

**Ryedale District Council**  
**Affordable Housing Development Programme 2018/19**

**2018/19: Completed Schemes and those on site**

**Updated 7.02.19**

<b>Scheme</b>	<b>Developer/RP</b>	<b>Units and Tenure</b>	<b>Type of scheme</b>	<b>Current status</b>	<b>Completion date</b>
<b>Broughton Rd, Malton</b>  <b>10/00899/MOUT</b>  <b>11/011821/MREM</b>  <b>Damson Court</b> <b>Damson Avenue</b>  <b>Harvest Drive</b>  <b>Acre Way</b>	Taylor Wimpey  Yorkshire Housing	<b>80</b> units 60% rented 40% intermediate 45 x 2b 35 x 3b  <b>Social rent</b> 23 x 2b 25 x 3b <b>Aff rent</b> 10 x 2b 7 x 3b <b>Shared Own</b> 12 x 2b 3 x 3b	S106 site  Overage clause	Outline permission approved – 262 units. Full Planning App approved at Feb 12 Com. Deed of Variation 28.9.18  48 x 2bed, 101 x 3bed, 110 x 4bed, 3 x 5bed - full scheme  2014/15 - 8 Aff Rent 2015/16 - 9 Social Rent 8 Aff Rent 2 Shared Ownership 2016/17- 10 Social Rent 4 Aff Rent 2017/18 - 15 Social Rent 2018/19 1 Social Rent 2 Aff Rent 6 Shared Ownership  18/19 - 1 x social rent 20.7.18 3 x aff rent 1 x 24.8.18; 2 x 20.7.18 7 x SO 5 x 24.8.18; 2 x 20.7.18	<b>On site</b>  <b>11 Expected</b>  <b>11 Completed</b>
<b>Broughton Rd, Malton (allotment site)</b>  <b>13/01141/MFUL</b>	Taylor Wimpey  Thirteen Group or Home Housing (Each think they are in the frame)	<b>29</b> units 16 x 1b quads <b>SR</b> 8 x 2bed quads <b>SR</b> 2 x 2bed houses <b>SR</b> 3 x 2bed houses <b>INT</b>	S106 site	Stand alone application on land originally set aside for allotments, now moved offsite 35% of 83 = 29.05 Planning approval granted 9.4.15. No commuted sum for the 0.05% as agreed with RB. Plots 316-325 and 264-279 Social Rent/313-315 Intermediate  First affordable units due start of 2019 although Taylor Wimpey have still not confirmed which RP will be taking them.	<b>On Site</b>  <b>0 Expected</b>

<b>Mickle Hill/ Crossgate Lane, Pickering</b>  <b>13/00016/MOUT</b>  <b>14/00976/MREM</b>	Methodist Homes  Termrim	<b>24</b> extra care units  <u>Care Suites</u> 8 x 1B SR 4 x 1B SO <u>Bungalows</u> 8 x 1B SR 4 x 2B SO	S106 site	Outline submitted for 168 assisted living units (90 2b/1b care suites) and 70 x 2b bungalows, 8 x 1b bungalows 24 affordable units  2016/17 - 8 Flats complete for rent 1 Flat for shared ownership 3 Flats for SO taken back by Methodist Homes  Ongoing issues between Rangeford and Methodist Homes. No indication of completion date.	<b>On Site</b>  <b>0 Expected</b>
<b>Swanland Park, Helmsley</b>  <b>NYM/2014/0808/FL</b>	Wharfedale Homes  Broadacres	<b>24</b> units  13 x 1bed flats 11 x 2bed houses  6 DFS x 2beds 18 social rent	S106 site	Application for 60 homes with 40% affordable = 24 units  Went to Feb plan com with in principle agreement  Estate to keep all affordable which might be all rented although 4 could be DFS Now agreeing S106 - update from NP Oct 15 to say very near to being signed. Draft sent to RDC Started on site <b>Feb 2017</b> Build in 3 phases with 14 to be completed in 2017 and first affordable in 2018 <b>DFS open event in spring 2019?</b> Jennie dealing with several applications already in.	<b>On site</b>  <b>6 Comp Social Rent</b> <b>Jan 2019</b>  <b>4 x 1beds</b> <b>2 x 2beds</b>
<b>Victoria Mews, High St, Sherburn</b>  <b>16/01088/FUL</b>	Wellesley Homes	<b>Off-site contribution</b>  <b>(SP3 policy for dev between 6-10 units). Also amount reduced due to viability)</b>	S106 site  <b>Com sum</b> <b>£43,484</b> <b>Not to occupy no more than 4 then</b> <b>£21,742 due, then after 7 same amount due</b>	No pre app done with Developer submitting plan app in Oct 2016  9 dwellings with an off-site contribution for 3.5 (35%) - at viability now  Started on site July 2017  C Tax has served notice of completion on the developer (June18) but no properties banded as yet. Checked website but no indication of sales	<b>On site</b>  <b>0 Expected</b>
<b>Pecketts Yard, East End, Sheriff Hutton</b>  <b>15/00736/MFUL</b>  <b>16/00965/MFUL</b>	Daniel Gath Homes  Broadacres	<b>4</b> units  4 x 2beds  3 x rented 1 x DFS  0.8 com sum	S106 site  <b>Com sum 0.8</b> <b>£67,653</b>  Not to permit occupation of more than 75% of market homes	Application for 12 homes with 35% affordable + a further 5% contribution = 4.8 units  Revised plans for 12 units just submitted for planning - June16 1 x 5b, 6 x 4b, 1 x 3b, 4 x 2b <b>Approved</b> at Oct 2016 meeting Start on site Sept 2017 Broadacres looking to take the all the affordable including the one DFS All Rented props publicised with flyers delivered around the village  Broadacres have allocated the 1 DFS unit (working connection to parish)	<b>On site</b>  <b>4 Expected</b>  <b>3 Comp Social Rent</b> <b>June 2018</b> <b>2b – 12 Peckets Close</b> <b>2b –</b> <b>2b –</b>  <b>1 DFS</b> <b>Dec 2018</b>

<b>Black Swan Helmsley</b>  NYM/2012/0355/FL	Croft Residential	<b>4 units</b>  DFS 1bed flats (leasehold)	S106 site	17 units with 4 x 1beds affordable proposed + overage 4 x 1beds (54m <sup>2</sup> )  Not to allow occ of 8 om until DFS has commenced Not to allow occ of 15 om until DFS provided.  S106 signed 11.2.16 Started on site Meeting at RDC on 10.10.16 to discuss DFS units Planning Open Event held on 18 November 2016 1-7pm. Good interest with nearly 30 on the list After NP meeting in Feb, units now not expected to be completed till summer. Will put into 17/18 Programme 12 occupied so 4 more to go before affordable must be completed	<b>On site</b>  <b>0 Expected</b>
<b>Easthill, Thornton Dale</b>  16/01947/MFUL	Th Dale Estates  Broadacres	<b>9 units</b>  6 x 2beds 3 x 3beds  6 x rented 3 x DFS	S106 site  <b>Com sum 0.1 £8,500</b>  No trigger point in S106 for payment of com sum	Full application submitted in Jan 2017 after pre app with Gary. 9 x 4b, 13 x 3b and 4 x 2beds = 26 units @ 35% = 9.1  <b>Approved</b> in April 2017 S106 signed and started on site Aug 2017 First affordable possibly ready spring 2018 Open Day held on 6 Oct for both rented and DFS units. Decision not to change any tenures <b>6 Rented due end Feb and April 19.</b> Currently no safe access to parking areas	<b>On site</b>  <b>4 Expected</b>
<b>Low Moorgate, Rillington – phase 1 &amp; 2</b> 13/00652/MOUT 17/00288/MREM 16/00354/MOUT  17/01064/MREM	Broadacres  Mulgrave Properties	<b>5 units</b> <b>3 units</b> <b>Phase 1</b> 2 x 2B rent 1 x 3B SO  <b>Phase 2</b> 2 x 2B SO 3 x 1B houses rented	S106 site  <b>Com sum £37,042</b> ph 1  <b>Com sum £39,182</b> (1.3) ph 2	Phase 1 for 10 units with 3 affordable + 0.5 com sum 35% of 10 is 3.5 <b>Approved</b> at Sept meeting subject to S106. Decision notice issued 17/3/14 Phase 2 for 18 units with 5 affordable on site agreed and + 1.3 com sum 35% of 18 is 6.3  (Phase 1 – units changed to 2 x 1B/1 x 2B because of sizes)  2 x 2beds advertised on Home Choice in Dec Handover Jan 2019?	<b>On site</b>  <b>2 Expected</b>

<b>Bransdale View, Helmsley Extra Care</b>	Housing & Care 21 + Keepmoat	<b>61 units</b> (Affordable)  39 x 2b apart 25 x 1b apart  21x 1b rent 4 x 1b SO 36 x 2b SO 3 x 2b outright sale	S106 site  Extra Care	Housing & Care 21 Meeting with NP planners arranged on 19.11.15 Application will also include adjoining dev with Keepmoat for 35 market (mix of 3b/4b homes). Viability now being submitted to see if the extra care will meet the full AH requirement of 40% which complies with NP policy - David Hand doing the viability at SBC  Planning application submitted on 13 Sept and due to go to Plan Com on 15 Dec. Deferred and going back to Com on 19 Jan? <b>Approved</b> at Jan 17 Plan Com. S106 completed March 2017 Started on site <b>23.3.17</b> Completion expected 14 Jan 2019 After this there'll be a 6 wk commissioning period when residents will be signed up. H&C 21 looking to do a topping out ceremony <b>As at 7.2.19 - 61 Affordable expected in 18 March 2019</b>	<b>On site</b>  <b>61 Expected</b>
<b>Malton Cluster Sites 14/00428/MOUTE (Westgate, Old Malton)</b>	Fitzwilliam 16/01250/MREM  Broadacres	<b>4 units</b>  4 x 2beds	S106 site	Outline submitted for 35 market with 4 affordable intermediate 39 Dwellings - conditional approval 17.1.17 Decision notice issued 24/3/15 Broadacres/NYCC discussing disposal of the site	<b>On site</b>  <b>0 Expected</b>
<b>Malton Cluster Sites 15/00616/MREM 14/00427/MOUT  (The Showfield, Pasture Lane, Malton) Phase 1</b>	Fitzwilliam  Linden Homes	<b>0 Units</b>	S106 site	No RDC affordables on Phase 1 through the S106. Conditional approval 3.7.18  174 Homes (inc Heylo)	<b>On site</b>  <b>0 Expected</b>
<b>Malton Cluster Sites  (The Showfield, pasture Lane, Malton) Phase 1</b>	Fitzwilliam  Linden Homes  Heylo	<b>6 Units</b>	SOAHP	Heylo taking 6 x 3B's under the SOAHP for Homes Reach/Shared Ownership Plot 107 24/1/19 XC Plot 110 17/9/18 XC Plot 108 16/10/18 XC Plot 111 31/1/19 Comp Plot 109 12/01/19 XC Plot 112 31/1/19 Comp On target for 6 completions 18/19	<b>On site</b> <b>6 Expected</b>  <b>2 Comp</b>
<b>Malton Cluster Sites 14/00427/MOUT/ 18/00304/MREM  (The Showfield, Pasture Lane, Malton) Phase 2</b>	Fitzwilliam  Linden Homes	<b>0 Units</b>	S106 site	No affordables.  53 Units  Conditional approval 3.7.18	<b>On site</b>  <b>0 Expected</b>

<b>Malton Cluster Sites</b> 16/00013/MOUT/ 18/00305/MREM  <b>(The Showfield, Pasture Lane, Malton) Phase 3</b>	Fitzwilliam  Linden Homes	<b>4 units</b>  DFS  2 x 2b @ 79sqm 2 x 3b @ 93sqm	S106 Site	87 Units.  Discount sale at RDC transfer prices and sizes. S106 signed 20.7.17  2B x £93,551 3B x £95,422	<b>On site</b>  <b>0 Expected</b>
<b>Firthlands Rd, Pickering Phase 1</b>  14/01259/MFUL	Persimmon  Broadacres	<b>18 units</b> 16 rented 4 x 1b, 6 x 2b, 6 x 3b  2 int DS 2 x 2b	S106  <b>Com Sum 0.2</b>	Full application for 52 dwellings of which 18 are proposed as affordable Submitted Dec 2014  35% of 52 = 18.2 0.2 As a commuted sum (to be agreed. OMV-2B transf value for rent x 0.2) Approved at planning 10.5.16. S106 signed 13/9/17 On site	<b>Possible</b>  <b>0 Expected</b>
<b>Malton Cluster Sites</b>  14/00429/MOUTE (Rainbow Lane)  17/01509/MREM	Fitzwilliam  Broadacres  Lindum Homes	<b>56 units</b>  4 x 1B2P ¼H 16 x 2B3P B 18 x 2B4P H 18 x 3B5P H	S106/SOAHP	56 affordable on Rainbow Lane which includes % from site at Showfield Lane  Decision notice issued 24/3/15  Reserved matters app January 18. 36 Aff Rent; 20 x SO. 100% affordable scheme. 2 year phased programme. First completions due March 2020. On site.	<b>Possible</b>  <b>0 Expected</b>
<b>Land adjacent Auburn Cottages, Langton Rd, Norton</b>  15/00098/MOUT 16/00405/MOUT  <b>Site B</b> 17/01517/MREM	Gladman  Keepmoat  Yorkshire Housing	<b>30 Units</b>  15 X 2B4PH aff Rent 11 x 3B5PH Int Rent 4 x 3BPH SO	S106 Site	Outline for up to 85 dwellings. Affordable element of 29.75 homes.  Refused - Inquiry in June 15. Appeal being considered Revised application submitted March 2016 - Refused 7.6.16 <b>Appeal</b> - allowed Aug16 All affordables to be provided on site B (79 units) at 30 no. DoV signed 18.11.8  Planning 5/6/18 Conditional approval granted Plots 25 & 26 due Oct 19 (SO) Plots 67 & 68 due June 20 (SO)	<b>Possible</b>  <b>0 Expected</b>
<b>East of Whitby Rd, Pickering</b>  17/01220/MFUL	David Wilson Homes	<b>83 units</b>  16 x 1B2P ¼ H 50 x 2B4P H 17 x 3B5P H	S106  <b>Com sum 0.65</b>	239 homes with 83 affordable. Full permission submitted end Octo 17. Site will be allocated in the Local Plan. Agreement with Developer to replace the proposed 2 type smaller units with larger 1 bed. 75% Rent/25% Intermediate  Planning approved 3.7.18	<b>Possible</b>  <b>0 Expected</b>
<b>Total</b>		<b>Approx 80+</b>  Expected in 18/19			<b>Completions so far:</b>  <b>23</b>

## 2019/20 Starts: Planning approved or submitted

Scheme	Developer/RP	Units and Tenure	Type of scheme	Current Status	Development Potential
<b>Firthlands Rd, Pickering Phase 2</b> 17/01536/MFUL	Persimmon	<b>58</b> units 14 x 1b aff rent 22 x 2b aff rent 8 x 3b aff rent 2 x 4b aff rent 2 x 2b int rent 2 x 2b DS 4 x 3b int rent 4 x 3b DS	S106	Planning submitted for 163 units with 35% affordable. Ongoing negotiation regarding size of 3 and 4 bed units.  Deferred 3.7.18. Refused 29.8.18	
<b>Westfields Kirkbymoore'</b>  12/00599/MOUT  13/00342/MOUT  13/01314/MOUT  17/01449/MREM	Gladman	<b>79</b> units  Mix under review	S106 site	Outline planning app submitted July 2012  Agreed 60 units onsite and 13.5 offsite contribution  Outline permission <b>approved</b> at Aug 2013 meeting Possibility of Judicial Review  Nov13 - <b>New application submitted</b> for 225 res dwellings with 35% affordable proposed = 78.75 aff <b>Won Appeal</b> Dec 2014 Treat as an application in the plan Site permission ends in Dec 2017 RES submitted Dec 2017 – Meeting with Gladmans on 8.2.18	<b>Possible</b>
<b>Land at The Balk, Slingsby</b> 18/00686/MOUT	Castle Howard Estate	<b>13</b> units	S106 site  <b>Com sum £31,920</b>	Outline app submitted but no committee date as yet. 38 dwellings with 13.3 affordable provision. 13 aff units with a com sum of £31,920  Amendments to application Dec 2018, some issues still to sort	<b>Possible</b>
<b>Brickworks, Kirkbymoorside</b>			S106 site <b>Com sum</b>		
<b>ATS site, Commercial St, Norton</b>  14/00947/MFUL	Mrs L. Burr  No RP yet	<b>18</b> units  11 x 1bed apart 7 x 2bed “	S106 site  <b>Com sum</b>	18 affordable out of 63 units Affordable % works out at 28.5%. 4.05 units to be a commuted sum.  Planning approved. S106 issued. York Housing Ass looking at proposals for the scheme	<b>Possible</b>
<b>Manor Farm, Sherburn</b>	Gladman	<b>26</b> units	S106 site	Outline app for 73 res units with 35% affordable  Outline approved in principle at 10 Feb Com 2015 S106 now being done. Decision notice not issued as yet.	<b>Possible</b>

14/01207/MOUT				Colin to check who signed S106 for any updates - is this a stalled site?	
<b>Walnot Grove Sherburn</b> 17/00107/FUL	Broadacres	<b>2 units</b>  LCHO 2 x 2beds	RES	Approved by delegated powers in 2017. Legal now on with S106 Broadacres wanting to do both as shared ownership and convert to rent if unable to find purchasers Initiated with Bob about drafting S106 – Jan 2019	<b>Possible</b>
<b>Mount Farm Mews, Westow</b>	Palladian Homes	<b>1 unit</b> 1 x 2b DFS	S106 site  <b>Com sum £31,560</b>	Approval for 4 units with 1 x 2b affordable. 1 x 3b and a terrace of 1 x 3b, 2 x 2b - 1 x 2b affordable  Homes almost finished and now being advertised.	<b>Possible</b>
<b>Riccal Drive, Helmsley</b> 17/01238/MFUL	Yorkshire Housing	<b>16 units</b> 10 x 3b aff rent 3 x 2b aff rent 3 x 3b rent to buy	S106 site (35% + 5%)	Application submitted 2017 for 46 with 16 affordable (7 x 4B, 33 x 3B, 6 x 2B) 13 aff rent, 3 Intermediate (Rent to Buy) Approved at committee 8.5.18 subject to S106  No start date as yet	<b>Possible</b>

### Potential Development Programme: 2016-20 onwards

Scheme	RP	Units and Tenure	Type of scheme	Current Status	Development Potential
<b>Norton Lodge, Beverley Rd</b>	Barratt/Taylor Wimpey	<b>203 units</b>	S106	Approx 580 homes plus primary school, link road and car parking for existing industrial units. Currently in for pre-app. Developer gearing up for planning app. Site will be allocated in the Local Plan. Report to Members in March.	<b>Possible</b>
<b>North of A170 Middleton Rd, Pickering</b>	Barratt/Taylor Wimpey	<b>43 units</b>	S106 <b>Com sum 0.75</b>	Currently in for pre-app. 125 homes?	<b>Possible</b>
<b>Land at Swineherd Lane, Kirkby</b>	W&W Estates	<b>12 units</b>  0.6 com sum	S106 site	Pre app scheme now in for 36 homes with 35% affordable = 12.6  Looking at a mix of 2b/3b affordable homes on site with 0.6 com sum  Site will be allocated in the Local Plan.	<b>Possible</b>
<b>Outgang Lane, Pickering</b>	York Housing	<b>10 units</b>	Exception site	Land owner currently working with York Housing to procure an affordable scheme adjacent to a site for an industrial unit. Currently working up proposals with the RP as the industrial unit now in for planning and needs to be delivered before the housing can progress. Offer made for	<b>Possible</b>

				the site.	
<b>RDC Site, Malton</b>	TBC	<b>Approx 60</b>	SOAHP (2021 onwards)	Site currently undergoing viability study. Development will follow on from the Council moving to new premises (the Hub) at Wentworth Street where the existing Community House is situated.	<b>Possible</b>
<b>Railway Tavern, Norton</b>	York Housing	<b>7</b>	CLH/AHP?	Valuation obtained. RDC appointed Architects to undertake basic scheme feasibility which has shown 7 1 bed flats.	<b>Possible</b>
<b>5 Vine Street, Norton</b>	York Housing	<b>5</b>	SOAHP?	RDC currently lease this HMO from private landlord who is looking to sell. RDC considering options with York HA	<b>Possible</b>

### **Potential Rural Exception Sites 19/20 onwards**

<b>Land east of East Street, Swinton</b>	York/Karbon	?	RES	York/Karbon looking at this site. Problem is the access into the site but also from the main road into East Street.  CH asking planners about this site as well as Highways through York/Karbon – Steve Jackson. Possible survey in March	<b>Possible</b>
<b>Flatts Lane, Wombledon</b>	Broadacres?	?	RES	Pre app done and Planning think this could be a possible RES if local need identified. CH has asked to meet the agent/landowner on site before doing a possible survey in 2019. Survey could involve parishes of Wombledon and adjoining Welburn (Kirkby)	<b>Possible</b>
<b>Gilling East</b>	York/Karbon	6?	RES	RES identified subject to an identified housing need in the parish. CH attended PC meeting in Nov 2018 and PC agreed to survey in Jan 2019. Planners happy with site for a RES.  Survey planned to go out end of Jan 2019	<b>Possible</b>
<b>Main Street, Sinnington</b>	TBC	?	RES	Site identified through Com First Yorkshire who discussed using this site for a CLH scheme. CFY attending PC meeting to discuss this with the PC. CH has been to meet the landowner.	
<b>Station Rd, Nawton</b>	York/Karbon	?	RES	York/Karbon looking at taking up the option from YH. No further details at this stage. Will need another parish survey to identify local need in Nawton/Beadlam	<b>Possible</b>

### **Possible Parish Surveys 19/20 onwards**

<b>Parish</b>	<b>Site identified</b>	<b>Current status</b>	<b>Possible date</b>
Gilling East	Yes	CH attending PC meeting on 22.11.18	Feb 2019
Habton	Discussing with Planning	CH attending PC meeting on 10.12.18	April 2019