

# AMR 2021

## Authority Monitoring Report



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Whitby



Scarborough



Filey

Scarborough  
Borough Council

October 2021



## Executive Summary

### Executive Summary

This is the Authority Monitoring Report (AMR) 2020/21 for the Scarborough Borough Local Plan which is required to be published under the Town and Country Planning (Local Planning) (England) Regulations 2012.

It sets out the progress in Local Plan production and the implementation of policies. The AMR measures various indicators to assess the performance of planning policies set out in the adopted Local Plan and helps understand the wider social, environmental and economic issues affecting the Borough.

The Authority is required to produce an AMR at least once every 12 months. This AMR relates mainly to the period 1 April 2020 to 31 March 2021, except where data was not available for this exact time period, or it made sense to provide more recent data. The report on the progress of the Local Development Scheme (LDS) and specific elements of Local Plan preparation has been written to be as up-to-date as possible as has the housing position.

The report has been produced in accordance with the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012. There is no longer a requirement to submit the report to the Secretary of State. However, reports must be made public.

The Local Plan was adopted in July 2017 and the monitoring framework as detailed within Chapter 11 of the Local Plan is used as the basis for this AMR. Where relevant, each chapter contains the monitoring indicators that are related to that subject area.

The AMR broadly follows the structure established in earlier reports to ensure a consistency of approach and enable meaningful cross-referencing and analysis to be undertaken.

The purpose of the AMR is twofold:

- To monitor the progress of the local development documents set out in the Local Development Scheme; and
- To monitor the effectiveness of the policies set out in the Borough Local Plan.

### Monitoring Report - Key Findings

- The residential net completions for this monitoring period (464) represents the fifth consecutive year delivery has been higher than the annual requirement (450). The level of completions is again largely down to the level of completions on a handful of greenfield sites. This is a trend which is expected to continue for the coming years as these schemes cumulatively have a large number of dwellings still to be constructed. Furthermore, there are a number of greenfield sites identified in the new Local Plan;

## Executive Summary

- The up to date housing trajectory outlines a five year supply of 3,298 dwellings, which is above the requirement of 3,119 dwellings;
- 46.4% of completed residential development occurred on brownfield land - an overall figure for 2011 to 2021 of 47.74%. This is the eighth successive year that the rate of Greenfield delivery has been higher than that of Brownfield development. However, it is likely that the proportion of Brownfield development will generally fall in upcoming years owing to the adoption of a new Local Plan and a range of new housing allocations on the edge of settlements to meet the identified level of housing need;
- For the period 2020/21, there were a total number of 91 affordable housing completions (18.6%). The average provision decreased to 22.55% of total completions between April 2011 and March 2021;
- From 1 April 2016, the council has had a duty to hold a register of people and associations interested in a serviced plot of land that could be used to build their own home. As of October 2020, there were 39 individuals on the Self-Build Register;
- 2020/21 has shown an overall increase of 430sq m of retail floorspace across the borough;
- This is the fourth year of monitoring the newly adopted Local Plan and the effectiveness of its policies. Whilst there are no early indications of any specific requirement to review the Plan based on the findings contained within this AMR the LDS has already set out a timetable for review and any findings of the AMR will be utilised to inform the review.

When future key planning documents are adopted, consideration must be given to monitoring their performance and any associated indicators highlighted in their accompanying Sustainability Appraisals (SA).

To assess the performance of the Local Plan, a monitoring framework has been prepared, which sets out the key indicators for future AMRs. Where policies are not performing as intended, the AMR will suggest the actions that need to be taken to address the issues. These can, if necessary, include a formal review and subsequent amendment to the policy.

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# Contents

# Introduction 1

## 1 Introduction

### 1 Introduction

#### Background

**1.1** Monitoring is essential to establish what is happening now, what may happen in the future and then compare these trends against existing policies and targets to determine whether action is required. Monitoring helps to address questions like:

- are policies achieving their objectives and in particular are they delivering sustainable development?
- have policies had unintended consequences?
- are the assumptions and objectives behind policies still relevant?
- are the targets being achieved?

**1.2** The AMR will continue to provide a crucial part of the feedback loop between policy development and implementation. This plan, monitor and manage approach is a familiar one and essential for many aspects of planning, including maintaining an available five year supply of housing land.

#### Monitoring period, publication and content of the Scarborough AMR

**1.3** This Authority Monitoring Report relates to the period from 1 April 2020 to 31 March 2021 (with more up to date information where available and appropriate) and reports on the following:

- Progress with the Borough Local Plan in relation to LDS milestones;
- Extent of the implementation of policies within the Scarborough Borough Local Plan; and
- Core and contextual indicators to illustrate the current economic, social and environmental characteristics of the borough.

**1.4** This report includes information on economy, housing, transport, retail, leisure and tourism, health and community facilities, the built and natural environment and renewable energy for the plan period 2011 to date.

**1.5** The monitoring of the Local Plan also requires some specific information to be collected which is not collected elsewhere. This includes information relating to the monitoring of development completions (that is dwellings, employment floorspace, retail floorspace, etc.).

**1.6** Performance is measured against the Scarborough Borough Local Plan, adopted in 2017.

**1.7** Previous Authority Monitoring Reports are available on the council's website and show data for the period since 2011/12.

This AMR has been published on the council's website and is also available in hard copy (a charge may be levied on providing paper copies).



## Comments on the Authority Monitoring Report

**1.8** Although there is no formal consultation on the Authority Monitoring Report 2021, comments on report content and format or on monitoring in general are welcome. We would particularly welcome feedback on any information communities would like to be provided in future Authority Monitoring Reports.

**1.9** Comments should be emailed to [planningpolicy@scarborough.gov.uk](mailto:planningpolicy@scarborough.gov.uk) or sent to:

Planning Policy  
Scarborough Borough Council  
Town Hall  
St Nicholas Street  
Scarborough  
YO11 2HG

## Scarborough Borough's AMR Methodology

**1.10** This Authority Monitoring Report (AMR) is a document which is produced by the council annually, looking back at the previous financial year, from 1 April to 31 March. However, with reference to the progress with the Local Plan in relation to the targets within the Local Development Scheme (LDS), this will be as up to date as possible. The document comprises:

- An introduction to Scarborough Borough and background information and data;
- A summary of progress with the preparation of Local Plan documents, measured against the milestones of the council's LDS;
- Core and contextual indicators to illustrate the current economic, social and environmental characteristics of the borough; and
- An indication of progress in implementing current local plan policy / targets for 2020/21.

**1.11** The AMR 2021 monitors the performance of the current Local Plan policies, i.e. the Scarborough Borough Local Plan adopted in 2017.

**1.12** The AMR uses the most relevant and timely information available to the council at the time of drafting for the identified monitoring period.

## Indicators

**1.13** The Local Plan, in Chapter 11, sets out a monitoring framework that forms the basis for monitoring the effectiveness of Local Plan policies. This forms the basis of this Authority Monitoring Report. Previous iterations have considered a range of indicators collated from a number of sources, however, given the recent adoption of the Plan, it is considered this should form the starting point for the AMR. Any requirements outlined within the NPPF will also be reflected here.

## 1 Introduction

**1.14** Please note all information and data are from sources within Scarborough Borough Council unless otherwise stated.

## Scarborough Borough - Background Information 2

## 2 Scarborough Borough - Background Information

### 2 Scarborough Borough - Background Information

#### Locality

**2.1** Scarborough Borough encompasses the whole of the coast of North Yorkshire. It covers an area of 81,654 ha or 817 km<sup>2</sup> (315 miles<sup>2</sup>), of which 62% is within the North York Moors National Park. It has 69 km (43 miles) of coastline, a major part of which is defined as Heritage Coast. The Borough Council's Local Plan covers the area of the borough outside the National Park. The three main coastal towns, Scarborough, Whitby, Filey account for around 60% of the borough's population. The Borough also covers an extensive and sparsely populated rural hinterland, with the Esk Valley and its communities to the north and part of the Vale of Pickering and Wolds fringes in the south.

**2.2** In 2011, the borough had a population density of 1.33 persons per hectare. The population density for England was 4.29 persons per hectare and 0.74 for North Yorkshire in 2011.

**2.3** The borough occupies a peripheral location in the region being remote from large centres of population and having limited road and rail communications. The most important link is the road and rail corridor of the A64 and Trans-Pennine rail link. The Trans-Pennine line provides an hourly service direct to York (the Yorkshire region's most popular tourism destination with East Coast main line connections to London), Leeds (the region's economic hub), Manchester and Liverpool. In terms of road links, the A64 has strategic importance as the main route from York, with the A171, A170 and A165 also significant routes within the borough. The inadequacy of this east-west link (A64) and the poor communication links between Teesside to the north and Humberside to the south contribute to major accessibility problems.

**2.4** Bus services serve the borough's towns and villages and link Scarborough and Whitby with Middlesbrough, York, Leeds and Hull.

#### Demographic Structure

##### Population

**2.5** Most of the population of Scarborough Borough live in the towns of Scarborough, Whitby and Filey. The Census for 2011 show the population to be 108,800. Scarborough has seen a below average growth in population of 2.41% between 2001 and 2011.

**2.6** The population of Scarborough district accounts for 18.2% of the population of North Yorkshire, and still remains as the second largest district behind Harrogate district which accounts for 26.4% of North Yorkshire's population.

**2.7** The 2011 Census for the borough shows the gap between the proportion of females to males to have decreased largely due to an increase in the male population. In 2011, males in Scarborough accounted for 48.3% (47.4% in 2001) of the population and females for 51.7% (52.6% in 2001).

## Scarborough Borough - Background Information 2

**2.8** The 2011 population figures continue to show an ageing population in both North Yorkshire and Scarborough. In 2001, the population aged 60+ accounted for 23.8% of the population in North Yorkshire and 27.5% of the population in Scarborough. In 2011, the population aged 60+ accounted for 28% of the population in North Yorkshire and 31.1% of the population in Scarborough compared to 22.5% in England and 22.7% in the Yorkshire & Humber region.

**2.9** Over half of the population in Scarborough (52.6%) are aged over 45 compared to 41.7% in England and 42.2% in the Yorkshire & Humber region. These figures raise concerns about the outward migration of young people from the borough and the potential for increasing pressure on local health services in dealing with an ageing population.

**2.10** The borough remains a popular tourist destination, attracting around 7 million visitors per annum. Due to this influx of visitors, the population of the borough can double during peak season.

### Household Types

**2.11** The breakdown of household types is not too dissimilar to the national trends, however, Scarborough Borough has a high proportion of one person pensioner households (16.5%) and as such, has a higher rate of one person households (34.3%) than the national rate (30.3%).

**2.12** The number of occupied households has increased by 5.72% from 46,726 in 2001 to 49,400 in 2011.

### Ethnic Groups

**2.13** Scarborough's ethnic population is changing. Traditionally there has been little ethnic diversity in the town, though this has increased, especially as a result of economic migration from eastern Europe.

**2.14** In 2001, the borough had less than 1% of its population of non-white ethnicity equating to 1,029 persons. In comparison, 9.1% of the population in England was of non-white ethnicity, 6.5% of the population in Yorkshire & Humber was of non-white ethnicity and 1.1% of the population in North Yorkshire was of non-white ethnicity. In 2011, 14% of the population in England and Wales was of non-white ethnicity.

**2.15** In 2011, the non-white proportion of the borough's population has increased to 2,689 persons, equating to 2.6% of the population. However, the borough has a very low proportion of ethnic groups.

**2.16** Tables and graphs showing more detailed information for the above issues can be found in Appendix B.

### Housing

#### Average Housing Price And The Active Market

**2.17** According to *Rightmove*, properties in Scarborough had an overall average price of £172,347 over the last year.

## 2 Scarborough Borough - Background Information

**2.18** The majority of sales in Scarborough during the last year were semi-detached properties, selling for an average price of £176,413. Terraced properties sold for an average of £130,808, with flats selling at an average of £117,189.

**2.19** Overall, sold prices in Scarborough over the last year were 5% up on the previous year and 7% up on the 2017 peak of £161,677.

**2.20** Properties in Whitby had an overall average price of £210,985 over the last year.

**2.21** The majority of sales in Whitby during the last year were flats, selling for an average price of £171,480. Semi-detached properties sold for an average of £199,469, with terraced properties selling at an average of £198,973.

**2.22** Overall, sold prices in Whitby over the last year were 8% up on the previous year and 11% up on the 2008 peak of £189,887.

**2.23** Properties in Filey had an overall average price of £172,950 over the last year.

**2.24** The majority of sales in Filey during the last year were terraced properties, selling for an average price of £143,072. Semi-detached properties sold for an average of £168,774, with detached properties selling for an average of £249,862.

**2.25** Overall, sold prices in Filey over the last year were 6% up on the previous year and 4% up on the 2018 peak of £165,905.

**2.26** The Strategic Housing Market Assessment (January 2021) summarises the trends of house prices in the Borough relative to England. It states that "real house prices in Scarborough Borough, whilst slightly higher, have mirrored those in England as a whole. Overall prices increased substantially in the period 2001-2008 (from £66,000 to £155,000 at 2019 values). Values then reduced from the beginning of 2008 and fell to a low of £111,000 in 2013 since which they have grown steadily to £132,000 (Q4 2019)" (Para 4.41, Scarborough Strategic Housing Market Assessment 2021).

**2.27** Private Rented Sector: The private rented sector now accounts for around 20% of all households and has increased rapidly in the last few years in the borough in line with national trends. There is a wide mix of stock in the private rented sector in terms of type and quality. The largest concentrations are within the inner urban areas of Scarborough, where around 45-50% of the stock is privately rented, the majority of which is either flats or Houses in Multiple Occupation (HMOs). Average private rents are lower than both the national and North Yorkshire average due to the stock profile and lower market values in the borough compared to the rest of North Yorkshire.

**2.28** Social Rented Sector: Average social rents range from £70 per week for 1 bed flats to around £90-£95 per week for 3 bed houses, and is slightly below the North Yorkshire average. The new Affordable Rent model was introduced in 2011, which allows rents to be charged at up to 80% of market rent, on new builds or conversions. Affordable rents are up to £95-£100 per week for 2 bed houses and up to £110-£115 per week for 3 bed houses, dependent on the area. Demand for social housing is high across all parts of the borough.

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**2.29** Considering house prices in the wider area, North Yorkshire, with an overall average price of £256,910 (an increase of 6% since 2019) was more expensive than nearby West Yorkshire (£205,697 - an increase of 7%), East Riding Of Yorkshire (£234,073 - an increase of 9%) and South Yorkshire (£182,530 - an increase of 5%).

**2.30** According to the *UK House Price Index*, the average house price in England was £250,341 in February 2021.

### Housing Type

**2.31** The Census for 2011 shows that the borough's housing stock is dominated by semi detached properties (30%), followed by detached dwellings (22%) and terraced houses (22%). The borough has relatively high levels of flatted dwellings (26%). When property type is disaggregated by sub area, it is apparent that many of the sub areas do follow the sub regional trends with the western parishes having a high proportion of detached dwellings. Notable ward variations include the relatively higher proportion of detached properties in Scalby, Hackness and Staintondale and Danby; high proportions of terraced houses in Central and Northstead and higher proportions of larger properties with four or more bedrooms in Danby, Esk Valley and Scalby, Hackness and Staintondale.

**2.32** The higher than average proportion of flats and apartments is also considered to be a reflection of the increasing tradition of 'retiring to the coast' and the historic trend of converting large coastal properties to flats to cope with this demand. Additionally, recent years has seen an upsurge in the redevelopment of many 'brownfield' sites, especially within central Scarborough, with high density flat schemes. The full breakdown of these figures is in Appendix B.

### Tenure

**2.33** Scarborough has a higher percentage of 'owned: owned outright' properties than at the regional and national level. The main reason for this is likely linked to the age profile of the area which has a high proportion of 60 plus residents; either persons who have lived and worked in the area (and paid off their mortgage) or those who have decided to retire to the coast and purchase a property outright.

**2.34** Overall, based on survey evidence, the tenure profile of Scarborough Borough shows that 65.6% of occupied dwellings are owner-occupied, 21.3% are private rented (including tied accommodation), 12.2% are rented from a social housing provider and 0.9% are intermediate tenure dwellings.

**2.35** Owner occupation is prevalent across the sub areas, with the rural sub areas having the higher proportions of this tenure. Rental properties, both social and private, tend to be focused in the urban sub areas such as the Scarborough and Whitby sub areas.

## 2 Scarborough Borough - Background Information

**2.36** According to the Household Survey 2015, the proportion of owner occupied dwellings is highest in Cayton (86.1%) and Seamer (84.0%); private renting in Ramshill (52.8%) and Castle (49.7%); and social renting in Eastfield (40.3%) and Woodlands (37.5%).

### Socio-Cultural Issues

#### Indices of Deprivation

**2.37** The Indices of Deprivation are published by the Department for Communities & Local Government (DCLG). The latest version remain the Indices of Deprivation 2015, providing an update to the Indices of Deprivation 2010. They include ranks and scores for all 32,844 Lower Super Output Areas (LSOAs) in England, together with summary information at local authority level.

**2.38** The overall Index of Multiple Deprivation is part of the Indices of Deprivation dataset. It is calculated from a combination of seven domains - Income; Employment; Health; Education; Barriers to Housing and Services; Crime; and Living Environment.

**2.39** At local authority level, North Yorkshire is among the least deprived in England. It is ranked 125th least deprived out of 152 upper tier local authorities for the Index of Multiple Deprivation (IMD), a similar position to 2010 when the county was ranked 129th out of 149 upper tier local authorities.

**2.40** Scarborough continues to be the most deprived district in North Yorkshire for the Index of Multiple Deprivation. It is ranked 90th most deprived out of 326 lower tier local authorities, but it is relatively less deprived than in 2010, when it was in 83rd place.

**2.41** At LSOA level, the Indices of Deprivation 2015 show that pockets of high levels of deprivation are found within North Yorkshire. Three LSOAs in Scarborough town are within the most deprived 1% in England (parts of Woodlands, Eastfield and Castle wards).

**2.42** More of the county's LSOAs now fall within the lowest quintile (most deprived 20%) in England in the Index of Multiple Deprivation, increasing from 18 in 2010 to 23 in the 2015 dataset. The increased number covers parts of Filey, together with additional parts of Scarborough and Selby.

#### Crime

**2.43** Scarborough (along with several other local authorities) merged to form North Yorkshire Community Safety Partnership, and unfortunately separate data for Scarborough is therefore no longer available.

**2.44** Crime Statistics for England and Wales are produced quarterly. For the year ending September 2020, there had been 42,879 cases of recorded crime in North Yorkshire which represented a 9% decrease from September 2019. This compared with an 8% decrease across Yorkshire and the Humber, and a 7% decrease across England and Wales.



## Scarborough Borough - Background Information 2

### Economy

**2.45** The economy of the borough can be measured not only by economic activity rates but also by such measures as income, house price level and employment figures.

### Employment

**2.46** North Yorkshire has a varied and diverse economy. It is characterised by significantly high levels of self employment and very small businesses. There is a growing manufacturing sector especially in food and drink, a strong tourism, cultural and creative sector, a significant financial and business services sector, and an emerging green energy sector.

**2.47** In Scarborough, tourism activity is combined with a significant manufacturing and engineering base. Scarborough and the local area is home to a number of engineering and manufacturing businesses, which need appropriately skilled young people. Scarborough University Technical College (UTC) opened in September 2016 and was part of a £47 million development combining Coventry University and a sports village at Weaponness. At Middle Deepdale, a Constructions Skills Village was developed with the simple aim of bringing education and industry closer together. The Construction Skills Village supports construction companies of all sizes to invest in their future workforce.

**2.48** In addition, successful events such as the Scarborough Engineering Week and the Employability Charter are looking to help to equip a new generation with the skills needed in the industry. The continuing rise of the surfing scene will continue to enhance its attractiveness to visitors. Other Yorkshire Coast opportunities include potash mining which is now well under construction and moving forward with some pace.

**2.49** Of those who are of working age (16 and over) in the borough, 76.5% are economically active<sup>(1)</sup>, either as an employee or self-employed (January 2020 - December 2020) (Source: NOMIS website).

**2.50** Of those economically inactive<sup>(2)</sup>, the majority do not want a job. The most up to date figures (January 2020 - December 2020) show that in Scarborough Borough, 66.5% of those economically inactive do not want a job. This is lower than both the regional and national averages (regionally, 78.9%; and nationally, 77.4%) (Source: NOMIS website).

### Unemployment Rates

**2.51** The trend over recent years has been for a reduction in unemployment rates<sup>(3)</sup>. Scarborough Borough has a current rate of unemployment of 4.0%, which shows a significant decrease from its highest recent level of 9.3% (recorded in October 2011 - September 2012). Unemployment remains lower than the regional rate (4.4%), and national rate (4.6%) (Tables A.10 and 11, Appendix A provide further detail). It should be noted these figures are before and during the Covid-19 Pandemic which is widely regarded to have a significant longer-term impact on unemployment. Future iterations of this document will be better placed to reflect this impact.

1 The economically active are those who are either in employment or unemployed.

2 The number of unemployed people and the number of people not working and not seeking or available to work.

3 The unemployment rate is the proportion of the labour force (those in work plus those unemployed) that were unemployed.

## 2 Scarborough Borough - Background Information

### Nature of Employment

**2.52** The vast majority of businesses in the region are micro-businesses with less than ten employees. 98.5% of all businesses are small or micro. There are proportionally fewer medium and large businesses. Self-employment is significantly above the national average, especially so in the more rural areas.

**2.53** While figures from the Census 2011 show that North Yorkshire is in line with the national average with 15.6% of employment in the 'wholesale and retail trade' as the largest sector of the economy, it has a much higher proportion of employment in 'agriculture, forestry and fishing' at 3.6% compared with a figure of 0.8% for England. Manufacturing employs a larger proportion of the workforce than seen nationally as does the accommodation and food sector. Sectors under-represented compared to the national distribution include professional, scientific and technical activities and other service sector industries.

**2.54** Scarborough is the largest holiday resort on the Yorkshire coast. In addition to being a popular tourist destination, the town has fishing and service industries, including a growing creative and digital economy. The beaches and attractions are busy throughout the summer, however, a number of factors, including the Covid-19 Pandemic, may impact on the longer-term vitality of town centres. Other resorts in the area include Filey and Whitby, and the North Yorkshire Moors National Park is another major attraction. The development of the York Potash Mine near Whitby has brought considerable economic benefits including jobs to the area. The majority of these jobs have been filled by persons within a 1 hour travelling radius of the site.

**2.55** The Visitor Economy is by far the most important source of employment in the area. The majority of employers are small or medium sized businesses such as hotels, restaurants, pubs and bars, shops and tourist attractions. The nature of the tourism industry means much of the expenditure has a strong seasonal influence and the Local Plan seeks to support the vitality of a year-round tourism economy.

**2.56** Other key sectors include:

- Creative and Digital Media: with mainly small employers, this is a thriving sector in the area. Examples of companies include Electric Angel Design and eiMedia.
- Manufacturing: employs 5,000 people, over 11% of all employment, with companies including Pindar (printing), Cooplands Bakeries, McCain Foods, Plaxton (coach builders).
- Health and Social Care is one of the largest sectors for employment in the district, with over 8,000 employees which at 18% is considerably higher than the national average.

**2.57** The 2011 Census shows that the percentage of individuals employed in tourism-related employment is significantly higher than the national percentage. The manufacturing industry's proportion of employment in the borough (11.9%) remains above the national level (8.2%) and the regional figure (11.5%). Transport and communications, banking, finance and insurance also remain lower than the county, regional and national situations. The proportion of working people in the borough who are self-employed is 20.2% compared to 10.7% in Great Britain as a whole. (Table A.12, Appendix A provides further detail)

## Scarborough Borough - Background Information 2

### Average Income

**2.58** The average weekly income for people working in the borough and for the resident population remains below national average.

**2.59** The borough has an average weekly gross income of £521.80 (for the resident population) and £515.90 (workplace population). Full information on this and the trends of recent years can be found in Appendix A.

### Built Environment

**2.60** The wide range and number of archaeological sites and historic buildings and areas form an important part of the borough's heritage. The historic pattern and style of buildings and settlements is distinctive and the coastal landscape is an important area for prehistoric remains. Many such sites are subject to national designations:

- Scheduled Monuments;
- Listed Buildings (Grade I, Grade II\* and Grade II Buildings);
- 28 Conservation Areas, covering 786.8 hectares;
- Registered Historic Parks and Gardens - These are areas of historic interest and make a significant contribution to the diversity and pattern of the national landscape.

**2.61** Historic England maintains a list of Buildings at Risk (Grade I and II\* Scheduled Monuments and Listed Buildings). In the borough, there are two buildings which are deemed to be at risk, either through neglect or decay, or vulnerable to becoming so (see table 5.26).

### Natural Environment

**2.62** The borough has a number of high quality natural environments, much of it recognised by national or international designations.

### Landscape Designations

**2.63** The importance of landscapes within the borough is reflected in the area of land that is nationally designated for landscape quality. 67.3% of the total borough area is covered by formal landscape designations and 10.4% of the Scarborough Local Plan area (i.e outside the North York Moors National Park) is within the Heritage Coast.

**2.64** The national landscapes designated in the borough are as follows:

- North York Moors National Park
- North Yorkshire and Cleveland Heritage Coast
- Flamborough Headland Heritage Coast

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**2.65** A further breakdown of this can be found in a table in Appendix B.

### Biodiversity and Geology

**2.66** The borough of Scarborough has a wide and diverse biodiversity. In particular the coastal and moorland areas provide habitats for a variety of plants and animals, many of which are of national and international importance. Many of these are within the North York Moors National Park (NYMNP) however there are still a number of important habitats and species in the Local Plan area (outside the NYMNP).

**2.67** The Scarborough Biodiversity Action Plan (SBAP), currently under review, identifies local and national priority habitats. It also sets targets for their conservation and outlines mechanisms for achieving these targets. Action Plans have been produced for 12 habitat types and 11 species listed in table 3.1 below.

**2.68** Sites of Importance for Nature Conservation (SINCs) are designations used in many parts of England to protect areas of importance for wildlife and geology at a county scale and they complement nationally and internationally designated geological and wildlife sites. There are 71 SINCs within the borough which are considered to be of local importance for biodiversity.

**2.69** There are also 13 Sites of Special Scientific Interest within the Local Plan area, the majority are recognised for their geological significance, underlining the importance of the borough's geological resources nationally and internationally.

**2.70** In general terms, the geology of North Yorkshire comprises a range of sedimentary rocks that slope gently to the east so that the oldest rocks are present in the west of the county and the youngest in the east. This geology has been modified significantly in places by faulting (leading to features such as Scarborough Castle headland) and by glacial and post-glacial processes. Clearly the geology has had significant impact on the landscape of the borough.

Priority Habitats	Priority Species
Woodland	Water Vole
Lowland and Wood Pasture, Parkland and Ancient Trees	Otter
Ancient and/or Species Rich Hedgerows	Bats
Unimproved Neutral Grassland	Harbour Porpoise
Calcareous Grassland	Tree and House Sparrow
Acidic Grassland	Reptiles
Wetlands	Great Crested Newt
Open Water	White Clawed Crayfish
Coastal Wetlands	Golden Shelled Slug
Coastal Cliff Mosaics	Water Violet
Rivers and Streams	Rare Flowers
Species and Buildings	

Table 2.1 SBAP Species and Habitats

## Local Development Scheme - Milestones 3

## 3 Local Development Scheme - Milestones

### 3 Local Development Scheme - Milestones

#### Introduction

**3.1** This section reports on the timetable set out in the relevant Local Development Scheme (LDS). For the purposes of this year's AMR the most recently updated LDS was published in January 2020.

**3.2** It should be noted that the Planning Act 2008 in Section 180 and subsequently the Localism Act 2011, with regard to Local Development Documents, removed the requirements for both Supplementary Planning Documents and the Statement of Community Involvement to be specified in the Local Development Scheme.

**3.3** The LDS is available to download from the council's website.

#### Plan Structure

**3.4** The components of the Local Plan are set out below:

- Scarborough Borough Local Plan;
- Whitby Business Park Area Action Plan.

#### Progress with the Borough Local Plan

##### New Scarborough Borough Local Plan

**3.5** The new Local Plan (2011-2032) was adopted in July 2017.

**3.6** The Scarborough Borough Local Plan was produced in accordance with the NPPF and other relevant Government legislation. The policy and allocations contained within are used to guide development proposals and planning applications. The Local Plan is the main delivery mechanism for the development across the borough up to 2032.

**3.7** The Local Plan allocates sites for housing, employment, retail and other forms of development. It sets the criteria for the determination of planning applications and sets out how other plans and strategies will be implemented.

**3.8** Government guidance requires that Local Plans must be kept up to date and determine if a review is required at least every five years; making plans for such reviews where appropriate. There have been a number of changes in the planning system and national guidance since the adoption of the Scarborough Borough Local Plan that means the need for a review is inevitable. In light of this the Borough Council has recently considered and adopted a new Local Development Scheme that sets out an indicative timetable for reviewing the Plan.

**3.9** The table illustrates the progress that has been made with the Local Plan to date.

Key Milestone	Date in 2020 LDS	Date met?	Comment
Publication of Issues and Options Paper	Q3 2020	Q3 2020	Issues and Options

## Local Development Scheme - Milestones 3

Key Milestone	Date in 2020 LDS	Date met?	Comment
			Consultation commenced 28th August 2020.
Publication of Draft Local Plan (Reg 18)	Q3 2021		
Pre-Submission Consultation (Reg 19)	Q3 2022		
Submission of Local Plan to Secretary of State (Reg 22)	Q2 2023		
Pre-Examination Meeting (If required)	Q3 2023		
Examination in Public of Local Plan (Reg 24)	Q3 2023		
Inspectors Report (Reg 25)	Q4 2023		

Table 3.1 Local Development Scheme Timetable for the Borough Local Plan

## Other Plan Documents

### Whitby Business Park Area Action Plan

**3.10** The Whitby Business Park Area Action Plan was adopted in November 2014 and was jointly produced by both the Borough Council and the North York Moors National Park Authority. It is approaching five years old and in accordance with Government guidelines should be considered for review. A report was taken to both authorities in 2019 which confirmed the Area Action Plan remains fit for purpose and does not require review.

### Local Plan Policies Map

**3.11** The Policies Map depicts areas of the policies on an Ordnance Survey base. It highlights areas that have been allocated for development including housing, employment, retail, recreation and so on. This map is based on the Local Plan but will be updated in accordance with any revisions or new Local Plan documents.

### Supplementary Planning Documents

**3.12** Supplementary Planning Documents are not statutory documents but are used to supplement the policies and allocations within the Local Plan. These documents are not included by name in the Local Development Scheme. New or updated SPDs will be prepared when required.

**3.13** It remains the intention to investigate the production of further SPDs on Viability, Infrastructure Provision, Groundwater Protection and Source Protection Zones and others as necessary. Currently an SPD on Design is being worked on and existing SPDs including Education will also be revisited and updated as appropriate. The Affordable Housing SPD was updated in October 2019.

### Sustainability Appraisal and Habitats Regulation Assessment

## 3 Local Development Scheme - Milestones

**3.14** All planning documents must comply with the requirements of the EU Directive on Strategic Environmental Assessment (SEA) and must be subject to Sustainability Appraisal (SA). This means testing objectives, strategies and policies at each stage of the process to assess their potential impact on environmental, economic and social objectives and, where necessary, making changes to ensure sustainability. A Scoping Report has been prepared for the Local Plan Review and has been consulted upon alongside the Issues and Options consultation.

**3.15** A Habitat Regulation Assessment will be prepared as the review of the Local Plan progresses.

### Statement of Community Involvement

**3.16** The Statement of Community Involvement describes the Council's standards for consultation, the organisations and communities to be involved, the methods of consultation used in relation to the planning documents and when the community can expect to be involved. The Statement of Community Involvement was recently updated and adopted in March 2019.

### Duty to Co-operate

#### Background

**3.17** The duty to cooperate was created in the Localism Act 2011, and amends the Planning and Compulsory Purchase Act 2004. It places a legal duty on local planning authorities and public bodies to engage constructively, actively and on an on-going basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters.

**3.18** Local planning authorities must demonstrate how they have complied with the duty at the independent examination of their Local Plans. If a local planning authority cannot demonstrate that it has complied with the duty then the Local Plan will not be able to proceed further in examination.

**3.19** Local Authorities must also, through their Authority's Monitoring Report, give details on what actions they have taken during the period covered by the report in co-operating with other local planning authorities and others under the duty.

#### Meeting the Requirements of the Duty to Co-Operate

**3.20** As part of the Local Plan examination process, it was evidenced that Scarborough Borough Council met the requirements of the Duty to Co-Operate. During the process, the Inspector was satisfied this had been the case. Following on from adoption of the Local Plan, it continues to engage with all Duty to Co-Operate partners and will continue to do so as it progresses towards reviewing the Plan. This is done via a number of means including as follows:

- Officers from Scarborough Borough Council regularly attend meetings of the York and North Yorkshire Spatial Planning and Transport Board, the North Yorkshire Development Plans Forum, the North Yorkshire Planning Officers Group and the Tees Valley Development Plans Officers Group, which are attended by representatives from across the sub region. In addition, Officers attend regular meetings of the York and North Yorkshire Housing



## Local Development Scheme - Milestones 3

Board, Housing Forum and Rural Housing Enabler steering groups, all of which discuss in detail housing issues across the sub region.

- Officers have been proactively engaged with the Local Enterprise Partnership, meeting on a regular basis to ensure the priorities of the borough are factored into the Strategic Economic Plan (SEP) and that the emerging Local Plan aligns with the SEP.
- The Borough Council liaised regularly with neighbouring local planning authorities throughout the preparation of the Local Plan, and a number of specific duty to co-operate meetings took place. The liaison process continues as plans evolve and memorandums of understanding/statements of common ground have and will continue to be produced as suitable.
- The Borough Council also meets on a monthly basis with adjoining neighbour, Ryedale District Council.
- In addition to face to face meetings, the council has also maintained contact with all neighbouring planning authorities through written correspondence, updating the bodies on various stages of the Local Plan and inviting them to make representations at each stage of the process. All the neighbouring planning authorities, together with the statutory consultees and a full range of other bodies, have been invited to make formal representation at each stage of the statutory plan process dating back as far as 2004.

**3.21** More detailed information can be found in the Duty to Co-operate Statement (April 2016).

**3.22** A further requirement for Local Plan production is to produce a Statement of Common Ground between adjoining authorities and this will be produced over the coming months. It is a document that should be reviewed regularly.

### 3 Local Development Scheme - Milestones

## Monitoring Framework and Monitoring Results 4

## 4 Monitoring Framework and Monitoring Results

### 4 Monitoring Framework and Monitoring Results

#### Introduction

**4.1** As previously mentioned, the Scarborough Borough Local Plan was adopted in July 2017. The Monitoring Framework contained within Chapter 11 of the Local Plan forms the basis of this AMR. Any requirements outlined within the NPPF will also be reflected here.

**4.2** The AMR assesses how the council's current planning policies are working and monitors the delivery of the council's development plan. Overall, it is clear that monitoring reports should broaden their focus to show overall how the planning function is performing and to reflect on the 'value added' to development by policy, development control, conservation and enforcement activity.

**4.3** The structure of this report is based around the key themes of economy, housing, environment, community, transport and renewable energy. The monitoring for each of these areas is constantly evolving and improved upon during each monitoring year and this will continue to be the case as indicators evolve, and new ones are created, in response to new planning legislation and the council's own monitoring need.

**4.4** The following sections present the monitoring results for the period April 2020-March 2021.

#### Employment

**4.5** The following section details the amount of land developed for employment in the borough. Employment development is that which is defined by the Use Classes Order as falling under B1 (Business)<sup>(4)</sup>, B2 (General Industry) and B8 (Storage and Distribution). Where appropriate, historical data is presented so that any trends can be identified.

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4 Please note that B1a is 'office use' which is also reported in table 5.6

## Monitoring Framework and Monitoring Results 4

### Monitoring Indicators - Employment

Policy	Indicator	Target	Source	Responsibility for Delivery
EG1 & EG3	Amount and type of employment provision delivered (unit floorspace and site size)	Increase active employment land provision and ensure a flexible and available supply of developable employment land.	Development Management Records	SBC, Developers
EG3	Amount of vacant employment land available for development by type: a. Allocated; b. With Planning Consent.	Increase active employment land provision and ensure a flexible and available supply of developable employment land.	Development Management Records and Forward Planning	SBC, Developers
EG2	Number of planning consents with a condition/agreement requiring job skills/apprentice training	Monitor	Development Management Records	SBC, Developers
EG4	Amount of development within (Scarborough Business Park expansion land) protected area	Monitor	Development Management Records	SBC, Developers
EG5	Employment land and floorspace lost to 'non-employment' uses	Monitor	Development Management Records	SBC, Developers

Table 4.1 Monitoring Indicators - Employment

### Total Amount of Additional Employment Floorspace - by Type

**4.6** 'Total amount of additional employment floorspace by type' indicates the amount of land developed for employment use in Classes B1, B2 and B8 <sup>(5)</sup>. As there are several sites in the borough which are classed as 'mixed use', containing two or more of the use categories, an additional category (mixed use) has been added for reporting purposes. The developments are shown in square metres, and are gross (external) measurements.

	Cumulative 2011/12 - 2019/20	2020/21
B1 Category A	2871.16	171
B1 Category B	0	0
B1 Category C	2513.5	150
B2	5271.8	0
B8	6318.71	750
Mixed	7198.25	3134

5 Where permission has been granted after 1st September 2020, Class E of the Use Classes Order is referred to where relevant

## 4 Monitoring Framework and Monitoring Results

	Cumulative 2011/12 - 2019/20	2020/21
Total	24173.42	4205

Table 4.2 Total Amount of Additional Employment Floorspace by Type (Square Metres)

**4.7** There has been 4,205m<sup>2</sup> of additional employment floorspace delivered this year.

### Total Amount of Additional Employment Floorspace by Type - by Settlement

**4.8** This indicator relates to the monitoring indicator for Policy SH1 and the Settlement Hierarchy.

Settlement Hierarchy	2020/21	%
Scarborough Urban Area	3884	92.4
Whitby	171	4.1
Filey	0	-
Service Villages	150	3.6
Rural Villages	0	-
Open Countryside	0	-

Table 4.3 Total Amount of Additional Employment Floorspace by Settlement (Square Metres)

## Monitoring Framework and Monitoring Results 4

### Amount of Employment Land Available - by Type

**4.9** This indicator looks at the total amount of land available for employment use through:

- Local Plan Allocations; and
- Planning Permissions.

#### (a) Allocations

Site Ref	Address	Available Land (without Permission)
EMP-A1	Land to the North East of Burton Riggs, Scarborough Business Park	0
EMP-A2	Land at Hopper Hill Road, Scarborough Business Park	0.49ha
EMP-A3	Land to east of Hunmanby Industrial Estate	1.9ha
EMP-A4	Land to north and south of Cayton Approach, Scarborough Business Park	23.66ha
EMP-A5	Land to south of Plaxton Park Industrial Estate	0
WBP AAP	Land within Whitby Business Park Area Action Plan (Borough land only)	10ha

Table 4.4 Allocated Employment Sites Available (ha)

#### 4.10 (b) Planning Permissions

**4.11** The table below shows sites for which planning permission has been granted and is still valid as of 31st March 2021. Information is provided in two forms; in hectares where no actual building is proposed (generally outline applications) and in floorspace for proposed buildings or extensions to existing premises. Both sets of data are shown below and care has been taken not to double count. Where an outline application exists for a large area of employment land and some development has taken place, the land available through the outline permission has been amended accordingly. The changes to the Use Classes Order are reflected here with Class E referred for permissions granted after 1st September 2020.

## 4 Monitoring Framework and Monitoring Results

Sites for which Planning Permission has been Granted		
	New Sites (ha)	Extensions / New Building on Existing Employment Sites (sqm)
B1 (No specific category)	-	2,254
B1 Category A	-	704
B1 Category B	-	-
B1 Category C	-	2,643.48
B2	-	374
B8	-	2,293
Mixed Use	-	25,805.5
Class E	-	710
Total	-	34,783.98

Table 4.5 Employment Sites with Current Planning Permission

### Total Amount of Additional Office Floorspace for 'Town Centre Uses'

**4.12** This indicator looks at the total amount of completed office floorspace in the borough (a) and in town centres (b). Office space refers to A2 Office space (financial or professional services) or B1a (general office).

a) In the period 1 April 2020 to 31 March 2021, no office space was completed in the borough.

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
B1a	580	0	167.66	1006.6	185	307.4	624.3	0	0	0
A2	306	0	220.6	3146	0	42	0	173	73	0
A2 or B1a	0	0	0	0	0	0	0	0	0	0
Total	886	0	388.26	4152.6	185	349.4	624.3	173	73	0

Table 4.6 Amount of Completed Office Development (Square Metres)

b) This indicator looks at the total amount of completed floorspace (gross measurements) of office development within defined town centres only. In the period of April 2020 to March 2021, no additional office space was completed within the designated Town Centres.

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
B1a	0	0	0	0	19	61	0	0	0	0
A2	112	0	220.6	361	0	42	0	173	73	0
Total	112	0	220.6	361	19	103	0	173	73	0

Table 4.7 Amount of Completed Office Development in Town Centres (Square Metres)



## Monitoring Framework and Monitoring Results 4

### Has Your Authority Undertaken an Employment Land Review?

**4.13** Scarborough Borough Council's Employment Land Review was updated and published in November 2015.

### Job Skills / Apprentice Training

**4.14** In line with Local Plan Policy EG 2, the Borough Council encourages local employers to participate in skills and employment training initiatives to increase access to employment for those who live within the area. During the year 2020/21 no planning consents included a condition or agreement requiring job skills / apprentice training. It should be noted, however, the existing skills village at Middle Deepdale, Eastfield, remains in operation and subsequent approvals of Reserved Matters have contributed to this continuing.

### Conclusions

**4.15** 2020/21 saw the delivery of 4,205sqm of employment floorspace. This means there has been an average delivery of employment floorspace of 2,837.8 sqm per annum since the start of the Local Plan period.

**4.16** The provision of an adequate supply of high quality, diverse employment opportunities forms a strategic priority for the sustainable economic development and regeneration of Scarborough Borough.

**4.17** The Borough Council's updated Employment Land Review was published in November 2015. The ELR fed into the production of the (2017) Local Plan and drew the following conclusions:

- Although a large proportion (53.4 hectares) of employment land within the borough is currently vacant, undeveloped or derelict, the vast majority of this land is located at Scarborough Business Park (43 hectares), particularly the area to the south of the Business Park.
- Future demand for employment land has been calculated at around 35 hectares over the plan period (up to the year 2032), taking account of econometric modelling, emerging sectors (the proposed potash mine and off-shore wind farm), the growth aspirations of local businesses and the need to re-provide employment land likely to be lost to other uses.
- As the principal town in the Borough, Scarborough and its wider urban area should continue to be the focus for employment land provision. Scarborough Business Park is of strategic importance to the borough's economy and its role should be protected and enhanced during the new plan period (up to the year 2032) and beyond.
- Given Whitby's physical and environmental constraints, particularly within the central areas of the town, the area of search for new employment land is limited to extensions to Whitby Business Park (as enabled by the adopted Whitby Business Park Area Action Plan).

## 4 Monitoring Framework and Monitoring Results

### Housing

**4.18** This section considers the provision of housing across the Borough and includes an estimate of likely future provision over the next 5 years and the longer Plan period within a housing trajectory. This section includes some elements of historical data for informative purposes and the analysis of trends.

#### Monitoring Indicators - Housing

Policy	Indicator	Target	Source	Responsibility for Delivery
DEC3	Average density of new housing delivered	30+ dwellings per hectare across the Local Plan area as a total (*should not include single plot developments due to distortion of figure)	Development Management Records	SBC, Developers
HC1	Supply of ready to develop housing sites	Maintain a 5 year rolling supply	Development Management Records and Forward Planning	SBC, Developers and Landowners
HC1, HC2 & SGA1	Net additional dwellings delivered	Deliver 450 dwellings per annum	Development Management Records	SBC, Developers
HC3	Number of affordable dwelling delivered	15% of homes delivered to be affordable	Development Management Records, Housing Section	SBC, Developers, Registered Providers
HC4	Number of dwellings delivered through rural exception schemes	Aim to deliver an average of one site per annum over plan period and contribute towards county-wide target of 75 homes a year	Development Management Records, Rural Housing Enabler	SBC Rural Housing Enabler, Developers
HC5	Number of dwellings provided in specialist or extra-care schemes	Increase the provision in the Local Plan area	Development Management Records	SBC, NYCC, Developers, Registered Providers
HC6	Net additional traveller pitches delivered (permanent or transient)	To meet identified demand	Development Management Records	SBC

Table 4.8 Monitoring Indicators - Housing

### Net additional dwellings

**4.19** This indicator provides information on residential completions since the commencement of the Local Plan period. Previous Annual/Authority Monitoring Reports are available on the Council's website and show completions for the period since 2003/04.

**4.20** This figure represents total completions including new build, change of use and conversion minus any losses through change of use and conversion or demolition. Figures are total number of completions, by application, for the year April to March.

## Monitoring Framework and Monitoring Results 4

Year	Net Additional Dwellings Completed
2011/12	268
2012/13	159
2013/14	240
2014/15	416
2015/16	352
2016/17	457
2017/18	458
2018/19	469
2019/20	497
2020/21	464
TOTAL	3,780

Table 4.9 Net Additional Dwellings

**4.21** Since the start of the Local Plan period (2011), a total of 3,780 net additional dwellings have been completed. This is an average of 378 dwellings a year.

**4.22** The net completions for this year (2020/21) represents the fifth consecutive year whereby delivery has been above the identified housing requirement of 450 dwellings per annum. It also remains significantly above the average delivery rate (336) since the recession began to impact around 2007/08. The level of completions is again largely down to the contribution of a handful of greenfield sites.

#### **Net and Gross additional dwellings for the reporting year (April 2020 - March 2021)**

**4.23** During the year 2020/21, a gross total of 489 dwellings were completed in the Borough, consisting of:

- 96 dwellings from conversions;
- 393 new build dwellings.

**4.24** This was offset by:

- 2 dwellings lost by conversions to other uses or enlarged residential units;
- 19 dwellings already existed prior to being converted to extra residential units; and
- 4 dwellings were demolished.

## 4 Monitoring Framework and Monitoring Results

**4.25** This gave a net increase in dwellings from April 2020 to March 2021 of 464 dwellings.

### Windfall

**4.26** During the year 2020/21, Scarborough Borough saw windfall development completions of 275 net dwellings which equates to 59.3% when taking into account sites allocated within the adopted Local Plan and any extant ones identified in the 1999 Borough Local Plan. Of the 464 net additional dwellings, the completions on allocations (current and from the 1999 Plan) are as follows;

- Middle Deepdale, Eastfield - 76 dwellings;
- North West of Racecourse Road, East Ayton - 21 dwellings;
- Shackleton Close, Whitby - 44 dwellings;
- Sneaton Castle, Whitby - 48 dwellings.

### Amount of Development (gross additional dwellings) by Settlement Type (April 2020 - March 2021)

**4.27** This indicator has been included to make the AMR more spatial in its assessment of how development is taking place across the borough, by assessing the locations and quantity of development. This is to see if the pattern of development is generally following the settlement strategy as defined by Policy SH1 of the Local Plan. The following shows the breakdown of completions by settlement;

- Scarborough Urban Area<sup>(6)</sup>; 242 units (Gross)
- Whitby; 157 units
- Filey; 9 units
- Service Villages (cumulatively)<sup>(7)</sup>; 70 units
- Rural Villages; 11 units.

### Anticipated Amount of Development over full Plan period by Settlement Type

**4.28** Factoring in this years completions, table 5.9 shows the overall distribution of housing as predicted over the Plan period. The distribution is based on the actual completions from 2011/12 to 2020/21, extant planning permissions, the 'known' sources of housing as explained later within paragraph 5.42, and the housing allocations from the Local Plan as expected to come forward within the Plan period.

	Scarborough Urban Area	Whitby	Filey	Service Villages	Small Villages	TOTAL
Completions (2011/12-20/21)	2185	888	304	340	95	3812

6 Defined as Scarborough 'town', in addition to Newby / Scalby, Osgodby, Cayton, Eastfield and Crossgates.

7 Comprising Hunmanby, East / West Ayton, Seamer, Snainton, Burniston and Sleights.

## Monitoring Framework and Monitoring Results 4

	Scarborough Urban Area	Whitby	Filey	Service Villages	Small Villages	TOTAL
Planning Permissions	1919	423	270	298	61	2971
'Known' Sources of Housing	253	60	0	69	40	422
Remaining Local Plan Allocations (predicted within Plan period)	3445	274	132	308	0	4159
<b>TOTAL</b>	<b>7802</b>	<b>1645</b>	<b>706</b>	<b>1015</b>	<b>193</b>	<b>11364</b>
<b>Percentage</b>	<b>68.66</b>	<b>14.48</b>	<b>6.21</b>	<b>8.93</b>	<b>1.70</b>	

Table 4.10 Overall Net Housing Distribution over Plan period (2011/12-2031/32)

### Projected net additional dwelling requirement up to end of Local Plan period (Housing Trajectory)

**4.29** The AMR considers housing requirement as determined by the council's objective assessment of housing needs. The Council derived its Objective Assessment of Housing Needs in its document entitled "Delivering Housing in the Borough: An Objective Assessment of Housing Need" and this formed part of the Council's evidence base in the examination of the Local Plan. Through the examination process this was adjusted slightly with the requirement of 450 dwellings per annum. The Inspector, in his final report in to the soundness of the Plan, stated the requirement for the Plan to deliver 9,450 net additional dwellings being delivered in the plan period 2011 to 2032 (450 dwellings per year) would be effective and justified. The trajectory that follows therefore uses this requirement as a basis for calculating supply in relation to requirement.

**4.30** The starting point for calculating a five year requirement is considering supply since the commencement of the Plan period. The following shows delivery since 2011 in relation to the annual requirement of 450 dwellings per annum.

Period	Net Completions	Annual Local Plan Housing Requirement	Annual Over or Under Delivery	Cumulative Supply
2011-12	268	450	-182	-182
2012-13	159	450	-291	-473
2013-14	240	450	-210	-683
2014-15	416	450	-34	-717
2015-16	352	450	-98	-815
2016-17	457	450	7	-808
2017-18	458	450	8	-800
2018-19	469	450	19	-781

## 4 Monitoring Framework and Monitoring Results

Period	Net Completions	Annual Local Plan Housing Requirement	Annual Over or Under Delivery	Cumulative Supply
2019/20	497	450	47	-734
2020/21	464	450	14	-720

Table 4.11 Net Housing Completions (2011/12 - 2019/20)

**4.31** Table 5.10 shows an undersupply to date of 720 dwellings. Factoring this into the five year requirement is shown in the following table. This results in a five year requirement of 3,119 dwellings. The requirement also includes a 5% buffer which is added in accordance with Paragraph 47 of the NPPF which states a 20% buffer should be brought forward from later in the plan period where there is a record of persistent under-delivery (or 5% where this is not the case). As the Council has delivered in excess of the requirement for five successive years, it is not considered to have persistently under-delivered, and therefore a 5% buffer is applied.

	Number of Dwellings
Requirement (450 x 5 years)	2250
+ / - over/under supply (+720)	2970
Plus 5% buffer	3119

Table 4.12 Five Year Requirement

### Sources of Housing Delivery

**4.32** The five year requirement of 3,119 dwellings in addition to the longer term requirements should be demonstrably met through the various sources of housing delivery. These sources comprise extant planning permissions, other sites within the planning process, and emerging Local Plan allocations.

**4.33** As of 1st April 2021, there were extant planning permissions that would yield a total of 2,971 dwellings. In addition to those sites with permission, there are a number of sites also in the process whereby as of 1st April 2021, planning permission had not yet been granted, referred to as 'known' sources of housing. There are a number of schemes or proposals that are under consideration, approved and awaiting a legal agreement, or known sites that are likely to be submitted in the short term. This source accounts for the delivery of 210 dwellings within the next five years of the Plan, and an additional 212 dwellings beyond the next five years.

**4.34** The Scarborough Borough Local Plan includes a range of housing allocations that, along with completions to date, extant planning permissions and 'known' sources of housing, would be sufficient in meeting the minimum housing requirement over the Plan period of 9,450 dwellings. As part of the Local Plan examination process, the supporting Housing Background Paper included work that considered on a site-by-site basis the likelihood of allocated sites coming forward with estimations of timescales and likely yields. This work included estimations of the delivery of extant permissions and known sources of housing over ten dwellings. This work

## Monitoring Framework and Monitoring Results 4

forms a basis for being updated annually and feeds in to an updated trajectory. The results of this work are presented in the trajectory that follows later in this chapter. Further background information is available in Appendix B to this document. The list of Housing Allocations and an up-to-date estimation of yield for each site is as follows <sup>(8)</sup>:

Settlement	Local Plan Site Ref and Address	Site Area	Indicative Yield
Scarborough	Site HA1 'Land off Springhill Lane, Scarborough'	2.08ha	40
	Site HA2 'Westwood Campus Site, Valley Bridge, Scarborough'	0.83ha	50
	Site HA3 '101 Prospect Mount Road, Scarborough'	0.43ha	30
	Site HA4 'Land at Yorkshire Coast College, Lady Edith's Drive, Scarborough'	4.62ha	140
	Site HA5 'Land at Dean Road, Scarborough'	1.3ha	50 <sup>(9)</sup>
Newby and Scalby	Site HA6 'Land off Lady Edith's Drive, Newby'	1.78ha	0
	Site HA7 'Land to east of Lancaster Park, Scalby'	35.42ha	900* <sup>(10)</sup>
Eastfield	Site HA8 'Land to north of Middle Deepdale (east of Deep Dale Valley), Eastfield'	22.93ha	600
	Site HA9 'Land to west of Middle Deepdale, Eastfield'	8.49ha	100
	Site HA10 'Land to north of Middle Deepdale (west of Deep Dale Valley), Eastfield'	16.5ha	500
	Site HA11 'Braeburn House, Moor Lane, Eastfield'	0.39ha	0
Cayton	Site HA12 'Land to west of Church Lane, Cayton'	2.12ha	0
	Site HA13 'Land to east of Church Lane, Cayton'	3.82ha	0
	Site HA14 'Land to south of Cayton' (Strategic Growth Area)	131.16ha	2500* (1425 estimated within Plan period)
Osgodby	Site HA15 'Land off Rimington Way, Osgodby'	4.26ha	90
Whitby	Site HA16 'Land off Stakesby Road, Whitby'	1.45ha	32
	Site HA17 'Land between West Thorpe and The Nurseries, Whitby'	0.3ha	0
	Site HA18 'Land opposite Whitby Business Park and to the South of Eskdale Park, Whitby'	17.91ha	100 <sup>(11)</sup>
	Site HA19 'Land adjacent Captain Cook Crescent, Whitby'	2ha	62
	Site HA20 'Residential Care Home, 1 Larpool Lane, Whitby'	0.7ha	20

8 (Note Sites HA6, HA11, HA12, HA13, HA17, HA21, HA24, HA30, HA31 and HA34 have received planning consent since adoption of the plan and are now factored in to Planning Permission or Completion calculations; Sites HA5, HA18, HA23 and HA32 have received planning consent on part of the site, the yield below consider only the part of the site that does not have planning consent and the part of the site with consent is also now factored in to Planning Permission or Completion calculations)

9 \*This has been reduced as part of the site now has planning permission

10 (420 estimated within Plan period)

11 \*This has been reduced as part of the site now has planning permission

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Settlement	Local Plan Site Ref and Address	Site Area	Indicative Yield
	Site HA21 'Land to the south of Upper Bauldbyes, Prospect Hill, Whitby'	2.39ha	0
	Site HA22 'Land at Whitby Golf Club (East), Whitby'	2.55ha	60
Filey	Site HA23 'Land to north of Scarborough Road, Filey'	4.86ha	60 <sup>(12)</sup>
	Site HA24 'Land off Church Cliff Drive, Filey'	1.62ha	0
	Site HA25 'Silver Birches, Station Avenue, Filey'	0.3ha	30
	Site HA26 'Land south of Brigg Road, Filey'	2.85ha	35
Hunmanby	Site HA27 'Land off Outgaits Lane, Hunmanby'	3ha	75
	Site HA28 'Land off Sands Lane, Hunmanby'	3ha	78
	Site HA29 'Land between Stonegate and Sheepdyke Lane, Hunmanby'	1.6ha	20
Seamer	Site HA30 'Land to north of Beacon Road and west of Napier Crescent, Seamer'	8.37ha	0
East and West Ayton	Site HA31 'Land to north and east of The Nurseries, East Ayton'	3.58ha	0
	Site HA32 'Land to south of Racecourse Road, East Ayton'	6.45ha	40 <sup>(13)</sup>
Burniston	Site HA33 'Land to west of The Grange, High Street, Burniston'	1.87ha	60
	Site HA34 'Land to north of Limestone Road, Burniston'	1.92ha	0
	Site HA35 'Land to south of Limestone Road, Burniston'	1.61ha	40
Total			5812
Total within Plan period			4157

Table 4.13

**4.35** The sources of housing delivery discussed are fed into a housing trajectory that illustrates anticipated delivery of sites throughout the Plan period. This is shown below:

12 \*This has been reduced as part of the site now has planning permission

13 \*This has been reduced as part of the site now has planning permission



# Monitoring Framework and Monitoring Results 4

Housing Allocations	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	TOTAL
HA1 Land off Springhill Lane, Scarborough								25	25				20	20	40
HA2 Westwood Campus Site, Valley Bridge, Scarborough								30							30
HA3 101 Prospect Mount Road, Scarborough								15	30	30	30	25	10		140
HA4 Land at Yorkshire Coast College, Lady Edith's Drive, Scarborough								50							50
HA5 Land at Dean Road, Scarborough (remaining section)								70	70	70	70	70	70	70	490
HA6 Land off Lady Edith's Drive, Newby (has PP - see below)								90	90	90	90	75			600
HA7 Land to east of Lancaster Park, Scalby								35	35	30					100
HA8 Land north of Middle Deepdale (east of Deep Dale Valley), Eastfield				10	35	30	90	75	90	90	90	90	65		500
HA9 Land to west of Middle Deepdale, Eastfield								75	90	90	90				0
HA10 Land north of Middle Deepdale (west of Deep Dale Valley), Eastfield															0
HA11 Braeburn House, Moor Lane, Eastfield (has PP - see below)															0
HA12 Land to west of Church Lane, Cayton (has PP - see below)															0
HA13 Land to east of Church Lane, Cayton (has PP - see below)															0
HA14 Land to South of Cayton															325
- HA14 - Phase 1 (A)				50	50	50	50	50	50	50	25				275
- HA14 - Phase 1 (B)				25	50	50	50	50	50	50	50				200
- HA14 - Phase 1 (C)					50	50	50	50	50	50	50				225
- HA14 - Phase 2 (A)										25	50	50	50	50	200
- HA14 - Phase 2 (B)											50	50	50	50	200
- HA14 - Phase 2 (C)											50	50	50	50	200
- HA14 - Phase 3 (A)															0
- HA14 - Phase 3 (B)															0
- HA14 - Phase 3 (C)															0
HA15 Land off Rimington Way, Osgodby				15	30	30	15								90
HA16 Land off Stakesby Road, Whitby				20	12										32
HA17 Land between West Thorpe and The Nurseries, Whitby (has PP - see below)															0
HA18 Land opposite Whitby Business Park and to the south of Eskdale Park, Whitby				12	18	39	54	60	60	60	26				329
HA19 Land adjacent Captain Cook Crescent, Whitby															62
HA20 Residential Care Home, 1 Larpool Lane, Whitby				15	35	12	20								20
HA21 Land to the south of Upper Bauldbyes, Prospect Hill, Whitby (has PP - see below)															0
HA22 Land at Whitby Golf Club (East), Whitby (not permissioned section)								30	30						60
HA23 Land to north of Scarborough Road, Filey (not permissioned section)								20	20	20					60
HA24 Land off Church Cliff Drive, Filey (has PP - see below)								30							0
HA25 Silver Birches, Station Avenue, Filey															30
HA26 Land at Brigg Road, Filey				20	15										35
HA27 Land off Outgats Lane, Hummanby				15	30	20	10	10							75
HA28 Land off Sands Lane, Hummanby							30	30	18						78
HA29 Land between Stonegate and Sheepdyke Lane, Hummanby								10	10						20
HA30 Land to North of Beacon Road and West of Napier Crescent, Seamer (has PP - see below)															0
HA31 Land to north and east of The Nurseries, East Ayrton (has PP - see below)															0
HA32 Land to south of Racecourse Road, East Ayrton (not permissioned section)								20	20						40
HA33 Land to west of The Grange, High Street, Burniston								20	20	20					60





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**4.36** The trajectory shows the delivery throughout the Plan period is sufficient to meet the overall requirement of 9,450 dwellings. With specific focus on identifying a deliverable supply of housing land for the first five years, the supply is calculated as follows:

	Number of Dwellings
<b>Requirement (450 x 5 years)</b>	2250
<b>+ / - over/under supply (+781)</b>	2984
<b>Plus 5% buffer</b>	<b>3133</b>
<b>Contributions from:</b>	
Extant Planning Permissions	2191
Known Sources of Housing	327
Local Plan Allocations	832
Windfall Delivery (Years 4 and 5 only)	300
<b>Total Contributions</b>	<b>3650</b>

Table 4.14 Overview of Council's Five Year Supply

**4.37** This shows a deliverable and available supply of 3,650 dwellings over the next five years. This is above the requirement of 3,133 dwellings which already includes a 5% buffer applied to the requirement and previous undersupply. This equates to a 5.6 years worth of deliverable housing supply. Further information is available in Appendix B of this document.

### The percentage of new and converted dwellings on previously developed land

**4.38** This highlights the percentage of residential development on previously developed land ('brownfield') against the total number of gross dwellings completed for each year. 'Brownfield' land is defined in Annex 2 of NPPF.

**4.39** The following table shows the percentage of brownfield development for each year 2011/12-2020/21.

Year	%age of dwellings on Previously Developed Land
2011/12	84.1
2012/13	78.9
2013/14	44.3
2014/15	32.2
2015/16	48.3
2016/17	35.6
2017/18	41.1

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Year	%age of dwellings on Previously Developed Land
2018/19	41.5
2019/20	49.5
2020/21	46.4

Table 4.15 Brownfield Development as a percentage of Total Completions (2011/12-2020/21)

**4.40** Of the gross completions (April 2020 to March 2021), a slight majority (262) were on Greenfield sites with 227 dwellings on Brownfield sites. This is the eighth successive year that the rate of Greenfield delivery has been higher than that of Brownfield development. The Authority's performance of brownfield delivery since the commencement of the Plan period (2011/12 to present) now stands at 47.74%.

#### Percentage of new dwellings completed at less than 30 dwellings per hectare, between 30 to 50 dwellings per hectare and above 50 dwellings per hectare

**4.41** In order to gain an understanding of the density of schemes, completions are broken down in to three categories of density. The table compares 2020/21 with the previous year's figures:

	2014/15		2015/16		2016/17		2017/18		2018/19		2019/20		2020/21	
	Amount	%	Amount	%	Amount	%	Amount	%	Amount	%	Amount	%	Amount	%
Dwelling per Hectare:														
Less than 30	9	4.5	22	12.4	172	40.8	237	57.2	68	13.1	194	33.4	176	45.0
30 - 50	103	51.5	24	13.5	158	37.4	53	12.8	203	39	135	23.2	70	17.9
More than 50	88	44	132	74.2	92	21.8	124	30	250	48	252	43.4	145	37.1

Table 4.16 Density of residential development (Dwellings per Hectare - dph)

**4.42** The overall density of development for 2020/21 is 36.10 dwellings per hectare. This is broken down as being 59.26 dwellings per hectare from conversions, and 32.03 dwellings per hectare from new build dwellings.

#### Affordable Housing Completions

**4.43** This indicates the level of affordable housing completed which includes:

- Dwellings wholly funded through registered social landlords or local authorities;
- Dwellings funded through developers contributions (section 106 agreements);

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- On-site affordable dwellings on allocated sites as required by Local Plan policy and Supplementary Planning Documents;
- Dwellings funded through other grant schemes including Flats above Shops grants and Houses in Multiple Occupation grants that provide affordable housing in perpetuity.

**4.44** The number of completions (through the planning application process only) is shown in the table below:

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
No. of affordable dwellings	73	45	32	240	45	116	123	58	93	91

Table 4.17 Affordable Completions and Contributions

**4.45** This year has seen 91 affordable units completed. This means the cumulative delivery since the start of the Plan period of 916 dwellings which equates to 22.55% of the overall housing delivery.

### The number of dwellings lost through conversion, demolition and change of use

Lost Through:	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21
Conversions, Change of Use of enlarged residential dwellings	16	7	3	4	7	2	7	11	1	2
Demolitions	26	10	16	1	1	2	24	2	0	4
Total	42	17	19	5	8	4	31	13	1	6

Table 4.18 Number of Lost Dwellings

### Has your authority undertaken a Housing Needs Assessment, Strategic Housing Land Availability Assessment, Housing Market Assessment? If so please give the dates.

- The Scarborough Borough Strategic Housing Market Assessment (SHMA) was completed in January 2021. The Assessment can be viewed via <https://www.scarborough.gov.uk/planning/planning-policy/local-plan/local-plan-background-information/shma>.
- The Strategic Housing and Employment Land Availability Assessment (SHELAA) is to be updated for 2020/21 in Autumn 2021.

**Between 01/04/20 and 31/03/21, how many completed dwellings had:**

- 1 bedroom**
- 2 bedrooms**

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c. 3 bedrooms

d. 4+ bedrooms

How many completed flats, maisonettes or apartments had:

a. 1 bedroom

b. 2 bedrooms

c. 3 bedrooms

d. 4+ bedrooms

Bedrooms	Houses / Bungalow	Flats	Total	Percentage (this year)
1	4	112	116	23.73%
2	75	75	150	30.7%
3	112	5	117	23.9%
4+	105	1	106	21.7%
Total	296	193	489	
Percent	60.5%	39.5%		

Table 4.19 Housing Completions by House Size 2020/21

Since the commencement of the Local Plan period in 2011/12, the following table shows the overall provision. <sup>(14)</sup>

Bedrooms	Houses / Bungalow	Flats	Total	Percentage (overall)
1	62	676	738	21.2%
2	639	695	1334	38.3%
3	916	52	968	27.8%
4+	433	13	446	12.8%
Total	2050	1436	3486	
Percent	58.8%	41.2%		

Table 4.20 Housing Completions by House Size 2011/12 to 2020/21

Between 01/04/20 and 31/03/21, how many completed dwellings were:

<sup>14</sup> Note: The figures in this table will not tally with gross completions over the plan period as the information relates to fully completed schemes only, therefore, it will include completions on schemes that were partly completed before this Local Plan period.

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- a. **Detached**
- b. **Semi-detached**
- c. **Terraced**
- d. **Flats**

Detached	Semi-detached	Terraced	Flat
111	93	92	193

Table 4.21 Housing Completions by House Type 2020/21

Since the commencement of the Local Plan period in 2011/12, the following table shows the overall provision. <sup>(15)</sup>

Detached	Semi-detached	Terraced	Flat
585	592	873	1436
16.8%	17.0%	25.0%	41.2%

Table 4.22 Housing Completions by House Type 2011/12 to 2020/21

15 Note: The figures in this table will not tally with gross completions over the plan period as the information relates to fully completed schemes only, therefore, it will include completions on schemes that were partly completed before this Local Plan period.



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### Self Build and Custom Housebuilding

#### Self Build Register

**4.46** The Self-Build and Custom Housebuilding Act 2015 places a duty on councils to keep a register of individuals and community groups locally who want to acquire land for self-build homes and to have regard to these registers in carrying out its planning function.

**4.47** As of April 2021, there are 40 individuals on the Self-Build Register. More information on the Council's Self Build Register can be found at

<https://www.scarborough.gov.uk/home/planning/self-build-and-custom-housebuilding> .

### Gypsies and Travellers

#### Net additional pitches

**4.48** This indicator shows the number of Gypsy and Traveller pitches delivered. No net additional pitches were gained between 1 April 2020 and 31 March 2021.

#### Provision of Sites for Gypsies and Travellers

##### a) Assessing the housing needs for Gypsies and Travellers

**4.49** A county-wide assessment was completed in May 2008 regarding the accommodation needs of Gypsies and Travellers. To supplement findings from this report, the council commissioned a further Gypsy and Traveller Assessment which was completed in June 2009.

**4.50** The latest Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTTSA) was completed in November 2013. The study sought to provide an evidence base to enable the authority to comply with their requirements towards Gypsies, Travellers and Travelling Showpeople under the Housing Act 2004, the National Planning Policy Framework 2012 and Planning Policy for Traveller Sites 2012.

##### b) How many Gypsy and Traveller sites were in the Authority as at 31 March 2021?

**4.51** There are no permanent gypsy and traveller sites in the borough. One short term temporary site is currently made available at the time of Seamer Fair.

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### c) Between 1 April 2020 and 31 March 2021:

- How many planning permissions were granted and/or refused for Gypsy and Traveller sites;
- How many planning refusals were appealed for Gypsy and Traveller sites;
- How many planning permission were granted on appeal for Gypsy and Traveller sites;
- How many existing sites were lost as a result of development or closure;
- What has been the change in the number of unauthorised pitches?

**4.52** There has been one planning permission granted (connected to Seamer Horse Fair), no appeals made and no planning applications granted on appeal for Gypsy and Traveller sites between 1 April 2020 and 31 March 2021. As no lawful Gypsy and Traveller sites exist (permanent), no sites were lost for the reporting year. As of 31 March 2021, no unauthorised pitches were in use.

### Conclusions

**4.53** For the year 2020/21, a net additional 464 dwellings were completed across the Borough. This is the fifth successive year of the plan period whereby the Council has delivered more than its per annum requirement (450 dwellings per annum). The cumulative delivery of the Local Plan period is now 3,780 dwellings. Through the Local Plan examination process, the Inspector agreed with the Council's Objective Assessment of Housing Need and the requirement of 450 dwellings per annum throughout the Plan period. This results in a revised undersupply to date of 720 dwellings. Factoring this into the requirement and including a 5% buffer means the Council's five year requirement is 3,119 dwellings. As is demonstrated in the housing trajectory, the Council has identified sufficient land that could deliver 3,298 dwellings. This will again be reviewed through further iterations of this document and the Council's Strategic Housing and Employment Land Availability Assessment.

### Transport

**4.54** Transport and access to jobs, education, shopping, leisure facilities and services have a direct impact on people's quality of life. A safe, efficient and integrated transport system is important in supporting a strong and prosperous economy within Scarborough. This can contribute towards the council's overall vision of ensuring the town is thriving, inclusive, healthy and sustainable.

**4.55** The Local Plan seeks to improve connectivity, minimise the distance and length of the journey, make best use of existing public transport and the highways network while delivering sustainable transport choices.

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**4.56** North Yorkshire County Council, as the Highway Authority, are currently responsible for the monitoring of the existing public transport and the highways network.

### Monitoring Indicators - Transport and Infrastructure

Policy	Indicator	Target	Source	Responsibility for Delivery
INF1	Improvements to Seamer Railway Station	Deliver improvements by the end of the plan period	NYCC, Network Rail	SBC, NYCC, Network Rail
INF2	Delivery of Scheme (Dunslow Road to A64 left turn filter lane)	Deliver by 2032	NYCC, Highways England	SBC, NYCC, Highways England, Developers
INF3	Number of travel plans submitted as part of decision making process	Monitor	Development Management Records	SBC, NYCC, Developers
INF4 & INF5	Financial contributions negotiated/collected for by type (relating to Cinder Track, and Infrastructure Delivery)	Monitor	Development Management Records	SBC
INF6	Total of telecommunications notifications received by:  a. new location; or  b. on existing telecommunications locations.	Monitor	Development Management Records	SBC

Table 4.23 Monitoring Indicators - Transport and Infrastructure

**4.57** The Council has previously produced annual S106 Monitoring Reports and provided information relating to Policies INF 4 and INF 5. In line with the latest Government guidance this has been amended and the Council has very recently prepared its first Infrastructure Funding Statement and this can be found at <https://www.scarborough.gov.uk/home/planning/planning-policy/infrastructure-funding-statements>

### Travel Plans

**4.58** In Local Plan Policy INF 3, the Local Plan Authority supports the preparation and implementation of Travel Plans, Travel Assessments and other schemes and agreements to promote the use of sustainable transport for the journey to work and to school. In 2019/20, there were two occasions whereby planning applications determined included the submission of travel plans or travel related supported information. Whilst other applications that have been supported by travel plans have been submitted they have not as yet been determined and will be reported in future years.

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### Retail

**4.59** This section looks at progress in the borough in terms of retail development.

#### Monitoring Indicators - Retail and Town Centres

Policy	Indicator	Target	Source	Responsibility for Delivery
All TC	Net floorspace developed for town centre uses per annum, by: a. town centre; b. edge of centre; c. out of centre location.	Increase the vitality of the town centres and reduce vacant premises.	Development Management Records	SBC, Developers
All TC	Number of vacant shops / premises in town centres	Increase the vitality of the town centres and reduce vacant premises	Development Management Records	SBC, Developers

Table 4.24 Monitoring Indicators - Retail and Town Centres

**4.60** The following table summarises the amount of retail floorspace (Use Class A1) in the defined town centres of Scarborough, Whitby and Filey. It uses figures from GOAD plans (2010/11), which are detailed maps of retail areas showing the individual retail units. A conversion factor of 3.75% is used to calculate internal (net) floorspace. Other town centre uses are shown within the relevant sections of this chapter.

Area	Gross Floorspace (m <sup>2</sup> )	Net floorspace (m <sup>2</sup> )
Scarborough	69,960	67,336.5
Whitby	25,880	24,909.5
Filey	5,610	5,399.6

Table 4.25 Retail Floorspace (Use Class A1) in the Towns of Scarborough, Whitby and Filey

#### Amount of completed retail development

**4.61** This indicator looks at the total amount of completed retail floorspace in the borough (a) and in town centres (b). The developments are shown in square metres and are gross (external) measurements.

Area	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Gross completed floorspace	2,330	3,778.1	4,995	593.95	353	1,741.5	408.3	2260	0	650

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Area	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Gross loss of floorspace	1,527.95	973.5	1,477.55	1,934.9	1,122.7	770.5	2,020	501.8	606	220
Net gain / loss in floor space	802.05	2,804.6	3,517.45	-1,340.95	-769.7	971	-1,611.7	1758.2	-606	430

Table 4.26 a) Amount of Completed Retail Floorspace in the borough

a) There has been a gain of retail floorspace during 2020/21. Since the commencement of the Plan period, there has been a cumulative net gain of 5,954.95m<sup>2</sup> of retail floorspace.

Area	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Gross completed floorspace	1,111	0	0	228	280	138	0	203	0	0
Gross loss of floorspace	387	226.1	356.6	756.8	601.3	359.5	144	0	406	78
Net gain in floorspace	724	-226.1	-356.6	-528.8	-321.3	-221.5	-144	203	-406	-78

Table 4.27 b) Amount of Completed Retail Development in Designated Town Centres

b) This year is the eighth of ten years whereby there has been an overall loss of floorspace within the defined town centres. Since 2011, there has been a cumulative net loss of 1,355.3m<sup>2</sup> of retail floorspace within defined town centres.

### What was the number of vacant units and percentage of vacant floorspace in defined town centres?

**4.62** Due to the ongoing Covid-19 pandemic, no update has been undertaken on vacant units within defined town centres. It is anticipated figures will be updated later in 2020 due to the continued short-term uncertainty. The most recent update is as follows:

**4.63** As of June 2019, there were 63 vacant units within the defined town centre of Scarborough. This represents 11.95% of the total number of units. There is no change in the number vacant units compared to the previous year.

**4.64** In the defined town centre of Whitby, there were 12 vacant units (as of May 2019) which represents approximately 3.5% of the overall retail floorspace within the defined town centre of Whitby.

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**4.65** In the defined town centre of Filey, there were 2 vacant units (as of May 2019) which represents 2% of the overall retail floorspace within the defined town centre of Filey.

### Leisure and Tourism

**4.66** This section looks at leisure and tourism issues within the borough.

#### Monitoring Indicators - Tourism

Policy	Indicator	Target	Source	Responsibility for Delivery
All TOU	Number of visitor and tourism related approvals by type	Increase and diversify the tourist attraction and visitor accommodation offer.	Development Management Records	SBC, Developers

Table 4.28 Monitoring Indicators - Tourism

### Leisure

#### Amount of Completed Leisure/Tourism Development <sup>(16)</sup>

**4.67** This indicator looks at the total amount of completed leisure floorspace in the borough (a) and in town centres (b).

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
a) Gross Floorspace (m <sup>2</sup> ) - borough	4794.8 <sup>(17)</sup>	360	707.7	13,098 <sup>(18)</sup>	3375 <sup>(19)</sup>	4512	6862	366	525	0 <sup>(20)</sup>
b) Gross Floor space (m <sup>2</sup> ) - town centre	0	0	0	0	0	0	675	0	0	0

Table 4.29 Amount of Completed Leisure Development (Overall and Town Centre)

**4.68** The total land developed for leisure and tourism in the borough in this reporting period has been 1.4ha.

**4.69** During the year 2020/21, 0m2 of leisure and tourism floorspace was lost.

16 Note: This Indicator also relates to employment and retail developments respectively.

20 Although there has been a total of 1.4ha of completed leisure/tourism development

19 in addition to this, there are a further 4ha of completed leisure/tourism development

18 in addition to this, there are a further 3.79ha of completed leisure/tourism development

17 in addition to this, there are a further 35.9ha of completed leisure/tourism development

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### Scarborough Borough Green Space Audit and Playing Pitch Strategy

**4.70** Scarborough Borough Council produced a Green Space Audit (May 2014) and a Playing Pitch Strategy (October 2013) as a means of determining what green space, sports and recreation provision is required. These documents fed into the production of the Green Space Supplementary Planning Document (SPD), which aims to ensure that new housing developments deliver accessible, high quality green spaces that meet the demand generated by new residents and, where relevant, to improve the quality of nearby existing green spaces. The Green Space SPD was adopted in November 2014.

### Tourism

**4.71** Tourism is fundamental to the borough's economy. Over 7 million visitors are attracted to the borough annually, spending upwards of £520 million. The contribution to the economy is estimated to support approximately 12,600 Full-Time Equivalent Jobs in the borough; a 4% increase compared to 2013.<sup>(21)</sup> The nature of the tourism industry means much of the expenditure has a strong seasonal influence and the Local Plan seeks to support the vitality of a year-round tourism economy.

**4.72** The Borough Council has adopted a Visitor Economy Strategy (2014-2024) which aims to strengthen the tourism offer through four strategic priorities; target existing and new markets with growth potential, develop a year round product that meets market demand, ensure a high quality environment and improve visitor management, and invest in people and business networks. The Local Plan seeks to assist in meeting these objectives.

**4.73** It remains essential that the borough has an adequate range of visitor accommodation that is able to meet current and future aspirations of the tourism market. There is continued pressure to convert visitor accommodation to other uses, particularly from guest houses to residential uses. This must be carefully monitored as the appeal of the borough as a tourism destination could be threatened with a shortage of quality and range of accommodation types.

**4.74** This current local indicator concentrates on holiday accommodation which falls under the category of hotels and guest houses, but all forms of holiday accommodation are recorded by the council.

### Hotels and Guest Houses - gains and losses within the borough

**4.75** During the year 2020/21, the following additions to the visitor accommodation stock occurred:

Accommodation Type	Additional Stock	Bedspaces <sup>(22)</sup>
Caravan Pitches / Lodges / Pods	25	50
New Guest Houses / Hotels	2	38

21 'The Economic Impact of Tourism on Scarborough District 2014' by Tourism South East Research

22 Where this is not known, an estimate has been made

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Accommodation Type	Additional Stock	Bedspaces <sup>(22)</sup>
Existing Guest Houses / Hotels (extended)	-	20
Self-Contained Units / Cottages	11	28

Table 4.30 Additional Visitor Accommodation Provided 2020/21

**4.76** During the year 2020/21, 7 guest houses / hotels were lost resulting in the loss of 140 bedspaces. A partial change of use of an additional hotel, saw the retention of the hotel but a loss of 22 bedspaces. One caravan park was deconstructed with the removal of 38 caravans.

### Health and Community Facilities

**4.77** This section currently looks at health service provision, but may be expanded to consider other areas of community facility in the future. For information, primary care facilities focus on the treatment of minor injuries and illnesses, deal with minor surgery and the ongoing management of chronic conditions and preventative care. It is the first point of contact for most people and is delivered by family doctors (GPs), nurses, dentists, pharmacists and opticians. Secondary care covers more complex medical care that cannot be undertaken in the primary care sector, and includes care services delivered by organisations such as hospital trusts, mental health trusts. The two often work in conjunction.

#### Monitoring Indicators - Health and Community Facilities

Policy	Indicator	Target	Source	Responsibility for Delivery
HC8 & HC9	New community facilities delivered	To meet identified demand	Development Management Records	SBC
HC10 & HC11	New health and educational facilities delivered	Monitor	Development Management Records	SBC
HC12	Delivery of a GP Surgery (at Former Rugby Club Site, Scalby Road)	Delivery of a GP Surgery by the end of the plan period	Development Management Records	SBC, Local Surgeries, Clinical Commissioning Group, Developers
HC13	Delivery of new or expanded health facilities or GP Surgery (at Station Approach, Filey)	Delivery of expanded GP Surgery or health facility by the end of the plan period	Development Management Records	SBC, Local Surgery, Clinical Commissioning Group, Developers

Table 4.31 Monitoring Indicators - Health and Community Facilities

### Community Facilities

**4.78** In this monitoring period, no new community facilities were delivered during 2020/21.



## Monitoring Framework and Monitoring Results 4

### Provision of Health Care Facilities

**4.79** In this monitoring period, an extension to an existing health clinic was completed within Scarborough Urban Area. With regards the delivery of a GP Surgery at the Former Rugby Club Site, Scalby Road in relation to Policy HC12, permission remains extant on the full site with the wider scheme for the extra-care almost complete. No progress has been made in relation to the delivery of new or expanded health facilities or GP Surgery at Station Approach, Filey.

### Provision of Educational Facilities

**4.80** In this monitoring period, a construction skills training facility was completed.

### Built Environment and Heritage

**4.81** This section looks at the built and historic environment.

#### Monitoring Indicators - Built and Historic Environment

Policy	Indicator	Target	Source	Responsibility for Delivery
DEC5	Number of applications approved contrary to Historic England advice	No applications granted contrary to Historic England advice.	Development Management Records	SBC, Developers
DEC5	Number of designated heritage assets on the Historic England "Heritage At Risk" Register	No increase attributable to planning consents	Historic England	SBC, Historic England
DEC6	Number of applications approved contrary to Historic England advice (relating to archaeology)	No applications granted contrary to Historic England advice.	Development Management Records	SBC, Developers

Table 4.32 Monitoring Indicators - Built and Historic Environment

**4.82** In line with Policy DEC 5, during the year 2019/20, there were no occasions whereby applications were approved with an objection from Historic England outstanding. With specific regard to archaeology, there were no occasions during 2019/20 whereby applications were approved contrary to Historic England advice.

### Historic England's "Heritage At Risk" Register

**4.83** As of April 2021, there were a total of 18 designated heritage assets considered to be 'at risk'. These are shown in the following table. The 18 designated heritage assets on Historic England's Risk Register in the Scarborough Borough Local Plan area comprise 1 building, 1 registered park and garden, 5 Conservation Areas, and 11 Scheduled Monuments.

Designated Heritage Asset	Location	Grading	Condition
Church of St Martin	Main Street, Seamer	Grade I Listed Building	Fair

## 4 Monitoring Framework and Monitoring Results

Designated Heritage Asset	Location	Grading	Condition
Valley Gardens and South Cliff Gardens	Scarborough	Grade II Registered Park and Garden	Generally satisfactory but with significant localised problems.
Scarborough Conservation Area	Scarborough	Conservation Area	Poor
Cayton Conservation Area	Cayton	Conservation Area	Poor
Falsgrave Conservation Area	Falsgrave, Scarborough	Conservation Area	Fair
Flixton Conservation Area	Flixton	Conservation Area	Poor
Dean Road / Manor Road Cemetary Conservation Area	Scarborough	Conservation Area	Very Bad
Round barrow 460m south of Oliver's Mount Farm	Scarborough	Scheduled Monument	Extensive significant problems
Section of linear earthwork on Seamer Moor Hill	Seamer	Scheduled Monument	Generally satisfactory but with significant localised problems
Three barrows at Seamer Beacon and the ruins of Baron Albert's Tower	Scarborough	Scheduled Monument	Generally satisfactory but with significant localised problems
Round barrow on Flotmanby Brow	Folkton	Scheduled Monument	Unknown
Bowl barrow 920m north of Betton Farm	East Ayton	Scheduled Monument	Extensive significant problems
Roman Signal Station	Carr Naze, Filey	Scheduled Monument	Extensive significant problems
Round barrow south of Long Plantation	Folkton	Scheduled Monument	Extensive significant problems
Round barrow on Flixton Wold	Folkton	Scheduled Monument	Extensive significant problems
Round barrow south of Grange Farm	Hunmanby	Scheduled Monument	Extensive significant problems
Star Carr Early Mesolithic Settlement Site	960m NNW of Woodhouse Farm, Seamer	Scheduled Monument	Extensive significant problems
Prehistoric linear boundary and associated features including a medieval monastic grange	North, east and south east of Moorsome Farm, Snainton / Brompton (partially within North York Moors National Park)	Scheduled Monument	Generally satisfactory but with significant localised problems

Table 4.33 Historic England's "Heritage at Risk" Register

## Monitoring Framework and Monitoring Results 4

### Number of Conservation Areas designated which have adopted Character Appraisals

**4.84** There are 28 designated Conservation Areas in the local authority planning area. No Conservation Area Appraisals/Updates have been completed in this monitoring period.

**4.85** At present, 15 of the Local Authority's designated Conservation Areas have an adopted Character Appraisal. These are Scalby, Weaponness, Seamer, Falsgrave, Snainton, Dean Road / Manor Road Cemeteries, Cloughton, Sandsend, Brompton, Filey, Wykeham and Ruston, East and West Ayton, and Whitby.

### Natural Environment

#### The Natural Environment

##### Monitoring Indicators - The Natural Environment

Policy	Indicator	Target	Source	Responsibility for Delivery
ENV3	Number of proposals granted consent contrary to Environment Agency advice on flooding	No applications granted contrary to EA advice on flooding	Development Management Records	SBC
ENV3	Number of Air Quality Management Areas in the Plan area	Zero	DEFRA	DEFRA
ENV3	Number of proposals granted for development (excluding domestic extensions, minor operations and change of use) within the 20 year, 50 year and 100 year coastal erosion zones	Limit to those where shown to be essential in that location	Development Management Records	SBC
ENV4	Number of proposals granted permission in SPZ1 contrary to Environment Agency advice on the grounds of impact on the drinking water supply	No applications granted contrary to EA advice on the water resource	Development Management Records, Environment Agency	SBC
ENV5	Number of proposals granted permission contrary to Natural England advice on the grounds of impact on locally, regionally, or nationally designated sites	No applications granted contrary to Natural England advice	Development Management Records, Natural England	SBC
ENV8	Creation of new green infrastructure assets	Monitor	Development Management Records	SBC, Natural England, Developers

Table 4.34 Monitoring Indicators - The Natural Environment

#### Change in areas of biodiversity importance

**4.86** To show losses or additions to biodiversity habitats. Biodiversity habitat areas can include:

- Areas of biodiversity importance including sites of international, national, regional, sub-regional or local significance

## 4 Monitoring Framework and Monitoring Results

- Local biodiversity (proportion of local sites where positive conservation management has been, or is being implemented)

**4.87** The Borough Council, as a member of the Scarborough Biodiversity Action Group, has produced and adopted the Scarborough Biodiversity Action Plan (BAP). This resulted in 12 priority habitats and 11 new priority species being adopted for the borough. The council is not aware that there have been any losses in either priority habitats or species during the period 2020/21.

**4.88** There has been no change in the number of designated International or National Sites in the borough.

### **Biodiversity Action Plan**

**4.89** The Borough Council adopted its Biodiversity Action Plan in April 2005. This BAP had a lifespan of five years and is currently under review although as this is outside the control of the Local Planning Authority it is unclear as to any timescale.

### **Number of planning permissions granted contrary to Natural England advice on the grounds of impact on locally, regionally, or nationally designated sites**

**4.90** During the year 2020/21, no applications were approved contrary to Natural England advice in relation to locally, regionally or nationally designated sites.

### **Landscape Character Assessments**

**4.91** A Landscape Character Assessment and Sensitivity Study for the borough area was completed in February 2013.

### **Flood Protection and Water Quality**

**4.92** This section relates to the current situation within the borough relating to flood protection and water quality. Information is provided by the Environment Agency to the local planning authority with reference to planning applications where flood protection and/or water quality may be an issue. This indicator analyses if the comments and advice of the Environment Agency are taken into consideration.

### **Number of planning permissions granted contrary to Environment Agency advice on flooding and/or water quality grounds**

**4.93** During the year 2020/21, no applications were approved contrary to Environment Agency advice in relation to flooding. Additionally, no applications were approved contrary to Environment Agency advice regarding the impact of development on the drinking water supply within Source Protection Zone 1.

## Monitoring Framework and Monitoring Results 4

### **Has your Authority undertaken a Strategic Flood Risk Assessment (SFRA), and is it compliant with the NPPF?**

**4.94** To inform the Local Plan, a SFRA was undertaken (jointly with Ryedale DC, NYMNPA and English Heritage) in 2005 and was updated during 2009/10. The SFRA is compliant with the NPPF. A further update to the SFRA is planned as part of the Local Plan review and is expected to be completed during 2021.

**4.95** The NPPF sets out Government policy on meeting the challenge of climate change, flooding and coastal change. The aims of this document are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk.

### **Air Quality**

**4.96** Air quality in the borough as a whole is very good, possibly due to the predominately rural nature of the borough and the lack of any severely congested roads. There is no Air Quality Management Area (AQMA) in the local plan area.

### **Green Infrastructure**

**4.97** During the year 2020/21, no new green infrastructure assets were created.

### **Renewable Energy and Energy Efficiency**

**4.98** To address climate change, local authorities are advised to approach energy use within the context of the energy hierarchy, addressing sustainable construction and design as well as considering less polluting methods of energy generation. New renewable energy schemes, which have no adverse impacts on the existing landscape are encouraged by the authority to reduce the emission of greenhouse gases.

**4.99** The Borough Council along with North Yorkshire County Council and the other North Yorkshire District Councils commissioned a Renewable Energy Study for North Yorkshire which was completed in late 2005. The study identifies and assesses potential for renewable energy production to assist preparation of policies in the Local Plan and consideration of planning applications.

**4.100** Aecom was commissioned by North Yorkshire and York (NY&Y), via Local Government Yorkshire and Humber (LGYH), to develop a sensitivity framework and an appraisal methodology for using landscape sensitivity as a tool for policy development and decision making in relation to renewable and low carbon energy (RLCE) development within the sub-region (North Yorkshire and York) which was completed in February 2012.

## 4 Monitoring Framework and Monitoring Results

### Monitoring Indicators - Renewable Energy and Energy Efficiency

Policy	Indicator	Target	Source	Responsibility for Delivery
DEC2	Number of publicly available electric vehicle charging points	Increase provision in the Borough	Development Management Records	SBC
ENV1 & ENV2	Renewable energy generating developments delivered	Increase provision	Development Management Records	SBC, Developers
ENV1 & ENV2	Amount of installed grid-connected energy capacity (MW) by renewable sources	Increase in MW of electricity	Development Management Records	Developers

Table 4.35 Monitoring Indicators - Renewable Energy and Energy Efficiency

### Electric Vehicle Charging Points

**4.101** In the year 2020/21, no new publicly available charging points were provided. No further public charging points have been approved during this reporting year.

### Renewable Energy Generation

**4.102** During the year 2020/21, no additional commercial renewable energy generating developments have been completed (not including developments covered by householder or permitted development rights).

### Appeal Decisions

#### Question 1

### Monitoring Indicators - Appeal Decisions

Policy	Indicator	Target	Source	Responsibility for Delivery
All Policies	Number of decisions overturned through the appeal process	Fewer decisions overturned than the national average	Planning Inspectorate	SBC

Table 4.36 Monitoring Indicators - Appeal Decisions

**4.103** In the year 2020/21, eight appeals were decided, two were allowed.

## Graphs, Charts and Tables A

## A Graphs, Charts and Tables

## Appendix A Graphs, Charts and Tables

## Demographic Structure

## Population

	1991 Population	2001 Population	1991-2001 (% Change)	2011 Population	2001-2011 (%Change)
Scarborough Borough	108,743	106,243	<b>-2.3%</b>	108,800	<b>2.41%</b>
North Yorkshire	541,760	569,660	<b>5.15%</b>	598,400	<b>5.05%</b>
Yorkshire & Humber	4,936,133	4,964,833	<b>0.58%</b>	5,283,700	<b>6.42%</b>
England & Wales	50,748,016	52,041,916	<b>2.55%</b>	56,075,900	<b>7.75%</b>

Table A.1 Population Change 1991-2011

Source: 2011 Census (National Statistics Web site [www.ons.gov.uk](http://www.ons.gov.uk))

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	Population (2001 Census)	Population (2011 Census)	% Change
Borough	106,243	108,793	<b>2.4%</b>
Scarborough <sup>(23)</sup>	50,120	52,846	<b>5.4%</b>
Whitby <sup>(24)</sup>	13,580	13,213	<b>-2.7%</b>
Filey	6,820	6,530	<b>-4.3%</b>
Rest of borough	36,030	36,204	<b>0.5%</b>

Table A.2 Local Population Change 2001-2011

Source: 2011 Census (National Statistics Web site [www.ons.gov.uk](http://www.ons.gov.uk))

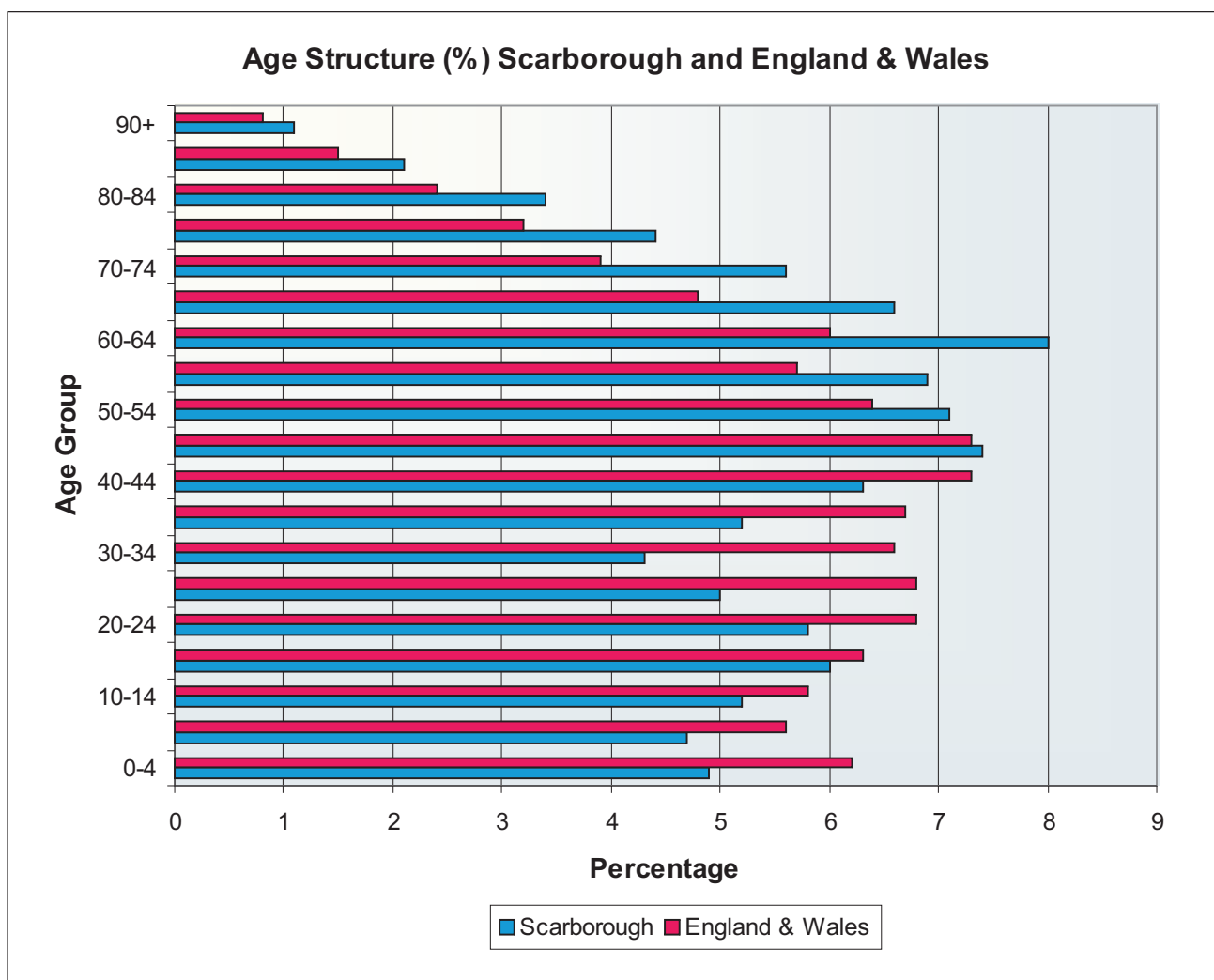
23 Scarborough consists of Castle, Central, Eastfield, Falsgrave Park, Newby, North Bay, Northstead, Ramshill Stepney, Weaponness and Woodlands wards

24 Whitby consists of Mayfield, Streonshalh and Whitby West Cliff wards



## Graphs, Charts and Tables A

### Age Structure



Picture A.1 Age Groups of Scarborough Borough and England Wales 2011

Scarborough	2001		2011		% Change
	No	%	No	%	
Totals	160,243	100%	108,800	100%	<b>2.22%</b>
0 - 4	5,057	4.8%	5,300	4.9%	<b>4.81%</b>
5 - 9	5,965	5.6%	5,100	4.7%	<b>-14.50%</b>
10 - 14	7,010	6.6%	5,700	5.2%	<b>-18.69%</b>
15 - 19	6,102	5.7%	6,500	6.0%	<b>6.52%</b>
20 - 24	4,782	4.5%	6,300	5.8%	<b>31.74%</b>
25 - 29	5,188	4.9%	5,400	5.0%	<b>4.09%</b>
30 - 34	6,228	5.9%	4,700	4.3%	<b>-24.53%</b>
35 - 39	7,129	6.7%	5,700	5.2%	<b>-20.04%</b>

## A Graphs, Charts and Tables

Scarborough	2001		2011		% Change
	No	%	No	%	
40 - 44	7,145	6.7%	6,900	6.3%	<b>-3.43%</b>
45 - 49	6,807	6.4%	8,000	7.4%	<b>17.53%</b>
50 - 54	8,534	8.0%	7,700	7.1%	<b>-9.77%</b>
55 - 59	7,042	6.6%	7,500	6.9%	<b>6.50%</b>
60 - 64	6,503	6.1%	8,700	8.0%	<b>33.78%</b>
65 - 69	5,890	5.5%	7,200	6.6%	<b>22.24%</b>
70 - 74	5,549	5.2%	6,100	5.6%	<b>9.93%</b>
75 - 79	4,896	4.6%	4,800	4.4%	<b>-1.96%</b>
80 - 84	3,294	3.1%	3,700	3.4%	<b>12.33%</b>
85 - 89	2,029	1.9%	2,300	2.1%	<b>13.36%</b>
90+	1,090	1.0%	1,200	1.1%	<b>10.09%</b>

Table A.3 Scarborough Borough - Population by Age Groups

Source: Census 2011 (National Statistics Web site: [www.ons.gov.uk](http://www.ons.gov.uk))

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### Household Types

Household Type	Scarborough Borough	England and Wales Average
One person households as a % of all households	34.3	30.2
One person pensioner households as a % of all households	16.5	12.4
One person non-pensioner households as a % of all households	17.8	17.9
Households with dependent children as a % of all households	23.1	29.0

Table A.4 Households by Type (Census 2011)

Source: Census 2011 (National Statistics web site: [www.ons.gov.uk](http://www.ons.gov.uk))

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### Ethnic Groups

Ethnic Group	Scarborough Borough	North Yorkshire	Yorkshire & Humber	England
White	97.5	97.3	88.8	85.4

## Graphs, Charts and Tables A

Ethnic Group	Scarborough Borough	North Yorkshire	Yorkshire & Humber	England
Mixed	0.8	0.8	1.6	2.3
Asian or Asian British	1.2	1.2	7.3	7.8
Black or Black British	0.2	0.4	1.5	3.5
Chinese or other Ethnic Group	0.2	0.2	0.8	1.0

Table A.5 Ethnic Groups in % (Census 2011)

Source: Census 2011 (Nomis)

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### Housing Type

Accommodation Type	Scarborough Borough	Yorkshire & Humber	England
Detached	22%	20.5%	22%
Semi-Detached	30%	36.5%	31%
Terraced	22%	28%	24.5%
Flats, Apartments or Maisonettes	27%	15%	22%
Caravan or other mobile or temporary structure	0.3%	0.2%	0.4%

Table A.6 Household Spaces and Accommodation Type (%)

Source: Census 2011 (Nomis). Crown Copyright material is reproduced with the permission of the Controller of HMSO

### Tenure

Tenure Type	Scarborough Borough	North Yorkshire	England
Owned: Owned outright	39%	38%	31%
Owned: Owned with mortgage or loan	27%	31%	33%
Social rented: Rented from Council (LA)	2%	4%	9%
Social rented: Other	10%	7%	8%
Private rented: Private Landlord or Letting Agency	18%	14%	15%
Private rented: Other	2%	2%	1%

Table A.7 Housing Tenure by Type (%)

## A Graphs, Charts and Tables

Source: Census 2011 (Nomis). Crown Copyright Material is reproduced with the permission of the Controller of HMSO.

### Economy

#### Employment

	04/11-03/12	04/12-03/13	07/13-06/14	07/14-06/15	04/15-03/16	04/16-03/17	7/17-6/18	7/19-6/20	1/20-1
Scarborough Borough	80.9	80.2	73.0	76.6	77.1	85	79.8	78.1	76.
Yorkshire & Humber	75.0	77	76.8	76.9	77	76.6	77.2	77.4	78.
Great Britain	76.5	77.1	77.5	77.5	77.8	78	78.4	79.4	79.

Table A.8 Economically Active Population as a % of Working Age Population

Source: National Statistics - Official Labour Market Statistics [www.nomisweb.co.uk](http://www.nomisweb.co.uk)

	04/11 - 03/12		04/12 - 03/13		07/13-06/14		07/14-06/15			
	Wants a Job	Does not want a Job	Wants a Job	Does not want a Job	Wants a Job	Does not want a Job	Wants a Job	Does not want a Job		
Scarborough Borough	4.5	94.5	39.2	60.8	25.7	74.3	#	75.8		
Yorkshire & Humber	22.7	77.3	24.8	75.2	23.6	76.4	23.7	76.3		
Great Britain	23.9	76.1	24.8	75.2	24.9	75.1	24.2	75.8		
	04/15-03/16		04/16-03/17		07/17-06/18		07/19-06/20		01/20-12/20	
	Wants a Job	Does not want a Job	Wants a Job	Does not want a Job	Wants a job	Does not want a job	Wants a job	Does not want a job	Wants a job	Does not want a job
Scarborough Borough	40	60	#	68.2	39.8	60.2	#	69.9	#	66.5
Yorkshire & Humber	26.2	73.8	23.8	76.2	22.6	77.4	20.1	79.9	21.1	78.9
Great Britain	24.6	75.4	23.8	76.2	22.0	78.0	21.5	78.5	22.6	77.4

Table A.9 Economically Inactive Population as a % of Working Age Population

Source: National Statistics - Official Labour Market Statistics [www.nomisweb.co.uk](http://www.nomisweb.co.uk) (Note: Numbers are for those aged 16-64)

# Sample size too small for reliable estimate.

## Graphs, Charts and Tables A

## Unemployment Rates

	Scarborough Borough							North Yorkshire						
	04/14 -	04/15 -	04/16 -	04/17 -	04/18 -	04/18 -	01/20-12/20	04/14 -	04/15 -	04/16 -	04/17 -	04/18 -	04/18 -	01/20 -
	03/15	03/16	03/17	03/18	03/19	03/19		03/15	03/16	03/17	03/18	03/19	03/19	12/20
Unemployment Rate (Working Age) %	6.6	3.8	3.4	3.8	3.7	2.8	4.0	4.1	2.1	2.9	4.0	2.3	1.2	2.4

Table A.10 Unemployment Rates (Borough &amp; County)

	Yorkshire & Humber							Great Britain						
	04/14 -	04/15 -	04/16 -	04/17 -	04/18 -	04/18 -	01/20 -	07/13 -	07/14 -	04/15 -	04/16 -	07/17 -	04/18 -	01/20 -
	03/15	03/16	03/17	03/18	03/19	03/19	12/20	06/14	06/15	03/16	03/17	06/18	03/19	12/20
Unemployment Rate (Working Age) %	7.2	6.1	4.9	4.8	4.5	3.7	4.4	6.0	5.1	4.7	4.3	4.1	3.9	4.6

Table A.11 Unemployment Rates (Regional &amp; National)

Note: Numbers are for those aged 16-64

Source: National Statistics - Official Labour Market Statistics (Nomis)

## A Graphs, Charts and Tables

Industry	Scarborough Borough	North Yorkshire	Yorkshire & Humber	England
	2011	2011	2011	2011
Agriculture, forestry and fishing	7.5	3.6	0.9	0.8
Mining and quarrying	1.3	0.4	0.2	0.2
Manufacturing	9.3	8.9	11.2	8.8
Construction	8.4	7.8	8.0	7.7
Wholesale and retail trade	13.6	15.6	16.9	15.9
Transport and storage	3.4	3.6	4.9	5.0
Accommodation and food service activities	11.5	7.3	5.7	5.6
Information and communication	1.5	2.3	2.5	4.1
Financial and insurance activities	1.2	2.9	3.7	4.4
Professional, scientific and technical activities	4.7	6.1	5.0	6.7
Administrative and support service activities	3.7	4.0	4.6	4.9
Education	9.4	9.3	10.1	9.9
Human health and social work activities	12.8	12.4	13.4	12.4
Other	4.9	5.3	4.4	5.0

Table A.12 Nature of Employment (%)

Source: Census 2011 (Nomis)

## Graphs, Charts and Tables A

**Average Income**

	Scarborough Borough	Yorkshire & Humber	Great Britain
2011/12	477.4	465.7	503.1
2012/13	443.7	465.2	508.0
2013/14	450.8	479.1	518.1
2014/15	467.9	480.5	529.6
2015/16	460.3	498.3	541.0
2016/17	480.1	502.3	552.7
2017/18	477.4	520.9	571.1
2019/20	521.8	540.4	587.1

Table A.13 Gross Weekly Pay (Resident Population) in £

Source: National Statistics - Official Labour Market Statistics [www.nomisweb.co.uk](http://www.nomisweb.co.uk)  
ONS annual survey of hours and earnings - resident analysis

	Scarborough Borough	Yorkshire and Humber	Great Britain
2011/12	459.3	465.5	502.6
2012/13	432.2	464.7	507.6
2013/14	441.4	479.1	517.8
2014/15	445.4	486.4	529.0
2015/16	446.3	498.3	540.2
2016/17	462.9	502.5	552.3
2017/18	468.7	520.8	570.9
2019/20	515.9	538.9	586.7

Table A.14 Gross Weekly Pay (Workplace Population) in £

Source: National Statistics - Official Labour Market Statistics: [www.nomisweb.co.uk](http://www.nomisweb.co.uk)  
ONS annual survey of hours and earnings - workplace analysis

## A Graphs, Charts and Tables

### Natural Environment

	Area		North Yorkshire and Cleveland Heritage Coast		Flamborough Headland Heritage Coast		Total Heritage Coast	
	Ha	%	Ha	%	Ha	%	Ha	%
Local Plan Area (% of the Borough)	29814 (36.5)	100	2554	8.6	550	1.8	3104	10.4
North York Moors National Park in Scarborough Borough (% in Borough)	51840 (63.5)	100	4582	8.8	-	-	4582	8.8
Scarborough Borough	81654	100	7136	8.7	550	0.7	7686	9.4

Table A.15 National Landscape Designations in Scarborough Borough

Source: SBC Local Plan Fact Sheet No.7 (1994)



## Housing Requirement (Position Statement) B

## B Housing Requirement (Position Statement)

### Appendix B Housing Requirement (Position Statement)

#### Scarborough Five Year Housing Land Supply Position



Picture B.1

#### Introduction

This report sets out the five year housing land supply assessment, for the period 1 April 2021 to 31 March 2026, when measured against the Local Plan Housing Target (450 dwellings per annum) which was derived using the Objective Assessment of Housing Need and confirmed through the Examination in Public of the Scarborough Borough Local Plan; adopted in July 2017. Paragraph 73 of the National Planning Policy Framework (NPPF) outlines that,

“Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- A. 5% to ensure choice and competition in the market for land; or
- B. 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
- C. 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.”

## Housing Requirement (Position Statement) B

### Scarborough Borough Council Five Year Housing Requirement

Scarborough Borough Council adopted its Local Plan in July 2017. National Planning Practice Guidance - Housing Supply and Delivery (para 005) outlines that in such circumstances where the plan has been adopted in the past 5 years the starting point for calculating the five year land supply will be the Local Plan Housing Target. I

The NPPF also requires an additional buffer be identified in the five year supply, dependent on local circumstances and previous housing delivery. Footnote 39 of the NPPF states that significant under delivery will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement. The latest results of the test were published by the Government in February 2019 and Scarborough Borough Council passed the test with a result of 241%. In view of this and the fact that the Local Plan Housing Target has been exceeded in each of the previous 3 years, the Council considers that the buffer applied to the five year supply should be 5%.

The housing requirement for the five year period (April 1st 2021 – 31st March 2026) is therefore 2250 (5 years x 450) + 720 (undersupply 2011-2020) + 5% buffer = 3,119. This results in an annual requirement of 626 dwellings per annum as set out in the table below.

Ref		No of Dwellings
a	Housing Requirement 2021/22 to 2025/26	2970
b	NPPF 5% Buffer (b=5% of a)	149
c	Five year requirement 2021/22 to 2025/26 including 5% buffer (c=a+b)	3119
d	Annual requirement with 5% buffer	624

Table 1 Five year housing requirement

### Five Year Housing Requirement

The main sources of housing land have been used to calculate the five year supply position:

- Deliverable sites with an extant planning consent (full permission);
- Deliverable Allocations and Sites with Outline Consent;
- Known Sources (including sites that are currently being considered through the planning process);
- Windfall.

The most recent updates to the NPPF updated the definition of deliverable to:

“Deliverable: To be considered deliverable, sites for housing 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. In particular:

- sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires,

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unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

- B. where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”

A planning judgement as to ‘deliverability’ can clearly be made in respect of sites which do not have permission now, but can reasonably be expected to receive it so as to enable housing to be built on them within the next five years. These would include sites that are allocated in the Local Plan, sites that the Local Planning Authority has been in discussions with developers (in many cases through the pre-application process) and sites that are currently submitted for planning but yet to be determined (where the common consensus is that the proposal meets policy requirements and is to be approved/recommended for approval). The sites which do not have permission in the five year supply have been assessed and are considered to be suitable, available and achievable. It is therefore with some confidence that the Council can defend a five year land supply position including a number of sites which do not yet have permission.

The projected number of dwellings to be delivered each year on sites of 10 or more dwellings has been assessed on a site by site basis and has been informed by:

- advice from house builders, landowners and site promoters;
- advice from the Council’s Development Management section;
- Council records on average build rates; and
- number of builders on site.

**Table 2** below sets out the expected delivery in the next 5 years. Full details of each site and trajectory of delivery can be found in Table 4.

Year	2021/22	2022/23	2023/24	2024/25	2025/26
No of Dwellings	709	587	635	747	620

Table 2 Expected Delivery

The calculation of the deliverable supply of housing land is set out in table 3 below and shows that Scarborough can demonstrate a five year supply of deliverable sites. In addition to the five year supply there is a surplus of 179 dwellings. As the housing requirement is 624 dwellings per annum (for 5 years then returning to 450 dwellings per annum (plus buffer)) this surplus equates to an additional 0.4 years. Scarborough therefore has a 5.38 year supply of deliverable housing land.

Ref		No of Dwellings
A	Five year requirement 2021/22 to 2025/26 including NPPF 5% buffer	3119

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Ref		No of Dwellings
B	Deliverable supply of five year period 2021/22 to 2025/26 (see Table 4)	3298
C	Deliverable supply over and above the five year requirement (c=b-a)	179
D	<b>Deliverable supply expressed as a number of years (<math>d=c/473^{(1)} + 5</math> years)</b>	<b>5.38</b>

Table 3 Deliverable Supply of Housing Land

1.  $473 = \text{Annual Requirement (450)} + 5\% \text{ buffer}$

It should also be noted that as of 2023 the Local Plan will be classed as out of date (if not replaced) and the Local Plan Housing Target will be replaced by the Local Housing Number (LHN). The LHN is currently set at circa 175 dwellings per annum. On that basis it could be suggested that the actual number of years supply is actually higher using the formula (this also factors in a 5% buffer and uses 184 dwellings per annum):

- Deliverable supply =  $(d=c/184) + 5$  years.
- This would increase the number of years supply to 17.9 years.

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Planning Ref / Site Ref (if applicable)	Site Name	Status	Total Units	HOUSING ALLOCATIONS					Total (Years 1 to 5)	Comments
				2021/22	2022/23	2023/24	2024/25	2025/26		
HA1	Land off Springhill Lane, Scarborough	Allocated	40	0	0	0	0	0	0	This site is unlikely to make a contribution to the 5 year supply. The latest position as confirmed by Yorkshire Water (21/12/18) is that they still intend to re-locate the reservoir before 2025. Once the site is de-commissioned it will become available for an alternative use.
HA2	Westwood Campus Site, Valley Bridge, Scarborough	Allocated	50	0	28	22	0	0	50	This site is available now and the building has been vacated. Application submitted and expected to go to Planning & Development Committee in May 2021. Scheme of 28 dwellings in converted school, and 22 dwellings within new block.
HA3	101 Prospect Mount Road, Scarborough	Allocated	30	0	0	0	0	0	0	The property has been vacated and is potentially available for redevelopment. However, as of an update from NYCC (12/8/19) the property is still within the ownership of Property Services and no formal decision has been made in respect of the future of the site.
HA4	Land at Yorkshire Coast College	Allocated. Planning Application submitted.	140	0	0	0	0	0	0	An application has been submitted for outline consent for circa 139 dwellings (est in Local Plan is 140). The application has been delayed due to an unsuccessful attempt to get the building Listed. Outline permission is likely within Spring 2021. At current time it is not included in 5 year supply.
HA5	Land at Dean Road, Scarborough	Allocated	50	0	0	0	0	0	0	Part of this allocation has been completed. The remainder of the site is available for development and it is understood an application may be forthcoming. An estimated remaining yield of 50 dwellings is used.

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Planning Ref / Site Ref (if applic)	Site Name	Status	Total Units	2021/22 to 2022/23					Total (Years 1 to 5)	Comments
				2021/22	2022/23	2023/24	2024/25	2025/26		
HA7	Land to east of Lancaster Park, Scalby	Allocated	900	0	0	0	0	0	0	At the current time there is progress being made on the submission of an application for this site. Subject to further evidence being submitted and progress in the submission of an application this may make a contribution to the 5 year supply but is not included at this time.
HA8	Land to north of Middle Deepdale (east of Deep Dale Valley), Eastfield	Allocated. Application expected.	600	0	10	35	30	90	165	A hybrid application with detailed proposals for the first phase for 106 dwellings has been submitted. Commencement on site likely to start in 2021 with first completions from 2022/23.
HA9	Land to west of Middle Deepdale, Eastfield	Allocated	100	0	0	0	0	0	0	Progress has been made on this and HA10 and they are included in the Council's Better Homes Project.
HA10	Land to north of Middle Deepdale (west of Deep Dale Valley), Eastfield	Allocated	500	0	0	0	0	0	0	Progress has been made on this and HA9 and they are included in the Council's Better Homes Project.
HA14	Land to the South of Cayton	Allocated. Hybrid application submitted.	2500	0	0	50	75	150	275	Persimmon has submitted an application (hybrid) for circa 1400 dwellings in outline and 344 in full. The application remains under consideration and due to the scale of the site, the LPA does not want to over-estimate the contribution from this site in the 5 year supply and has therefore opted to include deliveries in from 2022/23. Subject to progress on the application this may be increased.
HA15	Land at Rimington Way, Osgodby	Allocated	75	0	0	15	30	30	75	An application has been submitted and subject to consent expected to be on site in 2022.

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Planning Ref / Site Ref (if applic)	Site Name	Status	Total Units	2021/22					2025/26	Total (Years 1 to 5)	Comments
				2021/22	2022/23	2023/24	2024/25	2025/26			
HA16	Land off Stakesby Road, Whitby	Allocated. Part Completed.	32	0	0	0	0	0	0	0	Part of the site (NYCC) has been completed. The remainder of the site was in SBC ownership and has now been sold to a developer. Pre-application discussions understood to have taken place but no evidence of an application forthcoming.
HA18	Land opposite Whitby Business Park, Whitby	Allocated	100	0	0	0	0	0	0	0	Part of this allocation has outline consent (shown below). The remainder subject of pre-application discussions but no evidence of application forthcoming at the present time. 100 dwellings remaining based on 4.7 ha of the 17.9 ha allocated site remaining.
HA19	Land adjacent Captain Cook Crescent, Whitby	Allocated	62	0	0	15	35	12	62	62	A full application for the development of 62 dwellings to be considered at Planning and Development Committee in May 2021.
HA20	Residential Care Home, Carpool Lane, Whitby	Allocated	20	0	0	0	0	0	0	0	The EPH to be replaced by extra care. No sign of progression with land becoming available or application.
HA22	Land at Whitby Golf Club, Whitby	Allocated	60	0	0	0	0	0	0	0	This is a Council owned site. No progress on the sale of the land to date so currently not included in 5 year supply. This site forms part of the Councils Better Homes Project.
HA23	Land to north of Scarborough Road, Filey	Allocated	60	0	0	0	0	0	0	0	Part of the site is currently under construction for 70 dwellings. The remainder has an anticipated yield of 60 dwellings but it likely beyond five years due to a lack of significant progress at this stage.



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Planning Ref / Site Ref (if applicable)	Site Name	Status	Total Units	2021/22					2022/23	2023/24	2024/25	2025/26	Total (Years 1 to 5)	Comments
				2021/22	2022/23	2023/24	2024/25	2025/26						
HA25	Silver Birches, Filey	Allocated	80	0	0	0	0	0	0	0	0	0	Whilst there was some progress on this site there is no planning application and not sufficient evidence at this time that the site will be delivered within the next 5 years.	
HA26	Land at Brigg Road, Filey	Allocated	42	0	0	20	22	0	0	0	42	Resolution to approve outline application on approximately half of the site. Remainder likely beyond first five years.		
HA27	Land off Outgait Lane, Hunmanby	Allocated	70	0	0	10	30	20	0	0	60	An application for the development of approximately 60 dwellings on around two-thirds of the allocation is understood to be imminent. Progress with the application could see the delivery of dwellings from 2023.		
HA28	Land off Sands Lane, Hunmanby	Allocated	78	0	0	18	20	20	0	0	58	Application for 58 dwellings on approximately two-thirds of the site submitted in March 2021. Progress with the application could see delivery from 2023/24.		
HA29	Land between Stonegate and Sheepdyke Lane, Hunmanby	Allocated	20	0	0	0	0	0	0	0	0	Outline application submitted on southern portion of site for unspecified number of units currently under consideration. Confirmation from landowner of remainder of the site that progress is being made and an agent has been appointed (June 2019). Outline planning application expected but insufficient evidence to include in 5 year supply.		
HA32	Land to south of Racecourse Road, East Ayton	Allocated and majority with outline consent.	40	0	0	0	0	0	0	0	0	0	An application is expected but until such time and a house builder is linked to the site it will not be included in the 5 year supply.	

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Planning Ref / Site Ref (if applicable)	Site Name	Status	Total Units	2021/22 2022/23 2023/24 2024/25 2025/26					Total (Years 1 to 5)	Comments
				2021/22	2022/23	2023/24	2024/25	2025/26		
HA33	Land to the west of The Grange, Burniston	Allocated	60	0	0	0	0	0	0	The site is being marketed by Savills. However, there has not been any firm progress with an application at this time.
HA35	Land to the south of Limestone Road, Burniston	Allocated	40	0	0	0	0	0	0	No progress on this site.
<b>PLANNING PERMISSIONS</b>										
08/00193/FL	St Thomas Hospital, Foreshore Road, Scarborough	Approved	12	0	0	0	0	0	0	Extant permission. No progress.
18/02708/RG4	Atlantis Site, Peasolm	Approved	53	0	0	0	0	0	0	Extant permission. No progress.
15/01079/FL	Salisbury Arcade, Scarborough	Approved	22	22	0	0	0	0	22	Work commenced and expected completion in 2021/22.
19/01374/FLA	84 Filey Road, Scarborough	Approved	15	15	0	0	0	0	15	Permission granted in January 2020. Work currently ongoing.
18/01592/P30	Pavilion House, Scarborough	Approved	55	30	25	0	0	0	55	Site should be assumed to be deliverable in accordance with guidance unless evidence suggests otherwise.
17/00293/FL	The Breece, West Street, Scarborough	Approved	20	20	0	0	0	0	20	This has consent for 16 units but revised application for 20 dwellings and anticipated to progress work upon completion of s106 agreement.
18/01587/FL	Land at 454 Scalby Road, Newby	Approved	10	10	0	0	0	0	10	The has consent for 10 apartments. Work currently ongoing.
19/00109/FL	Land at Lady Edith's Drive, Newby	Allocation and approved	49	9	20	20	0	0	49	This has full permission for 49 dwellings. Work has commenced on site with delivery anticipated from 2021.

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Planning Ref / Site Ref (if applicable)	Site Name	Status	Total Units	2021/22 - 2022/23					2023/24	2024/25	2025/26	Total (Years 1 to 5)	Comments
				2021/22	2022/23	2022/23	2023/24	2024/25					
19/01237/FL	Land off Mill Way, High Mill, Scalby	Approved	151	35	50	50	16	0	151	This has full permission for 151 dwellings. Work has commenced on site with delivery anticipated from 2021/22.			
19/01248/OL	Land off Mill Way, High Mill, Scalby	Approved (outline)	220	0	0	30	50	80	Later phase of High Mill development, anticipated to follow from currently ongoing phase.				
18/01053/FL	Land to west of Church Lane, Cayton	Allocated and approved	64	20	30	14	0	64	This has full permission for 64 dwellings. Work has commenced on site with delivery anticipated from 2021/22.				
17/00474/OL	Land to east of Church Lane, Cayton	Allocated and approved (outline)	100	0	30	35	35	100	This has permission in outline for circa 80 units. Reserved Matters application for 100 dwellings currently under consideration.				
Various	Middle Deepdale (Linden)	Approved	103	22	10	0	0	32	Development Ongoing				
	Middle Deepdale (Kebbell Phase 4)	Approved	106	35	35	14	0	84	Development Ongoing				
	Middle Deepdale (Engie)	Approved	108	30	30	30	18	108	Development Ongoing				
	Middle Deepdale (East - remaining outline)	Approved (outline)	114	0	0	0	35	70	Anticipated to follow from currently ongoing phase.				
	Middle Deepdale West (Keepmoat)	Approved	465	36	36	36	36	180	Development ongoing.				
09/02472/RM and 19/02721/FL	Middle Deepdale West (Keepmoat)	Approved	28	20	8	0	0	28	This phase received Full permission in June 2020, completions expected from 2021/22.				
	Land off Highfield Road, Whitby	Approved	15	15	0	0	0	15	Development Ongoing				

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Planning Ref / Site Ref (if applicable)	Site Name	Status	Total Units	2021/22					Total (Years 1 to 5)	Comments
				2021/22	2022/23	2023/24	2024/25	2025/26		
Various	Sneaton Castle, Whitby	Approved	130	39	25	0	0	0	64	Development Ongoing
20/00249/FL	Land at Broomfield Farm, Stainsacre Lane, Whitby	Allocated and Approved (Hybrid)	290	0	0	0	0	0	0	Hybrid application approved in March 2021. Reserved Matters application likely to follow.
19/02928/FL	Carlill, 13-14 Royal Crescent, Whitby	Approved	15	15	0	0	0	0	15	Conversion of hotel approved August 2020. Work expected to be complete within 2021/22.
17/02734/FL	Church Cliff Drive, Filey	Allocated and Approved	59	59	0	0	0	0	59	McCarthy & Stone development is nearing completion.
19/00489/FL	Land at Filey Fields Farm, Filey	Allocated and Approved	70	70	0	0	0	0	70	Scheme remains ongoing and expected to be complete within 2021/22.
20/01436/FL	Land to east of Muston Road, Filey	Approved	300	0	30	30	30	27	117	The scheme has been substantially completed with over 180 dwellings delivered to date. A revised scheme was approved in October 2020.
17/00452/FL and 20/01590/FL	Land to north of Beacon Road, Seamer	Allocated and Approved.	241	30	50	55	50	0	185	Development Ongoing
16/01593/OL	Land south of Racecourse Road, East Ayton	Allocated and Approved (Outline)	40	0	0	0	0	0	0	This has outline consent. There is progress with a potential national house builder but as yet unconfirmed.
19/00768/OL	Land south of Racecourse Road, East Ayton	Allocated and Approved (Outline)	60	0	0	0	0	0	0	This has outline consent. There is progress with a potential national house builder but as yet unconfirmed.
18/02941/RM	Land to north west of Racecourse Road, East Ayton	Allocated and Approved	96	40	29	0	0	0	69	Development Ongoing

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Planning Ref / Site Ref (if applicable)	Site Name	Status	Total Units	2021/22					Total (Years 1 to 5)	Comments
				2021/22	2022/23	2023/24	2024/25	2025/26		
18/00505/OL	Land to north of Limestone Road, Burniston	Allocated and Approved (Outline).	40	0	0	0	0	0	0	Granted on appeal in outline. Currently no further information on RM or delivery so not in 5 year supply.
17/01827/RM and 20/01415/FL	Electricity Building, Filey Road, Gristhorpe	Approved	44	15	15	14	0	0	44	Development ongoing with first completions expected in 2021/22.
Various	All other schemes with Full Planning Consent (less than 10 units)	Approved	295	100	100	95	0	0	295	All sites should be assumed to be deliverable in accordance with guidance unless evidence suggests otherwise. Reduced by demolitions and change of use from dwelling to other use.
Various	All other schemes with Outline Planning Consent (less than 10 units)	Approved	22	0	0	0	0	0	0	These are not included in 5 year supply at present. Further work may allow them to make a contribution if evidence is available to demonstrate deliverability.
<b>KNOWN SOURCES OF HOUSING</b>										
	Former Filey Road Sports Centre, Scarborough	Application Awaited	40	0	0	0	0	0	0	Previous application withdrawn. Anticipate redevelopment of the site will happen but no evidence this will be in next five years.
18/01699/FL	Hylands, Filey Road, Scarborough	Pending	22	22	0	0	0	0	22	The application has been resolved for approval and awaiting a legal agreement. It is linked to a current application for 3 off-site affordable homes and the decision notices will be sent out concurrently, subject to the smaller scheme being approved.
	Former Argos Building, Scarborough	Expected 2021/22	95	0	0	0	95	0	95	*in depth description below.
	Former Scarborough Rugby Club, Scalby Road, Newby	Approved (Outline). Part of Site completed.	60	0	0	0	0	0	0	No progress to date. Beyond 5 years.

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Planning Ref / Site Ref (if applicable)	Site Name	Status	Total Units	2021/22					Total (Years 1 to 5)	Comments
				2021/22	2022/23	2023/24	2024/25	2025/26		
20/02610/FL	Villa Esplanade, Esplanade, Scarborough	Pending	26	0	26	0	0	0	26	Resolution to approve by Planning and Development Committee April 2021.
	Danes Dyke, Newby	Application Awaited	10	0	0	0	10	0	10	Application understood to be forthcoming for the development of 10 dwellings within the site. Progress with the application could see delivery in 2024/25.
	Whitby Hospital Site, Whitby	Application Awaited	60	0	0	0	0	0	0	No progress to date. Beyond 5 years.
	Pasture Lane, Seamer	Application Awaited	30	0	0	30	0	0	30	Council progressing the delivery of this site with a developer. Expected within five years.
	Buriyn Road, Hummanby	Application Awaited	12	0	0	0	0	0	0	No progress to date. Beyond 5 years.
	Rear of 38 High Street, Burniston	Application Awaited	17	0	0	17	0	0	17	Application imminent with two indicative proposals previously shown, one for 17 dwellings and one for 20 dwellings. Progress with the application could see delivery in 2023/24.
	Land at Waipori Lodge, Carr Hill Lane, Briggswath	Application Awaited	10	0	0	10	0	0	10	Application imminent. Progress with the application could see delivery in 2023/24.
	Phase 2 Electricity Buildings, Grinstead	Application Awaited	40	0	0	0	0	0	0	No progress to date. Beyond 5 years.
Various	Windfall		300	0	0	0	150	150	300	
<b>Totals</b>				<b>709</b>	<b>587</b>	<b>635</b>	<b>747</b>	<b>620</b>	<b>3298</b>	

Table 4 List of Sites and Information on 5 Year Supply

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**\* NOTE 1: Former Argos Building**

The Borough Council has resolved through Full Council to commission and fund the replacement of the building for a mixed use scheme which includes 195 units for the University of Coventry (150) and Scarborough Hospital (45). The Council is to deliver the development by September 2024 for that year’s intake of students at the University. This is set out in the report to Full Council of 12 July 2019. In terms of how this translates to numbers this has been calculated by the initial proposal of:

- 22 individual self-contained units and 173 bedrooms with en-suite facilities.

On the basis of the 22 units being for the NHS the remainder equate to:

- 23 (NHS units) / 1.8 (taken from Para 11 of Housing Delivery Test Measurement Rule Book) = 13 units;
- 150 (University units) / 2.5 (taken from Para 10 of Housing Delivery Test Measurement Rule Book) = 60

Total equivalent units = 95 units.

This is the lowest case scenario and therefore considered appropriate at this stage. If the self-contained units were entirely for the University then the figure would increase slightly to 98.

**\*\* NOTE 2: Windfall**

Para 70 of the NPPF does allow the inclusion of windfall in anticipated land supply calculation where there is evidence that has regard to the SHLAA, historic delivery trends and expected future trends.

In relation to windfall delivery it is important to set out the delivery of such sites over the previous 5 years.

The following table sets out the previous 5 years in terms of permissions granted for windfall split by new build, conversion and outline (this does not include such applications as amendments as this would result in double counting). Outline is shown for information only as such proposals would require either a reserved matters or fresh full application and this would result in some double-counting.

It then sets out completions split by new build and conversion.

	New Builds Granted (Units)	New Builds Completed (Units)	Conversions Granted (Units)	Conversions Completed (Units)	Total Granted (Units)	Total Completed (Units)	Outline Granted (Units)
2014/15	172	106	93	29	265	135	48
2015/16	175	56	108	88	283	144	49
2016/17	261	75	122	133	383	208	3

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	New Builds Granted (Units)	New Builds Completed (Units)	Conversions Granted (Units)	Conversions Completed (Units)	Total Granted (Units)	Total Completed (Units)	Outline Granted (Units)
2017/18	157	120	150	69	307	189	34
2018/19	110	158	130	142	240	300	14
2019/20	100	168	122	77	227	245	5
2020/21	198	246	120	77	460	275	1
Total	1173	929	845	615	2165	1496	154
Annual Average	168	133	121	88	309	214	22

Table 5 Windfall Delivery

This evidence clearly shows that windfall was and continues to be a significant source of housing delivery before and after the adoption of the Local Plan and the subsequent allocation of sites for development. There is still a healthy market for windfall and delivery has remained steady if not increased post-adoption. On this basis it is clear that an argument can be made to include an element of windfall in any land supply calculation. As with previous evidence at the time of the Local Plan such windfalls should not be included in the early years of the five year supply as windfall completions in those years would generally be (but not limited to) sites that already have a planning consent. It is however reasonable to allow an allowance for delivery of windfall sites in the latter years (years 4 to 5). Even being cautious it would be appropriate to factor in circa 150 dwellings a year for years 4 to 5.





Scarborough Borough Council  
Planning Services  
Town Hall  
St Nicholas Street  
Scarborough  
North Yorkshire  
Yo11 2HG

T: 01723 232480

E: [localplan@scarborough.gov.uk](mailto:localplan@scarborough.gov.uk)

W: [www.scarborough.gov.uk/localplan](http://www.scarborough.gov.uk/localplan)

Follow us on Twitter @SBCLocalPlan