

SCARBOROUGH BOROUGH COUNCIL

SCARBOROUGH BOROUGH LOCAL PLAN

ANNUAL HOUSING REPORT (APRIL 2017 – MARCH 2018)



April 2018



A great place to live, work & play

Scarborough Borough Council Forward Planning Section

Annual Housing Report April 2017 to March 2018

1.0 Purpose

- 1.1 The purpose of this report is to provide the annual update on housing progress in the Borough of Scarborough for the period April 2017 to the end of March 2018.

2.0 Trends

- 2.1 The new Scarborough Borough Local Plan was adopted by the Council in July 2017. This Annual Housing Report looks closely at trends from the commencement of the Local Plan period (2011/12).
- 2.2 Table 1 in Appendix A shows housing delivery during the Local Plan period (since 2011) and uses the housing target as determined by the Council's Objective Assessment of Housing Need (OAN). The OAN was considered as part of the examination in to the new Local Plan by a Planning Inspector as appointed by the Secretary of State. Delivery during the Local Plan period shows housing delivery remains below this housing target. A total of 2,347 net additional dwellings have been provided since 2011, an average of 335 dwellings per annum.

3.0 Completions/Demolitions

- 3.1 During the year 2017/18, a gross total of 496 dwellings were completed in the Borough, consisting of:
- 79 dwellings from conversions
 - 420 new build dwellings.
- 3.2 This was offset by:
- 7 dwellings lost by conversions to other uses or enlarged residential units
 - 10 dwellings already existed prior to being converted to extra residential units
 - 24 dwellings were demolished.
- 3.3 This gave a net:

- Increase in dwellings from April 2017 to March 2018 of 458 dwellings.

4.0 Windfall

4.1 During the year 2017/18, Scarborough Borough saw windfall development completions of 240 net dwellings which equates to 52% when taking into account sites allocated within the new Local Plan and any extant ones identified in the 1999 Borough Local. Of the 458 net additional dwellings, the completions on extant or emerging allocations are as follows;

- Middle Deepdale, Eastfield – 62 dwellings;
- High Mill Farm, Scalby – 32 dwellings;
- Farside Road, West Ayton – 12 dwellings;
- Eskdale Park, Whitby – 49 dwellings;
- Sneaton Castle, Whitby – 47 dwellings.

5.0 Density of Development

Note: The figures for density are for completed schemes only (i.e. where all plots are complete).

5.1 An overall density of development of 30.6 dwellings per hectare (dph) was achieved this year. The density of dwellings created from conversions was 46.13 dph and the density of new build dwellings was 28.39 dph.

5.2 The breakdown of the density by schemes is split to the following rates:

- i) Less than 30 dph;
- ii) Between 30 and 50 dph;
- iii) More than 50 dph.

The split for 2017/18 was as follows:

- 237 dwellings (57.2%) developed on schemes of less than 30 dph;
- 53 dwellings (12.8%) developed on schemes of between 30 dph and 50 dph; and
- 124 dwellings (30%) developed on schemes of more than 50 dph.

6.0 Greenfield/Brownfield Split

6.1 Of the gross completions (April 2017 to March 2018), a majority (291) were on Greenfield sites with 208 dwellings on Brownfield sites. For the year 2016/17 the Brownfield figure is therefore: $((208 / 499) \times 100) = 41.7\%$.

6.2 As expected with the advent of a new Plan and substantial allocations of greenfield sites, this is the fifth successive year that the rate of

Greenfield delivery has been higher than that of Brownfield development.

7.0 Affordable Housing

7.1 During the year, there were a total of 123 affordable housing completions. The majority of these units were delivered on the following schemes;

- Southdene, Filey – 9 units;
- High Mill Farm, Scalby – 8 units;
- Highways Depot, Whitby – 9;
- Eskdale Park, Whitby –17 units;
- Sneaton Castle, Whitby – 15 units;
- Helredale Gardens, Whitby – 54 units.

7.2 This delivery means during the Local Plan period, since 2011, a total of 674 affordable units have been delivered, equating to 26.18% of the overall housing delivery. Graph 3 in Appendix A shows longer term delivery of affordable units in the Borough.

7.3 In terms of the future delivery of affordable housing in the Borough, there continues to be a number of steps being taken to ensure that delivery is maximised as follows:

- Continuation of SBC land review;
- Investigate bringing other land forward: Local Plan, other public bodies;
- Continuation of RHE programme;
- Working with developers to bring forward sites: Housing Market Partnership.

7.4 There are also a number of sites which have recently been granted planning approval with an element of affordable housing on site which will continue to deliver affordable homes in the coming years. These include allocated sites in East Ayton, Seamer and Upper Bauldbyes at Whitby amongst other schemes. Affordable homes will also continue to be delivered on sites currently under construction such as Middle Deepdale, Eastfield; Phase 2 at High Mill Farm, Station Road, Scalby; and Sneaton Castle, Whitby.

8.0 Size and Type of Dwellings

8.1 Information is gathered on the size and type of dwellings completed. During the period April 2017 to March 2018, it consisted of the following types of dwellings:

Detached	Semi-detached	Terraced	Flat
80	132	146	141

Bedrooms	Houses / Bungalow	Flats	Total	Percentage (this year)
1	9	68	77	15.4
2	121	69	190	38.1
3	151	0	151	30.3
4+	80	1	81	16.2
Total	361	138	499	
Percent	72.3	27.7		

8.2 Completions in 2017/18 provided a range of property sizes with two and three bedroom units again accounting for a substantial proportion of delivery.

9.0 Grants of Planning Permission

9.1 An additional 1318 new build dwellings (net) were granted permission during the period April 2017 to March 2018. Two further permissions for outline consent were approved for an unspecified number of units.

9.2 An additional 150 dwellings through conversions (net) were granted permission during the same period.

9.3 A number of permissions expired during this period which has resulted in the loss of net 26 available units. A further 9 planning applications were granted for the cumulative loss of 12 residential units to other uses, or lost by multiple houses/flats being combined. 709 dwellings were superseded by renewals or new permissions during this year; although this includes a substantial number of dwellings that were approved under reserved matters from an original outline permission at Middle Deepdale, Eastfield, High Mill Farm, Scalby, Sneaton Castle, Whitby and Gristhorpe.

10.0 Availability

10.1 There are now a total of 3,242 dwellings with planning permission (plus 2 schemes with an unspecified number of dwellings). This consists of 2,945 new build and 297 conversions).

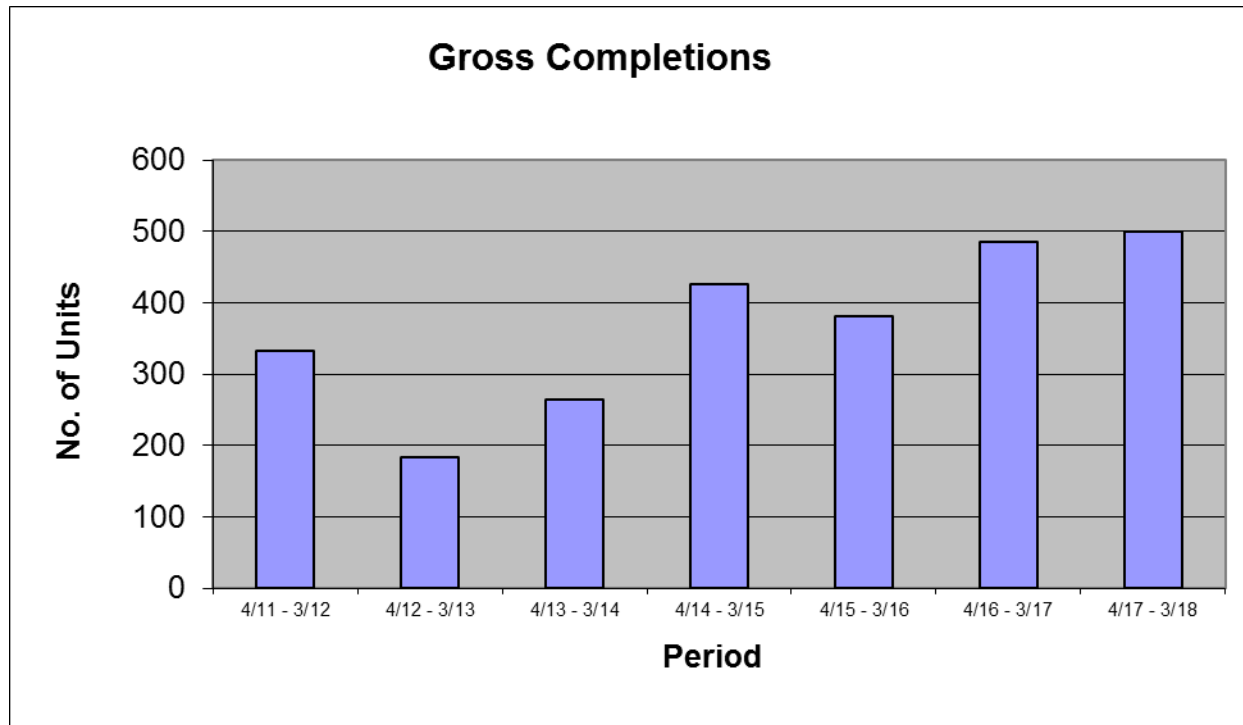
10.2 The new Local Plan was adopted by the Council in July 2017. This includes a range of housing allocations which are factored in to the supply of housing.

10.3 Under the NPPF, Local Planning Authorities are required to produce a Strategic Housing and Employment Land Availability Assessment (SHELAA) which is used to identify whether the Authority has a sufficient land supply for 15 years of need, with at least five years' supply deliverable in the short term. A SHELAA for the Borough was first completed in 2008/09, and has been reviewed on an annual basis

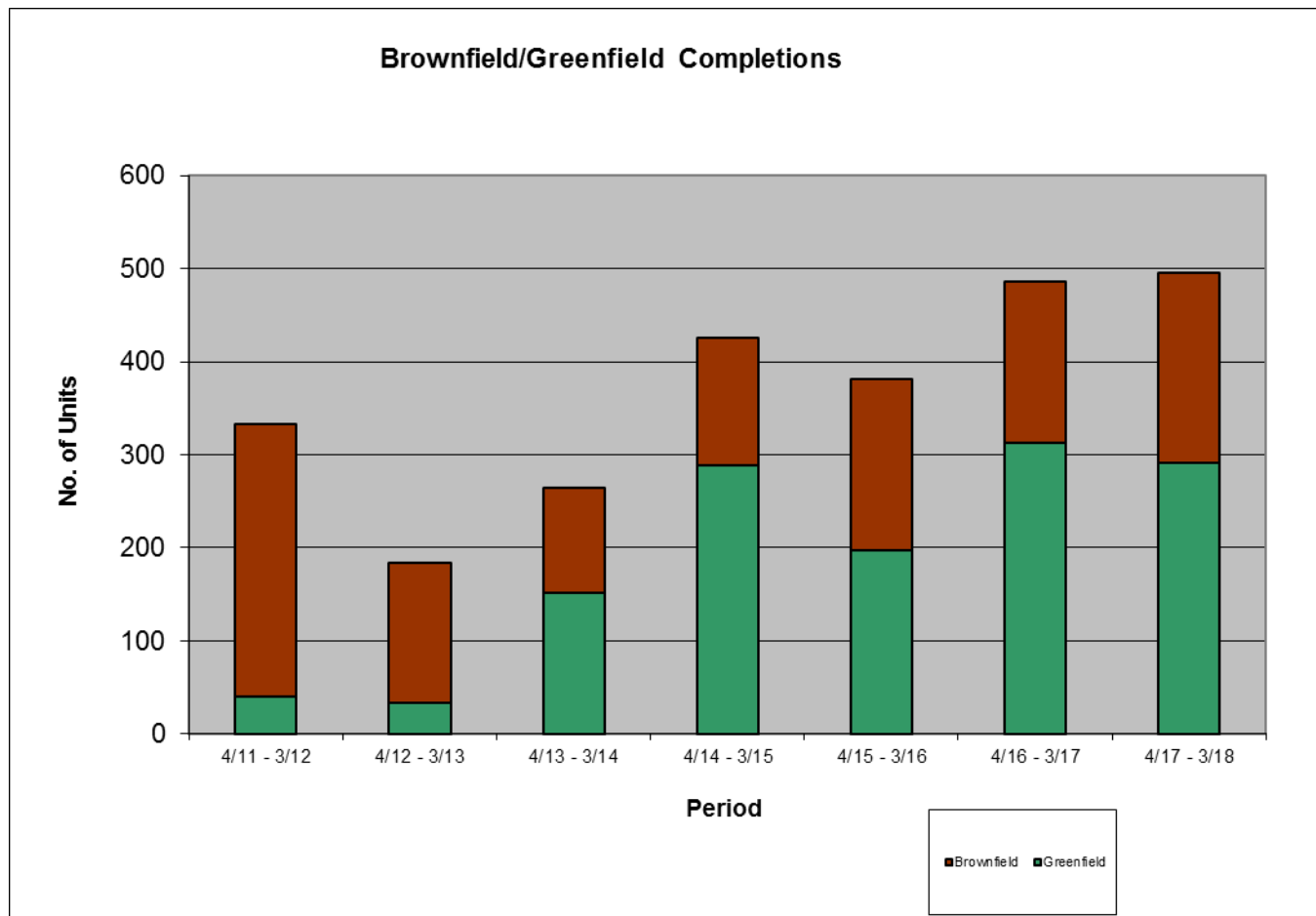
since then. The SHELAA 2018 update will use the Borough's revised housing target as a basis for calculating housing supply.

Appendix A - Graphs and Tables

Graph 1 Gross Completions (2011 – 2018)



Graph 2 Brownfield/Greenfield Completions



Graph 3 Affordable Units

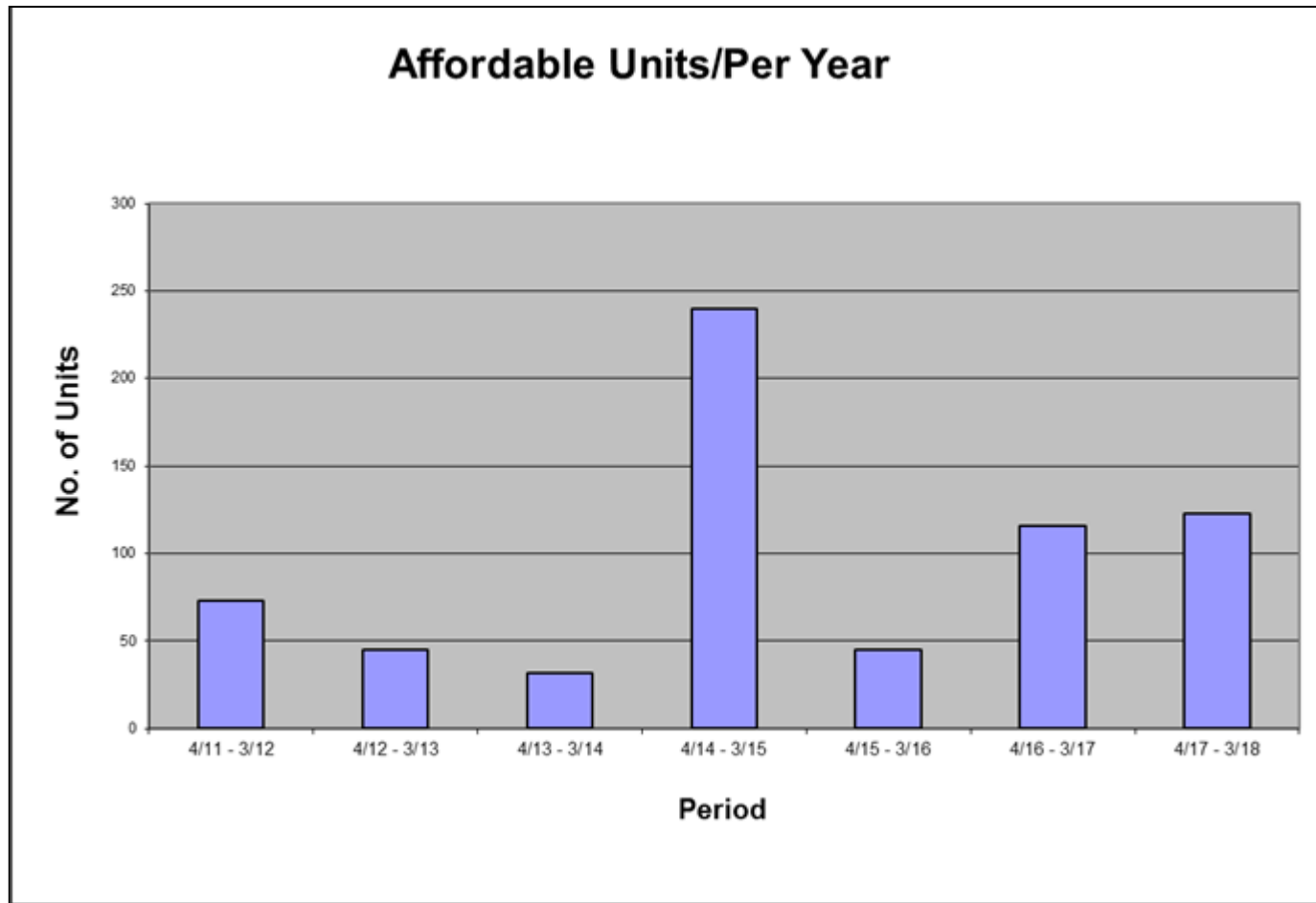
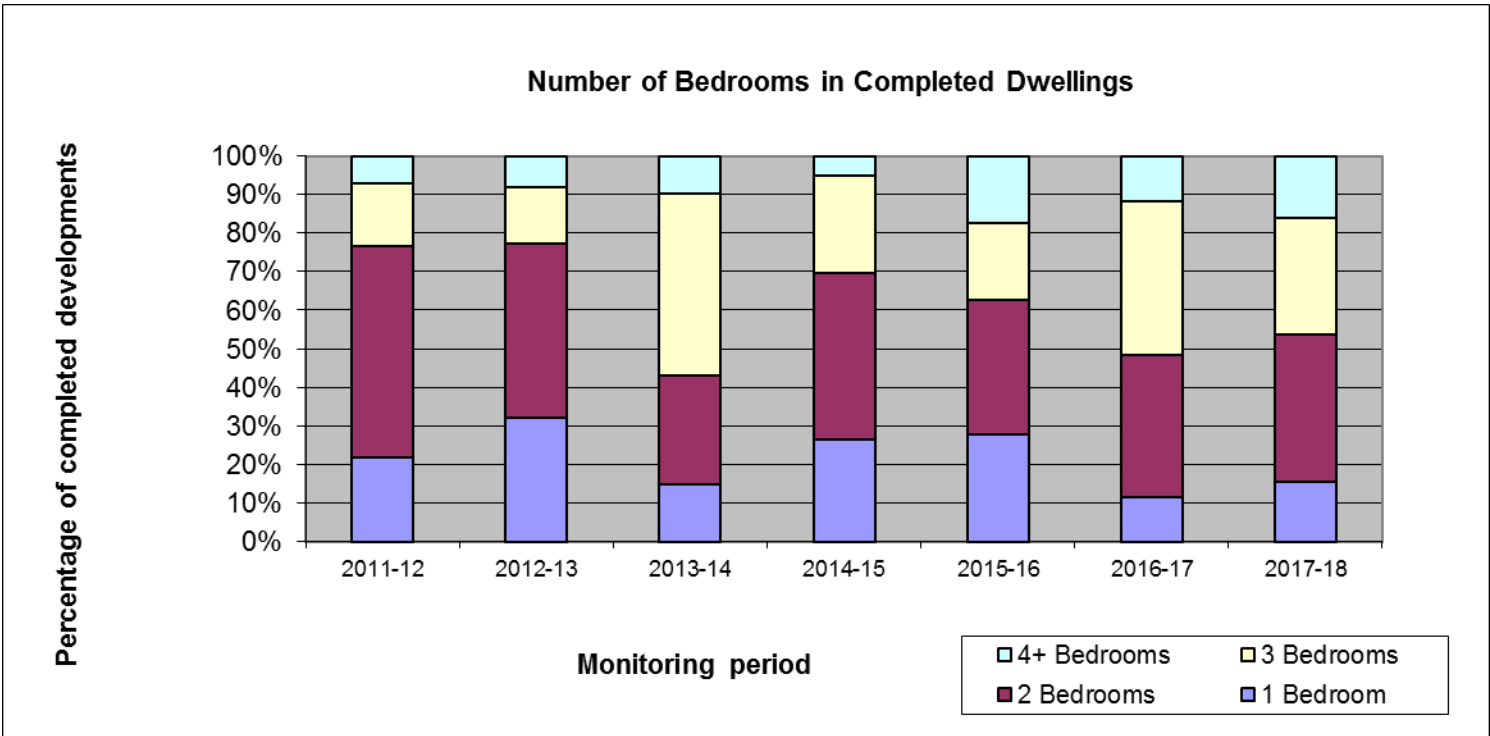


Table 2 – Housing Completions (Gross) and Availability by Parish 2017/18

Parish	No. of Completions				Total Completions	Available				Total Available
	New Build		Conversion			New Build		Conversion		
	Greenfield	Brownfield	Greenfield	Brownfield		Greenfield	Brownfield	Greenfield	Brownfield	
Reighton	0	0	0	0	0	12	0	0	12	
Hunmanby	0	0	0	4	4	6	5	0	5	16
Filey	0	30	0	0	30	117	3	0	11	131
Folkton	0	3	0	1	4	0	0	0	1	1
Muston	0	0	0	0	0	1	0	0	0	1
Lebberston	0	0	0	1	1	0	0	0	0	0
Gristhorpe	0	6	0	2	8	0	45	0	0	45
Cayton	0	0	0	0	0	83	2	0	1	86
Seamer	0	3	0	2	5	245	3	0	0	248
Irton	0	0	0	0	0	3	0	0	0	3
East Ayton	0	0	0	0	0	6	1	0	0	7
West Ayton	12	0	0	0	12	59	0	0	0	59
Wykeham	0	0	0	0	0	0	0	0	0	0
Brompton	0	0	0	0	0	2	0	0	1	3
Snainton	0	0	0	0	0	2	0	0	0	2
Scalby	75	0	0	0	75	375	96	0	1	472
Burniston	0	0	0	0	0	1	0	0	0	1
Cloughton	0	0	0	0	0	17	0	0	7	24
Scarborough	0	46	0	45	91	42	288	0	247	577
Osgodby	0	0	0	0	0	1	0	0	0	1
Eastfield	62	0	0	0	62	1082	29	0	0	1111
Eskdaleside	0	0	0	2	2	6	3	0	0	9
Whitby	142	41	0	22	205	326	84	0	23	433
Sandsend	0	0	0	0	0	0	0	0	0	0
Total	291	129	0	79	499	2374	571	0	297	3242

Graph 4 Number of Bedrooms in Completed Dwellings



Graph 5 Completed Dwellings by Type

