

SCARBOROUGH BOROUGH COUNCIL

SCARBOROUGH BOROUGH LOCAL PLAN

ANNUAL HOUSING REPORT (APRIL 2020 – MARCH 2021)



April 2021



A great place to live, work & play

Scarborough Borough Council Forward Planning Section

Annual Housing Report April 2020 to March 2021

1.0 Purpose

- 1.1 The purpose of this report is to provide the annual update on housing progress in the Borough of Scarborough for the period April 2020 to the end of March 2021.

2.0 Trends

- 2.1 The Scarborough Borough Local Plan was adopted by the Council in July 2017. This Annual Housing Report looks closely at trends from the commencement of the Local Plan period (2011/12).
- 2.2 Table 1 in Appendix A shows housing delivery during the Local Plan period (since 2011) and uses the housing target as determined by the Council's Objective Assessment of Housing Need (OAN). The OAN was considered as part of the examination in to the Local Plan by a Planning Inspector as appointed by the Secretary of State. Delivery during the Local Plan period shows housing delivery remains below this housing target. A total of 3,780 net additional dwellings have been provided since 2011, an average of 378 dwellings per annum.

3.0 Completions/Demolitions

- 3.1 During the year 2020/21, a gross total of 489 dwellings were completed in the Borough, consisting of:
- 96 dwellings from conversions
 - 393 new build dwellings.
- 3.2 This was offset by:
- 2 dwellings lost by conversions to other uses or enlarged residential units
 - 19 dwellings already existed prior to being converted to extra residential units
 - 4 dwellings were demolished.
- 3.3 This gave a net:

- Increase in dwellings from April 2020 to March 2021 of 464 dwellings.

4.0 Windfall

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

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

5.0 Density of Development

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

5.1 An overall density of development of 36.10 dwellings per hectare (dph) was achieved this year. The density of dwellings created from conversions was 59.26 dph and the density of new build dwellings was 32.03 dph. The latter of these figures is representative of the density assumed in the Local Plan of an average of 30 dwellings per hectare on allocated sites.

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

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

The split for 2020/21 was as follows:

- 176 dwellings (45.0%) developed on schemes of less than 30 dph;
- 70 dwellings (17.9%) developed on schemes of between 30 dph and 50 dph; and
- 145 dwellings (37.1%) developed on schemes of more than 50 dph.

6.0 Greenfield/Brownfield Split

6.1 Of the gross completions (April 2020 to March 2021), there was a slight majority (262) on Greenfield sites with 227 dwellings on Brownfield sites. For the year 2020/21, the Brownfield figure is therefore: $((227 / 489) \times 100) = 46.4\%$.

6.2 As expected with the advent of a new Plan and substantial allocations of greenfield sites, this is the eighth successive year that the rate of Greenfield delivery has been higher than that of Brownfield development. Since the commencement of the Plan period, the overall proportion of Brownfield development is 47.74%.

7.0 Affordable Housing

7.1 During the year, there were a total of 91 affordable housing completions. The majority of these units were delivered on the following schemes;

- Beacon Road, Seamer – 13 units;
- North-West of Racecourse Road, East Ayton – 10 units;
- Former Scarborough RUFC, Scalby Road, Newby – 63 units
- Shackleton Close, Whitby – 5 units.

7.2 This delivery means during the Local Plan period, since 2011, a total of 916 affordable units have been delivered, equating to 22.55% of the overall housing delivery. Graph 3 in Appendix A shows longer term delivery of affordable units in the Borough.

7.3 It is understood that additional affordable units are being provided on some allocated sites through partnership agreements between developers and affordable providers. These are not as a result of planning negotiation and are above and beyond the policy requirement. These units are not included in the above figures and may not necessarily be an affordable product in perpetuity.

8.0 Size and Type of Dwellings

8.1 Information is gathered on the size and type of dwellings completed. During the period April 2020 to March 2021, it consisted of the following types of dwellings:

Detached	Semi-detached	Terraced	Flat
111	93	92	193

Bedrooms	Houses / Bungalow	Flats	Total	Percentage (this year)
1	4	112	116	23.7
2	75	75	150	30.7
3	112	5	117	23.9
4+	105	1	106	21.7
Total	296	193	489	
Percent	60.5	39.5		

- 8.2 Completions in 2020/21 provided a range of property sizes with one, two, three and four bedroom units sharing the proportion of delivery. There was a higher proportion of houses / bungalows than previous years.
- 8.3 Since the commencement of the Local Plan, the following table shows an overall higher provision of houses and bungalows than flats (58.8% to 41.2%) and provision of two and three bedroom units.

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

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

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

9.0 Grants of Planning Permission

- 9.1 An additional 368 new build dwellings (net) were granted permission during the period April 2020 to March 2021. A further 511 new build dwellings received outline consent in addition to approvals for an unspecified number of units on two sites measuring a total 0.39 ha.
- 9.2 An additional 120 dwellings through conversions (net) were granted permission during the same period.
- 9.3 A number of permissions expired during this period, which has resulted in the loss of net 8 available units. This is typically lower than usual partly due to the provisions of the Business and Planning Act 2020 extending certain planning permissions and listed building consents which were due to lapse between 19 August 2020 and 31 December 2020.

10.0 Availability

- 10.1 There are now a total of 2,971 dwellings with planning permission (plus 6 schemes with an unspecified number of but on a total land area of 6.81ha, which, at rate of 30dph would equate to a further 204 units). This consists of 2,698 new build and 273 conversions.
- 10.2 The new Local Plan was adopted by the Council in July 2017. This included a range of housing allocations which are factored in to the supply of housing.
- 10.3 Under the NPPF, Local Planning Authorities are required to produce a Strategic Housing and Employment Land Availability Assessment (SHELAA) which is used to identify whether the Authority has a sufficient land supply for 15 years of need, with at least five years' supply deliverable in the short term. A SHELAA for the Borough was first completed in 2008/09, and has been reviewed on an annual basis since then. The SHELAA 2021 update will use the Borough's housing target as a basis for calculating housing supply. An up to date trajectory of housing delivery will be presented in the forthcoming 2021 Authority Monitoring Report (AMR) The most recent trajectory can be found in the previous 2019/20 iteration of the AMR.

Appendix A - Graphs and Tables

Table 1 Housing Completions and Availability against Local Plan Housing Requirement (April 2011 – March 2021)

Period	Completions																			Available	
	Gross New Build	Gross Conversions	Gross Greenfield	Gross Brownfield	Gross Total	Demolitions	Losses to Other Uses and Smaller Number of Dwellings	Original Units Prior to Conversions to Greater Number of Res Units	Net Completions	Cumulative Net Completions	Local Plan Housing Requirement	Cumulative Local Plan Housing Requirement	Annual Over or Under Supply	Cumulative Supply	Cumulative Greenfield	Cumulative Brownfield	%age Brownfield	No Affordable	%age Affordable	New Build	Conversions
4/11 - 3/12	197	136	40	293	333	24	16	25	268	268	450	450	-182	-182	40	293	88.0%	73	21.9%	1499	143
4/12 - 3/13	119	65	33	151	184	9	7	9	159	427	450	900	-291	-473	73	444	82.1%	45	24.5%	3039	109
4/13 - 3/14	210	55	151	114	265	16	3	6	240	667	450	1350	-210	-683	224	558	43.0%	32	12.1%	2784	152
4/14 - 3/15	392	34	289	137	426	1	4	5	416	1083	450	1800	-34	-717	513	695	32.2%	240	56.3%	2626	207
4/15 - 3/16	272	109	197	184	381	1	7	21	352	1435	450	2250	-98	-815	710	879	48.3%	45	11.8%	2849	214
4/16 - 3/17	373	113	313	173	486	2	2	25	457	1892	450	2700	7	-808	1023	1052	35.6%	116	23.9%	2706	224
4/17 - 3/18	420	79	291	205	499	24	7	10	458	2350	450	3150	8	-800	1314	1257	41.1%	123	24.6%	2945	297
4/18 - 3/19	341	151	288	204	492	2	11	10	469	2819	450	3600	19	-781	1602	1461	41.5%	58	11.8%	2484	291
4/19 - 3/20	421	86	256	251	507	0	1	9	497	3316	450	4050	47	-734	1858	1712	49.5%	93	18.3%	2409	281
4/20 - 3/21	393	96	262	227	489	4	2	19	464	3780	450	4500	14	-720	2120	1939	46.4%	91	18.6%	2698	273
TOTAL	3138	924	2120	1939	4062	83	60	139										916			

Total Affordable Units (2011 to date) =

916

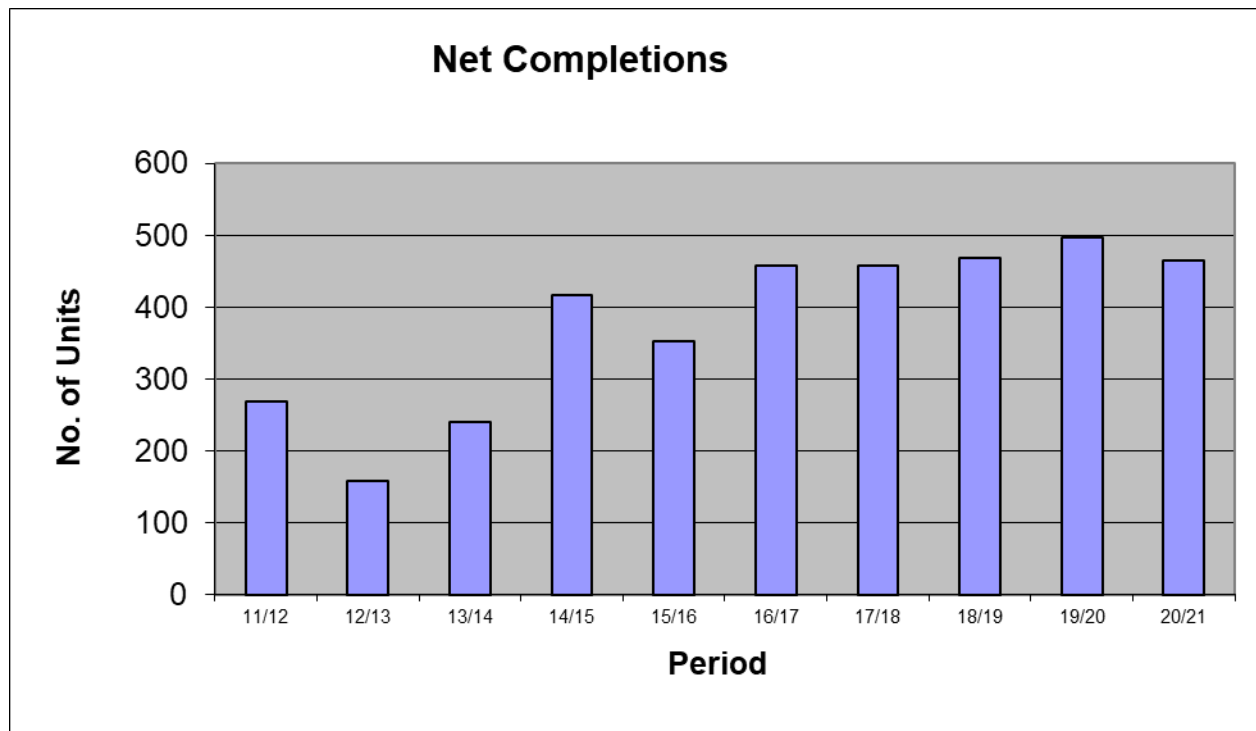
Affordable Percentage (2011 to date) =

22.55%

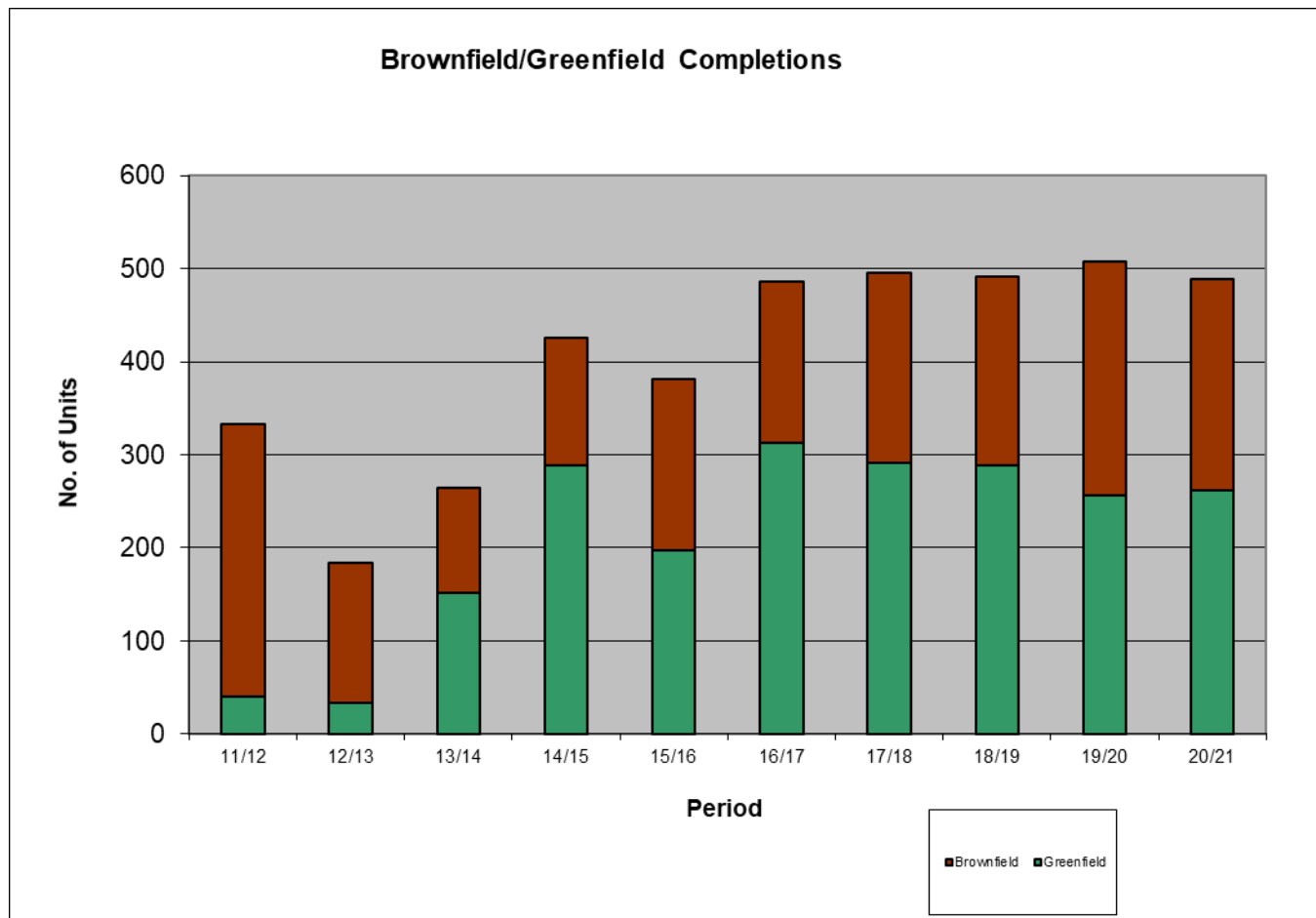
Brownfield Percentage (2011 to date) =

47.74%

Graph 1 Net Completions (2011 – 2021)



Graph 2 Brownfield/Greenfield Completions



Graph 3 Affordable Units

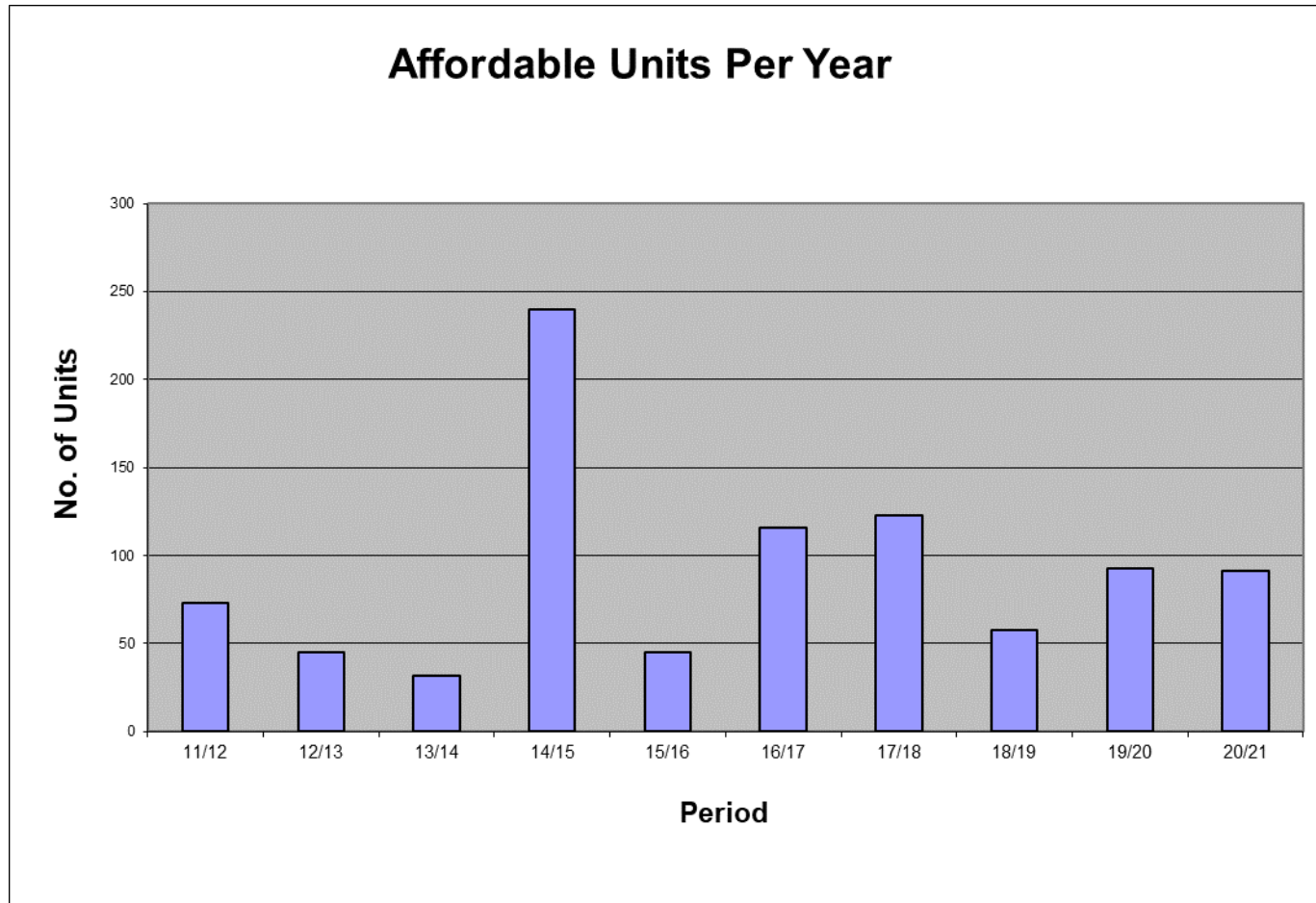
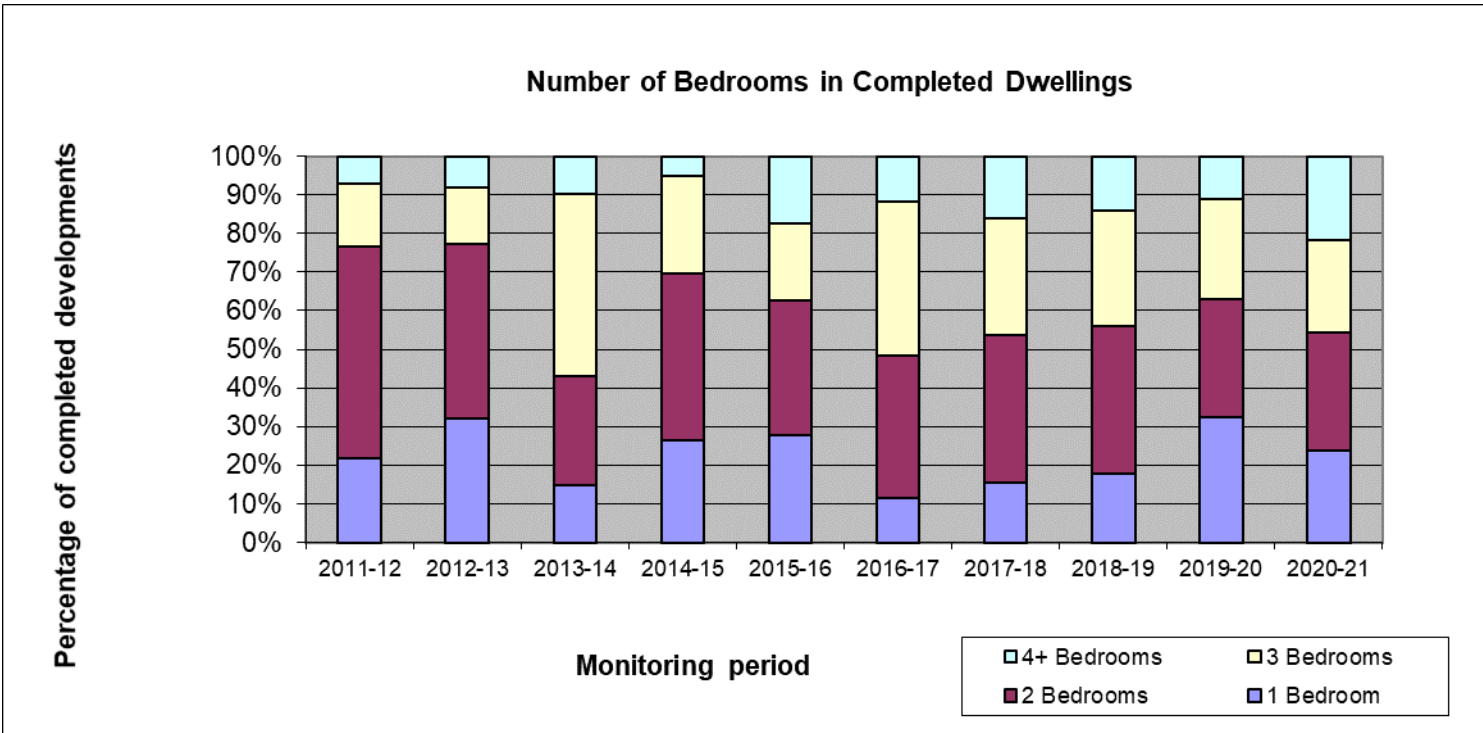


Table 2 – Housing Completions (Gross) and Availability by Parish 2020/21

Parish	No. of Completions				Total Completions	Available				Total Available
	New Build		Conversion			New Build		Conversion		
	Greenfield	Brownfield	Greenfield	Brownfield		Greenfield	Brownfield	Greenfield	Brownfield	
Reighton	0	0	0	0	0	2	3	0	1	6
Hunmanby	2	0	0	0	2	3	5	0	5	13
Filey	1	0	0	8	9	247	10	0	13	270
Folkton	0	0	0	0	0	0	0	0	0	0
Muston	0	0	0	0	0	0	0	0	0	0
Lebberston	0	0	0	1	1	1	0	0	0	1
Gristhorpe	0	0	0	0	0	0	45	0	0	45
Cayton	0	2	0	0	2	146	1	0	0	147
Seamer	43	0	0	0	43	188	3	0	1	192
Irton	3	0	0	0	3	0	0	0	0	0
East Ayton	21	0	0	0	21	69	0	0	0	69
West Ayton	0	0	0	0	0	2	0	0	1	3
Wykeham	0	0	0	0	0	0	0	0	0	0
Brompton	1	0	0	0	1	1	6	0	2	9
Snainton	0	0	0	0	0	1	3	0	0	4
Scalby	1	97	0	0	98	433	37	0	2	472
Burniston	0	0	0	0	0	10	0	0	0	10
Cloughton	4	0	0	2	6	0	0	0	0	0
Scarborough	0	2	0	58	60	23	215	0	214	452
Osgodby	0	0	0	0	0	0	0	0	0	0
Eastfield	82	0	0	0	82	848	0	0	0	848
Eskdaleside	4	0	0	0	4	5	2	0	0	7
Whitby	100	30	0	27	157	361	28	0	34	423
Sandsend	0	0	0	0	0	0	0	0	0	0
Total	262	131	0	96	489	2340	358	0	273	2971

Graph 4 Number of Bedrooms in Completed Dwellings



Graph 5 Completed Dwellings by Type

