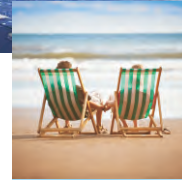


# Housing Monitoring Performance

April 2013 - March 2014



*A great place to live, work & play*



Scarborough  
Borough Council  
April 2014

The Bandstand

# Scarborough Borough Council Forward Planning Section

## Housing Progress Annual Report April 2013 to March 2014

### 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 2013 to the end of March 2014).

### 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. It should be noted that last year's Annual Housing Report also used the revised targets, however, since then the two targets have been amended slightly in order to reflect up to date evidence.

Note: For the immediate purposes of assessing the current housing supply, the lower figure will be utilised until such time a formal planning consent is in place for the Potash Mine.

- 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 724 net additional dwellings have been provided since 2011, an average of 241 per annum.

### **3.0 Completions/Demolitions**

3.1 During the year 2013/14, a gross total of 273 dwellings were completed in the Borough, consisting of:

- 62 dwellings from conversions
- 211 new build dwellings.

3.2 This was offset by:

- 3 dwellings lost by conversions to other uses or enlarged residential units
- 6 dwellings already existed prior to being converted to extra residential units
- 16 dwellings were demolished.

3.3 This gave a net:

- Increase in dwellings from April 2013 to March 2014 of 248 dwellings.

### **4.0 Windfall**

4.1 During the year 2013/14, Scarborough Borough saw a windfall development rate of 76.2%. 59 of the 248 dwellings were on land at Muston Road, Filey – an extant allocation from the 1999 Borough Local Plan. This scheme has now seen 91 units of 300 complete.

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. One of these schemes has yet to commence, however, the other two have seen 76 dwellings completed cumulatively. Excluding these completions from the windfall rate, would leave the rate at 45.6%,

### **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 29.4 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 59.40 dwellings per hectare (dph) and the density of new build dwellings was 23.80 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 2013/14 was as follows:

- 23 dwellings (13.2%) developed on schemes of less than 30 dph;
- 23 dwellings (13.2%) developed on schemes of between 30 dph and 50 dph; and
- 128 dwellings (73.6%) developed on schemes of more than 50 dph.

## **6.0 Greenfield/Brownfield Split**

6.1 Of the gross completions (April 2013 to March 2014), a slight majority (152) were on Greenfield sites with 121 dwellings on Brownfield sites. For the year 2013/14 the Brownfield figure is therefore:  $((121 / 273) \times 100) = 44.32\%$ .

6.2 This figure is the lowest level since before 2004. The Authority's long-term performance with achieving Brownfield development remains excellent with the cumulative rate from April 2004 to date at 85.00%. 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 32 affordable housing completions. These 32 units were delivered on the following schemes;

- Muston Road, Filey – 21 units
- West Garth, Cayton – 7 units
- Moorlands Hotel, Whitby – 4 units.

7.2 This delivery of affordable housing represents the lowest figure of the Local Plan period and results in a total of 173 affordable units delivered since 2011. This equates to 20.50% of the overall housing delivery. Appendix A Graph 3 shows longer term delivery of affordable units in the Borough.

7.3 The Council has taken a number of steps to mitigate the impact of the economic downturn in developing affordable homes in the Borough. This has included the on-going review of its own landholdings in order to assess their suitability for affordable housing schemes, the work of the Council's Rural Housing Enabler (RHE) in identifying and bringing forward new sites, and the development of strong relationships with a number of Registered Social Landlords (RSLs) in the Borough.

- 7.4 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.
- 7.5 There are also a number of sites which have been granted planning approval with an element of affordable housing on site. 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 653 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 103 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 2013 to March 2014, completed schemes consisted of the following types of dwellings:

Detached	Semi-detached	Terraced	Flat
20	22	85	47

Bedrooms	Houses / Bungalow	Flats	Total	Percentage (this year)
1	7	19	26	14.9
2	28	21	49	28.2
3	79	3	82	47.1
4+	13	4	17	9.8
Total	127	47	174	
Percent	73.0	27.0		

*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 2013/14 provided a slight majority of larger properties, with almost 57% of developments being three or more bedroom properties. This reporting year has shown a lower proportion of flats being delivered than previous years (27% in 2013/14; 79% in 2012/13; 57% in 2011/12), this is shown in Appendix A Graph 5 showing the proportion of flats is at its lowest since 2006.



## **9.0 Grants of Planning Permission**

- 9.1 An additional 288 new build dwellings (net) were granted permission during the period April 2013 to March 2014. Of these, only one unit was through outline consent.
- 9.2 An additional 94 dwellings through conversions (net) were granted permission during the same period.
- 9.3 A number of permissions expired during this period which resulted in the loss of 55 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. 119 dwellings were superseded by renewals or new permissions during this year.
- 9.4 The house building industry has shown evidence of stabilising following a period of extreme difficulty which brought several companies to near collapse due to the speed of the housing market downturn and the high levels of debt in the sector. With house prices and transactions starting to rise again, conditions have started to improve for house builders. Consequently, house builders are cautiously beginning to re-commence construction on sites previously mothballed and open new outlets. In the Borough, there have been a number of large applications for housing developments that have been granted permission. Sites with planning permission for over 100 dwellings are as follows:
- Muston Road, Filey – 91 completions to date, 209 available
  - West Garth, Cayton – 69 completions to date, 93 available
  - High Mill Farm, Scalby – 0 completions, 515 available
  - Eskdale Park, Whitby – 7 completions to date, 172 available
  - Middle Deepdale, Eastfield – 0 completions, 1,350 available.
- 9.5 The National Planning Policy Framework continues to emphasise the importance of being able to demonstrate a readily available 5-year supply of land for housing. This 5-year requirement should be sufficient in meeting the needs of the Borough as evidenced by an up-to-date Strategic Housing Market Assessment.

## **10.0 Availability**

- 10.1 There are now a total of 2,968 dwellings with planning permission (2,797 new build and 171 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 (for 13 potential 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 2014 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 2014)**

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	219	153	59	313	372	26	16	27	303	303	485	485	-182	-182	59	313	84.1%	90	24.2%	1512	156
4/12 - 3/13	131	68	42	157	199	10	7	9	173	476	485	970	-312	-494	101	470	78.9%	51	25.6%	3053	123
4/13 - 3/14	211	62	152	121	273	16	3	6	248	724	485	1455	-237	-731	253	591	44.3%	32	11.7%	2797	171
<b>TOTAL</b>	<b>561</b>	<b>283</b>	<b>253</b>	<b>591</b>	<b>844</b>	<b>52</b>	<b>26</b>	<b>42</b>													

Total Affordable Units (2011 to date) =

**173**

Affordable Percentage (2011 to date) =

**20.50%**

Brownfield Percentage (2011 to date) =

**70.02%**

**Table 2b Housing Completions and Availability against Local Plan Housing Requirement (without Potash) (April 2011 - March 2013)**

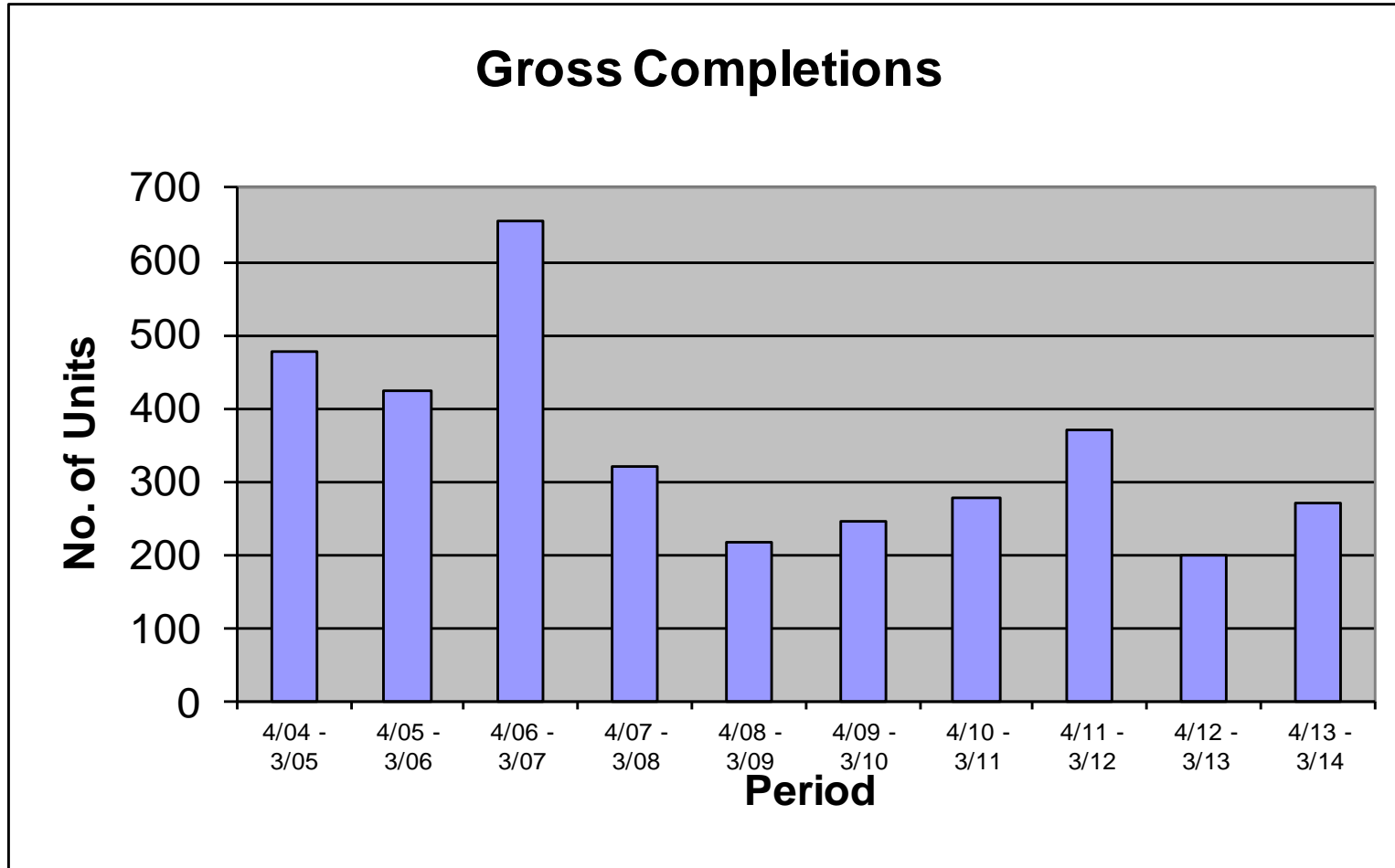
Period	Completions																		Available		
	Gross New Build	Gross Conversions	Gross Greenfield	Gross Brownfield	Gross Total	Demolitions	Losses to Other Uses and Smaller Number of Dwellings	Original Units Prior to Conversions to Greater Number of Res Units	Net Completions	Cumulative Net Completions	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	219	153	59	313	372	26	16	27	303	303	415	415	-112	-112	59	313	84.1%	90	24.2%	1512	156
4/12 - 3/13	131	68	42	157	199	10	7	9	173	476	415	830	-242	-354	101	470	78.9%	51	25.6%	3053	123
4/13 - 3/14	211	62	152	121	273	16	3	6	248	724	415	1245	-167	-521	253	591	44.3%	32	11.7%	2797	171
<b>TOTAL</b>	<b>561</b>	<b>283</b>	<b>253</b>	<b>591</b>	<b>844</b>	<b>52</b>	<b>26</b>	<b>42</b>													

Total Affordable Units (2011 to date) = **173**

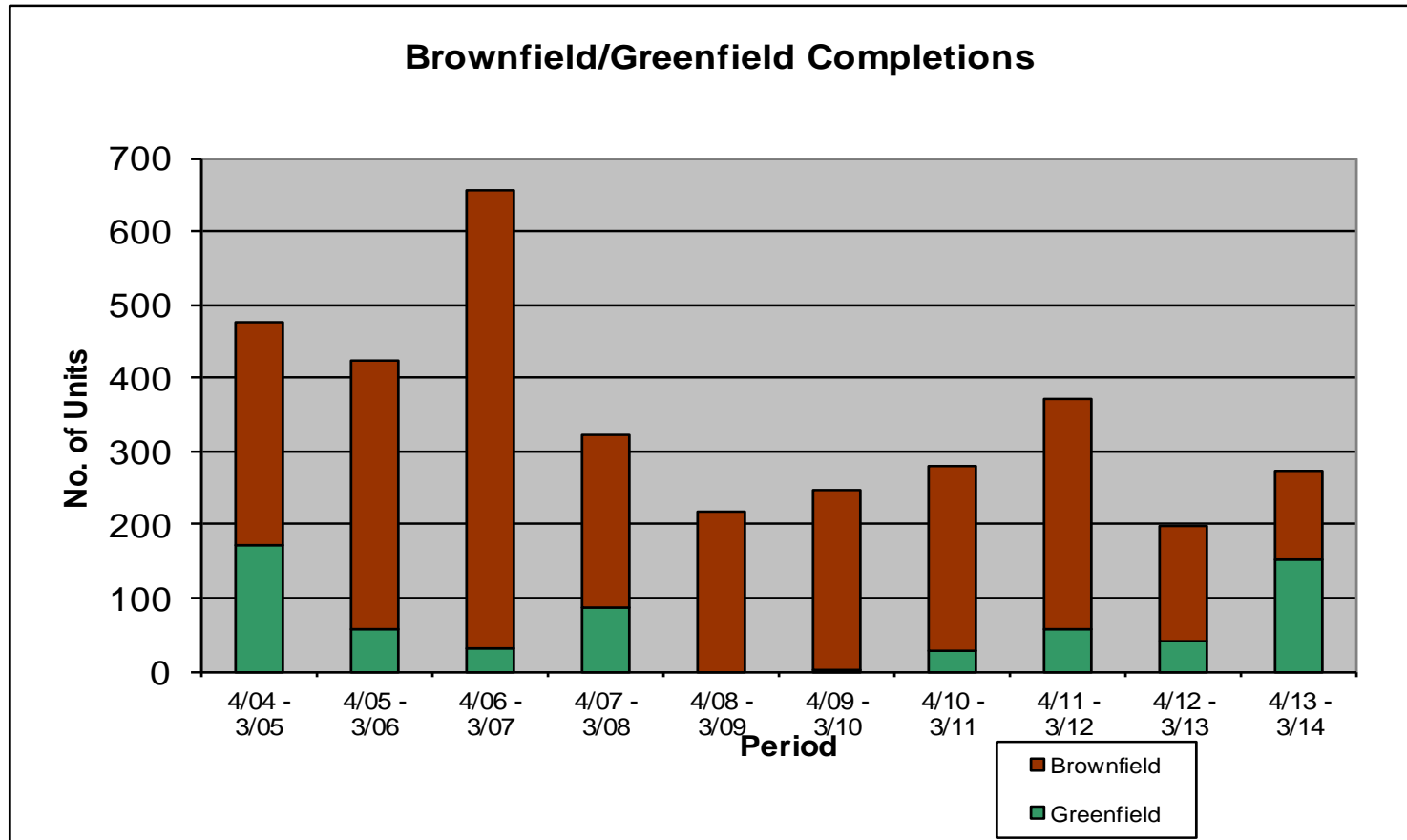
Affordable Percentage (2011 to date) = **20.50%**

Brownfield Percentage (2011 to date) = **70.02%**

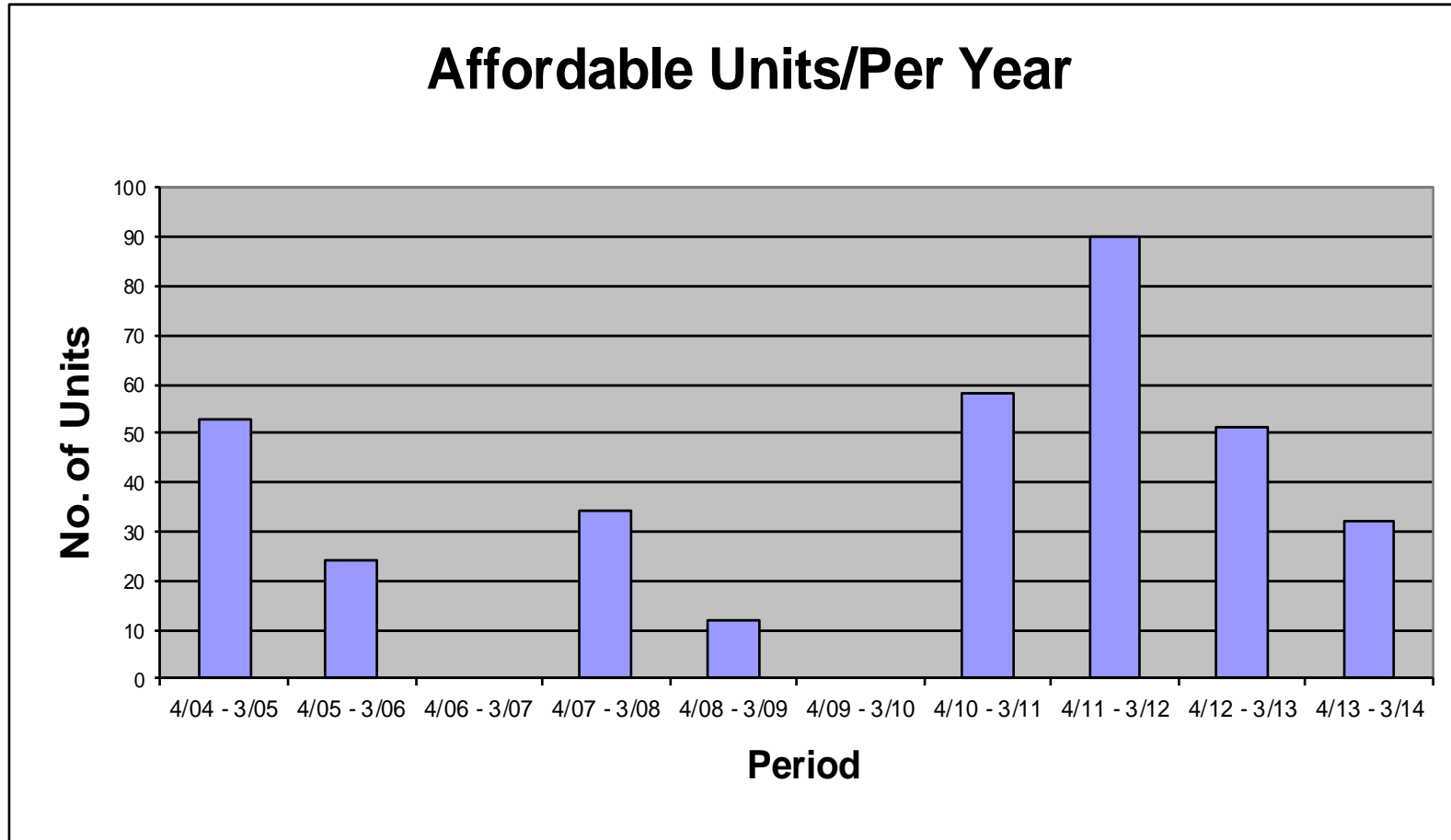
Graph 1 Gross Completions (2004 – 2014)



Graph 2 Brownfield/Greenfield Completions



**Graph 3 Affordable Units**

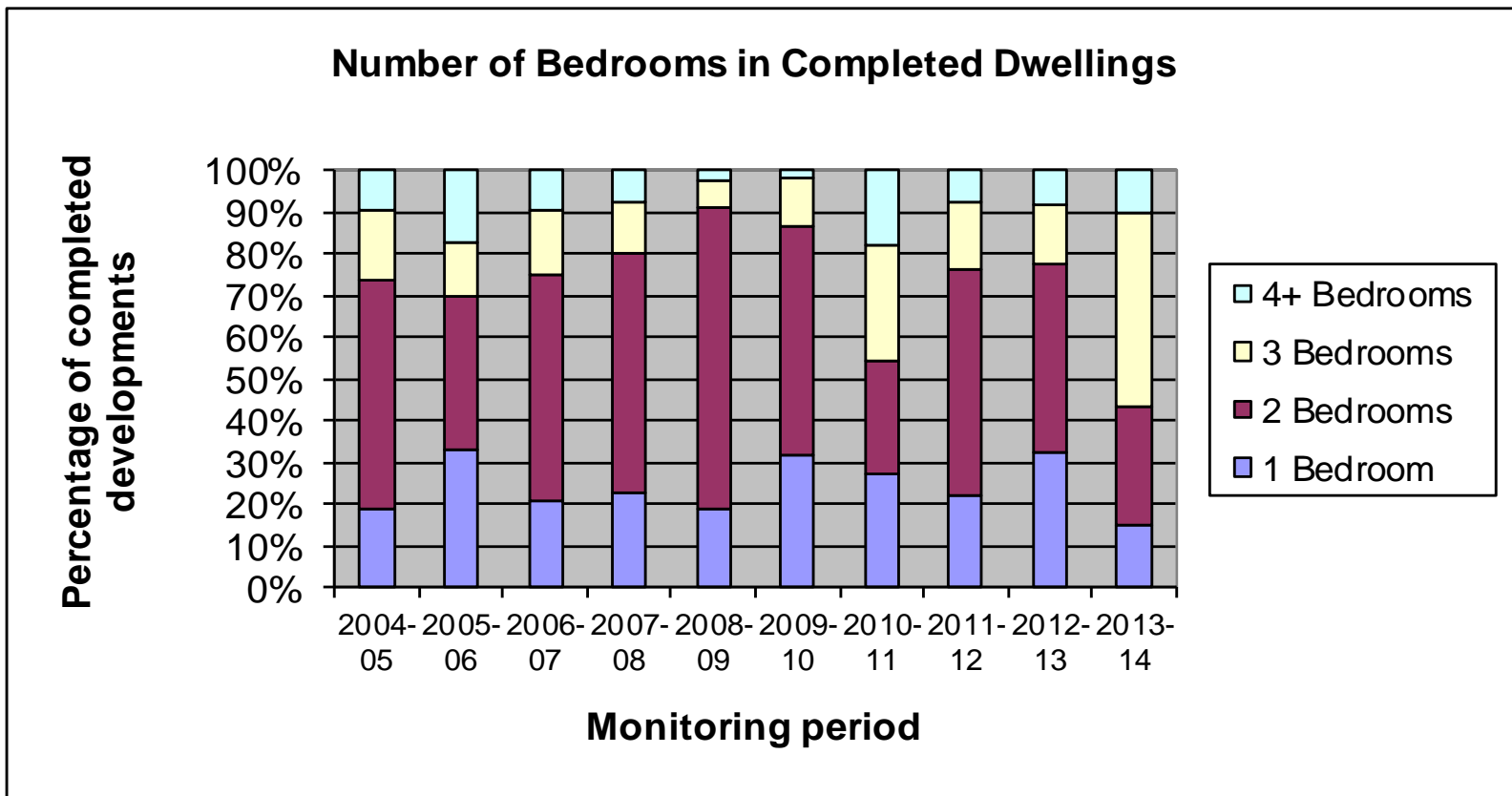


**Table 2 – Housing Completions (Gross) and Availability by Parish 2013/14**

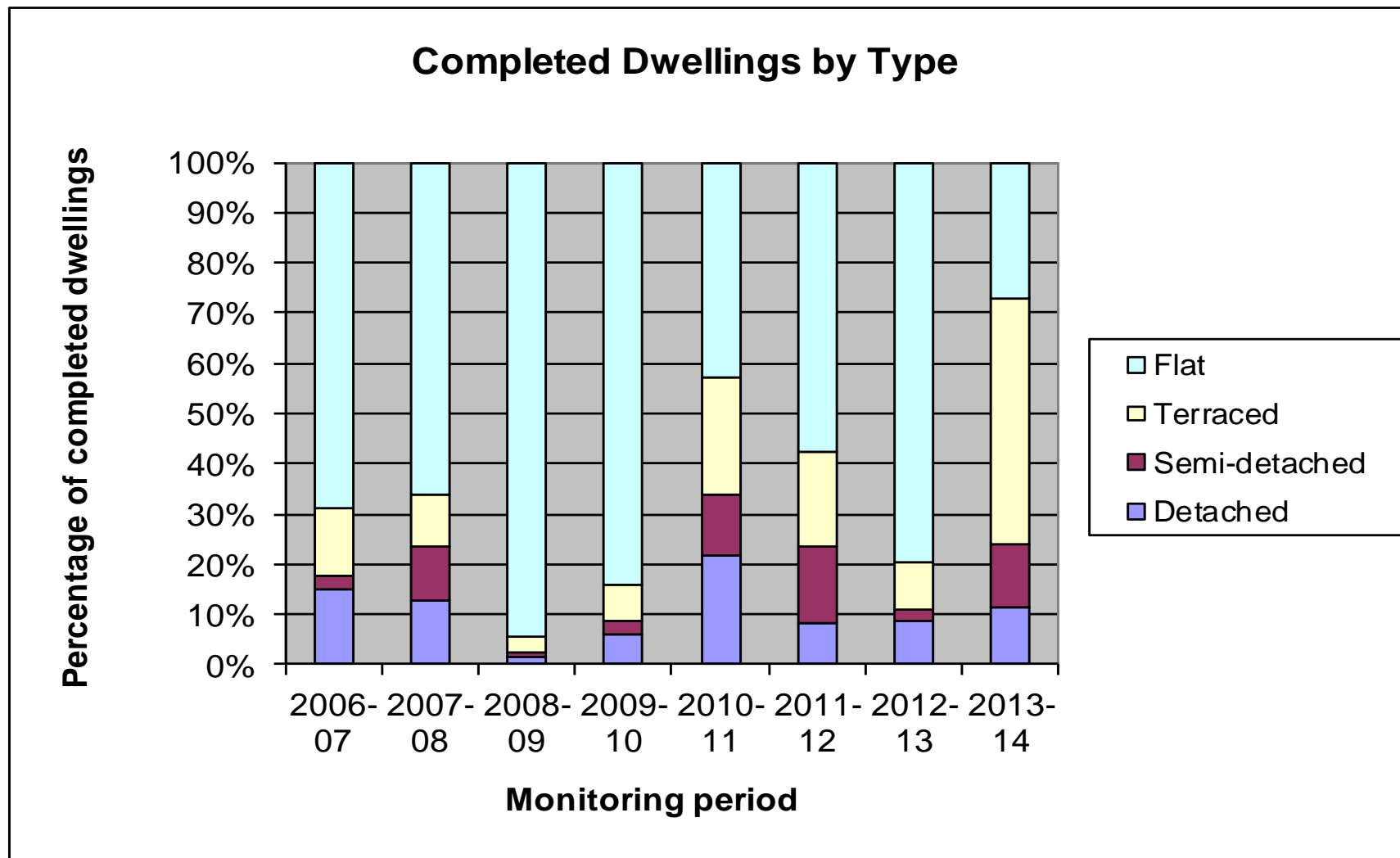
Parish	No. of Completions				Total Completions	Available				Total Available
	New Build		Conversion			New Build		Conversion		
	Greenfield	Brownfield	Greenfield	Brownfield		Greenfield	Brownfield	Greenfield	Brownfield	
Reighton	0	1	0	0	1	0	9	0	0	9
Hunmanby	0	0	0	0	0	3	9	0	4	16
Filey	59	1	0	3	63	211	1	0	11	223
Folkton	0	0	0	0	0	0	1	0	0	1
Muston	0	0	0	0	0	0	0	0	0	0
Lebberston	0	0	0	0	0	0	0	0	0	0
Gristhorpe	0	0	0	0	0	0	6	0	0	6
Cayton	71	0	0	0	71	93	0	0	2	95
Seamer	1	4	0	0	5	0	0	0	0	0
Irton	0	0	0	0	0	34	20	0	0	54
East Ayton	0	1	0	0	1	1	0	0	0	1
West Ayton	0	0	0	0	0	1	0	0	0	1
Wykeham	0	0	0	0	0	0	0	0	0	0
Brompton	1	0	0	1	2	2	0	0	0	2
Snainton	0	0	0	0	0	0	1	0	0	1
Scalby	1	0	0	1	2	517	2	0	0	519
Burniston	2	0	0	0	2	0	2	0	1	3
Cloughton	0	0	0	0	0	0	1	0	0	1
Scarborough	6	1	0	38	45	28	164	0	123	315
Osgodby	0	0	0	0	0	1	1	0	0	2
Eastfield	1	9	0	0	10	1357	31	0	0	1388
Eskdaleside	1	0	0	0	1	0	3	0	0	3
Whitby	8	42	0	12	62	217	48	0	11	276
Sandsend	0	0	0	0	0	0	20	0	0	20
NATIONAL PARK	1	0	0	7	8	13	0	0	19	32
<b>Total</b>	<b>152</b>	<b>59</b>	<b>0</b>	<b>62</b>	<b>273</b>	<b>2478</b>	<b>319</b>	<b>0</b>	<b>171</b>	<b>2968</b>



Graph 4 Number of Bedrooms in Completed Dwellings



Graph 5 Completed Dwellings by Type





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