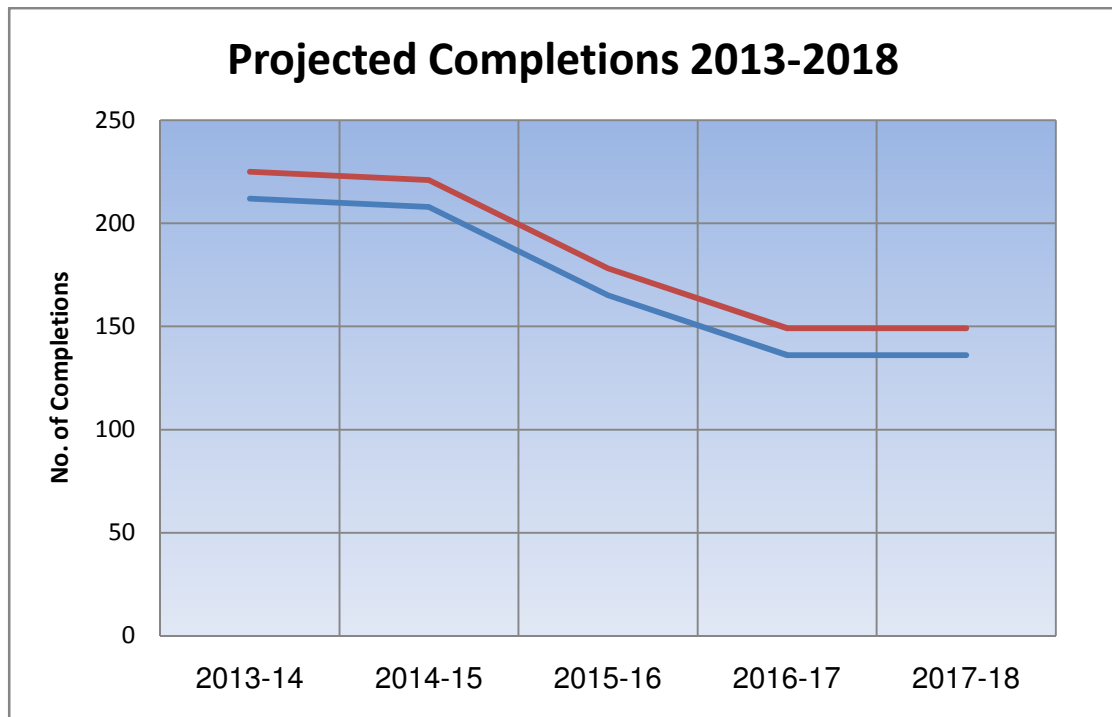
is based on applying a 10% non-implementation rate to the 70 equating to 63 dwellings which has been divided equally over 5 years which results in 12.6 dwellings per annum which has been rounded up to 13. This has also been taken forward in Figure 6 below.

- 2.34 As identified in Table 3, there is a supply of 72 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 72, leaving 64.8 and then dividing this by 5 years to give an annual rate of 12.96 dwellings, which has been rounded up to 13.
- 2.35 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

	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	Total
A. Projected completions (inc large sites + small windfall)	212	208	165	136	136	857
B. As A but also including S106	225	221	178	149	149	922

Figure 6: Projected housing delivery 2013-18



- 2.36 Figure 6 indicates in line with the completion figures for both 2011-2012 and 2012-2013, the Council will exceed 200 dwellings per annum in both 2013-14 and 2014-15 in both Scenarios. This falls under 200 dwellings in 2015-16 under both Scenario A Scenario B. In total Scenario A will deliver 857 homes over the five year period and Scenario B will deliver 922.
- 2.37 It is interesting to note that the 2012 SHLAA Part 1 predicted a projected delivery in 2012-2013 of 233 under Scenario A and 248 under Scenario B. This compared to actual net completions of 208. Whilst a little under the projected amount, one of the key reasons for this that a major permissions (Broughton Road, Malton) which was predicted to start in 2012 was delayed for site specific reasons and actually commenced in Spring 2013. Therefore the 17 accounted for under this site – which would have taken the figure to 225 - did not happen. Given the reasonable level of accuracy achieved using this method of calculating projected delivery, the Council considers this to be an appropriate tool for assessing future delivery and therefore the performance of the committed supply. This will be a key monitoring component of the Council's the approach to managing the release of sites under Policy SP2 of the LPS - including the Council's approach to the 'zone of tolerance' - to achieve the housing target of 200 as a minimum (¶4.21 to 4.27 of the LPS refer).
- 2.38 However it is important to note that the projected completions are based on a 'static' supply position as at 31/03/2013. In reality, the supply position continually changes reflecting the balance between new supply being added - through permissions granted - and taken off - from permissions implemented. Whilst the SHLAA is updated on an annual basis, reflecting the financial year position, the Council will move to supplement the annual SHLAA Part 1 update with regular updates on the housing supply position on a quarterly basis. As stated earlier, the Council did not have a five year housing supply as at 31/03/2013, and is taking steps to ensure that

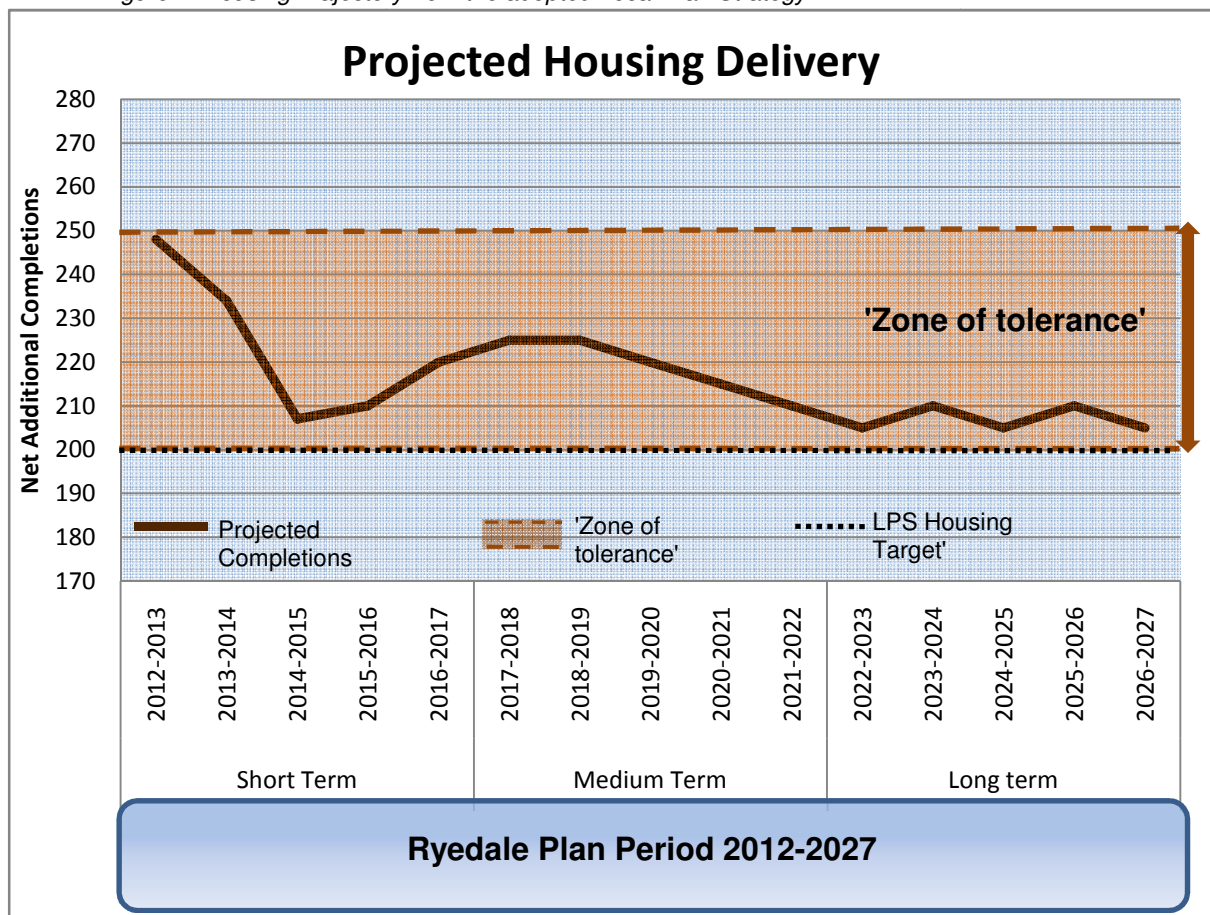
a 5 year supply is achieved through the granting of permission on appropriate sites. Any additional consents will be reflected in these updates, and interested parties should consult the Council's website on a regular basis to understand the latest housing supply position.

- 2.39 ¶4.25 of the LPS, refers to the need to consider the management of housing supply in the context of the indicative housing trajectory over the plan period. It is important to note that the projection above in Figure 6 only considers the next 5 years and not the whole LPS plan period. It is not a housing trajectory in itself and does not take into account the future supply from Ryedale Plan allocations that will be identified through the HP and the LPSD. The Council's Local Development Scheme (LDS) sets out a timetable for both of the documents, with the Helmsley Plan due to be submitted, examined and adopted in 2014; and for the Local Plan Sites document to be submitted and examined in 2015. Therefore the identification of allocations through the preparation and adoption of the sites documents will provide a planned supply from 2014 onwards. To this end, it is important to update the Council's housing trajectory to take into account the projection in Figure 6 and contribution of allocated supply from the Helmsley Plan and Local Plan Sites document.

Housing Trajectory

2.40 The LPS sets out an indicative housing trajectory for the plan period of 2012-2027 which is shown below in Figure 7. This was considered and agreed through the Examination process and was based on Scenario B of the 2012 SHLAA Part 1. It identifies completions at the 248 level at the start of the plan period which then falls to 207 by 2014-2015. From that point completions are expected to rise due to the combined effect of any interim planning consents to maintain a 5 year housing supply and then of the allocations coming forward, initially from the HP and then from the LPSD. This creates a 'bulge' effect between approximately 2016 and 2022, before settling to a relatively consistent level as the release of LPSD and HP allocations take place.

Figure 7: Housing Trajectory from the adopted Local Plan Strategy

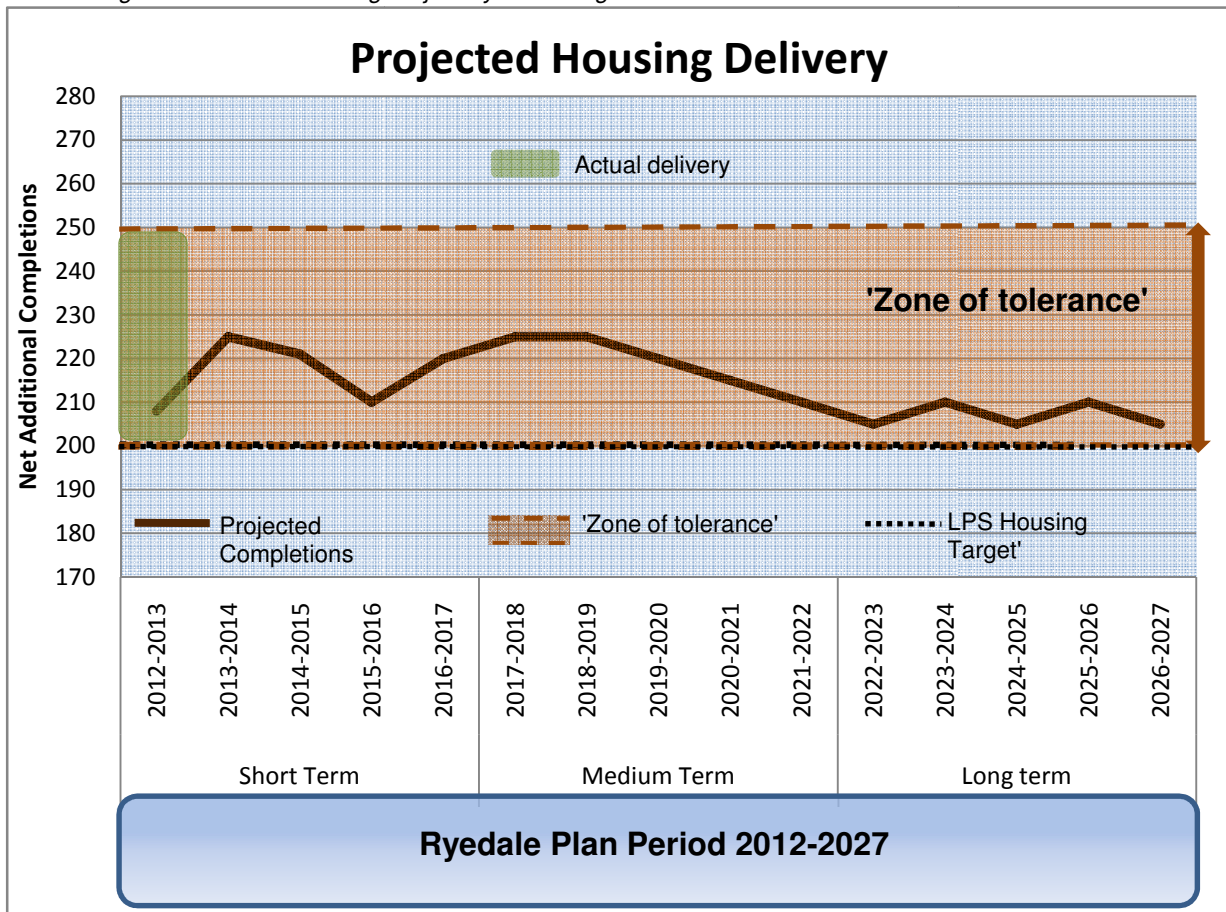


2.41 A revised housing trajectory has been developed in light of:

- The latest 2012-13 completion figures
- An analysis of the latest housing supply information
- The projected housing delivery for 2013-2018 utilising Scenario A
- The preparation and consequent likely adoption of the Helmsley Plan Document in 2014 and Local Plan Sites Document in 2015/16

This is shown below:

Figure 8: Revised Housing Trajectory Reflecting Latest Position as at 31/03/2013



2.42 The revised trajectory in Figure 8 reflects the changes set out in paragraph 2.41. The main difference to the LPS trajectory is the inclusion of the actual completion figures for 2012/13 which as explained in ¶2.6 were a little lower than predicted. However the trajectory beyond that point is very similar to the LPS trajectory as described in ¶2.40, falling from the predicted 225 completions in 2013/14 to 210 in 2015-2016. From that point the influence of any recently permitted supply from interim permissions to maintain a five year housing supply prior to allocations being identified; and the effect of allocations coming forward from the HP and then the LPSD, lead to the same 'bulge' in completions as identified in the LPS trajectory. Following that in approximately 2022, the pattern is relatively consistent completions predicted to be around the 205-210 area.

2.43 The trajectory in Figure 8 and the projected completions in Figure 6 demonstrate that Ryedale cannot deliver the 5 year LPS target on the basis of existing supply at 31/3/2013 alone under either Scenario. However as already stated, this constitutes a 'static' supply at a fixed point in time, and the Council has more recently released additional sites in the interim period to ensure it has a 5 year deliverable supply. The latest position will be set out in the quarterly updates on the housing position as well as future SHLAA Part 1 reports. In addition work on the HP and LPSD are moving forward and the release of allocations from 2014 onwards will ensure that the LPS target is met from this planned supply

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

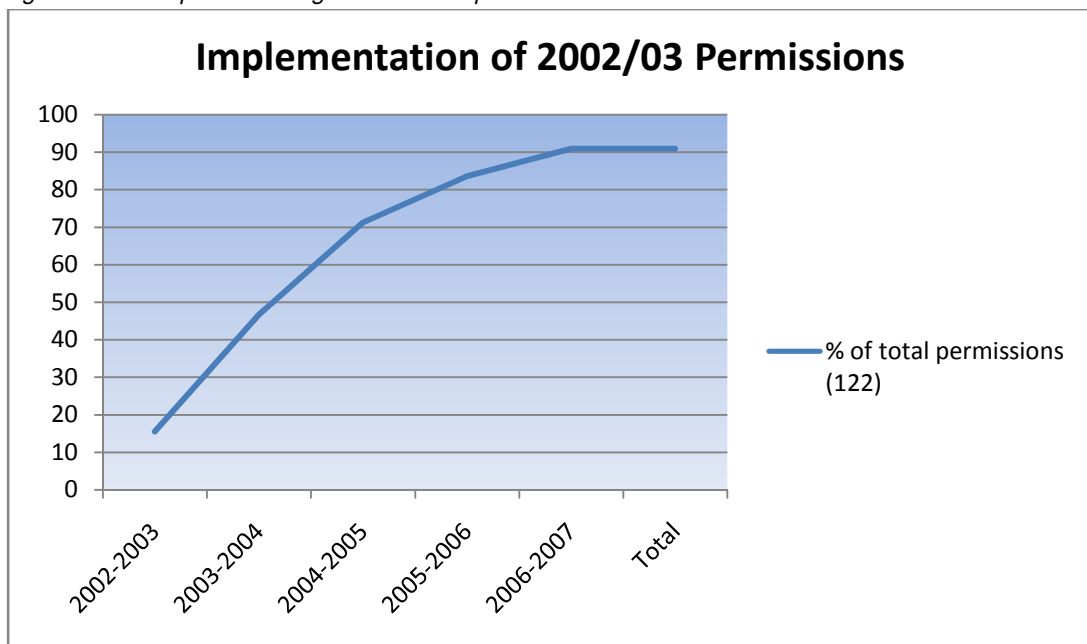


Table A1.2: Build Rates and Implementation of 03/04 Permissions over Five Years

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

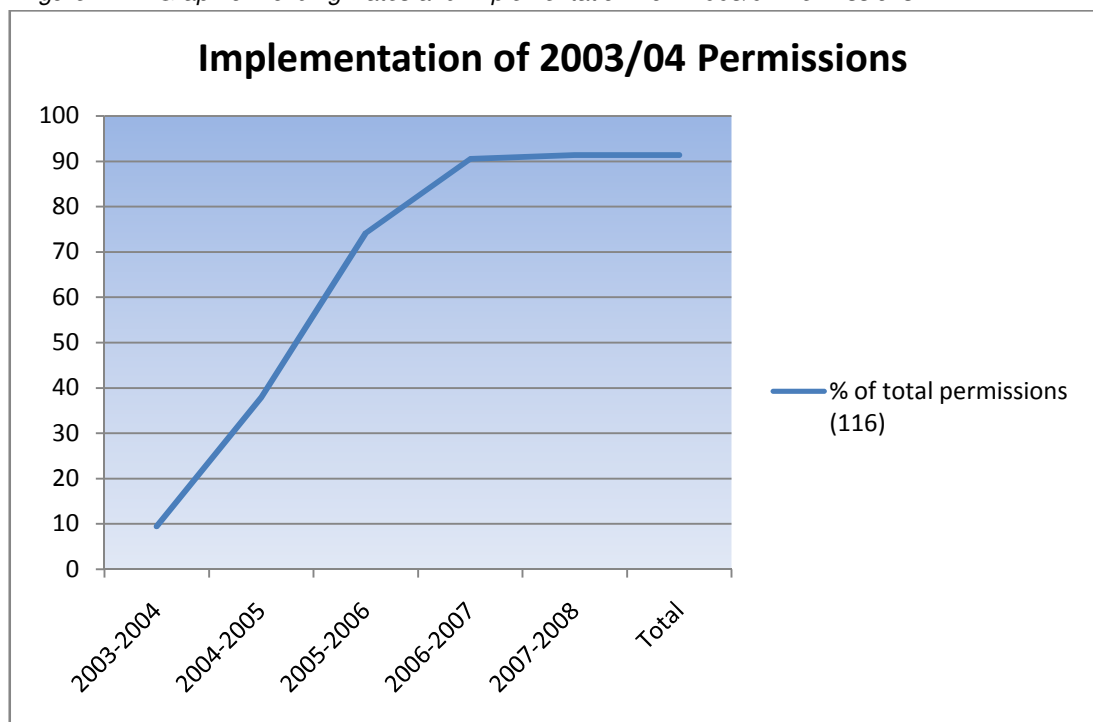


Table A1.3: Build Rates and Implementation of 04/05 Permissions over Five Years

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

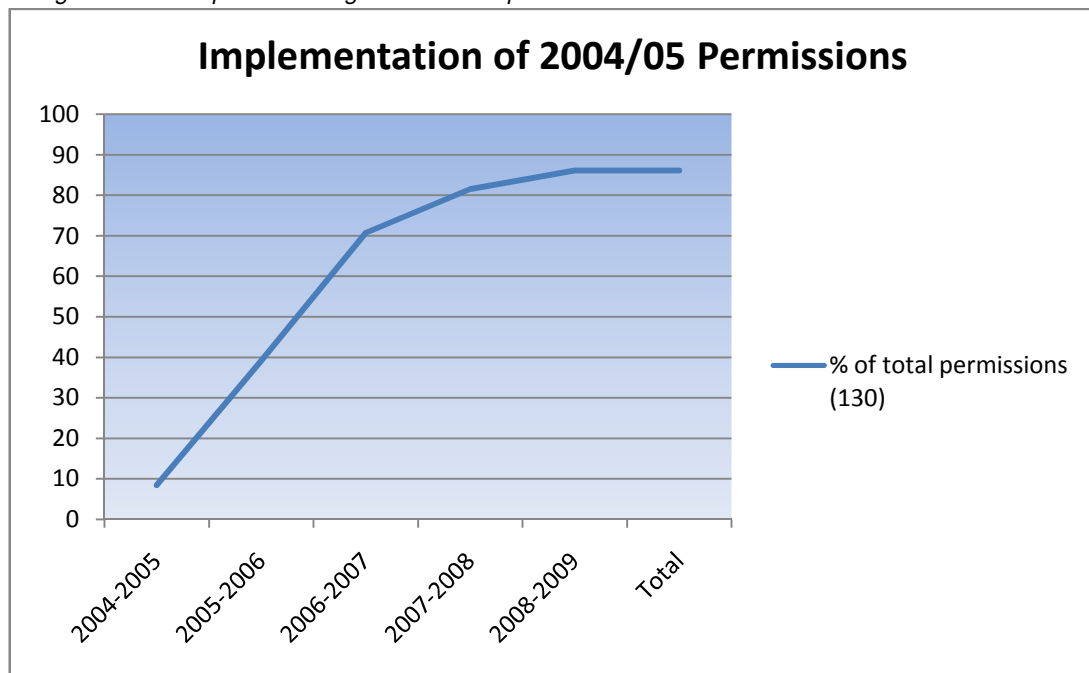


Table A1.4: Build Rates and Implementation of 05/06 Permissions over Five Years

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

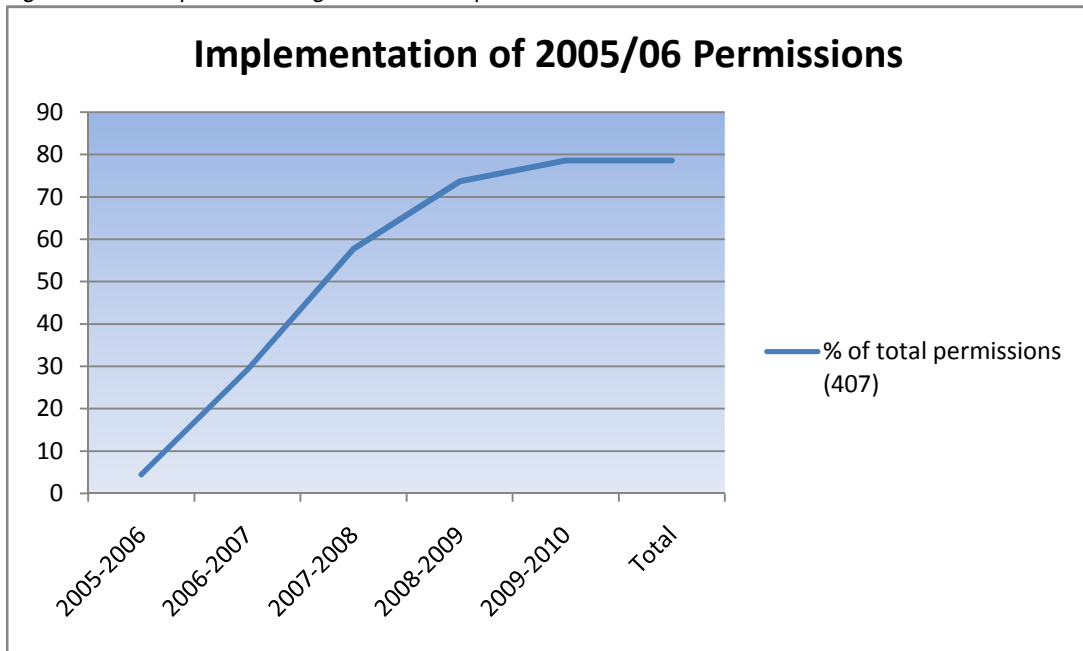


Table A1.5: Build Rates and Implementation of 06/07 Permissions over Five Years

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

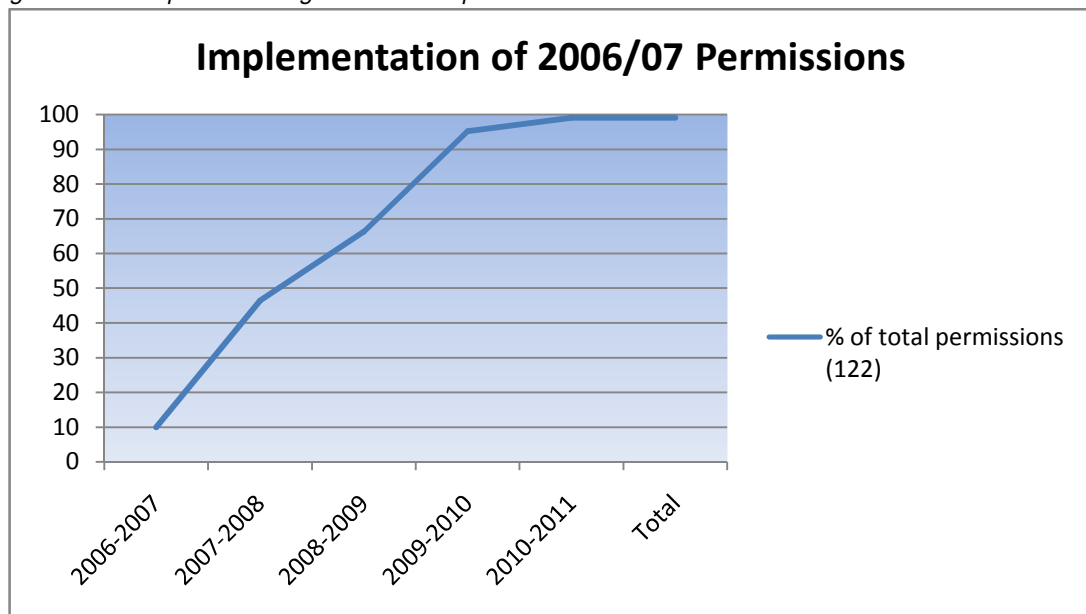


Table A1.6: Build Rates and Implementation of 07/08 Permissions over Five Years

Completion year	% of total permissions (179)	No. completions	Cumulative completions
2007-2008	9	16	16
2008-2009	34	45	61
2009-2010	49	26	87
2010-2011	63	25	112
2011-2012	93	54	166
Total	93	166	166

Figure A1.6: Graph of Building Rates and Implementation from 2007/08 Permissions

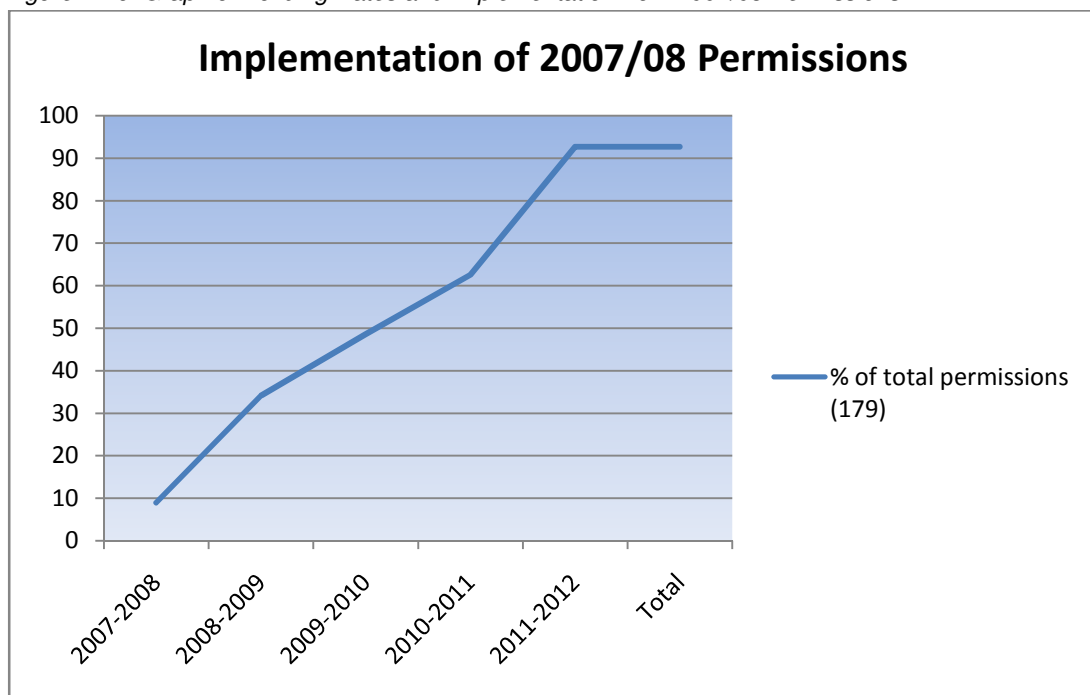
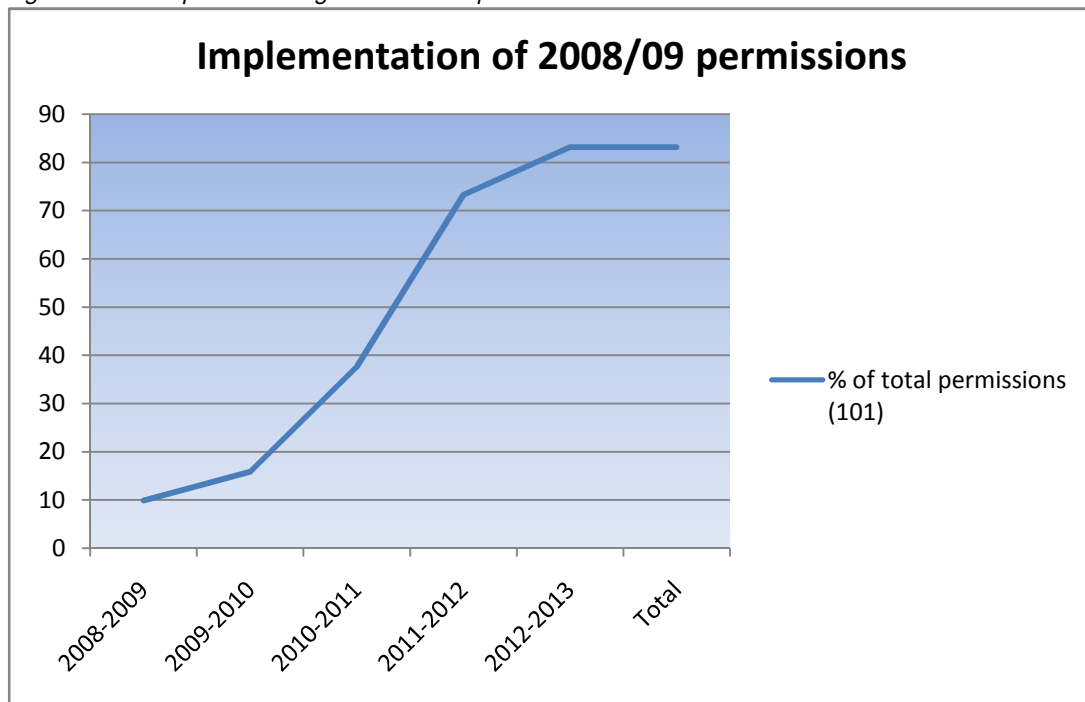


Table A1.7: Build Rates and Implementation of 08/09 Permissions over Five Years

Completion year	% of total permissions (101)	No. completions	Cumulative completions
2008-2009	10	10	10
2009-2010	16	6	16
2010-2011	38	22	38
2011-2012	73	36	74
2012-2013	83	10	84
Total	83	84	84

Figure A1.7: Graph of Building Rates and Implementation from 2008/09 Permissions

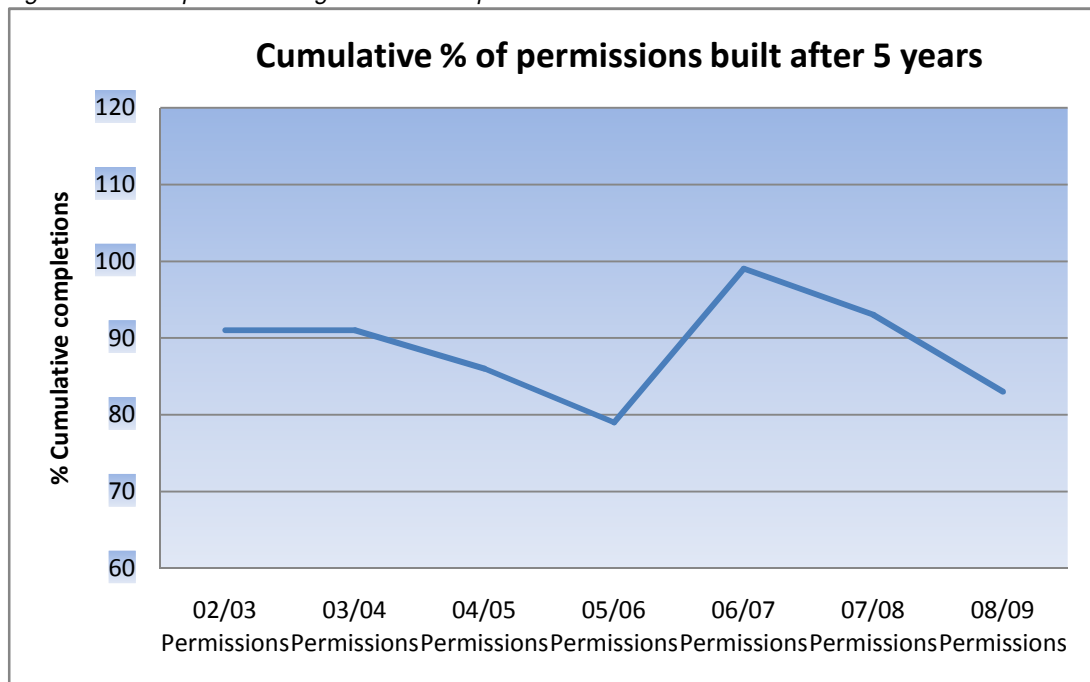


A2 From averaging the implementation rates set out in tables A1.1 to A1.7 above, it is possible to calculate the average % implementation rate of permissions granted from 2002 to 2009:

A1.8: Averaged implementation and non-implementation from 02/09 permissions

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
2007/2008	93	7
2008/2009	83	17
Average	88.9	11.1

Figure A1.8: Graph of Building Rates and Implementation from 2008/09 Permissions



A3 From Table and Figure A1.8, it can be seen that the average non-implementation rate from 02-09 equates to 11.1%. Whilst this has marginally increased (up 0.3%) from the previous averaging of 02-07; this is due to the 08 and 09 years beginning to reflect the effects of the ‘credit crunch’ and subsequent recession. Given that the Ryedale housing market has subsequently recovered in the last two financial years from that particular low, a 10% non-implementation rate is still considered appropriate 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	10/00098/FUL	3	3	08-Apr-10	
S3	Blacksmiths Arms, Main Street, Aislaby	11/01063/FUL	2	3	22-Feb-12	
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	
S7	4 Millway, Ampleforth, Helmsley	12/00038/FUL	1	1	24-Feb-12	
S3	Buildings At Low Farm, Main Street, Barton-le-Street	12/00923/EXT	2	2	28-Jan-13	
S3	Buildings At Low Farm, Main Street, Barton-le-Street	12/00923/EXT	1	2	28-Jan-13	
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	
S11	Meadow View Farm, Wandale Lane, Great Barugh	12/00639/FUL	1	1	19-Oct-12	
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	4	4	06-Jul-11	
S5	Rye Valley Works, Brawby Ln, Brawby	11/00442/EXT	3	4	06-Jul-11	
S8	Brawby Methodist Chapel, Moor Lane, Brawby	09/00690/FUL	1	1	10-Nov-09	03-Sep-12
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
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	1	4	14-Jan-09	05-Jan-11
S2	Buildings At Wandale Farm, Main Street, Bulmer	11/00996/AMEND	1	1	29-Sep-11	
S10	Land Adj The Old Rectory, Lang Hill, Burythorpe	11/00778/AMEND	1	1	16-Aug-11	
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	
S14	Nab Wold, Menethorpe Lane, Menethorpe	11/01122/FUL	1	1	20-Dec-11	21-Mar-12
S9	Woodyard Barns, Ruffin Lane, Eddlethorpe	08/01029/FUL	1	1	24-Mar-09	
S10	Land At Court Cottage, Main Street, Cawton	12/00827/FUL	1	1	24-Oct-12	13-Dec-12
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	12/00136/FUL	1	1	21-May-12	22-Oct-12
S6	Land At Manor Farm, Coulton Lane, Coulton	12/01067/FUL	1	1	16-Jan-13	
S4	Land To East Of School House, Main Street, Crambe	10/00576/EXT	1	1	08-Jul-10	
S5	School House, Main Street, Crambe	12/00316/FUL	1	1	23-May-12	
S7	Outbuildings To Rear Of Home Farm, High Street, Cropton	09/00447/FUL	1	1	05-Aug-09	14-May-12
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	
S24	Land At Somersby, 4 Mill Lane, Eberston	12/00542/FUL	2	2	30-Aug-12	12-Dec-12
S24	Land At Somersby, 4 Mill Lane, Eberston	12/00542/FUL	1	2	30-Aug-12	08-Oct-12
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	1	4	04-May-10	
S9	Pace Cycles Ltd, Main Street, Great Edstone	09/00402/FUL	4	4	04-May-10	
S2	Low Hagg Farm, Starfitts Lane, Fadmoor	12/00065/AMEND	1	1	27-Jan-12	
S2	Buildings At Glebe Farm, Bull Moor Lane, Flaxton	10/00396/FUL	1	1	14-Jun-10	
S7	Cuddy House, Oak Busk Lane, Flaxton	11/01299/AMEND	1	1	15-Dec-11	
S8	The Old School House, Main Street, Flaxton	12/00838/FUL	1	1	03-Dec-12	
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
S16	Village Hall, Main Street, Foxholes	12/00340/FUL	2	2	25-Sep-12	
S16	Village Hall, Main Street, Foxholes	12/00340/FUL	1	2	25-Sep-12	
S8	Land Adjoining The Bungalow, Ganton Road, Foxholes	10/01049/FUL	2	2	03-Nov-10	13-Jan-11
S8	Land Adjoining The Bungalow, Ganton Road, Foxholes	10/01049/FUL	1	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	
S14	White House, Newsham Lane, Little Habton	12/00184/FUL	1	1	05-Jul-12	
S10	Rutland Grange, Chapel Lane, Harome	12/00248/AMEND	1	1	13-Apr-12	12-Mar-10
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	
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	
S18	Land To The Rear Of 7 (Access Off Pottergate), Market Place, Helmsley	12/00264/FUL	1	1	27-Jun-12	
S20	Police House, 35 Ashdale Road, Helmsley	12/00367/FUL	1	2	02-Aug-12	
S20	Police House, 35 Ashdale Road, Helmsley	12/00367/FUL	2	2	02-Aug-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	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	16-Jul-12
L1	Land To South Of Pasture Lane, Hovingham	11/00107/EXTM	9	24	20-Feb-12	24-Jan-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	15	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	13	24	20-Feb-12	
S1	Park House Farm, Park Street, Hovingham	11/00304/EXT	1	1	17-May-11	
S12	Wheelworth House, Parkside Lane, Hovingham	12/00263/AMEND	1	1	28-Jun-11	27-Jun-11

S13	Park Salon, Park Street, Hovingham	12/00368/FUL	2		1	06-Jun-12	
S14	Barn Adj To Manor Cottage, Pasture Lane, Hovingham	12/00856/FUL	1		1	16-Nov-12	
S5	Station Farm, Main Street, Hovingham	11/00394/FUL	1		1	04-Jul-11	
S7	Coatesworth Farm Buildings, Brookside, Hovingham	02/00003/73A	1		1	26-Apr-02	05-Apr-07
S15	Land To South Of Southwold Farmhouse, Back Side, Duggleby	12/00864/FUL	1		1	13-Nov-12	
S16	Land Adj To Red House, Salents Lane, Duggleby	12/01229/OUT	1		2	20-Feb-13	
S16	Land Adj To Red House, Salents Lane, Duggleby	12/01229/OUT	2		2	20-Feb-13	
S2	Land Rear Of Ashcroft, Salents Lane, Duggleby	10/01050/EXT	1		1	27-Oct-10	
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	17		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	20		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	11		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	9		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	7		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	14		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	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	1		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	29		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	5		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	18		29	26-Oct-09	
S39	Howe Green, Swineherd Lane, Kirkbymoorside	09/01068/FUL	1		1	30-Nov-09	24-Mar-11
S53	Land To South Of Westlands, West Lund Lane, Kirkbymoorside	10/01248/REM	1		1	17-Mar-11	31-Oct-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	
S60	The Bees Nest, Vivers Place, Kirkbymoorside	12/00139/FUL	1		1	04-Apr-12	20-Sep-12
S61	White Horse Hotel, 5 Market Place, Kirkbymoorside	10/00913/FUL	1		6	20-Sep-12	07-Apr-11
S61	White Horse Hotel, 5 Market Place, Kirkbymoorside	10/00913/FUL	3		6	20-Sep-12	07-Apr-11
S61	White Horse Hotel, 5 Market Place, Kirkbymoorside	10/00913/FUL	2		6	20-Sep-12	07-Apr-11
S61	White Horse Hotel, 5 Market Place, Kirkbymoorside	10/00913/FUL	5		6	20-Sep-12	07-Apr-11
S61	White Horse Hotel, 5 Market Place, Kirkbymoorside	10/00913/FUL	4		6	20-Sep-12	07-Apr-11
S61	White Horse Hotel, 5 Market Place, Kirkbymoorside	10/00913/FUL	6		6	20-Sep-12	07-Apr-11
S1	Woodlands Stables, Langton	10/00542/EXT	1		1	27-Jul-10	03-Apr-12
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	2		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	3		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	14		19	20-May-10	
L1	Land Between Back Lane & Main Street, Back Lane, Leavening	04/00292/MREM	15		19	20-May-10	
L1	Land Between Back Lane & Main Street, Back Lane, Leavening	04/00292/MREM	9		19	20-May-10	
L1	Land Between Back Lane & Main Street, Back Lane, Leavening	04/00292/MREM	5		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	4		19	20-May-10	
L1	Land Between Back Lane & Main Street, Back Lane, Leavening	04/00292/MREM	7		19	20-May-10	
L1	Land Between Back Lane & Main Street, Back Lane, Leavening	04/00292/MREM	6		19	20-May-10	
L1	Land Between Back Lane & Main Street, Back Lane, Leavening	04/00292/MREM	19		19	20-May-10	
L1	Land Between Back Lane & Main Street, Back Lane, Leavening	04/00292/MREM	16		19	20-May-10	
L1	Land Between Back Lane & Main Street, Back Lane, Leavening	04/00292/MREM	17		19	20-May-10	
L1	Land Between Back Lane & Main Street, Back Lane, Leavening	04/00292/MREM	18		19	20-May-10	
L1	Land Between Back Lane & Main Street, Back Lane, Leavening	04/00292/MREM	8		19	20-May-10	
L1	Land Between Back Lane & Main Street, Back Lane, Leavening	04/00292/MREM	10		19	20-May-10	
S5	Golden Wells, Dam Lane, Leavening	12/00962/EXT	1		3	05-Dec-12	
S5	Golden Wells, Dam Lane, Leavening	12/00962/EXT	2		3	05-Dec-12	
S5	Golden Wells, Dam Lane, Leavening	12/00962/EXT	3		3	05-Dec-12	
S5	Toft Farm, Goose Track Lane, West Lilling	12/01105/FUL	1		1	10-Jan-13	
S13	Land To Rear Park Lane House, Park Lane, East Lutton	10/00340/FUL	1		1	03-Jun-10	06-Apr-10
S26	Land To West Of Manor House Farm, Main Street, East Lutton	12/01227/OUT	1		3	21-Feb-13	
S26	Land At, Hillside Way, West Lutton	12/01227/OUT	1		3	21-Feb-13	
S26	Land To West Of Manor House Farm, Main Street, East Lutton	12/01227/OUT	2		3	21-Feb-13	
S26	Land At, Hillside Way, West Lutton	12/01227/OUT	2		3	21-Feb-13	
S26	Land To West Of Manor House Farm, Main Street, East Lutton	12/01227/OUT	3		3	21-Feb-13	
S26	Land At, Hillside Way, West Lutton	12/01227/OUT	3		3	21-Feb-13	

L4	Land North Of, Broughton Road, Malton	11/01182/MREM	4	263	26-Oct-12	
L4	Land North Of, Broughton Road, Malton	11/01182/MREM	5	263	26-Oct-12	
L4	Land North Of, Broughton Road, Malton	11/01182/MREM	6	263	26-Oct-12	
L4	Land North Of, Broughton Road, Malton	11/01182/MREM	1	263	26-Oct-12	
L4	Land North Of, Broughton Road, Malton	11/01182/MREM	8	263	26-Oct-12	
L4	Land North Of, Broughton Road, Malton	11/01182/MREM	2	263	26-Oct-12	
L4	Land North Of, Broughton Road, Malton	11/01182/MREM	10	263	26-Oct-12	
L4	Land North Of, Broughton Road, Malton	11/01182/MREM	11	263	26-Oct-12	
L4	Land North Of, Broughton Road, Malton	11/01182/MREM	12	263	26-Oct-12	
L4	Land North Of, Broughton Road, Malton	11/01182/MREM	83	263	26-Oct-12	
L4	Land North Of, Broughton Road, Malton	11/01182/MREM	84	263	26-Oct-12	
L4	Land North Of, Broughton Road, Malton	11/01182/MREM	85	263	26-Oct-12	
L4	Land North Of, Broughton Road, Malton	11/01182/MREM	7	263	26-Oct-12	
L4	Land North Of, Broughton Road, Malton	11/01182/MREM	256	263	26-Oct-12	
L4	Land North Of, Broughton Road, Malton	11/01182/MREM	252	263	26-Oct-12	
L4	Land North Of, Broughton Road, Malton	11/01182/MREM	253	263	26-Oct-12	
L4	Land North Of, Broughton Road, Malton	11/01182/MREM	254	263	26-Oct-12	
L4	Land North Of, Broughton Road, Malton	11/01182/MREM	255	263	26-Oct-12	
L4	Land North Of, Broughton Road, Malton	11/01182/MREM	257	263	26-Oct-12	
L4	Land North Of, Broughton Road, Malton	11/01182/MREM	184	263	26-Oct-12	
S34	Land Adj To The Elms, 3 York Road, Malton	12/00649/AMEND	1	1	06-Jul-10	
S46	1 & 1A Westgate, Old Malton, Malton	10/00564/FUL	1	2	07-Jul-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 Foliott Ward Close, Middlecave Road, Malton	10/01320/FUL	1	1	21-Feb-11	
S60	Land At 4, Mount Crescent, Malton	11/00776/AMEND	1	1	19-Aug-11	
S62	48-56 Market Place, Malton	10/01360/FUL	3	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	1	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 Foliott Ward Close, Middlecave Road, Malton	13/00129/AMEND	1	1	18-Feb-13	
S68	Old Cottage, 41 Greengate, Malton	11/00706/FUL	2	3	09-Dec-11	
S68	Old Cottage, 41 Greengate, Malton	11/00706/FUL	1	3	09-Dec-11	
S70	Land To Rear Of Gilross 67, Middlecave Road, Malton	12/00438/FUL	1	1	27-Jun-12	
S71	4 Old Maltongate, Malton	12/00800/FUL	1	1	11-Oct-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	12/00605/FUL	1	1	17-Oct-12	
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	12/00699/MREM	7	21	15-Oct-12	
L2	Land West Of, Station Road, Nawton	12/00699/MREM	1	21	15-Oct-12	
L2	Land West Of, Station Road, Nawton	12/00699/MREM	2	21	15-Oct-12	
L2	Land West Of, Station Road, Nawton	12/00699/MREM	3	21	15-Oct-12	
L2	Land West Of, Station Road, Nawton	12/00699/MREM	4	21	15-Oct-12	
L2	Land West Of, Station Road, Nawton	12/00699/MREM	5	21	15-Oct-12	
L2	Land West Of, Station Road, Nawton	12/00699/MREM	6	21	15-Oct-12	
L2	Land West Of, Station Road, Nawton	12/00699/MREM	15	21	15-Oct-12	
L2	Land West Of, Station Road, Nawton	12/00699/MREM	20	21	15-Oct-12	
L2	Land West Of, Station Road, Nawton	12/00699/MREM	16	21	15-Oct-12	
L2	Land West Of, Station Road, Nawton	12/00699/MREM	8	21	15-Oct-12	
L2	Land West Of, Station Road, Nawton	12/00699/MREM	21	21	15-Oct-12	
L2	Land West Of, Station Road, Nawton	12/00699/MREM	18	21	15-Oct-12	
L2	Land West Of, Station Road, Nawton	12/00699/MREM	19	21	15-Oct-12	
L2	Land West Of, Station Road, Nawton	12/00699/MREM	14	21	15-Oct-12	
L2	Land West Of, Station Road, Nawton	12/00699/MREM	13	21	15-Oct-12	
L2	Land West Of, Station Road, Nawton	12/00699/MREM	12	21	15-Oct-12	
L2	Land West Of, Station Road, Nawton	12/00699/MREM	11	21	15-Oct-12	
L2	Land West Of, Station Road, Nawton	12/00699/MREM	10	21	15-Oct-12	
L2	Land West Of, Station Road, Nawton	12/00699/MREM	9	21	15-Oct-12	
L2	Land West Of, Station Road, Nawton	12/00699/MREM	17	21	15-Oct-12	
S10	Barn At Skiplam Grange, Skiplam Road, Nawton	09/00812/FUL	1	1	13-Oct-09	26-Nov-12
S12	Outbuildings At Ashtree House, High Street, Nawton	11/00564/FUL	1	3	09-Sep-11	13-Jan-12
S12	Outbuildings At Ashtree House, High Street, Nawton	11/00564/FUL	3	3	09-Sep-11	13-Jan-12
S12	Outbuildings At Ashtree House, High Street, Nawton	11/00564/FUL	2	3	09-Sep-11	13-Jan-12
S5	Land Adjacent To Top Cottage, Rawcliff Road, Newton On Rawcliffe	11/01071/EXT	1	1	06-Dec-11	
S6	Westfield Farm, Westfield Lane, Normanby	12/00467/FUL	1	1	05-Oct-12	
S8	Willow House, Main Street, Normanby	12/00494/OUT	2	2	17-Jan-13	
S8	Willow House, Main Street, Normanby	12/00494/OUT	1	2	17-Jan-13	
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	123	186	05-Jan-11	
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	87	186	05-Jan-11	
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	86	186	05-Jan-11	21-Sep-12
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	85	186	05-Jan-11	16-Oct-12
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	124	186	05-Jan-11	
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	84	186	05-Jan-11	16-Oct-12
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	83	186	05-Jan-11	16-Oct-12
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	82	186	05-Jan-11	16-Oct-12
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	125	186	05-Jan-11	
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	80	186	05-Jan-11	16-Oct-12
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	135	186	05-Jan-11	
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	79	186	05-Jan-11	16-Oct-12
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	78	186	05-Jan-11	16-Oct-12
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	77	186	05-Jan-11	16-Oct-12
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	76	186	05-Jan-11	16-Oct-12
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	75	186	05-Jan-11	16-Oct-12
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	74	186	05-Jan-11	16-Oct-12

L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	38		89	20-Jul-11	
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	52		89	20-Jul-11	
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	40		89	20-Jul-11	
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	59		89	20-Jul-11	
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	42		89	20-Jul-11	
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	43		89	20-Jul-11	
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	44		89	20-Jul-11	
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	45		89	20-Jul-11	
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	46		89	20-Jul-11	
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	47		89	20-Jul-11	
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	48		89	20-Jul-11	
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	49		89	20-Jul-11	
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	39		89	20-Jul-11	
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	74		89	20-Jul-11	
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	67		89	20-Jul-11	
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	82		89	20-Jul-11	
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	81		89	20-Jul-11	
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	80		89	20-Jul-11	
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	79		89	20-Jul-11	
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	78		89	20-Jul-11	
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	83		89	20-Jul-11	
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	57		89	20-Jul-11	
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	77		89	20-Jul-11	
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	73		89	20-Jul-11	
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	68		89	20-Jul-11	
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	72		89	20-Jul-11	
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	69		89	20-Jul-11	
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	71		89	20-Jul-11	
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	70		89	20-Jul-11	
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	76		89	20-Jul-11	
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	75		89	20-Jul-11	
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	65		89	20-Jul-11	
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	66		89	20-Jul-11	
S13	67 Commercial Street, Norton, Malton	04/01062/FUL	4		7	28-Feb-05	31-Mar-09
S13	67 Commercial Street, Norton, Malton	04/01062/FUL	5		7	28-Feb-05	31-Mar-09
S13	67 Commercial Street, Norton, Malton	04/01062/FUL	3		7	28-Feb-05	31-Mar-09
S13	67 Commercial Street, Norton, Malton	04/01062/FUL	1		7	28-Feb-05	05-Apr-06
S13	67 Commercial Street, Norton, Malton	04/01062/FUL	2		7	28-Feb-05	05-Apr-06
S13	67 Commercial Street, Norton, Malton	04/01062/FUL	7		7	28-Feb-05	31-Mar-09
S13	67 Commercial Street, Norton, Malton	04/01062/FUL	6		7	28-Feb-05	31-Mar-09
S45	27 Wood Street, Norton, Malton	11/00243/EXT	4		8	06-May-11	
S45	27 Wood Street, Norton, Malton	11/00243/EXT	7		8	06-May-11	
S45	27 Wood Street, Norton, Malton	11/00243/EXT	6		8	06-May-11	
S45	27 Wood Street, Norton, Malton	11/00243/EXT	8		8	06-May-11	
S45	27 Wood Street, Norton, Malton	11/00243/EXT	3		8	06-May-11	
S45	27 Wood Street, Norton, Malton	11/00243/EXT	2		8	06-May-11	
S45	27 Wood Street, Norton, Malton	11/00243/EXT	5		8	06-May-11	
S45	27 Wood Street, Norton, Malton	11/00243/EXT	1		8	06-May-11	
S46	Sutton Farm, Langton Road, Norton	07/01116/FUL	4		7	11-Jun-08	
S46	Sutton Farm, Langton Road, Norton	07/01116/FUL	5		7	11-Jun-08	
S46	Sutton Farm, Langton Road, Norton	07/01116/FUL	7		7	11-Jun-08	
S46	Sutton Farm, Langton Road, Norton	07/01116/FUL	2		7	11-Jun-08	
S46	Sutton Farm, Langton Road, Norton	07/01116/FUL	3		7	11-Jun-08	
S46	Sutton Farm, Langton Road, Norton	07/01116/FUL	6		7	11-Jun-08	
S49	Land To The West Of Beech House No 5, The Avenue, Norton Land At 93, Welham Road, Norton	12/00283/EXT	1		1	14-May-12	
S54		10/00233/FUL	1		1	06-May-10	
S55	47 Commercial Street, Norton	12/00498/AMEND	1		2	18-Jun-12	
S55	47 Commercial Street, Norton	12/00498/AMEND	2		2	18-Jun-12	
S56	Land At Builders Yard Langton Road, Norton	10/00642/FUL	4		4	07-Sep-10	03-May-12
S56	Land At Builders Yard Langton Road, Norton	10/00642/FUL	3		4	07-Sep-10	03-May-12
S56	Land At Builders Yard Langton Road, Norton	10/00642/FUL	2		4	07-Sep-10	03-May-12
S56	Land At Builders Yard Langton Road, Norton	10/00642/FUL	1		4	07-Sep-10	03-May-12
S59	Land Rear Of 64 And 66, Welham Road, Norton	10/01383/FUL	1		1	29-Mar-11	24-Sep-12
S60	49 - 51 Commercial Street, Norton	11/00092/FUL	7		7	01-Apr-11	19-Apr-11
S60	49 - 51 Commercial Street, Norton	11/00092/FUL	6		7	01-Apr-11	19-Apr-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	
S65	13A Commercial Street, Norton	11/01007/FUL	2		2	24-Nov-11	
S65	13A Commercial Street, Norton	11/01007/FUL	1		2	24-Nov-11	
S66	64 Langton Road, Norton	12/00014/FUL	5		6	27-Feb-12	
S66	64 Langton Road, Norton	12/00014/FUL	4		6	27-Feb-12	
S66	64 Langton Road, Norton	12/00014/FUL	3		6	27-Feb-12	
S66	64 Langton Road, Norton	12/00014/FUL	6		6	27-Feb-12	
S66	64 Langton Road, Norton	12/00014/FUL	1		6	27-Feb-12	
S66	64 Langton Road, Norton	12/00014/FUL	2		6	27-Feb-12	
S67	12 Plum Street, Norton	12/00307/FUL	2		2	17-May-12	20-Jul-12

S67	12 Plum Street, Norton	12/00307/FUL	1		2	17-May-12	20-Jul-12
S68	Gawain House, 56 Welham Road, Norton	12/00327/FUL	1		1	04-May-12	
S69	Land At 28, Whitewall, Norton	12/00357/OUT	1		1	02-Jul-12	
S70	Pocklington Carpets, 102 Commercial Street, Norton	10/01317/FUL	3		5	09-Jul-12	21-Jan-11
S71	Westfield Nursery , 70 Scarborough Road, Norton	12/01074/FUL	2		2	14-Jan-13	15-Mar-13
S71	Westfield Nursery , 70 Scarborough Road, Norton	12/01074/FUL	1		2	14-Jan-13	15-Mar-13
S72	34 Langley Drive, Norton	13/00112/HOUSE	1		1	14-Mar-13	
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	
L6	Askham Bryan College, Swainsea Lane, Pickering	12/00769/EXT	2		15	01-Oct-12	
L6	Askham Bryan College, Swainsea Lane, Pickering	12/00769/EXT	6		15	01-Oct-12	
L6	Askham Bryan College, Swainsea Lane, Pickering	12/00769/EXT	3		15	01-Oct-12	
L6	Askham Bryan College, Swainsea Lane, Pickering	12/00769/EXT	5		15	01-Oct-12	
L6	Askham Bryan College, Swainsea Lane, Pickering	12/00769/EXT	7		15	01-Oct-12	
L6	Askham Bryan College, Swainsea Lane, Pickering	12/00769/EXT	8		15	01-Oct-12	
L6	Askham Bryan College, Swainsea Lane, Pickering	12/00769/EXT	9		15	01-Oct-12	
L6	Askham Bryan College, Swainsea Lane, Pickering	12/00769/EXT	10		15	01-Oct-12	
L6	Askham Bryan College, Swainsea Lane, Pickering	12/00769/EXT	11		15	01-Oct-12	
L6	Askham Bryan College, Swainsea Lane, Pickering	12/00769/EXT	12		15	01-Oct-12	
L6	Askham Bryan College, Swainsea Lane, Pickering	12/00769/EXT	13		15	01-Oct-12	
L6	Askham Bryan College, Swainsea Lane, Pickering	12/00769/EXT	1		15	01-Oct-12	
L6	Askham Bryan College, Swainsea Lane, Pickering	12/00769/EXT	14		15	01-Oct-12	
L6	Askham Bryan College, Swainsea Lane, Pickering	12/00769/EXT	15		15	01-Oct-12	
L6	Askham Bryan College, Swainsea Lane, Pickering	12/00769/EXT	4		15	01-Oct-12	
L7	Land Adj Whitfield Avenue, Pickering	10/01384/MFUL	3		56	13-May-11	
L7	Land Adj Whitfield Avenue, Pickering	10/01384/MFUL	39		56	13-May-11	25-May-12
L7	Land Adj Whitfield Avenue, Pickering	10/01384/MFUL	53		56	13-May-11	02-Dec-11
L7	Land Adj Whitfield Avenue, Pickering	10/01384/MFUL	52		56	13-May-11	02-Dec-11
L7	Land Adj Whitfield Avenue, Pickering	10/01384/MFUL	51		56	13-May-11	
L7	Land Adj Whitfield Avenue, Pickering	10/01384/MFUL	50		56	13-May-11	30-Oct-12
L7	Land Adj Whitfield Avenue, Pickering	10/01384/MFUL	1		56	13-May-11	08-Dec-11
L7	Land Adj Whitfield Avenue, Pickering	10/01384/MFUL	40		56	13-May-11	25-May-12
L7	Land Adj Whitfield Avenue, Pickering	13/00065/FUL	56		56	21-Mar-13	
L7	Land Adj Whitfield Avenue, Pickering	07/00869/MFUL	21		56	21-May-10	21-Nov-11
L7	Land Adj Whitfield Avenue, Pickering	07/00869/MFUL	20		56	21-May-10	04-Jan-12
L7	Land Adj Whitfield Avenue, Pickering	13/00065/FUL	55		56	21-Mar-13	
L7	Land Adj Whitfield Avenue, Pickering	10/01384/MFUL	5		56	13-May-11	
L7	Land Adj Whitfield Avenue, Pickering	10/01384/MFUL	4		56	13-May-11	
L7	Land Adj Whitfield Avenue, Pickering	10/01384/MFUL	2		56	13-May-11	
L7	Land Adj Whitfield Avenue, Pickering	10/01384/MFUL	49		56	13-May-11	30-Oct-12
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	83		97	27-Sep-11	
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	87		97	27-Sep-11	
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	86		97	27-Sep-11	
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	40		97	27-Sep-11	24-Sep-12
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	31		97	27-Sep-11	04-Oct-12
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	46		97	27-Sep-11	
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	45		97	27-Sep-11	
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	44		97	27-Sep-11	
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	43		97	27-Sep-11	
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	42		97	27-Sep-11	
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	48		97	27-Sep-11	
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	81		97	27-Sep-11	
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	49		97	27-Sep-11	
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	39		97	27-Sep-11	24-Sep-12
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	38		97	27-Sep-11	04-Oct-12
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	37		97	27-Sep-11	16-Oct-12
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	76		97	27-Sep-11	
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	35		97	27-Sep-11	04-Oct-12
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	33		97	27-Sep-11	27-Sep-12
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	32		97	27-Sep-11	27-Sep-12
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	41		97	27-Sep-11	24-Sep-12
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	80		97	27-Sep-11	
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	75		97	27-Sep-11	17-Oct-12
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	74		97	27-Sep-11	17-Oct-12
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	77		97	27-Sep-11	
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	78		97	27-Sep-11	
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	73		97	27-Sep-11	16-Oct-12
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	56		97	27-Sep-11	
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	47		97	27-Sep-11	
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	55		97	27-Sep-11	
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	34		97	27-Sep-11	27-Sep-12
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	84		97	27-Sep-11	
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	85		97	27-Sep-11	
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	54		97	27-Sep-11	
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	53		97	27-Sep-11	
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	52		97	27-Sep-11	
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	51		97	27-Sep-11	
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	50		97	27-Sep-11	
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	79		97	27-Sep-11	
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	29		97	27-Sep-11	04-Oct-12
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	82		97	27-Sep-11	17-Oct-12
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	30		97	27-Sep-11	04-Oct-12
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	36		97	27-Sep-11	16-Oct-12
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	9		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	1	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	3	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	4	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	6	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	31	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	24	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	22	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	20	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	18	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	40	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	48	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	46	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	44	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	29	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	30	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	38	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	36	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	34	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	32	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	13	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	16	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	14	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	11	49	26-Apr-11	
L9	North Riding Garages Site, Eastgate, Pickering	10/01267/EXTM	10	49	26-Apr-11	
S49	2 Market Place, Pickering	00/00186/FUL	3	4	05-Apr-00	08-Dec-00
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
S56	39 - 40 Hungate, Pickering	10/00164/FUL	1	1	17-May-10	24-Jun-11
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	9	9	15-Apr-11	14-Aug-08
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	8	9	15-Apr-11	14-Aug-08
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	6	9	15-Apr-11	14-Aug-09
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	3	9	15-Apr-11	14-Aug-08
S69	Land To Rear Of 1, 2 And 3 Mayfield, Whitby Road	11/00590/REM	1	1	06-Sep-11	04-May-12
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	1	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	12/01196/AMEND	1	1	11-Dec-12	29-Nov-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	2	2	01-Mar-12	
S79	Land To Rear Of 110, Outgang Road, Pickering	11/01352/FUL	1	2	01-Mar-12	
S80	Willowdene, Upper Carr Lane, Pickering	11/01158/MFUL	1	1	31-Jan-12	25-May-12
S81	Land At, Eastfield Road, Pickering	12/01222/FUL	1	1	13-Feb-13	
S82	Outbuildings To The Rear Of 39 - 40 Hungate Pickering	11/01204/FUL	2	2	12-Jun-12	
S82	Outbuildings To The Rear Of 39 - 40 Hungate Pickering	11/01204/FUL	1	2	12-Jun-12	
S83	Land At Savanna, Whitby Road, Pickering	12/00402/FUL	1	1	14-Jun-12	12-Dec-12
S84	The Stables, Porters Headland, Pickering	12/00387/FUL	1	1	14-Sep-12	
S1	Low Farm, Main Street, Pockley	08/00321/FUL	1	1	30-May-08	08-Oct-10
S14	Land To Rear Of The Fleece, Westgate, Rillington	12/00563/EXT	2	4	27-Nov-12	
S14	Land To Rear Of The Fleece, Westgate, Rillington	12/00563/EXT	3	4	27-Nov-12	
S14	Land To Rear Of The Fleece, Westgate, Rillington	12/00563/EXT	1	4	27-Nov-12	
S14	Land To Rear Of The Fleece, Westgate, Rillington	12/00563/EXT	4	4	27-Nov-12	

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	08-Jun-12
S16	Land Adjacent To Woodsyde, Malton Road, Rillington	10/01106/FUL	2		2	09-Dec-10	
S17	Rear Of 41, Scarborough Road, Rillington	12/00284/AMEND	3		3	29-Mar-12	17-Aug-12
S17	Rear Of 41, Scarborough Road, Rillington	12/00284/AMEND	1		3	29-Mar-12	24-Jul-12
S17	Rear Of 41, Scarborough Road, Rillington	12/00284/AMEND	2		3	29-Mar-12	22-Oct-12
S19	Land To West Of Westgate Farm Westgate Rillington	09/00784/FUL	1		1	16-Jul-12	
S9	73 Long Meadows, Rillington	10/00926/EXT	1		1	01-Oct-10	22-Feb-11
S9	Land At Warren House, Hall Drive, Sand Hutton	12/00042/FUL	1		1	01-Mar-12	
S3	OS Field 1047 (part) Lodge Farm, Scackleton Lane, Scackleton	12/00372/OUT	1		1	26-Jul-12	
S10	Land And Buildings At Scagglethorpe Manor Farm, Main Street, Scagglethorpe	09/01306/MFUL	6		10	01-Feb-12	
S10	Land And Buildings At Scagglethorpe Manor Farm, Main Street, Scagglethorpe	09/01306/MFUL	1		10	01-Feb-12	
S10	Land And Buildings At Scagglethorpe Manor Farm, Main Street, Scagglethorpe	09/01306/MFUL	9		10	01-Feb-12	
S10	Land And Buildings At Scagglethorpe Manor Farm, Main Street, Scagglethorpe	09/01306/MFUL	8		10	01-Feb-12	
S10	Land And Buildings At Scagglethorpe Manor Farm, Main Street, Scagglethorpe	09/01306/MFUL	7		10	01-Feb-12	
S10	Land And Buildings At Scagglethorpe Manor Farm, Main Street, Scagglethorpe	09/01306/MFUL	5		10	01-Feb-12	
S10	Land And Buildings At Scagglethorpe Manor Farm, Main Street, Scagglethorpe	09/01306/MFUL	3		10	01-Feb-12	
S10	Land And Buildings At Scagglethorpe Manor Farm, Main Street, Scagglethorpe	09/01306/MFUL	2		10	01-Feb-12	
S10	Land And Buildings At Scagglethorpe Manor Farm, Main Street, Scagglethorpe	09/01306/MFUL	4		10	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	
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	31-Mar-11
S12	2 The Bungalow, Barthorpe Bottoms, Leppington	12/00985/AMEND	1		1	03-May-12	
S5	Land adj Garthside, Leppington Lane, Leppington	10/01428/EXT	1		1	14-Feb-11	
S10	Buildings At Fishers Farm, Town Street, Settrington	11/01148/EXT	3		2	28-Nov-12	
S10	Buildings At Fishers Farm, Town Street, Settrington	11/01148/EXT	2		2	28-Nov-12	
S10	Buildings At Fishers Farm, Town Street, Settrington	11/01148/EXT	1		2	28-Nov-12	
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	12/00809/73A	2		2	17-Mar-10	
S13	Land At Corner Of Chapel Road And, Forkers Lane, Settrington	12/00809/73A	1		2	17-Mar-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	3		4	05-Aug-11	
S12	The Old Vicarage, Vicarage Lane, Sherburn	11/00166/FUL	4		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	1		4	05-Aug-11	
S15	Garage, New Lane, Sheriff Hutton	11/01243/FUL	3		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	1		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	
S14	Lowrys Restaurant, Malton Road, Slingsby	12/00828/FUL	1		1	31-Oct-12	04-Jul-12
S15	Land Adjacent Beecroft Cottage, Railway Street, Slingsby	12/00672/FUL	1		1	26-Nov-12	
S2	Manor Farm, South Holme, Slingsby	06/00019/FUL	1		1	20-Mar-06	10-Mar-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
S6	Land To Rear Of Cross Keys, Main Street, Thixendale	09/00366/REM	3		3	13-Jul-09	20-Jul-12
S6	Land To Rear Of Cross Keys, Main Street, Thixendale	09/00366/REM	2		3	13-Jul-09	20-Jul-12
S6	Land To Rear Of Cross Keys, Main Street, Thixendale	09/00366/REM	1		3	13-Jul-09	20-Jul-12
S9	2 Church View, Main Street, Thixendale	12/00849/FUL	1		1	08-Nov-12	
S5	Land To The East Of 1 Winston Row, Low Street, Thornton le Clay	09/00601/FUL	1		1	09-Sep-09	20-Aug-12
S7	Land To The West Of The White Swan Inn, Low Street, Thornton Le Clay	12/00221/FUL	2		2	25-Apr-12	
S7	Land To The West Of The White Swan Inn, Low Street, Thornton Le Clay	12/00221/FUL	1		2	25-Apr-12	
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	
S13	Land To North Of Meadowside, Ropery Lane, Weaverthorpe	11/01259/FUL	1		3	24-Apr-12	
S13	Land To North Of Meadowside, Ropery Lane, Weaverthorpe	11/01259/FUL	2		3	24-Apr-12	
S13	Land To North Of Meadowside, Ropery Lane, Weaverthorpe	11/01259/FUL	3		3	24-Apr-12	
S14	Land Adjacent To 8 East Bank, Main Road, Weaverthorpe	12/01230/OUT	1		1	21-Feb-13	
S3	Land To West Of B1248, Station Road, Wharram Le Street	12/00724/FUL	2		3	19-Sep-12	10-Nov-11
S3	Land To West Of B1248, Station Road, Wharram Le Street	12/00724/FUL	1		3	19-Sep-12	10-Nov-11
S4	Wilmington Cottage, Salents Lane, Wharram Le Street	11/01170/FUL	2		3	12-Dec-11	
S4	Wilmington Cottage, Salents Lane, Wharram Le Street	11/01170/FUL	1		3	12-Dec-11	
S6	Wharram Percy Farm, Salents Lane, Wharram Le Street	12/00270/FUL	2		2	05-Feb-13	
S6	Wharram Percy Farm, Salents Lane, Wharram Le Street	12/00270/FUL	1		2	05-Feb-13	
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	
S8	Outbuildings At Hollies Farm, Wilton	11/00472/FUL	2		2	11-Dec-12	
S8	Outbuildings At Hollies Farm, Wilton	11/00472/FUL	1		2	11-Dec-12	
S15	Buildings At Thorndale Farm, Main Street, Wintringham	10/00110/FUL	2		2	06-Apr-10	
S15	Buildings At Thorndale Farm, Main Street, Wintringham	10/00110/FUL	1		2	06-Apr-10	
S16	Church Farm Barns, Main Street, Wintringham	10/00982/FUL	3		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	1		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	
S10	Bows View Stables, Hungerhill Lane, Wombledon	12/00339/FUL	1	1	26-Jul-12	
S11	Wombledon Grange, Common Lane, Wombledon	12/00610/FUL	1	1	20-Sep-12	
S12	Former WAAF Site, Wombledon Aerodrome, Common Lane, Wombledon	12/01244/FUL	1	1	01-Mar-13	
S10	Hankow Lodge, Coppice Lane, Wrelton	12/00765/FUL	1	1	13-Feb-13	
S11	Belmont, High Street, Wrelton	12/00239/FUL	1	1	11-May-12	11-Jun-12