

# Strategic Housing Land Availability Assessment Update 2015

**Part One**

RYEDALE  
DISTRICT  
COUNCIL



**May 2015**

## Addendum

1 September 2015

We have been made aware of typographical errors concerning table 2.

The report has been updated to amend the table accordingly. The figures in the table did not affect the total number of raw supply of plots, nor the consequential analysis of that figure.

Other typographical errors are amended in paragraphs 2.9 and B3. Again these amendments do not affect the supply position.

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## 1 Introduction

- 1.1 The first full 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 and without any "planning status"
- 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 and the Site Allocations work. 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 2015 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 the current national, regional and local policy;
  - Consider whether the 2009 methodology remains valid in light of the above;
  - 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; and
  - 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);
- Remove developed or withdrawn sites from the 2009 SHLAA; and
- Continue to Inform new housing land allocations to be made in the Local Plan Sites Document.

1.6 It is 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 formal 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 SHLAA 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 through 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 is 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 have carried out site selection work in line with the Council's Site Selection Methodology (SSM) for the LPSD and consultation on preferred sites / site options will be undertaken in Summer 2015. The HP was submitted to the Secretary of State in May 2014 and Examined March 2015. An Inspector's report is anticipated in June 2015.

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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 from the LPS basedate 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

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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.

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 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 2015 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 may provide an interim update on the housing position to inform consideration of planning applications / appeals as and when required. However this report is intended to be the annual supply position which is required by National Policy. 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.

### **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**

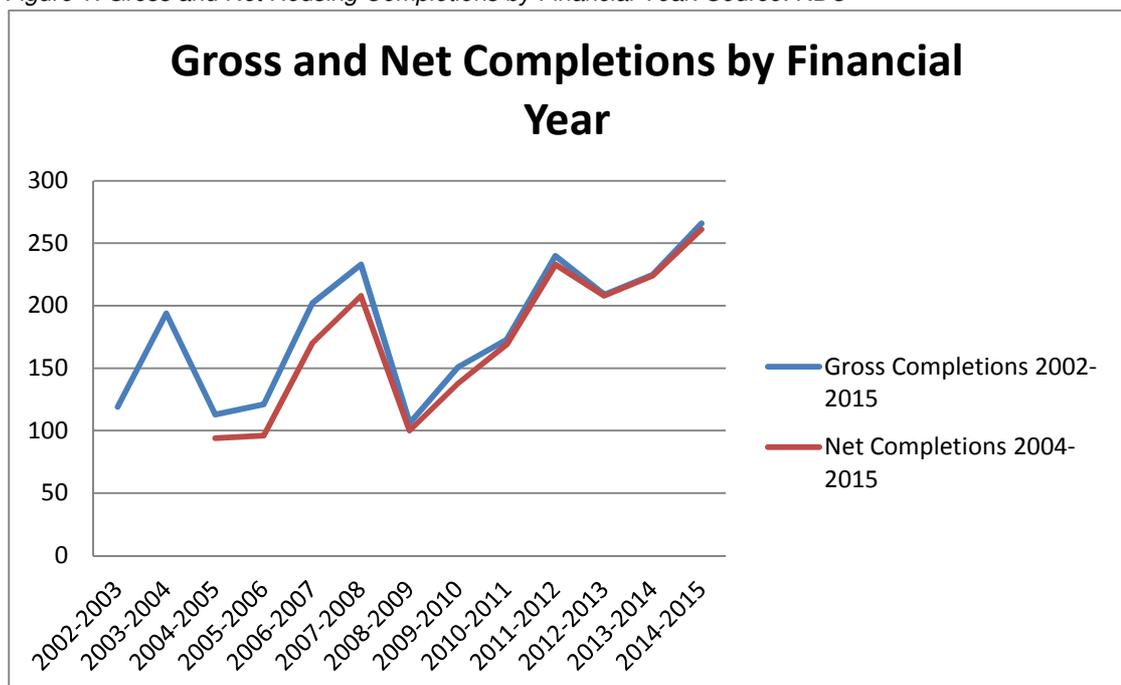
**Past Housing Delivery**

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

Financial Year	Gross completions	Net completions
2002-2003	119	Not available
2003-2004	194	Not available
2004-2005	113	94
2005-2006	121	96
2006-2007	202	170
2007-2008	233	208
2008-2009	106	100
2009-2010	151	138
2010-2011	173	169
2011-2012	240	233
2012-2013	209	208
2013-2014	225	224
2014-2015	266	261
<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>

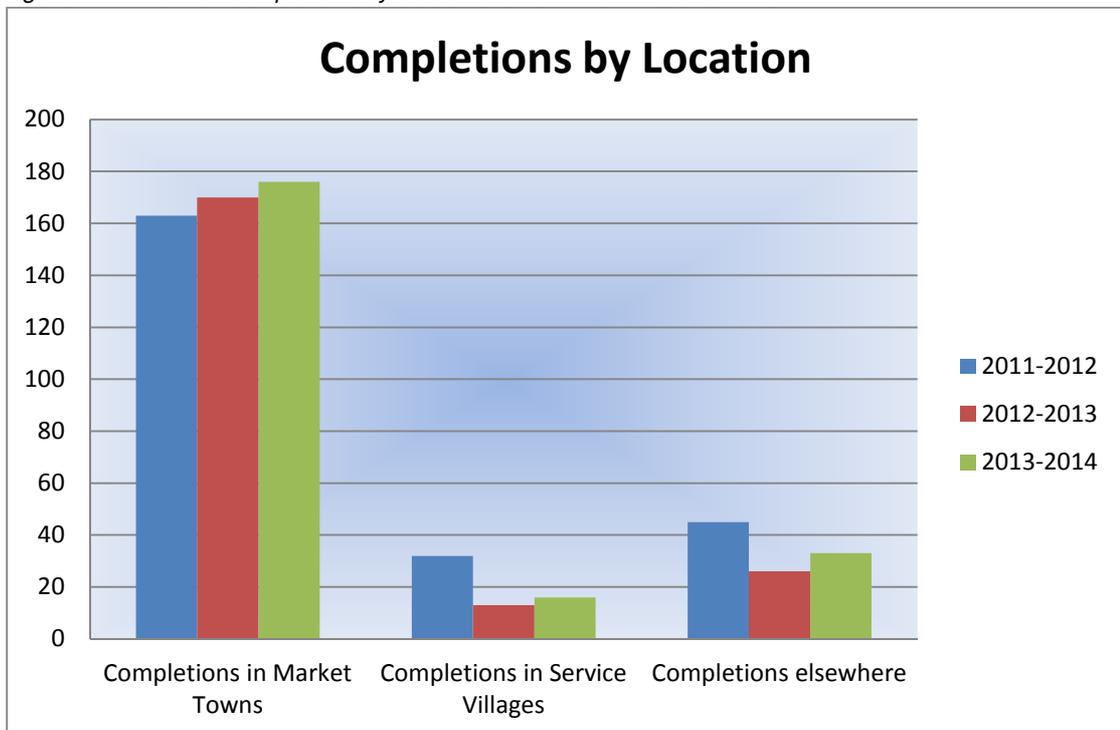
Figure 1: Gross and Net Housing Completions by Financial Year. Source: RDC



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. Since the basedate of the Ryedale Plan (2012) the last three financial years have shown strong performance resulting in net completion figures exceeding the Local Plan Strategy (LPS) target of 200. The last financial year even saw completions slightly exceeding the 'Zone of Tolerance' established in the LPS (see ¶ 2.6 below).

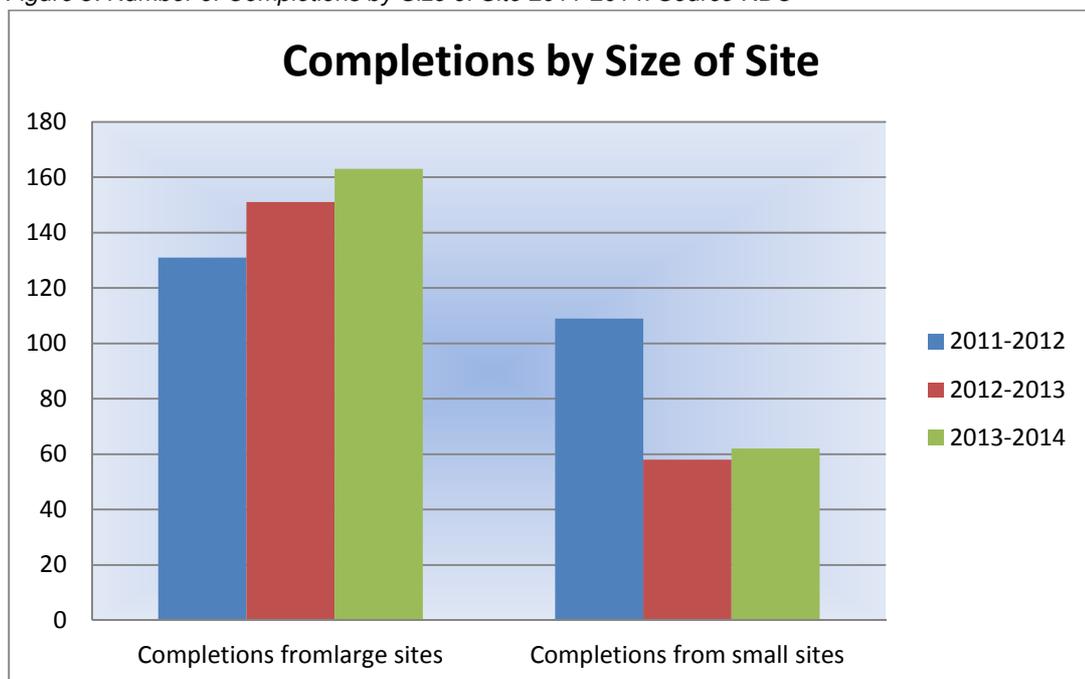
2.3 Given the limited housing allocations and generously drawn Development Limits, many of the sites from the previous Ryedale Local Plan period have historically come from small windfall sources on sites. However this trend has changed since 2011 in line with the approach of the then emerging LPS, with 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 2011-2015 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.

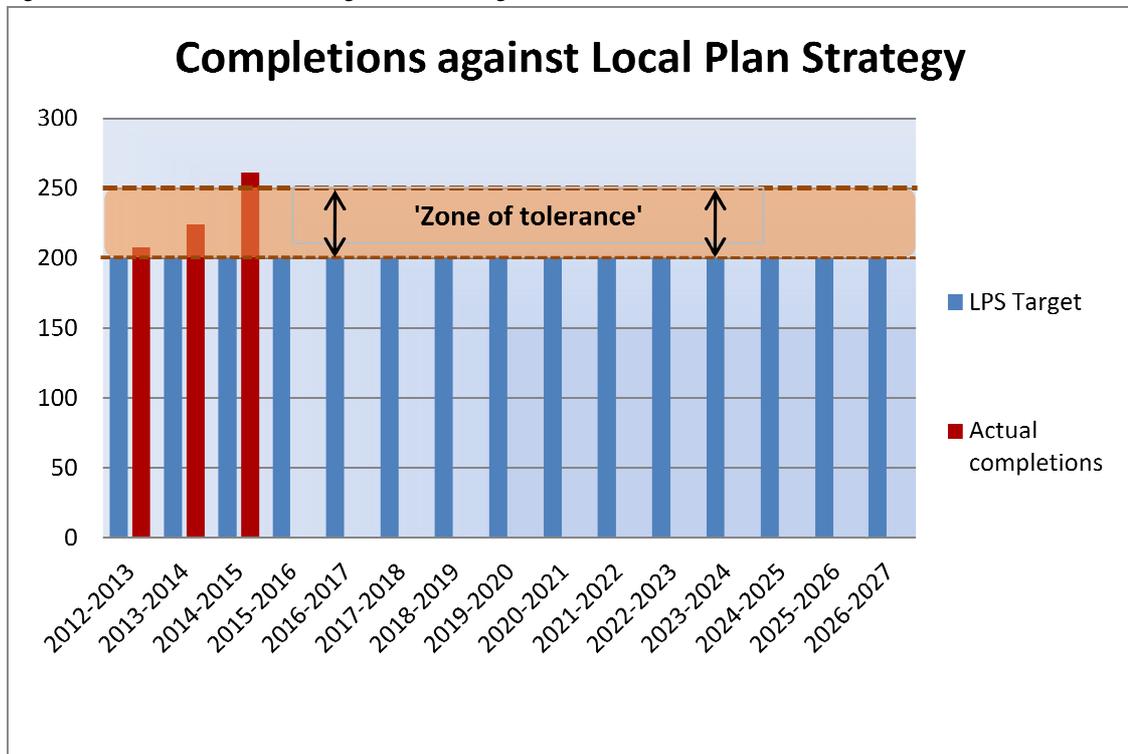
### Performance Against Local Plan Strategy

2.5 The basedate for the Local Plan Strategy (LPS) is 2012 and therefore the 14/15 financial year represents Year 3 of the plan period. Whilst still a relatively 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 14/15 net completions have again exceeded the LPS target by 61. This is slightly above 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 fell within the zone of tolerance and therefore no under provision (or ‘backlog’) has occurred against the LPS target. However the 14/15 figures have slightly exceeded the ‘zone of tolerance’ (i.e. resulting in ‘over-delivery’). Therefore only the additional completions above the ‘zone of tolerance’ (an additional 11 completions) need to be deducted from the 5 year requirement. This leads to an annual requirement is adjusted to 198 per annum for the next five years. 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 31/3/15, the gross raw housing supply from sites with planning permission was 1466 plots or 7.33 years supply against the LPS target of 200. This comprises:

Table 2: Breakdown of supply with planning permission at 31/3/15. Source: RDC

	Small sites	Large sites	Total
Windfall	315	1122	1437
Allocated	0	29	29
<b>Total</b>	<b>315</b>	<b>1151</b>	<b>1466</b>

- 2.9 As can be seen in Table 2, the supply is substantially made up of windfall development, reflecting the limited allocations remaining from the previous Ryedale Local Plan. 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. It should be noted that whilst the Examination in Public for the Helmsley Plan took place in March 2015, the allocations set out in the Helmsley Plan are not included in these supply calculations. This element is covered further in the 'projected delivery' section.
- 2.10 Factoring in the losses through 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 31/3/15. Source: RDC

Net Supply	Supply against LPS target (200)	Supply against adjusted annual requirement (198)
1461 plots	7.31 years	7.38 years

- 2.11 On the basis of this raw supply, the Council has well in excess of a 5 year housing land supply. However it should be noted that these figures do not constitute the deliverable 5 year supply position of the Council as required by ¶47 of the NPPF. This is set out in the projected delivery of supply shown in ¶ 2.29 to ¶ 2.48. For a breakdown of the supply, Annex C contains a detailed schedule of the supply as at 31/03/15 at a dwelling plot level.
- 2.12 In addition to the supply identified in Tables 2 and 3, there are a number of applications which have been approved in principle subject to the signing of a s.106 legal agreement. Previously, the Council has included these applications - where they are likely to come forward - within the 5 year assessment. However a recent appeal decision has suggested this is not an appropriate approach. Therefore the Council is not including these applications within any of its supply calculations whilst they are at this stage. Clearly once permission is granted, then they will form part of the supply. Table 4 below sets out those applications subject to a s.106 which is being actively pursued and therefore is likely to be signed. It enables an awareness of an additional supply likely to be added on completion of the s.106 agreement:



Table 4: Schedule of Sites Approved In Principle Subject to the Signing of s106 as at 31/3/15. Source RDC.

Site	Status	Number of plots
14/01207/MOUT – Land at Manor Farm, Sherburn	Ongoing – Draft agreement stage	73
14/00947/MFUL – ATS Euromaster, 25 - 27 Commercial Street, Norton	Ongoing – Draft agreement stage	63
12/00969/FUL – Rarey Farm, Weaverthorpe	Ongoing – Draft agreement stage	8
<b>Total supply from applications approved in principle</b>		<b>144</b>

- 2.13 As can be seen there is a reasonable supply from applications resolved to be approved, and these will be included once the s.106 is signed and permission is granted.

#### *Supply of Specific Deliverable Sites*

- 2.14 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:

- Supply from sites with consent that will come forward within the 5 year period
- Remaining residential site allocations that will come forward within the 5 year period

As set out above this does not include ‘minded to approve’ applications subject to a s.106 agreement or other matter.

- 2.15 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 ¶2.18-2.19 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 predictable rates of development and with no specific issues over viability or market demand 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.

<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.

### **Windfall Allowance**

- 2.16 ¶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.
- 2.17 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 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**

- 2.18 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.
- 2.19 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 85% of all planning permissions are built. It follows that an average of around 15% of all permissions take longer to build or are not implemented at all. This figure has increased from the 10% largely due to the legacy effect of the ‘credit crunch’ and subsequent recession as these figures look back to the previous 5 years. It is likely to decrease to 10% over the next few years. For illustration purposes, the effect of applying the 15% non-implementation rate is considered below.

- 2.20 Applying the 15% non-implementation rate to the identified level of supply as at 31/3/15 therefore equates to the following:

Table 6: Supply at 31/03/2015 including 15% Non-Implementation Rate

Level of supply minus 15% non implementation allowance	Level of supply minus 15% non implementation allowance against LPS target	Level of supply minus 15% non implementation allowance against residual target (198)
1242 plots	<b>6.21 years</b>	6.27 years

- 2.21 Clearly this figure indicates the Council has well in excess of 5 year housing supply utilising this approach. Whilst superficially this could be a measure of the 5 year deliverable supply in line with ¶47 of the NPPF, it does not take into account the likely detailed performance of sites over the five year period. The Council's preferred 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 spirit 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 of the LPS.
- 2.22 Details of the assessment of projected 5 year delivery from the supply identified are set out in ¶2.27 below. Rather than applying a global non-implementation rate, this approach takes account of when and at what rate major development sites will come forward or not. As these elements have been carefully investigated 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 small sites which make up the rest of the supply based on past trends. Further analysis of the past delivery of just the small sites has been undertaken in Annex B. Whilst this shows rates of non-implementation of small sites at an average of 6%, a 10% figure has been chosen for robustness.
- 2.23 Using this method results in a total of **5.92** years supply. The detail and commentary underpinning this is set out in ¶2.29 to ¶2.48 and in Table 12 and Figure 10.

#### **NPPF Buffer**

- 2.24 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 housing" 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 4 years.

- 2.25 The Inspector's final report<sup>5</sup> into the Examination of the Local Plan Strategy confirms that 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 seek to 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 Examination in Public on the Helmsley Plan took place in March 2015 and the Inspector's final report is due in June 2015. The timescales for the LPSD is set out in the Council's Local Development Scheme. A consultation of preferred sites / options will be undertaken in Summer 2015. Reports to planning committee in March and April 2015 indicate the choices and approach to date.

### Dwelling Targets

- 2.26 The LPS is fully NPPF compliant and sets out the adopted housing target of 200 net additional dwellings per annum. There has been no under provision to take into account as the Council exceeded the 200 LPS target from the Plan basedate (2012) present. However the level of completions in 2014/2015 slightly exceeded the 'zone of tolerance' by 11 completions and therefore this amounts to over provision which needs to be taken in to account. As set out above, this 11 has been deducted from the 5 year period from 15-20, equalling 198 per annum.
- 2.27 The amount of future demolitions has also been updated on the basis of past trends from the last five financial years (10-15). 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>			
<b>LPS Dwelling Target 2012 - 2017</b>	<b>Demolition allowance</b>	<b>5-year dwelling residual target</b>	<b>Cumulative residual dwelling target</b>
1000	11	407 <sup>b</sup>	407
<b>Second 5 year tranche</b>			
<b>LPS Dwelling Target 2017 - 2022</b>	<b>Demolition allowance</b>	<b>5-year dwelling target</b>	<b>Cumulative residual dwelling target</b>
1000	11	1005 <sup>c</sup>	1412
<b>Third 5 year tranche</b>			
<b>LPS Dwelling Target 2022 - 2027</b>	<b>Demolition allowance</b>	<b>5-year dwelling target</b>	<b>Cumulative residual dwelling target</b>
1000	11	1011	2423

<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)

<sup>6</sup> Taking into account that the 2012-2015 requirement has already been delivered and the additional over delivery

<sup>7</sup> Taking into account the remaining over delivery

- 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 (or 198 as adjusted for over-delivery to date) 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 ¶2.41.
- 2.30 Turning to the process of projecting the delivery of housing from the financial years 15/16 to 19/20, 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/ agents of all major sites which are being, or are likely to be, developed.

*Table 8: List of Major Sites as at 31/03/2015. Source: RDC*

Application ref	Site	Deliverable site?	Developer	Status	Annual delivery range	Remaining plots on site
12/00618/MFUL	Land At OS Field No 4848, Station Road, Ampleforth	Yes	David Wilson Homes	Underway	15	29
07/01133/MFUL	Land To North Of Wainds Field, Kirkbymoorside	Yes	Trilandium	Started	6-12	29
13/01314/MOUT	Land At Westfields, Kirkbymoorside	Yes	Gladman Developments	Not started	30	225
04/00292/MREM	Land Between Back Lane & Main Street, Back Lane, Leavening	No	Fox Oaks Properties Ltd	Technical start	0	19
14/00429/MOUTE	Land At, Rainbow Lane, Malton	Yes	Commercial Development Projects & FTC	Not started	25	50
11/01182/MREM	Land North Of, Broughton Road, Malton	Yes	Taylor Wimpey	Underway	40-60 <sup>8</sup>	234
13/01141/MFUL	Land At Allotments, Broughton Road, Malton	Yes	Taylor Wimpey	Not started	40-60	83
14/00427/MOUTE	The Showfield, Pasture Lane, Malton	Yes	Commercial Development Projects & FTC	Not started	35	227

<sup>8</sup> The sites at Land North of Broughton Road and Land at Allotments, Broughton Road effectively form a single site and the 40-60 range relates to these being considered as a single site.

# Strategic Housing Land Availability Assessment: Update 2015

## Part One

14/00428/MOUTE	Land South Of, Westgate, Old Malton	Yes	Commercial Development Projects & FTC	Not started	10-15	35
13/00958/AMEND	Land West Of, Station Road, Nawton	Yes	Ambleside Homes	Underway	3	3
09/00829/MFUL	Land At Westfield Nurseries, Scarborough Road, Norton	Yes	Persimmon	Underway	40	71
14/01335/MFUL	27 Wood Street, Norton	No	Yorkshire Housing	Not started	0	10
14/00976/MREM	Land At OS Field 9525, Crossgate Lane, Pickering	Yes	Methodist Homes	Underway	78-90	168
13/00652/MOUT	56 Low Moorgate, Rillington	Yes	Mr M Wrigley & Mr J Cook	Not started	5	10
09/01306/MFUL	Land And Buildings At Scagglethorpe Manor Farm, Main Street, Scagglethorpe	Yes	Mr J Willoughby	Started	2	10
06/00807/MFUL	Richardsons Haulage Yard, Malton Road, Slingsby	No	Voltruck	Not started	0	23
14/00980/FUL	Ryelands Care Home, Hurrell Lane, Thornton-Le-Dale	Yes	W&W Estates (Thornton Dale) Ltd	Started	14	14
<b>TOTAL</b>						<b>1240</b>

2.31 The sites listed in Table 8 are then projected over the 5 year horizon of 2015-2020 and are set out in Table 9. It should be noted that allowances have been made for the level of completions on the first year of the development of larger sites as well as the lead in time from gaining consent to starting on site.

Table 9: Projected Delivery of Major Sites 2015-2020. Source: RDC

Application ref	Site	2015-16	2016-17	2017-18	2018-19	2019-2020
12/00618/MFUL	Land At OS Field No 4848, Station Road, Ampleforth	15	14	0	0	0
07/01133/MFUL	Land To North Of Wainds Field, Kirkbymoorside	6	12	11	0	0
13/01314/MOUT	Land At Westfields, Kirkbymoorside	0	15	30	30	30
04/00292/MREM	Land Between Back Lane & Main Street, Back Lane, Leavening	0	0	0	0	0
14/00429/MOUTE	Land At, Rainbow Lane, Malton	0	25	25	0	0
11/01182/MREM	Land North Of, Broughton Road, Malton	50	50	23	24	24
13/01141/MFUL	Land At Allotments, Broughton Road, Malton	0	0	27	28	28
14/00427/MOUTE	The Showfield, Pasture Lane, Malton	0	15	35	35	35
14/00428/MOUTE	Land South Of, Westgate, Old Malton	0	10	15	10	0
13/00958/AMEND	Land West Of, Station Road, Nawton	3	0	0	0	0
09/00829/MFUL	Land At Westfield Nurseries, Scarborough Road, Norton	40	31	0	0	0
14/01335/MFUL	27 Wood Street, Norton	0	0	0	0	0
14/00976/MREM	Land At OS Field 9525, Crossgate Lane, Pickering	78	90	0	0	0
13/00652/MOUT	56 Low Moorgate, Rillington	0	0	5	5	0
09/01306/MFUL	Land And Buildings At Scagglethorpe Manor Farm, Main Street, Scagglethorpe	2	2	2	2	2
06/00807/MFUL	Richardsons Haulage Yard, Malton Road, Slingsby	0	0	0	0	0
14/00980/FUL	Ryelands Care Home, Hurrell Lane, Thornton-Le-Dale	14	0	0	0	0
<b>TOTAL</b>		<b>208</b>	<b>264</b>	<b>173</b>	<b>134</b>	<b>119</b>

2.32 Table 9 sets out the significant contribution from major sites over the 5 year period with projected completions exceeding the LPS target in both 2015/16 and 2016/2016 from major sites alone.

2.33 However the committed supply is not just made up of the major sites listed above as there is still a notable contribution from small sites. A constant supply of small windfall sites has come forward over the last 14 years. Table 10 below sets out the proportion of contribution from small windfall sites since 2002:

Table 10: Windfall as a proportion of total housing completions 2002-2015. Source: RDC

Small windfall sites	Large windfall sites	Total windfall supply
46%	39%	85%

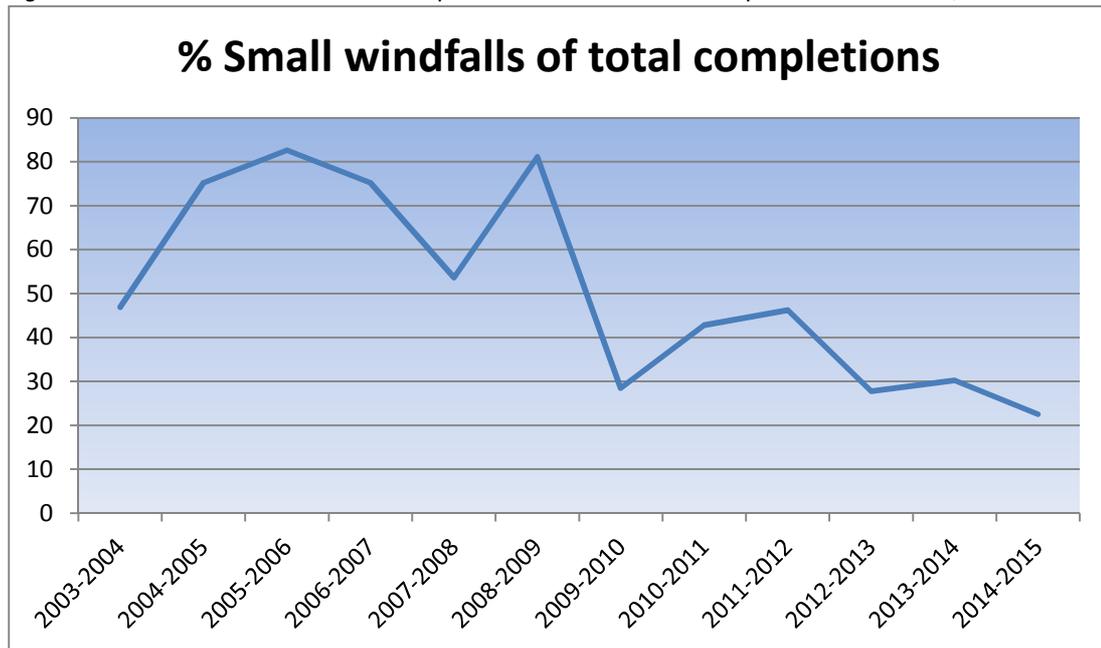
2.35 As Table 10 identifies, the vast majority of housing completions (85%) from 2002 to 2015 continues currently to come from windfall sites, which reflects the current nature of housing land supply. Figures 5 graphs the number of completions from small windfall sites over that period:

Figure 5: Number of Small Windfall Completions 2002-2015, Source RDC



2.36 Figure 6 illustrates the amount of small windfall sites as a proportion of total completions from 2002-2015:

Figure 6: Number of Small Windfall Completions as a % of Total Completions 2002-2015, Source RDC



- 2.36 Figures 5 and 6 demonstrate that small windfall sites 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 2013, 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. However recent changes to permitted development rights may have an effect on increasing the level of small windfall sites which will also need to be closely monitored. The general trend, as described above, is likely to be that the nature of supply will continue to change with a greater proportion coming from larger Greenfield sites around the market towns.
- 2.37 Nonetheless, 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 ¶2.16) but rather taking into account existing committed supply from small windfall sites.
- 2.38 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 305, the applying a 10% non-implementation reduction, reducing the figure to 274.5. This has then been divided equally over 5 years equating to 54.9, 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 the non-implementation rate at 10% is considered a very robust and realistic approach as set out in ¶2.19 above.

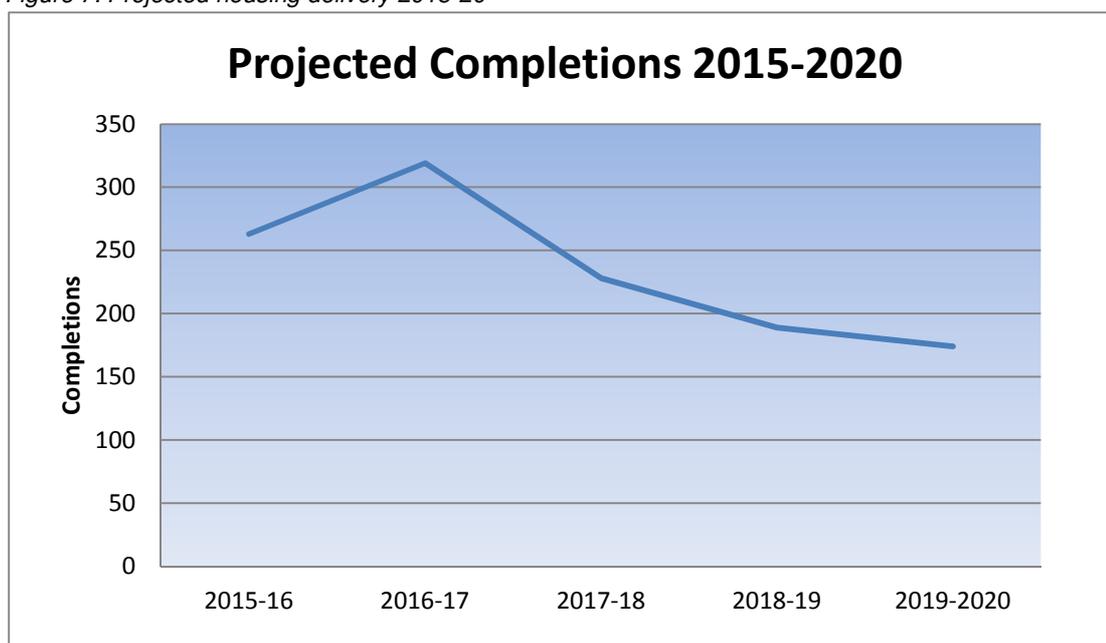


2.39 These contributions (contribution from deliverable major sites and small sites) have been combined in Table 11 below. Figure 7 sets out the annual projected completions over the next 5 years:

Table 11: Total Projected Completions from 2015-2020. Source RDC

	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	Total	Supply (Years) Against 198	Supply (Years) Against 200
Projected completions	263	319	228	189	174	1173	5.92	5.87

Figure 7: Projected housing delivery 2015-20



2.40 Figure 7 indicates that the Council will exceed 200 dwellings per annum by 63 dwellings in 2015-16 and then more significantly by 119 in 2016-2017. In 2017-2018 the target is still likely to be exceeded by 228, falling to under 200 from 2018-2020. Therefore the Council's measure of a supply of specific deliverable sites sufficient to provide five years worth of housing supply under NPPF ¶47, equates to **5.92 years** when measured against the residual target of 198. This leads to a total delivery of 1173 residential plots over the 5 year period. In contrast to last year's figures, this is a much healthier level of five year supply, as a result of recent significant applications. Whilst the figures are likely to exceed the 'zone of tolerance' in 2015-2017, this is largely as a result of the retirement community development at Pickering which will deliver homes in a very concentrated pattern. After that point the supply returns to a level within the 'zone of tolerance'. Based on the current supply situation, the Council there is no immediate need to release further residential sites now. However this will be required from 2017 onwards. It is also important to note that the Helmsley Plan is at an advanced stage with the Inspector's report being due in June 2015. Following the adoption of the Helmsley Plan, these additional residential allocations will be factored into projected delivery having regard to the timescales of the prospective developers. The Helmsley Plan proposes the delivery of 224 new homes to 2027 and

a 60 unit extra-care facility. The sites in the Helmsley Plan are not subject to a phasing policy.

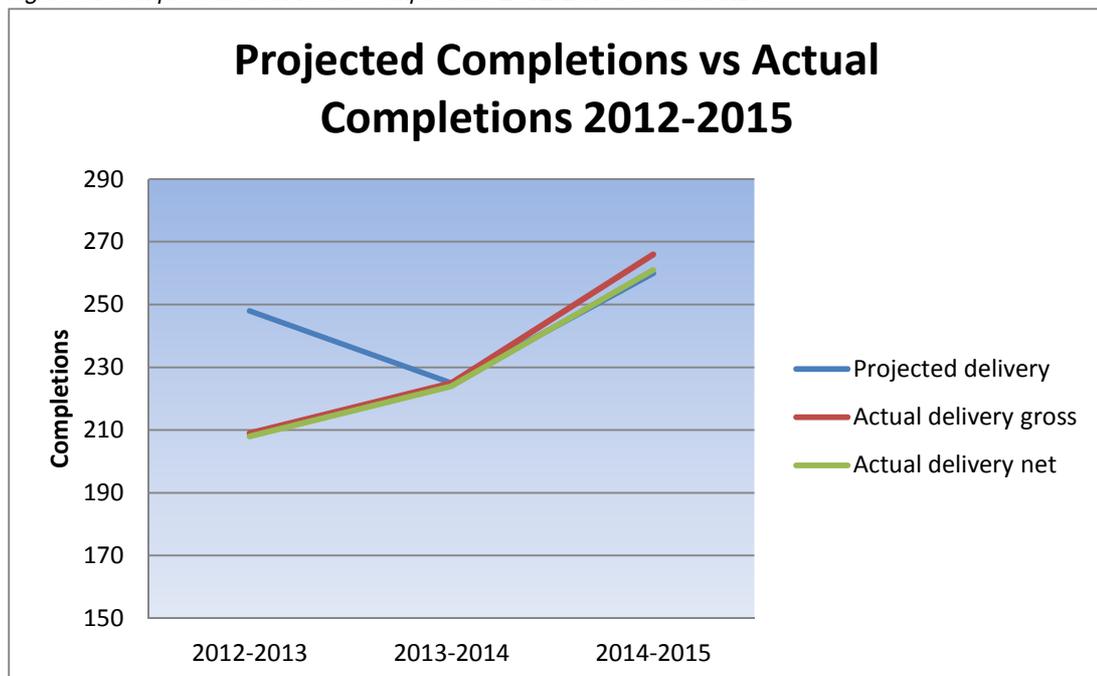
### Projected Delivery Track Record

2.41 The Council has assessed the projected delivery of its housing supply since 2012. Currently this represents 3 years of data to date and it is appropriate to assess its accuracy and reliability as a guide to future performance. Table 12 sets out the prediction of housing delivery under the 2012 to 2014 SHLAAs compared with actual delivery for that same period.

Table 12: Projected Completions vs. Actual Completions 2012-2015. Source: RDC

	2012-2013	2013-2014	2014-2015
Projected delivery	248	225	260
Actual delivery gross	209	225	266
Actual delivery net	208	224	261
Difference (%)	16%	0%	0%

Figure 8: Completions vs. Actual Completions 2012-2015. Source: RDC



2.42 The 2012 SHLAA Part 1 predicted a projected delivery in 2012-2013 of 248 under Scenario B<sup>9</sup>. This compared to actual net completions of 208 or a 16% 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. The 2014 SHLAA predicted 260 under both Scenarios A and B which compares to actual delivery of 261 net completions. To date, the Council considers that this has proved a valid and robust

<sup>9</sup> Scenario B included supply from applications approved subject to the completion of a s106 legal agreement.

approach which has proved accurate within a reasonable range. Whilst evaluation over the longer term will establish a longer 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).

- 2.43 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, the Council may produce mid-year updates when required to assist in the consideration of major housing applications or residential Appeals.

### **Consideration of Allocation Documents**

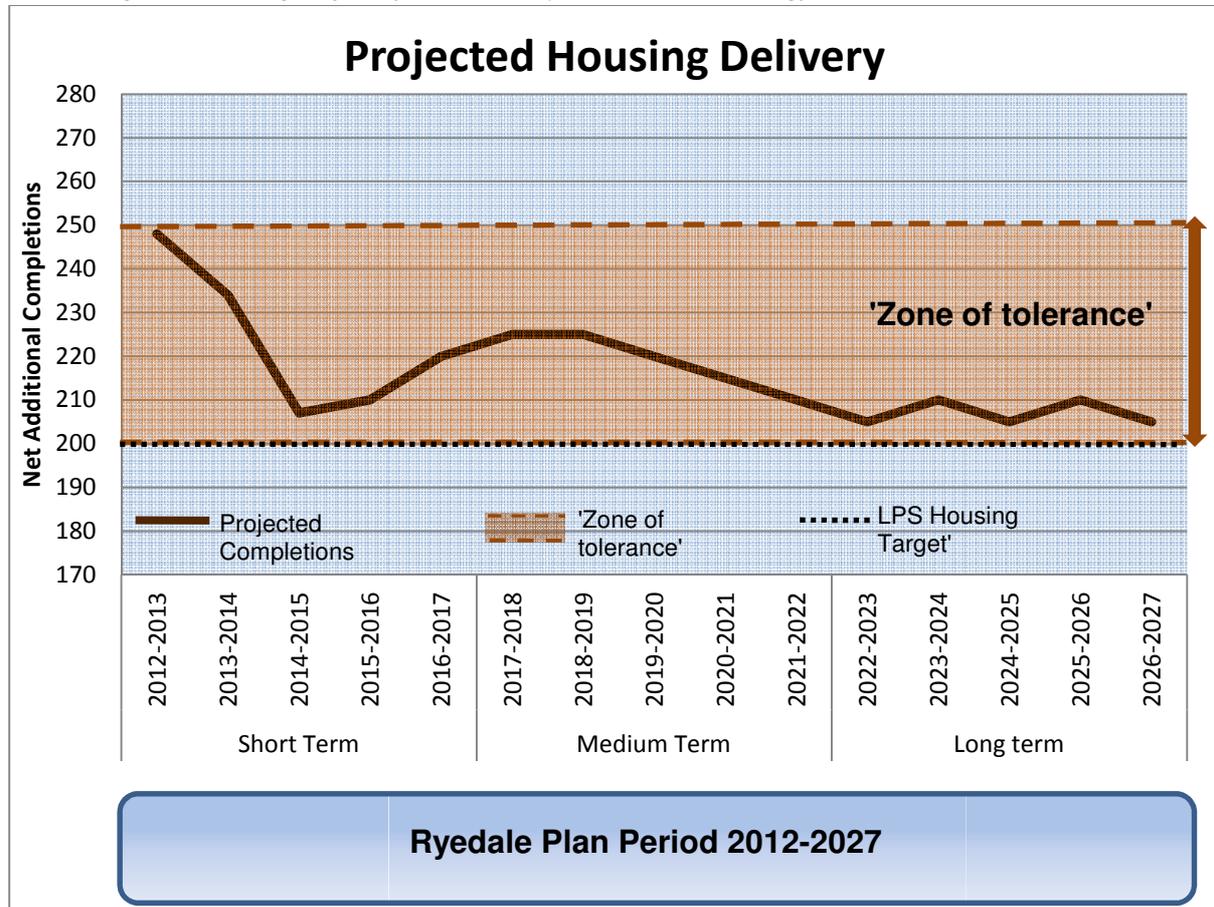
- 2.44 ¶4.25 of the LPS refers to the need to consider the management of housing supply in the context of the indicative housing trajectory over the plan period. It is important to note that the projection above in Figure 7 only considers the next 5 years and not the whole LPS plan period. It is not 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. As set out above the Helmsley Plan had its Examination in Public in March 2015 and the Inspector's report is anticipated in June 2015. Adoption of the HP could potentially take place in Summer 2015. Consultation on preferred sites in the Local Plan Sites document will take place in Summer 2015, then publication of the plan from Autumn 2015 and Submission to the Secretary of State for Examination from the end of 2015. Therefore the identification of allocations through the preparation and adoption of the sites documents will start to provide a planned supply from 2015/2016 onwards from the HP and 2016/17 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**

- 2.45 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 were 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

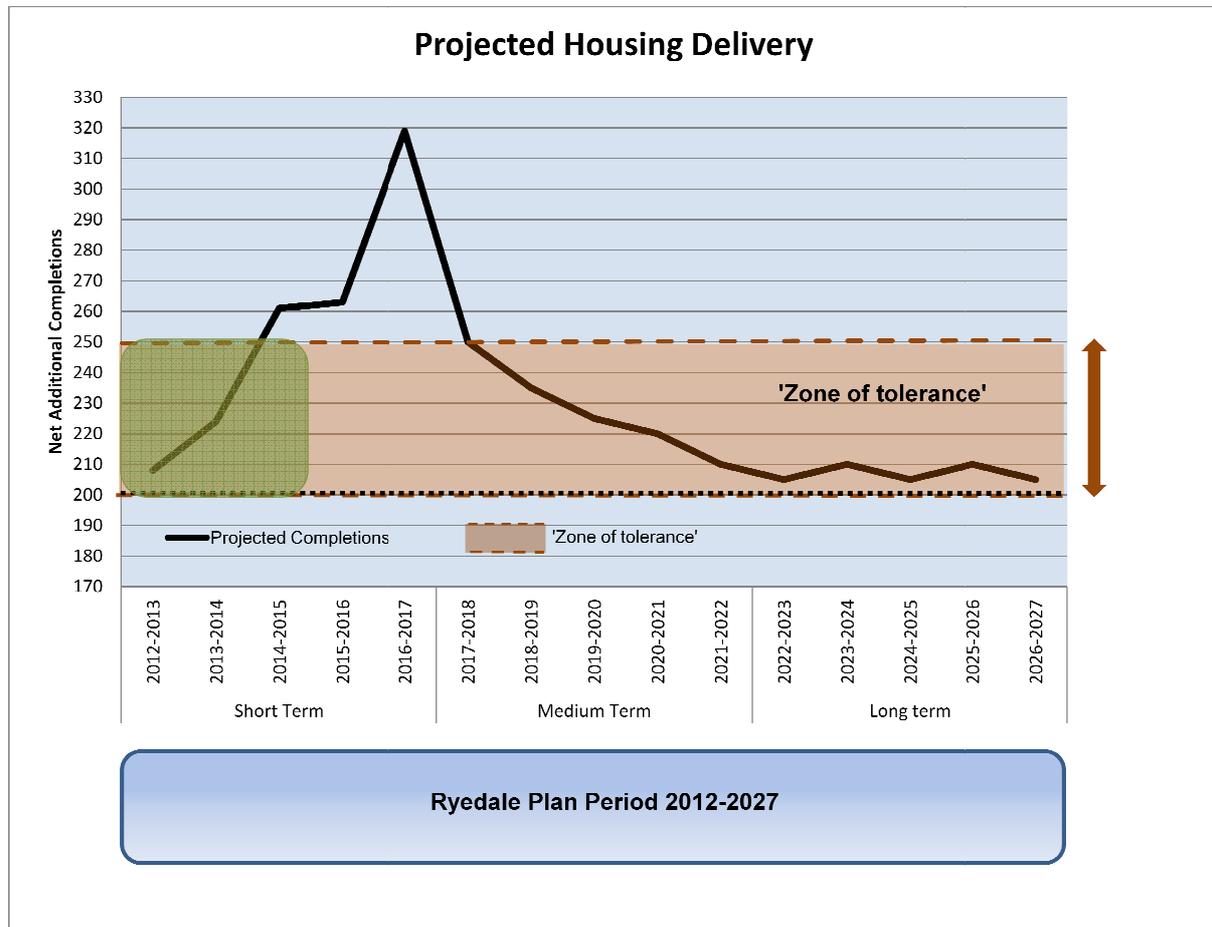


2.46 Each year the Council produces a revised trajectory from that set out in the LPS. A revised housing trajectory has been developed in light of:

- The latest 2014-15 completion figures
- An analysis of the latest housing supply information
- The projected housing delivery for 2015-2020 Table 11
- The likely adoption of the Helmsley Plan Document in 2015/16 and Local Plan Sites Document in 2016/17

This is shown in figure 10 on the following page:

Figure 10: Revised Housing Trajectory Reflecting Latest Position as at 31/03/2015



2.47 The revised trajectory in Figure 10 reflects the changes set out in ¶ 2.46. Whilst the actual completions for 2012/13 were lower than expected, the 2013/14 and 2014/15 figures were almost exactly as predicted. However the main difference to the LPS trajectory is now for years 2015-2020. Compared to the LPS trajectory, the revised trajectory shows a completions spike in 2016/17, well exceeding the zone of tolerance, with a dramatic fall back to the zone of tolerance threshold. This is due to the simultaneous coming on stream a number of windfall sites and in particular the concentrated delivery arising from the retirement community development at Pickering. The effect of allocated site releases sustains delivery to 250 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.

2.48 The trajectory in Figure 10 and the projected completions in Figure 7 demonstrate that Ryedale can deliver the 5 year LPS target on the basis of existing supply at 31/3/2015. Further interim releases will not be required at this stage, and are unlikely to be needed until 2017, by which time the HP and LPSD will provide the key mechanism by which housing land supply is identified. However as already stated, this SHLAA Part 1 constitutes a 'static' supply at a fixed point in time. Any future updates (annually produced) will have regard to the stage and status of allocations documents in identifying planned supply.

**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*

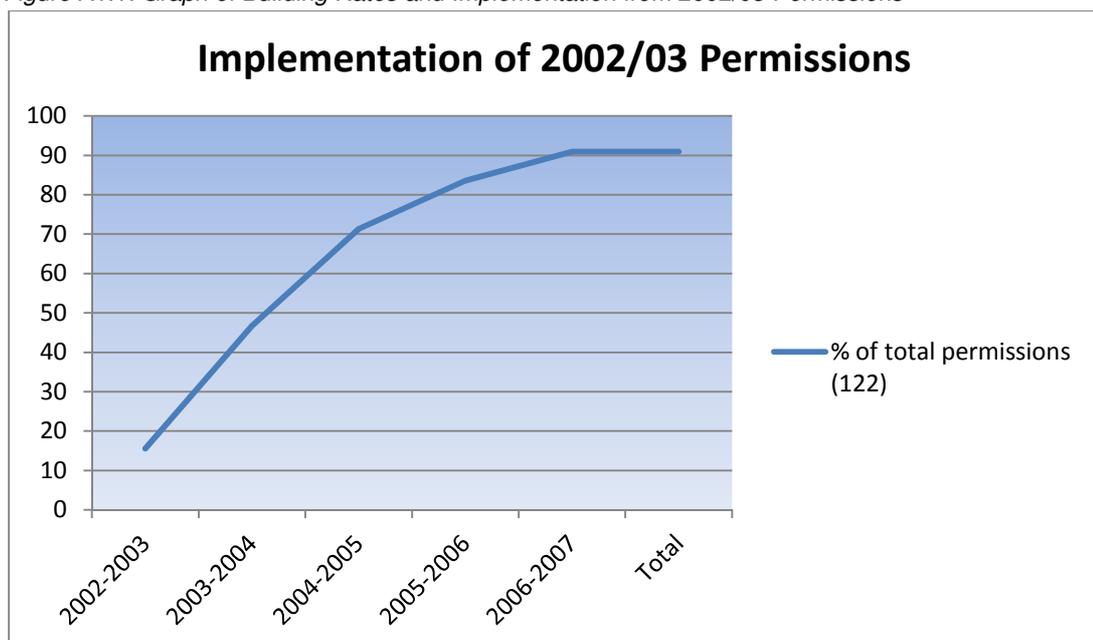


Table A1.2: Build Rates and Implementation of 03/04 Permissions over Five Years

**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

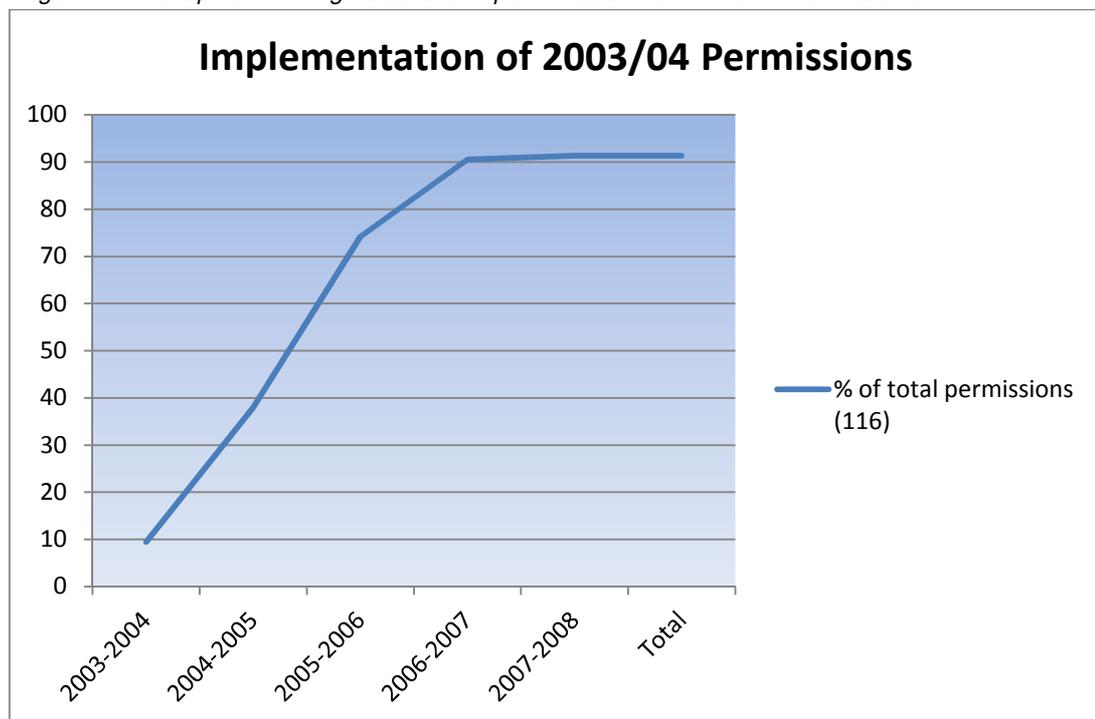


Table A1.3: Build Rates and Implementation of 04/05 Permissions over Five Years

**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

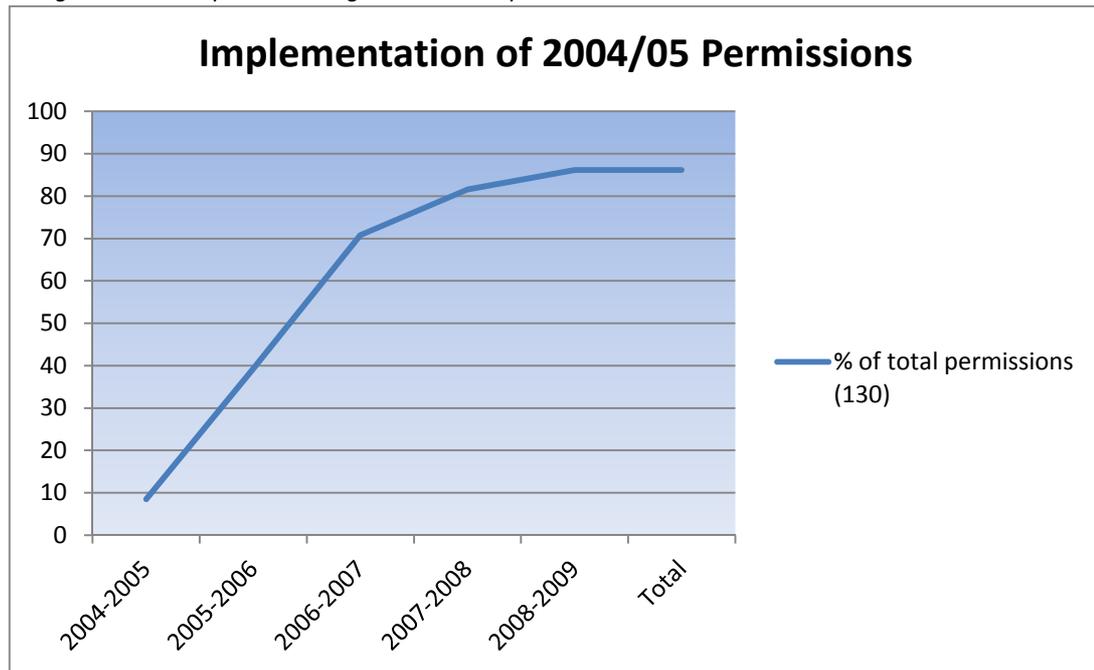


Table A1.4: Build Rates and Implementation of 05/06 Permissions over Five Years

**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

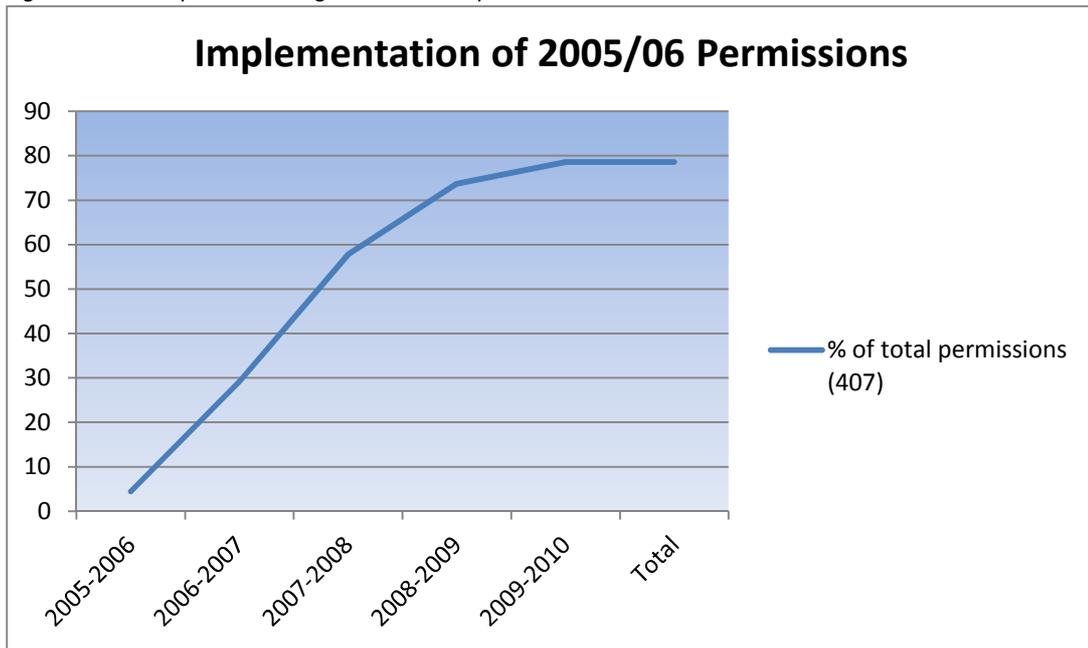


Table A1.5: Build Rates and Implementation of 06/07 Permissions over Five Years

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

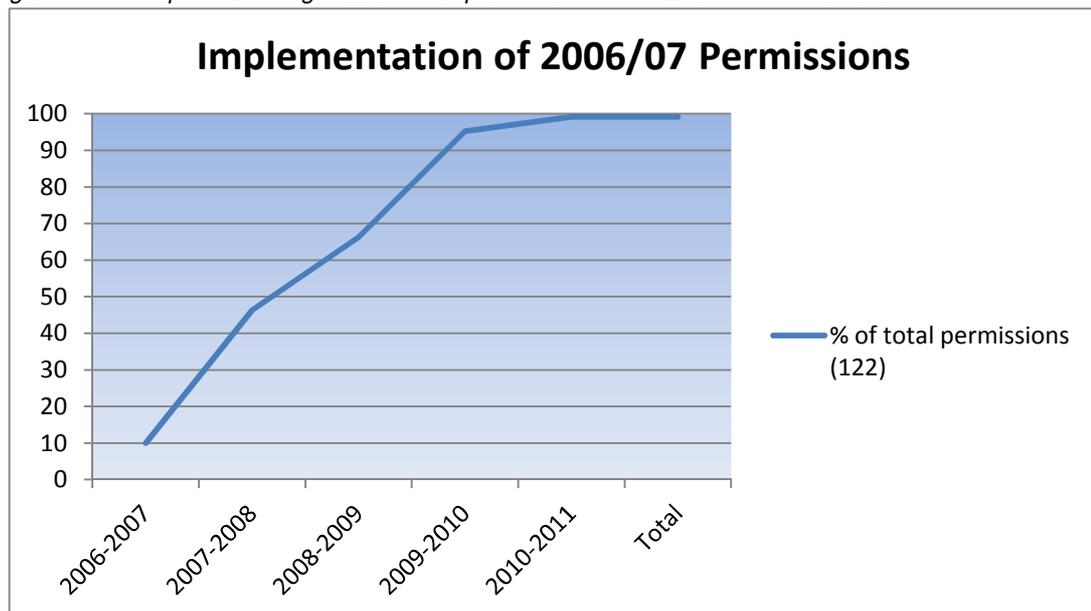


Table A1.6: Build Rates and Implementation of 07/08 Permissions over Five Years

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

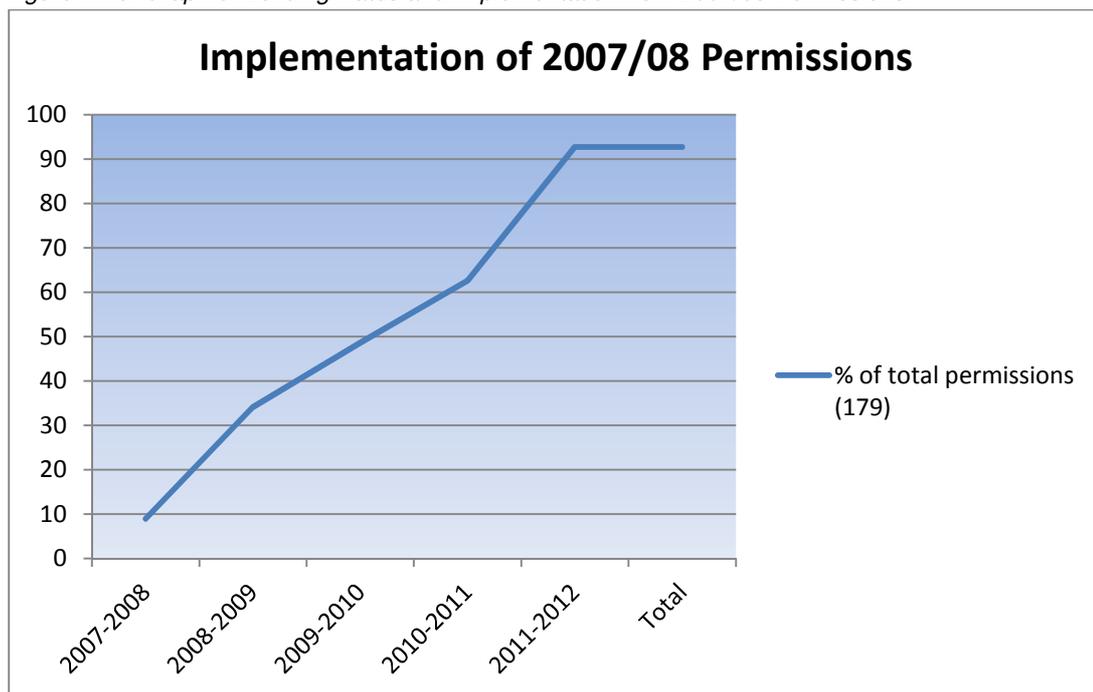


Table A1.7: Build Rates and Implementation of 08/09 Permissions over Five Years

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

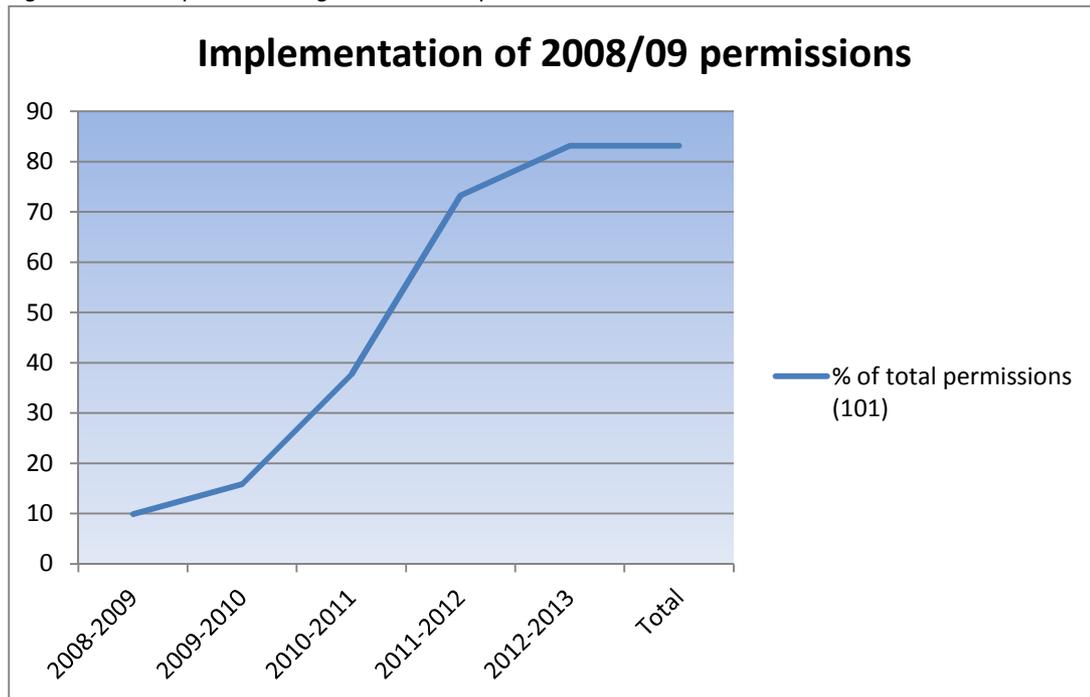


Table A1.8: Build Rates and Implementation of 09/10 Permissions over Five Years

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

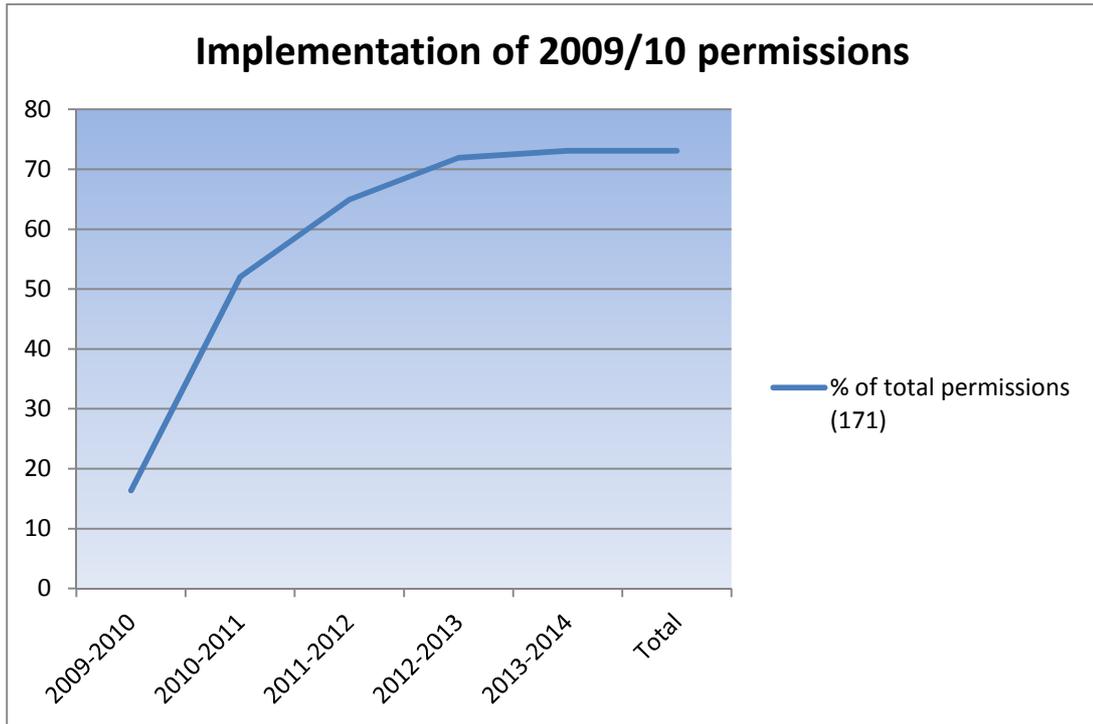
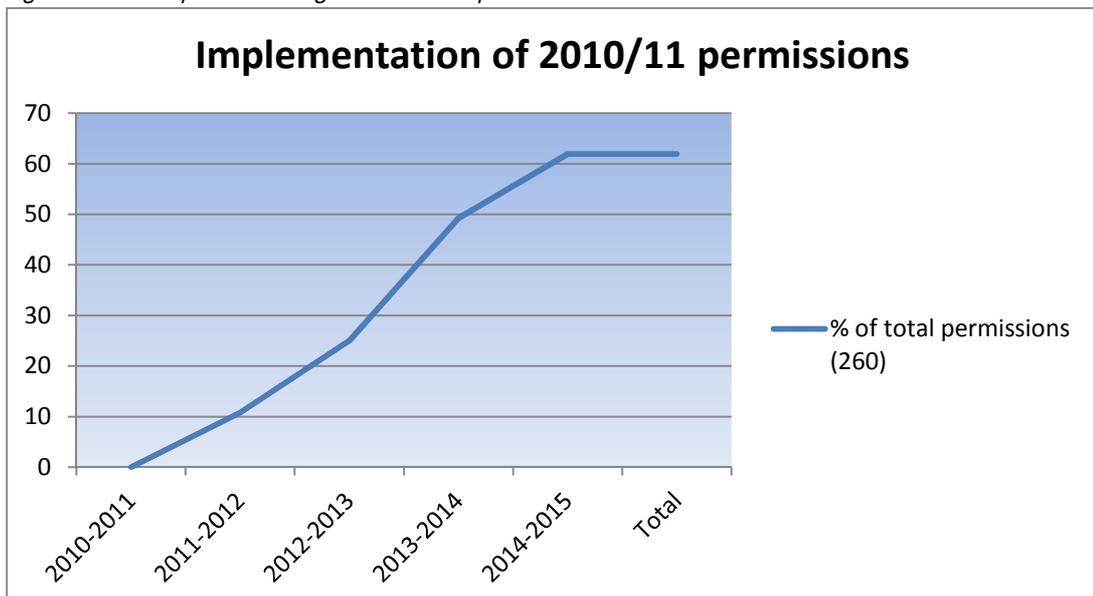


Table A1.9: Build Rates and Implementation of 10/11 Permissions over Five Years

Completion year	% of total permissions (171)	No. completions	Cumulative completions
2010-2011	0	0	0
2011-2012	11	28	28
2012-2013	25	37	65
2013-2014	49	63	128
2014-2015	62	33	161
<b>Total</b>	<b>62</b>	<b>161</b>	<b>161</b>

Figure A1.9: Graph of Building Rates and Implementation from 2010/11 Permissions

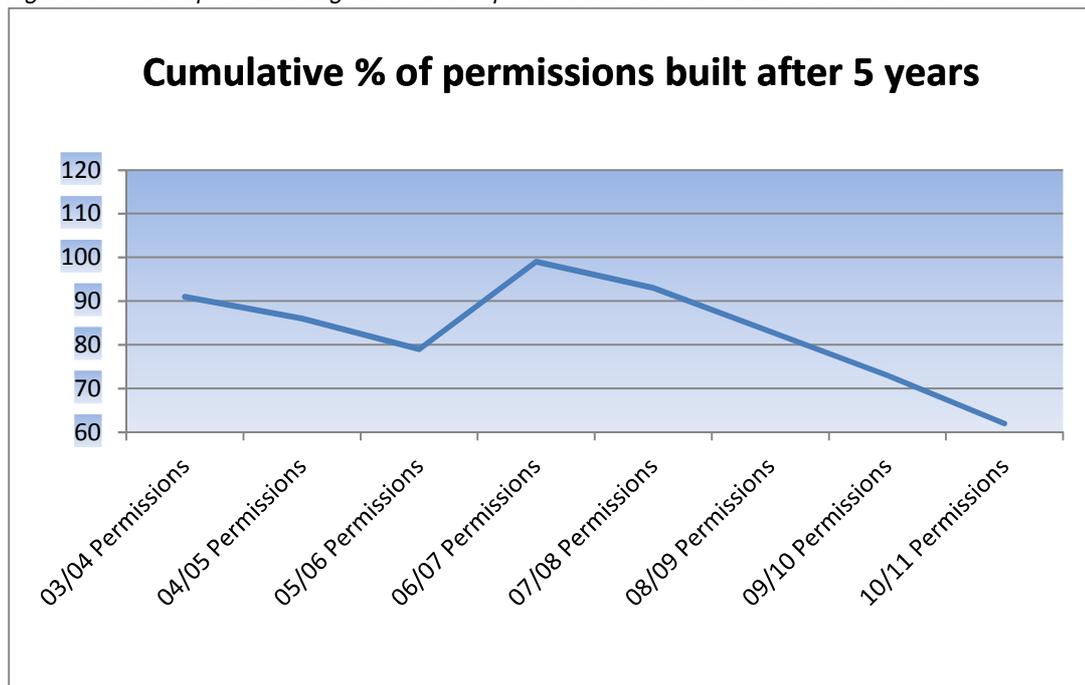


A2 From averaging the implementation rates set out in tables A1.1 to A1.7 above, it is possible to calculate the average % implementation rate of permissions granted from 2002 to 2011:

*A1.10: Averaged implementation and non-implementation from 02/09 permissions*

<b>Permission Year</b>	<b>Total implementation over 5 years (%)</b>	<b>Remaining non implementation (%)</b>
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
2010/2011	62	38
<b>Average</b>	<b>84.1</b>	<b>15.9</b>

Figure A1.10: Graph of Building Rates and Implementation from 2002-2011 Permissions



A3 From Table and Figure A1.9, it can be seen that the average non-implementation rate from 02-11 equates to 15.9%. This has increased nearly 3% 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 15% non-implementation rate is now considered appropriate for the purposes of the crude assessment. However this is for purposes of analysis and does not constitute the 5 year deliverable supply position. Please also refer to Annex B regarding non-implementation of sites which relate to small sites only.

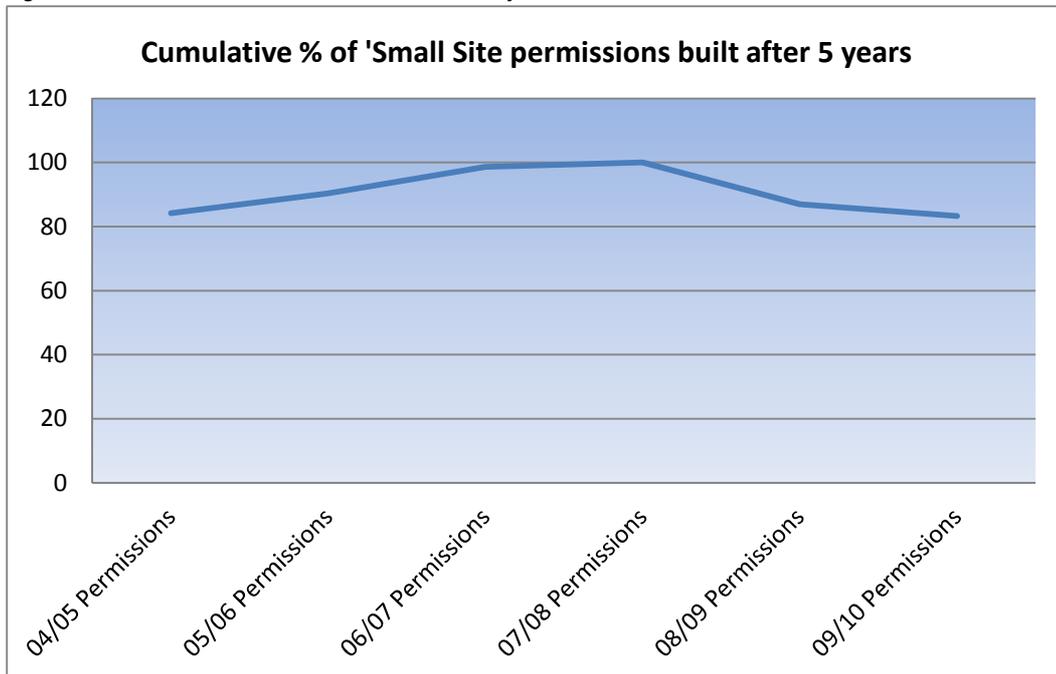
**ANNEX B: Non-Implementation of small sites (excluding major sites with known developers.)**

- B1 As set out in ¶2.19, the Council has undertaken analysis of the non-implementation of small sites. The assessment of projected delivery from ¶2.29 onwards assumes a 10% non-implementation rate for small sites. 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	2009/10	Average (%)
Level of implementation over 5 years (%)	88.54	95.57	98.28	100.00	98.77	83.33	94.08
Level of non-implementation over 5 years (%)	11.46	4.43	1.72	0.00	1.23	16.67	8

Figure B1.1: Cumulative Level of Small Sites by Permission Year. Source: RDC



- B3 Table and Figure B1.1 demonstrate that the proportion of delivery over 5 years from small sites has actually been higher (94%) than the average of all sites (84%). 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 (0-17%) reflects the change in economic times from pre-recession to recession. The average rate of non-implementation of small sites is 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**





47 L6	Land At Westfields, Kirkbymoorside	13/0131/ADOUT	215	G	N	342	0	0	13 Feb 14	-1	0
47 L6	Land At Westfields, Kirkbymoorside	13/0131/ADOUT	214	G	N	342	0	0	13 Feb 14	-1	0
47 L6	Land At Westfields, Kirkbymoorside	13/0131/ADOUT	213	G	N	342	0	0	13 Feb 14	-1	0
47 L6	Land At Westfields, Kirkbymoorside	13/0131/ADOUT	224	G	N	342	0	0	13 Feb 14	-1	0
47 L6	Land At Westfields, Kirkbymoorside	13/0131/ADOUT	24	G	N	342	0	0	13 Feb 14	-1	0
47 L6	Land At Westfields, Kirkbymoorside	13/0131/ADOUT	110	G	N	342	0	0	13 Feb 14	-1	0
47 L6	Land At Westfields, Kirkbymoorside	13/0131/ADOUT	111	G	N	342	0	0	13 Feb 14	-1	0
47 L6	Land At Westfields, Kirkbymoorside	13/0131/ADOUT	112	G	N	342	0	0	13 Feb 14	-1	0
47 L6	Land At Westfields, Kirkbymoorside	13/0131/ADOUT	113	G	N	342	0	0	13 Feb 14	-1	0
47 L6	Land At Westfields, Kirkbymoorside	13/0131/ADOUT	114	G	N	342	0	0	13 Feb 14	-1	0
47 L6	Land At Westfields, Kirkbymoorside	13/0131/ADOUT	115	G	N	342	0	0	13 Feb 14	-1	0
47 L6	Land At Westfields, Kirkbymoorside	13/0131/ADOUT	116	G	N	342	0	0	13 Feb 14	-1	0
47 L6	Land At Westfields, Kirkbymoorside	13/0131/ADOUT	117	G	N	342	0	0	13 Feb 14	-1	0
47 L6	Land At Westfields, Kirkbymoorside	13/0131/ADOUT	20	G	N	342	0	0	13 Feb 14	-1	0
47 L6	Land At Westfields, Kirkbymoorside	13/0131/ADOUT	118	G	N	342	0	0	13 Feb 14	-1	0
47 L6	Land At Westfields, Kirkbymoorside	13/0131/ADOUT	26	G	N	342	0	0	13 Feb 14	-1	0
47 L6	Land At Westfields, Kirkbymoorside	13/0131/ADOUT	43	G	N	342	0	0	13 Feb 14	-1	0
47 L6	Land At Westfields, Kirkbymoorside	13/0131/ADOUT	42	G	N	342	0	0	13 Feb 14	-1	0
47 L6	Land At Westfields, Kirkbymoorside	13/0131/ADOUT	41	G	N	342	0	0	13 Feb 14	-1	0
47 L6	Land At Westfields, Kirkbymoorside	13/0131/ADOUT	33	G	N	342	0	0	13 Feb 14	-1	0
47 L6	Land At Westfields, Kirkbymoorside	13/0131/ADOUT	30	G	N	342	0	0	13 Feb 14	-1	0
47 L6	Land At Westfields, Kirkbymoorside	13/0131/ADOUT	29	G	N	342	0	0	13 Feb 14	-1	0
47 L6	Land At Westfields, Kirkbymoorside	13/0131/ADOUT	40	G	N	342	0	0	13 Feb 14	-1	0
47 L6	Land At Westfields, Kirkbymoorside	13/0131/ADOUT	28	G	N	342	0	0	13 Feb 14	-1	0
47 L6	Land At Westfields, Kirkbymoorside	13/0131/ADOUT	32	G	N	342	0	0	13 Feb 14	-1	0
47 L6	Land At Westfields, Kirkbymoorside	13/0131/ADOUT	31	G	N	342	0	0	13 Feb 14	-1	0
47 L6	Land At Westfields, Kirkbymoorside	13/0131/ADOUT	34	G	N	342	0	0	13 Feb 14	-1	0
47 L6	Land At Westfields, Kirkbymoorside	13/0131/ADOUT	35	G	N	342	0	0	13 Feb 14	-1	0
47 L6	Land At Westfields, Kirkbymoorside	13/0131/ADOUT	36	G	N	342	0	0	13 Feb 14	-1	0
47 L6	Land At Westfields, Kirkbymoorside	13/0131/ADOUT	37	G	N	342	0	0	13 Feb 14	-1	0
47 L6	Land At Westfields, Kirkbymoorside	13/0131/ADOUT	38	G	N	342	0	0	13 Feb 14	-1	0
47 L6	Land At Westfields, Kirkbymoorside	13/0131/ADOUT	39	G	N	342	0	0	13 Feb 14	-1	0
47 L6	Land At Westfields, Kirkbymoorside	13/0131/ADOUT	27	G	N	342	0	0	13 Feb 14	-1	0
47 S57	21 West End, Kirkbymoorside	13/0130/FUL	1	B	U	1	0	0	16 Mar 12	5	1
47 S59	104 West End, Kirkbymoorside	12/0003/FUL	1	G	U	1	0	0	19 Mar 12	1	0
47 S62	The Bungalow, Swinhered Lane, Kirkbymoorside	13/0061/FUL	1	B	N	1	0	0	18 Jul 13	5	3
47 S65	75-77 West End, Kirkbymoorside	13/0094/FUL	2	B	N	2	0	0	06 Aug 14	2	1
47 S63	13 West End, Kirkbymoorside	13/0096/FUL	1	G	N	2	0	0	06 Aug 14	2	1
47 S64	Land Adj. B, New Road, Kirkbymoorside	14/01247/FUL	1	G	N	1	0	0	13 Mar 15	4	3
47 S65	Land At, Perry End, Kirkbymoorside	14/01081/OUT	1	G	N	1	0	0	22 Dec 14	-1	0
48 S1	Woodlands, Rakeby, Langton	10/00542/EXT	1	G	N	1	0	0	27 Jul 10	-1	0
48 S2	Widdershage Grange Farm, Langton, Malton	10/0131/EXT	1	G	U	1	0	0	12 Aug 11	4	4
48 S3	Langton Walled Garden, Main Street, Langton	08/00596/FUL	1	G	N	4	0	0	01 May 13	5	4
48 S3	Langton Walled Garden, Main Street, Langton	08/00596/FUL	3	G	N	4	0	0	01 May 13	5	4
48 S3	Langton Walled Garden, Main Street, Langton	08/00596/FUL	2	G	N	4	0	0	01 May 13	5	4
48 S3	Langton Walled Garden, Main Street, Langton	08/00596/FUL	4	G	N	4	0	0	01 May 13	5	5
49 L1	Land Between Back Lane & Main Street, Back Lane, Levensing	04/00292/NEHEM	4	G	N	19	0	0	20 May 10	8	2
49 L1	Land Between Back Lane & Main Street, Back Lane, Levensing	04/00292/NEHEM	13	G	N	19	0	0	20 May 10	8	3
49 L1	Land Between Back Lane & Main Street, Back Lane, Levensing	04/00292/NEHEM	3	G	N	19	0	0	20 May 10	8	3
49 L1	Land Between Back Lane & Main Street, Back Lane, Levensing	04/00292/NEHEM	5	G	N	19	0	0	20 May 10	8	2
49 L1	Land Between Back Lane & Main Street, Back Lane, Levensing	04/00292/NEHEM	6	G	N	19	0	0	20 May 10	8	2
49 L1	Land Between Back Lane & Main Street, Back Lane, Levensing	04/00292/NEHEM	7	G	N	19	0	0	20 May 10	5	3
49 L1	Land Between Back Lane & Main Street, Back Lane, Levensing	04/00292/NEHEM	8	G	N	19	0	0	20 May 10	2	3
49 L1	Land Between Back Lane & Main Street, Back Lane, Levensing	04/00292/NEHEM	9	G	N	19	0	0	20 May 10	5	3
49 L1	Land Between Back Lane & Main Street, Back Lane, Levensing	04/00292/NEHEM	1	G	N	19	0	0	20 May 10	5	3
49 L1	Land Between Back Lane & Main Street, Back Lane, Levensing	04/00292/NEHEM	11	G	N	19	0	0	20 May 10	5	4
49 L1	Land Between Back Lane & Main Street, Back Lane, Levensing	04/00292/NEHEM	18	G	N	19	0	0	20 May 10	2	3
49 L1	Land Between Back Lane & Main Street, Back Lane, Levensing	04/00292/NEHEM	13	G	N	19	0	0	20 May 10	2	3
49 L1	Land Between Back Lane & Main Street, Back Lane, Levensing	04/00292/NEHEM	14	G	N	19	0	0	20 May 10	5	4
49 L1	Land Between Back Lane & Main Street, Back Lane, Levensing	04/00292/NEHEM	15	G	N	19	0	0	20 May 10	5	4
49 L1	Land Between Back Lane & Main Street, Back Lane, Levensing	04/00292/NEHEM	16	G	N	19	0	0	20 May 10	8	2
49 L1	Land Between Back Lane & Main Street, Back Lane, Levensing	04/00292/NEHEM	17	G	N	19	0	0	20 May 10	8	2
49 L1	Land Between Back Lane & Main Street, Back Lane, Levensing	04/00292/NEHEM	19	G	N	19	0	0	20 May 10	5	4
49 L1	Land Between Back Lane & Main Street, Back Lane, Levensing	04/00292/NEHEM	2	G	N	19	0	0	20 May 10	5	4
49 L1	Land Between Back Lane & Main Street, Back Lane, Levensing	04/00292/NEHEM	10	G	N	19	0	0	20 May 10	5	4
50 S6	Land At, Woodlands Farm, Stronell	14/00446/OUT	1	B	N	1	0	0	17 Jun 13	1	0
50 S7	Village Farm, Goose Track Lane, West Lilling	14/00593/FUL	2	B	N	4	0	0	28 Oct 14	8	3
50 S7	Village Farm, Goose Track Lane, West Lilling	14/00593/FUL	1	B	N	4	0	0	28 Oct 14	5	4
50 S7	Village Farm, Goose Track Lane, West Lilling	14/00593/FUL	3	B	N	4	0	0	28 Oct 14	8	3
50 S7	Village Farm, Goose Track Lane, West Lilling	14/00593/FUL	4	B	N	4	0	0	28 Oct 14	8	3
50 S8	Land Adj Rose Cottage, Goose Track Lane, West Lilling	14/01083/FUL	1	B	N	1	0	0	26 Jan 15	5	4
51 S28	Haverdale Farm, Green Lane, West Lutton	13/00354/FUL	2	B	N	2	0	0	14 Jun 13	3	6
51 S28	Haverdale Farm, Green Lane, West Lutton	13/00354/FUL	1	B	N	2	0	0	14 Jun 13	3	5
51 S26	Land At, Hillside Way, West Lutton	12/01272/OUT	1	G	N	3	0	0	21 Feb 13	-1	0
51 S26	Land At, Hillside Way, West Lutton	12/01272/OUT	2	G	N	3	0	0	21 Feb 13	-1	0
51 S26	Land At, Hillside Way, West Lutton	12/01272/OUT	1	G	N	3	0	0	21 Feb 13	-1	0
51 S27	Jubilee Cottage, Main Road, Helpershope	11/00413/FUL	1	B	N	2	0	0	19 Jul 11	2	3
51 S27	Jubilee Cottage, Main Road, Helpershope	11/00413/FUL	1	B	N	2	0	0	19 Jul 11	2	3
51 S8	Sycamore Farm, Main Street, West Lutton	08/00049/REM	19	G	N	10	0	0	03 Jun 09	2	1
51 S8	Sycamore Farm, Main Street, West Lutton	08/00049/REM	6	G	N	10	0	0	03 Jun 09	2	1
51 S8	Sycamore Farm, Main Street, West Lutton	08/00049/REM	6	G	N	10	0	0	03 Jun 09	2	3
51 S8	Sycamore Farm, Main Street, West Lutton	08/00049/REM	7	G	N	10	0	0	03 Jun 09	2	1
51 S8	Sycamore Farm, Main Street, West Lutton	08/00049/REM	8	G	N	10	0	0	03 Jun 09	2	1
51 S8	Sycamore Farm, Main Street, West Lutton	08/00049/REM	10	G	N	10	0	0	03 Jun 09	2	2
51 S8	Sycamore Farm, Main Street, West Lutton	08/00049/REM	4	G	N	10	0	0	03 Jun 09	5	4
52 L4	Land North Of, Broughton Road, Malton	14/00346/73AM	207	G	N	83	0	0	27 Aug 14	2	3
52 L4	Land North Of, Broughton Road, Malton	14/00346/73AM	201	G	N	83	0	0	27 Aug 14	5	4
52 L4	Land North Of, Broughton Road, Malton	14/00346/73AM	210	G	N	83	0	0	27 Aug 14	5	4
52 L4	Land North Of, Broughton Road, Malton	14/00346/73AM	208	G	N	83	0	0	27 Aug 14	5	4
52 L4	Land North Of, Broughton Road, Malton	14/00346/73AM	211	G	N	83	0	0	27 Aug 14	2	4
52 L4	Land North Of, Broughton Road, Malton	14/00346/73AM	209	G	N	83	0	0	27 Aug 14	5	4
52 L4	Land North Of, Broughton Road, Malton	14/00346/73AM	206	G	N	83	0	0	27 Aug 14	5	4
52 L4	Land North Of, Broughton Road, Malton	14/00346/73AM	205	G	N	83	0	0	27 Aug 14	5	5
52 L4	Land North Of, Broughton Road, Malton	14/00346/73AM	212	G	N	83	0	0	27 Aug 14	2	4
52 L4	Land North Of, Broughton Road, Malton	14/00346/73AM	212	G	N	83	0	0	27 Aug 14	2	4
52 L4	Land North Of, Broughton Road, Malton	14/00346/73AM	198	G	N	83	0	0	27 Aug 14	5	4
52 L4	Land North Of, Broughton Road, Malton	14/00346/73AM	197	G	N	83	0	0	27 Aug 14	5	4
52 L4	Land North Of, Broughton Road, Malton	14/00346/73AM	199	G	N	83	0	0	27 Aug 14	5	4
52 L4	Land North Of, Broughton Road, Malton	14/00346/73AM	198	G	N	83	0	0	27 Aug 14	5	4
52 L4	Land North Of, Broughton Road, Malton	14/00346/73AM	203	G	N	83	0	0	27 Aug 14	5	4
52 L4	Land North Of, Broughton Road, Malton	14/00346/73AM	212	G	N	83	0	0	27 Aug 14	5	4
52 L4	Land North Of, Broughton Road, Malton	13/0114/MFUL	228	G	N	83	0	0	09 Apr 15	2	3
52 L4	Land North Of, Broughton Road, Malton	13/0114/MFUL	229	G	N	83	0	0	09 Apr 15	5	4
52 L4	Land North Of, Broughton Road, Malton	13/0114/MFUL	230	G	N	83	0	0	09 Apr 15	2	3
52 L4	Land North Of, Broughton Road, Malton	14/00346/73AM	142	G	N	83	0	0	27 Aug 14	8	3
52 L4	Land North Of, Broughton Road, Malton	14/00346/73AM	195	G	N	83	0	0	27 Aug 14	5	4
52 L4	Land North Of, Broughton Road, Malton	13/0114/MFUL	225	G	N	83	0	0	09 Apr 15	2	3
52 L4	Land North Of, Broughton Road, Malton	14/00346/73AM	217	G	N	83	0	0	27 Aug 14	2	3
52 L4	Land North Of, Broughton Road, Malton	13/0114/MFUL	233	G	N	83	0	0	09 Apr 15	2	3
52 L4	Land North Of, Broughton Road, Malton	14/00346/73AM	213	G	N	83	0	0	27 Aug 14	2	4
52 L4	Land North Of, Broughton Road, Malton	14/00346/73AM	221	G	N	83	0	0	27 Aug 14	2	2
52 L4	Land North Of, Broughton Road, Malton	14/00346/73AM	220	G	N	83	0	0	27 Aug 14	5	4
52 L4	Land North Of, Broughton Road, Malton	13/0114/MFUL	227	G	N	83	0	0	09 Apr 15	2	3
52 L4	Land North Of, Broughton Road, Malton	14/00346/73AM	218	G	N	83	0	0	27 Aug 14	2	3
52 L4	Land North Of, Broughton Road, Malton	14/00346/73AM	219	G	N	83	0	0	27 Aug 14	2	2
52 L4	Land North Of, Broughton Road, Malton	14/00346/73AM	216	G	N	83	0	0	27 Aug 14	2	3
52 L4	Land North Of, Broughton Road, Malton	14/00346/73AM	215	G	N	83	0	0	27 Aug 14	2	3
52 L4	Land North Of, Broughton Road										













62 580	Willowdene, Upper Carr Lane, Pickering	11/0118/MFUL	1	G	N	1	0	0	0	31-Jan-12	1	2	25-May-12
62 581	Land At Eastfield Road, Pickering	13/01308/FUL	1	G	N	1	0	0	0	02-Dec-13	5	4	
62 582	Outbuildings To The Rear Of 39 - 40 Hungate Pickering	11/01204/FUL	2	B	U	2	0	0	0	12-Jun-12	5	2	
62 582	Outbuildings To The Rear Of 39 - 40 Hungate Pickering	11/01204/FUL	1	B	U	1	0	0	0	12-Jun-12	2	2	
62 584	The Stables, Porters Headland, Pickering	12/00387/FUL	1	G	U	1	0	0	0	14-Sep-12	5	3	
62 585	Leas Farm OS Field 6446, Leas Lane, Pickering	12/00117/FUL	1	G	N	1	0	0	0	21-Dec-12	-1	0	
62 586	Land At OS Field 4907, Outgate Lane, Pickering	14/00076/REM	1	G	N	1	0	0	0	10-Mar-14	-1	0	
62 587	Land At OS Field 3011, Malton Road, Pickering	13/00285/EXTM	1	G	N	1	0	0	0	24-May-13	-1	0	
62 588	Pickering Showground, Malton Road, Pickering	13/00029/MFUL	1	B	N	1	0	0	0	21-Aug-13	-1	0	
62 589	Land West Of 60, Firmin Road, Pickering	13/00424/FUL	1	G	N	1	0	0	0	14-Oct-14	1	0	
62 591	Pickering Car Methodist Church, Malton Road, Pickering	13/00573/FUL	1	B	U	1	0	0	0	09-Jul-13	5	0	
62 593	Land West Of 50, Firmin Road, Pickering	13/00844/FUL	1	G	N	1	0	0	0	14-Oct-14	4	2	
62 594	Everley, 142 Westgate, Pickering	14/01319/FUL	1	B	U	1	0	0	0	12-Mar-15	2	1	
62 594	Everley, 142 Westgate, Pickering	14/01319/FUL	2	B	U	2	0	0	0	12-Mar-15	2	1	
62 594	Everley, 142 Westgate, Pickering	14/01319/FUL	1	B	U	3	0	0	0	12-Mar-15	5	1	
63 51	Low Farm, Main Street, Rillington	08/00313/FUL	1	G	N	1	0	0	0	30-May-08	2	1	08-Oct-10
64 11	56 Low Moorgate, Rillington	13/00652/ADUOT	8	G	N	0	0	0	0	17-Mar-14	-1	0	
64 11	56 Low Moorgate, Rillington	13/00652/ADUOT	9	G	N	0	0	0	0	17-Mar-14	-1	0	
64 11	56 Low Moorgate, Rillington	13/00652/ADUOT	10	G	N	0	0	0	0	17-Mar-14	-1	0	
64 11	56 Low Moorgate, Rillington	13/00652/ADUOT	6	G	N	0	0	0	0	17-Mar-14	-1	0	
64 11	56 Low Moorgate, Rillington	13/00652/ADUOT	5	G	N	0	0	0	0	17-Mar-14	-1	0	
64 11	56 Low Moorgate, Rillington	13/00652/ADUOT	4	G	N	0	0	0	0	17-Mar-14	-1	0	
64 11	56 Low Moorgate, Rillington	13/00652/ADUOT	3	G	N	0	0	0	0	17-Mar-14	-1	0	
64 11	56 Low Moorgate, Rillington	13/00652/ADUOT	2	G	N	0	0	0	0	17-Mar-14	-1	0	
64 11	56 Low Moorgate, Rillington	13/00652/ADUOT	1	G	N	0	0	0	0	17-Mar-14	-1	0	
64 11	56 Low Moorgate, Rillington	13/00652/ADUOT	7	G	N	0	0	0	0	17-Mar-14	-1	0	
64 514	Land To Rear Of The Fleece, Westgate, Rillington	12/00563/EXT	1	G	N	4	0	0	0	27-Nov-12	2	3	
64 514	Land To Rear Of The Fleece, Westgate, Rillington	12/00563/EXT	2	G	N	4	0	0	0	27-Nov-12	4	3	
64 514	Land To Rear Of The Fleece, Westgate, Rillington	12/00563/EXT	3	G	N	4	0	0	0	27-Nov-12	2	4	
64 514	Land To Rear Of The Fleece, Westgate, Rillington	12/00563/EXT	4	G	N	4	0	0	0	27-Nov-12	2	3	
64 515	Rillington Manor, Sands Lane, Rillington	10/00964/FUL	1	G	N	2	0	0	0	13-Oct-10	1	0	12-Sep-13
64 516	Land Adjacent To Woodside, Malton Road, Rillington	10/01106/FUL	2	G	N	2	0	0	0	09-Dec-10	5	4	08-Aug-12
64 518	Land Adjacent To Woodside, Malton Road, Rillington	13/00650/FUL	1	G	N	2	0	0	0	09-Dec-10	5	4	
64 518	Land To Rear Of 44, Scarborough Road, Rillington	13/00650/FUL	1	G	N	4	0	0	0	09-Mar-15	4	2	
64 518	Land To Rear Of 44, Scarborough Road, Rillington	13/00650/FUL	2	G	N	4	0	0	0	09-Mar-15	4	2	
64 518	Land To Rear Of 44, Scarborough Road, Rillington	13/00650/FUL	3	G	N	4	0	0	0	09-Mar-15	4	2	
64 519	Land To Rear Of 43, Scarborough Road, Rillington	13/01425/FUL	1	G	N	4	0	0	0	09-Mar-15	2	3	
64 519	Land To Rear Of 43, Scarborough Road, Rillington	13/01425/FUL	2	G	N	4	0	0	0	09-Mar-15	2	3	
64 519	Land To Rear Of 43, Scarborough Road, Rillington	13/01425/FUL	3	G	N	4	0	0	0	09-Mar-15	5	5	
64 519	Land To Rear Of 43, Scarborough Road, Rillington	13/01425/FUL	4	G	N	4	0	0	0	09-Mar-15	5	5	
64 519	171 Long Meadows, Rillington	13/01425/EXT	1	G	N	1	0	0	0	10-Jan-14	1	0	22-Feb-11
67 54	Grange Cottage, Grange Lane, Scackleton	13/01402/FUL	1	B	N	1	0	0	0	06-Mar-14	2	2	
67 55	Building At Town End Farm, Scackleton Lane, Scackleton	11/00042/FUL	1	G	U	1	0	0	0	13-Mar-15	4	3	
68 510	Land And Buildings At Scagglethorpe Manor Farm, Main Street, Scagglethorpe	09/01306/MFUL	7	G	U	10	0	0	0	01-Feb-12	8	2	
68 510	Land And Buildings At Scagglethorpe Manor Farm, Main Street, Scagglethorpe	09/01306/MFUL	1	G	U	10	0	0	0	01-Feb-12	5	5	
68 510	Land And Buildings At Scagglethorpe Manor Farm, Main Street, Scagglethorpe	09/01306/MFUL	2	G	U	10	0	0	0	01-Feb-12	2	2	
68 510	Land And Buildings At Scagglethorpe Manor Farm, Main Street, Scagglethorpe	09/01306/MFUL	3	G	U	10	0	0	0	01-Feb-12	5	5	
68 510	Land And Buildings At Scagglethorpe Manor Farm, Main Street, Scagglethorpe	09/01306/MFUL	4	G	U	10	0	0	0	01-Feb-12	2	3	
68 510	Land And Buildings At Scagglethorpe Manor Farm, Main Street, Scagglethorpe	09/01306/MFUL	5	G	U	10	0	0	0	01-Feb-12	8	2	
68 510	Land And Buildings At Scagglethorpe Manor Farm, Main Street, Scagglethorpe	09/01306/MFUL	6	G	U	10	0	0	0	01-Feb-12	8	2	
68 510	Land And Buildings At Scagglethorpe Manor Farm, Main Street, Scagglethorpe	09/01306/MFUL	7	G	U	10	0	0	0	01-Feb-12	8	3	
68 510	Land And Buildings At Scagglethorpe Manor Farm, Main Street, Scagglethorpe	09/01306/MFUL	8	G	U	10	0	0	0	01-Feb-12	5	4	
68 510	Land And Buildings At Scagglethorpe Manor Farm, Main Street, Scagglethorpe	09/01306/MFUL	9	G	U	10	0	0	0	01-Feb-12	2	4	
68 510	Land And Buildings At Scagglethorpe Manor Farm, Main Street, Scagglethorpe	09/01306/MFUL	10	G	U	10	0	0	0	01-Feb-12	2	4	
68 510	Land And Buildings At Scagglethorpe Manor Farm, Main Street, Scagglethorpe	09/01306/MFUL	5	G	U	10	0	0	0	01-Feb-12	2	4	
68 511	Floor House, Highfield Lane, Scagglethorpe	11/01127/FUL	1	B	U	1	0	0	0	02-Mar-12	5	2	
70 512	2 The Bungalows, Balthone Hilltop, Leppington	12/00865/AM/MD	1	G	N	1	0	0	0	03-Mar-12	4	4	
70 513	Rectory Farm, Scrayingham	06/01232/FUL	5	B	N	6	0	0	0	13-Jan-14	2	3	
70 513	Rectory Farm, Scrayingham	06/01232/FUL	4	B	N	6	0	0	0	13-Jan-14	2	3	
70 513	Rectory Farm, Scrayingham	06/01232/FUL	3	B	N	6	0	0	0	13-Jan-14	2	3	
70 513	Rectory Farm, Scrayingham	06/01232/FUL	2	B	N	6	0	0	0	13-Jan-14	2	3	
70 513	Rectory Farm, Scrayingham	06/01232/FUL	1	B	N	6	0	0	0	13-Jan-14	2	4	
70 513	Rectory Farm, Scrayingham	06/01232/FUL	5	B	N	6	0	0	0	13-Jan-14	5	6	
71 510	Buildings At Fishers Farm, Town Street, Settrington	14/01170/75A	2	G	U	3	0	0	0	19-Dec-14	5	3	
71 510	Buildings At Fishers Farm, Town Street, Settrington	14/01170/75A	1	G	U	3	0	0	0	19-Dec-14	5	3	
71 511	Rectory Farm, Beckside, Settrington	13/01023/FUL	1	G	N	1	0	0	0	25-Oct-13	5	4	
71 511	Rectory Farm, Beckside, Settrington	13/01023/FUL	3	G	N	1	0	0	0	25-Oct-13	5	3	
71 511	Rectory Farm, Beckside, Settrington	13/01023/FUL	2	G	N	1	0	0	0	25-Oct-13	5	3	
71 513	Land At Corner Of Chapel Road And, Forkers Lane, Settrington	12/00809/73A	2	G	N	2	0	0	0	17-Mar-10	2	2	
71 513	Land At Corner Of Chapel Road And, Forkers Lane, Settrington	12/00809/73A	1	G	N	2	0	0	0	17-Mar-10	2	2	
71 515	Barn Adj To The Garage, New Road, Settrington	11/01243/FUL	1	B	N	3	0	0	0	16-Feb-12	5	4	
71 515	Garage, New Lane, Sheriff Hutton	11/01243/FUL	2	B	N	3	0	0	0	16-Feb-12	5	4	
71 515	Garage, New Lane, Sheriff Hutton	11/01243/FUL	1	B	N	3	0	0	0	16-Feb-12	5	4	
74 54	Barn At Emsall House, Main Street, Sminnington	10/01404/FUL	1	G	N	1	0	0	0	05-Aug-11	5	4	28-Jul-14
75 11	Richardsons Haulage Yard, Malton Road, Slingsby	06/00807/MFUL	1	B	N	23	0	0	0	22-Jan-15	1	1	
75 11	Richardsons Haulage Yard, Malton Road, Slingsby	06/00807/MFUL	22	B	N	23	0	0	0	22-Jan-15	1	1	
75 11	Richardsons Haulage Yard, Malton Road, Slingsby	06/00807/MFUL	1	B	N	23	0	0	0	22-Jan-15	5	3	
75 11	Richardsons Haulage Yard, Malton Road, Slingsby	06/00807/MFUL	24	B	N	23	0	0	0	22-Jan-15	1	1	
75 11	Richardsons Haulage Yard, Malton Road, Slingsby	06/00807/MFUL	5	B	N	23	0	0	0	22-Jan-15	1	2	
75 11	Richardsons Haulage Yard, Malton Road, Slingsby	06/00807/MFUL	4	B	N	23	0	0	0	22-Jan-15	1	2	
75 11	Richardsons Haulage Yard, Malton Road, Slingsby	06/00807/MFUL	5	B	N	23	0	0	0	22-Jan-15	2	3	
75 11	Richardsons Haulage Yard, Malton Road, Slingsby	06/00807/MFUL	6	B	N	23	0	0	0	22-Jan-15	2	3	
75 11	Richardsons Haulage Yard, Malton Road, Slingsby	06/00807/MFUL	15	B	N	23	0	0	0	22-Jan-15	8	3	
75 11	Richardsons Haulage Yard, Malton Road, Slingsby	06/00807/MFUL	21	B	N	23	0	0	0	22-Jan-15	2	2	
75 11	Richardsons Haulage Yard, Malton Road, Slingsby	06/00807/MFUL	20	B	N	23	0	0	0	22-Jan-15	2	2	
75 11	Richardsons Haulage Yard, Malton Road, Slingsby	06/00807/MFUL	19	B	N	23	0	0	0	22-Jan-15	2	2	
75 11	Richardsons Haulage Yard, Malton Road, Slingsby	06/00807/MFUL	18	B	N	23	0	0	0	22-Jan-15	3	1	
75 11	Richardsons Haulage Yard, Malton Road, Slingsby	06/00807/MFUL	17	B	N	23	0	0	0	22-Jan-15	8	3	
75 11	Richardsons Haulage Yard, Malton Road, Slingsby	06/00807/MFUL	16	B	N	23	0	0	0	22-Jan-15	8	3	
75 11	Richardsons Haulage Yard, Malton Road, Slingsby	06/00807/MFUL	15	B	N	23	0	0	0	22-Jan-15	7	4	
75 11	Richardsons Haulage Yard, Malton Road, Slingsby	06/00807/MFUL	14	B	N	23	0	0	0	22-Jan-15	5	4	
75 11	Richardsons Haulage Yard, Malton Road, Slingsby	06/00807/MFUL	23	B	N	23	0	0	0	22-Jan-15	1	1	
75 11	Richardsons Haulage Yard, Malton Road, Slingsby	06/00807/MFUL</											