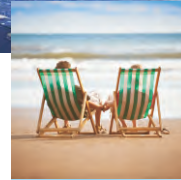


# Housing Monitoring Performance

April 2014 - March 2015



*A great place to live, work & play*



Scarborough  
Borough Council

The Bandstand

# **Scarborough Borough Council Forward Planning Section**

## **Housing Progress Annual Report April 2014 to March 2015**

### **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 2014 to the end of March 2015.

### **2.0 Trends**

- 2.1 In previous years, the Annual Housing Report considered housing delivery against the housing requirement as prescribed by the Regional Spatial Strategy (RSS). The RSS for the Yorkshire and Humber region was formally revoked on 22<sup>nd</sup> February 2013. In response to this, the Council produced a document entitled 'Objective Assessment of Housing Need' which developed a revised housing figure based on two scenarios; one which incorporates job creation from the proposed potash mine in the North York Moors National Park and one that is based on the Potash Mine not progressing. With this in mind, this years Annual Housing Report considers delivery in relation to the two targets set with future iterations to focus on the eventual target used once a decision on potash has been finalised. Additionally, the RSS target is also shown.
- 2.2 This Annual Housing Report will look more closely at trends from the commencement of the Local Plan period (2011/12), however, because data is readily available, there may be instances where we illustrate figures going back to April 2004. Appendix A Table 1 is shown to provide a background of historic housing delivery and in relation to housing targets as then-prescribed by Regional Spatial Strategy.
- 2.3 Appendix A Tables 2 and 3 show housing delivery during the Local Plan period (since 2011) and use both of the aforementioned housing targets (the 'with potash' scenario, and 'without potash' scenario). Delivery during the Local Plan period shows housing delivery remains below both housing targets. A total of 1083 net additional dwellings have been provided since 2011, an average of 271 per annum.

### **3.0 Completions/Demolitions**

- 3.1 During the year 2014/15, a gross total of 426 dwellings were completed in the Borough, consisting of:

- 34 dwellings from conversions
- 392 new build dwellings.

3.2 This was offset by:

- 4 dwellings lost by conversions to other uses or enlarged residential units
- 5 dwellings already existed prior to being converted to extra residential units
- 1 dwelling was demolished.

3.3 This gave a net:

- Increase in dwellings from April 2014 to March 2015 of 416 dwellings.

#### **4.0 Windfall**

4.1 During the year 2014/15, Scarborough Borough saw a windfall development rate of 57.9%. 61 of the 416 dwellings were on land at Muston Road, Filey which has now seen a total of 152 completions with 148 remaining. Additionally, 114 dwellings were completed at Middle Deepdale, Eastfield, with 1,236 remaining. Both are extant allocations from the 1999 Borough Local Plan.

4.2 Notwithstanding the above, there are three specific schemes which, although are classified as windfall, have previously been proposed within emerging Local Plan documents for housing allocations. These schemes are at West Garth, Cayton; High Mill Farm, Scalby; and Eskdale Park, Whitby. All of these schemes have not commenced and seen 97 dwellings completed cumulatively. Excluding these completions from the windfall rate, would leave the rate at 34.6%.

#### **5.0 Density of Development**

*Note: The figures for density are for completed schemes only (i.e. where all plots are complete) and are only for schemes within the Borough Local Plan Area.*

5.1 An overall density of development of 45.1 dwellings per hectare was achieved this year. The previously stated national minimum target was 30 dwellings per hectare. The density of dwellings created from conversions was 44.2 dwellings per hectare (dph) and the density of new build dwellings was 45.3 dph.

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

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

The split for 2014/15 was as follows:

- 9 dwellings (4.5%) developed on schemes of less than 30 dph;
- 103 dwellings (51.5%) developed on schemes of between 30 dph and 50 dph; and
- 88 dwellings (44%) developed on schemes of more than 50 dph.

## **6.0 Greenfield/Brownfield Split**

6.1 Of the gross completions (April 2014 to March 2015), a majority (289) were on Greenfield sites with 137 dwellings on Brownfield sites. For the year 2014/15 the Brownfield figure is therefore:  $((137 / 426) \times 100) = 32.16\%$ .

6.2 This is the second successive year that the rate of Greenfield delivery has been higher than that of Brownfield development. Notwithstanding this, the Authority's long-term performance with achieving Brownfield development shows a cumulative rate from April 2004 to date at 57.53%. Notwithstanding this, it is possible that the proportion of Brownfield development will generally fall in upcoming years owing to the adoption of a new Local Plan and proposed housing allocations on the edge of settlements.

## **7.0 Affordable Housing**

7.1 During the year, there were a total of 240 affordable housing completions. These units were delivered on the following schemes;

- Middle Deepdale, Eastfield – 86 units
- Muston Road, Filey – 41 units
- Manham Hill, Eastfield – 28 units
- West Garth, Cayton – 20 units
- Milestone House, Seamer – 20 units
- Eskdale Park, Whitby – 19 units
- Wreyfield Drive, Scarborough – 9 units
- Allatt House, Scarborough – 9 units
- Ridgeway, Eastfield – 7 units
- 26 Victoria Road, Scarborough – 1 unit.

7.2 This delivery of affordable housing represents the highest figure since 2004. This delivery means during the Local Plan period, since 2011, a total of 340 affordable units have been delivered, equating to 32.3% of the overall housing delivery. Appendix A Graph 3 shows longer term delivery of affordable units in the Borough.

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

- Continuation of SBC land review;

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

7.4 There are also a number of sites which have been granted planning approval with an element of affordable housing on site, some of which have already contributed to the delivery of affordable units. These include major schemes at Middle Deepdale, Eastfield; High Mill Farm, Station Road, Scalby; West Garth, Cayton; Larpool Lane, Whitby; and Muston Road, Filey, which, having subtracted affordable homes already delivered, will provide up to 511 affordable homes between themselves. In addition, a number of smaller schemes will continue to provide a steady flow of affordable units and there is currently planning permission for an additional 129 affordable homes on such sites.

## 8.0 Size and Type of Dwellings

8.1 Information is gathered on the size and type of dwellings completed. During the period April 2014 to March 2015, completed schemes consisted of the following types of dwellings:

Detached	Semi-detached	Terraced	Flat
12	4	78	106

Bedrooms	Houses / Bungalow	Flats	Total	Percentage (this year)
1	21	32	53	26.5
2	17	69	86	43.0
3	46	5	51	25.5
4+	10	0	10	5.0
Total	94	106	200	
Percent	47.0	53.0		

*Note: The figures in these tables will not tally with the gross completions as the information refers to fully completed schemes only.*

8.2 Completions in 2014/15 provided a range of property sizes with one, two and three bedroom units all accounting for a substantial proportion of delivery. As these figures are only taken from completed schemes, they are of limited use for this reporting year as a large proportion of delivery has been on large sites where the relevant scheme remains ongoing.

## 9.0 Grants of Planning Permission

9.1 An additional 156 new build dwellings (net) were granted permission during the period April 2014 to March 2015.

- 9.2 An additional 88 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 26 available units. A further 5 planning applications were granted for the cumulative loss of 5 residential units to other uses, or lost by multiple houses/flats being combined. 21 dwellings were superseded by renewals or new permissions during this year.

## **10.0 Availability**

- 10.1 There are now a total of 2,817 dwellings with planning permission (2,611 new build and 206 conversions).
- 10.2 The granting of planning permission at Middle Deepdale, Eastfield means there is now only one remaining Local Plan (1999) allocated site; this is Burlyn Road, Hunmanby (anticipated to yield approximately 13 dwellings).
- 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 2015 update will use the Borough's revised housing target as a basis for calculating housing supply.

## Appendix A - Graphs and Tables





**Table 2a Housing Completions and Availability against Local Plan Housing Requirement (with Potash) (April 2011 - March 2015)**

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 (with Potash)	Cumulative Local Plan Housing Requirement (with Potash)	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	485	485	-217	-217	40	293	88.0%	73	21.9%	1499	143
4/12 - 3/13	119	65	33	151	184	9	7	9	159	427	485	970	-326	-543	73	444	82.1%	45	24.5%	3039	109
4/13 - 3/14	210	55	151	114	265	16	3	6	240	667	485	1455	-245	-788	224	558	43.0%	32	12.1%	2784	152
4/14 - 3/15	392	34	289	137	426	1	4	5	416	1083	485	1940	-69	-857	513	695	32.2%	240	56.3%	2626	207
<b>TOTAL</b>	<b>918</b>	<b>290</b>	<b>513</b>	<b>695</b>	<b>1208</b>	<b>50</b>	<b>30</b>	<b>45</b>													

Total Affordable Units (2011 to date) =

**390**

Affordable Percentage (2011 to date) =

**32.28%**

Brownfield Percentage (2011 to date) =

**57.53%**

**Table 2b Housing Completions and Availability against Local Plan Housing Requirement (without Potash) (April 2011 - March 2015)**

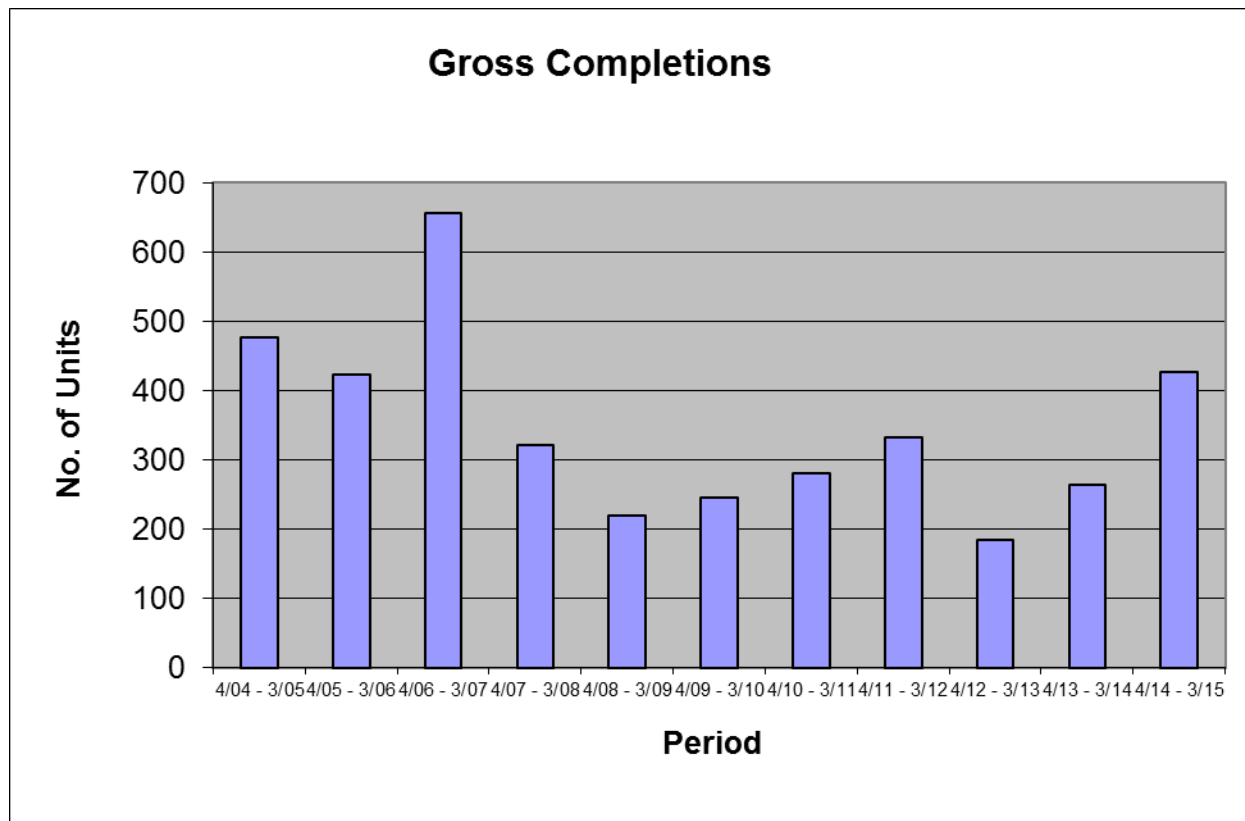
Period	Completions																			Available	
	Gross New Build	Gross Conversions	Gross Greenfield	Gross Brownfield	Gross Total	Demolitions	Losses to Other Uses and Smaller Number of Dwellings	Original Units Prior to Conversions to Greater Number of Res Units	Net Completions	Cumulative Net Completions	Local Plan Housing Requirement (without Potash)	Cumulative Local Plan Housing Requirement (with Potash)	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	415	415	-147	-147	40	293	88.0%	73	21.9%	1499	143
4/12 - 3/13	119	65	33	151	184	9	7	9	159	427	415	830	-256	-403	73	444	82.1%	45	24.5%	3039	109
4/13 - 3/14	210	55	151	114	265	16	3	6	240	667	415	1245	-175	-578	224	558	43.0%	32	12.1%	2775	152
4/14 - 3/15	392	34	289	137	426	1	4	5	416	1083	415	1660	1	-577	513	695	32.2%	240	56.3%	2626	207
<b>TOTAL</b>	<b>918</b>	<b>290</b>	<b>513</b>	<b>695</b>	<b>1208</b>	<b>50</b>	<b>30</b>	<b>45</b>													

Total Affordable Units (2011 to date) = **390**

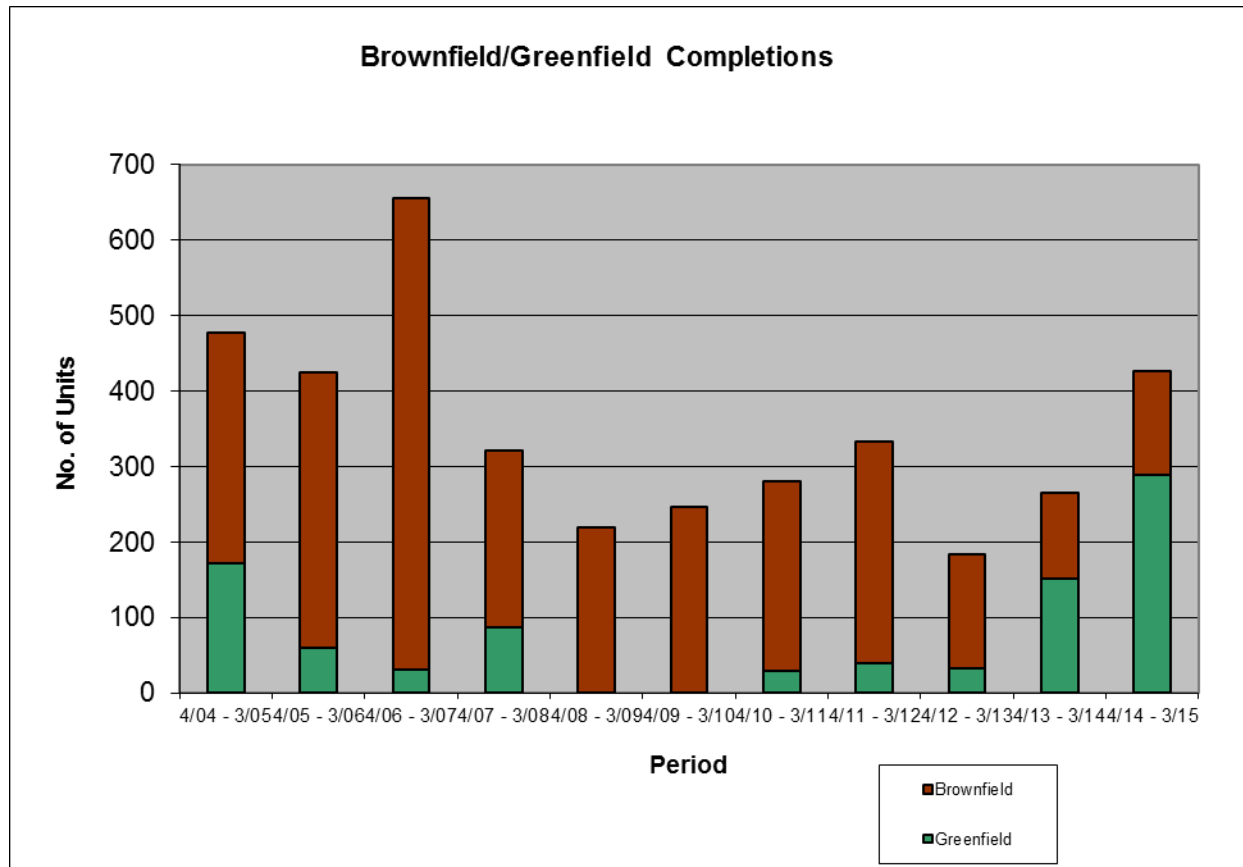
Affordable Percentage (2011 to date) = **32.28%**

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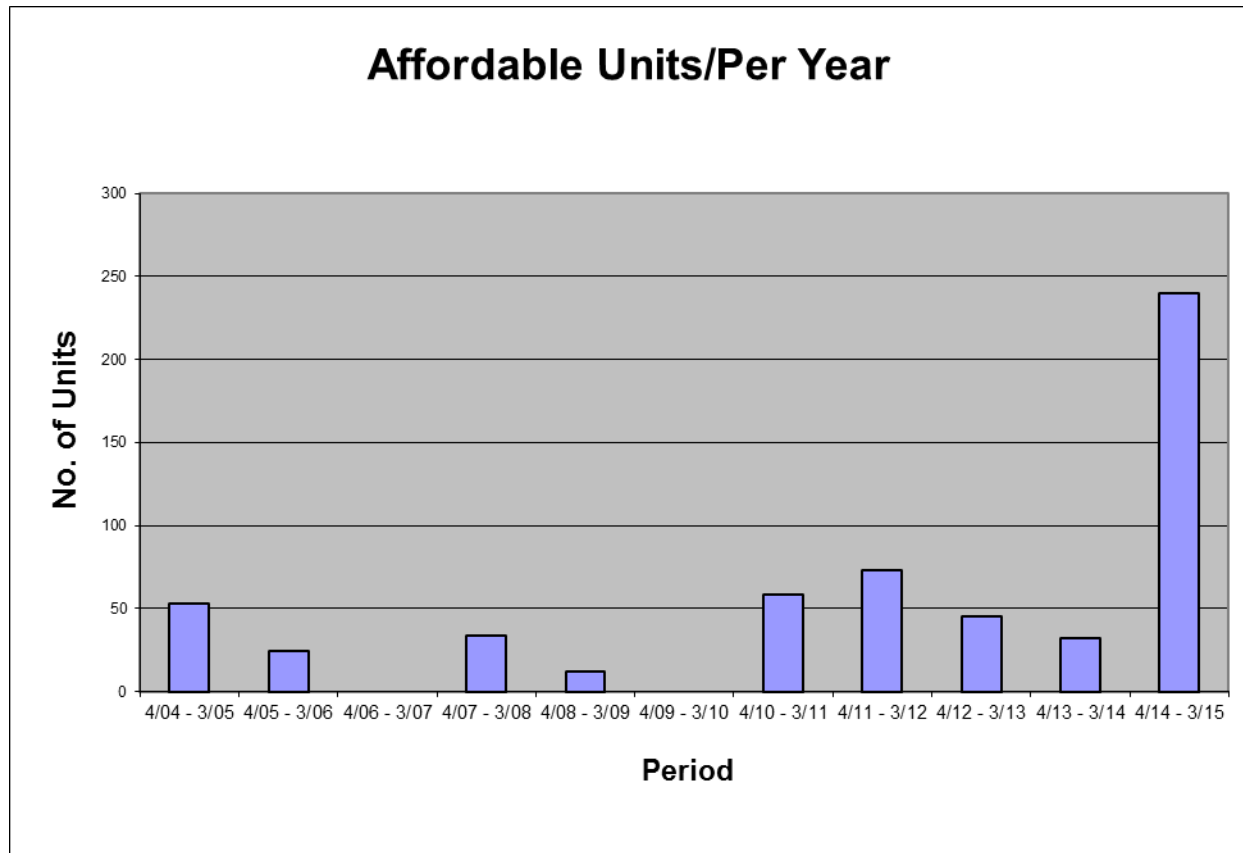
**Graph 1 Gross Completions (2004 – 2015)**



**Graph 2 Brownfield/Greenfield Completions**



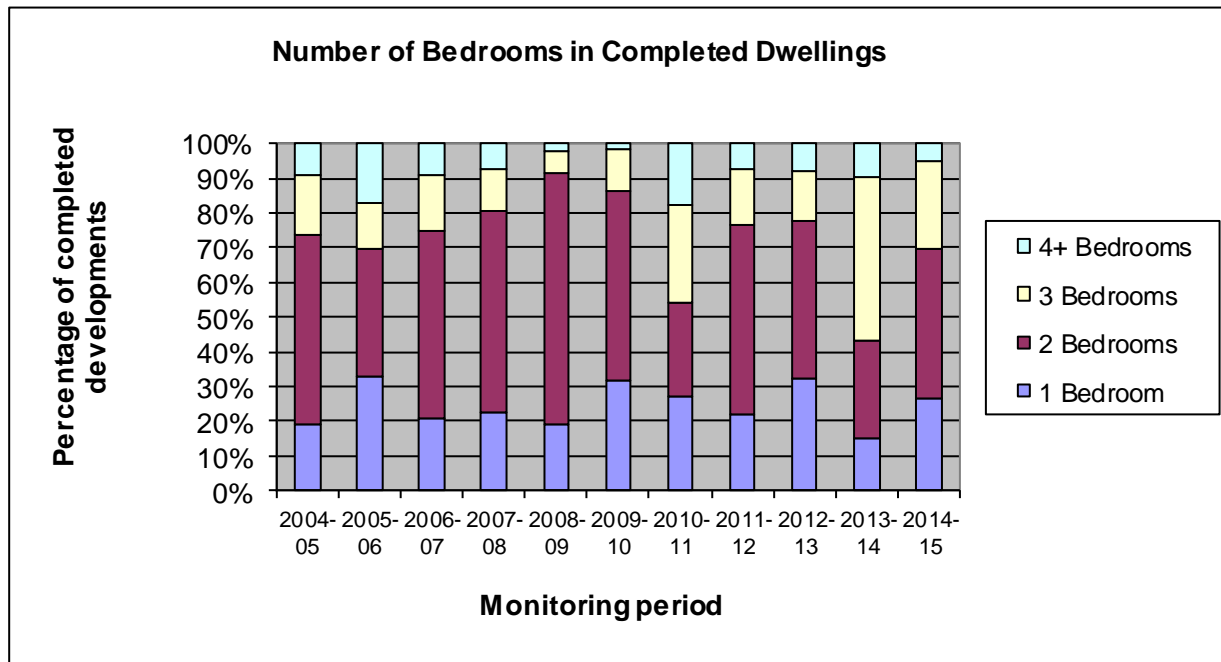
**Graph 3 Affordable Units**



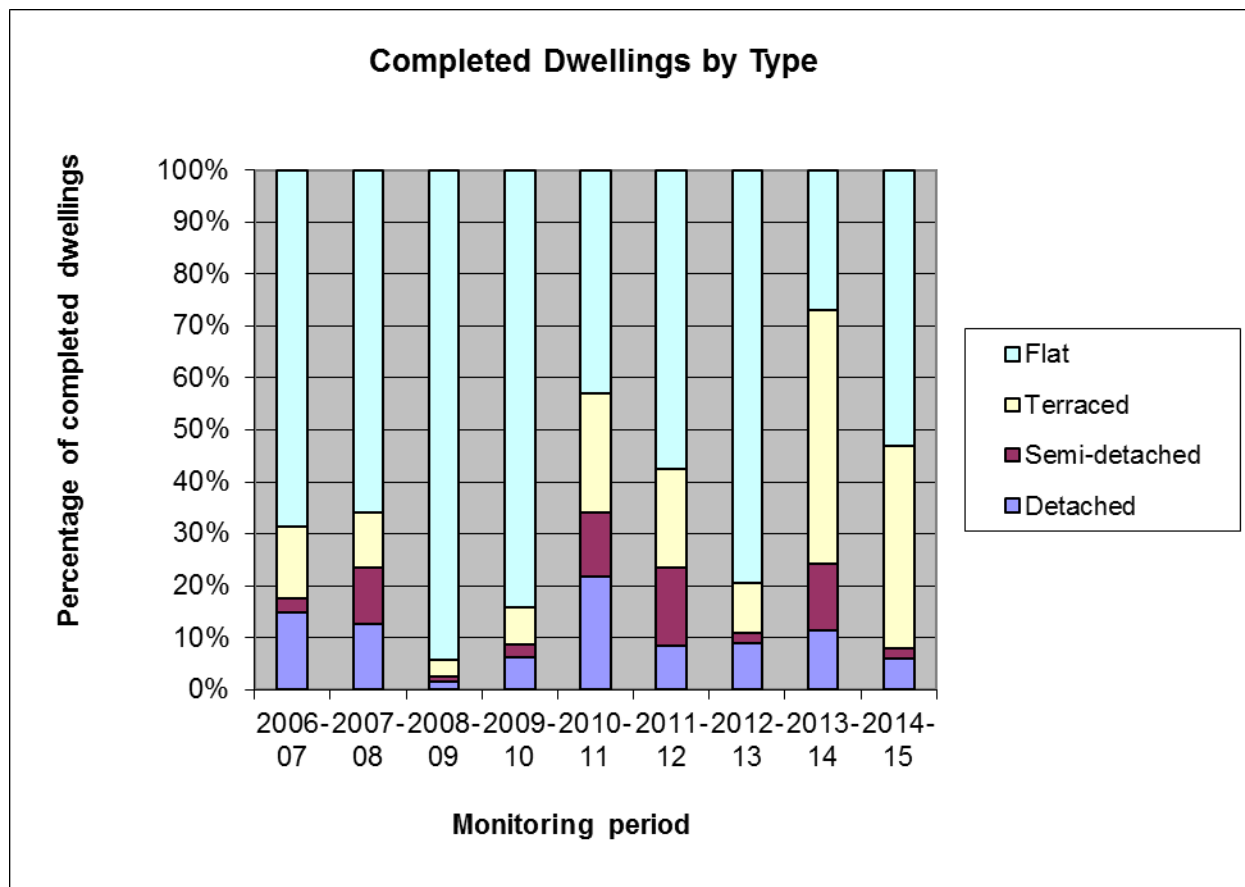
**Table 2 – Housing Completions (Gross) and Availability by Parish 2014/15**

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	11	0	0	11	
Hunmanby	1	0	0	0	1	2	9	0	6	17
Filey	61	5	0	3	69	148	5	0	8	161
Folkton	0	0	0	0	0	0	1	0	0	1
Muston	0	0	0	1	1	0	0	0	0	0
Lebberston	0	0	0	0	0	0	0	0	0	0
Gristhorpe	0	0	0	0	0	0	51	0	0	51
Cayton	46	0	0	0	46	48	0	0	2	50
Seamer	0	20	0	0	20	33	7	0	2	42
Irton	0	0	0	0	0	0	0	0	0	0
East Ayton	0	0	0	0	0	1	0	0	0	1
West Ayton	0	0	0	0	0	3	0	0	0	3
Wykeham	0	0	0	0	0	0	0	0	0	0
Brompton	0	0	0	0	0	2	0	0	1	3
Snainton	0	0	0	0	0	1	1	0	0	2
Scalby	2	0	0	0	2	515	4	0	0	519
Burniston	0	1	0	2	3	0	0	0	0	0
Cloughton	0	0	0	0	0	0	0	0	0	0
Scarborough	9	18	0	27	54	21	186	0	167	374
Osgodby	0	0	0	0	0	1	1	0	0	2
Eastfield	121	40	0	0	161	1236	0	0	0	1236
Eskdaleside	0	3	0	0	3	1	5	0	1	7
Whitby	49	6	0	1	56	237	92	0	20	349
Sandsend	0	10	0	0	10	0	4	0	0	4
<b>Total</b>	<b>289</b>	<b>103</b>	<b>0</b>	<b>34</b>	<b>426</b>	<b>2249</b>	<b>377</b>	<b>0</b>	<b>207</b>	<b>2833</b>

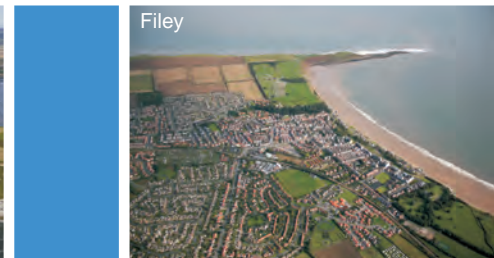
**Graph 4 Number of Bedrooms in Completed Dwellings**



**Graph 5 Completed Dwellings by Type**







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