
Kirkbymoorside Town Council

Information for the meeting on Monday 16 February 2026

7. To receive information regarding Neighbourhood Planning and agree any appropriate action

Information received from North Yorkshire Council Planning Policy & Place Officer:

The best resource available has been produced by Locality: [Neighbourhood Planning - Locality](#)

Locality is a recognised organisation which support community organisations, including town and parish councils, and have a lot of resources about Neighbourhood Planning. There's lots of good info contained in that link, but their step-by-step guide (road map) spells it all out in detail.

We have a page on our own website with some information about neighbourhood planning, including all of the adopted ones, and ones which are somewhere along the process of being adopted. In former Ryedale, you might be aware that Malton and Norton recently had theirs adopted; meanwhile I'm currently working with Terrington, who are at quite an advanced stage. [Neighbourhood planning | North Yorkshire Council](#)

There are two key points when considering Neighbourhood Planning:

Neighbourhood Plans are prepared positively (to put it candidly: they're more 'pro-development' than 'anti-development'); and

Making a Neighbourhood Planning involves a considerable amount of work so it is critical that there's a really clear understanding of *why* you are doing it.

[Re Housing Requirement Figure](#)

Neither Ryedale District Council nor North Yorkshire Council has undertaken a housing needs assessment for Kirkbymoorside specifically.

In 2022, RDC produced a Strategic Housing Needs Assessment which provided direction to us at a district-scale. Kirkby does not have specific reference but you may glean some relevant data from it:

https://www.northyorks.gov.uk/sites/default/files/fileroot/planning_migrated/planning_policy/2022-09-12-Ryedale-SHMA-FInal-.pdf

The *Ryedale Plan: Local Plan Strategy* (adopted in 2013, and which is now almost at the end of its plan period) apportions 10% of housing provision to take place in Kirkby. It is therefore considered a secondary focus for growth and the type of housing development supported is as follows (subject to other planning policies):

- Housing land allocations in and adjacent to the built up area
- Conversion and redevelopment of previously developed land and buildings within development limits
- Replacement dwellings
- Sub-division of existing dwellings
- Infill development (small open sites in an otherwise continually built up frontage)
- 100% rural exception sites outside of and on the edge of development limits
- Change of use of tourist accommodation (not including caravans, cabins or chalets) where appropriate

This therefore provides scope for a Neighbourhood Plan for Kirkbymoorside to include housing allocations, providing it is in accordance with other Planning Policies and meets the basic conditions test.

I appreciate this doesn't get into the finer points regarding housing need but it is the only guidance I can give you that's based on our own documents.

Matthew Lishman

Planning Policy & Place Officer

North Yorkshire Council

The following questions and statements have been raised by the Town Clerk, in order to allow informed consideration by the Town Council:

As part of the information gathering exercise would you be able to provide a response to the following questions and statements, which will be received by the Town Council Planning Committee at the March meeting:

With regards to the housing number for Kirkbymoorside:

1. Whilst a housing needs assessment for Kirkbymoorside specifically has not been undertaken and there is not yet a housing requirement figure for Kirkbymoorside, The Ryedale Plan: Local Plan Strategy apportions 10% of housing provision to take place in Kirkbymoorside (in the period to 2038)

2. The Strategic Housing Market Assessment (September 2022) identifies that Ryedale should deliver at least the 186 dpa target of the Standard Method equating to an housing requirement of at least 200 dwellings per annum (dpa). Therefore the expected allocation to Kirkbymoorside (10% of housing provision) is 20 dwellings per annum. Please confirm.

3. a. Taking into account the current number of houses provided by the existing committed and completed planning applications for Kirkbymoorside (205 houses as detailed below) in the period from 2024 to date, how many additional houses realistically, would need to be approved over the lifetime of the Local Plan to 2038?
b. Do the existing numbers of committed and completed houses already meet or exceed 10% of housing provision requirement for Kirbymoorside?

There are planning applications associated with the following submitted sites, map attached and references hyperlinked to NYC Planning Portal:

[TM-KMS-0001 19/00772/MOUT | Outline planning application for 43 residential dwellings and associated infrastructure - all matters reserved other than for layout, scale and access \(1.46 ha\) | Land Off Swineherd Lane Swineherd Lane Kirkbymoorside North Yorkshire](#)

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[ZE25/00767/MREM | Reserved matters approval for details of appearance and landscaping in relation to the development of 43 residential dwellings, open space, landscaping, and associated infrastructure \(outline approval 19/00772/MOUT dated 23.06.2025 refers\) | Land Off Swineherd Lane Swineherd Lane Kirkbymoorside](#)

[TM-KMS-0005 ZE25/01183/MOUT | Outline planning application for the residential development of 76 dwelling with access, layout and landscaping considered. Details of scale and appearance are reserved for a later date. | Land To The West Of West Lund Lane Kirkbymoorside](#)

Other applications for development on sites not indicated on the latest sites map include:

[21/00518/MOUT | Hybrid Planning Application comprising 1\) Application for full planning permission for the erection of a commercial building for the immediate expansion of Sylatech \(Phase 1\), together with the reorganisation of the existing car park, formation of new access from West Lund Lane, parking and landscaping. 2\) Full planning permission for the erection of 67no. dwellings comprising 11no. four bedroom dwellings, 42no. three bedroom dwellings and 14no. two bedroom dwellings, together with new access from West Lund Lane and associated parking, landscaping and drainage works. 3\) Outline planning permission for the extension of the first phase building \(Phase 2\) with further commercial development to the East of West Lund Lane \(Phase 3\). Approval sought for access only. 4\) Full planning permission for works to West Lund Lane and the former railway bridge. | Land East Of West Lund Lane Kirkbymoorside](#)

[23/00196/MOUT | Outline application for the erection of 19 no. dwellings with associated highways and drainage works - access, scale and layout to be considered \(site area 0.89 ha\) | Land At Keld Head Road Keld Head Road Kirkbymoorside](#)

Settlement hierarchy:

4. a. Referring to the emerging North Yorkshire Local Plan would it be accurate to describe Kirkbymoorside as lower in the settlement hierarchy now than when it was considered as part of the Ryedale Plan, because of the number of more larger settlements that are now included in the Plan?
- b. Is there an indication yet of where Kirkbymoorside will be placed within the Local Plan settlement hierarchy? To assist the Town Council in deciding whether or not to prepare a Neighbourhood Plan it would be very useful if a statement could be offered along the lines of: "The emerging Local Plan Policy Position is that Kirkbymoorside is classified as tier 'x' in settlement hierarchy therefore limited development up to 'x' within the term of the plan is expected." Will this be part of the Issues and Options Consultation that will take place this year?

It would be good to understand:

- 5.a. Outside of the need to meet the housing requirement for Kirkbymoorside a Neighbourhood Plan could consider allocation of Local Green Spaces, significant/key views and design guidance for new development. However, many of these issues appear to be covered by existing policy or could be covered in the emerging Local Plan. This raises the question, what advantages a Neighbourhood Plan would offer the Town Council, if any?
- b. Would it be worth delaying the decision on whether or not to prepare a Neighbourhood Plan until after the emerging Local Plan Issues and Options Consultation?

Town Councillors are also concerned about infrastructure provision in the area given its growth. However, the understanding is that infrastructure needs will be dealt with through the Local Plan.

6. At this stage do you have any information regarding the forecasts in terms of service provision for education and medical care in Kirkbymoorside?