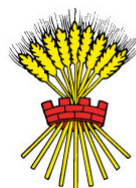


# **Strategic Housing Land Availability Assessment Update 2014**

**Part One**

**RYEDALE  
DISTRICT  
COUNCIL**



**August 2014**

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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 housing 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 proposed that the structure of the SHLAA be amended into two parts:
- **Part 1:** Housing Supply Position (including Commitments and land Allocations) and Past Performance
  - **Part 2:** Assessment/ Reassessment 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. The Council considers this is still an appropriate structure for the preparation of the SHLAA. Whilst Part 1 of the SHLAA has been produced annually since 2012, the planned Part 2 of the SHLAA has not been updated since the 2009 study principally due to the need at the time to resource the Examination into the LPS. However given the work being undertaken on progressing the site allocations, it is important that the SHLAA is completely updated. The Council will undertake Part 2 of the SHLAA later this year. The data and basedate of this 2014 Part 1 SHLAA will form the basis for the Part 2 SHLAA.
- 1.4 This SHLAA Part 1 update will:
- Examine and take into account national, regional and local policy changes since the 2009 study.
  - Consider whether the 2009 methodology remains valid in light of the above and other changes which may have taken place.
  - Propose amendments to the 2009 methodology where appropriate
  - Provide the latest housing supply position from commitments and remaining allocations.
  - Project future housing delivery to establish the likely performance of that supply
  - Update the latest completion data from the last financial year
  - Report on housing performance as set out in Policy SP2 of the LPS including the 'Monitoring and Implementation' table

- 1.5 The SHLAA Part 2 update will:
- Assess relevant additional sites submitted since the previous 2009 SHLAA study
  - Re-assess those relevant sites from the 2009 SHLAA where material changes have occurred (for example sites may have been developed or new facts material to their consideration has come forward).
  - Inform new housing land allocations to be made in the Local Plan Sites Document and support the Helmsley Plan through Examination.
- 1.6 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. However it is important that the nature of the SHLAA, in particular the areas of search, should 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 Planning Policy Framework*

- 1.7 There have been significant national policy changes since the first 2009 SHLAA was prepared, 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)
- 1.8 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.
- 1.9 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 site is available and could be viably developed at the point envisaged.

- 1.10 These requirements are almost identical to the requirements set out in former PPS3 apart from three notable differences:
1. The requirement for an “additional buffer” on top of the 5 year deliverable supply of 5% or 20% (where there is “a record of persistent underdelivery”). The purpose of the buffer is “to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land”.
  2. The definitions of deliverable and developable include specific reference to the site being able to be viably developed.
  3. 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.
- 1.11 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.
- 1.12 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.
- 1.13 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).
- 1.14 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.”

*National Planning Practice Guidance*

1.15 National Planning Practice Guidance (NPPG) was published on 6 March 2014. It is a web-based resource and is subject to periodic updating. The relevant section is ‘Housing and Economic Land Availability Assessment’. The NPPG considers housing and economic land availability assessments together. However for the purposes of this document, we are referring to the housing elements of the practice guidance. The NPPG essentially amplifies ¶47 of the NPPF. In broad terms it is similar to the previous and now cancelled SHLAA Practice Guidance 2007, which itself was based on the former PPS3. Fundamentally it emphasises that the production/ updating of a SHLAAs in an annual basis remain a critical part of the housing evidence base in both informing the 5 year land supply position and for choosing sites though the plan making process. In accordance with the NPPF and similar to the previous SHLAA guidance, it sets out how SHLAA assessments should be carried out which is to identify a potential supply of sites by testing their suitability, availability and achievability. The suggested methodology highlights a number of stages:

1. **Identification of sites and broad locations** – Considers geographical coverage of assessment, stakeholder engagement, site threshold, relationship with the Local Plan, sources of sites, call for sites and site appraisal/ information.
2. **Site/ broad location assessment** – Details what factors are appropriate in considering a sites suitability, availability and achievability (including viability), including timing considerations.
3. **Windfall assessment (where justified)** – Where Authorities believe it is appropriate they can make an allowance for windfall development both in the 5 year deliverable supply and also for years 6-15 in line with NPPF ¶48. This is considered further in ¶2.17.
4. **Assessment Review** – Aggregation of the development potential of the sites assessed to consider whether identified objectively assessed needs for 1-5 an 6-10 and (where possible) 11-15 years can be met. From that an indicative trajectory should be produced.

*Regional Policy and Practice Guidance*

1.16 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 undertaking of a housing requirement based on the objective assessment of housing need is to be done at the local level. Technically evidence prepared to inform or as part of the functioning of the RSS still remains a material consideration. However the Regional Practice Guidance was prepared approximately 6 years ago and was based on former national policy and guidance. For this reason and also having regard to the publication of NPPG, the Council will no longer consider this document.

*Local Policy*

- 1.17 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 changed when the LPS was adopted in September 2013, following its Independent examination. Therefore it now substantively forms the NPPF compliant development plan for Ryedale<sup>1</sup>. The scope of the consideration of sites through the SHLAA is therefore informed by the LPS.
- 1.18 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 200<sup>2</sup> 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.
- 1.19 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 was submitted to the Secretary of State in May 2014 and is due to be Examined in October 2014.

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<sup>1</sup> A number of Ryedale Local Plan (2002) 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.

<sup>2</sup> 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 penalise 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**

- 1.20 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*

- 1.21 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*

- 1.22 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*

- 1.23 The previous study predicted 36 demolitions in each 5 year period based on past trends at that time. This has been updated based on more recent information and indicates that 7 demolitions occurred in the last five years. This revised figure has been taken into account in the figures for net additional dwellings.

#### *Allowance for non-implementation*

- 1.24 Footnote 11 of the NPPF continues further on what may or may not be considered to be “deliverable”. In particular it states that “sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years”. The assumption in general terms therefore is that schemes with permission are deliverable. However the Council considers that it is important to consider this issue as a sensitivity/ stress testing of the figures. The use of an allowance for non-implementation is therefore something which the Council takes into account, but which is refined based on housing performance. 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 now continues to undertake a detailed analysis of non-implementation and has concluded that a non-implementation rate of 10% is appropriate and reflects local evidence. This applies to both methods of calculating housing supply and is set out in more detail from ¶2.19 to 2.20. On this basis the 20% figure previously identified appears over-cautious with continuing good performance of housing completions in Ryedale since the dip in 2008/2009. The analysis of past non-implementation is shown in Annex A and B.

#### *Study Area*



- 1.25 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 Helmsley Plan area of Helmsley.
- 1.26 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. Given that the LPS is now adopted development plan policy, Part Two of the Update will now focus on the settlements identified for growth in the ‘settlement hierarchy’ set out in Policy SP1 of the LPS. The 2009 SHLAA itself applied 5 different location types to the sites considered as a reporting feature, one of which was the sites that fall within the settlements of the now established settlement hierarchy. Since the last study a number of further ‘call for sites’ have taken place where additional sites have come forward and those within the settlement hierarchy will be assessed as Part Two of the SHLAA.
- 1.27 With the exception of these, all remaining methodological considerations from the 2009 assessment remain 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. The National Planning Practice Guidance (NPPG) suggests a threshold of any site which would involve 5 or more dwellings rather than a specific figure. However it does go on to state that “plan-makers may wish to consider alternative site thresholds” where appropriate. As the NPPG threshold does not state an actual site area for residential development, this leads to difficulties in consistency over site choices. For example densities between urban and rural dwellings can vary significantly and in many cases there is no information on exactly how many dwellings are proposed on a site. On this basis the Council considers it appropriate to adopt the minimum site thresholds set out in the agreed Site Selection Methodology<sup>3</sup>. These are 0.3ha for the market towns and 0.15ha for the service villages. This will mean that a number of additional sites that were not assessed in the 2009 SHLAA under the 0.4 threshold will now be covered by the

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<sup>3</sup> The Site Selection Methodology is a tool for selecting sites for allocation and has been finalised following consultation.

lower threshold limit, as well as those additional sites submitted to the Council since 2009.

- **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**

- 1.28 This report comprises Part 1 of the SHLAA, updating the position as at 31 March 2014 with regard to housing commitments and projected delivery. It should be noted that any housing approvals approved after this period are not covered in this document, however the Council now provides updates on the housing position on a quarterly basis prior to the adoption of both the Local Plan Sites Document (LPSD) and the Helmsley Plan (HP). It should also be noted that the current supply position does not include an assessment of remaining allocations as there are no outstanding housing 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.
- 1.29 However the Council will involve key stakeholders – landowners, agents, the development industry, and neighbouring authorities - 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 Autumn/Winter 2014.

### **Review**

- 1.30 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.
- 1.31 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**

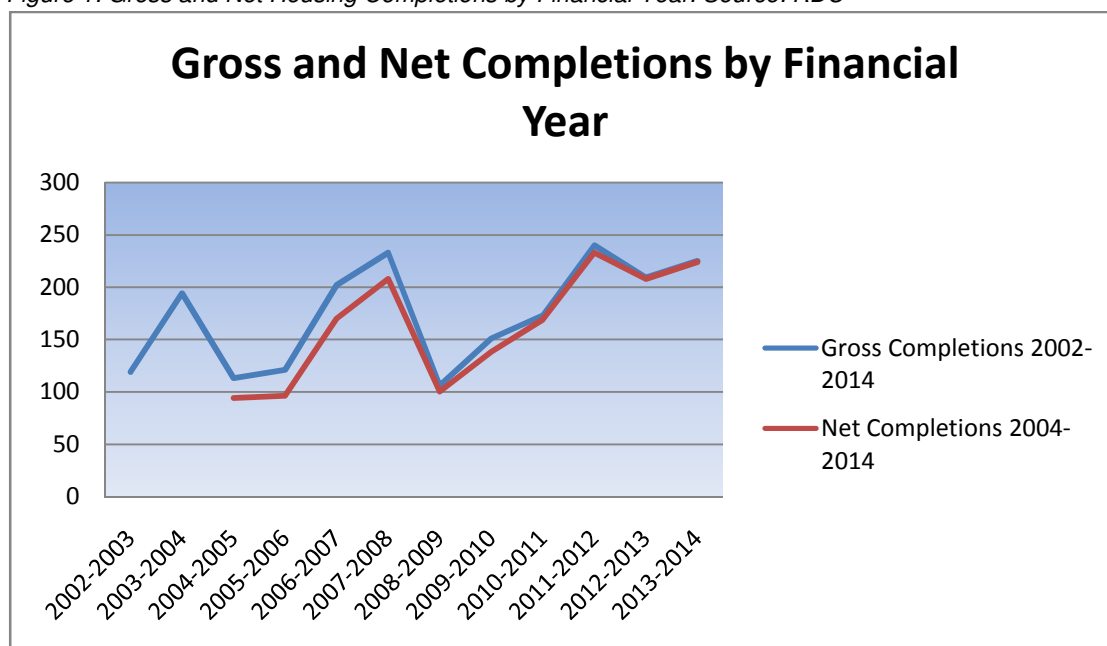
**Past Housing Delivery**

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 2002-2014. Source: RDC*

<b>Financial Year</b>	<b>Gross completions</b>	<b>Net completions</b>
<b>2002-2003</b>	119	Not available
<b>2003-2004</b>	194	Not available
<b>2004-2005</b>	113	94
<b>2005-2006</b>	121	96
<b>2006-2007</b>	202	170
<b>2007-2008</b>	233	208
<b>2008-2009</b>	106	100
<b>2009-2010</b>	151	138
<b>2010-2011</b>	173	169
<b>2011-2012</b>	240	233
<b>2012-2013</b>	209	208
<b>2013-2014</b>	225	224
<b>Total</b>	<b>2086</b>	<b>1640</b>
<b>Total Average</b>	<b>174</b>	<b>164</b>
<b>Average from LPS base date (2012)</b>	<b>217</b>	<b>216</b>

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

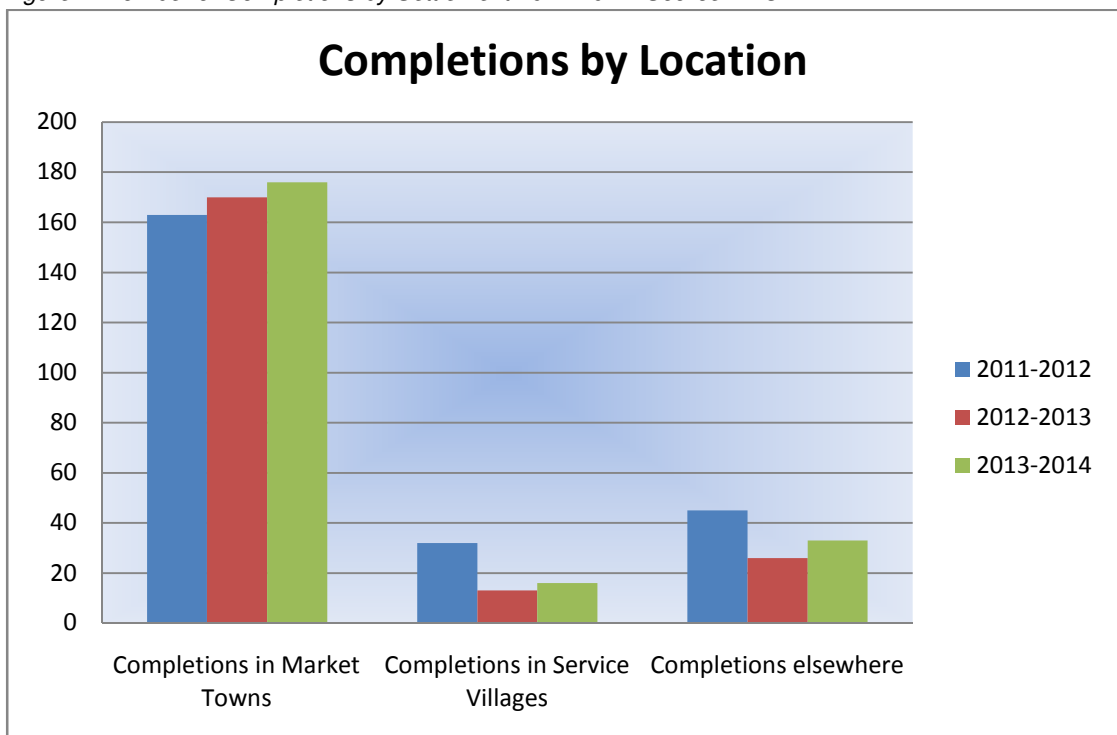


2.2 The table and graph show a relatively erratic pattern since 2002, however it does reflect certain local and national factors. The first dip in completions from 2004 to 2006 was the product of limited Ryedale Local Plan allocations gaining consent, and

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 experienced a relatively early return to the levels of 2007-2008. Indeed since the basedate of the Ryedale Plan (2012) the last two financial years have resulted in net completion figures exceeding the Local Plan Strategy (LPS) target of 200 and falling within the 'Zone of Tolerance' (see ¶ 2.6 below).

2.3 Given the limited housing allocations and generously drawn development limits, many of the sites from the previous Ryedale Local Plan period have historically come from small windfall sources on sites. However this trend has changed since 2011 in line with the approach of the LPS, with a significant part of this recent increase coming from larger sites, supported by recent major permissions in the market towns to address the District's previous lower housing supply levels. Figures 2 and 3 provide a breakdown of the 2011-2014 completions by site size and settlement type:

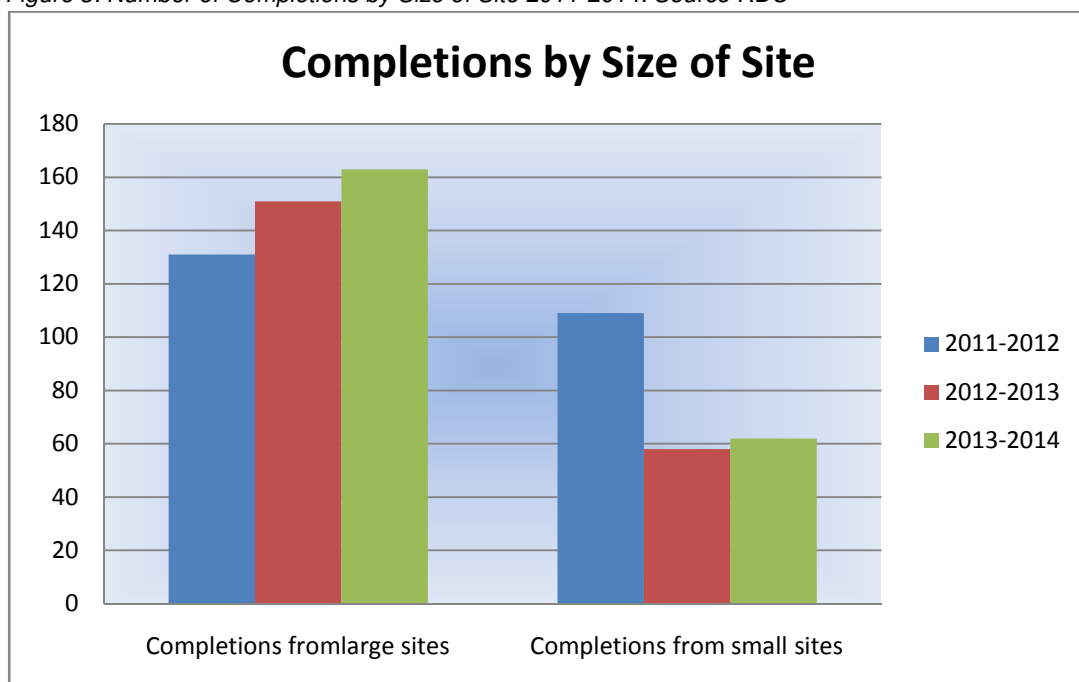
Figure 2: Number of Completions by Settlement 2011-2014. Source RDC



2.4 Following the trend from 2011, Figure 2 demonstrates the continued significant majority of housing completions coming from the market towns in 13/14 (78%), followed by 7% in the Service Villages and 15% from 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 continue to form the substantial majority of total

completions. This continues the trend of a supply of larger sites coming forward in the market towns, specifically from the granting of large windfall permissions since 2011. However smaller sites still make an important contribution even though their levels have proportionately diminished. As Policy SP2 of the LPS now applies a 'local needs' occupancy condition to new residential development in 'other villages', the effect of this will not be reflected in these figures as yet due to the time lag between permissions being granted and development being completed. The reporting of future trends with small sites in future years will be essential in establishing future trends. Further analysis of the contribution from windfall sources is covered in the Projected Delivery of Housing section below.

Figure 3: Number of Completions by Size of Site 2011-2014. Source RDC



Overall the evidence from the 13/14 financial year shows a continuation of the confidence of the housing market in Ryedale which has emerged since in 11/12. Recent site visits to a number of housing sites indicate a reliable rate of sales being achieved in line with developer expectations and that most major sites with a known developer are developing on site.

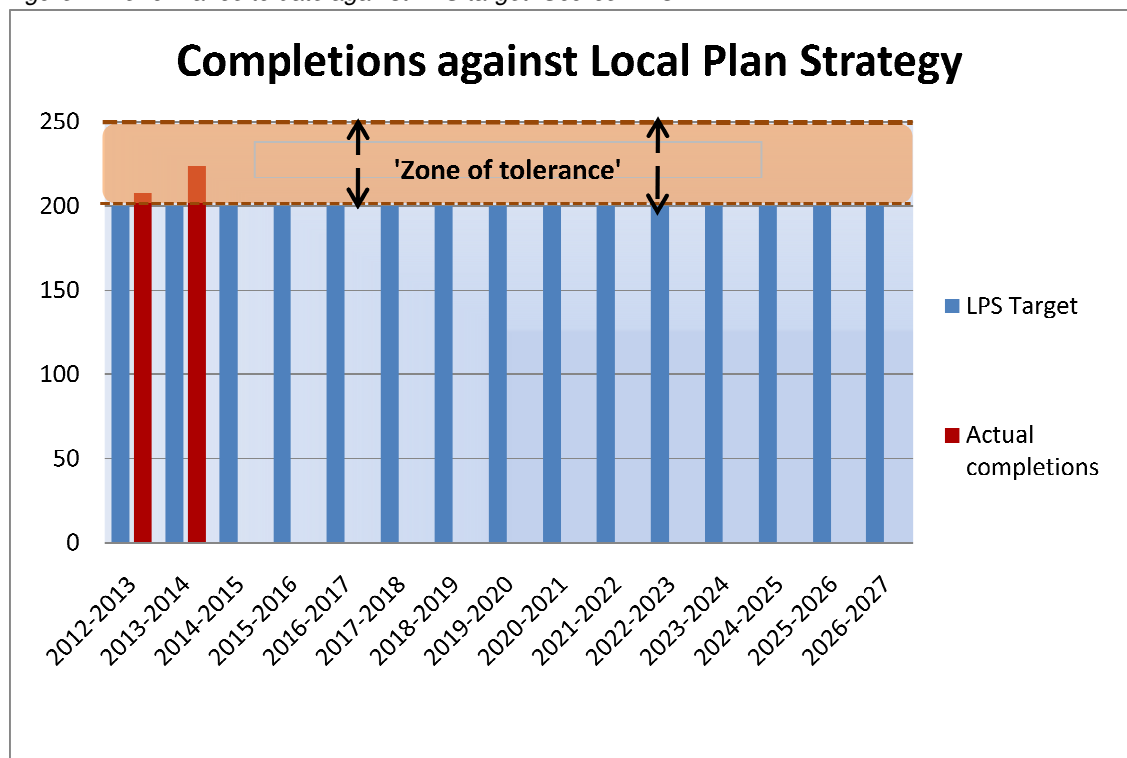
### Performance Against Local Plan Strategy

- 2.5 The basedate for the Local Plan Strategy (LPS) is 2012 and therefore the 13/14 financial year represents Year 2 of the plan period. Whilst clearly only at the early part 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 13/14 net completions have again exceeded the LPS target by 24. This is 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 from both 12/13 and 13/14 have fallen within the zone of tolerance and therefore no under provision (or 'backlog') has occurred against the LPS target. As the figure is within the 'zone of tolerance' the remaining LPS requirement is unaffected and therefore is kept at 200 per annum. This performance is considered further under 'projected delivery' in ¶2.29 below.

Figure 4: Performance to date against LPS target. Source RDC



## Housing Land Availability

### Current Commitments

- 2.8 As at 31/3/14, the gross raw housing supply from sites with planning permission was 1189 plots or 5.95 years supply against the LPS target of 200. This comprises:

Table 2a: Breakdown of supply with planning permission at 31/3/14. Source: RDC

	Small sites	Large sites	Total
Windfall	306	847	965
Allocated	0	36	36
<b>Total</b>	<b>306</b>	<b>883</b>	<b>1189</b>

However the raw supply above includes a site which although it has an outline planning permission (13/00342/MOUT – Land at Westfields, Kirkbymoorside), it is the subject of a High Court challenge or ‘judicial review’ (JR). The promoters of this site have indicated that they will not proceed with this consent due to the lodging of the JR and the fact that they wish to pursue a different scheme on this site. This was the subject of a later application which was refused by the Council and is now the subject of an appeal. Whilst the Council normally applies a non-implementation rate to development (see ¶2.19-2.20 below), the scale of this consent means that it forms a significant part of the committed supply and therefore it is appropriate to provide an alternative scenario without this consent included for the reasons outlined above. This is shown in Table 2b below:

Table 2b: Breakdown of gross supply with planning permission at 31/3/14 minus application 13/00342/MOUT. Source: RDC

	Small sites	Large sites	Total
Windfall	306	637	943
Allocated	0	36	36
<b>Total</b>	<b>306</b>	<b>673</b>	<b>979</b>

2.9 Therefore the gross supply when application 13/00342/MOUT is excluded amounts to 4.90 years supply. As can be seen in Table 2a and 2b, the 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 release of sites through the approval of a number of large sites adjacent to the development limits of the market towns prior to the allocation of sites through the LPSD - However a number of these sites are coming to the end of their development cycle and the level of supply has dropped more recently. It should be noted that whilst the Helmsley Plan was submitted to the Secretary of State for Examination in May 2014, the allocations set out in the Helmsley Plan have not been included in these supply calculations. This is covered further in the ‘projected delivery’ section.

2.10 Factoring in the losses from conversion and demolition in the supply, the net supply figures under both scenarios are shown in Table 3 below:

Table 3: Net supply with planning permission at 31/3/14 with and without application 13/00342/MOUT. Source: RDC

	Net Supply	Years
Net supply including application 13/00342/MOUT	1181	5.91
Net supply excluding application 13/00342/MOUT	971	4.86

2.11 Table 7 refers in further detail to these releases. For a detailed breakdown of the supply, Annex C contains a schedule of the supply as at 31/03/14 at a dwelling plot level.

2.12 In addition to the supply identified in Tables 2a, 2b and 3, 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 previously, 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 21 plots and are shown in Table 4 below:

*Table 4: Schedule of Sites Approved In Principle Subject to the Signing of S106 or other matter which are likely to come forward as at 31/3/14. Source RDC.*

Site	Status	Number of plots
13/01378/FUL – Land East of Ashton House, Nawton	Ongoing – only recently approved in principle	1
06/01232/FUL – Land Adj Dhekelia, Broughton	Ongoing – only recently approved in principle	1
13/01016/FUL – Land at Derwent House, Malton	Ongoing – only recently approved in principle	1
13/00963/OUT – Land East of Bungalow Farm, Middleton	Ongoing	1
13/00872/FUL – Land at West Royd, Castle Howard Road, Malton	Ongoing	1
13/00844/FUL – Land West of 80 Firthland Road, Pickering	Ongoing	1
13/00728/FUL – The Croft, Welburn	Ongoing	3
13/00650/FUL – Land Rear of 44 Scarborough Road, Rillington	Ongoing	4
12/00969/FUL – Rarey Farm, Weaverthorpe	Ongoing	8
<b>Total supply from applications approved in principle</b>		<b>21</b>

- 2.13 Taken together, the total net supply from commitments as at 31/03/2014 is shown in two different scenarios below, one including planning application 13/00342/MOUT and one excluding it.

*Table 5a: Breakdown of Net Supply at 31/03/2014 including application 13/00342/MOUT. Source: RDC*

Dwellings with planning permission	Dwellings approved subject to s106/ or other issue	Total dwellings
1181	21	<b>1202</b>
Supply against LPS target	Supply against LPS target	Total committed supply against LPS target
5.91 years	0.11 years	<b>6.01 years</b>

*Table 5b: Breakdown of Net Supply at 31/03/2014 excluding application 13/00342/MOUT. Source: RDC*

Dwellings with planning permission	Dwellings approved subject to s106/ or other issue	Total dwellings
971	21	<b>992</b>
Supply against LPS target	Supply against LPS target	Total committed supply against LPS target
4.86 years	0.11 years	<b>4.96 years</b>

- 2.14 On the basis of this raw supply, the Council has in excess of a 5 year housing land supply in Table 5a, but is just under 5 years in relation to Table 5b. However this is raw supply and is not the same as deliverable supply which is discussed further below.



*Supply of Specific Deliverable Sites*

- 2.15 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<sup>4</sup> of the NPPF, the Council considers that ‘deliverable’ supply in Ryedale constitutes:
- Sites with consent
  - Sites that have been approved subject to the completion of a s106 agreement or other outstanding matter
  - Remaining residential site allocations
- 2.16 In these terms, the Council considers that the inclusion of these committed elements of the housing supply ensures that it is robust, based on evidence and does not rely on elements which may be considered to be speculative. However it is important to recognise that not all permissions will be developed. Non implementation must be factored in and is considered in ¶2.19-2.20 below. In general terms 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. The Council maintains regular contact with developers taking forward committed major sites to understand when development is likely to start and at what rate they are likely to develop. This underpins the assessment of projected delivery.

**Windfall Allowance**

- 2.17 ¶48 of the NPPF permits authorities to make an allowance for ‘windfall’ – that is unallocated sites coming forward in the future which will help to bolster the housing supply. However these can only be included where there is “compelling evidence that such sites will consistently become available” and “will continue to provide a reliable source of supply”. Any assumption needs to be “realistic” having regard to past rates and future trends. Whilst there has been significant numbers of windfall sites coming forward in Ryedale, this is largely a legacy of the 2002 Ryedale Local Plan and the strategy of that plan.
- 2.18 With the adoption of the LPS in September 2013, the development strategy has changed. ¶4.20 of the LPS makes clear that an allowance for unanticipated windfalls will not be identified and instead planned allocations will be made to meet the full housing requirement over the plan period. In addition the LPS has changed the way supply will come forward outside of the towns, specifically in the ‘other villages’ with the introduction of the local needs occupancy condition. The effects of this change

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<sup>4</sup> NPPF states that “to be considered deliverable, sites should be available now, officer a suitable location for development now and be achievable with a reasonable prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

will be gradual as there will be a 'time lag' between the existing supply of small windfall sites being developed and the new supply coming forward. Therefore projecting forward past trends would not be appropriate as the reliability of this future supply is untested. For these reasons, the Council does not think it is appropriate to include a windfall allowance for unidentified sites in its supply calculations. However committed windfall sites will continue to come forward over the plan period and it is only at this stage – when they have planning permission and form part of the housing supply – will they be factored in the supply calculations.

### Non-Implementation

- 2.19 Not all permissions granted will be developed. Therefore a proportion of the housing supply will not come forward. On this basis the Council considers it is important that a reasonable assumption for non-implementation should be taken into account in the supply figure. The Council is continually assessing reviewing how non-implementation is factored in based on past evidence and trends.
- 2.20 Previously a global 10% non-implementation allowance has been subtracted from the supply based on past trends. The evidence and justification for this has been updated and is shown in Annex A. It demonstrates that over the five years following planning permission being granted, an approximate average of 90% of all planning permissions are built. It follows that an average of around 10% of all permissions take longer to build or are not implemented at all. Therefore this figure is still considered an appropriate figure as an overall quantification of the level of non-implementation following 5 years of a consent being granted.
- 2.21 Applying the 10% non-implementation rate to the identified level of supply as at 31/3/14 therefore equates to the following:

Table 6: Supply at 31/03/2014 including 10% Non-Implementation Rate

	Level of supply + 10% non implementation allowance – (Years)	Level of supply + 10% non implementation allowance – (Number of dwellings)
a) Including 13/00342/MOUT	5.41	1082
b) Excluding 13/00342/MOUT	4.46	892

- 2.22 This is one measure of the 5 year deliverable supply in line with ¶47 of the NPPF. Clearly this figure indicates the Council falls short of having a full 5 year deliverable housing supply when application 13/00342/MOUT is excluded, and in excess of 5 years supply if it is included. However for the reasons set out in ¶2.8, the Council considers that b) is the appropriate figure for this measure of 5 yr deliverable supply.
- 2.23 Another method of assessing whether the Council has a supply of specific deliverable sites to provide 5 years worth of housing – and by association the level of non-implementation - is to 'trajectorise' it .This is a more sophisticated approach of assessing how the supply is predicted to perform over 5 years and is an essential tool in guiding the management of supply and release of sites. The Council considers it meets the sprit of the NPPF and PPG with regard to testing the robustness of the

supply: “local planning authorities should consider both the delivery of sites against the forecast trajectory and also the deliverability of all sites in the 5 year supply”. It also meshes with the approach of the LPS in managing the delivery of housing as set out in ¶ 4.21-4.27. Details of the assessment of projected 5 year delivery from the supply identified are set out in ¶2.28 below. Rather than applying a global 10% non-implementation rate, this approach takes account of when and at what rate major development sites with known developers will come forward. As these are known and have been informed by the developers directly, no implementation allowance is made for this element, which forms the majority of the supply. However a non-implementation allowance is still made for the other sites which make up the rest of the supply based on past trends. Further analysis of the past delivery of these sites - with major sites with known developers removed – has been undertaken in Annex B. Whilst this shows rates of non-implementation of these other sites at around an average of 8%, a 10% figure has been chosen for robustness.

- 2.24 Using this method results in **4.52** years supply (if application 13/00342/MOUT is excluded) and **4.89** years supply (if application 13/00342/MOUT is included). The detail and commentary underpinning this is set out in ¶2.29 to ¶2.42 and in Table 12.

### **NPPF Buffer**

- 2.25 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%. Through the LPS, the Council has ‘opted in’ to a 20% buffer. This is due to the fact that the Council considers that the choice of a 20% NPPF supply buffer works in tandem with the delivery orientated local ‘zone of tolerance’ , to ensure that the LPS target of 200 as a minimum is met. However the Council does not consider that it is a persistent under-deliverer, which has been further validated by the achievement of completions above the requirement for the last 3 years.
- 2.26 The Inspector’s final report<sup>5</sup> 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 Helmsley Plan was submitted to the Secretary of State in May 2014 and will be Examined in September 2014. The timescales for the LPSD is set out in the Council’s Local Development Scheme.

### **Dwelling Targets**

- 2.27 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 both

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<sup>5</sup> Inspector’s Final Report in the Local Plan Strategy  
[http://extranet.ryedale.gov.uk/pdf/Final\\_Inspector's\\_Report\\_28\\_Aug\\_2013.pdf](http://extranet.ryedale.gov.uk/pdf/Final_Inspector's_Report_28_Aug_2013.pdf)

12/13 and 13/14 (the plan period of the LPS is 2012-2027). The amount of future demolitions has been updated on the basis of past trends from the last five financial years (09-14). Therefore the cumulative 5-year dwelling targets are set out in Table 7 below:

*Table 7: Dwelling Targets for 5,10 and 15 year LPS plan period, taking into account demolitions*

<b>First 5 year tranche</b>			
LPS Dwelling Target 2012 - 2017	Demolition allowance	5-year dwelling residual target	Cumulative residual dwelling target
1000	9	609 <sup>6</sup>	609
<b>Second 5 year tranche</b>			
LPS Dwelling Target 2017 - 2022	Demolition allowance	5-year dwelling target	Cumulative residual dwelling target
1000	9	1009	1618
<b>Third 5 year tranche</b>			
LPS Dwelling Target 2022 - 2027	Demolition allowance	5-year dwelling target	Cumulative residual dwelling target
1000	9	1009	2627

- 2.28 These targets will form the basis of the assessment in Part 2 of the amount of potentially deliverable and developable sites required. This will also give consideration to the 20% NPPF buffer.

#### **Projected delivery of 5 years worth of the housing requirement**

- 2.29 The projected delivery of housing is an essential tool in monitoring the likely achievement of the housing requirement set out in Policy SP2 and the stated operation of the 'zone of tolerance' set out in ¶4.21-4.27 of the LPS. Specifically it ensures that the Council's annual target of 200 is met as a minimum over the five year period. Once the Council's site allocation documents are in place, it will guide the release of sites to continuously maintain the delivery within the zone of tolerance. It is important to distinguish between the NPPF requirement of the maintenance of 5 years worth of "specific deliverable sites" to achieve 5 years worth of housing supply (i.e. permissions to be built), and housing delivery (i.e. dwellings actually built). Projecting how the supply will perform in consultation with developers, gives a robust indication of its likely delivery and is considered to fully reflect the intent of NPPF ¶47. This method has been assessed since 2012 and has proved an accurate reflection of what has later been achieved. Further analysis of the predicted delivery vs actual delivery is set out in ¶2.44
- 2.30 Turning to the process of projecting the delivery of housing from 14/15 to 19/20 onwards, the Council has again estimated the level of anticipated housing delivery over this period in Ryedale. The first element of this is the contribution from major sites. This has been built up from information on likely start dates and build rates from developers of a number of major sites which are being or are likely to be developed.

<sup>6</sup> Taking into account delivery from 2012-2014

Table 8: Anticipated Delivery from Major Sites 2014/2015 financial year. Source: RDC

Site	Developer	Status	Max annual delivery	Min annual delivery	Remaining plots on site
Westfield Nurseries, Norton	Persimmon	Ongoing	35	35	106
Whitby Road, Pickering	David Wilson Homes	Ending	2	2	2
Cheesecake Farm, Norton	Shepherd Homes	Ongoing	29	29	29
Broughton Road, Malton	Taylor Wimpey	Ongoing	40	40	262
Whitfield Avenue, Pickering	Persimmon	Ending	3	3	3
Pasture Lane, Hovingham	Trilandium	Ending	7	7	7
North Riding Garage, Pickering	McCarthy & Stone (formerly Golden Living)	Started	41	41	41
Station Road, Ampleforth	David Wilson Homes	Starting 2014	15	15	30
Station Road, Nawton	Ambleside Homes	Ongoing	21	21	21
<b>Total</b>			<b>193</b>	<b>193</b>	

- 2.31 The sites identified in Table 8 lead to a delivery in the 14/15 financial year of 193 completions. This results in a significant contribution from major sites which achieve a significant majority of the LPS plan target alone in 14/15, before other elements of the supply are factored in. The minimum figure represents the lower range of what the housing developers think is likely to be achieved; however in this case there is no difference between these figures unlike previous years. Nevertheless the minimum delivery figure has been taken forward as the figure for the assessment of projected delivery in 14/15.
- 2.32 In addition to the major sites shown in Table 8 above, a number of other committed major sites will be anticipated to start after the 14/15 financial year. These are set out in Table 9 below.

Table 9: Other Committed Major Sites Due to Start Post 2014/15. Source: RDC

Site	Developer	Status	Max annual delivery	Min annual delivery	Remaining plots on site
Waunds Field, Kirkbymoorside	Trilandium	Started	12	6 <sup>7</sup>	29
MHA Site, Crossgates Lane, Pickering	Methodist Homes Association	Not started	35	15 <sup>8</sup>	100 <sup>9</sup>
Gladmans site, Kirkbymoorside	Gladman Developments	Not started	30	15 <sup>10</sup>	210
<b>Total excluding 13/01214/MOUT</b>			<b>47</b>	<b>21</b>	
<b>Total including 13/01214/MOUT</b>			<b>77</b>	<b>36</b>	

- 2.33 The likely contribution from these committed major sites has also been projected forward over the next five years, taking into account the start of development on site, rates of delivery and number of remaining plots as set out above. There are two scenarios based on whether application 13/01214/MOUT and 250 or 229 respectively if 13/01214/MOUT is included or excluded. These are shown in Table 10 below and have been taken forward as part of the projection of future delivery in Figure 6.

Table 10: Annual Projected Contribution from Major Sites 14-19. Source RDC.

	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019
<b>Excluding 13/01214/MOUT</b>	193	111	122	102	40
<b>Including 13/01214/MOUT</b>	193	111	137	132	70

<sup>7</sup> 6 has been assumed for 14/15 allowing for development to restart on site.

<sup>8</sup> 15 has been assumed for the first year of development on site

<sup>9</sup> 100 units is for the C2 element of the scheme

<sup>10</sup> 15 has been assumed for the first year of development on site

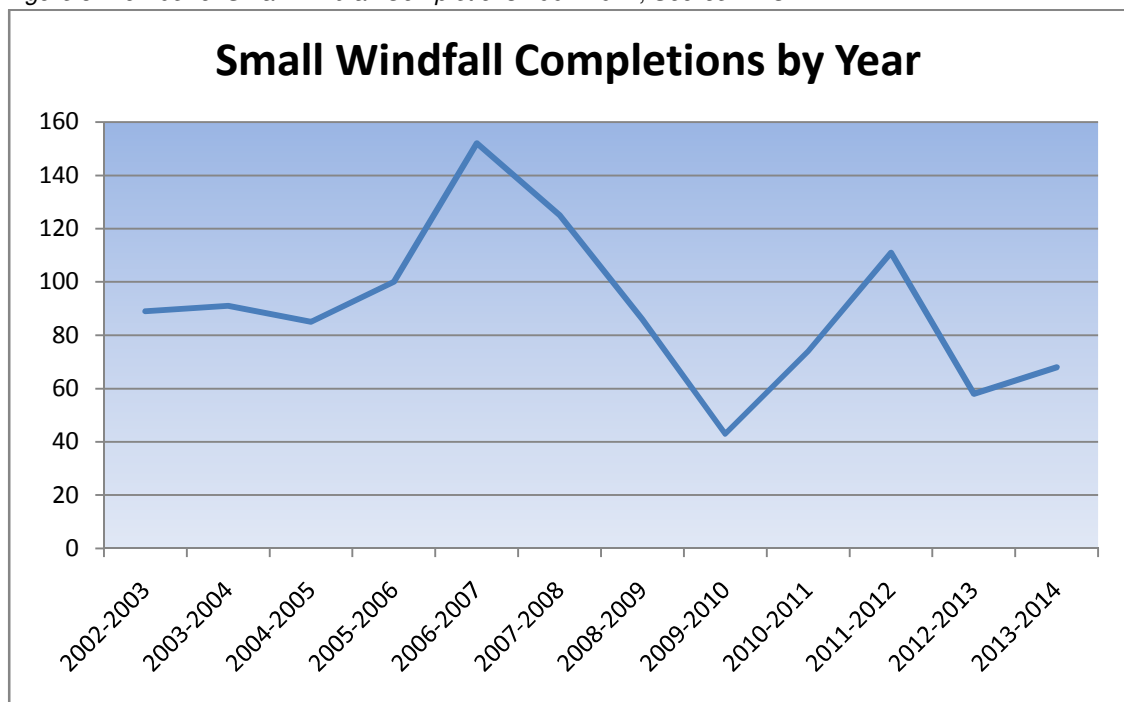
2.34 However the committed supply is not just made up of the major sites listed above as there is still a significant contribution from other sites. A constant supply of windfall sites has come forward over the last 14 years. Table 11 below sets out the proportion of contribution from windfall sites since 2002:

Table 11: Windfall as a proportion of total housing completions 2002-2014. Source: RDC

Small windfall sites	Large windfall sites	Total windfall supply
52%	34%	86%

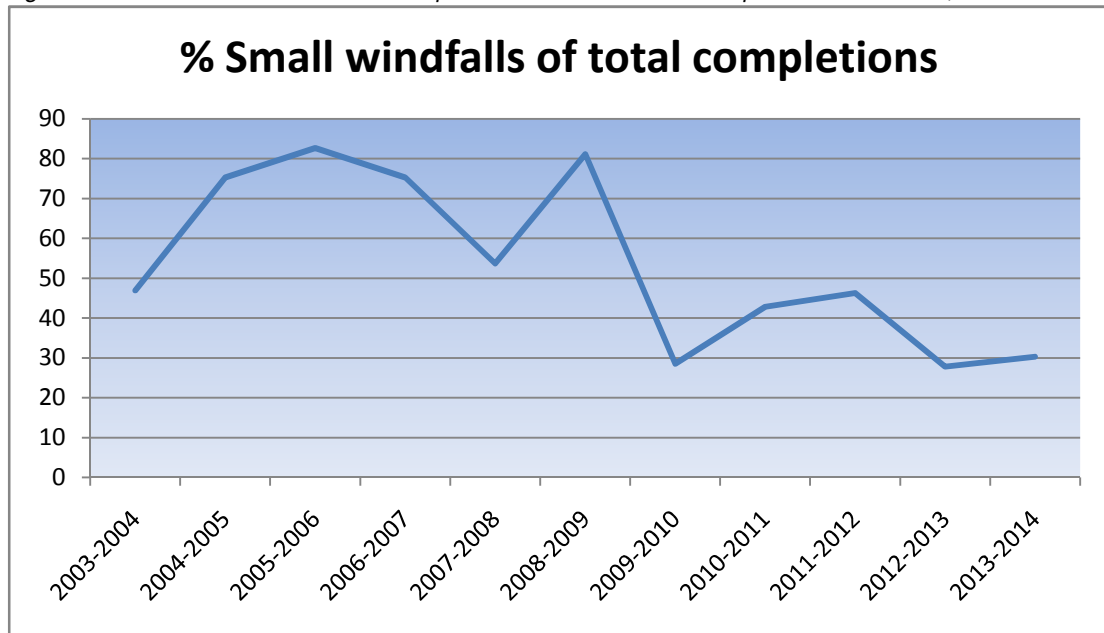
2.35 As Table 11 identifies, the vast majority of housing completions (86%) from 2002 to 2014 continues currently to come from windfall development. Figure 5 indicates the number of completions from small windfall sites over the same period:

Figure 5: Number of Small Windfall Completions 2002-2014, Source RDC



2.36 Figure 6 illustrates the amount of small windfall sites as a proportion of total completions from 2002-2014:

Figure 6: Number of Small Windfall Completions as a % of Total Completions 2002-2014, Source RDC



- 2.37 Figures 5 and 6 demonstrate that small windfall in particular have made a significant contribution to the housing supply over the last twelve years. Whilst the proportion of small windfalls has reduced particularly since the 09/10 financial year, they still form an important contribution to housing supply. Since 2012 the proportion has stabilised at about 30%. Whilst the LPS was adopted in September, this may lead to specific changes in the amount of small windfalls in 'other villages' as they are now subject to a local occupancy condition. There will be a lag time in any changes coming into effect as existing permissions are built out. Therefore the Council will continue to monitor the contribution from small sites closely in the future. As described above the nature of supply is likely to change with a greater proportion of the supply coming from larger Greenfield sites around the market towns.
- 2.38 That said, the continued contribution from small windfall sites will inevitably form part of the supply of the District and it is appropriate to reflect them in the projected delivery. It is important to note that this is not a 'windfall allowance' (see ¶2.17) but rather taking into account existing committed supply from small windfall sites.
- 2.39 In light of this and reflecting the supply of small windfall sites shown in Table 2, a contribution of 55 dwellings per annum has been assumed from small windfall sites in the projected housing delivery graph in Figure 7. This is based on the total small windfall sites identified of 306, the applying a 10% non-implementation reduction, reducing the figure to 275. This has then been divided equally over 5 years equating to 55.1, and has been rounded to 55 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 as set out in ¶2.19.
- 2.40 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 43 dwellings from other large sites. Similar to the small windfall sites, a contribution of 8 has been assumed. This is

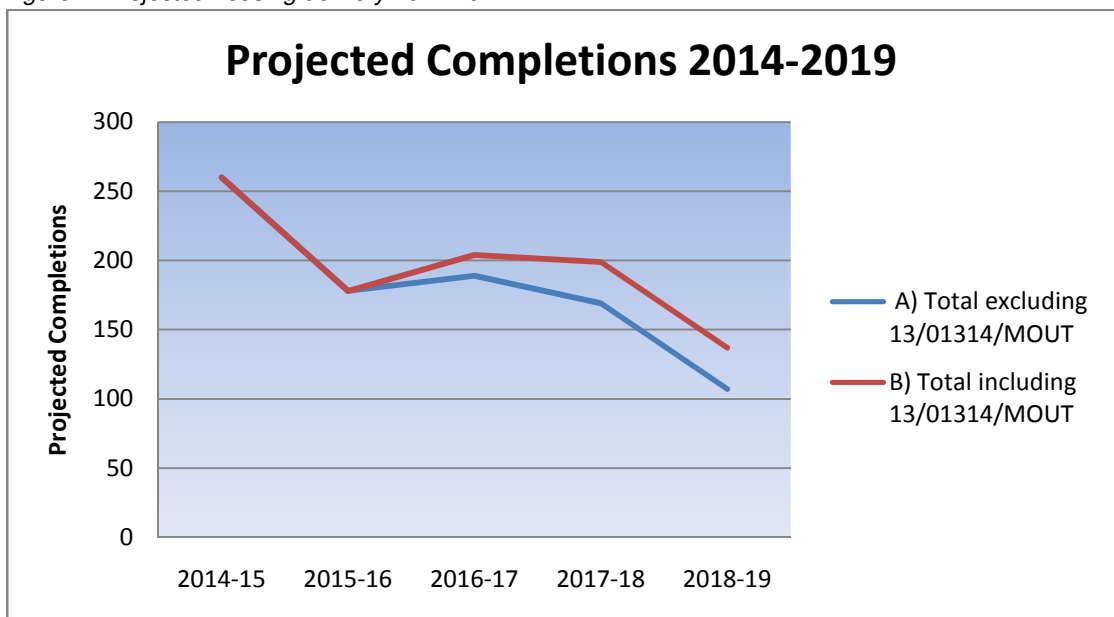
based on applying a 10% non-implementation rate to the 43 equating to 39.7 dwellings which has been divided equally over 5 years which results in 7.7 dwellings per annum which has been rounded up to 8. This has also been taken forward in Figure 7 below.

- 2.41 As identified in Table 4 there is a supply of 21 dwellings approved subject to an outstanding s106 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 7. 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 21, leaving 18.9 and then dividing this by 5 years to give an annual rate of 3.78 dwellings, which has been rounded up to 4.
- 2.42 These contributions (contribution from major sites, small and other large windfall sites and s106) have been combined into two scenarios<sup>11</sup> in Table 12 below. Scenario (A) excludes planning application 13/01214/MOUT Scenario (B) includes planning application 13/01214/MOUT. Table 10 sets out the annual projected completions from these two scenarios over the next 5 years:

Table 12: Projected Completions from Scenarios A and B excluding application 13/01214/MOUT

	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	Total	Supply (Years)
<b>A. Projected completions (exc 13/00342/MOUT)</b>	260	178	189	169	107	<b>903</b>	<b>4.52</b>
<b>B. Projected completions (inc 13/00342/MOUT)</b>	260	178	204	199	137	<b>978</b>	<b>4.89</b>

Figure 7: Projected housing delivery 2014-19



<sup>11</sup> Please note that this is different to Scenarios A and B from previous SHLAA Part 1 documents. Previously this was based on whether to include sites awaiting the signing a legal agreement or not. Please note that these sites (following an assessment of those which are likely to happen) are now included in the supply figure as they have proven to be a reliable source of supply.



2.43 Figure 7 indicates that the Council will exceed 200 dwellings per annum by 60 dwellings in 2014-15 in both Scenarios. However this then falls steeply to under 200 dwellings in 2015-16 again under both Scenarios. However from 2016 onwards the divergence between Scenario A and B comes into effect. Under Scenario A the number remains under 200 and declines to 107 by 2018-19. For Scenario B the level recovers to just above 200 in 2016-17 before declining to 137 by 2018-19. As a measure of a supply of specific deliverable sites sufficient to provide five years worth of housing supply under NPPF ¶47, Scenario A equates to 4.52 years and Scenario B equates to 4.89. Therefore neither scenario A or B deliver the housing requirement (i.e. 1000 dwellings) over the five year period. Based on the current supply situation, the Council will need to release further residential sites now to ensure delivery of the housing requirement can be maintained from 2015-16 onwards. The Helmsley Plan identifies a number of housing allocations and is currently at the Examination stage. This may provide potential supply to deliver development within that period.

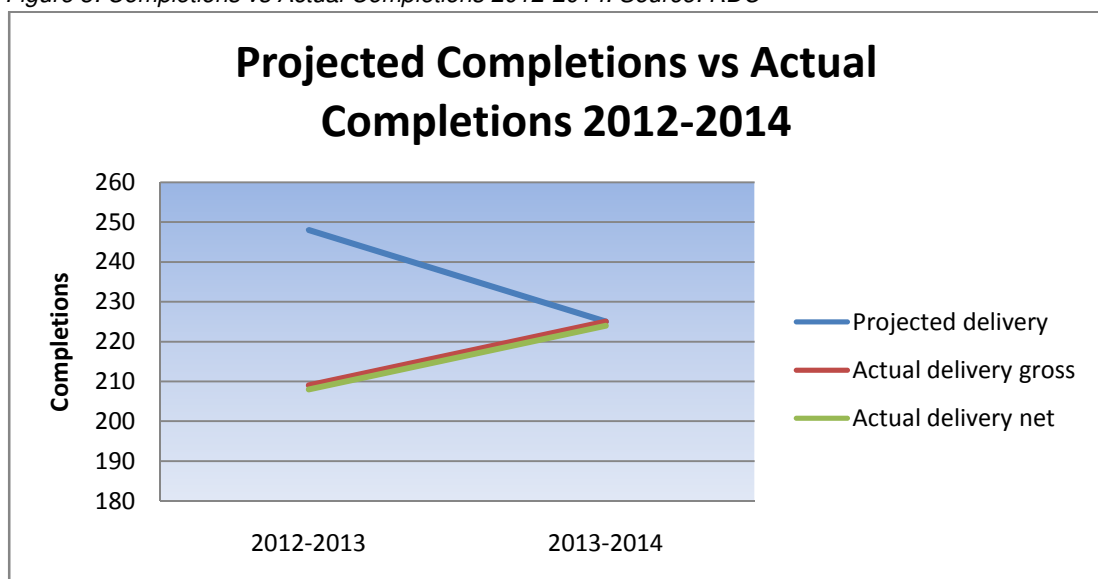
**Projected Delivery Track Record**

2.44 The Council has assessed the projected delivery of its housing supply since 2012. Whilst this represents only two years of data to date, it is appropriate to assess its accuracy and reliability as a guide to future performance. Table 13 sets out the prediction of housing delivery (Scenario B figures) under the 2012 and 2013 SHLAAs compared with actual delivery for that same period.

Table 13: Projected Completions vs Actual Completions 2012-2014. Source: RDC

	2012-2013	2013-2014
Projected delivery	248	225
Actual delivery gross	209	225
Actual delivery net	208	224
Difference (%)	11%	0%

Figure 8: Completions vs Actual Completions 2012-2014. Source: RDC



- 2.45 The 2012 SHLAA Part 1 predicted a projected delivery in 2012-2013 of 248 under Scenario B<sup>12</sup>. This compared to actual net completions of 208 or a 11% difference from the projected figure. Whilst the actual figure was under the projected amount, this was mainly due to a major site (Broughton Road, Malton) starting on site later than initially estimated by the developer for unforeseen reasons. The 2013 SHLAA Part 1 predicted a projected delivery in 2013-2014 of 225 under Scenario B. This compared to actual net completions of 224 (gross completions 225), equating to a 0% difference with major sites performing as predicted. To date the Council considers that this is a valid approach which has proved accurate within a reasonable range. Whilst evaluation over the longer term will establish a track record for this approach, 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).
- 2.46 However it is important to note that the projected completions are based on a 'static' supply position as at the end of the financial year. 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 now produces regular updates on the housing supply position on a quarterly basis. 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. It should be noted that the updates will be on the basis of a global non-implementation style housing supply figure. It is only the annual updates contained in the SHLAA Part 1 that will undertake the full analysis of the projected delivery of committed supply.

### **Consideration of Allocation Documents**

- 2.47 ¶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 7 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 are identified through the HP and will be identified through the LPSD. The Council's Local Development Scheme (LDS) sets out a timetable for both of the documents. The Helmsley Plan was submitted to the Secretary of State in May 2014 and is scheduled to be Examined in September 2014. Adoption of the HP could potentially take place in late 2014 / early 2015. Consultation on preferred sites in the Local Plan Sites document will take place in late 2014, then publication of the plan from May 2015 and Submission to the Secretary of State for Examination from October 2015. Therefore the identification of allocations through the preparation and adoption of the sites documents will provide a planned supply from 2014/15 onwards from the HP and

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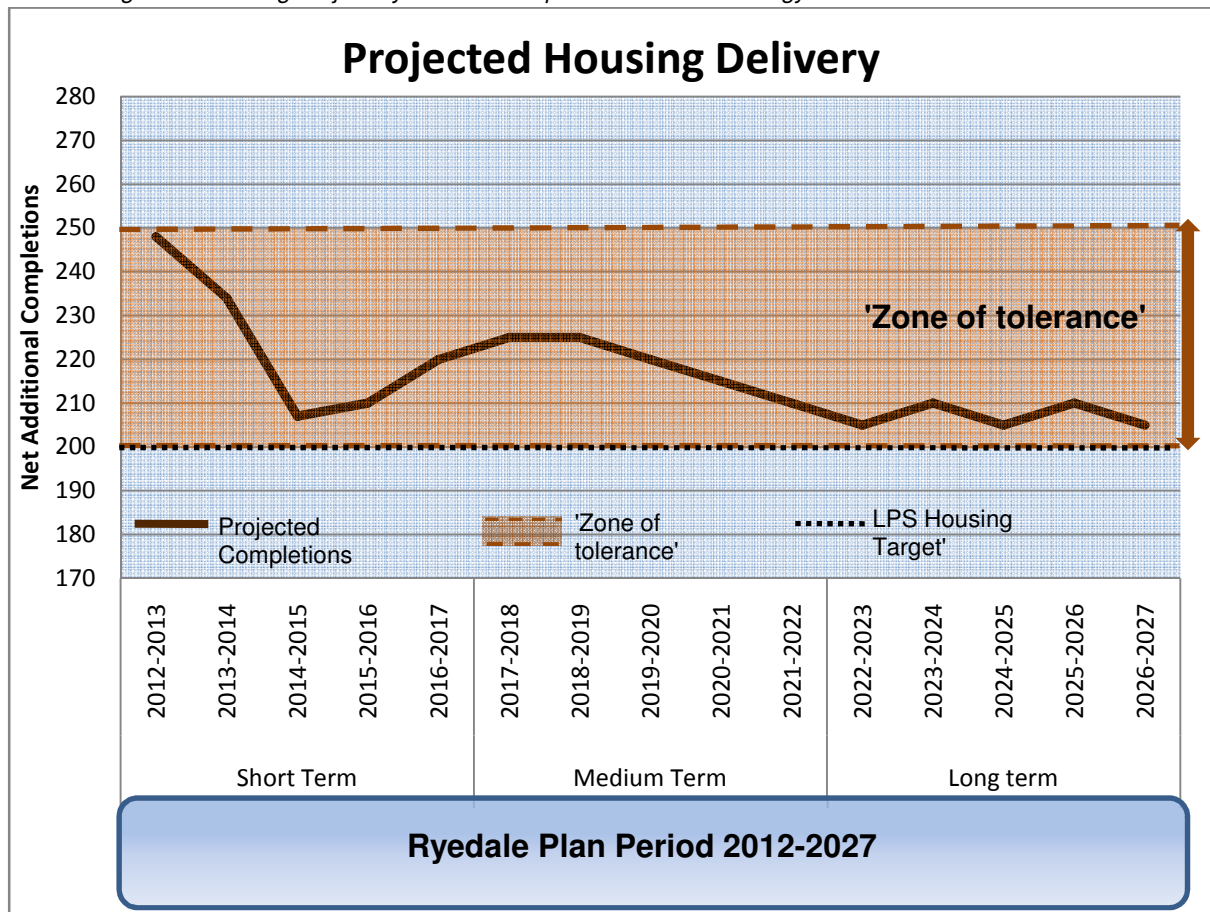
<sup>12</sup> Scenario B included supply from applications approved subject to the completion of a s106 legal agreement.

2015/16 from the LPSD. To this end, it is important to update the Council’s housing trajectory to take into account the projection in Figure 7 and contribution of allocated supply from the Helmsley Plan and Local Plan Sites document.

### Housing Trajectory

2.48 The LPS sets out an indicative housing trajectory for the plan period of 2012-2027 which is shown below in Figure 9. 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 9: Housing Trajectory from the adopted Local Plan Strategy



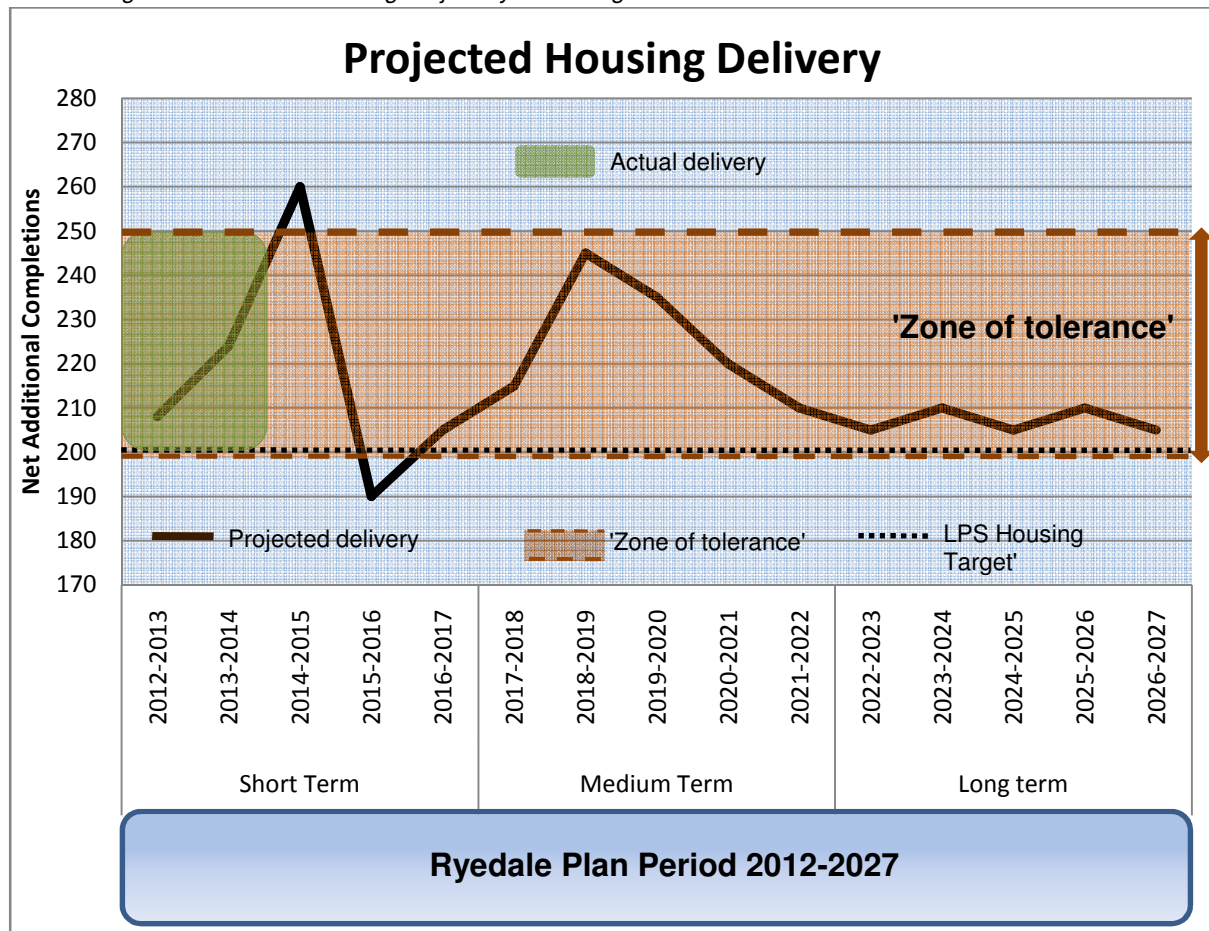
2.49 Each year the Council produces a revised trajectory from that set out in the LPS. A revised housing trajectory has been developed In light of:

- The latest 2013-14 completion figures
- An analysis of the latest housing supply information

- The projected housing delivery for 2014-2019 utilising Scenario A from Table 12
- The preparation and consequent likely adoption of the Helmsley Plan Document in 2014/15 and Local Plan Sites Document in 2015/16

This is shown below:

Figure 10: Revised Housing Trajectory Reflecting Latest Position as at 31/03/2014



2.50 The revised trajectory in Figure 10 reflects the changes set out in ¶ 2.49. Whilst the actual completions for 2012/13 we're lower than expected, the 2013/14 were almost exactly as predicted. However the main difference to the LPS trajectory is now for years 2014-2019. As described in ¶2.43 whilst completions in 2014/15 are expected to exceed the zone of tolerance, this falls back dramatically below the housing target in 2015/16. This is due to a number of major sites ending, and a lag time in the allocations from the HP and then the LPSD delivering on site. This illustrates the need to release sites now to deliver in 2015/2016 financial year. Following that point, the effect of allocated site releases bolsters delivery to a high of 245 in 2018/19, before reducing down to a level which mirrors the LPS trajectory from 2020/21 onwards as the release of sites from planned supply is managed.

2.51 The trajectory in Figure 10 and the projected completions in Figure 7 demonstrate that Ryedale cannot deliver the 5 year LPS target on the basis of existing supply at 31/3/2014 and that further interim releases will be required in the short term to lift

projected delivery in 2015-16 and certainly within the 5 year period. However as already stated, this constitutes a 'static' supply at a fixed point in time. The latest position will be set out in the quarterly updates on the housing position as well as future SHLAA Part 1 reports. Any future updates will have regard to the stage and status of allocations documents in identifying planned supply. It should be noted that the HP in particular is now at an advanced stage and will be Examined in September 2014.

**ANNEX A: 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
<b>Total</b>	<b>91</b>	<b>111</b>	<b>111</b>

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

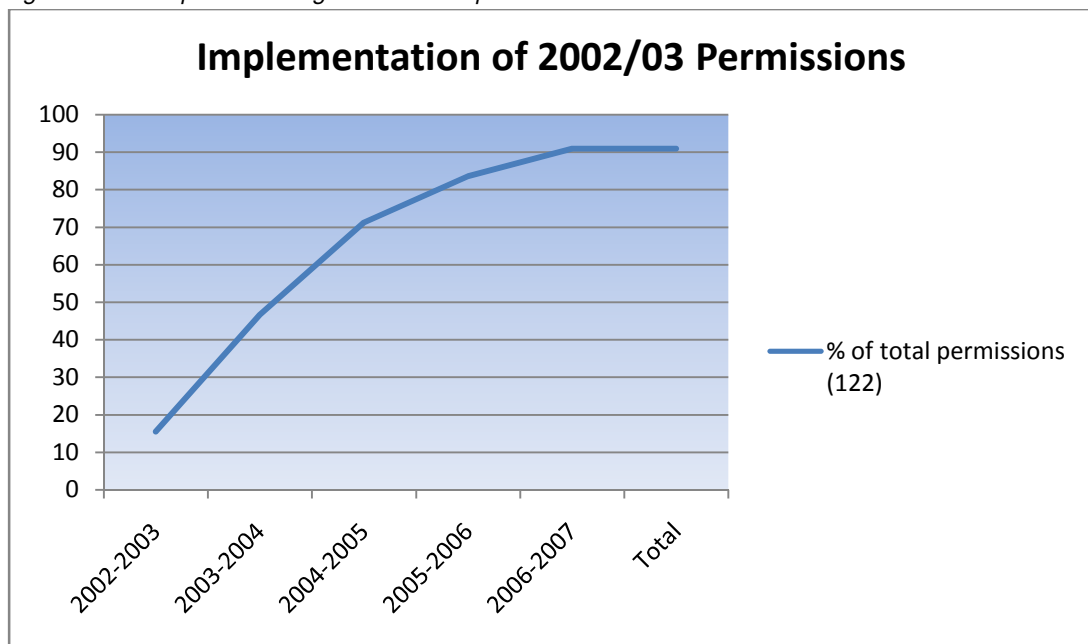


Table A1.2: Build Rates and Implementation of 03/04 Permissions over Five Years

**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
<b>Total</b>	<b>91</b>	<b>106</b>	<b>106</b>

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

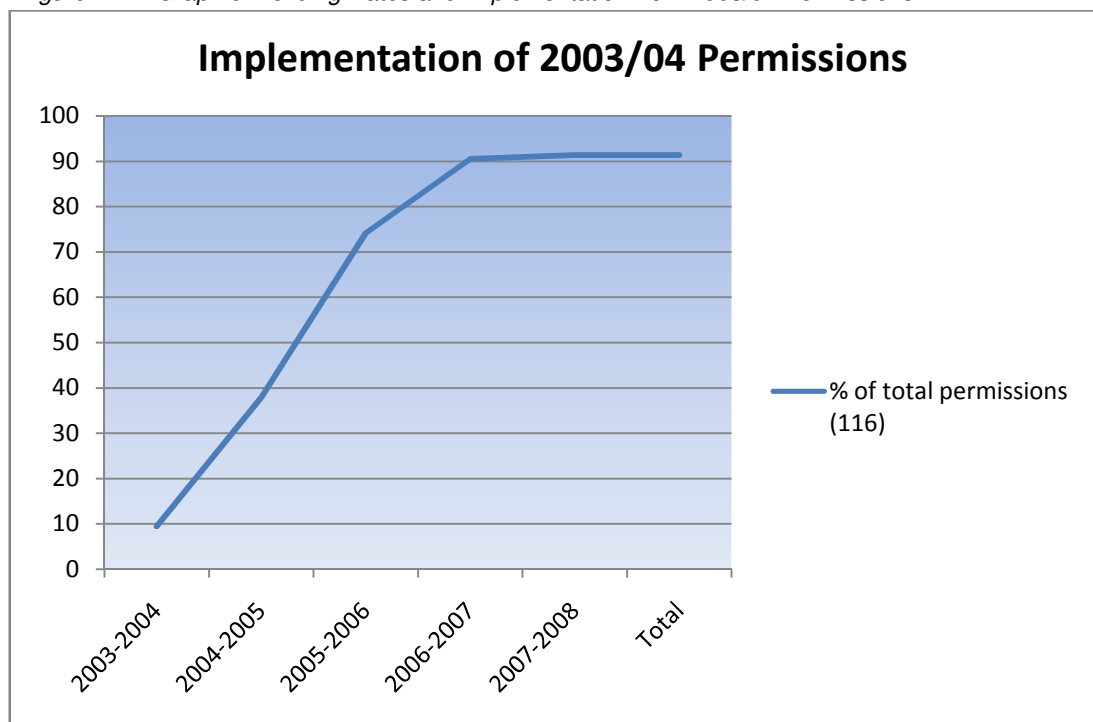


Table A1.3: Build Rates and Implementation of 04/05 Permissions over Five Years

**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
<b>Total</b>	<b>86</b>	<b>112</b>	<b>112</b>

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

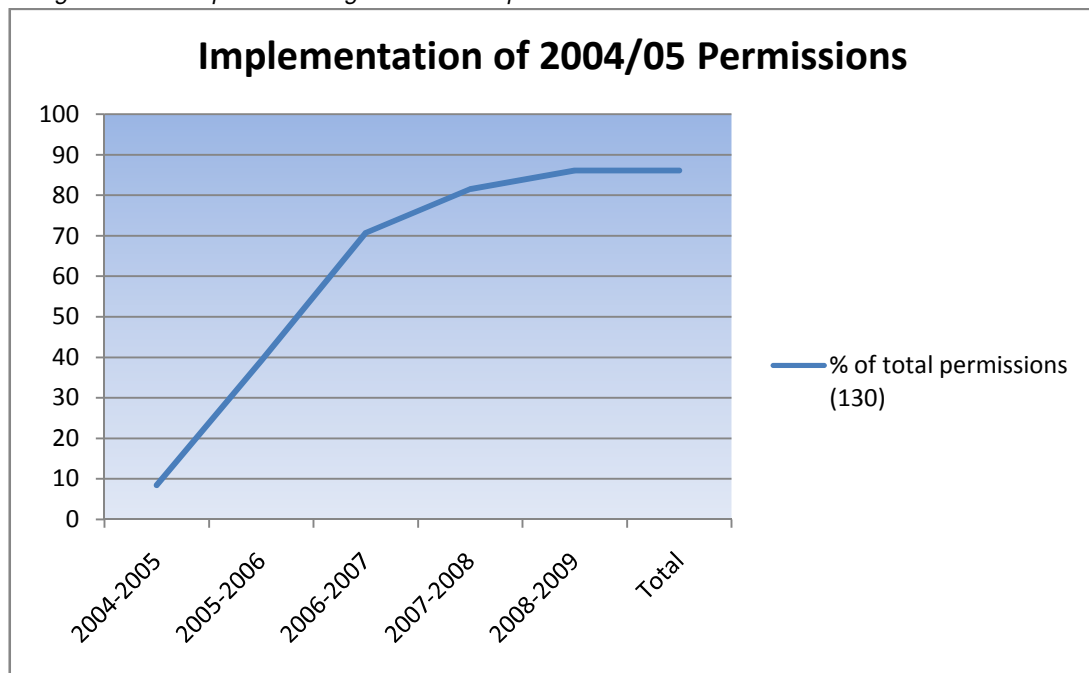


Table A1.4: Build Rates and Implementation of 05/06 Permissions over Five Years

**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
<b>Total</b>	<b>79</b>	<b>320</b>	<b>320</b>



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

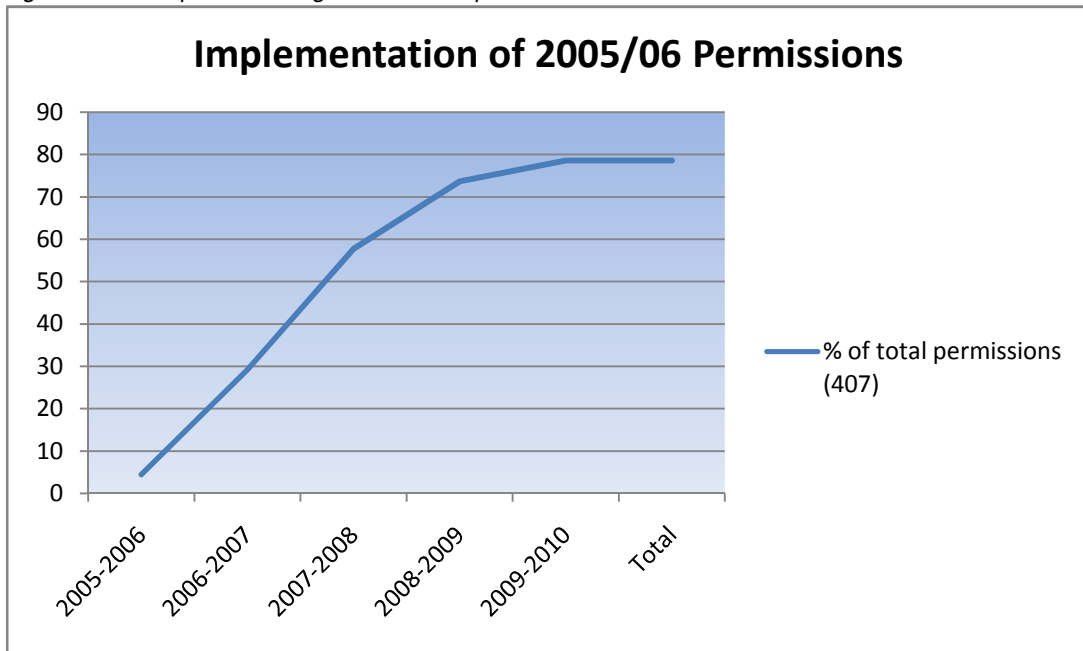


Table A1.5: Build Rates and Implementation of 06/07 Permissions over Five Years

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
<b>Total</b>	<b>99</b>	<b>229</b>	<b>229</b>

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

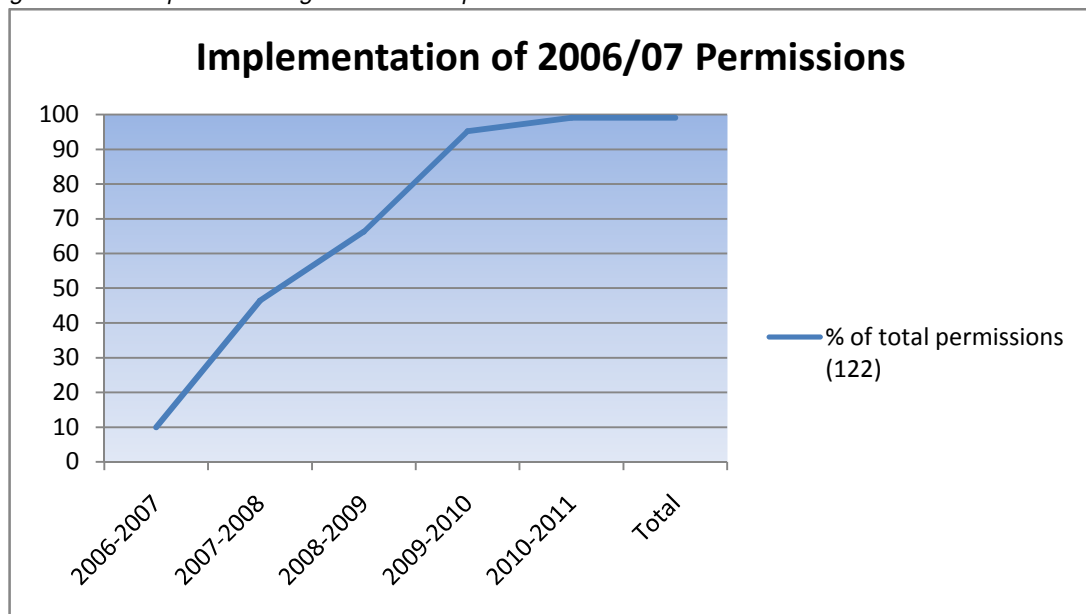


Table A1.6: Build Rates and Implementation of 07/08 Permissions over Five Years

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
<b>Total</b>	<b>93</b>	<b>166</b>	<b>166</b>

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

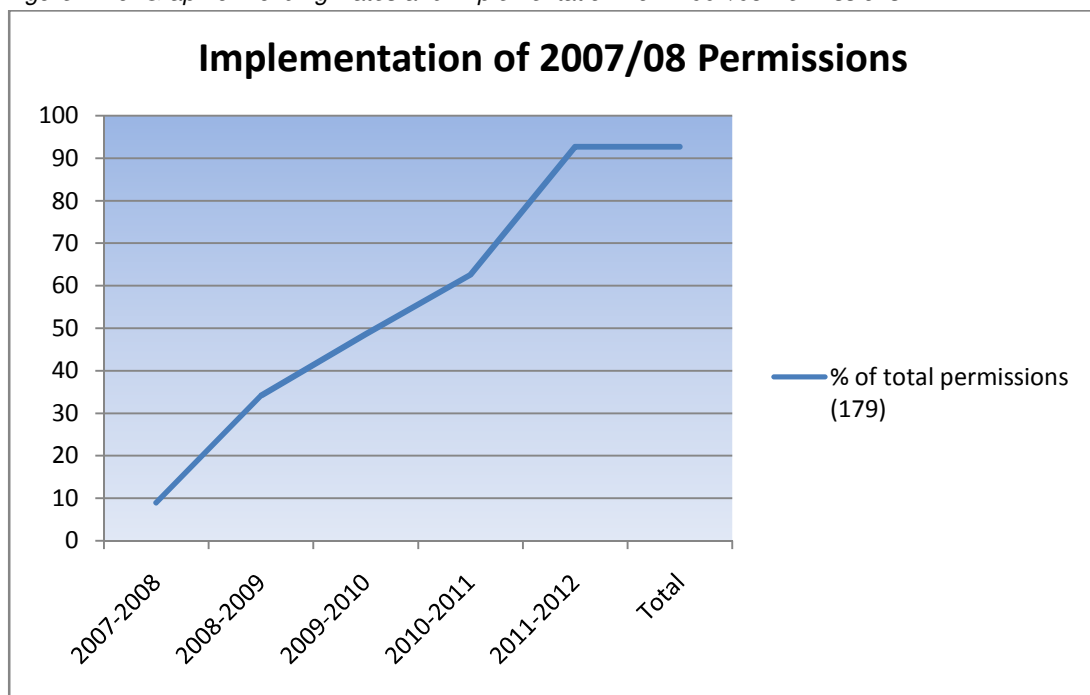


Table A1.7: Build Rates and Implementation of 08/09 Permissions over Five Years

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
<b>Total</b>	<b>83</b>	<b>84</b>	<b>84</b>

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

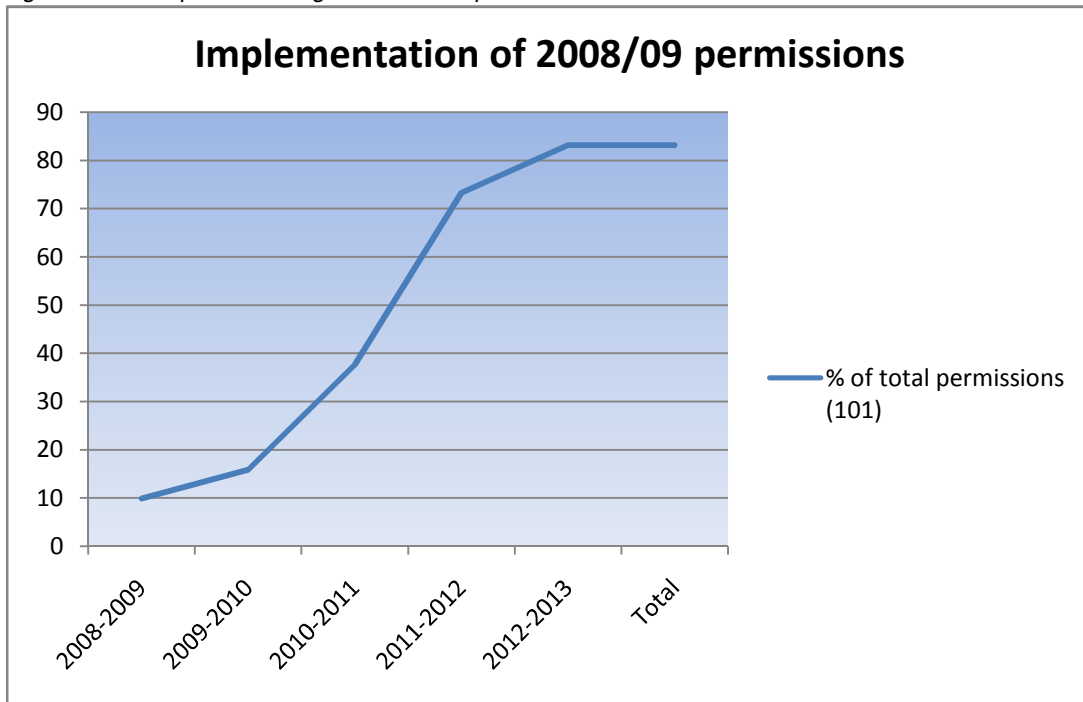
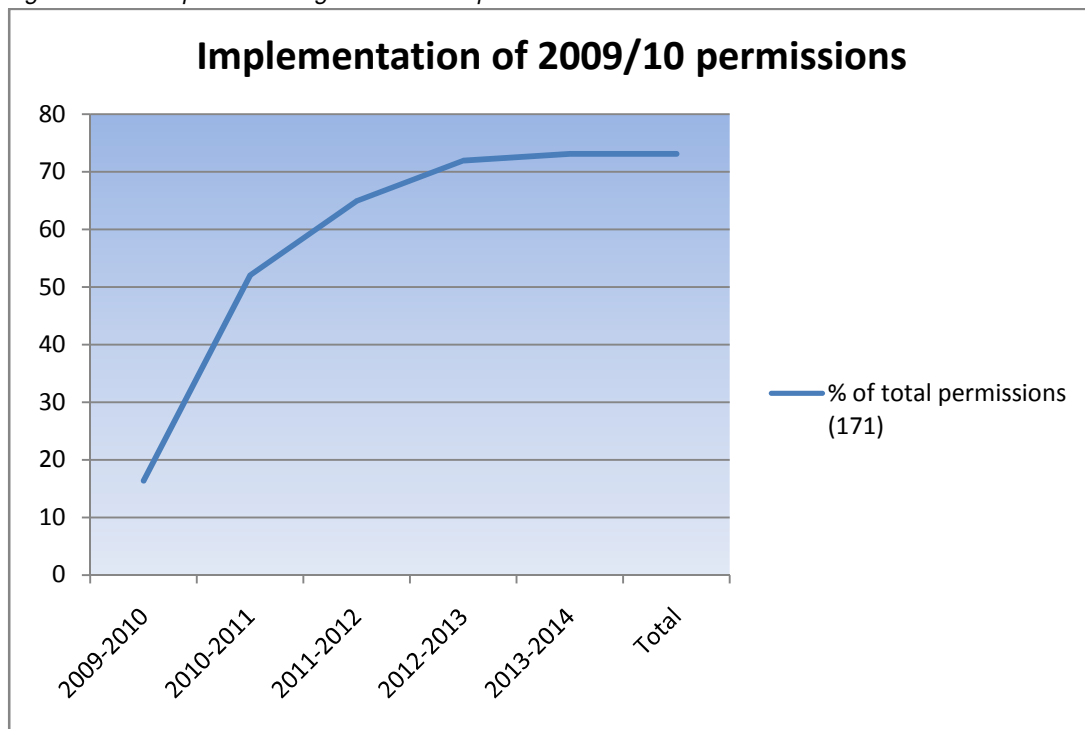


Table A1.8: Build Rates and Implementation of 09/10 Permissions over Five Years

Completion year	% of total permissions (171)	No. completions	Cumulative completions
2009-2010	16	28	28
2010-2011	52	61	89
2011-2012	65	22	111
2012-2013	72	12	123
2013-2014	73	2	125
<b>Total</b>	<b>73</b>	<b>125</b>	<b>125</b>

Figure A1.8: Graph of Building Rates and Implementation from 2009/10 Permissions

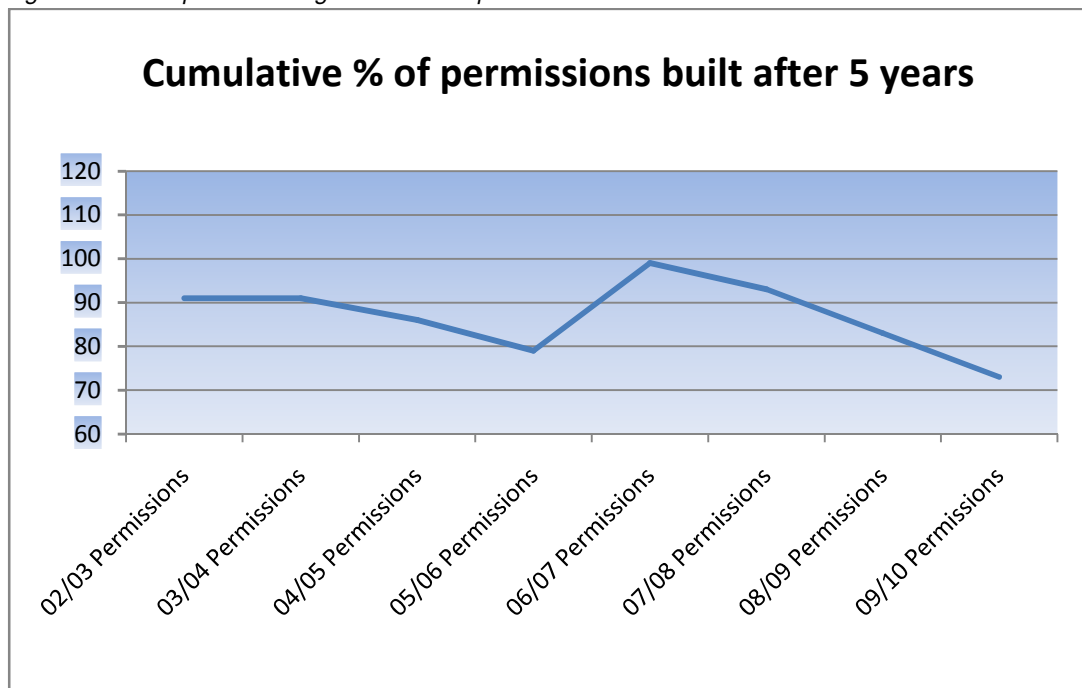


A2 From averaging the implementation rates set out in tables A1.1 to A1.7 above, it is possible to calculate the average % implementation rate of permissions granted from 2002 to 2010:

A1.9: 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
2009/2010	73	27
<b>Average</b>	<b>86.9</b>	<b>13.1</b>

Figure A1.9: Graph of Building Rates and Implementation from 2002-2010 Permissions



A3 From Table and Figure A1.9, it can be seen that the average non-implementation rate from 02-10 equates to 13.1%. This has increased (up 2%) from the previous averaging of 02-09; this is due to the 2008-10 years reflecting the effects of the 'credit crunch' and subsequent recession where slower build rates were experienced. Given that the Ryedale housing market has subsequently recovered over the last three financial years from that particular low, a 10% non-implementation rate is still considered appropriate for the purposes of this assessment. Please also refer to Annex B regarding non-implementation of sites which are excludes major sites with known developers.

**ANNEX B: Non-Implementation of other sites (excluding major sites with known developers.)**

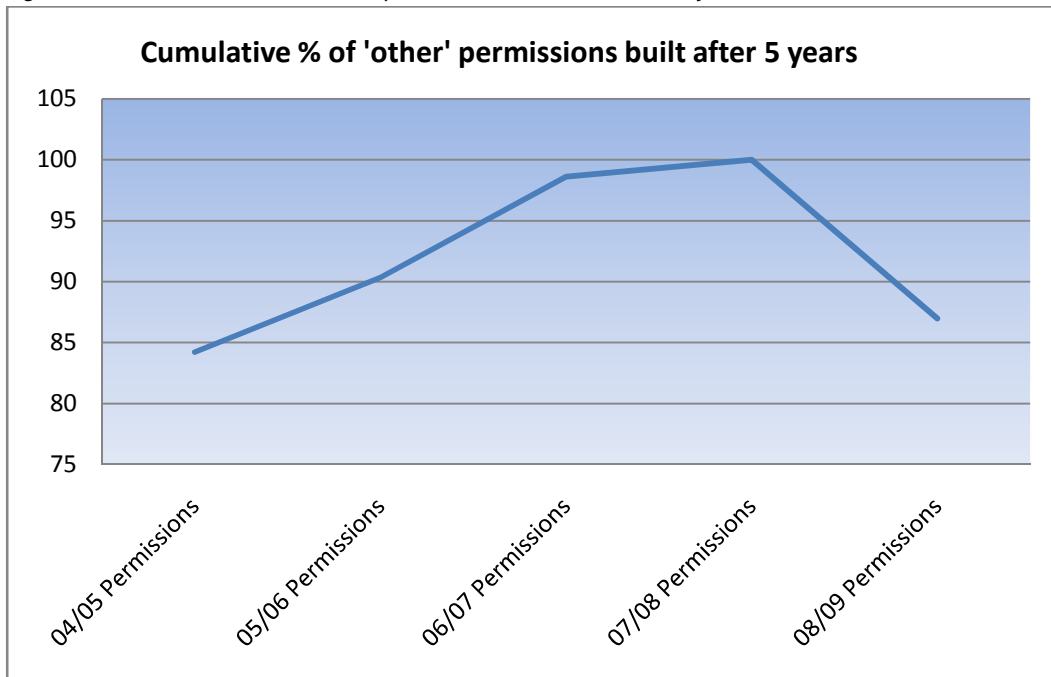
B1 As set out in ¶2.19, the Council has undertaken analysis of the non-implementation from all those other elements of supply that are not major sites with a known developer. The assessment of projected delivery from ¶2.28 assumes a 10% non-implementation rate for the other elements of supply (other large sites, small sites and applications subject to a legal agreement or other similar issue). This analysis looks at what the non-implementation rate is from these other sites, to underpin the assumptions made in the calculations.

B2 Similar to the analysis in Annex A, Table B1.1 below summarises the level of implementation and non-implementation from these ‘other sites’ based on tracking the performance of housing permissions from one financial year five years forward. Figure B1.1 graphs the level of implementation from Table B1.1 and is also shown below.

Table B1.1: Level of implementation and non implementation from ‘other sites’ by permission year

	2004/05	2005/06	2006/07	2007/08	2008/09	Average (%)
Level of implementation over 5 years (%)	84	90	99	100	87	92
Level of non- implementation over 5 years (%)	16	10	1	0	13	8

Figure B1.1: Cumulative Level of Implementation of ‘other sites’ by Permission Year. Source: RDC



B3 Table and Figure B1.1 demonstrate that the proportion of delivery over 5 years from ‘other sites’ has actually been slightly higher (92%) than the average of all sites (87%). However this may be influenced by the generally smaller nature of the sites which are able to be developed more quickly within the 5 year period. The range of non-implementation (0-13%) reflects the change in economic times from pre-recession to recession. The average rate of non-implementation of these other sites

at 8%, however this has been rounded up to 10% in light of potential changes in the nature of this supply and for robustness.

**ANNEX C: Supply Schedule**



FPSITE_NO	LOCATION	APPLICATION_NO	PLOT_NO	TOTDWELL_GROSS	DECISION_DATE	START_DATE
S2	Acklam Chapel, Main Street, Acklam	11/0099/AMEND	1	1	26-Sep-11	
S3	Blacksmiths Arms, Main Street, Aislaby	11/01063/FUL	1	3	22-Feb-12	05-Dec-13
S3	Blacksmiths Arms, Main Street, Aislaby	11/01063/FUL	2	3	22-Feb-12	05-Dec-13
S3	Blacksmiths Arms, Main Street, Aislaby	10/00098/FUL	3	3	08-Apr-10	05-Dec-13
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	05-Jul-13
S11	Land Adj Millfield Lodge, Main Street, Amotherby	13/00589/OUT	1	1	08-Jul-13	
L1	Land At OS Field No 4848, Station Road, Ampleforth	12/00618/MFUL	16	30	11-Apr-13	
L1	Land At OS Field No 4848, Station Road, Ampleforth	12/00618/MFUL	17	30	11-Apr-13	
L1	Land At OS Field No 4848, Station Road, Ampleforth	12/00618/MFUL	18	30	11-Apr-13	
L1	Land At OS Field No 4848, Station Road, Ampleforth	12/00618/MFUL	20	30	11-Apr-13	
L1	Land At OS Field No 4848, Station Road, Ampleforth	12/00618/MFUL	22	30	11-Apr-13	
L1	Land At OS Field No 4848, Station Road, Ampleforth	12/00618/MFUL	23	30	11-Apr-13	
L1	Land At OS Field No 4848, Station Road, Ampleforth	12/00618/MFUL	24	30	11-Apr-13	
L1	Land At OS Field No 4848, Station Road, Ampleforth	12/00618/MFUL	25	30	11-Apr-13	
L1	Land At OS Field No 4848, Station Road, Ampleforth	12/00618/MFUL	15	30	11-Apr-13	
L1	Land At OS Field No 4848, Station Road, Ampleforth	12/00618/MFUL	27	30	11-Apr-13	
L1	Land At OS Field No 4848, Station Road, Ampleforth	12/00618/MFUL	10	30	11-Apr-13	
L1	Land At OS Field No 4848, Station Road, Ampleforth	12/00618/MFUL	28	30	11-Apr-13	
L1	Land At OS Field No 4848, Station Road, Ampleforth	12/00618/MFUL	29	30	11-Apr-13	
L1	Land At OS Field No 4848, Station Road, Ampleforth	12/00618/MFUL	26	30	11-Apr-13	
L1	Land At OS Field No 4848, Station Road, Ampleforth	12/00618/MFUL	14	30	11-Apr-13	
L1	Land At OS Field No 4848, Station Road, Ampleforth	12/00618/MFUL	13	30	11-Apr-13	
L1	Land At OS Field No 4848, Station Road, Ampleforth	12/00618/MFUL	30	30	11-Apr-13	
L1	Land At OS Field No 4848, Station Road, Ampleforth	12/00618/MFUL	11	30	11-Apr-13	
L1	Land At OS Field No 4848, Station Road, Ampleforth	12/00618/MFUL	21	30	11-Apr-13	
L1	Land At OS Field No 4848, Station Road, Ampleforth	12/00618/MFUL	9	30	11-Apr-13	
L1	Land At OS Field No 4848, Station Road, Ampleforth	12/00618/MFUL	8	30	11-Apr-13	
L1	Land At OS Field No 4848, Station Road, Ampleforth	12/00618/MFUL	7	30	11-Apr-13	
L1	Land At OS Field No 4848, Station Road, Ampleforth	12/00618/MFUL	6	30	11-Apr-13	
L1	Land At OS Field No 4848, Station Road, Ampleforth	12/00618/MFUL	5	30	11-Apr-13	
L1	Land At OS Field No 4848, Station Road, Ampleforth	12/00618/MFUL	4	30	11-Apr-13	
L1	Land At OS Field No 4848, Station Road, Ampleforth	12/00618/MFUL	3	30	11-Apr-13	
L1	Land At OS Field No 4848, Station Road, Ampleforth	12/00618/MFUL	2	30	11-Apr-13	
L1	Land At OS Field No 4848, Station Road, Ampleforth	12/00618/MFUL	1	30	11-Apr-13	
L1	Land At OS Field No 4848, Station Road, Ampleforth	12/00618/MFUL	12	30	11-Apr-13	
L1	Land At OS Field No 4848, Station Road, Ampleforth	12/00618/MFUL	19	30	11-Apr-13	
S7	4 Millway, Ampleforth, Helmsley	12/00038/FUL	1	1	24-Feb-12	
S8	East End Garage, Main Street, Ampleforth	11/00570/FUL	1	7	04-Jul-13	
S8	East End Garage, Main Street, Ampleforth	11/00570/FUL	2	7	04-Jul-13	
S8	East End Garage, Main Street, Ampleforth	11/00570/FUL	3	7	04-Jul-13	
S8	East End Garage, Main Street, Ampleforth	11/00570/FUL	4	7	04-Jul-13	
S8	East End Garage, Main Street, Ampleforth	11/00570/FUL	5	7	04-Jul-13	
S8	East End Garage, Main Street, Ampleforth	11/00570/FUL	6	7	04-Jul-13	
S8	East End Garage, Main Street, Ampleforth	11/00570/FUL	7	7	04-Jul-13	
S9	Land To Rear Of Martlet House, Back Lane, Ampleforth	12/00586/FUL	1	1	24-Sep-13	
S3	Buildings At Low Farm, Main Street, Barton-le-Street	12/00923/EXT	1	4	28-Jan-13	
S3	Buildings At Low Farm, Main Street, Barton-le-Street	12/00916/FUL	4	4	30-Oct-13	
S3	Buildings At Low Farm, Main Street, Barton-le-Street	12/00916/FUL	3	4	30-Oct-13	
S3	Buildings At Low Farm, Main Street, Barton-le-Street	12/00916/FUL	2	4	30-Oct-13	
S8	Southview Farmhouse, Steelmoor Lane, Barton Le Willows	13/00520/FUL	1	1	02-Jul-13	
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	
S12	Land At The Bungalow, Barugh Lane, Great Barugh	13/00660/FUL	1	2	29-Jul-13	04-Sep-13
S12	Land At The Bungalow, Barugh Lane, Great Barugh	13/00660/FUL	2	2	29-Jul-13	04-Sep-13
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	1	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
S10	Land Adj The Old Rectory, Lang Hill, Burythorpe	11/00778/AMEND	1	1	16-Aug-11	10-Apr-14
S15	1 & 2 Ivy Cottages, Menethorpe Lane, Menethorpe	13/00651/FUL	1	1	20-Sep-13	
S1	Land Adjacent To Holly Lodge, Main Street, Claxton	11/00555/EXT	1	1	26-Jul-11	
S6	Land At Manor Farm, Coulton Lane, Coulton	12/01067/FUL	1	1	16-Jan-13	
S7	Potter Hill Farm, Coulton Lane, Coulton	14/00037/FUL	2	2	10-Apr-14	
S7	Potter Hill Farm, Coulton Lane, Coulton	14/00037/FUL	1	2	10-Apr-14	
S4	Land To East Of School House, Main Street, Crambe	13/01286/FUL	1	1	17-Jan-14	
S5	School House, Main Street, Crambe	13/01431/FUL	1	1	06-Feb-14	
S10	Land Adj To Rose Cottage, High Street, Cropton	13/00372/FUL	1	1	04-Jun-13	
S7	Outbuildings To Rear Of Home Farm, High Street, Cropton	09/00447/FUL	1	1	05-Aug-09	14-May-12
S9	Land North Of Greys Farm, High Street, Cropton	10/01367/FUL	1	1	15-Apr-11	31-Mar-14
S24	Land At Somersby, 4 Mill Lane, Ebberston	12/00542/FUL	2	2	30-Aug-12	12-Dec-12
S27	Land Adj To Number 103, Main Street, Ebberston	13/01051/FUL	1	1	21-Nov-13	
S10	Seven Oaks, Salton Road, Great Edstone	13/00322/OUT	1	1	03-May-13	
S11	Land North Of Warren Cottages, Wapping Lane, Great Edstone	13/00328/FUL	1	2	08-Jul-13	
S11	Land North Of Warren Cottages, Wapping Lane, Great Edstone	13/00328/FUL	2	2	08-Jul-13	
S2	Low Hagg Farm, Starfits Lane, Fadmoor	12/00065/AMEND	1	1	27-Jan-12	
S2	Buildings At Glebe Farm, Bull Moor Lane, Flaxton	14/00129/FUL	1	1	03-Apr-14	
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	14	15	22-Nov-07	28-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	12	15	22-Nov-07	20-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	
S10	3 Gate Helmsley House, Gate Helmsley	10/00976/FUL	1	1	02-Nov-10	
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	
S18	Land To The Rear Of 7 (Access Off Pottergate), Market Place, Helmsley	12/00264/FUL	1		1	27-Jun-12	08-Aug-13
S20	Police House, 35 Ashdale Road, Helmsley	12/00367/FUL	2		2	02-Aug-12	
S20	Police House, 35 Ashdale Road, Helmsley	12/00367/FUL	1		2	02-Aug-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	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	14		24	20-Feb-12	
L1	Land To South Of Pasture Lane, Hovingham	11/00107/EXTM	16		24	20-Feb-12	
L1	Land To South Of Pasture Lane, Hovingham	11/00107/EXTM	17		24	20-Feb-12	
L1	Land To South Of Pasture Lane, Hovingham	11/00107/EXTM	13		24	20-Feb-12	
	Park House Farm, Park Street, Hovingham						
S1		11/00304/EXT	1		1	17-May-11	
S13	Park Salon, Park Street, Hovingham	12/00368/FUL	2		1	06-Jun-12	
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	
S9	6 Hardings Yard, Kirbymoorside, Malton, YO17 6XJ	13/01147/FUL	1		1	13-Feb-14	
L4	Land To North Of Wainds Field, Kirbymoorside	07/01133/MFUL	14		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirbymoorside	07/01133/MFUL	18		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirbymoorside	07/01133/MFUL	17		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirbymoorside	07/01133/MFUL	15		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirbymoorside	07/01133/MFUL	22		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirbymoorside	07/01133/MFUL	13		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirbymoorside	07/01133/MFUL	12		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirbymoorside	07/01133/MFUL	10		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirbymoorside	07/01133/MFUL	16		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirbymoorside	07/01133/MFUL	19		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirbymoorside	07/01133/MFUL	21		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirbymoorside	07/01133/MFUL	23		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirbymoorside	07/01133/MFUL	24		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirbymoorside	07/01133/MFUL	25		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirbymoorside	07/01133/MFUL	26		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirbymoorside	07/01133/MFUL	27		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirbymoorside	07/01133/MFUL	28		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirbymoorside	07/01133/MFUL	29		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirbymoorside	07/01133/MFUL	9		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirbymoorside	07/01133/MFUL	20		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirbymoorside	07/01133/MFUL	3		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirbymoorside	07/01133/MFUL	8		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirbymoorside	07/01133/MFUL	7		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirbymoorside	07/01133/MFUL	6		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirbymoorside	07/01133/MFUL	4		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirbymoorside	07/01133/MFUL	2		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirbymoorside	07/01133/MFUL	1		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirbymoorside	07/01133/MFUL	11		29	26-Oct-09	
L4	Land To North Of Wainds Field, Kirbymoorside	07/01133/MFUL	5		29	26-Oct-09	
L6	Land At Westfields, Kirbymoorside	13/00342/MOUT	43		210	30-Aug-13	
L6	Land At Westfields, Kirbymoorside	13/00342/MOUT	42		210	30-Aug-13	
L6	Land At Westfields, Kirbymoorside	13/00342/MOUT	54		210	30-Aug-13	
L6	Land At Westfields, Kirbymoorside	13/00342/MOUT	41		210	30-Aug-13	
L6	Land At Westfields, Kirbymoorside	13/00342/MOUT	48		210	30-Aug-13	
L6	Land At Westfields, Kirbymoorside	13/00342/MOUT	40		210	30-Aug-13	
L6	Land At Westfields, Kirbymoorside	13/00342/MOUT	39		210	30-Aug-13	
L6	Land At Westfields, Kirbymoorside	13/00342/MOUT	44		210	30-Aug-13	
L6	Land At Westfields, Kirbymoorside	13/00342/MOUT	5		210	30-Aug-13	
L6	Land At Westfields, Kirbymoorside	13/00342/MOUT	45		210	30-Aug-13	
L6	Land At Westfields, Kirbymoorside	13/00342/MOUT	46		210	30-Aug-13	
L6	Land At Westfields, Kirbymoorside	13/00342/MOUT	47		210	30-Aug-13	
L6	Land At Westfields, Kirbymoorside	13/00342/MOUT	49		210	30-Aug-13	
L6	Land At Westfields, Kirbymoorside	13/00342/MOUT	50		210	30-Aug-13	
L6	Land At Westfields, Kirbymoorside	13/00342/MOUT	51		210	30-Aug-13	
L6	Land At Westfields, Kirbymoorside	13/00342/MOUT	38		210	30-Aug-13	
L6	Land At Westfields, Kirbymoorside	13/00342/MOUT	53		210	30-Aug-13	
L6	Land At Westfields, Kirbymoorside	13/00342/MOUT	32		210	30-Aug-13	
L6	Land At Westfields, Kirbymoorside	13/00342/MOUT	55		210	30-Aug-13	
L6	Land At Westfields, Kirbymoorside	13/00342/MOUT	56		210	30-Aug-13	
L6	Land At Westfields, Kirbymoorside	13/00342/MOUT	57		210	30-Aug-13	
L6	Land At Westfields, Kirbymoorside	13/00342/MOUT	58		210	30-Aug-13	
L6	Land At Westfields, Kirbymoorside	13/00342/MOUT	59		210	30-Aug-13	
L6	Land At Westfields, Kirbymoorside	13/00342/MOUT	60		210	30-Aug-13	
L6	Land At Westfields, Kirbymoorside	13/00342/MOUT	52		210	30-Aug-13	
L6	Land At Westfields, Kirbymoorside	13/00342/MOUT	25		210	30-Aug-13	
L6	Land At Westfields, Kirbymoorside	13/00342/MOUT	13		210	30-Aug-13	
L6	Land At Westfields, Kirbymoorside	13/00342/MOUT	14		210	30-Aug-13	
L6	Land At Westfields, Kirbymoorside	13/00342/MOUT	15		210	30-Aug-13	
L6	Land At Westfields, Kirbymoorside	13/00342/MOUT	16		210	30-Aug-13	
L6	Land At Westfields, Kirbymoorside	13/00342/MOUT	17		210	30-Aug-13	
L6	Land At Westfields, Kirbymoorside	13/00342/MOUT	18		210	30-Aug-13	
L6	Land At Westfields, Kirbymoorside	13/00342/MOUT	19		210	30-Aug-13	
L6	Land At Westfields, Kirbymoorside	13/00342/MOUT	20		210	30-Aug-13	
L6	Land At Westfields, Kirbymoorside	13/00342/MOUT	21		210	30-Aug-13	
L6	Land At Westfields, Kirbymoorside	13/00342/MOUT	22		210	30-Aug-13	
L6	Land At Westfields, Kirbymoorside	13/00342/MOUT	34		210	30-Aug-13	
L6	Land At Westfields, Kirbymoorside	13/00342/MOUT	24		210	30-Aug-13	
L6	Land At Westfields, Kirbymoorside	13/00342/MOUT	37		210	30-Aug-13	
L6	Land At Westfields, Kirbymoorside	13/00342/MOUT	26		210	30-Aug-13	
L6	Land At Westfields, Kirbymoorside	13/00342/MOUT	27		210	30-Aug-13	
L6	Land At Westfields, Kirbymoorside	13/00342/MOUT	28		210	30-Aug-13	
L6	Land At Westfields, Kirbymoorside	13/00342/MOUT	29		210	30-Aug-13	



L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	125		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	149		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	162		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	161		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	160		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	159		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	158		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	157		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	156		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	155		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	154		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	153		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	152		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	136		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	150		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	137		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	148		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	147		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	146		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	145		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	144		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	143		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	142		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	141		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	140		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	139		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	171		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	151		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	205		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	193		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	173		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	195		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	169		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	197		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	198		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	199		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	200		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	201		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	202		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	192		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	204		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	194		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	206		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	207		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	208		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	209		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	8		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	210		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	163		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	6		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	9		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	10		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	203		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	179		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	174		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	175		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	176		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	119		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	196		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	178		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	191		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	180		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	181		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	186		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	188		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	189		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	190		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	177		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	182		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	187		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	185		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	184		210	30-Aug-13	
L6	Land At Westfields, Kirkbymoorside	13/00342/MOUT	183		210	30-Aug-13	
S39	Howe Green, Swineherd Lane, Kirkbymoorside	09/01068/FUL	1		1	30-Nov-09	24-Mar-11
S56	Land To South Of 16, Church Street, Kirkbymoorside	11/00260/FUL	1		1	09-Sep-11	
S57	21 West End, Kirkbymoorside	11/01300/FUL	1		1	16-Mar-12	
S58	Sunnycroft, Village Street, Keldholme	11/01216/FUL	1		3	23-Mar-12	
S58	Sunnycroft, Village Street, Keldholme	11/01216/FUL	2		3	23-Mar-12	
S58	Sunnycroft, Village Street, Keldholme	11/01216/FUL	3		3	23-Mar-12	
S59	10A West End, Kirkbymoorside	12/00039/FUL	1		1	19-Mar-12	
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	6		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	2		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
S62	The Bungalow, Swineherd Lane, Kirkbymoorside	13/00615/FUL	1		1	18-Jul-13	
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	
S3	Langton Walled Garden, Main Street, Langton	08/00596/FUL	1		4	01-May-13	
S3	Langton Walled Garden, Main Street, Langton	08/00596/FUL	2		4	01-May-13	
S3	Langton Walled Garden, Main Street, Langton	08/00596/FUL	3		4	01-May-13	







L4	Land North Of, Broughton Road, Malton	11/01182/MREM	165		263	26-Oct-12	
L4	Land North Of, Broughton Road, Malton	11/01182/MREM	176		263	26-Oct-12	
L4	Land North Of, Broughton Road, Malton	11/01182/MREM	178		263	26-Oct-12	
L4	Land North Of, Broughton Road, Malton	11/01182/MREM	182		263	26-Oct-12	
L4	Land North Of, Broughton Road, Malton	11/01182/MREM	179		263	26-Oct-12	
L4	Land North Of, Broughton Road, Malton	11/01182/MREM	177		263	26-Oct-12	
L4	Land North Of, Broughton Road, Malton	11/01182/MREM	180		263	26-Oct-12	
L4	Land North Of, Broughton Road, Malton	11/01182/MREM	181		263	26-Oct-12	
S34	Land Adj To The Elms, 3 York Road, Malton	12/00649/AMEND	1		1	06-Jul-12	08-Jan-14
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	01-Oct-13
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	02-Oct-13
S60	Land At 4, Mount Crescent, Malton	11/00776/AMEND	1		1	19-Aug-11	
S62	48-56 Market Place, Malton	10/01360/FUL	1		3	01-Apr-11	
S62	48-56 Market Place, Malton	10/01360/FUL	2		3	01-Apr-11	
S62	48-56 Market Place, Malton	10/01360/FUL	3		3	01-Apr-11	
S63	Building To Rear Of 22, Market Place, Malton	11/00732/FUL	1		1	12-Sep-11	24-Jan-12
S64	Land Off Foliott Ward Close, Middlecave Road, Malton	13/00129/AMEND	1		1	18-Feb-13	02-Oct-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	
S73	43 Middlecave Road, Malton	13/00146/FUL	1		1	02-Apr-13	
S74	Land Adj To The Rugby Club, Old Malton Road	12/01190/MFUL	1		1	01-Jul-13	04-Nov-13
S75	14 - 16 Finkle Street, Malton	12/00629/FUL	2		2	21-Sep-12	
S5	School House Inn, Marishes Low Road, Low Marishes	13/00743/FUL	2		2	15-Nov-13	
S5	School House Inn, Marishes Low Road, Low Marishes	13/00743/FUL	1		2	15-Nov-13	
L2	Land West Of, Station Road, Nawton	13/00958/AMEND	19		21	15-Oct-12	15-Apr-13
L2	Land West Of, Station Road, Nawton	13/00958/AMEND	20		21	15-Oct-12	15-Apr-13
L2	Land West Of, Station Road, Nawton	13/00958/AMEND	21		21	15-Oct-12	12-Apr-13
L2	Land West Of, Station Road, Nawton	13/00958/AMEND	17		21	15-Oct-12	15-Apr-13
L2	Land West Of, Station Road, Nawton	13/00958/AMEND	15		21	15-Oct-12	09-Jul-13
L2	Land West Of, Station Road, Nawton	13/00958/AMEND	3		21	15-Oct-12	
L2	Land West Of, Station Road, Nawton	13/00958/AMEND	12		21	15-Oct-12	
L2	Land West Of, Station Road, Nawton	13/00958/AMEND	2		21	15-Oct-12	
L2	Land West Of, Station Road, Nawton	13/00958/AMEND	11		21	15-Oct-12	
L2	Land West Of, Station Road, Nawton	13/00958/AMEND	10		21	15-Oct-12	
L2	Land West Of, Station Road, Nawton	13/00958/AMEND	9		21	15-Oct-12	
L2	Land West Of, Station Road, Nawton	13/00958/AMEND	8		21	15-Oct-12	
L2	Land West Of, Station Road, Nawton	13/00958/AMEND	7		21	15-Oct-12	
L2	Land West Of, Station Road, Nawton	13/00958/AMEND	6		21	15-Oct-12	
L2	Land West Of, Station Road, Nawton	13/00958/AMEND	5		21	15-Oct-12	
L2	Land West Of, Station Road, Nawton	13/00958/AMEND	4		21	15-Oct-12	
L2	Land West Of, Station Road, Nawton	13/00958/AMEND	18		21	15-Oct-12	15-Apr-13
L2	Land West Of, Station Road, Nawton	13/00958/AMEND	16		21	15-Oct-12	09-Jul-13
L2	Land West Of, Station Road, Nawton	13/00958/AMEND	1		21	15-Oct-12	
L2	Land West Of, Station Road, Nawton	13/00958/AMEND	14		21	15-Oct-12	09-Jul-13
S10	Barn At Skiplam Grange, Skiplam Road, Nawton	09/00812/FUL	1		1	13-Oct-09	26-Nov-12
S13	Land At Arthington Barn Stables, Highfield Lane, Nawton	12/00384/FUL	1		1	11-Apr-13	
S14	Land At 1 Station Cottages, Station Road, Nawton	13/00536/OUT	1		1	30-Jul-13	
S15	Land At, Station Road, Nawton	14/00020/FUL	1		8	28-Mar-14	
S15	Land At, Station Road, Nawton	14/00020/FUL	3		8	28-Mar-14	
S15	Land At, Station Road, Nawton	14/00020/FUL	4		8	28-Mar-14	
S15	Land At, Station Road, Nawton	14/00020/FUL	5		8	28-Mar-14	
S15	Land At, Station Road, Nawton	14/00020/FUL	2		8	28-Mar-14	
S15	Land At, Station Road, Nawton	14/00020/FUL	6		8	28-Mar-14	
S15	Land At, Station Road, Nawton	14/00020/FUL	7		8	28-Mar-14	
S15	Land At, Station Road, Nawton	14/00020/FUL	8		8	28-Mar-14	
S16	2 The Sidings, Nawton, Helmsley	14/00164/FUL	1		1	02-Apr-14	
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	03-Apr-13
S8	Willow House, Main Street, Normanby	13/00817/FUL	2		2	04-Sep-13	
S8	Willow House, Main Street, Normanby	13/00817/FUL	1		2	04-Sep-13	
S9	Lance Butts Farm, Main Street, Normanby	13/01239/FUL	1		1	23-Dec-13	
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	158		6	05-Jan-11	
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	148		6	05-Jan-11	
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	149		6	05-Jan-11	
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	150		6	05-Jan-11	
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	151		6	05-Jan-11	
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	152		6	05-Jan-11	
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	153		6	05-Jan-11	
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	154		6	05-Jan-11	
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	155		6	05-Jan-11	
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	156		6	05-Jan-11	
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	157		6	05-Jan-11	
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	147		6	05-Jan-11	
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	171		6	05-Jan-11	
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	185		6	05-Jan-11	
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	184		6	05-Jan-11	
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	183		6	05-Jan-11	
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	182		6	05-Jan-11	
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	181		6	05-Jan-11	
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	180		6	05-Jan-11	
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	179		6	05-Jan-11	
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	178		6	05-Jan-11	
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	177		6	05-Jan-11	
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	176		6	05-Jan-11	
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	175		6	05-Jan-11	
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	174		6	05-Jan-11	
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	159		6	05-Jan-11	
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	172		6	05-Jan-11	
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	140		6	05-Jan-11	
L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	170		6	05-Jan-11	





L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	61		89	20-Jul-11	31-Mar-14
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	57		89	20-Jul-11	31-Mar-14
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	64		89	20-Jul-11	31-Mar-14
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	55		89	20-Jul-11	31-Mar-14
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	54		89	20-Jul-11	31-Mar-14
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	53		89	20-Jul-11	31-Mar-14
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	66		89	20-Jul-11	
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	52		89	20-Jul-11	31-Mar-14
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	51		89	20-Jul-11	31-Mar-14
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	67		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	42		89	20-Jul-11	31-Mar-14
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	62		89	20-Jul-11	31-Mar-14
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	60		89	20-Jul-11	31-Mar-14
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	69		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	50		89	20-Jul-11	31-Mar-14
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	43		89	20-Jul-11	31-Mar-14
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	49		89	20-Jul-11	31-Mar-14
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	48		89	20-Jul-11	31-Mar-14
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	44		89	20-Jul-11	
L7	Cheesecake Farm , Beverley Road, Norton	10/00977/FUL	63		89	20-Jul-11	31-Mar-14
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	6		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	2		7	28-Feb-05	05-Apr-06
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	4		7	28-Feb-05	31-Mar-09
S13	67 Commercial Street, Norton, Malton	04/01062/FUL	7		7	28-Feb-05	31-Mar-09
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	5		8	06-May-11	
S45	27 Wood Street, Norton, Malton	11/00243/EXT	4		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	1		8	06-May-11	
S45	27 Wood Street, Norton, Malton	11/00243/EXT	7		8	06-May-11	
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	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	6		7	11-Jun-08	
S46	Sutton Farm, Langton Road, Norton	07/01116/FUL	7		7	11-Jun-08	
S49	Land To The West Of Beech House No 5, The Avenue, Nortor 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	2		2	18-Jun-12	
S55	47 Commercial Street, Norton	12/00498/AMEND	1		2	18-Jun-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
S56	Land At Builders Yard Langton Road, Norton	10/00642/FUL	4		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	6		7	01-Apr-11	19-Apr-11
S60	49 - 51 Commercial Street, Norton	11/00092/FUL	7		7	01-Apr-11	19-Apr-11
S63	Land Adjacent To 59, Park Road, Norton	11/00928/FUL	1		1	19-Oct-11	10-Apr-13
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	1		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	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	2		6	27-Feb-12	
S68	Gawain House, 56 Welham Road, Norton	12/00327/FUL	1		1	04-May-12	08-Oct-13
S69	Land At 28, Whitewall, Norton	12/00357/OUT	1		1	02-Jul-12	
S72	34 Langley Drive, Norton	13/00112/HOUSE	1		1	14-Mar-13	
S73	Land Off, Heron Way, Norton	11/01001/OUT	1		8	09-Sep-13	
S73	Land Off, Heron Way, Norton	11/01001/OUT	5		8	09-Sep-13	
S73	Land Off, Heron Way, Norton	11/01001/OUT	7		8	09-Sep-13	
S73	Land Off, Heron Way, Norton	11/01001/OUT	4		8	09-Sep-13	
S73	Land Off, Heron Way, Norton	11/01001/OUT	8		8	09-Sep-13	
S73	Land Off, Heron Way, Norton	11/01001/OUT	2		8	09-Sep-13	
S73	Land Off, Heron Way, Norton	11/01001/OUT	6		8	09-Sep-13	
S73	Land Off, Heron Way, Norton	11/01001/OUT	3		8	09-Sep-13	
S4	Land And Buildings At Diamond Farm, Low Street, Nunnington	09/00072/FUL	1		7	11-Sep-13	
S4	Land And Buildings At Diamond Farm, Low Street, Nunnington	09/00072/FUL	5		7	11-Sep-13	
S4	Land And Buildings At Diamond Farm, Low Street, Nunnington	09/00072/FUL	6		7	11-Sep-13	
S4	Land And Buildings At Diamond Farm, Low Street, Nunnington	09/00072/FUL	3		7	11-Sep-13	
S4	Land And Buildings At Diamond Farm, Low Street, Nunnington	09/00072/FUL	2		7	11-Sep-13	
S4	Land And Buildings At Diamond Farm, Low Street, Nunnington	09/00072/FUL	4		7	11-Sep-13	
S4	Land And Buildings At Diamond Farm, Low Street, Nunnington	09/00072/FUL	7		7	11-Sep-13	
L10	Land At OS Field 9525, Crossgate Lane, Pickering	13/00016/MOUT	70		100	21-Jan-14	
L10	Land At OS Field 9525, Crossgate Lane, Pickering	13/00016/MOUT	62		100	21-Jan-14	



L10	Land At OS Field 9525, Crossgate Lane, Pickering	13/00016/MOUT	55		100	21-Jan-14	
L10	Land At OS Field 9525, Crossgate Lane, Pickering	13/00016/MOUT	59		100	21-Jan-14	
L10	Land At OS Field 9525, Crossgate Lane, Pickering	13/00016/MOUT	58		100	21-Jan-14	
L10	Land At OS Field 9525, Crossgate Lane, Pickering	13/00016/MOUT	47		100	21-Jan-14	
L7	Land Adj Whitfield Avenue, Pickering	13/00158/FUL	2		56	05-Apr-13	
L7	Land Adj Whitfield Avenue, Pickering	13/00158/FUL	55		56	05-Apr-13	
L7	Land Adj Whitfield Avenue, Pickering	13/00158/FUL	1		56	05-Apr-13	08-Dec-11
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	56		97	27-Sep-11	08-May-13
L8	The Nurseries, Whitby Road, Pickering	10/01086/MFUL	55		97	27-Sep-11	08-May-13
L9	North Riding Garages Site, Eastgate, Pickering	13/00582/MFUL	4		41	01-Oct-13	
L9	North Riding Garages Site, Eastgate, Pickering	13/00582/MFUL	25		41	01-Oct-13	
L9	North Riding Garages Site, Eastgate, Pickering	13/00582/MFUL	5		41	01-Oct-13	
L9	North Riding Garages Site, Eastgate, Pickering	13/00582/MFUL	35		41	01-Oct-13	
L9	North Riding Garages Site, Eastgate, Pickering	13/00582/MFUL	36		41	01-Oct-13	
L9	North Riding Garages Site, Eastgate, Pickering	13/00582/MFUL	6		41	01-Oct-13	
L9	North Riding Garages Site, Eastgate, Pickering	13/00582/MFUL	7		41	01-Oct-13	
L9	North Riding Garages Site, Eastgate, Pickering	13/00582/MFUL	37		41	01-Oct-13	
L9	North Riding Garages Site, Eastgate, Pickering	13/00582/MFUL	39		41	01-Oct-13	
L9	North Riding Garages Site, Eastgate, Pickering	13/00582/MFUL	34		41	01-Oct-13	
L9	North Riding Garages Site, Eastgate, Pickering	13/00582/MFUL	40		41	01-Oct-13	
L9	North Riding Garages Site, Eastgate, Pickering	13/00582/MFUL	41		41	01-Oct-13	
L9	North Riding Garages Site, Eastgate, Pickering	13/00582/MFUL	8		41	01-Oct-13	
L9	North Riding Garages Site, Eastgate, Pickering	13/00582/MFUL	9		41	01-Oct-13	
L9	North Riding Garages Site, Eastgate, Pickering	13/00582/MFUL	38		41	01-Oct-13	
L9	North Riding Garages Site, Eastgate, Pickering	13/00582/MFUL	2		41	01-Oct-13	
L9	North Riding Garages Site, Eastgate, Pickering	13/00582/MFUL	21		41	01-Oct-13	
L9	North Riding Garages Site, Eastgate, Pickering	13/00582/MFUL	19		41	01-Oct-13	
L9	North Riding Garages Site, Eastgate, Pickering	13/00582/MFUL	18		41	01-Oct-13	
L9	North Riding Garages Site, Eastgate, Pickering	13/00582/MFUL	27		41	01-Oct-13	
L9	North Riding Garages Site, Eastgate, Pickering	13/00582/MFUL	28		41	01-Oct-13	
L9	North Riding Garages Site, Eastgate, Pickering	13/00582/MFUL	22		41	01-Oct-13	
L9	North Riding Garages Site, Eastgate, Pickering	13/00582/MFUL	24		41	01-Oct-13	
L9	North Riding Garages Site, Eastgate, Pickering	13/00582/MFUL	23		41	01-Oct-13	
L9	North Riding Garages Site, Eastgate, Pickering	13/00582/MFUL	3		41	01-Oct-13	
L9	North Riding Garages Site, Eastgate, Pickering	13/00582/MFUL	29		41	01-Oct-13	
L9	North Riding Garages Site, Eastgate, Pickering	13/00582/MFUL	30		41	01-Oct-13	
L9	North Riding Garages Site, Eastgate, Pickering	13/00582/MFUL	31		41	01-Oct-13	
L9	North Riding Garages Site, Eastgate, Pickering	13/00582/MFUL	32		41	01-Oct-13	
L9	North Riding Garages Site, Eastgate, Pickering	13/00582/MFUL	33		41	01-Oct-13	
L9	North Riding Garages Site, Eastgate, Pickering	13/00582/MFUL	20		41	01-Oct-13	
L9	North Riding Garages Site, Eastgate, Pickering	13/00582/MFUL	1		41	01-Oct-13	
L9	North Riding Garages Site, Eastgate, Pickering	13/00582/MFUL	16		41	01-Oct-13	
L9	North Riding Garages Site, Eastgate, Pickering	13/00582/MFUL	10		41	01-Oct-13	
L9	North Riding Garages Site, Eastgate, Pickering	13/00582/MFUL	17		41	01-Oct-13	
L9	North Riding Garages Site, Eastgate, Pickering	13/00582/MFUL	15		41	01-Oct-13	
L9	North Riding Garages Site, Eastgate, Pickering	13/00582/MFUL	14		41	01-Oct-13	
L9	North Riding Garages Site, Eastgate, Pickering	13/00582/MFUL	13		41	01-Oct-13	
L9	North Riding Garages Site, Eastgate, Pickering	13/00582/MFUL	12		41	01-Oct-13	
L9	North Riding Garages Site, Eastgate, Pickering	13/00582/MFUL	26		41	01-Oct-13	
L9	North Riding Garages Site, Eastgate, Pickering	13/00582/MFUL	11		41	01-Oct-13	
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
S67	Castle Cinema, 10 - 11 Burgate, Pickering	13/00416/FUL	2		1	31-May-13	14-Aug-08
S67	Castle Cinema, 10 - 11 Burgate, Pickering	13/00416/FUL	1		1	31-May-13	14-Aug-08
S72	Land Rear Of 69 Westgate, (Access Off Firthland Road)	09/01370/FUL	1		3	14-Jun-10	13-May-13
S72	Land Rear Of 69 Westgate, (Access Off Firthland Road)	09/01370/FUL	3		3	14-Jun-10	
S72	Land Rear Of 69 Westgate, (Access Off Firthland Road)	09/01370/FUL	2		3	14-Jun-10	13-May-13
S73	12 Firthland Road, Pickering	10/00787/FUL	1		1	03-Sep-10	12-Apr-10
S79	Land To Rear Of 110, Outgang Road, Pickering	13/00239/FUL	2		2	24-May-13	
S79	Land To Rear Of 110, Outgang Road, Pickering	13/00239/FUL	1		2	24-May-13	
S80	Willowdene, Upper Carr Lane, Pickering	11/01158/MFUL	1		1	31-Jan-12	25-May-12
S81	Land At, Eastfield Road, Pickering	13/01108/FUL	1		1	03-Dec-13	
S82	Outbuildings To The Rear Of 39 - 40 Hungate Pickering	11/01204/FUL	1		2	12-Jun-12	
S82	Outbuildings To The Rear Of 39 - 40 Hungate Pickering	11/01204/FUL	2		2	12-Jun-12	
S84	The Stables, Porters Headland, Pickering	12/00387/FUL	1		1	14-Sep-12	
S85	Leas Farm OS Field 6646, Leas Lane, Pickering	12/01031/FUL	1		1	21-Dec-12	
S86	Land At OS Field 4907, Outgang Lane, Pickering	11/00597/OUT	1		1	25-Sep-13	
S87	Land At OS Field 3011, Malton Road, Pickering	13/00285/EXTM	1		1	24-May-13	
S88	Pickering Showground, Malton Road, Pickering	13/00029/MFUL	1		1	21-Aug-13	
S1	Low Farm, Main Street, Pockley	08/00321/FUL	1		1	30-May-08	08-Oct-10
L1	56 Low Moorgate, Rillington	13/00652/MOUT	5		10	17-Mar-14	
L1	56 Low Moorgate, Rillington	13/00652/MOUT	8		10	17-Mar-14	
L1	56 Low Moorgate, Rillington	13/00652/MOUT	10		10	17-Mar-14	
L1	56 Low Moorgate, Rillington	13/00652/MOUT	9		10	17-Mar-14	
L1	56 Low Moorgate, Rillington	13/00652/MOUT	6		10	17-Mar-14	
L1	56 Low Moorgate, Rillington	13/00652/MOUT	3		10	17-Mar-14	
L1	56 Low Moorgate, Rillington	13/00652/MOUT	2		10	17-Mar-14	
L1	56 Low Moorgate, Rillington	13/00652/MOUT	1		10	17-Mar-14	
L1	56 Low Moorgate, Rillington	13/00652/MOUT	4		10	17-Mar-14	
L1	56 Low Moorgate, Rillington	13/00652/MOUT	7		10	17-Mar-14	
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	4		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	
S15	Rillington Manor, Sands Lane, Rillington	10/00964/FUL	1		1	13-Oct-10	12-Sep-13
S16	Land Adjacent To Woodsyde, Malton Road, Rillington	10/01106/FUL	2		2	09-Dec-10	08-Aug-12
S16	Land Adjacent To Woodsyde, Malton Road, Rillington	10/01106/FUL	1		2	09-Dec-10	08-Jun-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
S3	OS Field 1047 (part) Lodge Farm, Scackleton Lane, Scackleton	13/01246/FUL	1		1	22-Jan-14	
S10	Land And Buildings At Scagglethorpe Manor Farm, Main Street, Scagglethorpe	09/01306/MFUL	10		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	1		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	3		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	4		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	9		10	01-Feb-12	
S10	Land And Buildings At Scagglethorpe Manor Farm, Main Street, Scagglethorpe	09/01306/MFUL	6		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	
S12	2 The Bungalow, Barthorpe Bottoms, Leppington	12/00985/AMEND	1		1	03-May-12	
S13	Rectory Farm, Scrayingham	06/01232/FUL	6		6	13-Jan-14	
S13	Rectory Farm, Scrayingham	06/01232/FUL	1		6	13-Jan-14	
S13	Rectory Farm, Scrayingham	06/01232/FUL	2		6	13-Jan-14	
S13	Rectory Farm, Scrayingham	06/01232/FUL	3		6	13-Jan-14	
S13	Rectory Farm, Scrayingham	06/01232/FUL	4		6	13-Jan-14	
S13	Rectory Farm, Scrayingham	06/01232/FUL	5		6	13-Jan-14	
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	1		2	28-Nov-12	
S10	Buildings At Fishers Farm, Town Street, Settrington	11/01148/EXT	2		2	28-Nov-12	
S11	Rectory Farm, Beckside, Settrington	13/01023/FUL	1		1	25-Oct-13	
S11	Rectory Farm, Beckside, Settrington	13/01023/FUL	2		1	25-Oct-13	
S11	Rectory Farm, Beckside, Settrington	13/01023/FUL	3		1	25-Oct-13	
S13	Land At Corner Of Chapel Road And, Forkers Lane, Settrington	12/00809/73A	1		2	17-Mar-10	
S13	Land At Corner Of Chapel Road And, Forkers Lane, Settrington	12/00809/73A	2		2	17-Mar-10	
S14	Settrington Methodist Chapel, Chapel Road, Settrington	13/00370/FUL	1		1	13-May-13	01-Jul-13
S15	Barn Adj To Glebe House, New Road, Settrington	13/00215/FUL	1		1	10-Jun-13	
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	2		4	05-Aug-11	
S12	The Old Vicarage, Vicarage Lane, Sherburn	11/00166/FUL	1		4	05-Aug-11	
S12	The Old Vicarage, Vicarage Lane, Sherburn	11/00166/FUL	4		4	05-Aug-11	
	Land Adj No.54, West Garth, Sherburn						
S13		13/00214/FUL	1		1	15-May-13	
S15	Garage, New Lane, Sheriff Hutton	11/01243/FUL	1		3	16-Feb-12	
S15	Garage, New Lane, Sheriff Hutton	11/01243/FUL	2		3	16-Feb-12	
S15	Garage, New Lane, Sheriff Hutton	11/01243/FUL	3		3	16-Feb-12	
S4	Barn At Elmsall House, Main Street, Sinnington	10/01404/FUL	1		1	05-Aug-11	
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	02-Aug-13
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	
S16	Land At OS Field 4700, Lowfield Lane, Swinton	13/01435/REM	1		1	28-Feb-14	
S13	The Cliffe Club, Cliffe Lane, Terrington	10/00748/EXT	1		1	09-Sep-11	15-Jul-11
S10	Land Behind Round The Bend, Main Street, Thixendale	13/00105/OUT	1		2	10-May-13	
S10	Land Behind Round The Bend, Main Street, Thixendale	13/00105/OUT	2		2	10-May-13	
S6	Land To Rear Of Cross Keys, Main Street, Thixendale	09/00366/REM	1		3	13-Jul-09	20-Jul-12
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
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	13/00644/FUL	1		2	05-Sep-13	
S7	Land To The West Of The White Swan Inn, Low Street, Thornton Le Clay	12/00221/FUL	2		2	25-Apr-12	
S8	Land Adjacent To Sauveterre, Low Street, Thornton Le Clay	13/01041/FUL	1		1	26-Nov-13	
S3	Barn To Rear Of East View, Common Lane, Warthill	13/01466/FUL	1		1	17-Feb-14	
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	1		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	
S12	Pigeon Cote Farm Cottage, Main Street, Welburn	13/00638/FUL	1		1	23-Aug-13	
S9	Sandfield Farm, Westow	12/00546/OUT	1		1	10-Jun-13	
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	
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	
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	
S17	Lakeside Buildings, Main Street, Wintringham	11/00949/FUL	1		1	03-Nov-11	
S18	Rookdale, Newton Dale, Wintringham	11/01251/FUL	2		2	05-Mar-12	
S18	Rookdale, Newton Dale, Wintringham	11/01251/FUL	1		2	05-Mar-12	
S19	The Limes, Main Street, Wintringham	13/01437/FUL	1		1	20-Mar-14	
S10	Bows View Stables, Hungerhill Lane, Wombleton	12/00339/FUL	1		1	26-Jul-12	
S11	Wombleton Grange, Common Lane, Wombleton	12/00610/FUL	1		1	20-Sep-12	
S12	Former WAAF Site, Wombleton Aerodrome, Common Lane, Wombleton	13/00396/FUL	1		6	04-Jun-13	
S13	Wombleton Aerodrome, Common Lane, Wombleton	13/00396/FUL	1		1	04-Jun-13	
S14	Grain Store OS Field No 2300, Common Lane, Wombleton	13/01148/FUL	1		1	10-Jan-14	
S10	Hankow Lodge, Coppice Lane, Wrelton	12/00765/FUL	1		1	13-Feb-13	









