

Strategic Housing Land Availability Assessment Update 2016

Part One

RYEDALE
DISTRICT
COUNCIL



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1 Introduction

- 1.1 The Ryedale Strategic Housing Land Availability Assessment (SHLAA) is a tool to inform decisions in the consideration of proposed housing sites and to help ensure a consistent and deliverable supply of housing land. A SHLAA is a significant element of technical evidence to help inform the plan-making and decision making process.
- 1.2 The SHLAA provides an assessment of the deliverability of the existing housing land supply. In this respect it plays a vital role in evidencing Ryedale's Housing Land Supply position. It also assesses a range of other sites (often promoted by landowners) for their suitability, availability and achievability for housing. In this respect, the SHLAA is used to help inform the allocation of sites through the plan-making process. It is important to note that a SHLAA is a technical study. It is not the development plan and sites that are included / assessed in the SHLAA have no formal planning status unless they already benefit from planning permission

The Requirement to Produce a SHLAA

National Planning Policy Framework (NPPF)(2012)

- 1.3 The requirement to undertake a SHLAA is set out in the NPPF 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)
- 1.4 Paragraph 47 of the NPPF requires LPAs to identify:
1. A supply of specific ‘**deliverable**’ sites¹ sufficient to provide five years worth of housing against their housing requirements, and
 2. A further supply of specific ‘**developable**’ sites² or broad locations for growth, for years 6-10 and, where possible, for years 11-15.
- 1.5 The NPPF also requires:
- An “additional buffer” on top of the 5 year deliverable supply of 5% or 20% (where there is “a record of persistent under delivery). 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”;

¹ **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. ie “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.” (Footnote 11 in the NPPF)

² **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. (Footnote 12 in the NPPF)

- The identification of “broad locations” in the development plan for years 6-10 and 11-15 rather than just years 11-15, and
- The setting out of 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”.

National Planning Practice Guidance (NPPG) (2014)

1.6 The NPPG essentially amplifies ¶47 of the NPPF by emphasising that the production/ updating of a SHLAA on 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 it sets out how SHLAA assessments should be carried out: namely 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 ¶2.17-2.18.
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.

Ryedale SHLAA

- 1.7 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.
- 1.8 In 2012, the Council amended the structure of the SHLAA into a Part 1 annual update, and a Part 2 assessment / reassessment. The rationale for this was to clearly distinguish housing land availability in terms of sites known to the planning system and those without any "planning status". The approach also enabled the annual update of housing delivery to be included within the Part 1 annual update. In summary, Ryedale's SHLAA consists of two parts:
- **Part 1:** Housing Supply Position (including Commitments and Land Allocations) and Past Performance, ie completions. Part 1 is produced annually.

- **Part 2:** Assessment of wider potential sites known to the Council (largely promoted by landowners) but not currently identified / allocated for housing in the development plan or the subject of a planning permission for residential development. Part 2 was last produced in 2009 and will be updated in 2016/17.
- 1.9 This report comprises Part 1 of the SHLAA, updating the position as at 31 March 2016 with regard to housing commitments and projected delivery. It should be noted that any housing decisions 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. The Part 1 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.
- 1.10 The Council will involve key stakeholders – landowners, agents, the development industry, and neighbouring authorities in the review of Part 2 of the SHLAA both in terms of the methodology employed and then the initial findings of the assessment.

Key Elements of the Ryedale SHLAA Methodology

Study Area

- 1.11 The Study area is Ryedale District Local Planning Authority Area, ie that part of Ryedale not including the North York Moors National Park Authority (NYMNP). However given the adoption of the joint Helmsley Plan DPD it is considered appropriate that Helmsley is also considered as set out in ¶2.11.

Study Base Date

- 1.12 The base date is 2012 to reflect the base date of the adopted LPS. The data and base date of the Part 1 SHLAA will form the basis for the Part 2 SHLAA.

Supply Position

- 1.13 The Council uses two methods to calculate the supply position in Part 1 of the SHLAA.
1. current commitments (ie, sites with planning permission and allocations) are used to generate the gross and net raw housing supply against the LPS dwelling target and any adjusted LPS dwelling target.
 2. a projected five year delivery (trajectory) using the likely start dates and build rates of the major sites with planning permission and any outstanding allocations from information provided by the developers / agents, a windfall allowance for small sites, a non-implementation rate for large and small sites and an allowance for demolitions.

Dwelling Targets

- 1.14 The objectively assessed dwelling target of 200 net additional homes per annum, as set out in Policy SP2³ of the LPS, is the annual housing requirement⁴. However, this has been reduced to 198 net additional homes for the five years 2016-17 through to 2020-21 as set out in ¶2.8.

Likely Future Demolitions

- 1.15 Since the adoption of the LPS, there have been only been 11 demolitions in 4 years. This figure has been taken into account in the figures for net additional dwellings and provides a more relevant and realistic revised figure of 14 dwellings per five year period. Previous estimates for demolitions had been predicted as 36 demolitions (the 2009 SHLAA) and as 11 demolitions (the 2015 SHLAA) in each 5 year period based on past trends at those times.)

Allowance for non-implementation on small sites

- 1.16 The assumption in general terms is that schemes with permission are deliverable⁵. However the Council considers that it is important to consider non-implementation as a sensitivity / stress testing of the figures. The use of an allowance for non-implementation on *small sites* (ie sites of 1-9 dwellings only) is therefore something which the Council takes into account, but which is refined based on past housing performance. This applies to both methods of calculating housing supply and is set out in more detail from ¶4.12 - 4.15.

- 1.17 The Council has concluded that a small sites non-implementation rate of 10% is appropriate, reflecting local evidence based on detailed analysis of non-implementation rates since 2009. (The 2009 SHLAA applied what was then 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.) The analysis of past non-implementation is shown in Annex A and B for all sites and for small sites respectively.

Buffer and Time horizon

- 1.18 The NPPF refers to a five year deliverable +5% or +20% buffer, then “specific, developable” sites for years 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, a time horizon of 20 years from the LPS basedate remains appropriate. Additionally the need in the longer term to consider the review of the

³ 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.

⁴ 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”.

⁵ A “deliverable” site is set out in NPPF footnote 11 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”.

Ryedale Plan means that the SHLAA should consider a longer time period than the 15 year time horizon of the development plan.

Scope of Sites

- 1.19 The 2009 SHLAA primarily considered sites put forward through the 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 Part 2 ranged from open countryside locations to the centre of the main market towns in Ryedale. Given that the LPS is now the adopted development plan policy, Part 2 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 2009 SHLAA a number of further 'call for sites' have taken place, as well as the initial consultation on the Sites document where additional sites have come forward. Those new sites within the settlement hierarchy will be assessed within Part 2 of the SHLAA.

Minimum Site Size Threshold

- 1.20 The minimum site size threshold for Part 2 of the SHLAA is set at 0.4ha to ensure that sites should be of a scale to make a significant contribution to the delivery of housing. The NPPG suggests a threshold of any site which would involve 5 or more dwellings rather than a specific figure and goes 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 Methodology⁶. These are 0.3ha for the market towns and 0.15ha for the service villages. This will mean that a number of additional sites that were not assessed in the 2009 SHLAA under the 0.4 threshold will now be covered by the lower threshold limit, as well as those additional sites submitted to the Council since 2009.

Broad Locations

- 1.21 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.

Density assumptions

⁶ The Site Selection Methodology is a tool for selecting sites for allocation and has been finalised following consultation.

- 1.22 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.

Review

- 1.23 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.
- 1.24 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. An update to Part 2 is being produced in early 2016.

Monitoring The SHLAA

- 1.25 Each annual update to the SHLAA Part 1 will:

- Take into account any changes to the current national, regional and local policy;
- Consider whether key elements of the methodology remain appropriate;
- Propose further amendments to the methodology where appropriate;
- Report the latest housing supply position from commitments and remaining allocations and confirm the level of deliverable supplies;
- Project future housing delivery to establish the likely performance of that supply for future years;
- 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.

- 1.26 The SHLAA Part 2 review will:

- Assess 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

2 Housing Position

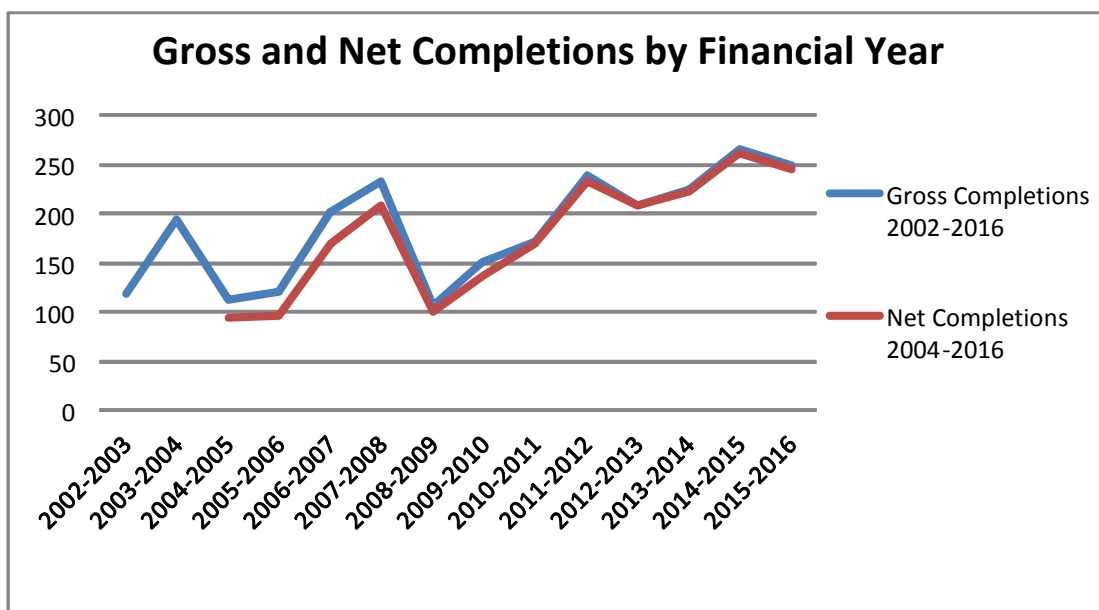
Past Housing Delivery

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 Monitoring Report (MR). Table 1 and Figure 1 set out the gross and net housing completions since 2002 and updates previous SHLAA reports with the inclusion of data for housing completions for the current year (2015-16):

Table 1: Gross and Net Housing Completions by Financial Year 2002-2016. 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
2015-2016	250	246
Total	2602	2147
Total Average	186	179
Average from LPS base date (2012)	238	235

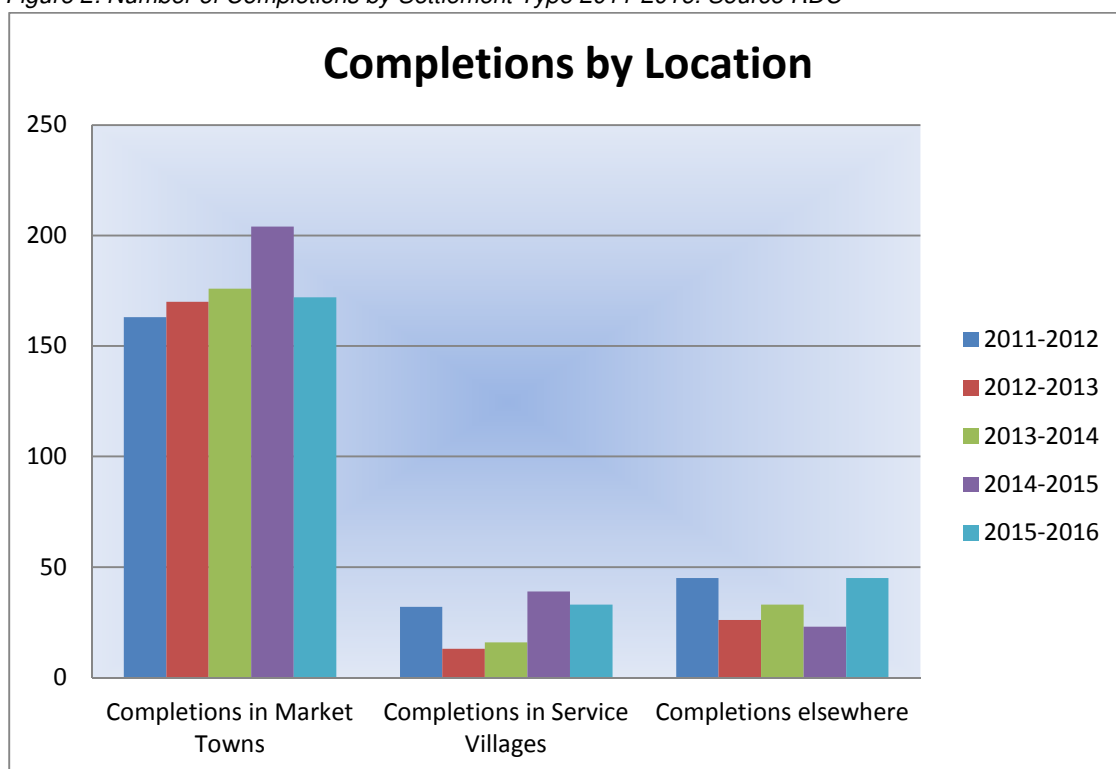
Figure 1: Gross and Net Housing Completions by Financial Year 2002-2016. Source: RDC



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 base date of the Ryedale Plan (2012) the last four financial years have shown strong performance resulting in net completion figures exceeding the Local Plan Strategy (LPS) target of 200. The 2014-15 financial year even saw completions slightly exceeding the 'Zone of Tolerance' established in Policy SP2 of the LPS (see footnote 4 and ¶ 2.7 below).

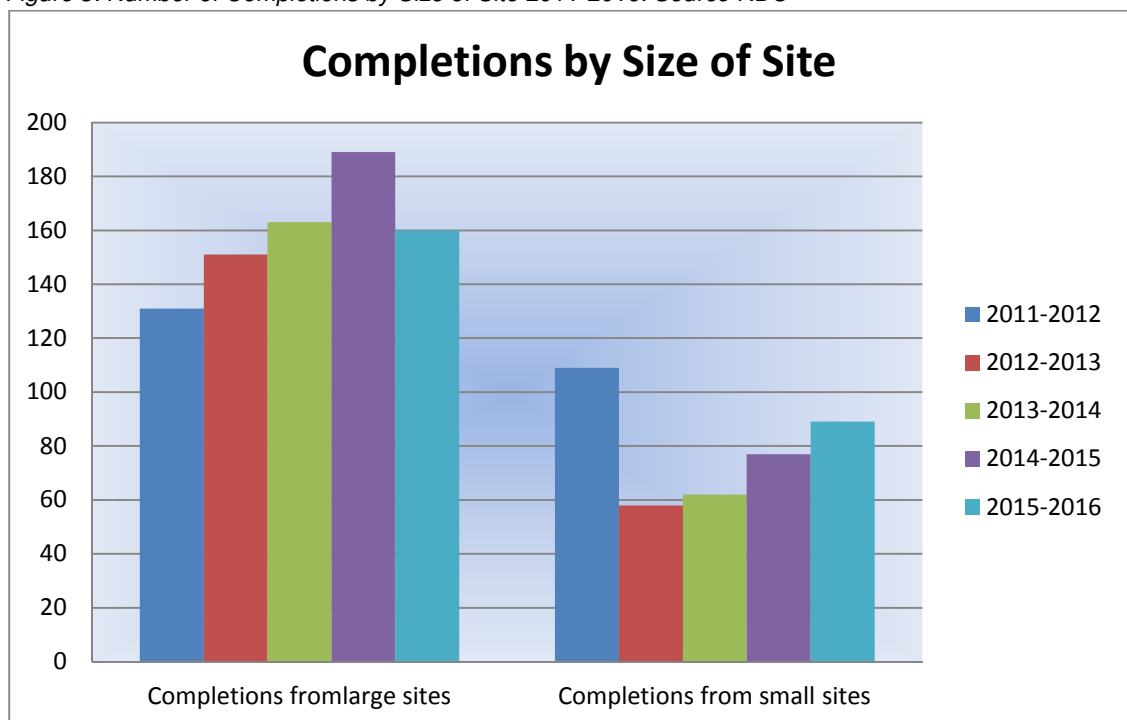
2.3 Given the limited housing allocations and generously drawn Development Limits, many of the sites from the previous Ryedale Local Plan period have historically come from small windfall sources on sites. However this trend has changed since 2011 in line with the approach of the then emerging LPS, with 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 2011-2016 completions by settlement type and site size:

Figure 2: Number of Completions by Settlement Type 2011-2016. 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 2015-16 (69%), followed by 13% in the Service Villages and 18% from all 'other villages' in Ryedale. Figure 3 considers these completions by site size: small sites (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 yet be reflected in these figures 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 following paragraphs: 3.12-3.13 and 4.9-4.15.

Figure 3: Number of Completions by Size of Site 2011-2016. Source RDC



2.5 Overall the evidence from the 2015-16 financial year shows a continuation of the confidence of the housing market in Ryedale which has emerged since 2011-12. Recent site visits to a number of housing sites indicate a confirmed rate of sales being achieved in line with developer expectations and that most major sites with a known developer are developing on site.

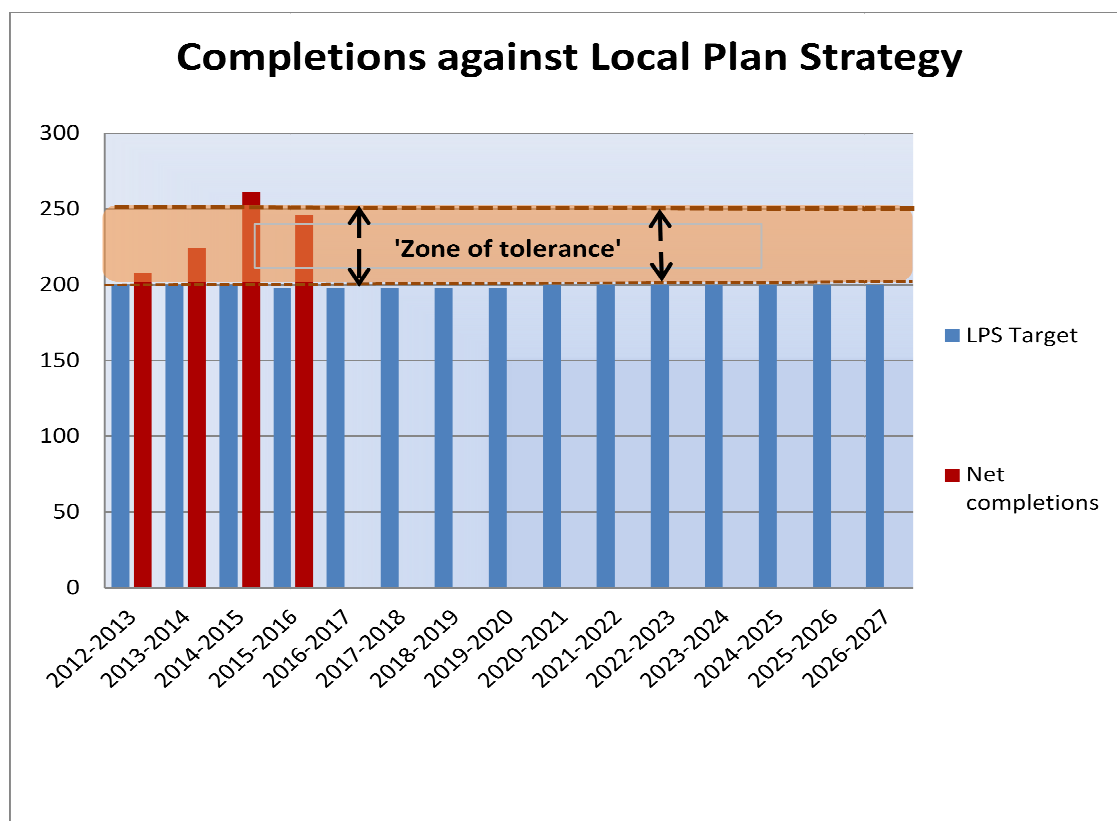
Performance Against Local Plan Strategy

2.6 The base date for the Local Plan Strategy (LPS) is 2012 and therefore the 2015-16 financial year represents Year 4 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.

- 2.7 Figure 4 sets out how the 2015-16 net completions have again exceeded the LPS target, this year by 46. 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 of 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.
- 2.8 As can be seen from Figure 4, net completions from 2012-13, 2013-14 and 2015-16 fell within the zone of tolerance and therefore no under provision (or ‘backlog’) has occurred against the LPS target. However the 2014-15 figures 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) needed to be deducted from the 5 year requirement. This lead to the annual requirement being adjusted to 198 per annum for the next five years (ie to 2019-20). This performance is considered further under ‘projected delivery’ in section 4 below.

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



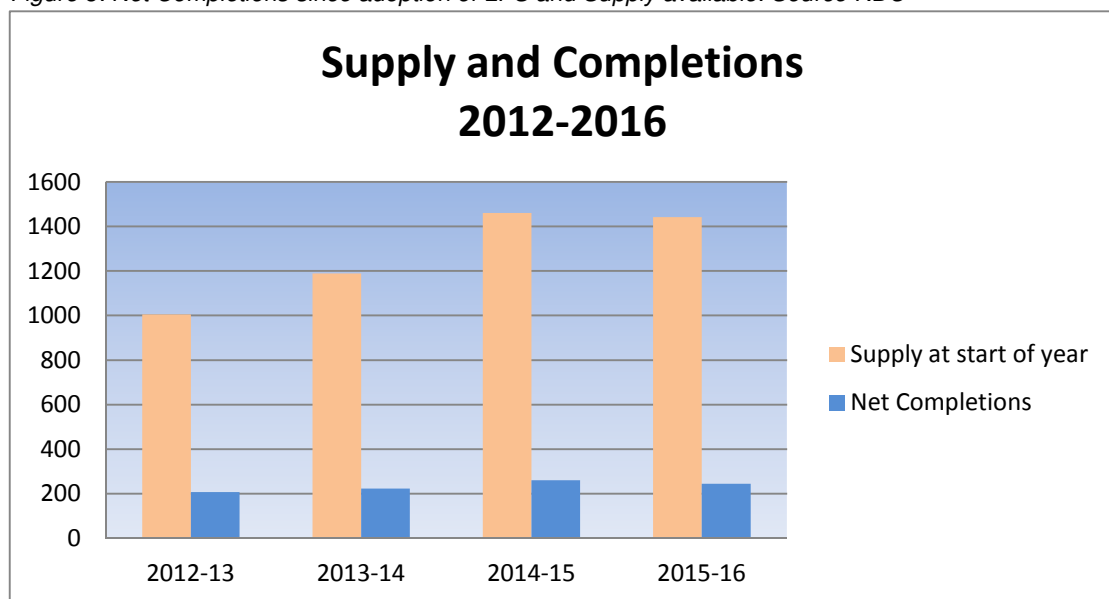
Nature of Supply and Completions

2.9 Table 2 and Figure 5 shows the supply and the number of net completions per year since the adoption of the LPS. Table 2 also shows the total net completions (939) in the four years since the adoption of the LPS. The table also shows the net completions as a percentage of the supply, where the greater the supply the lower the percentage of net completions. It follows therefore, that proportionately the greater the supply does not necessarily equal a greater number of completions.

Table 2: Net Completions since adoption of LPS and Supply available. Source RDC

Year	Net Completions	Supply at start of year	Net Completions as % of supply
2012-13	208	1005	21%
2013-14	224	1189	19%
2014-15	261	1461	18%
2015-16	246	1442	17%
Total Completions	939	-	-

Figure 5: Net Completions since adoption of LPS and Supply available. Source RDC



2.10 Table 3 shows the location of the gross completions for 2015-16 against the LPS target for the settlements in the settlement hierarchy as set out in LPS Policy SP2. It is seen that for the Principal Town the completions equal the anticipated completions at 50%. However, the other 3 market towns (Service Centres) are significantly lower than expected whilst the service villages, other villages and the open countryside are greater than set out in the Policy. The completions in the Service Villages, other villages and open countryside could be explained by these sites possibly taking longer to complete than in the market towns and also being a legacy of the Ryedale Local Plan (2002) and the limited allocations left before the adoption of the LPS in 2012.

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Table 3: Gross Completions 2015-16 and LPS Plan Period Settlement Hierarchy Supply Targets. Source RDC

		Completions 15-16			Completions as % of Total	LPS Plan Period Target	
		Large Site	Small Site	Total		Number of Dwellings	%
Principal Town	Malton / Norton	99	28	127	50.80%	1500	50%
Service Centres	Pickering	34	4	38	15.20%	750	25%
	Kirkbymoorside		1	1	0.40%	300	10%
	Helmsley		4	4	1.60%	150	5%
Service Villages	Amotherby / Swinton				13.60%	300	10%
	Ampleforth	20		20			
	Beadlam / Nawton	3		3			
	Hovingham						
	Rillington		2	2			
	Sherburn		2	2			
	Sheriff Hutton		3	3			
	Slingsby						
Staxton / Willerby							
	Thornton le Dale	4		4			
Other Villages			33	33	13.20%	0	0
Open Countryside			13	13	5.20%	0	0
TOTAL		160	90	250			

Performance in Helmsley

2.11 The Helmsley Plan was adopted in July 2015. Four sites are identified as allocations in the town, two within the Ryedale LPA and two in the National Park LPA. In addition, within the National Park LPA, a further two existing housing commitments with planning permission are also identified in the Policy. The housing figures contained within this SHLAA take into account any housing starts and completions within the Ryedale LPA only as well as progress on the two sites identified as allocations. However, for completeness, the full picture of progress on all the sites identified in Policy H1 of the Helmsley Plan is set out in Table 4 below.

Table 4 Progress of sites identified in the Helmsley Plan. Source RDC and NYMNPA

LPA	Site Ref. No.	Address	Total No. of Dwellings	Dwellings under construction	Dwellings Completed 15/16
Ryedale	174	Land to south of Riccal Drive	45	0	0
	183	Land to east of Riccal Drive	50	0	0
NYMNPA	NYMH1	Land to north of Swanland Rd and east of Carlton Rd	60	0	0
	NYMH3		35 + 60 extra care units	0	0
	NYMH8	Linkfoot Lane	20	7	13
	-	Land to Rear of Black Swan	14	14	0

3 Housing Land Supply

"Raw" Housing Land Supply

Current Commitments

- 3.1 As at 31/3/16, the gross raw housing supply from sites with planning permission (current commitments) was 1458 plots or 7.29 years supply against the LPS target of 200 (or 7.36 years supply against an adjusted target of 198). This comprises:

Table 5: Breakdown of gross supply with planning permission at 31/3/16. Source: RDC

	Small sites	Large sites	Total
Windfall	266	1163	1429
Allocated (with Planning Permission)	0	29	29
Total	266	1192	1458

- 3.2 As can be seen in Table 5, the gross supply of current commitments is substantially made up of windfall development, reflecting the limited allocations remaining from the 2002 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.

Housing Land Allocations

- 3.3 Housing land allocations (sites without planning permission) are a further source of housing land supply. To date two new land allocations have been made at Helmsley as set out in the Helmsley Plan (2015) and shown in Table 6. Neither site is subject to any phasing restrictions.

Table 6: Allocated Sites Without Planning Permission at 31/3/16. Source: RDC

Development Plan Document	Site Reference	Potential Capacity
Helmsley Plan	183	45
Helmsley Plan	174	50

- 3.4 When the two allocated sites in Helmsley are included in the supply figures, the gross "raw" housing supply becomes 1553 plots as shown in Table 7, or 7.77 years supply against the LPS target of 200 (or 7.84 years against an adjusted target of 198).

Table 7: Gross Housing Supply - All Sites (with planning permission / allocated) at 31/3/16. Source: RDC

	Small sites	Large sites	Total
Windfall	266	1163	1429
Allocated (with Planning Permission)	0	29	29
Allocated (without Planning Permission)	0	95	95
Total	266	1287	1553

- 3.5 Factoring in the losses through conversion and demolition (17 sites with planning permission at 31/3/2016) into the supply, the net "raw" supply figures under both LPS target scenarios are shown in Table 8:

Table 8: Net supply of available housing land at 31/3/16. Source: RDC

	Gross Supply minus Demolitions	Net Supply	Supply against LPS target (200)	Supply against adjusted LPS target (198)
Commitments (sites with PP)	1458 - 17	1441	7.21 years	7.28 years
Commitments and Allocations	1553 - 17	1536	7.68 years	7.76 years

- 3.6 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 ¶4.1 to ¶4.25. For a breakdown of the supply, Annex C contains a detailed schedule of the supply with planning permission as at 31/03/16 at the location, site and dwelling plot level.

Section 106 Agreement Sites and Other Known Sites

- 3.7 In addition to the supply identified in Tables 5, 7 and 8, in previous years there have been a number of applications which have been approved in principle subject to the signing of a Section 106 legal agreement. The Council does not include applications pending a S106 Agreement 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. At 31/3/2016 there were no housing sites approved in principle subject to the signing of a S106 Agreement.
- 3.8 The Council is also aware that in Kirkbymoorside there is a site that was granted planning permission for residential use. Half of the site was built whilst the remaining half was subsequently granted permission for a small supermarket. The permission for the supermarket has now lapsed however, the remaining part of the site for residential use could still come forward. Therefore, an additional 25 dwellings could be added to the gross supply totalling 1483 which provides 7.42 years supply against the LPS target of 200 (or 7.49 years supply against an adjusted target of 198).

Supply of Specific Deliverable Sites

- 3.9 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". In line with ¶47 and footnote 11⁷ of the NPPF, the Council considers that 'deliverable' supply in Ryedale constitutes:

⁷ 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

- Supply from sites with consent that will come forward within the 5 year period. This is sites with planning permission and sites that are allocated.
- 3.10 The Council considers that this is a robust approach, which is 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 ¶3.14-3.17 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.
- 3.11 It should be added that the allocated sites at Helmsley are not included in the Council's current assessment of deliverable supply. Although they are not phased delivery sites, they are subject to a CPO (Compulsory Purchase Order).

Windfall Allowance

- 3.12 ¶48 of the NPPF permits authorities to make an allowance for 'windfall' when considering how much land for new housing is required – 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. Historically there has been a significant number of windfall sites coming forward in Ryedale, this is largely a legacy of the 2002 Ryedale Local Plan and the strategy of that Plan.
- 3.13 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

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.

committed windfall sites (ie sites with planning permission from windfall sources) 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

- 3.14 Not all planning permissions granted will be developed. Therefore a proportion of the existing 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 assessing a deliverable supply figure. The Council is continually reviewing how non-implementation is factored in based on past evidence and trends.
- 3.15 In previous SHLAAs a global 10% (2009-2014) non-implementation allowance was subtracted from the supply based on past trends. In last year's SHLAA (2015) the evidence and justification for this was updated to a global 15% non-implementation allowance 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.
- 3.16 Applying the 15% non-implementation rate to the identified level of supply (not including the Helmsley Plan sites) as at 31/3/16 therefore equates to the following:

Table 9: Supply at 31/03/2016 including 15% Non-Implementation Rate

Sites With Planning Permission	Supply	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)
Net supply	1441	1225	6.13 years	6.19 years
Gross supply	1458	1239	6.20 years	6.26 years

- 3.17 Clearly this figure indicates the Council has well in excess of 5 year housing supply utilising this approach. Whilst 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 and demonstrating 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 (projected delivery) and is an essential tool in guiding the management of supply and release of sites. The Council considers it meets the requirements of the NPPF and the 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.

NPPF Buffer

- 3.18 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 5 years.
- 3.19 The Inspector's final report⁸ 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 (May 2015) confirmed that the allocations in the Helmsley Plan more than meet the 20% NPPF Buffer target set out in the LPS. Notwithstanding this it is evident that the current net land supply position of 1225 demonstrates a five year supply of housing land and an additional supply buffer of 15% is available.

⁸ Inspector's Final Report in the Local Plan Strategy
http://extranet.ryedale.gov.uk/pdf/Final_Inspector's_Report_28_Aug_2013.pdf

4 Projected Housing Delivery

- 4.1 Details of the assessment of a projected 5 year delivery from the supply identified are set out from ¶4.5 below. Rather than applying a global or standard non-implementation rate, this approach takes account of when and at what rate major development sites will come forward or not. These elements have been carefully investigated through the monitoring of progress of sites on an annual basis and have been informed by the developers directly. Under this method, a non-implementation allowance is not made for large sites. 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% for the past two years, a 10% figure has been chosen for robustness.
- 4.2 Using this method of calculating projected delivery reveals that **1158 new homes** will be expected to be delivered in the next five years. Against the LPS target of 198 / 200 this equates to **5.85 / 5.8 years supply**. Clearly this shows that the Council can demonstrate a deliverable 5-year supply of housing and more.

Dwelling Targets

- 4.3 The LPS is fully NPPF compliant and sets out the adopted housing target of 200 net additional dwellings per annum. Since the adoption of the LPS 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 does need to be taken into account. As set out above, this 11 has been deducted from the 5 year period from 2015-2020, equalling 198 per annum. As the completions in 2015-2016 did not exceed the "zone of tolerance", there is no further need to amend the housing target.
- 4.4 The amount of future demolitions has also been updated on the basis of past trends. From the previous SHLAA the demolition rate was estimated to be 11 per five years based on the five years 2010-15. However, in the four years since the adoption of the LPS (2012-16) the number of demolitions has already been 11, averaging 2.75 per year or estimated to be 14 per 5 years. Therefore the revised cumulative 5-year dwelling targets are set out in Table 10 below where:
- the LPS Dwelling Target is calculated as 200 per year for each of the 5 year periods;
 - the Demolition Allowance is revised to 14 for each 5 year period;
 - the 5 year dwelling target is calculated as:
 - for 2016-17 a residual dwelling target for one year only (198 x 1) plus the demolition allowance of 14 dwellings
 - for 2017-22 dwelling targets of (198 x 4) + (200 x 1) plus the demolition allowance of 14 dwellings

- for 2022-27 a dwelling target of (200 x 5) plus the demolition allowance of 14 dwellings
- the Cumulative residual dwelling target is calculated as:
 - for 2016-17 the residual target only
 - for 2017-22 the 5 year dwelling target plus the 2012-17 5-year dwelling target
 - for 2022-27 the 5 year dwelling target plus the 2017-22 cumulative residual dwelling target

Table 10: Dwelling Targets for 5, 10 and 15 year LPS plan periods, taking into account expected demolitions. Source: RDC

	LPS Dwelling Target Policy SP2	Demolition allowance	5-year dwelling target	Cumulative residual dwelling target
First 5 year tranche 2012-2017	1000	14	212 ⁹	212
Second 5 year tranche 2017 - 2022	1000	14	1008 ¹⁰	1220
Third 5 year tranche 2022 - 2027	1000	14	1014	2234

Projected delivery of 5 years worth of the housing requirement (the 5 year housing supply calculation)

- 4.5 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 for 2015-20 as adjusted for over-delivery in 2014-15) 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 ¶4.17.
- 4.6 Turning to the process of projecting the delivery of housing from the five financial years 2016-17 to 2020-21, 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 with planning permission. 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. In some instances the developers / agents were not forthcoming with delivery rates for their sites. In these instances an assumption has been made that they will contribute to delivery based

⁹ Taking into account that the 2012-2016 requirement has already been delivered and the additional over delivery

¹⁰ Taking into account the remaining over delivery

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on previous year's information, but rolled forward if there has been no start on site during 2015-16. It is noted that not all of the sites in Table 11 are considered by the developers / agents to be deliverable in the next five years.

Table 11: List of Major Sites as at 31/03/2016. Source: RDC

Application ref	Site	Deliverable site?	Developer	Status	Annual delivery range	Remaining plots on site
11/01182/MREM	Land North Of, Broughton Road, Malton	Yes	Taylor Wimpey	Underway	40-60 ¹¹	151
14/00427/MOUTE	The Showfield, Pasture Lane, Malton	Yes	Commercial Development Projects & FTC	Underway	30	227
13/01141/MFUL	Land At Allotments, Broughton Road, Malton	Yes	Taylor Wimpey	Not started	40-60 ¹²	83
14/00429/MOUTE	Land At, Rainbow Lane, Malton	Yes	Commercial Development Projects & FTC	Not started	25	50
14/00428/MOUTE	Land South of Westgate, Old Malton	Yes	Commercial Development Projects & FTC	Not started	10-29	35
09/00829/MFUL	Land At Westfield Nurseries, Scarborough Road, Norton	Yes	Persimmon	Underway	40	13
14/00947/MFUL	ATS Site, 25-27 Commercial Street, Norton	Yes	Home HA	Not Started	0	62
14/01335/MFUL	27 Wood Street, Norton	Yes	Yorkshire Housing	Not started	0	10
14/00976/MREM	Land At OS Field 9525, Crossgate Lane, Pickering	Yes	Methodist Homes	Underway	30-100	134
13/01314/MOUT	Land At Westfields, Kirkbymoorside	Yes	Gladman Developments	Not started	30	225
07/01133/MFUL	Land To North Of Wainds Field, Kirkbymoorside	Yes	Trilandium	Started	6-12	29
12/00618/MFUL	Land At OS Field No 4848, Station Road, Ampleforth	Yes	David Wilson Homes	Underway	15	9
13/00652/MOUT	56 Low Moorgate, Rillington	Yes	Mr M Wrigley & Mr J Cook	Not started	2-8	10
14/01207/MOUT	Manor Farm, Sherburn	Yes	Gladman Developments	Not started	30	73
06/00807/MFUL	Richardsons Haulage Yard, Malton Road, Slingsby	Yes	Voltruck	Not started	18	18
14/00980/FUL	Ryelands Care Home, Hurrell Lane, Thornton-Le-Dale	Yes	W&W Estates (Thornton Dale) Ltd	Underway	10	10
07/00676/MREM	Land at Manor Farm, Foxholes	Yes	Rubrik Homes	Underway	2	4
04/00292/MREM	Land Between Back Lane & Main Street, Back Lane, Leavening	Yes	Fox Oaks Properties Ltd	Technical start	9	19
08/00049/REM	Sycamore Farm, West Lutton	No	Rubrik Homes	Underway	0	7
09/01306/MFUL	Land And Buildings At Scagglethorpe Manor Farm, Main Street, Scagglethorpe	Yes	Mr J Willoughby	Underway	2	10
15/00014/MFUL	Claxton Garage Site, Malton Road, Claxton	No	Ms T McNellis	Not Started	0	13
TOTAL						1192

¹¹ 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.

¹² 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.

4.7 The sites listed in Table 11 are then projected over the 5 year time horizon of 2016-2021 and are set out in Table 12. 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 12: Projected Delivery of Major Sites 2016-2021. Source: RDC

Application ref	Site	2016-17	2017-18	2018-19	2019-20	2020-2021
11/01182/MREM	Land North Of, Broughton Road, Malton	47	45	51	8	0
14/00427/MOUTE	The Showfield, Pasture Lane, Malton	30	30	30	30	30
13/01141/MFUL	Land At Allotments, Broughton Road, Malton	0	0	0	19	37
14/00429/MOUTE	Land At, Rainbow Lane, Malton	0	0	25	25	0
14/00428/MOUTE	Land South of Westgate, Old Malton	0	25	10	0	0
09/00829/MFUL	Land At Westfield Nurseries, Scarborough Road, Norton	13	0	0	0	0
14/00947/MFUL	ATS Site, 25-27 Commercial Street, Norton	0	30	32	0	0
14/01335/MFUL	27 Wood Street, Norton	0	10	0	0	0
14/00976/MREM	Land At OS Field 9525, Crossgate Lane, Pickering	112	22	0	0	0
13/01314/MOUT	Land At Westfields, Kirkbymoorside	0	0	15	30	30
07/01133/MFUL	Land To North Of Wainds Field, Kirkbymoorside	0	6	12	11	0
12/00618/MFUL	Land At OS Field No 4848, Station Road, Ampleforth	9	0	0	0	0
13/00652/MOUT	56 Low Moorgate, Rillington	0	2	8	0	0
14/01207/MOUT	Manor Farm, Sherburn	0	0	30	30	13
06/00807/MFUL	Richardsons Haulage Yard, Malton Road, Slingsby	18	0	0	0	0
14/00980/FUL	Ryelands Care Home, Hurrell Lane, Thornton-Le-Dale	10	0	0	0	0
07/00676/MREM	Land at Manor Farm, Foxholes	0	2	2	0	0
04/00292/MREM	Land Between Back Lane & Main Street, Back Lane, Leavening	0	0	10	9	0
08/00049/REM	Sycamore Farm, West Lutton	0	0	0	0	0
09/01306/MFUL	Land And Buildings At Scagglethorpe Manor Farm, Main Street, Scagglethorpe	0	5	5	0	0
15/00014/MFUL	Claxton Garage Site, Malton Road, Claxton	0	0	0	0	0
TOTAL		239	177	230	162	110

4.8 Table 12 sets out the significant contribution from major sites over the 5 year period with projected completions exceeding the LPS target in 2016-17 and 2018-19 from major sites alone.

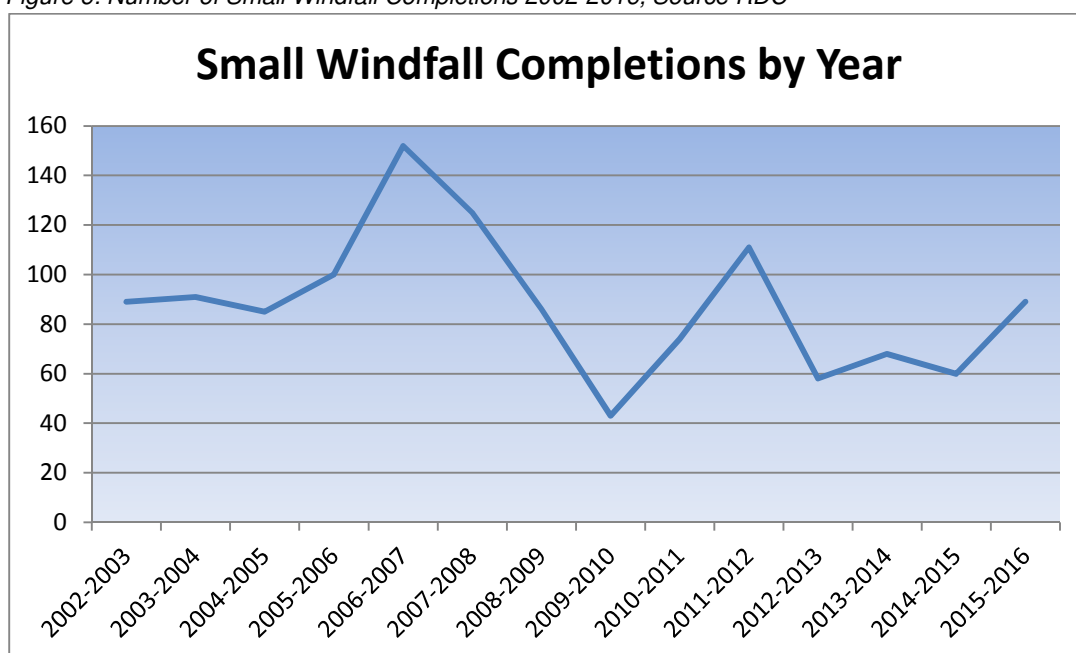
4.9 However the committed supply is not just made up of the major sites listed above as there is still a notable contribution from small sites. A constant supply of small windfall sites has come forward over the last 14 years. Table 13 sets out the proportion of contribution from small windfall sites since 2002:

Table 13: Windfall as a proportion of total housing completions 2002-2016. Source: RDC

Small windfall sites	Large windfall sites	Total windfall supply
47%	41%	88%

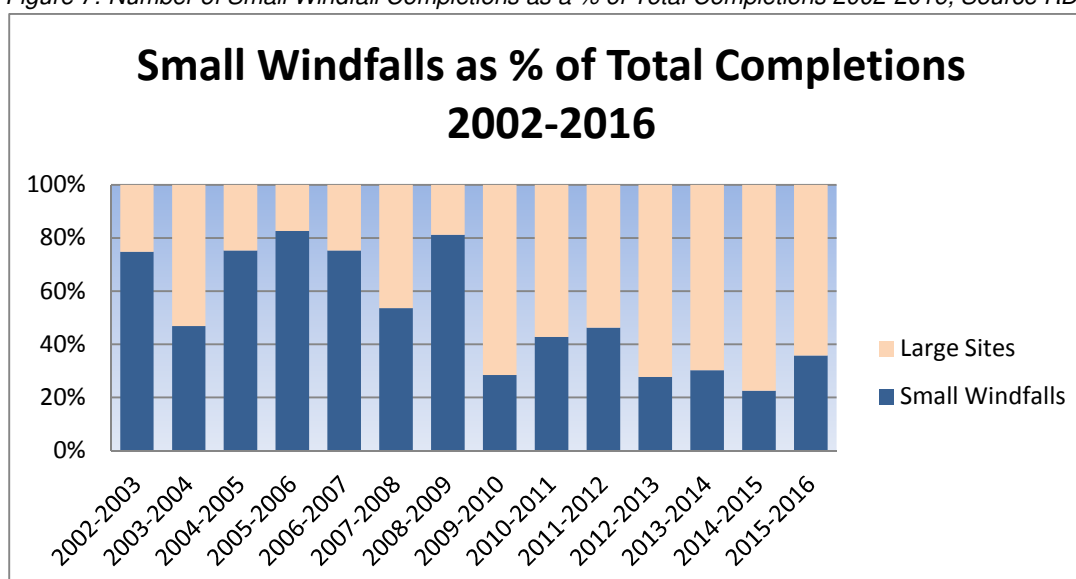
4.10 As Table 13 confirms, the vast majority of housing completions (88%) from 2002 to 2016 continue to currently come from windfall sites, which reflects the current nature of housing land supply. Table 13 also shows that more than half of the completions from 2002-2016 are from small windfall sites. Figure 6 charts the number of completions from small windfall sites over that period:

Figure 6: Number of Small Windfall Completions 2002-2016, Source RDC



4.11 Figure 7 illustrates the amount of small windfall sites as a proportion of the total completions from 2002-2016:

Figure 7: Number of Small Windfall Completions as a % of Total Completions 2002-2016, Source RDC

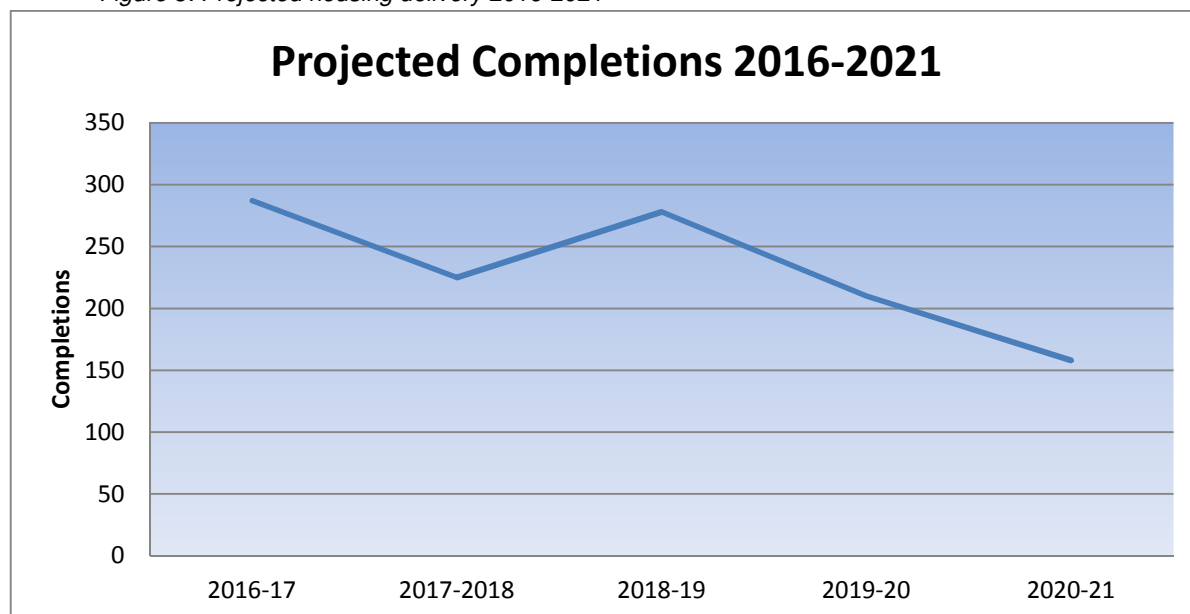


- 4.12 Figures 6 and 7 demonstrate that small windfall sites have made a significant contribution to the housing supply over the last fourteen years. Whilst the proportion of small windfalls has reduced particularly since the 2009-10 financial year, they still form an important contribution to housing supply. Since 2012 the proportion has stabilised at around 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.
- 4.13 Nonetheless, the continued contribution from small windfall sites continues to 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 ¶3.12-3.13) but rather taking into account existing committed supply from small windfall sites.
- 4.14 In light of this, and reflecting the supply of small windfall sites shown in Table 4 (267), a contribution of 48 dwellings per annum has been assumed from small windfall sites in the projected housing delivery graph in Figure 7 below. This is based on the total small windfall sites identified of 267 and then applying a 10% non-implementation reduction, reducing the figure to 240.3. This has then been divided equally over 5 years equating to 48.1, and has been rounded to 48 dwellings per annum. This ensures that the supply from small windfall sites is taken into account. The application of the small sites non-implementation rate at 10% is considered a very robust and realistic approach as set out in ¶3.14-3.17 and Annex B.
- 4.15 These contributions (contribution from deliverable major sites in Table 9 and small sites estimate of 48 per annum) have been combined in Table 14, whilst Figure 8 sets out the annual projected completions over the next 5 years:

Table 14: Total Projected Completions from 2016-2021. Source RDC

	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	Total	Delivery (Years) Against 198	Delivery (Years) Against 200
Projected completions	287	225	278	210	158	1158	5.85	5.79

Figure 8: Projected housing delivery 2016-2021



4.16 Table 11 and Figure 7 indicate that the Council will exceed 198 and 200 dwellings per annum in 2016-17, 2017-18, 2018-19 and 2019-20. The target is likely to fall below 200 / 198 in 2020-2021 only. 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 **5.85 years** when measured against the residual target of 198 for these five years. This leads to a total delivery of 1158 residential plots over the 5 year period. In line with last year's figures, this is once again 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 2016-2017 and 2018-19 (last year it was predicted to be for 2015-17), this is largely as a result of the retirement community development at Pickering delivering homes in a less concentrated pattern than originally envisioned by the developer in early 2015. In 2017-18 and 2019-20 the supply potentially dips to a level within the 'zone of tolerance' before falling below this in 2020-21. Based on the current supply situation, the Council considers there is no immediate need to release further residential sites now. However this will be required from 2018 onwards. It is also important to note that the Helmsley Plan is now adopted. The 95 additional residential allocations in Ryedale LPA will be factored into the projected delivery having regard to the timescales of the prospective developers (see ¶4.21).

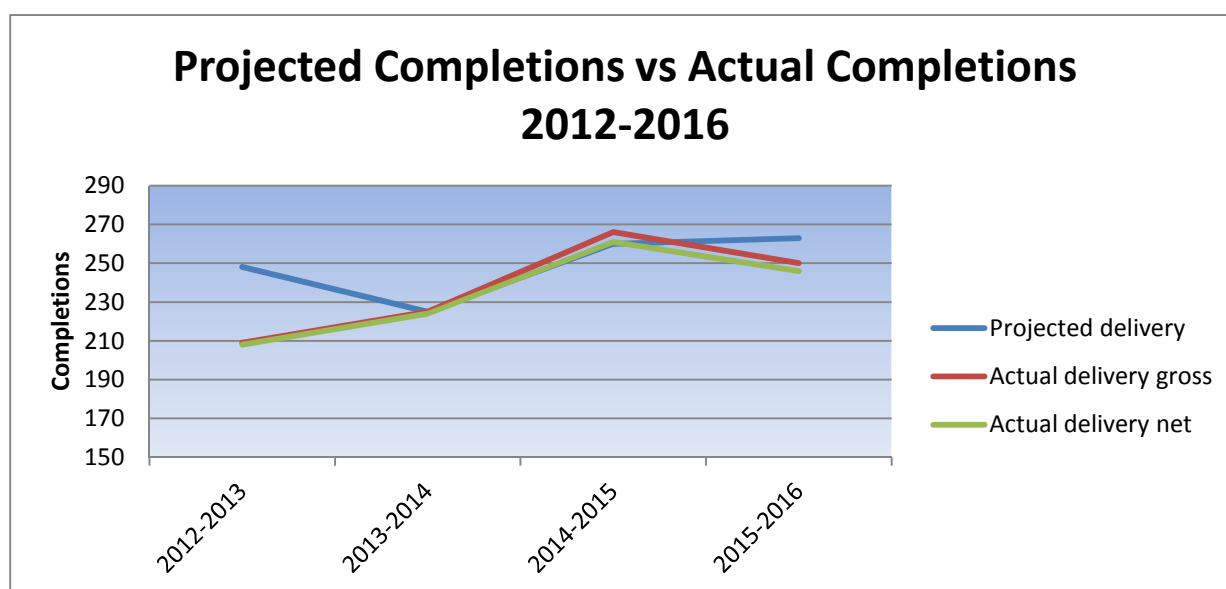
Projected Delivery Track Record

4.17 The Council has assessed the projected delivery of its housing supply since 2012. Currently this represents 4 years of data to date and it is appropriate to assess its accuracy and reliability as a guide to future performance. Table 15 and Figure 9 set out the predicted housing delivery in the 2012 to 2015 SHLAAs compared with actual delivery for that same period.

Table 15: Projected Completions vs. Actual Completions 2012-2016. Source: RDC

	2012-2013	2013-2014	2014-2015	2015-2016
Projected delivery	248	225	260	263
Actual delivery gross	209	225	266	250
Actual delivery net	208	224	261	246
Difference (%)	-16%	0%	0%	-7%

Figure 9: Projected Completions vs. Actual Completions 2012-2016. Source: RDC



- 4.18 The 2012 SHLAA Part 1 predicted a projected delivery in 2012-2013 of 248 under Scenario B¹³. 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 an actual delivery of 261 net completions. The 2015 SHLAA predicted a projected delivery of 263 dwellings which, when compared to an actual delivery of 246 net completions, equates to a 7% difference from the projected figure. This was due to a major site (Land at OS Field 9525, the retirement community in Pickering) delivering slightly slower than originally anticipated by the developer in 2015. However, it is expected that this site will substantially complete in 2016-17. It will be interesting to note in next year's SHLAA whether or not the long predicted over provision for 2016-17 is actually achieved.
- 4.19 To date, the Council considers that this has proved a valid and robust 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

¹³ Scenario B included supply from applications approved subject to the completion of a s106 legal agreement.

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).

- 4.20 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.

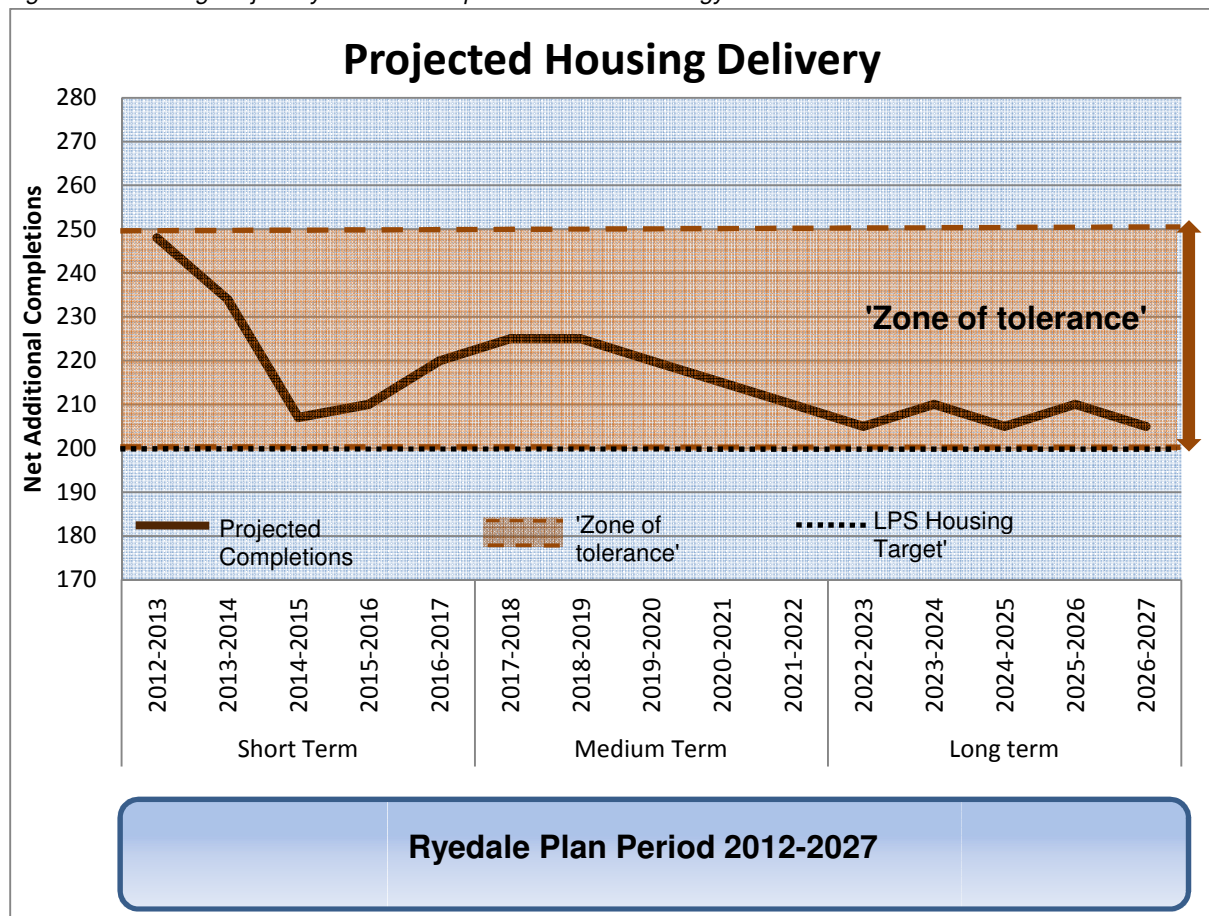
Consideration of Allocation Documents

- 4.21 ¶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 (HP) was Adopted in July 2015. Consultation on preferred sites / options in the Local Plan Sites document (LPSD) took place in Autumn 2015. It is anticipated that Publication of the plan will be undertaken in early 2017.

Housing Trajectory

- 4.22 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.

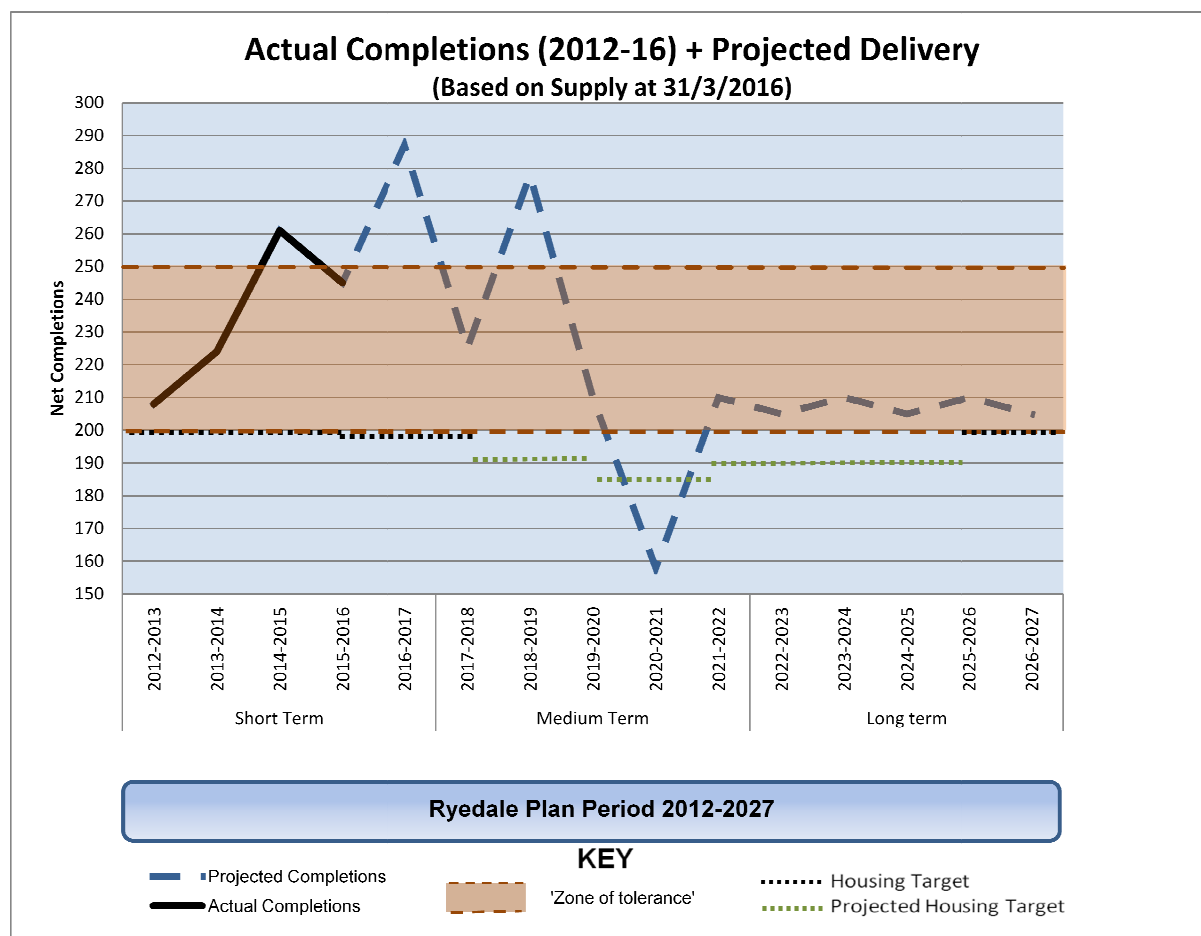
Figure 10: Housing Trajectory from the adopted Local Plan Strategy



4.23 Each year the Council produces a revised trajectory in figure 10 from that set out in the LPS (Figure 10). A revised housing trajectory has been developed in light of:

- The latest completion figures (2015-16)
- An analysis of the latest housing supply information
- The projected housing delivery for 2016-2021 Table 11
- The adoption of the Helmsley Plan Document in July 2015
- The likely adoption of the Local Plan Sites Document in 2017-2018

Figure 11: Revised Housing Trajectory Reflecting Latest Position as at 31/03/2016. Source: RDC



Notes: - Projections are based on supply at 31/3/2016.

- The Trajectory will be updated annually to take into account changes in the projected delivery of sites.
- The Trajectory is unlikely to remain as shown due to changes in anticipated delivery rates, new windfall sites being granted planning permission and allocations being identified and granted planning permission.

4.24 The revised trajectory in Figure 11 reflects the changes set out in ¶4.23. Whilst the actual completions for 2012/13 and 2015/16 were lower than expected, the 2013/14 and 2014/15 figures were almost exactly as predicted. Despite the 2015/16 completions being lower than expected, they were still within the "Zone of Tolerance" and as such no adjustment was necessary to the Housing Target of 198. The Housing Target will remain at 198 for the next 4 years unless there are any adjustments necessary for actual completions outside of the "Zone of Tolerance". Figure 10 shows that based on the projected delivery of 1158 dwellings in the next 5 years, adjustments will be necessary to the Housing Target as a result of projected over delivery in 2016/17 and 2018/19 and projected under delivery in 2020/21.

4.25 The main difference from the LPS trajectory is for years 2014-2021. In 2014/15 the actual completions exceeded the "Zone of Tolerance" and therefore reduced the Housing Target to 198 for the following 5 years. Compared to the LPS trajectory, the revised projected trajectory shows another completions spike in 2016/17, well exceeding the zone of tolerance, with a dramatic fall back to the zone of tolerance

threshold in 2017/18 before a further spike exceeding the zone of tolerance in 2018/19. 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 in 2016/17.

- 4.26 The effect of potentially allocated sites in the emerging LPSD being granted planning permission in the next couple of years will ensure that potential delivery will rise to the top of the "Zone of Tolerance" before reducing down to a level which mirrors the LPS trajectory from 2020/21 onwards.
- 4.27 The trajectory in Figure 11 and the projected completions in Figure 8 demonstrate that Ryedale can deliver the 5 year LPS target on the basis of existing supply at 31/3/2016. Further interim releases will not be required at this stage, and are unlikely to be needed as 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. The final year being 2011-2012 permissions and the five year build rate to 2015-16.

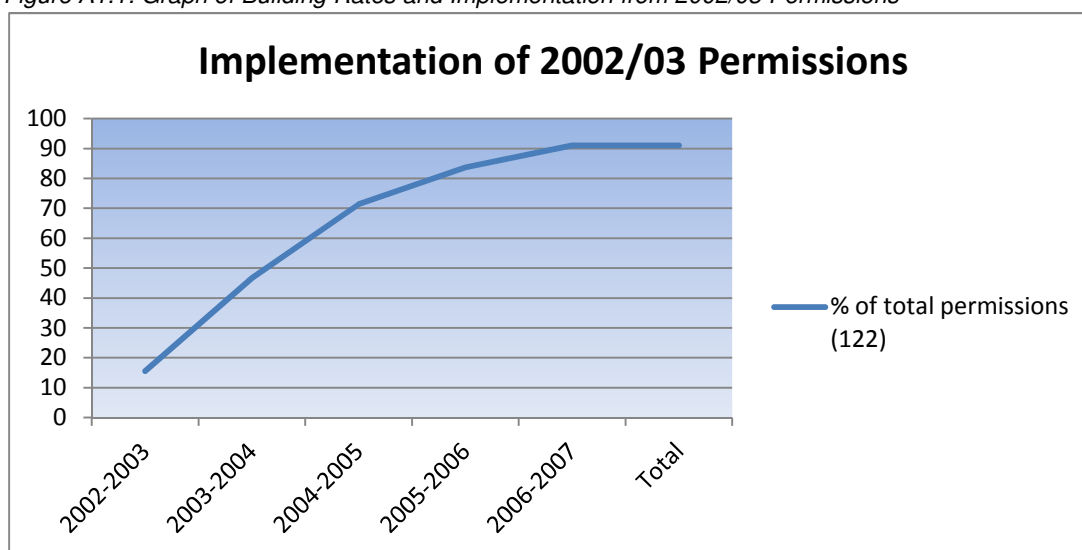
2002/2003 Permissions

Table A1.1: Build Rates and Implementation of 02/03 Permissions over Five Years

2002/2003 Permissions (122 plots)

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

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



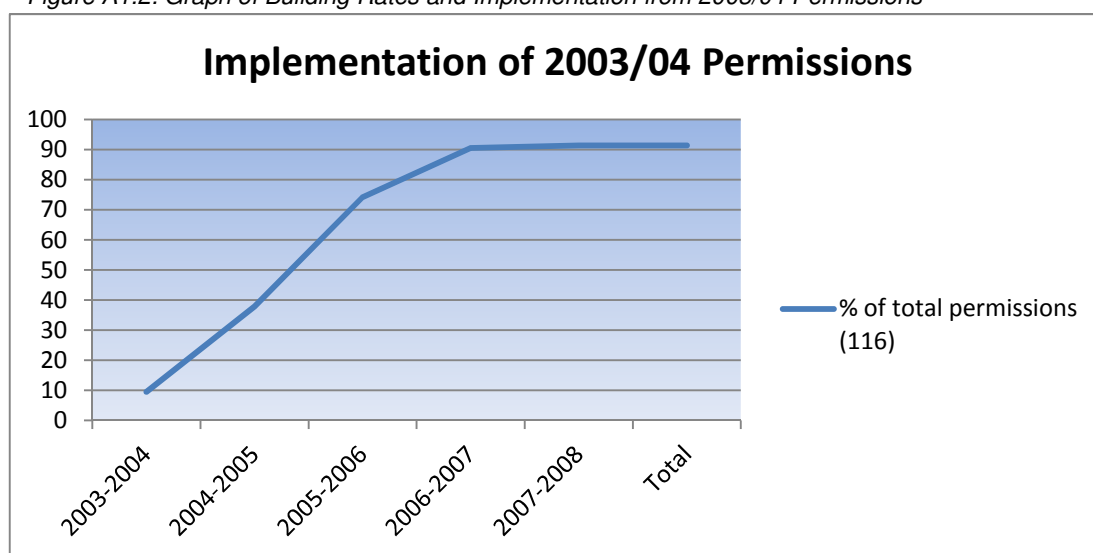
2003/2004 Permissions

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

2003/2004 Permissions (116 plots)

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

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



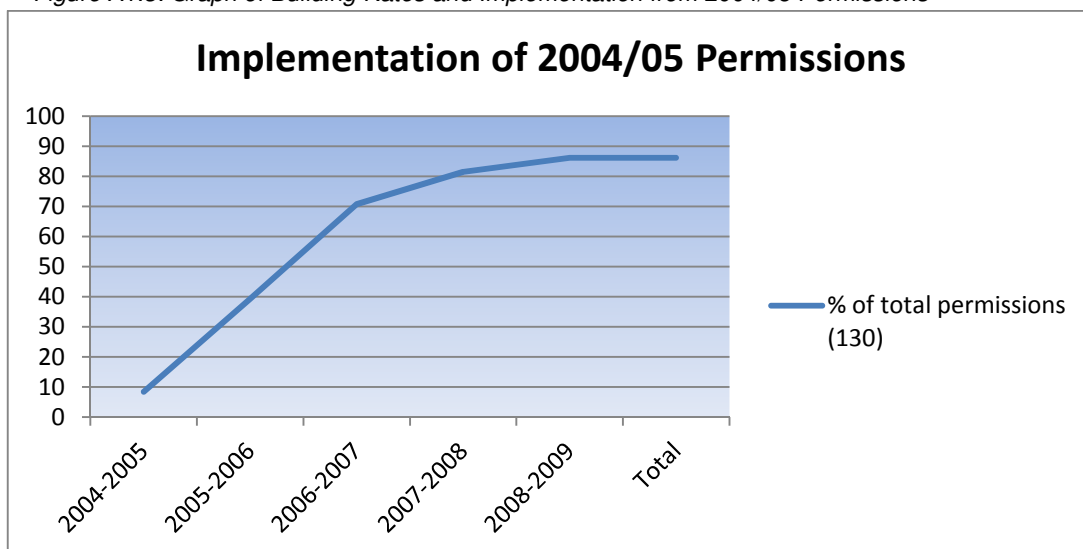
2004/2005 Permissions

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

2004/2005 Permissions (130 plots)

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

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



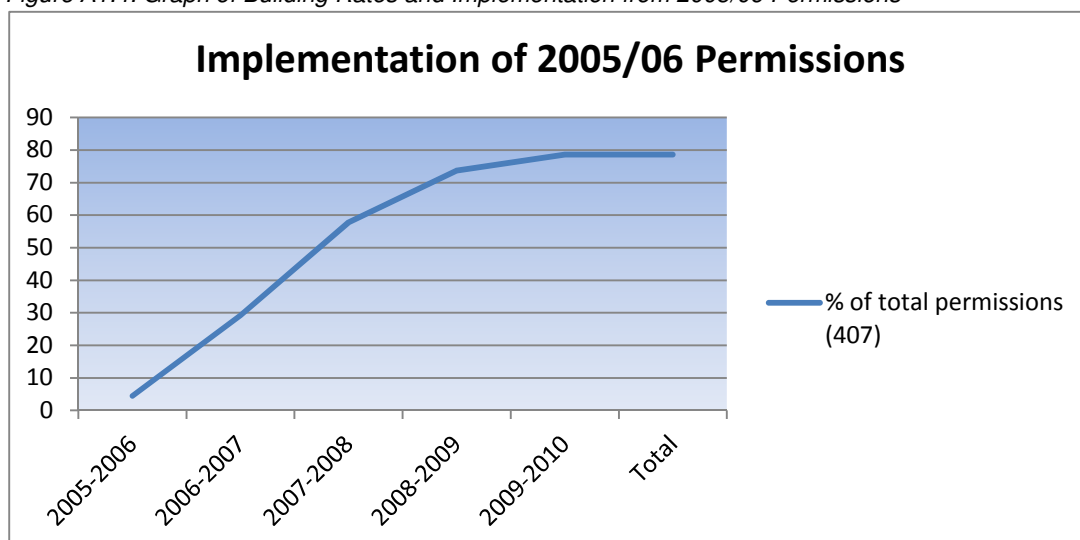
2005/2006 Permissions

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

2005/2006 Permissions (407 plots)

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

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

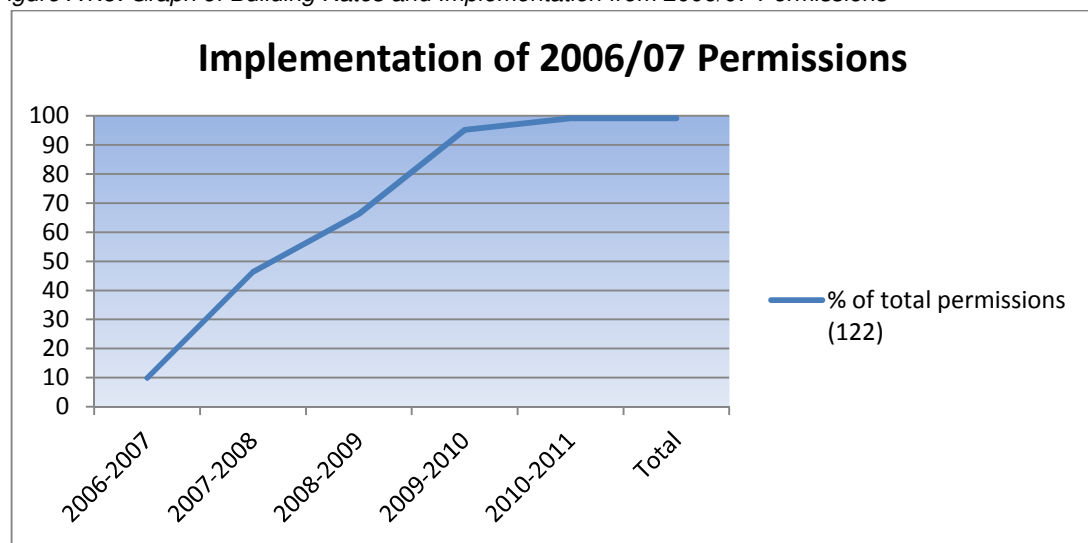


2006/2007 Permissions

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

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

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

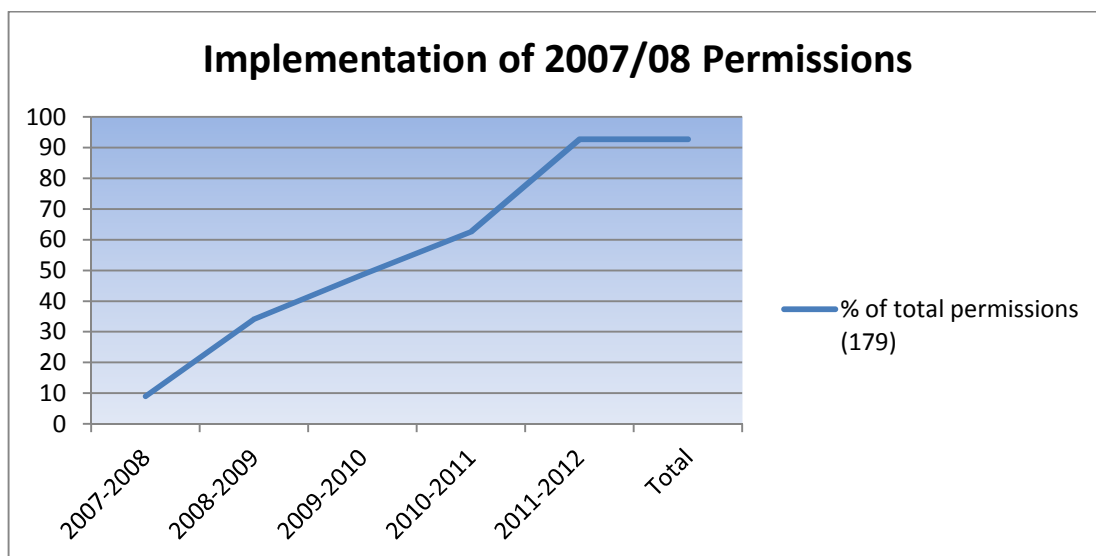


2007/2008 Permissions

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

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

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

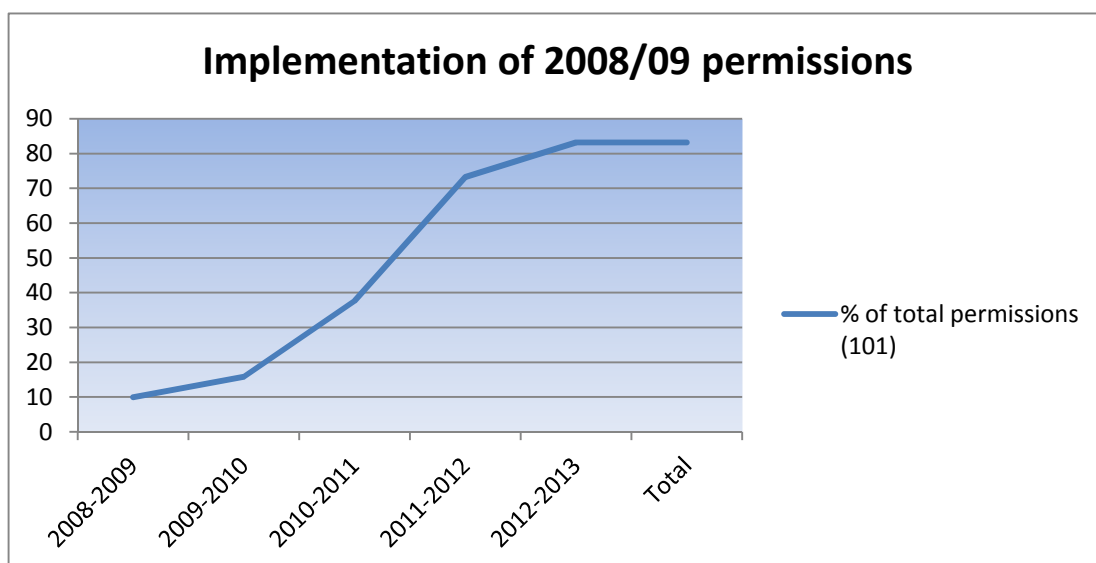


2008/2009 Permissions

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

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

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

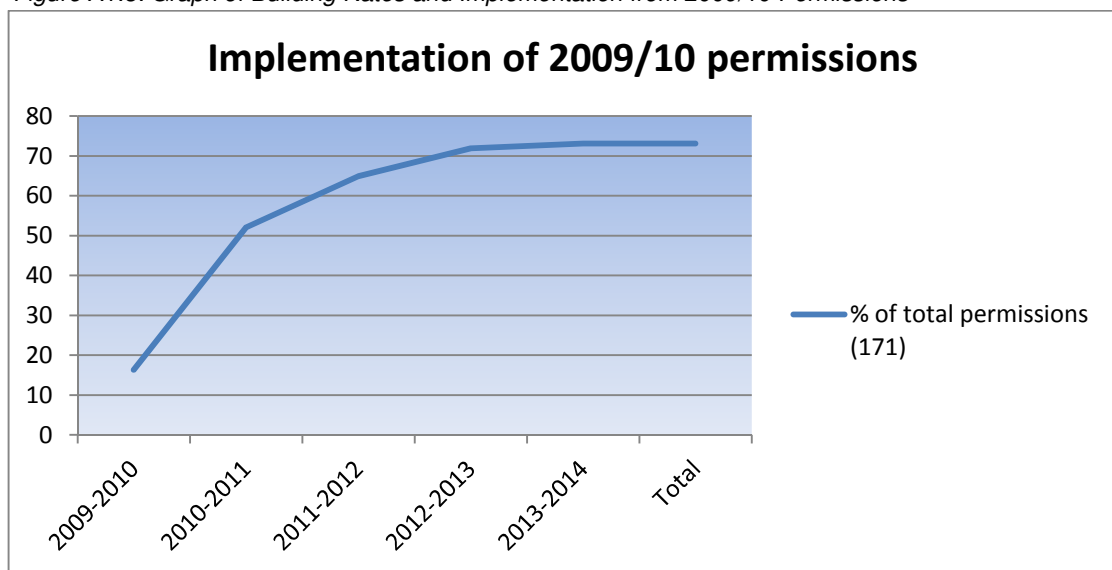


2009/2010 Permissions

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
Total	73	125	125

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

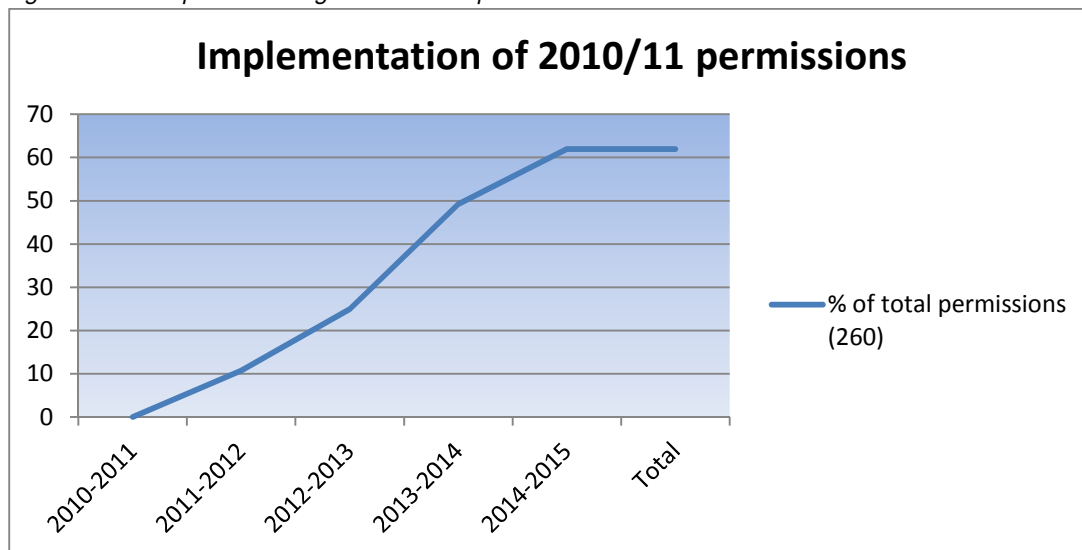


2010/2011 Permissions

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
Total	62	161	161

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

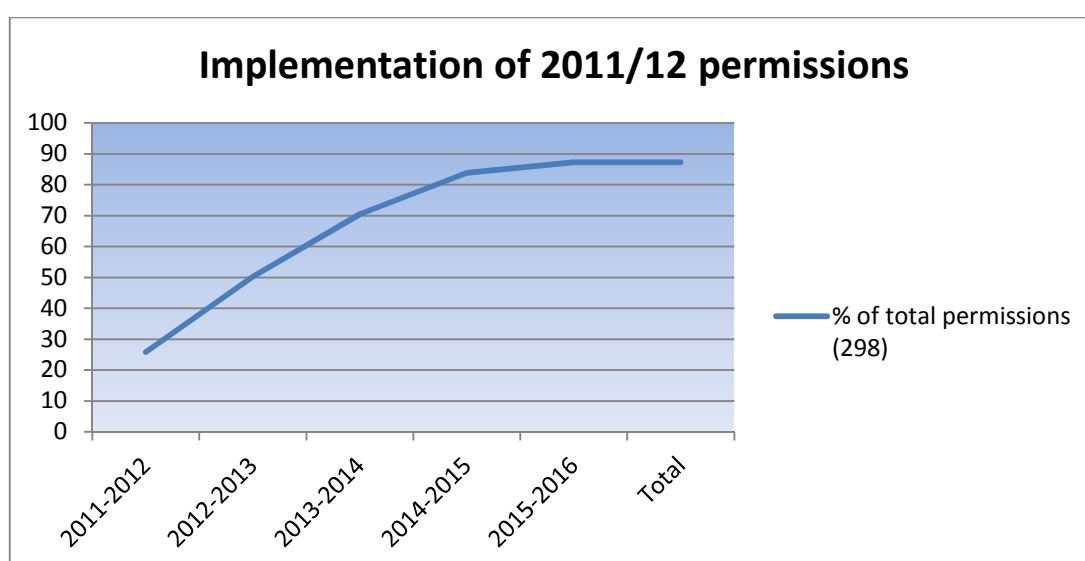


2011/2012 Permissions

Table A1.10: Build Rates and Implementation of 11/12 Permissions over Five Years

Completion year	% of total permissions (298)	No. completions	Cumulative completions
2011-2012	26	77	77
2012-2013	50	73	150
2013-2014	70	60	210
2014-2015	84	40	250
2015-2016	87	10	260
Total	87	260	260

Figure A1.10: Graph of Building Rates and Implementation from 2011/12 Permissions

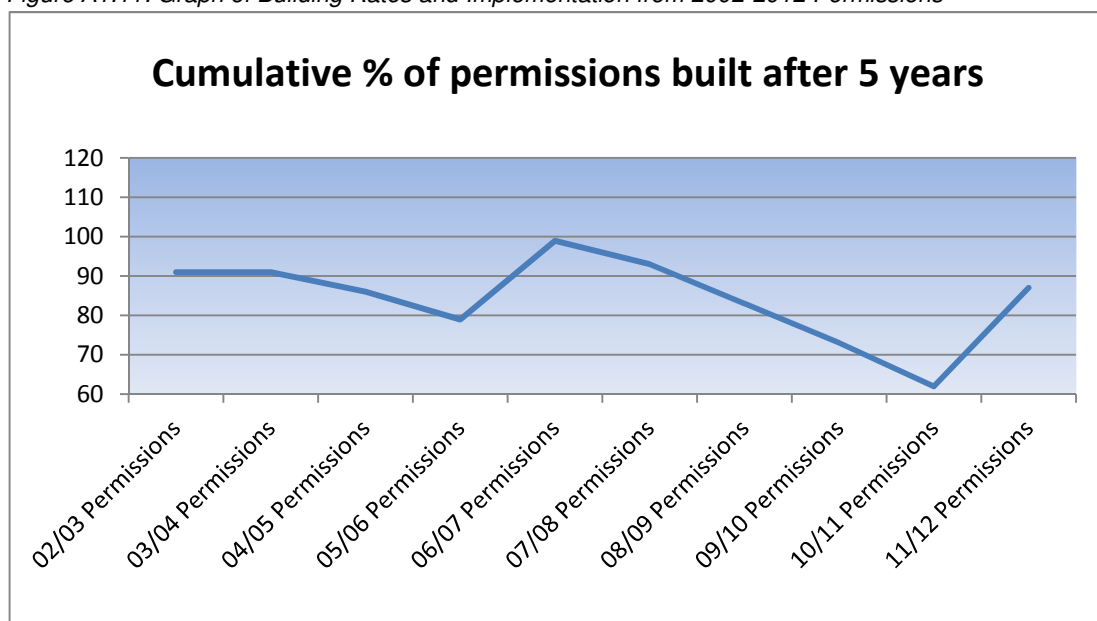


A2 From averaging the implementation rates set out in tables A1.1 to A1.10 above, it is possible to calculate the average % implementation rate of permissions granted from 2002 to 2012 as in table A1.11:

Table A1.11: Averaged implementation and non-implementation from 02/12 permissions

Permission Year	Total implementation over 5 years (%)	Remaining non implementation (%)
2002/2003	91	9
2003/2004	91	9
2004/2005	86	14
2005/2006	79	21
2006/2007	99	1
2007/2008	93	7
2008/2009	83	17
2009/2010	73	27
2010/2011	62	38
2011/2012	87	13
Average	84.4	15.6

Figure A1.11: Graph of Building Rates and Implementation from 2002-2012 Permissions



A3 From Table A1.11 and Figure A1.11, it can be seen that the average non-implementation rate from 02-12 equates to 15.5%. This is in line with the previous year's SHLAA where an increase to 15% was 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 past four 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.)

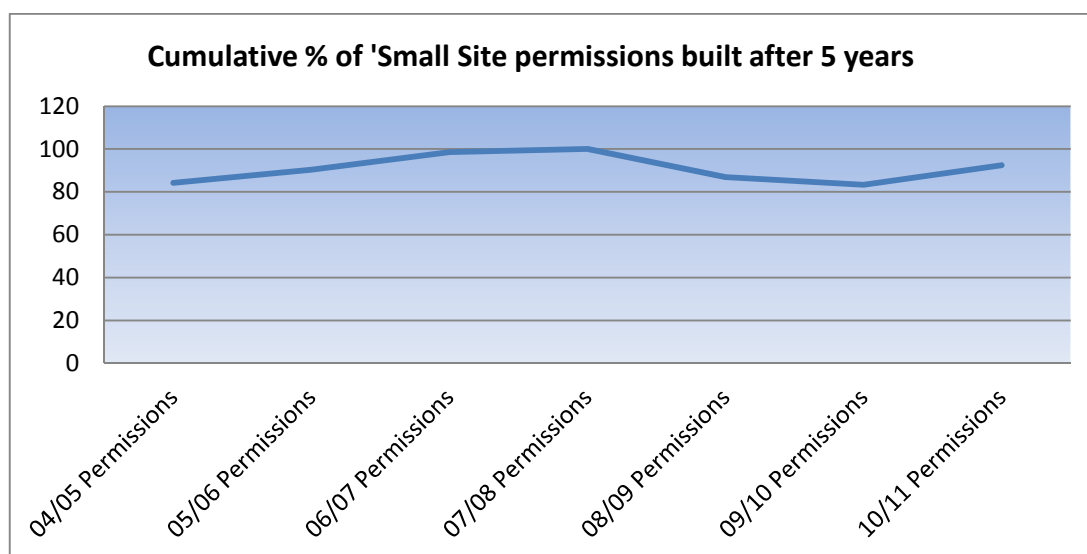
B1 As set out in ¶2.19, the Council has undertaken analysis of the non-implementation of small sites. The assessment of projected delivery from ¶2.29 onwards assumes a 10% non-implementation rate for small sites. This analysis looks at what the non-implementation rate is from these other sites, to underpin 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 to 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	2010/11	Average (%)
Level of implementation over 5 years (%)	88.54	95.57	98.28	100.00	98.77	83.33	92.41	93.84
Level of non-implementation over 5 years (%)	11.46	4.43	1.72	0.00	1.23	16.67	7.59	6.16

Figure B1.1: Cumulative Level of Small Sites Implementation 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 (85%). 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 6%, 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

PARISH_N O	FPSITE_N O	LOCATION	APPLICATION_NO	PLOT_N O	TOTDWE L_GROSS	DECISION_DATE	START_DATE
52	L5	Land South Of, Westgate, Old Malton	14/00428/MOUTE	18	35	24-Mar-15	
52	L5	Land South Of, Westgate, Old Malton	14/00428/MOUTE	19	35	24-Mar-15	
52	L5	Land South Of, Westgate, Old Malton	14/00428/MOUTE	20	35	24-Mar-15	
52	L5	Land South Of, Westgate, Old Malton	14/00428/MOUTE	21	35	24-Mar-15	
52	L5	Land South Of, Westgate, Old Malton	14/00428/MOUTE	22	35	24-Mar-15	
52	L5	Land South Of, Westgate, Old Malton	14/00428/MOUTE	23	35	24-Mar-15	
52	L5	Land South Of, Westgate, Old Malton	14/00428/MOUTE	24	35	24-Mar-15	
52	L5	Land South Of, Westgate, Old Malton	14/00428/MOUTE	25	35	24-Mar-15	
52	L5	Land South Of, Westgate, Old Malton	14/00428/MOUTE	26	35	24-Mar-15	
52	L5	Land South Of, Westgate, Old Malton	14/00428/MOUTE	27	35	24-Mar-15	
52	L5	Land South Of, Westgate, Old Malton	14/00428/MOUTE	28	35	24-Mar-15	
52	L5	Land South Of, Westgate, Old Malton	14/00428/MOUTE	29	35	24-Mar-15	
52	L5	Land South Of, Westgate, Old Malton	14/00428/MOUTE	30	35	24-Mar-15	
52	L5	Land South Of, Westgate, Old Malton	14/00428/MOUTE	31	35	24-Mar-15	
52	L5	Land South Of, Westgate, Old Malton	14/00428/MOUTE	32	35	24-Mar-15	
52	L5	Land South Of, Westgate, Old Malton	14/00428/MOUTE	33	35	24-Mar-15	
52	L5	Land South Of, Westgate, Old Malton	14/00428/MOUTE	34	35	24-Mar-15	
52	L5	Land South Of, Westgate, Old Malton	14/00428/MOUTE	35	35	24-Mar-15	
52	S62	48-56 Market Place, Malton	10/01360/FUL	1	3	01-Apr-11	17-Oct-14
52	S62	48-56 Market Place, Malton	10/01360/FUL	2	3	01-Apr-11	17-Oct-14
52	S62	48-56 Market Place, Malton	10/01360/FUL	3	3	01-Apr-11	17-Oct-14
52	S68	Old Cottage, 41 Greengate, Malton	11/00706/FUL	1	3	09-Dec-11	
52	S68	Old Cottage, 41 Greengate, Malton	11/00706/FUL	2	3	09-Dec-11	
52	S81	The Brow, 25 York Road, Malton	15/00539/FUL	1	3	15-Jun-15	02-Feb-16
52	S81	The Brow, 25 York Road, Malton	15/00539/FUL	2	3	15-Jun-15	
52	S75	14 - 16 Finkle Street, Malton	12/00629/FUL	2	2	21-Sep-12	
52	S83	Land West Of Middlecave Cottage, Maiden Greve	15/00649/FUL	1	2	30-Jul-15	
52	S83	Land West Of Middlecave Cottage, Maiden Greve	15/00649/FUL	2	2	30-Jul-15	
52	S70	Land To Rear Of Gilross 67, Middlecave Road, Malton	15/00866/FUL	1	1	16-Sep-15	13-Apr-15
52	S78	Land At Middlecave Lodge, Middlecave Road, Malton	14/00522/FUL	1	1	09-Mar-15	
52	S79	Land At Derwent House, Old Malton Road	14/01413/FUL	1	1	10-Mar-15	
52	S79	Land To The Rear Of 63, Middlecave Road, Malton	15/00722/FUL	1	1	23-Feb-16	
59	L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	43	197	05-Jan-11	02-Feb-16
59	L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	44	197	05-Jan-11	02-Feb-16
59	L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	45	197	05-Jan-11	02-Feb-16
59	L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	46	197	05-Jan-11	02-Feb-16
59	L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	47	197	05-Jan-11	02-Feb-16
59	L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	48	197	05-Jan-11	02-Feb-16
59	L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	49	197	05-Jan-11	02-Feb-16
59	L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	50	197	05-Jan-11	02-Feb-16
59	L6	Land At Westfield Nurseries, Scarborough Road, Norton	13/00006/MFUL	87	197	03-Dec-13	02-Feb-16
59	L6	Land At Westfield Nurseries, Scarborough Road, Norton	13/00006/MFUL	88	197	03-Dec-13	02-Feb-16
59	L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	175	197	05-Jan-11	31-Mar-15
59	L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	176	197	05-Jan-11	31-Mar-15
59	L6	Land At Westfield Nurseries, Scarborough Road, Norton	09/00829/MFUL	177	197	05-Jan-11	31-Mar-15
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	1	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	2	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	3	62	28-Aug-15	
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59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	6	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	7	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	8	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	9	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	10	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	11	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	12	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	13	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	14	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	15	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	16	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	17	62	28-Aug-15	
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59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	19	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	20	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	21	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	22	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	23	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	24	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	25	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	26	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	27	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	28	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	29	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	30	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	31	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	32	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	33	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	34	62	28-Aug-15	
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59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	37	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	38	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	39	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	40	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	41	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	42	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	43	62	28-Aug-15	

PARISH_N O	FPSITE_N O	LOCATION	APPLICATION_NO	PLOT_N O	TOTDWE L_GROSS	DECISION_DATE	START_DATE
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	44	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	45	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	46	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	47	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	48	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	49	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	50	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	51	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	52	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	53	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	54	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	55	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	56	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	57	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	58	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	59	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	60	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	61	62	28-Aug-15	
59	L78	ATS Euromaster, 25 - 27 Commercial Street, Norton	14/00947/MFUL	62	62	28-Aug-15	
59	L8	27 Wood Street, Norton	14/01335/MFUL	1	10	11-Feb-15	
59	L8	27 Wood Street, Norton	14/01335/MFUL	2	10	11-Feb-15	
59	L8	27 Wood Street, Norton	14/01335/MFUL	3	10	11-Feb-15	
59	L8	27 Wood Street, Norton	14/01335/MFUL	4	10	11-Feb-15	
59	L8	27 Wood Street, Norton	14/01335/MFUL	5	10	11-Feb-15	
59	L8	27 Wood Street, Norton	14/01335/MFUL	6	10	11-Feb-15	
59	L8	27 Wood Street, Norton	14/01335/MFUL	7	10	11-Feb-15	
59	L8	27 Wood Street, Norton	14/01335/MFUL	8	10	11-Feb-15	
59	L8	27 Wood Street, Norton	14/01335/MFUL	9	10	11-Feb-15	
59	L8	27 Wood Street, Norton	14/01335/MFUL	10	10	11-Feb-15	
59	S13	67 Commercial Street, Norton, Malton	13/01089/AMEND	1	7	28-Oct-13	05-Apr-06
59	S13	67 Commercial Street, Norton, Malton	13/01089/AMEND	2	7	28-Oct-13	05-Apr-06
59	S13	67 Commercial Street, Norton, Malton	13/01089/AMEND	3	7	28-Oct-13	31-Mar-09
59	S13	67 Commercial Street, Norton, Malton	13/01089/AMEND	4	7	28-Oct-13	31-Mar-09
59	S13	67 Commercial Street, Norton, Malton	13/01089/AMEND	5	7	28-Oct-13	31-Mar-09
59	S13	67 Commercial Street, Norton, Malton	13/01089/AMEND	6	7	28-Oct-13	31-Mar-09
59	S13	67 Commercial Street, Norton, Malton	13/01089/AMEND	7	7	28-Oct-13	31-Mar-09
59	S60	49 - 51 Commercial Street, Norton	11/00092/FUL	6	7	01-Apr-11	19-Apr-11
59	S60	49 - 51 Commercial Street, Norton	11/00092/FUL	7	7	01-Apr-11	19-Apr-11
59	S66	64 Langton Road, Norton	12/00014/FUL	1	6	27-Feb-12	31-Mar-16
59	S66	64 Langton Road, Norton	12/00014/FUL	2	6	27-Feb-12	31-Mar-16
59	S66	64 Langton Road, Norton	12/00014/FUL	3	6	27-Feb-12	31-Mar-16
59	S66	64 Langton Road, Norton	12/00014/FUL	4	6	27-Feb-12	31-Mar-16
59	S66	64 Langton Road, Norton	12/00014/FUL	5	6	27-Feb-12	31-Mar-16
59	S66	64 Langton Road, Norton	12/00014/FUL	6	6	27-Feb-12	31-Mar-16
59	S56	Land At Builders Yard Langton Road, Norton	10/00642/FUL	3	4	07-Sep-10	03-May-12
59	S56	Land At Builders Yard Langton Road, Norton	10/00642/FUL	4	4	07-Sep-10	03-May-12
59	S65	13A Commercial Street, Norton	11/01007/FUL	1	2	24-Nov-11	30-Oct-15
59	S75	West Nook Cottage, 98 Scarborough Road, Norton	14/00392/FUL	1	2	10-Mar-15	
59	S75	West Nook Cottage, 98 Scarborough Road, Norton	14/00392/FUL	2	2	10-Mar-15	
59	S76	Norton Lodge, 109 Beverley Road, Norton	14/00822/FUL	1	2	05-Mar-15	
59	S76	Norton Lodge, 109 Beverley Road, Norton	14/00822/FUL	2	2	05-Mar-15	
59	S49	Land To The West Of Beech House No 5, The Avenue, Norton	12/00283/EXT	1	1	14-May-12	
59	S59	Land Rear Of 64 And 66, Welham Road, Norton	10/01383/FUL	1	1	29-Mar-11	24-Sep-12
59	S68	Gawain House, 56 Welham Road, Norton	12/00327/FUL	1	1	04-May-12	08-Oct-13
59	S77	Land At 6, Parliament Street, Norton	14/01111/FUL	1	1	26-Jan-15	02-Feb-16
59	S80	Land East Of 72, Parliament Street, Norton	15/01004/FUL	1	1	23-Feb-16	
62	L10	Land At OS Field 9525, Crossgate Lane, Pickering	14/00976/MREM	1	168	09-Dec-14	
62	L10	Land At OS Field 9525, Crossgate Lane, Pickering	14/00976/MREM	2	168	09-Dec-14	
62	L10	Land At OS Field 9525, Crossgate Lane, Pickering	14/00976/MREM	3	168	09-Dec-14	07-Apr-15
62	L10	Land At OS Field 9525, Crossgate Lane, Pickering	14/00976/MREM	4	168	09-Dec-14	07-Apr-15
62	L10	Land At OS Field 9525, Crossgate Lane, Pickering	14/00976/MREM	5	168	09-Dec-14	
62	L10	Land At OS Field 9525, Crossgate Lane, Pickering	14/00976/MREM	6	168	09-Dec-14	
62	L10	Land At OS Field 9525, Crossgate Lane, Pickering	14/00976/MREM	7	168	09-Dec-14	05-Dec-14
62	L10	Land At OS Field 9525, Crossgate Lane, Pickering	14/00976/MREM	13	168	09-Dec-14	
62	L10	Land At OS Field 9525, Crossgate Lane, Pickering	14/00976/MREM	43	168	09-Dec-14	
62	L10	Land At OS Field 9525, Crossgate Lane, Pickering	14/00976/MREM	44	168	09-Dec-14	
62	L10	Land At OS Field 9525, Crossgate Lane, Pickering	14/00976/MREM	45	168	09-Dec-14	
62	L10	Land At OS Field 9525, Crossgate Lane, Pickering	14/00976/MREM	46	168	09-Dec-14	
62	L10	Land At OS Field 9525, Crossgate Lane, Pickering	14/00976/MREM	47	168	09-Dec-14	
62	L10	Land At OS Field 9525, Crossgate Lane, Pickering	14/00976/MREM	48	168	09-Dec-14	
62	L10	Land At OS Field 9525, Crossgate Lane, Pickering	14/00976/MREM	49	168	09-Dec-14	
62	L10	Land At OS Field 9525, Crossgate Lane, Pickering	14/00976/MREM	50	168	09-Dec-14	
62	L10	Land At OS Field 9525, Crossgate Lane, Pickering	14/00976/MREM	51	168	09-Dec-14	
62	L10	Land At OS Field 9525, Crossgate Lane, Pickering	14/00976/MREM	52	168	09-Dec-14	
62	L10	Land At OS Field 9525, Crossgate Lane, Pickering	14/00976/MREM	53	168	09-Dec-14	
62	L10	Land At OS Field 9525, Crossgate Lane, Pickering	14/00976/MREM	54	168	09-Dec-14	
62	L10	Land At OS Field 9525, Crossgate Lane, Pickering	14/00976/MREM	55	168	09-Dec-14	
62	L10	Land At OS Field 9525, Crossgate Lane, Pickering	14/00976/MREM	56	168	09-Dec-14	
62	L10	Land At OS Field 9525, Crossgate Lane, Pickering	14/00976/MREM	57	168	09-Dec-14	
62	L10	Land At OS Field 9525, Crossgate Lane, Pickering	14/00976/MREM	58	168	09-Dec-14	
62	L10	Land At OS Field 9525, Crossgate Lane, Pickering	14/00976/MREM	59	168	09-Dec-14	
62	L10	Land At OS Field 9525, Crossgate Lane, Pickering	14/00976/MREM	60	168	09-Dec-14	
62	L10	Land At OS Field 9525, Crossgate Lane, Pickering	14/00976/MREM	61	168	09-Dec-14	
62	L10	Land At OS Field 9525, Crossgate Lane, Pickering	14/00976/MREM	62	168	09-Dec-14	
62	L10	Land At OS Field 9525, Crossgate Lane, Pickering	14/00976/MREM	63	168	09-Dec-14	
62	L10	Land At OS Field 9525, Crossgate Lane, Pickering	14/00976/MREM	64	168	09-Dec-14	
62	L10	Land At OS Field 9525, Crossgate Lane, Pickering	14/00976/MREM	65	168	09-Dec-14	
62	L10	Land At OS Field 9525, Crossgate Lane, Pickering	14/00976/MREM	66	168	09-Dec-14	

PARISH_N O	FPSITE_N O	LOCATION	APPLICATION_NO	PLOT_N O	TOTDWE L_GROSS	DECISION_DATE	START_DATE
62	L10	Land At OS Field 9525, Crossgate Lane, Pickering	14/00976/MREM	155	168	09-Dec-14	
62	L10	Land At OS Field 9525, Crossgate Lane, Pickering	14/00976/MREM	156	168	09-Dec-14	
62	L10	Land At OS Field 9525, Crossgate Lane, Pickering	14/00976/MREM	157	168	09-Dec-14	
62	L10	Land At OS Field 9525, Crossgate Lane, Pickering	14/00976/MREM	158	168	09-Dec-14	
62	L10	Land At OS Field 9525, Crossgate Lane, Pickering	14/00976/MREM	159	168	09-Dec-14	
62	L10	Land At OS Field 9525, Crossgate Lane, Pickering	14/00976/MREM	160	168	09-Dec-14	
62	L10	Land At OS Field 9525, Crossgate Lane, Pickering	14/00976/MREM	161	168	09-Dec-14	
62	L10	Land At OS Field 9525, Crossgate Lane, Pickering	14/00976/MREM	162	168	09-Dec-14	
62	L10	Land At OS Field 9525, Crossgate Lane, Pickering	14/00976/MREM	163	168	09-Dec-14	
62	L10	Land At OS Field 9525, Crossgate Lane, Pickering	14/00976/MREM	164	168	09-Dec-14	
62	L10	Land At OS Field 9525, Crossgate Lane, Pickering	14/00976/MREM	165	168	09-Dec-14	
62	L10	Land At OS Field 9525, Crossgate Lane, Pickering	14/00976/MREM	166	168	09-Dec-14	
62	L10	Land At OS Field 9525, Crossgate Lane, Pickering	14/00976/MREM	167	168	09-Dec-14	
62	L10	Land At OS Field 9525, Crossgate Lane, Pickering	14/00976/MREM	168	168	09-Dec-14	
62	S49	2 Market Place, Pickering	00/00186/FUL	1	4	05-Apr-00	08-Dec-00
62	S49	2 Market Place, Pickering	00/00186/FUL	2	4	05-Apr-00	08-Dec-00
62	S49	2 Market Place, Pickering	00/00186/FUL	3	4	05-Apr-00	08-Dec-00
62	S94	Everley, 142 Westgate, Pickering	14/01319/FUL	1	3	12-Mar-15	
62	S94	Everley, 142 Westgate, Pickering	14/01319/FUL	2	3	12-Mar-15	
62	S94	Everley, 142 Westgate, Pickering	14/01319/FUL	3	3	12-Mar-15	
62	S82	Outbuildings To The Rear Of 39 - 40 Hungate Pickering	11/01204/FUL	1	2	12-Jun-12	02-Feb-16
62	S82	Outbuildings To The Rear Of 39 - 40 Hungate Pickering	11/01204/FUL	2	2	12-Jun-12	02-Feb-16
62	S97	114 Outgang Road, Pickering	15/01123/OUT	1	2	24-Feb-16	
62	S97	114 Outgang Road, Pickering	15/01123/OUT	2	2	24-Feb-16	
62	S80	Willowdene, Upper Carr Lane, Pickering	11/01158/MFUL	1	1	31-Jan-12	25-May-12
62	S90	Land West Of 80, Firthland Road, Pickering	13/00844/FUL	1	1	14-Oct-14	
62	S95	Land At Westfield House, Firthland Road, Pickering	15/00365/FUL	1	1	01-Jun-15	
62	S96	Outbuilding Adj To 33, Outgang Road, Pickering	15/00513/FUL	1	1	16-Oct-15	15-Mar-16
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	1	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	2	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	3	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	4	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	5	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	6	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	7	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	8	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	9	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	10	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	11	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	12	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	13	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	14	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	15	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	16	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	17	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	18	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	19	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	20	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	21	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	22	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	23	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	24	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	25	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	26	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	27	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	28	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	29	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	30	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	31	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	32	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	33	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	34	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	35	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	36	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	37	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	38	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	39	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	40	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	41	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	42	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	43	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	44	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	45	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	46	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	47	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	48	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	49	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	50	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	51	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	52	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	53	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	54	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	55	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	56	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	57	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	58	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	59	225	13-Feb-14	
47	L6	Land At Westfields, Kirkbymoorside	13/01314/MOUT	60	225	13-Feb-14	

PARISH_N O	FPSITE_N O	LOCATION	APPLICATION_NO	PLOT_N O	TOTDWE L_GROSS	DECISION_DATE	START_DATE
47	L4	Land To North Of Wainds Field, Kirkbymoorside	07/01133/MFUL	12	29	26-Oct-09	
47	L4	Land To North Of Wainds Field, Kirkbymoorside	07/01133/MFUL	13	29	26-Oct-09	
47	L4	Land To North Of Wainds Field, Kirkbymoorside	07/01133/MFUL	14	29	26-Oct-09	
47	L4	Land To North Of Wainds Field, Kirkbymoorside	07/01133/MFUL	15	29	26-Oct-09	
47	L4	Land To North Of Wainds Field, Kirkbymoorside	07/01133/MFUL	16	29	26-Oct-09	
47	L4	Land To North Of Wainds Field, Kirkbymoorside	07/01133/MFUL	17	29	26-Oct-09	
47	L4	Land To North Of Wainds Field, Kirkbymoorside	07/01133/MFUL	18	29	26-Oct-09	
47	L4	Land To North Of Wainds Field, Kirkbymoorside	07/01133/MFUL	19	29	26-Oct-09	
47	L4	Land To North Of Wainds Field, Kirkbymoorside	07/01133/MFUL	20	29	26-Oct-09	
47	L4	Land To North Of Wainds Field, Kirkbymoorside	07/01133/MFUL	21	29	26-Oct-09	
47	L4	Land To North Of Wainds Field, Kirkbymoorside	07/01133/MFUL	22	29	26-Oct-09	
47	L4	Land To North Of Wainds Field, Kirkbymoorside	07/01133/MFUL	23	29	26-Oct-09	
47	L4	Land To North Of Wainds Field, Kirkbymoorside	07/01133/MFUL	24	29	26-Oct-09	
47	L4	Land To North Of Wainds Field, Kirkbymoorside	07/01133/MFUL	25	29	26-Oct-09	
47	L4	Land To North Of Wainds Field, Kirkbymoorside	07/01133/MFUL	26	29	26-Oct-09	
47	L4	Land To North Of Wainds Field, Kirkbymoorside	07/01133/MFUL	27	29	26-Oct-09	
47	L4	Land To North Of Wainds Field, Kirkbymoorside	07/01133/MFUL	28	29	26-Oct-09	
47	L4	Land To North Of Wainds Field, Kirkbymoorside	07/01133/MFUL	29	29	26-Oct-09	
47	S67	64-66 Piercy End, Kirkbymoorside	15/00193/FUL	1	3	20-Apr-15	11-Jan-16
47	S67	64-66 Piercy End, Kirkbymoorside	15/00193/FUL	2	3	20-Apr-15	11-Jan-16
47	S63	75-77 West End, Kirkbymoorside	13/00904/FUL	1	2	04-Aug-14	
47	S63	75-77 West End, Kirkbymoorside	13/00904/FUL	2	2	04-Aug-14	
47	S64	Land Adj 8, New Road, Kirkbymoorside	14/01247/FUL	1	1	13-Mar-15	
47	S65	Land At, Piercy End, Kirkbymoorside	15/00175/REM	1	1	13-Apr-15	
47	S66	20 Market Place, Kirkbymoorside	15/00515/FUL	1	1	19-Jun-15	
4	S11	Land Adj Millfield Lodge, Main Street, Amotherby	14/00796/REM	1	1	23-Feb-15	31-Mar-15
79	S18	Land To North Of Low Farm, East Street, Swinton	15/01145/FUL	1	1	26-Feb-16	
5	L1	Land At OS Field No 4848, Station Road, Ampleforth	12/00618/MFUL	1	30	11-Apr-13	24-Oct-14
5	L1	Land At OS Field No 4848, Station Road, Ampleforth	12/00618/MFUL	11	30	11-Apr-13	08-Sep-15
5	L1	Land At OS Field No 4848, Station Road, Ampleforth	12/00618/MFUL	12	30	11-Apr-13	08-Sep-15
5	L1	Land At OS Field No 4848, Station Road, Ampleforth	12/00618/MFUL	14	30	11-Apr-13	08-Sep-15
5	L1	Land At OS Field No 4848, Station Road, Ampleforth	12/00618/MFUL	15	30	11-Apr-13	08-Sep-15
5	L1	Land At OS Field No 4848, Station Road, Ampleforth	12/00618/MFUL	16	30	11-Apr-13	15-Sep-15
5	L1	Land At OS Field No 4848, Station Road, Ampleforth	12/00618/MFUL	17	30	11-Apr-13	15-Sep-15
5	L1	Land At OS Field No 4848, Station Road, Ampleforth	12/00618/MFUL	18	30	11-Apr-13	22-Sep-15
5	L1	Land At OS Field No 4848, Station Road, Ampleforth	12/00618/MFUL	28	30	11-Apr-13	13-Nov-14
5	S8	East End Garage, Main Street, Ampleforth	11/00570/FUL	2	7	04-Jul-13	10-Jun-13
5	S8	East End Garage, Main Street, Ampleforth	11/00570/FUL	3	7	04-Jul-13	22-Mar-16
5	S8	East End Garage, Main Street, Ampleforth	11/00570/FUL	4	7	04-Jul-13	
5	S8	East End Garage, Main Street, Ampleforth	11/00570/FUL	5	7	04-Jul-13	
5	S8	East End Garage, Main Street, Ampleforth	11/00570/FUL	6	7	04-Jul-13	
5	S8	East End Garage, Main Street, Ampleforth	11/00570/FUL	7	7	04-Jul-13	
5	S9	Land To Rear Of Martlet House, Back Lane, Ampleforth	12/00586/FUL	1	1	24-Sep-13	
56	S14	Land At 1 Station Cottages, Station Road, Nawton	13/00536/OUT	1	1	30-Jul-13	
56	S19	Land East Of Ashton House, Main Road, Nawton	15/00333/FUL	1	1	19-May-15	
42	S17	Land West Of, Pasture Lane, Hovingham	15/01339/FUL	1	3	29-Feb-16	
42	S17	Land West Of, Pasture Lane, Hovingham	15/01339/FUL	2	3	29-Feb-16	
42	S17	Land West Of, Pasture Lane, Hovingham	15/01339/FUL	3	3	29-Feb-16	
42	S15	Deer Keepers Cottage , Parkside Lane, Hovingham	14/00203/FUL	1	1	12-Jun-14	
42	S16	Barns To Rear Of Ford View, Brookside, Hovingham	14/00051/FUL	1	1	10-Mar-15	16-Mar-16
42	S18	Building Adjacent To Brinkburn Barn, Brookside, Hovingham	15/01214/FUL	1	1	29-Feb-16	
42	S7	Coatesworth Farm Buildings, Brookside, Hovingham	02/00003/73A	1	1	26-Apr-02	05-Apr-07
64	L1	56 Low Moorgate, Rillington	13/00652/MOUT	1	10	17-Mar-14	
64	L1	56 Low Moorgate, Rillington	13/00652/MOUT	2	10	17-Mar-14	
64	L1	56 Low Moorgate, Rillington	13/00652/MOUT	3	10	17-Mar-14	
64	L1	56 Low Moorgate, Rillington	13/00652/MOUT	4	10	17-Mar-14	
64	L1	56 Low Moorgate, Rillington	13/00652/MOUT	5	10	17-Mar-14	
64	L1	56 Low Moorgate, Rillington	13/00652/MOUT	6	10	17-Mar-14	
64	L1	56 Low Moorgate, Rillington	13/00652/MOUT	7	10	17-Mar-14	
64	L1	56 Low Moorgate, Rillington	13/00652/MOUT	8	10	17-Mar-14	
64	L1	56 Low Moorgate, Rillington	13/00652/MOUT	9	10	17-Mar-14	
64	L1	56 Low Moorgate, Rillington	13/00652/MOUT	10	10	17-Mar-14	
64	S18	Land To Rear Of 44, Scarborough Road, Rillington	13/00650/FUL	1	4	09-Mar-15	
64	S18	Land To Rear Of 44, Scarborough Road, Rillington	13/00650/FUL	2	4	09-Mar-15	
64	S18	Land To Rear Of 44, Scarborough Road, Rillington	13/00650/FUL	3	4	09-Mar-15	
64	S18	Land To Rear Of 44, Scarborough Road, Rillington	13/00650/FUL	4	4	09-Mar-15	
64	S19	Land To Rear Of 43, Scarborough Road, Rillington	13/01425/FUL	1	4	09-Mar-15	
64	S19	Land To Rear Of 43, Scarborough Road, Rillington	13/01425/FUL	2	4	09-Mar-15	
64	S19	Land To Rear Of 43, Scarborough Road, Rillington	13/01425/FUL	3	4	09-Mar-15	
64	S19	Land To Rear Of 43, Scarborough Road, Rillington	13/01425/FUL	4	4	09-Mar-15	
64	S20	Hillsbrook, 23 Low Moorgate, Rillington	15/00552/FUL	1	2	01-Sep-15	
64	S15	Rillington Manor, Sands Lane, Rillington	10/00964/FUL	1	1	13-Oct-10	12-Sep-13
64	S9	73 Long Meadows, Rillington	13/01085/EXT	1	1	10-Jan-14	22-Feb-11
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	1	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	2	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	3	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	4	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	5	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	6	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	7	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	8	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	9	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	10	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	11	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	12	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	13	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	14	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	15	73	03-Nov-15	

PARISH_N O	FPSITE_N O	LOCATION	APPLICATION_NO	PLOT_N O	TOTDWE L_GROSS	DECISION_DATE	START_DATE
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	16	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	17	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	18	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	19	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	20	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	21	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	22	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	23	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	24	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	25	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	26	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	27	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	28	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	29	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	30	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	31	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	32	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	33	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	34	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	35	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	36	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	37	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	38	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	39	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	40	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	41	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	42	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	43	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	44	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	45	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	46	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	47	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	48	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	49	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	50	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	51	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	52	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	53	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	54	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	55	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	56	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	57	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	58	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	59	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	60	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	61	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	62	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	63	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	64	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	65	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	66	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	67	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	68	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	69	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	70	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	71	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	72	73	03-Nov-15	
72	L16	Land At Manor Farm, Sherburn	14/01207/MOUT	73	73	03-Nov-15	
72	S15	Sherburn Post Office, High Street, Sherburn	15/00930/FUL	1	1	05-Oct-15	02-Feb-16
75	L1	Richardsons Haulage Yard, Malton Road, Slingsby	15/01323/MFUL	1	18	26-Feb-16	
75	L1	Richardsons Haulage Yard, Malton Road, Slingsby	15/01323/MFUL	2	18	26-Feb-16	
75	L1	Richardsons Haulage Yard, Malton Road, Slingsby	15/01323/MFUL	3	18	26-Feb-16	
75	L1	Richardsons Haulage Yard, Malton Road, Slingsby	15/01323/MFUL	4	18	26-Feb-16	
75	L1	Richardsons Haulage Yard, Malton Road, Slingsby	15/01323/MFUL	5	18	26-Feb-16	
75	L1	Richardsons Haulage Yard, Malton Road, Slingsby	15/01323/MFUL	6	18	26-Feb-16	
75	L1	Richardsons Haulage Yard, Malton Road, Slingsby	15/01323/MFUL	7	18	26-Feb-16	
75	L1	Richardsons Haulage Yard, Malton Road, Slingsby	15/01323/MFUL	8	18	26-Feb-16	
75	L1	Richardsons Haulage Yard, Malton Road, Slingsby	15/01323/MFUL	9	18	26-Feb-16	
75	L1	Richardsons Haulage Yard, Malton Road, Slingsby	15/01323/MFUL	10	18	26-Feb-16	
75	L1	Richardsons Haulage Yard, Malton Road, Slingsby	15/01323/MFUL	11	18	26-Feb-16	
75	L1	Richardsons Haulage Yard, Malton Road, Slingsby	15/01323/MFUL	12	18	26-Feb-16	
75	L1	Richardsons Haulage Yard, Malton Road, Slingsby	15/01323/MFUL	13	18	26-Feb-16	
75	L1	Richardsons Haulage Yard, Malton Road, Slingsby	15/01323/MFUL	14	18	26-Feb-16	
75	L1	Richardsons Haulage Yard, Malton Road, Slingsby	15/01323/MFUL	15	18	26-Feb-16	
75	L1	Richardsons Haulage Yard, Malton Road, Slingsby	15/01323/MFUL	16	18	26-Feb-16	
75	L1	Richardsons Haulage Yard, Malton Road, Slingsby	15/01323/MFUL	17	18	26-Feb-16	
75	L1	Richardsons Haulage Yard, Malton Road, Slingsby	15/01323/MFUL	18	18	26-Feb-16	
75	S17	Land To Rear Of Hutton Brothers Car Sales, Railway Street, Slingsby	14/01377/FUL	1	3	01-May-15	
75	S17	Land To Rear Of Hutton Brothers Car Sales, Railway Street, Slingsby	14/01377/FUL	2	3	01-May-15	
75	S17	Land To Rear Of Hutton Brothers Car Sales, Railway Street, Slingsby	14/01377/FUL	3	3	01-May-15	
75	S16	Hutton Brothers Car Sales, Railway Street, Slingsby	14/00960/FUL	1	2	15-Jan-15	
75	S16	Hutton Brothers Car Sales, Railway Street, Slingsby	14/00960/FUL	2	2	15-Jan-15	
93	S9	Aucklands Garage, Main Street, Staxton	14/00814/FUL	1	4	09-Mar-15	
93	S9	Aucklands Garage, Main Street, Staxton	14/00814/FUL	2	4	09-Mar-15	
93	S9	Aucklands Garage, Main Street, Staxton	14/00814/FUL	3	4	09-Mar-15	
93	S9	Aucklands Garage, Main Street, Staxton	14/00814/FUL	4	4	09-Mar-15	
93	S11	Old Vicarage Coach House, Wains Lane, Staxton	13/01071/FUL	1	1	26-Nov-13	02-Dec-13
83	L1	Ryelands Care Home, Hurrell Lane, Thornton-Le-Dale	14/00980/FUL	1	14	18-Mar-15	04-Jan-16

PARISH_N O	FFSITE_N O	LOCATION	APPLICATION_NO	PLOT_N O	TOTDWE L_GROSS	DECISION_DATE	START_DATE
83	L1	Ryelands Care Home, Hurrell Lane, Thornton-Le-Dale	14/00980/FUL	3	14	18-Mar-15	04-Jan-16
83	L1	Ryelands Care Home, Hurrell Lane, Thornton-Le-Dale	14/00980/FUL	4	14	18-Mar-15	04-Jan-16
83	L1	Ryelands Care Home, Hurrell Lane, Thornton-Le-Dale	14/00980/FUL	5	14	18-Mar-15	04-Jan-16
83	L1	Ryelands Care Home, Hurrell Lane, Thornton-Le-Dale	14/00980/FUL	6	14	18-Mar-15	04-Jan-16
83	L1	Ryelands Care Home, Hurrell Lane, Thornton-Le-Dale	14/00980/FUL	7	14	18-Mar-15	04-Jan-16
83	L1	Ryelands Care Home, Hurrell Lane, Thornton-Le-Dale	14/00980/FUL	9	14	18-Mar-15	04-Jan-16
83	L1	Ryelands Care Home, Hurrell Lane, Thornton-Le-Dale	14/00980/FUL	11	14	18-Mar-15	04-Jan-16
83	L1	Ryelands Care Home, Hurrell Lane, Thornton-Le-Dale	14/00980/FUL	13	14	18-Mar-15	04-Jan-16
83	L1	Ryelands Care Home, Hurrell Lane, Thornton-Le-Dale	14/00980/FUL	14	14	18-Mar-15	04-Jan-16
83	S4	12, 14, 15, 16, 17, 18, 19 & 20 Hurrell Court, Hurrell Lane, Thornton-Le-Dale	14/01084/73A	1	8	18-Nov-14	
83	S4	12, 14, 15, 16, 17, 18, 19 & 20 Hurrell Court, Hurrell Lane, Thornton-Le-Dale	14/01084/73A	2	8	18-Nov-14	
83	S4	12, 14, 15, 16, 17, 18, 19 & 20 Hurrell Court, Hurrell Lane, Thornton-Le-Dale	14/01084/73A	3	8	18-Nov-14	
83	S4	12, 14, 15, 16, 17, 18, 19 & 20 Hurrell Court, Hurrell Lane, Thornton-Le-Dale	14/01084/73A	4	8	18-Nov-14	
83	S4	12, 14, 15, 16, 17, 18, 19 & 20 Hurrell Court, Hurrell Lane, Thornton-Le-Dale	14/01084/73A	5	8	18-Nov-14	
83	S4	12, 14, 15, 16, 17, 18, 19 & 20 Hurrell Court, Hurrell Lane, Thornton-Le-Dale	14/01084/73A	6	8	18-Nov-14	
83	S4	12, 14, 15, 16, 17, 18, 19 & 20 Hurrell Court, Hurrell Lane, Thornton-Le-Dale	14/01084/73A	7	8	18-Nov-14	
83	S4	12, 14, 15, 16, 17, 18, 19 & 20 Hurrell Court, Hurrell Lane, Thornton-Le-Dale	14/01084/73A	8	8	18-Nov-14	
83	S5	Land Adj To Hurrell House, Hurrell Lane, Thornton-Le-Dale	14/01282/FUL	1	1	02-Apr-15	17-Mar-16
1	S5	The Lodge, Acklam Grange, Main Street, Acklam	15/00839/FUL	1	2	17-Sep-15	15-Mar-16
1	S4	Land Adj Rose Cottage, Main Street, Acklam	14/00703/FUL	1	1	05-Mar-15	
2	S3	Blacksmiths Arms, Main Street, Aislaby	15/00149/FUL	3	3	07-Apr-15	05-Dec-13
2	S4	Land Adjacent Oak Cottage, Main Street, Aislaby	11/00272/EXT	1	1	09-May-11	31-Mar-11
6	S5	Glebe House, Main Street, Appleton Le Street	14/00952/FUL	1	2	17-Nov-14	15-Mar-16
7	S3	Buildings At Low Farm, Main Street, Barton-le-Street	12/00923/EXT	1	4	28-Jan-13	21-Mar-14
7	S3	Buildings At Low Farm, Main Street, Barton-le-Street	12/00916/FUL	3	4	30-Oct-13	21-Mar-14
7	S3	Buildings At Low Farm, Main Street, Barton-le-Street	12/00916/FUL	4	4	30-Oct-13	21-Mar-14
7	S5	Outbuildings At The Haybarn, Main Street, Barton Le Street	15/00994/FUL	1	1	19-Feb-16	
8	S9	Little Holme, Barton le Willows	15/01473/FUL	1	3	09-Feb-16	
8	S9	Little Holme, Barton le Willows	15/01473/FUL	2	3	09-Feb-16	
8	S9	Little Holme, Barton le Willows	15/01473/FUL	3	3	09-Feb-16	
8	S10	The Methodist Church And Garden, Steelmoor Lane, Barton Le Willows	15/01435/FUL	1	1	29-Mar-16	
12	S5	Rye Valley Works, Brawby Ln, Brawby	11/00442/EXT	1	4	06-Jul-11	
12	S5	Rye Valley Works, Brawby Ln, Brawby	11/00442/EXT	2	4	06-Jul-11	
12	S5	Rye Valley Works, Brawby Ln, Brawby	11/00442/EXT	3	4	06-Jul-11	
12	S5	Rye Valley Works, Brawby Ln, Brawby	11/00442/EXT	4	4	06-Jul-11	
12	S10	Land Adj Cro's Nest, Brawby Lane, Brawby	14/00412/FUL	1	1	24-Jul-14	31-Mar-15
12	S8	Brawby Methodist Chapel, Moor Lane, Brawby	09/00690/FUL	1	1	10-Nov-09	03-Sep-12
13	S5	Land Adj To Dhekelia, Moor Lane, Broughton	13/01099/OUT	1	1	25-Jul-14	
15	S10	Land Adj The Old Rectory, Lang Hill, Burythorpe	11/00778/AMEND	1	1	16-Aug-11	10-Apr-14
19	S7	Land Adjacent To Holly Lodge North, Main Street, Claxton	16/00181/OUT	1	1	24-Mar-16	
22	S5	School House, Main Street, Crambe	13/01431/FUL	1	1	06-Feb-14	06-Feb-14
23	S9	Land North Of Greys Farm, High Street, Cropton	10/01367/FUL	1	1	15-Apr-11	31-Mar-14
24	S27	Land Adj To Number 103, Main Street, Ebberston	13/01051/FUL	1	1	21-Nov-13	
24	S28	Westwood Barn, 79A Main Street, Ebberston	15/01228/FUL	1	1	12-Feb-16	
27	S10	Elm Tree Farm, Main Street, Flaxton	15/00363/FUL	1	3	19-Feb-16	
27	S10	Elm Tree Farm, Main Street, Flaxton	13/01101/FUL	2	3	12-Mar-14	
27	S10	Elm Tree Farm, Main Street, Flaxton	15/00363/FUL	3	3	19-Feb-16	
29	L1	Land At Manor Farm, Foxholes	07/00676/MREM	12	15	22-Nov-07	20-May-09
29	L1	Land At Manor Farm, Foxholes	07/00676/MREM	13	15	22-Nov-07	20-May-09
29	L1	Land At Manor Farm, Foxholes	07/00676/MREM	14	15	22-Nov-07	28-May-09
29	L1	Land At Manor Farm, Foxholes	07/00676/MREM	15	15	22-Nov-07	28-May-09
29	S16	Village Hall, Main Street, Foxholes	14/01198/FUL	1	2	23-Dec-14	
29	S16	Village Hall, Main Street, Foxholes	14/01198/FUL	2	2	23-Dec-14	
29	S17	St Mary's Church, Ganton Road, Foxholes	15/01065/FUL	1	1	09-Nov-15	
37	S6	Hill Top Farm, Main Street, Harome	03/00852/FUL	3	5	22-Aug-05	19-Feb-07
37	S6	Hill Top Farm, Main Street, Harome	03/00852/FUL	4	5	22-Aug-05	
37	S6	Hill Top Farm, Main Street, Harome	03/00852/FUL	5	5	22-Aug-05	
37	S12	Greystones, Main Street, Harome	15/00263/FUL	1	1	08-Jul-15	
45	S16	Land Adj To Red House, Salents Lane, Duggleby	12/01229/OUT	1	2	20-Feb-13	
45	S16	Land Adj To Red House, Salents Lane, Duggleby	12/01229/OUT	2	2	20-Feb-13	
48	S3	Langton Walled Garden, Main Street, Langton	08/00596/FUL	1	4	01-May-13	
48	S3	Langton Walled Garden, Main Street, Langton	08/00596/FUL	2	4	01-May-13	
48	S3	Langton Walled Garden, Main Street, Langton	08/00596/FUL	3	4	01-May-13	
48	S3	Langton Walled Garden, Main Street, Langton	08/00596/FUL	4	4	01-May-13	
49	L1	Land Between Back Lane & Main Street, Back Lane, Leavening	04/00292/MREM	1	19	20-May-10	10-Oct-13
49	L1	Land Between Back Lane & Main Street, Back Lane, Leavening	04/00292/MREM	2	19	20-May-10	10-Oct-13
49	L1	Land Between Back Lane & Main Street, Back Lane, Leavening	04/00292/MREM	3	19	20-May-10	
49	L1	Land Between Back Lane & Main Street, Back Lane, Leavening	04/00292/MREM	4	19	20-May-10	
49	L1	Land Between Back Lane & Main Street, Back Lane, Leavening	04/00292/MREM	5	19	20-May-10	
49	L1	Land Between Back Lane & Main Street, Back Lane, Leavening	04/00292/MREM	6	19	20-May-10	
49	L1	Land Between Back Lane & Main Street, Back Lane, Leavening	04/00292/MREM	7	19	20-May-10	
49	L1	Land Between Back Lane & Main Street, Back Lane, Leavening	04/00292/MREM	8	19	20-May-10	
49	L1	Land Between Back Lane & Main Street, Back Lane, Leavening	04/00292/MREM	9	19	20-May-10	
49	L1	Land Between Back Lane & Main Street, Back Lane, Leavening	04/00292/MREM	10	19	20-May-10	
49	L1	Land Between Back Lane & Main Street, Back Lane, Leavening	04/00292/MREM	11	19	20-May-10	
49	L1	Land Between Back Lane & Main Street, Back Lane, Leavening	04/00292/MREM	12	19	20-May-10	
49	L1	Land Between Back Lane & Main Street, Back Lane, Leavening	04/00292/MREM	13	19	20-May-10	
49	L1	Land Between Back Lane & Main Street, Back Lane, Leavening	04/00292/MREM	14	19	20-May-10	
49	L1	Land Between Back Lane & Main Street, Back Lane, Leavening	04/00292/MREM	15	19	20-May-10	
49	L1	Land Between Back Lane & Main Street, Back Lane, Leavening	04/00292/MREM	16	19	20-May-10	
49	L1	Land Between Back Lane & Main Street, Back Lane, Leavening	04/00292/MREM	17	19	20-May-10	
49	L1	Land Between Back Lane & Main Street, Back Lane, Leavening	04/00292/MREM	18	19	20-May-10	
49	L1	Land Between Back Lane & Main Street, Back Lane, Leavening	04/00292/MREM	19	19	20-May-10	
49	S6	Land West Of Wold Terrace, Beck Lane, Leavening	14/01063/FUL	1	1	05-Jun-15	
50	S8	Land Adj Rose Cottage, Goose Track Lane, West Lilling	14/01083/FUL	1	1	26-Jan-15	
51	L8	Sycamore Farm, Main Street, West Lutton	08/00049/REM	4	10	03-Jun-09	27-May-11
51	L8	Sycamore Farm, Main Street, West Lutton	08/00049/REM	5	10	03-Jun-09	27-May-11
51	L8	Sycamore Farm, Main Street, West Lutton	08/00049/REM	6	10	03-Jun-09	27-May-11

PARISH_N O	FPSITE_N O	LOCATION	APPLICATION_NO	PLOT_N O	TOTDWE L_GROSS	DECISION_DATE	START_DATE
51	L8	Sycamore Farm, Main Street, West Lutton	08/00049/REM	7	10	03-Jun-09	27-May-11
51	L8	Sycamore Farm, Main Street, West Lutton	08/00049/REM	8	10	03-Jun-09	
51	L8	Sycamore Farm, Main Street, West Lutton	08/00049/REM	9	10	03-Jun-09	
51	L8	Sycamore Farm, Main Street, West Lutton	08/00049/REM	10	10	03-Jun-09	
51	S26	Land At, Hillside Way, West Lutton	12/01227/OUT	1	3	21-Feb-13	
51	S26	Land At, Hillside Way, West Lutton	12/01227/OUT	2	3	21-Feb-13	
51	S26	Land At, Hillside Way, West Lutton	12/01227/OUT	3	3	21-Feb-13	
51	S28	Haverdale Farm, Green Lane, West Lutton	13/00354/FUL	1	2	14-Jun-13	
51	S28	Haverdale Farm, Green Lane, West Lutton	13/00354/FUL	2	2	14-Jun-13	
55	S16	Land Adjacent To April End, Back Lane South, Middleton	15/00764/OUT	1	2	23-Nov-15	
55	S16	Land Adjacent To April End, Back Lane South, Middleton	15/00764/OUT	2	2	23-Nov-15	
55	S15	Land Adjacent The Meadows, Back Lane South, Middleton	14/00609/FUL	1	1	05-Mar-15	16-Mar-16
60	S4	Land And Buildings At Diamond Farm, Low Street, Nunnington	09/00072/FUL	1	7	11-Sep-13	
60	S4	Land And Buildings At Diamond Farm, Low Street, Nunnington	09/00072/FUL	2	7	11-Sep-13	
60	S4	Land And Buildings At Diamond Farm, Low Street, Nunnington	09/00072/FUL	3	7	11-Sep-13	
60	S4	Land And Buildings At Diamond Farm, Low Street, Nunnington	09/00072/FUL	4	7	11-Sep-13	
60	S4	Land And Buildings At Diamond Farm, Low Street, Nunnington	09/00072/FUL	5	7	11-Sep-13	
60	S4	Land And Buildings At Diamond Farm, Low Street, Nunnington	09/00072/FUL	6	7	11-Sep-13	
60	S4	Land And Buildings At Diamond Farm, Low Street, Nunnington	09/00072/FUL	7	7	11-Sep-13	
61	S6	St Gregorys House, Main Street, Oswaldkirk	14/01055/FUL	1	4	02-Apr-15	
61	S6	St Gregorys House, Main Street, Oswaldkirk	14/01055/FUL	2	4	02-Apr-15	
61	S6	St Gregorys House, Main Street, Oswaldkirk	14/01055/FUL	3	4	02-Apr-15	
68	L10	Land And Buildings At Scagglethorpe Manor Farm, Main Street, Scagglethorpe	09/01306/MFUL	1	10	01-Feb-12	
68	L10	Land And Buildings At Scagglethorpe Manor Farm, Main Street, Scagglethorpe	09/01306/MFUL	2	10	01-Feb-12	
68	L10	Land And Buildings At Scagglethorpe Manor Farm, Main Street, Scagglethorpe	09/01306/MFUL	3	10	01-Feb-12	
68	L10	Land And Buildings At Scagglethorpe Manor Farm, Main Street, Scagglethorpe	09/01306/MFUL	4	10	01-Feb-12	16-Mar-16
68	L10	Land And Buildings At Scagglethorpe Manor Farm, Main Street, Scagglethorpe	09/01306/MFUL	5	10	01-Feb-12	
68	L10	Land And Buildings At Scagglethorpe Manor Farm, Main Street, Scagglethorpe	09/01306/MFUL	6	10	01-Feb-12	
68	L10	Land And Buildings At Scagglethorpe Manor Farm, Main Street, Scagglethorpe	09/01306/MFUL	7	10	01-Feb-12	
68	L10	Land And Buildings At Scagglethorpe Manor Farm, Main Street, Scagglethorpe	09/01306/MFUL	8	10	01-Feb-12	
68	L10	Land And Buildings At Scagglethorpe Manor Farm, Main Street, Scagglethorpe	09/01306/MFUL	9	10	01-Feb-12	
68	L10	Land And Buildings At Scagglethorpe Manor Farm, Main Street, Scagglethorpe	09/01306/MFUL	10	10	01-Feb-12	
68	S11	Ebor House, Highfield Lane, Scagglethorpe	11/01127/FUL	1	2	02-Mar-12	
70	S13	Rectory Farm, Scrayingham	06/01232/FUL	1	6	13-Jan-14	
70	S13	Rectory Farm, Scrayingham	06/01232/FUL	2	6	13-Jan-14	
70	S13	Rectory Farm, Scrayingham	06/01232/FUL	3	6	13-Jan-14	
70	S13	Rectory Farm, Scrayingham	06/01232/FUL	4	6	13-Jan-14	
70	S13	Rectory Farm, Scrayingham	06/01232/FUL	5	6	13-Jan-14	
70	S13	Rectory Farm, Scrayingham	06/01232/FUL	6	6	13-Jan-14	
71	S11	Rectory Farm, Beckside, Settrington	11/00713/EXT	1	3	03-Oct-11	
71	S11	Rectory Farm, Beckside, Settrington	13/01023/FUL	2	3	25-Oct-13	
71	S11	Rectory Farm, Beckside, Settrington	11/00713/EXT	3	3	03-Oct-11	
71	S13	Land At Corner Of Chapel Road And, Forkers Lane, Settrington	12/00809/73A	1	2	17-Mar-10	02-Feb-16
71	S13	Land At Corner Of Chapel Road And, Forkers Lane, Settrington	12/00809/73A	2	2	17-Mar-10	
71	S15	Barn Adj To Glebe House, New Road, Settrington	13/00215/FUL	1	1	10-Jun-13	
74	S4	Barn At Elmsall House, Main Street, Sinnington	10/01404/FUL	1	1	05-Aug-11	28-Jul-14
82	S5	Land To The East Of 1 Winston Row, Low Street, Thornton le Clay	09/00601/FUL	1	1	09-Sep-09	20-Aug-12
82	S8	Land Adjacent To Sauveterre, Low Street, Thornton Le Clay	13/01041/FUL	1	1	26-Nov-13	
86	S4	Chapel Adjacent To Agar Cottage, Rudcarr Lane, Warthill	15/01071/FUL	1	1	29-Feb-16	
87	S18	Land Rear Of Rarey Farm, Main Road, Weaverthorpe	12/00969/FUL	1	8	04-Dec-15	
87	S18	Land Rear Of Rarey Farm, Main Road, Weaverthorpe	12/00969/FUL	2	8	04-Dec-15	
87	S18	Land Rear Of Rarey Farm, Main Road, Weaverthorpe	12/00969/FUL	3	8	04-Dec-15	
87	S18	Land Rear Of Rarey Farm, Main Road, Weaverthorpe	12/00969/FUL	4	8	04-Dec-15	
87	S18	Land Rear Of Rarey Farm, Main Road, Weaverthorpe	12/00969/FUL	5	8	04-Dec-15	
87	S18	Land Rear Of Rarey Farm, Main Road, Weaverthorpe	12/00969/FUL	6	8	04-Dec-15	
87	S18	Land Rear Of Rarey Farm, Main Road, Weaverthorpe	12/00969/FUL	7	8	04-Dec-15	
87	S18	Land Rear Of Rarey Farm, Main Road, Weaverthorpe	12/00969/FUL	8	8	04-Dec-15	
87	S16	Waddale End, Main Road, Weaverthorpe	15/00901/REM	1	1	29-Sep-15	
89	S13	The Croft, Main Street, Welburn	13/00728/FUL	1	3	12-Aug-15	
89	S13	The Croft, Main Street, Welburn	13/00728/FUL	2	3	12-Aug-15	
89	S13	The Croft, Main Street, Welburn	13/00728/FUL	3	3	12-Aug-15	
90	S13	Buildings At Mount Farm, Main Street, Westow	13/00885/FUL	1	4	12-Feb-16	
90	S13	Buildings At Mount Farm, Main Street, Westow	13/00885/FUL	2	4	12-Feb-16	
90	S13	Buildings At Mount Farm, Main Street, Westow	13/00885/FUL	3	4	12-Feb-16	
90	S13	Buildings At Mount Farm, Main Street, Westow	13/00885/FUL	4	4	12-Feb-16	
94	S8	Outbuildings At Hollies Farm, Wilton	11/00472/FUL	1	2	11-Dec-12	17-Mar-16
94	S8	Outbuildings At Hollies Farm, Wilton	11/00472/FUL	2	2	11-Dec-12	17-Mar-16
94	S10	Hollies Farm, Wilton	15/00967/GPAGB	1	1	20-Oct-15	17-Mar-16
62	S86	Land At OS Field 4907, Outgang Lane, Pickering	14/00075/REM	1	1	10-Mar-14	15-Mar-16
62	S87	Land At OS Field 3011, Malton Road, Pickering	13/00285/EXTM	1	1	24-May-13	
62	S88	Pickering Showground, Malton Road, Pickering	13/00029/MFUL	1	1	21-Aug-13	
62	S98	Pickering Trout Lake , Undercliffe, Pickering	15/01180/MFUL	1	1	29-Mar-16	
47	S68	Ravenswick, Swineherd Lane, Kirkbymoorside	15/01163/FUL	1	5	25-Jan-16	
47	S68	Ravenswick, Swineherd Lane, Kirkbymoorside	15/01163/FUL	2	5	25-Jan-16	
47	S68	Ravenswick, Swineherd Lane, Kirkbymoorside	15/01163/FUL	3	5	25-Jan-16	
47	S68	Ravenswick, Swineherd Lane, Kirkbymoorside	15/01163/FUL	4	5	25-Jan-16	
47	S68	Ravenswick, Swineherd Lane, Kirkbymoorside	15/01163/FUL	5	5	25-Jan-16	
47	S62	The Bungalow , Swineherd Lane, Kirkbymoorside	13/00615/FUL	1	1	18-Jul-13	
79	S16	Land At OS Field 4700, Lowfield Lane, Swinton	13/01435/REM	1	1	28-Feb-14	
79	S17	Swinton Grange, Swinton Lane, Swinton	11/00330/FUL	1	1	28-Jul-11	01-Mar-16
56	S13	Land At Arthington Barn Stables, Highfield Lane, Newton	12/00384/FUL	1	2	11-Apr-13	01-Jul-14
56	S13	Land At Arthington Barn Stables, Highfield Lane, Newton	12/00384/FUL	2	2	11-Apr-13	
56	S17	Longwood, Highfield Lane, Newton	14/00744/FUL	1	2	24-Sep-14	
56	S10	Barn At Skiplam Grange, Skiplam Road, Newton	09/00812/FUL	1	1	13-Oct-09	26-Nov-12
56	S20	Building At The Barn, Holly Park, Guncroft Lane, Newton, Helmsley	14/01204/GPAGB	1	1	01-Apr-15	
73	S16	Outbuilding At Castle Farm, Main Street, Sheriff Hutton	15/01151/FUL	1	1	23-Dec-15	
73	S16	1 Woodend Cottages, Ashbank Lane, High Stittenham	15/01215/FUL	1	1	15-Dec-15	
75	S18	Manor Ridge Barns, South Holme, Slingsby	15/00710/FUL	1	1	27-Aug-15	31-Mar-16

PARISH_N O	FPSITE_N O	LOCATION	APPLICATION_NO	PLOT_N O	TOTDWE_L GROSS	DECISION_DATE	START_DATE
75	S2	Manor Farm, South Holme, Slingsby	06/00019/FUL	1	1	20-Mar-06	10-Mar-09
93	S8	West Binnington Farm, Binnington Carr Lane, Staxton	14/00296/REM	1	1	14-May-14	
7	S5	Boythorpe Cottage Farm, Butterwick, Weaverthorpe	14/00713/FUL	1	1	03-Oct-14	15-Mar-16
9	S13	Barsdale Farm, Wandale Lane, Great Barugh	15/00582/FUL	1	2	28-Jul-15	
9	S11	Meadow View Farm, Wandale Lane, Great Barugh	12/00639/FUL	1	1	19-Oct-12	03-Mar-16
12	S11	Glebe Farm , Brawby	15/00462/REM	1	1	10-Jun-15	11-Jan-16
12	S12	Mount Sinai Cottage, Brawby Lane, Brawby	15/00618/GPAGB	1	1	21-Jul-15	
13	S6	Quarry Farm, Broughton Road, Broughton	14/01267/FUL	1	2	13-Jul-15	15-Mar-16
15	S18	Woodyard Barns, Ruffin Lane, Eddlethorpe	13/01087/FUL	1	3	16-Mar-15	
15	S18	Woodyard Barns, Ruffin Lane, Eddlethorpe	13/01087/FUL	2	3	16-Mar-15	
15	S18	Woodyard Barns, Ruffin Lane, Eddlethorpe	13/01087/FUL	3	3	16-Mar-15	
15	S19	Mill Farm, Ruffin Lane, Eddlethorpe	15/00861/FUL	1	1	21-Sep-15	
19	L6	Claxton Grange, Malton Road, Claxton	15/00014/MFUL	1	13	10-Sep-15	
19	L6	Claxton Grange, Malton Road, Claxton	15/00014/MFUL	2	13	10-Sep-15	
19	L6	Claxton Grange, Malton Road, Claxton	15/00014/MFUL	3	13	10-Sep-15	
19	L6	Claxton Grange, Malton Road, Claxton	15/00014/MFUL	4	13	10-Sep-15	
19	L6	Claxton Grange, Malton Road, Claxton	15/00014/MFUL	5	13	10-Sep-15	
19	L6	Claxton Grange, Malton Road, Claxton	15/00014/MFUL	6	13	10-Sep-15	
19	L6	Claxton Grange, Malton Road, Claxton	15/00014/MFUL	7	13	10-Sep-15	
19	L6	Claxton Grange, Malton Road, Claxton	15/00014/MFUL	8	13	10-Sep-15	
19	L6	Claxton Grange, Malton Road, Claxton	15/00014/MFUL	9	13	10-Sep-15	
19	L6	Claxton Grange, Malton Road, Claxton	15/00014/MFUL	10	13	10-Sep-15	
19	L6	Claxton Grange, Malton Road, Claxton	15/00014/MFUL	11	13	10-Sep-15	
19	L6	Claxton Grange, Malton Road, Claxton	15/00014/MFUL	12	13	10-Sep-15	
19	L6	Claxton Grange, Malton Road, Claxton	15/00014/MFUL	13	13	10-Sep-15	
21	S7	Potter Hill Farm, Coulton Lane, Coulton	14/00037/FUL	1	2	10-Apr-14	
21	S7	Potter Hill Farm, Coulton Lane, Coulton	14/00037/FUL	2	2	10-Apr-14	
21	S8	Land North Of, Coulton Lane, Coulton	15/00067/MFUL	1	1	29-Apr-15	11-Jan-16
25	S10	Seven Oaks , Salton Road, Great Edstone	13/00322/OUT	1	1	03-May-13	
25	S12	Buildings At Salton Lodge, Great Edstone	14/01381/GPAGB	1	1	01-Apr-15	11-Jan-16
27	S11	Beech Lea, Cross Lane, Flaxton	14/00078/FUL	1	1	14-Aug-14	
31	S2	Haybridge Farm, Station Road, Ganton	15/01503/FUL	1	2	15-Feb-16	
35	S1	Valley Farm, Yearsley To Coulton Road, Grimston	15/01105/FUL	1	2	23-Dec-15	
36	S15	Shotten Hall, Oliver Lane, Great Habton	14/00585/FUL	1	2	09-Mar-15	
36	S15	Shotten Hall, Oliver Lane, Great Habton	14/00585/FUL	2	2	09-Mar-15	
36	S1	Bulmer Farmhouse , Ryton	15/00777/FUL	1	1	07-Sep-15	
38	S3	Ebor Caravans, York Road, Harton	13/01445/FUL	1	1	17-Mar-14	
44	S1	Low Farm Cottage, Low Hutton, Malton	15/01033/FUL	1	1	16-Oct-15	
48	S2	Eddlethorpe Grange Farm, Langton, Malton	10/01031/EXT	1	1	12-Aug-11	30-Jul-14
50	S6	Land At Woodlands Farm, Strensall	13/00494/OUT	1	1	17-Jun-13	
58	S9	Lance Butts Farm, Main Street, Normanby	13/01239/FUL	1	1	23-Dec-13	
67	S4	Grange Cottage, Grange Lane, Scackleton	13/01402/FUL	1	1	06-Mar-14	
71	S16	Buildings At Crosscliffe Farm, Forkers Lane, Settrington	14/00863/GPAGB	1	1	01-Apr-15	
77	S3	Throstle Nest Farm, Main Street, Sproxton	15/00534/FUL	1	2	30-Jul-15	17-Mar-16
82	S9	Gower Hall Farm, Thornton Le Clay	15/00252/GPAGB	1	2	23-Apr-15	
82	S9	Gower Hall Farm, Thornton Le Clay	15/00252/GPAGB	2	2	23-Apr-15	
87	S15	Gara Farm, Weaverthorpe	14/01370/FUL	1	1	06-Feb-15	
90	S9	Sandfield Farm, Westow	14/00496/FUL	1	1	27-Jun-14	
91	S6	Wharram Percy Farm, Salents Lane, Wharram Le Street	12/00270/FUL	1	2	05-Feb-13	04-Dec-15
91	S6	Wharram Percy Farm, Salents Lane, Wharram Le Street	12/00270/FUL	2	2	05-Feb-13	
91	S7	Wharram Percy Farm Cottages, Salents Lane, Wharram Le Street	15/00942/FUL	1	2	19-Feb-16	
91	S7	Wharram Percy Farm Cottages, Salents Lane, Wharram Le Street	15/00942/FUL	2	2	19-Feb-16	
96	S12	Former WAAF Site, Wombledon Aerodrome, Common Lane, Wombledon	13/01156/FUL	1	1	17-Jan-14	
96	S14	Grain Store OS Field No 2300, Common Lane, Wombledon	13/01148/FUL	1	1	10-Jan-14	