

# SCARBOROUGH BOROUGH COUNCIL

## SCARBOROUGH BOROUGH LOCAL PLAN

### ANNUAL HOUSING REPORT (APRIL 2019 – MARCH 2020)



April 2020



*A great place to live, work & play*

# Scarborough Borough Council Forward Planning Section

## Annual Housing Report April 2019 to March 2020

### 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 2019 to the end of March 2020.

### 2.0 Trends

- 2.1 The new Scarborough Borough Local Plan was adopted by the Council in July 2017. This Annual Housing Report looks closely at trends from the commencement of the Local Plan period (2011/12).
- 2.2 Table 1 in Appendix A shows housing delivery during the Local Plan period (since 2011) and uses the housing target as determined by the Council's Objective Assessment of Housing Need (OAN). The OAN was considered as part of the examination in to the new Local Plan by a Planning Inspector as appointed by the Secretary of State. Delivery during the Local Plan period shows housing delivery remains below this housing target. A total of 3,316 net additional dwellings have been provided since 2011, an average of 368 dwellings per annum.

### 3.0 Completions/Demolitions

- 3.1 During the year 2019/20, a gross total of 507 dwellings were completed in the Borough, consisting of:
- 86 dwellings from conversions
  - 421 new build dwellings.
- 3.2 This was offset by:
- 1 dwellings lost by conversions to other uses or enlarged residential units
  - 9 dwellings already existed prior to being converted to extra residential units
  - 0 dwellings were demolished.
- 3.3 This gave a net:

- Increase in dwellings from April 2018 to March 2019 of 497 dwellings.

#### **4.0 Windfall**

4.1 During the year 2019/20, Scarborough Borough saw windfall development completions of 220 net dwellings which equates to 44% when taking into account sites allocated within the adopted Local Plan and any extant ones identified in the 1999 Borough Local. Of the 497 net additional dwellings, the completions on allocations (current and from the 1999 Plan) are as follows;

- Middle Deepdale, Eastfield – 122 dwellings;
- Braeburn House, Eastfield – 29 dwellings;
- Dean Road, Scarborough – 46 dwellings;
- Farside Road, West Ayton – 20 dwellings;
- North West of Racecourse Road, East Ayton – 4 dwellings;
- The Nurseries, Whitby – 10 dwellings;
- Shackleton Close, Whitby – 28 dwellings;
- Sneaton Castle, Whitby – 18 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 37.95 dwellings per hectare (dph) was achieved this year. The density of dwellings created from conversions was 56.95 dph and the density of new build dwellings was 35.87 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 2019/20 was as follows:

- 194 dwellings (33.4%) developed on schemes of less than 30 dph;
- 135 dwellings (23.2%) developed on schemes of between 30 dph and 50 dph; and
- 252 dwellings (43.4%) developed on schemes of more than 50 dph.

#### **6.0 Greenfield/Brownfield Split**

6.1 Of the gross completions (April 2019 to March 2020), there was a near 50/50 split between Greenfield and Brownfield development; a small

majority (256) were on Greenfield sites with 251 dwellings on Brownfield sites. For the year 2019/20 the Brownfield figure is therefore:  $((251 / 507) \times 100) = 49.5\%$ .

6.2 As expected with the advent of a new Plan and substantial allocations of greenfield sites, this is the seventh 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 47.9%.

## 7.0 Affordable Housing

7.1 During the year, there were a total of 93 affordable housing completions. The majority of these units were delivered on the following schemes;

- Middle Deepdale, Eastfield – 37 units;
- Braeburn House, Eastfield – 29 units;
- Sneaton Castle, Whitby – 14 units;
- Shackleton Close, Whitby – 13 units.

7.2 This delivery means during the Local Plan period, since 2011, a total of 825 affordable units have been delivered, equating to 23.09% 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 2019 to March 2020, it consisted of the following types of dwellings:

Detached	Semi-detached	Terraced	Flat
67	81	91	268

Bedrooms	Houses / Bungalow	Flats	Total	Percentage (this year)
1	6	158	164	32.3
2	51	104	155	30.6
3	126	6	132	26.0
4+	56	0	56	11.0

Total	239	268	507	
Percent	47.1	52.9		

8.2 Completions in 2019/20 provided a range of property sizes with two and three bedroom units again accounting for a substantial proportion of delivery.

## 9.0 Grants of Planning Permission

9.1 An additional 527 new build dwellings (net) were granted permission during the period April 2019 to March 2020. A further 5 new build dwellings received outline consent in addition to an approval for an unspecified number of units on a site measuring 1.37 ha.

9.2 An additional 122 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 73 available units.

## 10.0 Availability

10.1 There are now a total of 2,691 dwellings with planning permission (plus 3 schemes with an unspecified number of but on a total land area of 6.1ha, which, at rate of 30dph would equate to a further 180 units). This consists of 2,410 new build and 281 conversions.

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

10.3 Under the NPPF, Local Planning Authorities are required to produce a Strategic Housing and Employment Land Availability Assessment (SHELAA) which is used to identify whether the Authority has a sufficient land supply for 15 years of need, with at least five years' supply deliverable in the short term. A SHELAA for the Borough was first completed in 2008/09, and has been reviewed on an annual basis since then. The SHELAA 2019 update will use the Borough's revised housing target as a basis for calculating housing supply. An up to date trajectory of housing delivery will be presented in the forthcoming 2020 Authority Monitoring Report (AMR) The most recent trajectory can be found in the previous 2018/19 iteration of the AMR.

## Appendix A - Graphs and Tables

**Table 1 Housing Completions and Availability against Local Plan Housing Requirement (April 2011 – March 2020)**

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%	2410	281
<b>TOTAL</b>	<b>2745</b>	<b>828</b>	<b>1858</b>	<b>1712</b>	<b>3573</b>	<b>79</b>	<b>58</b>	<b>120</b>													
																					<b>825</b>

Total Affordable Units (2011 to date) =

**825**

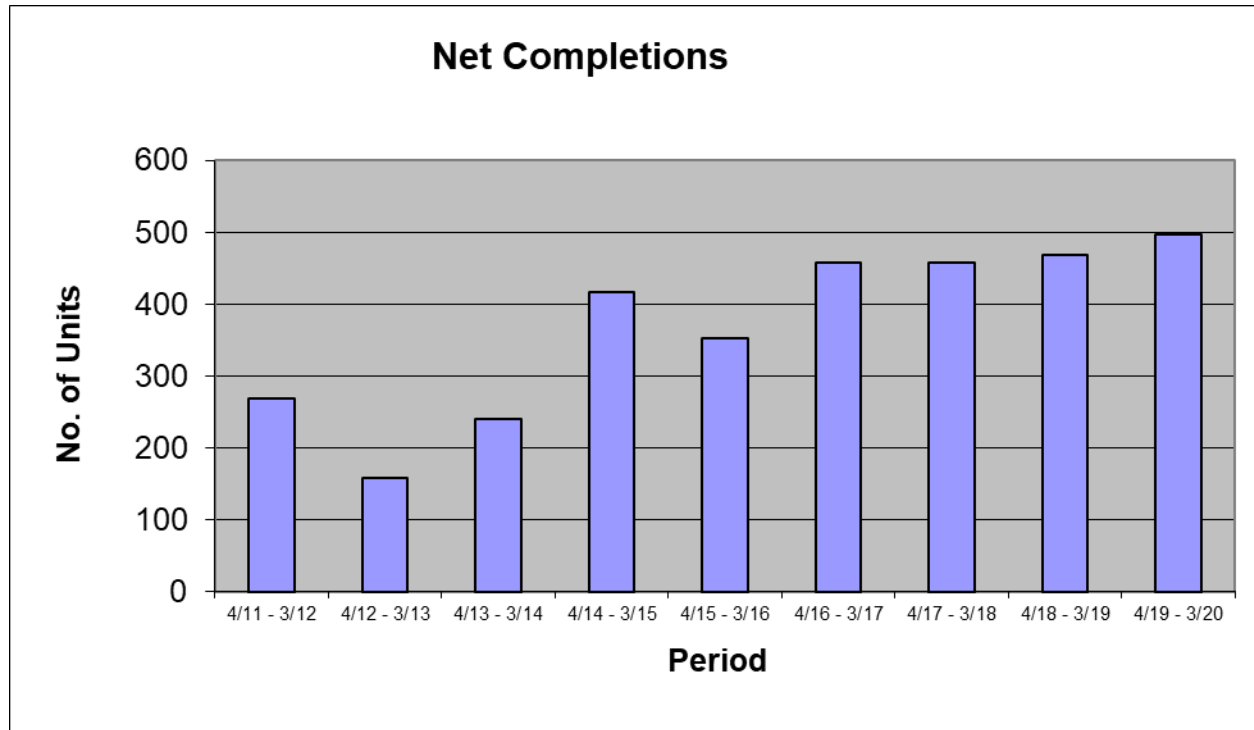
Affordable Percentage (2011 to date) =

**23.09%**

Brownfield Percentage (2011 to date) =

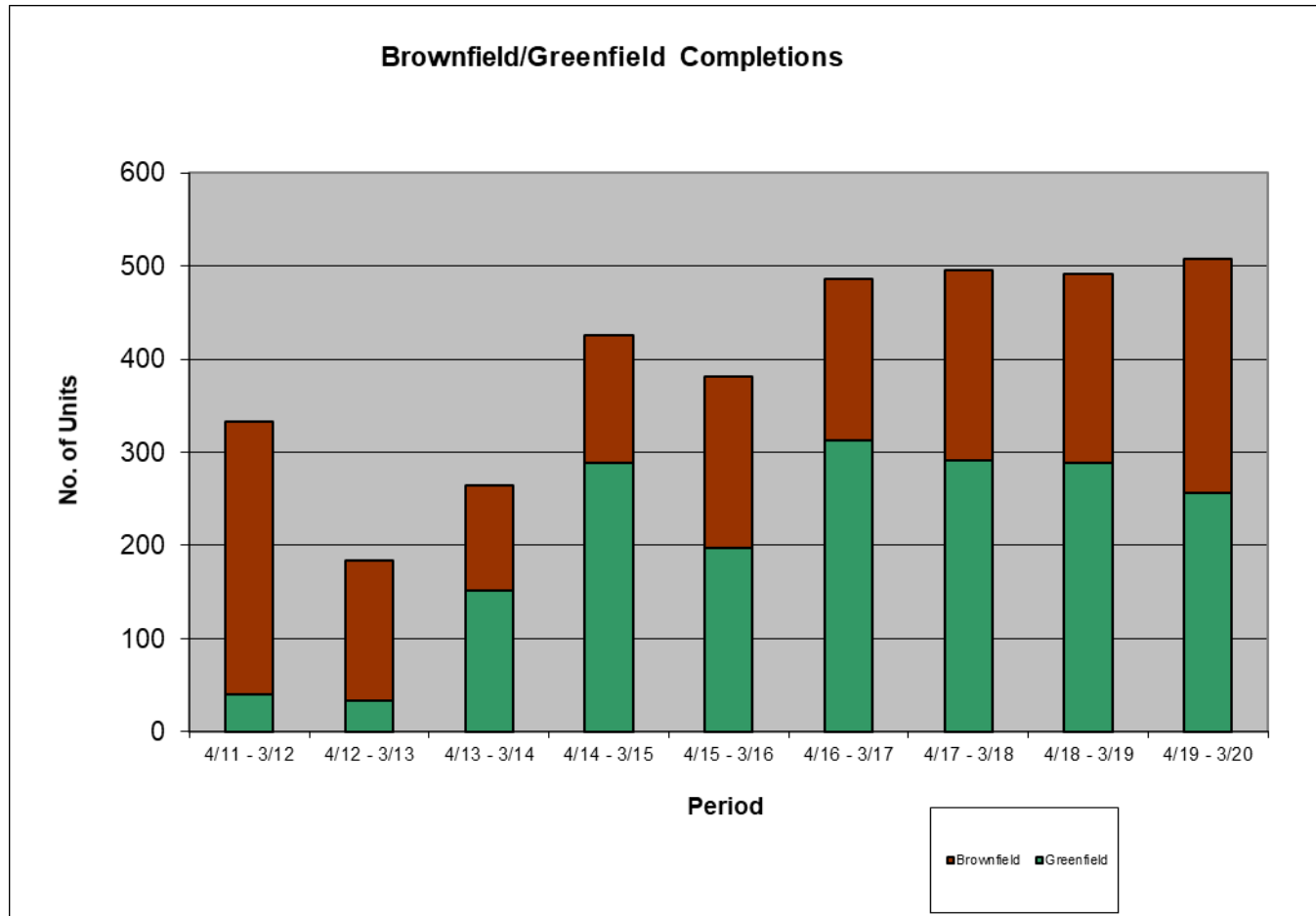
**47.91%**

**Graph 1 Net Completions (2011 – 2020)**

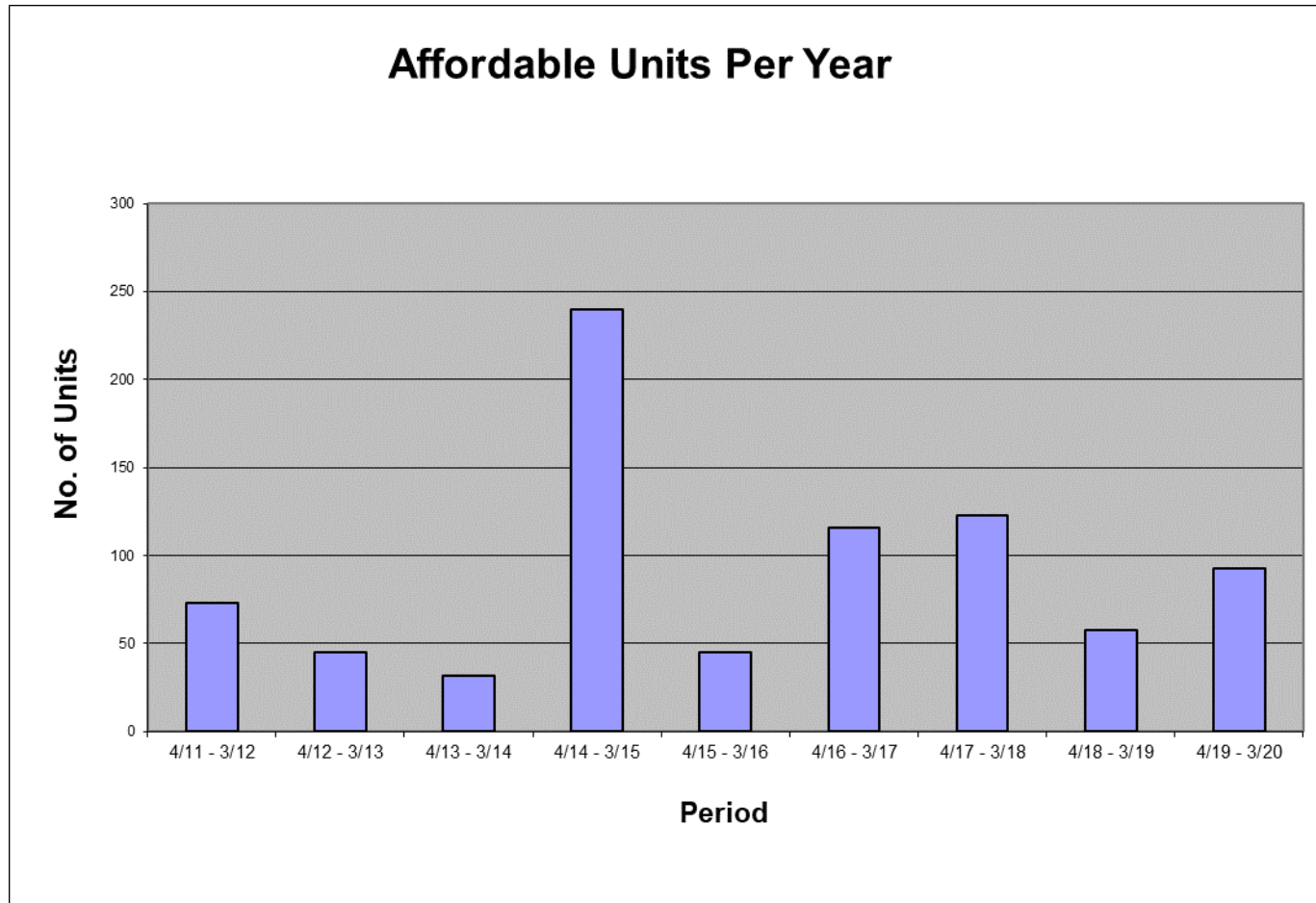




**Graph 2 Brownfield/Greenfield Completions**



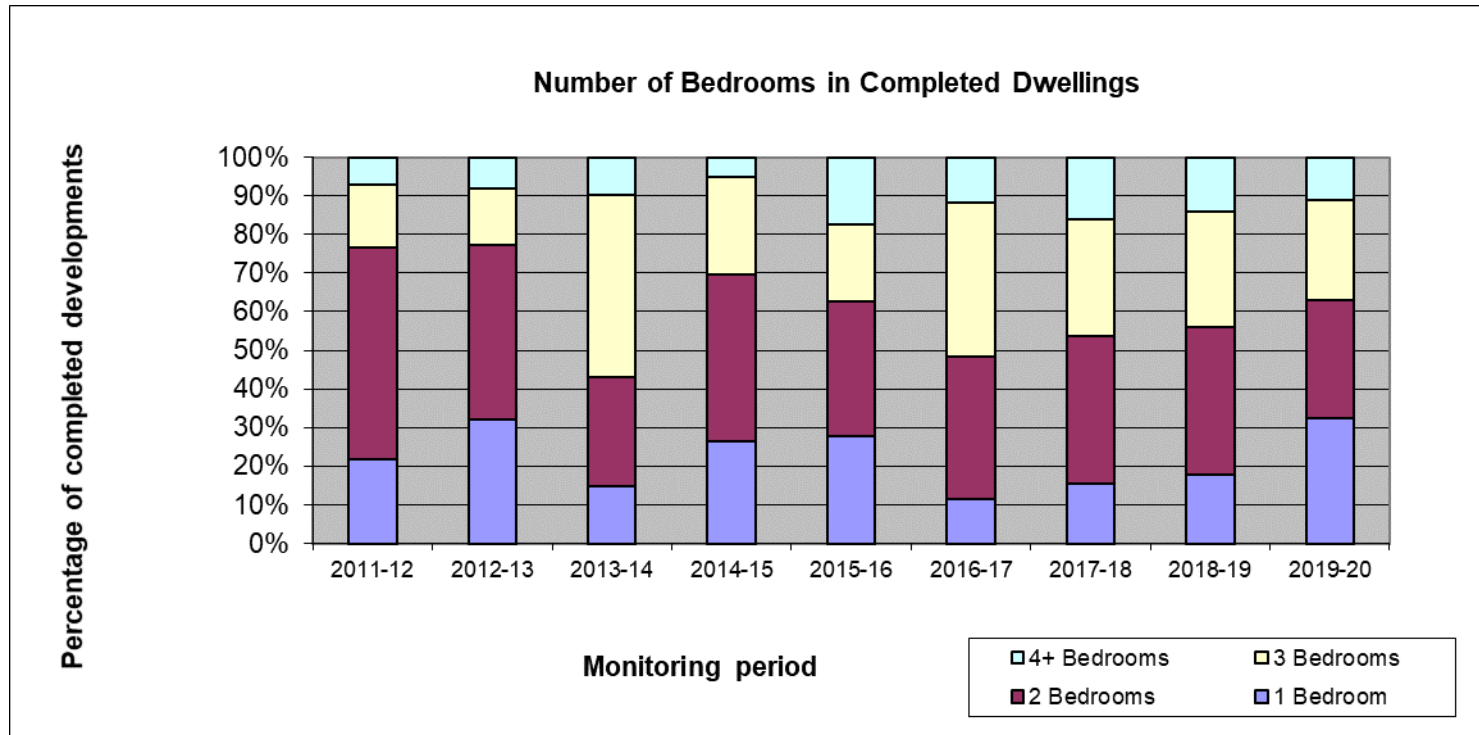
**Graph 3 Affordable Units**



**Table 2 – Housing Completions (Gross) and Availability by Parish 2019/20**

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	0	0	0	0	0	7	5	0	5	17
Filey	1	0	0	2	3	248	10	0	13	271
Folkton	0	0	0	2	2	0	0	0	0	0
Muston	2	0	0	0	2	0	0	0	0	0
Lebberston	0	0	0	1	1	1	0	0	0	1
Gristhorpe	0	0	0	0	0	0	46	0	0	46
Cayton	0	0	0	0	0	146	2	0	0	148
Seamer	16	0	0	0	16	244	3	0	1	248
Irton	0	0	0	0	0	3	0	0	0	3
East Ayton	8	0	0	0	8	92	0	0	0	92
West Ayton	20	0	0	0	20	2	0	0	0	2
Wykeham	0	0	0	0	0	0	0	0	0	0
Brompton	0	0	0	0	0	2	6	0	5	13
Snainton	0	0	0	0	0	1	0	0	0	1
Scalby	0	0	0	0	0	63	130	0	2	195
Burniston	0	0	0	0	0	8	0	0	0	8
Cloughton	16	0	0	0	16	4	0	0	2	6
Scarborough	22	105	0	72	199	23	215	0	222	460
Osgodby	1	0	0	0	1	0	0	0	0	0
Eastfield	122	29	0	0	151	909	0	0	0	909
Eskdaleside	2	1	0	0	3	8	2	0	0	10
Whitby	46	30	0	9	85	185	40	0	30	255
Sandsend	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>256</b>	<b>165</b>	<b>0</b>	<b>86</b>	<b>507</b>	<b>1948</b>	<b>462</b>	<b>0</b>	<b>281</b>	<b>2691</b>

**Graph 4 Number of Bedrooms in Completed Dwellings**



**Graph 5 Completed Dwellings by Type**

