

AMR 2018

Authority Monitoring Report



A great place to live, work & play



Whitby



Scarborough



Filey

Executive Summary

Executive Summary

This is the Authority Monitoring Report (AMR) 2017/18 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 2017 to 31 March 2018, 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.

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.

Due to the adoption of the new Local Plan in July 2017, this is the first iteration of the AMR to rely on the monitoring framework as detailed within Chapter 11 of the Local Plan. 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 total land developed for employment in the borough in this reporting period has been 5,864.4sqm. This represents a significant increase on last year's reported figure;
- The residential net completions for this monitoring period (458) are at their highest since the new Local Plan period commenced (2011) and represents the second 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;

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- The up to date housing trajectory outlines a five year supply of 4,177 dwellings, which is above the requirement of 3,203 dwellings;
- The overall density of development for 2017/18 is 30.6 dwellings per hectare;
- 41.1% of completed residential development occurred on brownfield land - an overall figure for 2011 to 2018 of 48.83%. This is the fifth 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 2017/18, there were a total number of 123 affordable housing completions (26.86%). The average provision decreased to 26.18% of total completions between April 2011 and March 2018;
- 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. At the end of the Self-Build reporting year of 31st October 2017 to 30th October 2018, there are currently 31 individuals on the Self-Build Register which includes 7 additions during the last year;
- 2017/18 has shown an overall loss of 1,611.7sq m of retail floorspace across the borough;
- Visitor accommodation across the Borough has increased with the addition of 62 caravan pitches, 64 additional hotel bedspaces arising from new or expanded hotels and guest houses and 28 additional self-contained units of accommodation;
- This is the first year of monitoring the newly adopted Local Plan and the effectiveness of its policies. There are no early indications of any specific requirement to review the Plan based on the findings contained within this AMR.

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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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 2017 to 31 March 2018 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.

Comments on the Authority Monitoring Report

1.8 Although there is no formal consultation on the Authority Monitoring Report 2018, 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 localplan@scarborough.gov.uk or sent to:

Forward Planning
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 2018/19.

1.11 The AMR 2018 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.

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Locality

2.1 Scarborough Borough encompasses the whole of the coast of North Yorkshire. It covers an area of 81,654 ha or 817 km² (315 miles²), 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).

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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 recently this has significantly 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*, the majority of sales in Scarborough during the last year were semi-detached properties, selling for an average price of £162,016. Terraced properties sold for an average of £128,933, with flats selling at an average of £115,911.

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2.18 The overall average house price in Scarborough was £159,817. Overall sold prices in Scarborough over the last year were similar to the previous year but longer term trends so a 3% increase on the 2008 level of £154,566.

2.19 Most of the sales in Whitby over the past year were semi-detached properties which on average sold for £190,028. Flats had an average sold price of £137,512 and terraced properties averaged at £177,952.

2.20 The overall average house price in Whitby was £186,208. Overall sold prices in Whitby over the last year were similar to the previous year and 2008 when they averaged at £189,887.

2.21 Most of the sales in Filey over the past year were terraced properties which on average sold for £136,349. Flats had an average sold price of £127,425 and semi-detached properties averaged at £155,235.

2.22 The overall average house price in Filey was £157,552. Overall sold prices in Filey over the last year were similar to the year before and similar to 2008 when they averaged at £158,921.

2.23 There are clear concentrations of higher values outside of the urban areas of Scarborough, Whitby and Filey. House prices in the rural areas and Whitby are significantly higher than in some wards in Scarborough town. According to the SHMA 2015, the distribution of median house prices during 2014 indicates relatively lower prices in Castle, Woodlands, Falsgrave Park, Eastfield and Weaponness wards and relatively higher prices in Esk Valley, Fylingdales and Scalby, Hackness and Staintondale wards. However, on average, prices in the borough remain considerably lower than the regional and national average.

2.24 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.

2.25 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.

2.26 Considering house prices in the wider area, North Yorkshire, with an overall average price of £234,510 was more expensive than nearby West Yorkshire (£183,580), East Riding Of Yorkshire (£176,411) and South Yorkshire (£166,187).

2.27 Yorkshire and the Humber, with an overall average price of £190,116, was similar in terms of sold prices to nearby North West (£191,483), but was more expensive than North East (£164,046) and cheaper than East Midlands (£209,896).

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2.28 According to the *UK House Price Index*, the average house price in England was £248,611 in July 2018, which is a 3.0% increase on the previous year.

Housing Type

2.29 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.

2.30 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.

2.31 The 2015 Household Survey (SHMA 2015) provides a measure of dwelling size utilising the number of bedrooms in each home. This analysis indicates that Scarborough's stock profile comprises predominantly larger dwellings with three or more bedrooms, with 38% of properties having three bedrooms and 17.7% having four or more bedrooms. 31.6% of properties have two bedrooms, and bedsits/one bedroom properties (12.7%) being less prevalent within the profile.

Tenure

2.32 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.

2.33 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.

2.34 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.

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2.35 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

2.36 The Indices of Deprivation are published by the Department for Communities & Local Government (DCLG). The latest version are 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.

2.37 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.

2.38 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.

2.39 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.

2.40 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).

2.41 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

2.42 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.

2.43 Published on 21 April 2016, the "Crime Statistics for England and Wales, year ending December 2015" report has placed the North Yorkshire Police area as the lowest crime location in England. There were a total of 36,335 crimes in North Yorkshire giving a crime rate of 45.1 per 1,000 of the population. While this reflects a 5% rise in crime in comparison to the same period the previous year, it is below the 8% increase in England and Wales and takes into account improved crime recording standards nationally.

2.44 The borough is a relatively safe area, with crime rates below the national average, although most rates are higher than the county as a whole.

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2.45 The Scarborough Safer Communities Partnership Plan identifies that recorded crime is not evenly distributed across the borough. There are 'hotspots' of crime associated with areas of greater social disadvantage, suffering a higher level of crime and disorder than other areas in the borough (Castle/North Bay wards).

2.46 Approximately 30% of all crime in the Borough is committed within Castle ward. Street drinking and associated nuisance and crime is a particular issue in the area, also serious ASB and intimidation issues. The ward has also been identified a hotspot location in relation to domestic abuse crimes.

Economy

2.47 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

2.48 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.

2.49 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) is a new UTC that opened in September 2016 and is 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.

2.50 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, and at the same time investments such as a £15m water park (opened in summer 2016), and 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 under construction and moving forward with some pace.

2.51 At the county level, there was another large rise in the Claimant Count, although this is being largely driven by administrative changes. There was also an increase in the total number of Jobseekers Allowance (JSA) claimants in North Yorkshire and rises in the number of long-term and 18 to 24 year old JSA claimants. The long term unemployment rate in North Yorkshire remains at around a quarter of the national rate. (Sources: Office for National Statistics (NOMIS), DWP, March 2017)

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2.52 Of those who are of working age (16 and over) in the borough, 79.8% are economically active⁽¹⁾, either as an employee or self-employed (July 2017 - June 2018) (Source: ONS annual population survey, NOMIS website).

2.53 Of those economically inactive⁽²⁾, the majority do not want a job. The most up to date figures (July 2017 - June 2018) show that in Scarborough Borough, 60.2% of those economically inactive do not want a job. This is significantly lower than both the national and regional averages (regionally, 77.4%; and nationally, 78.0%) (Source: ONS annual population survey, NOMIS website).

Unemployment Rates

2.54 The trend over recent years has been for a reduction in unemployment rates⁽³⁾. Scarborough Borough has a current rate of unemployment of 3.4%, 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 (4.7%), and national rate (4.2%) (Tables B.10 and 11, Appendix B provide further detail).

Nature of Employment

2.55 North Yorkshire has a population over 796,000, including almost 200,000 in York. North Yorkshire is a predominantly rural area and agriculture is a major employer. 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 (Craven and Ryedale are currently two of the top three local authorities with the highest self-employment rates in England (Nomis, 2015). Key sectors in the region are agriculture, bio renewables and energy, construction, visitor economy, manufacturing and engineering, retail and town centre businesses, plus railway jobs in York, and defence with the Catterick Garrison (Source: Careers Yorkshire and the Humber, Nov 2016).

2.56 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.

2.57 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. The town is a thriving retail centre, and confidence in the hospitality industry is high. Other resorts in the area include Filey and Whitby, and the North Yorkshire Moors National Park is

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.

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another major attraction. The developments of the Dogger Bank Wind Farm and the York Potash Mine near Whitby are expected to bring considerable economic benefits including jobs to the area. (Source: Careers Yorkshire and the Humber, Nov 2016)

2.58 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. 16% of jobs are in accommodation and food service, and almost 14% are in retail and wholesale - together they employ 13,000 people. 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. (Source: Careers Yorkshire and the Humber, Nov 2016)

2.59 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. Woodend Creative Workspace is 100% occupied with small businesses (November 2016).
- 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.

2.60 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 (11.1%) remains above the national level (7.8%), but falls below the regional figure (11.7%) and is the same as the county figure (11.1%). 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 18.6% compared to 9.8% in England as a whole. (Table B.12, Appendix B provides further detail)

Average Income

2.61 Scarborough Borough's economic profile is very different to that of the other local authority areas in North Yorkshire. Many of the jobs available in the local area, particularly in the tourist industry, are seasonal, low paid and part-time. The borough's weaker economy is reflected in its income levels which are heavily concentrated in the lower income brackets, with 65.8% of the borough's population earning less than £13,000 gross per year and 28.1% receiving less than £7,800 gross per year. (Source: Scarborough Strategic Housing Market Assessment, October 2015).

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

2.63 The borough has an average weekly gross income of £477.4 (for the resident population) and £468.7 (workplace population). Full information on this and the trends of recent years can be found in Appendix B.

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Built Environment

2.64 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.

2.65 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

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

Landscape Designations

2.67 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.

2.68 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

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

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Biodiversity and Geology

2.70 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).

2.71 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.

2.72 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.

2.73 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.

2.74 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 Specie 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

2 Scarborough Borough - Background Information

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 relevant LDS is that published in April 2016.

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;
- Community Infrastructure Levy Schedule.

Progress with the Borough Local Plan

New Scarborough Borough Local Plan

3.5 The new Local Plan (2011-2032) was adopted in July 2017. The 'saved' policies of the Scarborough Borough Local Plan 1999 were withdrawn upon the adoption of the new Local Plan. The Local Plan sets out guidelines for the future development of Scarborough Borough.

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

Key Milestone	Date in 2016 LDS	Date met?	Comment
Publication of Draft Local Plan (Reg 18)	Q2 2014	√	Actual May 2014
Consideration of Representatives	Q3/4 2014	√	Actual August 2014
Pre-Submission Consultation (Reg 19)	Q4 2015	√	Actual Nov-Dec 2015

Local Development Scheme - Milestones 3

Key Milestone	Date in 2016 LDS	Date met?	Comment
Submission of Local Plan to Secretary of State (Reg 22)	Q1/2 2016	√	Actual May 2016
Pre-Examination Meeting	Q1/2 2016		Not required
Examination in Public of Local Plan (Reg 24)	Q3 2016	√	Actual Aug-Sep. Further session held in Jan 2017
Inspectors Report (Reg 25)	Q4 2016	x	Actual Feb 2017
Adoption (Reg 26)	Q4 2016/Q1 2017	x	Actual July 2017

Table 3.1 Local Development Scheme Timetable for the Borough Local Plan

3.9 A revised Local Development Scheme is expected to be produced in 2019 which will set out the timetable for the review of the Local Plan and the production of any other documents.

Other Plan Documents

Whitby Business Park Area Action Plan

3.10 The Whitby Business Park Area Action Plan was adopted in November 2014.

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 in the Local Development Scheme. New or updated SPDs will be prepared when required.

3.13 It is intended 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 will also be revisited and updated as appropriate.

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 Sustainability Appraisal was prepared during Local Plan production.

3.15 A Habitat Regulation Assessment was also prepared at the same time as the Sustainability Assessment. This assessed the impact of plans, policies and allocations on specific sites designated as SACs (Special Areas of Conservation) and SPAs (Special Protection Areas).

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 current Statement of Community Involvement was adopted in October 2013 and is currently under review. Further details on a new draft SCI will be released during 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.

Local Development Scheme - Milestones 3

In addition, Officers attend regular meetings of the York and North Yorkshire Housing 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.
- 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 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. As such, this is the first iteration of the Authority Monitoring Report since the adoption of the Local Plan. 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 2017-March 2018.

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)⁽⁴⁾, B2 (General Industry) and B8 (Storage and Distribution). Where appropriate, historical data is presented so that any trends can be identified.

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. 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 - 2016/17	2017/18
B1 Category A	2246.86	624.3
B1 Category B	0	0

4 Monitoring Framework and Monitoring Results

	Cumulative 2011/12 - 2016/17	2017/18
B1 Category C	2228.7	284.8
B2	3541.5	1730.3
B8	5153.71	438
Mixed	1924.25	2787
Total	15095.02	5864.4

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

4.7 The total land developed for employment in the borough in this reporting period has been 5864.4sqm. This represents a significant increase on last year's reported figure and is the second largest growth during the Plan period thus far.

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	2017/18	%
Scarborough Urban Area	5027.5	85.7
Whitby	201.6	3.4
Filey	280.8	4.8
Service Villages	112.5	1.9
Rural Villages	242	4.1

Table 4.3

4.9 During this monitoring period, the amount of land developed for employment in Scarborough⁽⁵⁾ accounted for 85.7% of all developed employment land.

5 As defined by Scarborough Urban Area, including Newby/Scalby, Osgodby, Cayton, Eastfield, and Crossgates

Monitoring Framework and Monitoring Results 4

Amount of Employment Land Available - by Type

4.10 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)

4.11 (b) Planning Permissions

4.12 The table below shows sites for which planning permission has been granted and is still valid as of 31st March 2018. 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.

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Sites for which Planning Permission has been Granted		
	New Sites (ha)	Extensions / New Building on Existing Employment Sites (sqm)
B1 (No specific category)	-	3,500
B1 Category A	-	776
B1 Category B	-	-
B1 Category C	-	21.84
B2	-	431
B8	-	2,958
Mixed Use	31.28 ⁽⁶⁾	22,292
Total	31	29,979

Table 4.5 Employment Sites with Current Planning Permission

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

4.13 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 2017 to 31 March 2018, 624.3sqm of office space was completed in the borough.

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

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 2017 to March 2018, 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
B1a	0	0	0	0	19	61	0

6 total of all developable land for which permission is granted

Monitoring Framework and Monitoring Results 4

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
A2	112	0	220.6	361	0	42	0
Total	112	0	220.6	361	19	103	0

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

Has Your Authority Undertaken an Employment Land Review?

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

Job Skills / Apprentice Training

4.15 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 2017/18, 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

4.16 2017/18 saw a significant increase in the amount of additional employment floorspace completed. A high proportion (nearly 86%) was within Scarborough Urban Area.

4.17 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.

4.18 The Borough Council's updated Employment Land Review was published in November 2015. The ELR fed into the production of the new (2017) Local Plan and draws 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.

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- 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).

Housing

4.19 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 Framework and Monitoring Results 4

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

4.20 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 Monitoring Framework and Monitoring Results

4.21 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.

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

Table 4.9 Net Additional Dwellings

4.22 Since the start of the Local Plan period (2011), a total of 2,350 net additional dwellings have been completed. This is an average of 336 dwellings a year.

4.23 The net completions for this year (2017/18) are the highest of the Plan period to date and is significantly above the average delivery rate (298) 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; 62 completions at Middle Deepdale, Eastfield; 24 at the former Football Ground, Seamer Road; 32 at High Mill Farm, Scalby; 42 at Newby Farm Road, Newby; 36 at Helredale Gardens, Whitby; 47 at Sneaton Castle Farm, Whitby; and 49 at Eskdale Park, Whitby.

Net and Gross additional dwellings for the reporting year (April 2017 - March 2018)

4.24 During the year 2017/18, a gross total of 499 dwellings were completed in the Borough, consisting of:

- 79 dwellings from conversions;
- 420 new build dwellings.

4.25 This was offset by:

- 7 dwellings lost by conversions to other uses or enlarged residential units;
- 25 dwellings already existed prior to being converted to extra residential units; and
- 24 dwellings were demolished.

4.26 This gave a net increase in dwellings from April 2017 to March 2018 of 458 dwellings.

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Windfall

4.27 During the year 2017/18, Scarborough Borough saw windfall development completions of 240 net dwellings which equates to 52% when taking into account sites allocated within the new Local Plan and any extant ones identified in the 1999 Borough Local Plan.

Amount of Development (gross additional dwellings) by Settlement Type (April 2017 - March 2018)

4.28 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⁽⁷⁾; 228 units (Gross)
- Whitby; 205 units
- Filey; 30 units
- Service Villages (cumulatively)⁽⁸⁾; 23 units
- Rural Villages; 13 units.

Anticipated Amount of Development over full Plan period by Settlement Type

4.29 Factoring in this years completions, table 5.9 shows the overall distribution of housing as predicted over the Plan period. This is based on the actual completions from 2011/12 to 2017/18, the extant planning permissions after the discounting procedure has been applied, the 'known' sources of housing as explained later within paragraph 5.42, and the housing allocations from the new Local Plan as expected to come forward within the Plan period.

	Scarborough Urban Area	Whitby	Filey	Service Villages	Small Villages	TOTAL
Completions (2011/12-17/18)	1349	528	290	124	59	2350
Planning Permissions (Discounted)	2161	407	131	379	86	3164
'Known' Sources of Housing	74	60	0	42	40	216
Local Plan Allocations (predicted within Plan period)	4155	492	229	412	0	5288
TOTAL	7739	1487	650	957	185	11018

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

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

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	Scarborough Urban Area	Whitby	Filey	Service Villages	Small Villages	TOTAL
Percentage	70.24	13.50	5.90	8.69	1.68	

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)

4.30 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 new 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.

4.31 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

Table 4.11 Net Housing Completions (2011/12 - 2017/18)

4.32 Table 5.10 shows an undersupply to date of 800 dwellings. Factoring this into the five year requirement is shown in the following table. This results in a five year requirement of 3,670 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 two successive years, it can no longer be considered to have persistently under-delivered, and therefore a 5% buffer is applied.

Monitoring Framework and Monitoring Results 4

	Number of Dwellings
Requirement (450 x 5 years)	2250
+ / - over/under supply (+800)	3050
Plus 5% buffer	3203

Table 4.12 Five Year Requirement

Sources of Housing Delivery

4.33 The five year requirement of 3,203 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.

4.34 As of 1st April 2018, there were extant planning permissions that would yield a total of 3,342 dwellings (please note this includes an estimated 100 dwellings at a site in East Ayton with outline permission for an unspecified number of dwellings). As it is unrealistic to assume all of these permissions will be fully delivered, a discounting procedure is utilised. This was fully agreed as part of the Strategic Housing and Employment Land Availability Assessment process and subsequently accepted during the Local Plan examination. This is explained within Appendix C of this document. However, is summarised as follows and shows the Council estimates 3,164 dwellings will come forward over the Plan period from this source:

Discounting of Existing Planning Permissions

Total number of dwellings from schemes of less than 10 units = 382,

Minus 15.59% discounting factor (60), equals 322.

Total number of dwellings from schemes of more than 10 units = 2960,

Minus the contribution of those schemes considered unlikely to come forward within Plan period (118), equals 2842.

$322 + 2842 = \underline{3164}$.

4.35 In addition to those sites with permission, there are a number of sites also in the process whereby as of 1st April 2018, 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 164 dwellings within the first five years of the Plan, and an additional 52 dwellings beyond the first five years.

4.36 The replacement Scarborough Borough Local Plan was formally submitted to the Secretary of State in May 2016 and was adopted in July 2017. This included a range of housing allocations that, along with completions to date, extant planning permissions and 'known' sources

4 Monitoring Framework and Monitoring Results

of housing, would be sufficient in meeting the minimum housing requirement over the Plan period of 9,450 dwellings. As part of the submission, the accompanying 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 forms a basis for being updated annually and can feed in to an updated trajectory. The results of this work are presented in the trajectory that follows later in this chapter. The full detailed analysis can be found in the Appendices of the 2018 SHELAA. The list of Housing Allocations and an up-to-date estimation of yield for each site is as follows ⁽⁹⁾:

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 ⁽¹⁰⁾
Newby and Scalby	Site HA6 'Land off Lady Edith's Drive, Newby'	1.78ha	60
	Site HA7 'Land to east of Lancaster Park, Scalby'	35.42ha	900* ⁽¹¹⁾
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	80
	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* (1575 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	320

9 (Note Sites HA11, HA17, HA21, and HA30 have received planning consent since adoption of the plan and are now factored in to Planning Permission or Completion calculations)

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

11 (840 estimated within Plan period)

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Settlement	Local Plan Site Ref and Address	Site Area	Indicative Yield
	Site HA19 'Land adjacent Captain Cook Crescent, Whitby'	2ha	60
	Site HA20 'Residential Care Home, 1 Larpool Lane, Whitby'	0.7ha	20
	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
	Site HA24 'Land off Church Cliff Drive, Filey'	1.62ha	59 ⁽¹²⁾
	Site HA25 'Silver Birches, Station Avenue, Filey'	0.3ha	30
	Site HA26 'Land south of Brigg Road, Filey'	2.85ha	80
Hunmanby	Site HA27 'Land off Outgaits Lane, Hunmanby'	3ha	60
	Site HA28 'Land off Sands Lane, Hunmanby'	3ha	60
	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	92 ⁽¹³⁾
	Site HA32 'Land to south of Racecourse Road, East Ayton'	6.45ha	40 ⁽¹⁴⁾
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	40
	Site HA35 'Land to south of Limestone Road, Burniston'	1.61ha	40
Total			4463
Total within Plan period			3478

Table 4.13

4.37 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 (Amended from 30 due to progression with planning application)

13 (Amended due to progression with planning application)

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

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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															50
HA3 101 Prospect Mount Road, Scarborough			30												30
HA4 Land at Yorkshire Coast College, Lady Edith's Drive, Scarborough			15	30	30	30	25	10							140
HA5 Land at Bean Road, Scarborough (not including PP)			20	20	20	50									50
HA6 Land off Lady Edith's Drive, Newby		20	50	70	70	70	70	70	70	70	70	70	70	70	840
HA7 Land to east of Lancaster Park, Scalby					25	90	90	90	90	90	75	50			600
HA8 Land north of Middle Deepdale (east of Deep Dale Valley), Eastfield					60	25	15								100
HA9 Land to west of Middle Deepdale, Eastfield							75	90	90	90	90	65			500
HA10 Land north of Middle Deepdale (west of Deep Dale Valley), Eastfield															0
HA11 Braeburn House, Moor Lane, Eastfield (has PP - see below)			20	30	30										80
HA12 Land to west of Church Lane, Cayton															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	25						275
- HA14 - Phase 1 (B)				25	50	50	50	50	50						200
- HA14 - Phase 1 (C)						50	50	50	50						250
- HA14 - Phase 2 (A)									25	50	50	50	50	25	250
- HA14 - Phase 2 (B)										50	50	50	50	50	250
- HA14 - Phase 2 (C)										50	50	50	50	50	250
- HA14 - Phase 3 (A)														25	25
- HA14 - Phase 3 (B)															0
- HA14 - Phase 3 (C)															0
HA15 Land off Rimington Way, Osgraby	15	30	30	30	15										90
HA16 Land off Slatersby 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				20	20	40	40	40	40	40	40	40	20		320
HA19 Land adjacent Captain Cook Crescent, Whitby			35	10											60
HA20 Residential Care Home, 1 Larpool Lane, Whitby	15			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			30	30											60
HA23 Land to north of Scarborough Road, Filey			20	20	20										60
HA24 Land off Church Cliff Drive, Filey (app10)			59												59
HA25 Silver Birches, Station Avenue, Filey				30											30
HA26 Land at Briggs Road, Filey						35	35	10							80
HA27 Land off Outgalls Lane, Hunmanby			15	30	15										60
HA28 Land off Sands Lane, Hunmanby						15	30	15							60
HA29 Land between Stonegate and Sheepoike Lane, Hunmanby									10	10					20
HA30 Land to North of Beacon Road and West of Napier Crescent, Seamer (has PP - see below)			20	30	30	12									0
HA31 Land to north and east of The Nurseries, East Ayrton (not permissioned section)					30	20	20								92
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
HA34 Land to north of Limestone Road, Burniston	20														40
HA35 Land to south of Limestone Road, Burniston													20	20	40
Planning Permissions															
High Mill Farm, Station Road, Scalby (Future Phases)	15	40	40	40	40	40	40	40	40	28					323

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Actual Five Year Supply	4177	4403	4401	3918	3510
Buffer over 5 Year Supply (as a %age)	30.09%	37.49%	47.02%	47.37%	70.73%

Picture 4.1 Housing Trajectory 2011/12 - 2031/32

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4.38 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
Requirement (450 x 5 years)	2250
+ / - over/under supply (+808)	3050
Plus 5% buffer	3203
Contributions from:	
Extant Planning Permissions (discounted)	2547
Known Sources of Housing	164
Local Plan Allocations	1466
Total Contributions	4177

Table 4.14 Overview of Council's Five Year Supply

4.39 This shows a deliverable and available supply of 4,177 dwellings over the next five years. This is above the requirement of 3,203 dwellings which already includes a 5% buffer applied to the requirement and previous undersupply. This equates to a 9.28 years worth of deliverable housing supply.

The percentage of new and converted dwellings on previously developed land

4.40 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.

4.41 The following table shows the percentage of brownfield development for each year 2011/12-2017/18.

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

Table 4.15 Brownfield Development as a percentage of Total Completions (2011/12-2017/18)

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4.42 Of the gross completions (April 2017 to March 2018), a majority (291) were on Greenfield sites with 205 dwellings on Brownfield sites. This is the fifth 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 48.83%.

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

4.43 In order to gain an understanding of the density of schemes, completions are broken down in to three categories of density. The table compares 2017/18 with the previous year's figures:

Dwelling per Hectare:	2011/12		2012/13		2013/14		2014/15		2015/16		2016/17		2017/18	
	Amount	%	Amount	%	Amount	%	Amount	%	Amount	%	Amount	%	Amount	%
Less than 30	53	14.1	6	6.5	23	13.2	9	4.5	22	12.4	172	40.8	237	57.2
30 - 50	49	13.1	8	8.6	23	13.2	103	51.5	24	13.5	158	37.4	53	12.8
More than 50	273	72.8	79	84.9	128	73.6	88	44	132	74.2	92	21.8	124	30

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

4.44 The overall density of development for 2017/18 is 30.6 dwellings per hectare. This is broken down as being 46.13 dwellings per hectare from conversions, and 28.39 dwellings per hectare from new build dwellings.

Affordable Housing Completions

4.45 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);
- 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.

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

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	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
No. of affordable dwellings	73	45	32	240	45	116	123

Table 4.17 Affordable Completions and Contributions

4.47 This year has seen 123 affordable units completed. This means the cumulative delivery since the start of the Plan period of 674 dwellings which equates to 26.18% 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
Conversions, Change of Use of enlarged residential dwellings	16	7	3	4	7	2	7
Demolitions	26	10	16	1	1	2	24
Total	42	17	19	5	8	4	31

Table 4.18 Number of Lost Dwellings

4.48 During this monitoring period, the number of dwellings lost through conversion, demolition or through change of use has been at its highest level since 13/14. This is largely due to the demolition of 24 dwellings as part of the scheme at Helredale Gardens and St Peters Road, Whitby.

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 2015 (SHMA) was completed in October 2015.
- The Strategic Housing and Employment Land Availability Assessment (SHELAA) was updated for 2017/18 in Autumn 2018.

Between 01/04/17 and 31/03/18, how many completed dwellings had:

- 1 bedroom
- 2 bedrooms
- 3 bedrooms
- 4+ bedrooms

How many completed flats, maisonettes or apartments had:

- 1 bedroom

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- b. 2 bedrooms**
- c. 3 bedrooms**
- d. 4+ bedrooms**

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

Table 4.19 Housing Completions by House Size 2017/18

Between 01/04/17 and 31/03/18, how many completed dwellings were:

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

Detached	Semi-detached	Terraced	Flat
80	132	146	141

Table 4.20 Housing Completions by House Type 2017/18

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Self Build and Custom Housebuilding

Self Build Register

4.49 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.

4.50 At the end of the Self-Build reporting year of 31st October 2017 to 30th October 2018, there are currently 31 individuals on the Self-Build Register which includes 7 additions during the last year.

Gypsies and Travellers

Net additional pitches

4.51 This indicator shows the number of Gypsy and Traveller pitches delivered. No net additional pitches were gained between 1 April 2017 and 31 March 2018.

Provision of Sites for Gypsies and Travellers

a) Assessing the housing needs for Gypsies and Travellers

4.52 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.

4.53 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 2018?

4.54 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 2017 and 31 March 2018:

- 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?

4.55 There have been no planning permissions refused or granted, no appeals made and no planning applications granted on appeal for Gypsy and Traveller sites between 1 April 2017 and 31 March 2018. As no lawful Gypsy and Traveller sites exist, no sites were lost for the reporting year. As of 31 March 2018, no unauthorised pitches were in use.

Conclusions

4.56 For the year 2017/18, a net additional 458 dwellings were completed across the Borough. This is the highest level of the Plan period (since 2011/12) and is the second 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 2,350 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 800 dwellings. Factoring this into the requirement and including a 5% buffer means the Council's five year requirement is 3,203 dwellings. As is demonstrated in the housing trajectory, the Council has identified sufficient land that could deliver 4,177 dwellings. This will again be reviewed through further iterations of this document and the Council's Strategic Housing and Employment Land Availability Assessment.

Transport

4.57 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.

4.58 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.

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

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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 4.21 Monitoring Indicators - Transport and Infrastructure

4.60 The Council produce an annual Section 106 Monitoring Report. This includes information relating to the monitoring indicators for Policies INF 4 and INF 5. The latest such report is available via <https://www.scarborough.gov.uk/node/110> .

Travel Plans

4.61 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 2017/18, there were two occasions whereby planning consents included a request for the submission of travel plans.

Retail

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

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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 4.22 Monitoring Indicators - Retail and Town Centres

4.63 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 ²)	Net floorspace (m ²)
Scarborough	69,960	67,336.5
Whitby	25,880	24,909.5
Filey	5,610	5,399.6

Table 4.23 Retail Floorspace (Use Class A1) in the Towns of Scarborough, Whitby and Filey

Amount of completed retail development

4.64 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
Gross completed floorspace	2,330	3,778.1	4,995	593.95	353	1,741.5	408.3

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

Table 4.24 a) Amount of Completed Retail Floorspace in the borough

a) There has been significant loss of retail floorspace during 2017/18. Much of this is accounted for with the demolition of the Futurist Theatre and associated buildings on Foreshore Road, Scarborough which saw the loss of 845m² retail floorspace. Since the commencement of the Plan period, there has been a cumulative gain of 4,372.75m² of retail floorspace.

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

Table 4.25 b) Amount of Completed Retail Development in Designated Town Centres

b) This year is the sixth consecutive reporting period whereby an overall loss of floorspace has occurred within defined town centres.

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

4.65 As of March 2018, there were 63 vacant units within the defined town centre of Scarborough. This represents 15.75% of the total number of units. This is an increase of 5 vacant units compared to March 2017.

4.66 In the defined town centre of Whitby, there were 11 vacant units (as of July 2018) which represents approximately 3% of the overall retail floorspace within the defined town centre of Whitby.

4.67 In the defined town centre of Filey, there were 3 vacant units (as of July 2018) which represents 3.1% of the overall retail floorspace within the defined town centre of Filey.

Leisure and Tourism

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

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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 4.26 Monitoring Indicators - Tourism

Leisure

Amount of Completed Leisure/Tourism Development ⁽¹⁵⁾

4.69 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
a) Gross Floorspace (m ²) - borough	4794.8 ⁽¹⁶⁾	360	707.7	13,098 ⁽¹⁷⁾	3375 ⁽¹⁸⁾	4512	6862
b) Gross Floor space (m ²) - town centre	0	0	0	0	0	0	675

Table 4.27 Amount of Completed Leisure Development (Overall and Town Centre)

4.70 The total land developed for leisure and tourism in the borough in this reporting period has been 6,862sqm. This represents an increase on the previous two year's reported figure. For 2017/18, a large proportion (5,455sqm) of the overall floorspace is the leisure village at Ashburn Road, Scarborough.

4.71 During the year 2017/18, 3,700 sqm of leisure and tourism floorspace was lost. This was in the form of the demolition of the Futurist Theatre, Foreshore Road, Scarborough.

Scarborough Borough Green Space Audit and Playing Pitch Strategy

4.72 Scarborough Borough Council has 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

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

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

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

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

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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

4.73 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.⁽¹⁹⁾ 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.

4.74 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.

4.75 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.

4.76 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 & gains and losses within the designated Prime Holiday Areas

4.77 Previous iterations of the AMR considered the loss of hotels and guest houses overall across the Borough and within Prime Holiday Areas which had been defined in the 1999 Scarborough Borough Local Plan. As the new Local Plan has now been adopted and policy relating to visitor accommodation has evolved, it is considered a more practical method for monitoring the effectiveness of Policies is to differentiate between the various types of visitor accommodation as shown below. During the year 2017/18, the following additions to the visitor accommodation stock occurred:

Accommodation Type	Additional Stock	Bedspaces ⁽²⁰⁾
Caravan Pitches / Lodges / Pods	62	-
New Guest Houses / Hotels	2	44

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

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

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Accommodation Type	Additional Stock	Bedspaces ⁽²⁰⁾
Existing Guest Houses / Hotels (extended)	-	20
Self-Contained Units / Cottages	28	110

Table 4.28 Additional Visitor Accommodation Provided 2017/18

4.78 In addition to the above, 'The Bay', on Bridlington Road, Filey, has continued to deliver accommodation within the wider complex of visitor accommodation. Overall, approximately 600 units have been delivered across the site since commencement.

4.79 During the year 2017/18, the only lost visitor accommodation was in the form of one guest house resulting in the loss of 18 bed spaces. There has been an overall increase in visitor accommodation with much of this arising from self-contained units of accommodation.

Health and Community Facilities

4.80 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.

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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 4.29 Monitoring Indicators - Health and Community Facilities

Community Facilities

4.81 During the year 2017/18, one new public house was created from the conversion of an office on Falsgrave Road, Scarborough. The Futurist Theatre on Foreshore Road, Scarborough which included the theatre, a public house, hot food takeaway and retail, and part of an additional public house in Hunmanby, were lost.

Provision of Health Care Facilities

4.82 In this monitoring period, no new primary health care facility became operational that were delivered through planning consents. 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 commencing in early 2018. 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

4.83 In this monitoring period, no new educational facilities were delivered through planning consents.

Built Environment and Heritage

4.84 This section looks at the built and historic environment.

4 Monitoring Framework and Monitoring Results

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 4.30 Monitoring Indicators - Built and Historic Environment

4.85 In line with Policy DEC 5, during the year 2017/18, there were two occasions whereby applications were approved with an objection from Historic England outstanding. With specific regard to archaeology, there were no occasions during 2017/18 whereby applications were approved contrary to Historic England advice.

Historic England's "Heritage At Risk" Register

4.86 As of March 2018, there were a total of 19 designated heritage assets considered to be 'at risk'. These are shown in the following table. The 19 designated heritage assets on Historic England's Risk Register in the Scarborough Borough Local Plan area comprise 2 buildings, 1 registered park and garden, 4 Conservation Areas, and 12 Scheduled Monuments.

Designated Heritage Asset	Location	Grading	Condition
Church of St Martin	Main Street, Seamer	Grade I Listed Building	Poor
Church of St Stephen	High Street, Snainton	Grade II Listed Building	Poor
Valley Gardens and South Cliff Gardens	Scarborough	Grade II Registered Park and Garden	Poor
Scarborough Conservation Area	Scarborough	Conservation Area	Poor

Monitoring Framework and Monitoring Results 4

Designated Heritage Asset	Location	Grading	Condition
Cayton Conservation Area	Cayton	Conservation Area	Poor
Falsgrave Conservation Area	Falsgrave, Scarborough	Conservation Area	Fair
Flixton Conservation Area	Flixton	Conservation Area	Poor
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
Bowl barrow 800m north west of Moor House Farm	Seamer	Scheduled Monument	Extensive significant problems
Star Carr Early Mesolithic Settlement Site	960m NNW of Woodhouse Farm, Seamer	Scheduled Monument	Extensive significant problems

4 Monitoring Framework and Monitoring Results

Designated Heritage Asset	Location	Grading	Condition
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 4.31 Historic England's "Heritage at Risk" Register

Number of Conservation Areas designated which have adopted Character Appraisals

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

Monitoring Framework and Monitoring Results 4

4.88 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 4.32 Monitoring Indicators - The Natural Environment

Change in areas of biodiversity importance

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

4 Monitoring Framework and Monitoring Results

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

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

4.90 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 (as shown in **Could not find ID-400-37**). The council is not aware that there have been any losses in either priority habitats or species during the period 2017/18.

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

Biodiversity Action Plan

4.92 The Borough Council adopted its Biodiversity Action Plan in April 2005. This BAP had a lifespan of five years and is currently under review.

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

4.93 During the year 2017/18, no applications were approved contrary to Natural England advice in relation to locally, regionally or nationally designated sites.

Landscape Character Assessments

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

Flood Protection and Water Quality

4.95 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

4.96 During the year 2017/18, 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?

4.97 To inform the Local Plan, a SFRA was undertaken (jointly with Ryedale DC, NYMNPA and English Heritage) in 2005. This was updated during 2009/10. The SFRA is compliant with the NPPF.

4.98 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

4.99 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

4.100 During the year 2017/18, no new green infrastructure assets were created.

Renewable Energy and Energy Efficiency

4.101 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.

4.102 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.

4.103 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 4.33 Monitoring Indicators - Renewable Energy and Energy Efficiency

Electric Vehicle Charging Points

4.104 In the year 2017/18, no publicly available charging points were provided. A total of six charging points have been approved during this reporting year across three different schemes.

Renewable Energy Generation

4.105 During the year 2017/18, no additional renewable energy generating developments have been completed.

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 4.34 Monitoring Indicators - Appeal Decisions

4.106 In the year 17/18, sixteen appeals were submitted, one was allowed. In addition, there was one appeal against enforcement action which resulted in no action being taken.

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	-2.3%	108,800	2.41%
North Yorkshire	541,760	569,660	5.15%	598,400	5.05%
Yorkshire & Humber	4,936,133	4,964,833	0.58%	5,283,700	6.42%
England & Wales	50,748,016	52,041,916	2.55%	56,075,900	7.75%

Table A.1 Population Change 1991-2011

Source: 2011 Census (National Statistics Web site www.ons.gov.uk)

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	Population (2001 Census)	Population (2011 Census)	% Change
Borough	106,243	108,793	2.4%
Scarborough ⁽²¹⁾	50,120	52,846	5.4%
Whitby ⁽²²⁾	13,580	13,213	-2.7%
Filey	6,820	6,530	-4.3%
Rest of borough	36,030	36,204	0.5%

Table A.2 Local Population Change 2001-2011

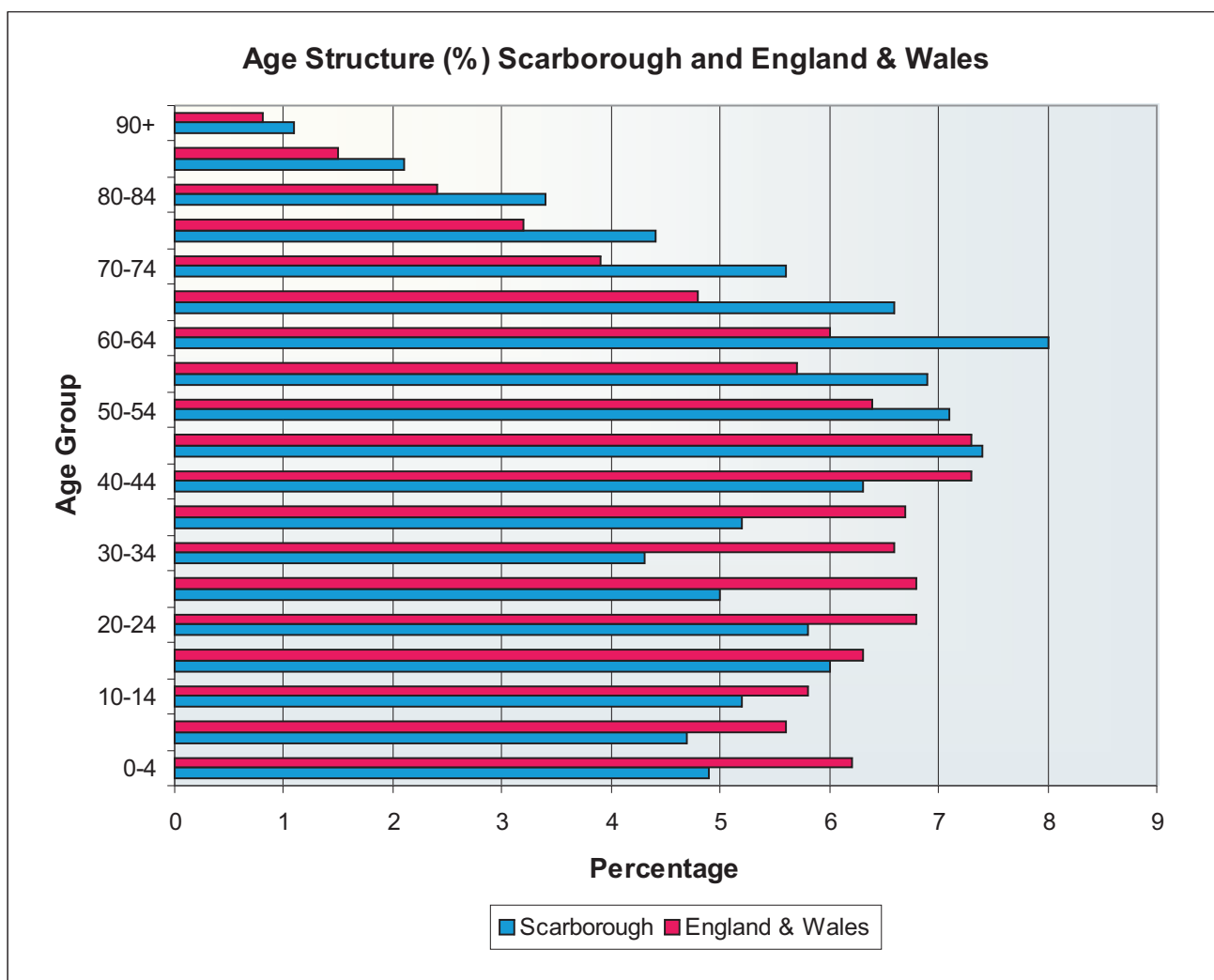
Source: 2011 Census (National Statistics Web site www.ons.gov.uk)

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

22 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%	2.22%
0 - 4	5,057	4.8%	5,300	4.9%	4.81%
5 - 9	5,965	5.6%	5,100	4.7%	-14.50%
10 - 14	7,010	6.6%	5,700	5.2%	-18.69%
15 - 19	6,102	5.7%	6,500	6.0%	6.52%
20 - 24	4,782	4.5%	6,300	5.8%	31.74%
25 - 29	5,188	4.9%	5,400	5.0%	4.09%
30 - 34	6,228	5.9%	4,700	4.3%	-24.53%

A Graphs, Charts and Tables

Scarborough	2001		2011		% Change
	No	%	No	%	
35 - 39	7,129	6.7%	5,700	5.2%	-20.04%
40 - 44	7,145	6.7%	6,900	6.3%	-3.43%
45 - 49	6,807	6.4%	8,000	7.4%	17.53%
50 - 54	8,534	8.0%	7,700	7.1%	-9.77%
55 - 59	7,042	6.6%	7,500	6.9%	6.50%
60 - 64	6,503	6.1%	8,700	8.0%	33.78%
65 - 69	5,890	5.5%	7,200	6.6%	22.24%
70 - 74	5,549	5.2%	6,100	5.6%	9.93%
75 - 79	4,896	4.6%	4,800	4.4%	-1.96%
80 - 84	3,294	3.1%	3,700	3.4%	12.33%
85 - 89	2,029	1.9%	2,300	2.1%	13.36%
90+	1,090	1.0%	1,200	1.1%	10.09%

Table A.3 Scarborough Borough - Population by Age Groups

Source: Census 2011 (National Statistics Web site: www.ons.gov.uk)

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Household Types

Household Type	Scarborough Borough	National 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 2001 (National Statistics web site: www.ons.gov.uk)

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Graphs, Charts and Tables A

Ethnic Groups

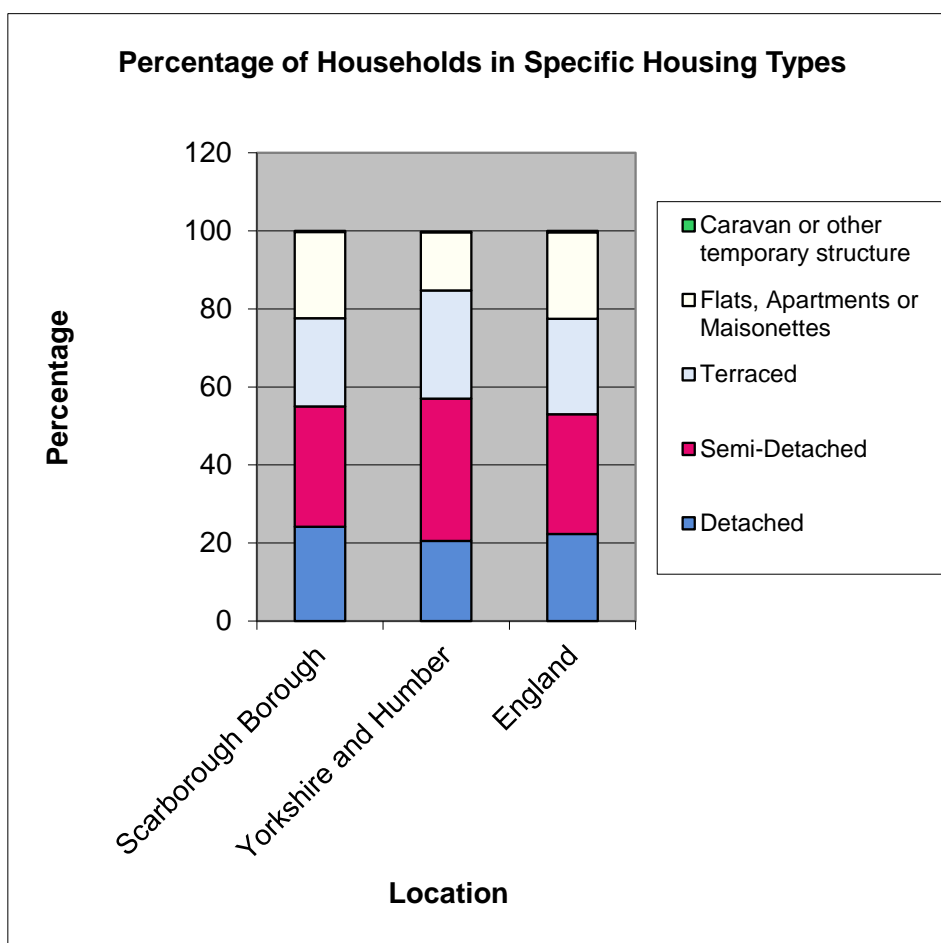
Ethnic Group	Scarborough Borough	North Yorkshire	Yorkshire & Humber	England
White	97.5	97.3	88.8	85.4
Mixed	0.8	0.8	1.6	2.3
Asian or Asian British	1.2	1.2	7.3	7.8
Black or Black British	0.2	0.4	1.5	3.5
Chinese or other Ethnic Group	0.2	0.2	0.8	1.0

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

Source: Census 2011 (Nomis)

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Housing Type



Picture A.2 Percentage of households in specific housing types

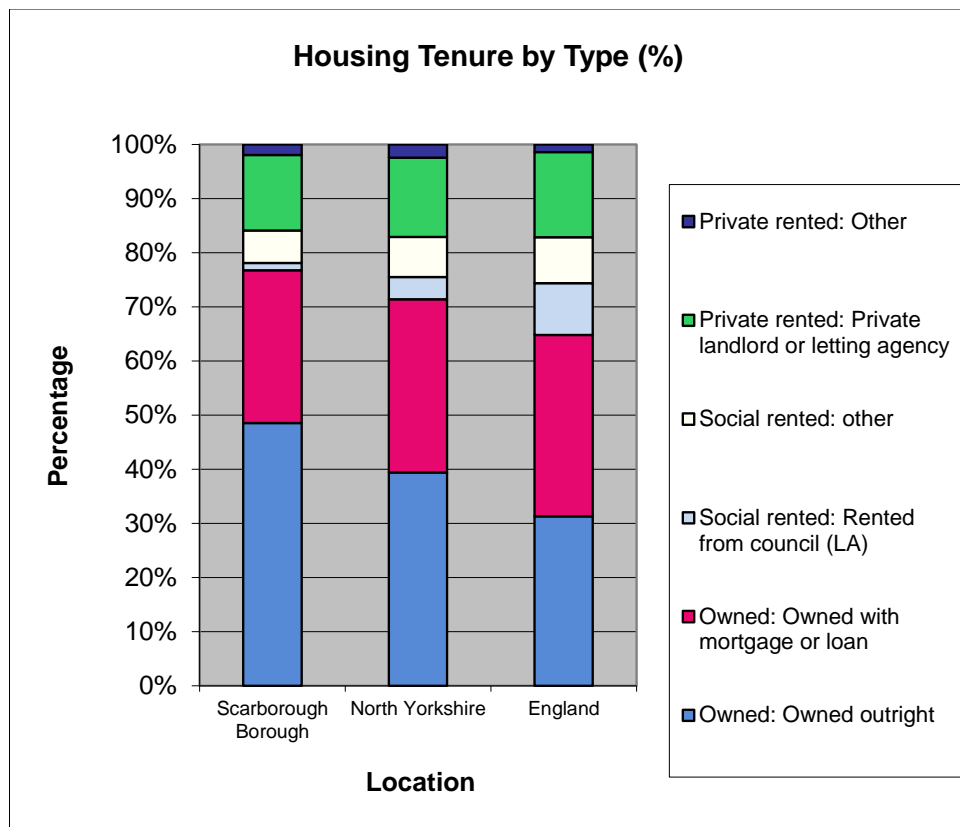
A Graphs, Charts and Tables

Accommodation Type	Scarborough Borough	Yorkshire & Humber	England
Detached	24%	20.5%	22%
Semi-Detached	31%	36.5%	31%
Terraced	23%	28%	24.5%
Flats, Apartments or Maisonettes	22%	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



Picture A.3 Housing Tenure

Tenure Type	Scarborough Borough	North Yorkshire	England
Owned: Owned outright	47%	38%	31%

Graphs, Charts and Tables A

Tenure Type	Scarborough Borough	North Yorkshire	England
Owned: Owned with mortgage or loan	27%	31%	33%
Social rented: Rented from Council (LA)	1%	4%	9%
Social rented: Other	6%	7%	8%
Private rented: Private Landlord or Letting Agency	13.5%	14%	15%
Private rented: Other	2%	2%	1%

Table A.7 Housing Tenure by Type (%)

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
Scarborough Borough	80.9	80.2	73.0	76.6	77.1	85	79.8
Yorkshire & Humber	75.0	77	76.8	76.9	77	76.6	77.2
Great Britain	76.5	77.1	77.5	77.5	77.8	78	78.4

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

Source: National Statistics - Official Labour Market Statistics www.nomisweb.co.uk

	04/11 - 03/12		04/12 - 03/13		07/13-06/14		07/14-06/15		04/15-03/16		04/16-03/17		07/17-06/18	
	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	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	40	60	#	68.2	39.8	60.
Yorkshire & Humber	22.7	77.3	24.8	75.2	23.6	76.4	23.7	76.3	26.2	73.8	23.8	76.2	22.6	77.
Great Britain	23.9	76.1	24.8	75.2	24.9	75.1	24.2	75.8	24.6	75.4	23.8	76.2	22.0	78.

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

A Graphs, Charts and Tables

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

Sample size too small for reliable estimate

Unemployment Rates

	Scarborough Borough					North Yorkshire				
	07/13/06/14	07/14/06/15	04/15/03/16	04/16/03/17	07/17-06/18	07/13/06/14	07/14/06/15	04/15/03/16	04/16/03/17	07/17-06/18
Unemployment Rate (Working Age) %	8.3	5.1	3.8	3.5	3.4	4.9	3.5	2.0	2.9	3.8

Table A.10 Unemployment Rates (Borough & County)

Unemployment Rate (Working Age) %

Table A.11 Unemployment Rates (Regional & National)

Note: Numbers are for those aged 16-64

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

Graphs, Charts and Tables A

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)

A Graphs, Charts and Tables

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

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

Source: National Statistics - Official Labour Market Statistics 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

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

Source: National Statistics - Official Labour Market Statistics: www.nomisweb.co.uk
ONS annual survey of hours and earnings - workplace analysis

Graphs, Charts and Tables A

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)

A Graphs, Charts and Tables

Estimation of Planning Permissions Reaching Commencement B

B Estimation of Planning Permissions Reaching Commencement

Appendix B Estimation of Planning Permissions Reaching Commencement

This is an explanation of how the current commitments for housing through planning permissions were proposed to be used to determine the levels of housing that require formal allocation through the upcoming Local Plan.

Some authorities have suggested that all permissions will come forward at some time over the Plan period and have simply reduced the housing requirement by the number of extant permissions. Scarborough Borough Council believe this to be an unrealistic means of calculating the housing requirement as some planning permissions may expire and/or evolve as historic evidence has shown.

The Strategic Housing and Employment Land Availability Assessment (SHELAA) first put forward the premise whereby current housing permissions would be discounted by 10%. This was agreed by the SHELAA working group and used in the first two iterations of the SHELAA document, and was viewed as a pragmatic response to the issues raised in the paragraph above.

Further amendments to this methodology were suggested in 2010 to improve the accuracy and robustness of the discounting procedure. This revised discounting system was consulted upon with the SHLAA Group Members. Those who responded confirmed this to be a sensible means of discounting housing permissions. The revised method is as follows and differentiates between the following;

- i. sites of 10 or more units; and
- ii. sites of less than 10 units.

All permissions that are currently for 10 or more units have been individually assessed in terms of the likelihood of coming forward, based upon informed by discussions with Development Management officers and the developer / landowner where appropriate.

Permissions that consist of less than 10 units have had a standard discount applied which has been determined through an analysis of small sites over the previous ten year period. To do this the following procedure was followed:

1. A list of all sites with planning permission for less than 10 units as of April 2008 was compiled;
2. All sites that gained planning permission between April 2008 and March 2018 were subsequently listed, with the exception of renewed or superseded permissions to prevent double counting;
3. The number of dwellings that have expired during the period April 2008 to March 2018 was calculated;
4. The percentage of dwellings expiring in relation to total permissions is then calculated.

Up to March 2018 the proportion of dwellings with planning consent that were not subsequently developed was 15.59%.

Estimation of Planning Permissions Reaching Commencement B

This percentage figure is regarded as being a robust and evidenced reflection of actual delivery rates is used for future SHELAA updates. This will be updated annually and amended accordingly.

B Estimation of Planning Permissions Reaching Commencement



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

T: 01723 232480

E: localplan@scarborough.gov.uk

W: www.scarborough.gov.uk/localplan

Follow us on Twitter @SBCLocalPlan