

Annual Monitoring Report

AMR 2011



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Executive Summary

Government requires an Annual Monitoring Report (AMR) to be prepared to provide an overview of the development picture in an area and to show if the Local Development Framework (LDF) is achieving its aims and achieving sustainable development. This report includes monitoring information covering the period 1 April 2010 to 31 March 2011. The content and format of the AMR accords with advice contained in DCLG guidance and covers the following:

- Progress with the LDF in relation to Local Development Scheme (LDS) milestones;
- Extent of the implementation of policies within the LDF/Borough Local Plan; and
- Core and Contextual indicators to illustrate the current economic, social and environmental characteristics of the Borough.

The Local Development Framework, which will eventually replace the Scarborough Borough Local Plan "Saved Policies", and its associated monitoring framework is under preparation. The majority of the indicators used in the AMR are Government prescribed 'standard' core indicators, or indicators required by the Local Government Yorkshire and The Humber, and these will ensure consistent monitoring data is produced in future years. However, there are regional and locally derived indicators which also help to illustrate particular issues within Yorkshire and the Humber and the Borough of Scarborough.

A brief overview of the information contained within this AMR is provided below.

Monitoring Local Development Framework Preparation

In July 2010, the Coalition Government announced the immediate revocation of Regional Spatial Strategies, meaning that 'The Yorkshire and Humber Plan' (published in 2008) would no longer be part of the statutory development plan for this area. This left our Council as with all others in a state of limbo, as plans being prepared were being done so on the basis of conforming with Regional Spatial Strategy (RSS). As a consequence, its policies on the environment, economy and social issues would no longer be part of the formal decision-making process in relation to planning issues in the region. Our own locally prepared documents would be redrafted to ensure that aspects of policy previously covered by the regional plan were fully addressed at the Borough level. In response to this situation, the Borough Council prepared an Interim Housing Position Paper to provide a form of strategic policy from which the LDF could be further developed, and any relevant planning application determined. However, following a legal challenge to the revocation of RSS pursued by a housing developer, the court determined that the revocation was illegitimate and, as a consequence, RSS was once again part of the statutory development plan (although the Government has since reiterated its intention to remove the regional tier of planning in the immediate future). Pending confirmation of the likely timescale of any further changes to the planning framework and system, a revised timescale of development plan preparation will be prepared.

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Implementation of Policies in the Local Development Framework / Borough Local Plan

New LDF policies are not yet in place, but the current Local Plan is seen to have performed well, with policies being used effectively.

Core Output Indicators- key findings

- The total land developed for employment in this reporting period has consisted of 730sqm of B1A office floorspace and 2733sqm of Mixed Use floorspace. Much of this has been down to development at Scarborough Business Park. This represents a return to higher levels of development of employment floorspace after two years of only small-scale office development;
- The actual net completions of 236 residential units does not meet the 560 units requirement as set out in the Regional Spatial Strategy. The amount of completed dwellings peaked in 2006/07 at the height of the housing boom. However, over the last four reporting periods, from 2007/08, there has been a significant decrease in housing development nationally, regionally and locally due to the impact of the credit crunch and subsequent recession. Housing starts and completions have reduced and, consequently, the construction industry has been severely affected. The reduced turnover in new build sales has resulted in lower building activity, with the consequence that completions in the Borough fell well short of the 560 new homes per year target. In spite of this, the completions this reporting period have seen an increase on the previous two years;
- 51.6% of completed residential development is of a density of over 30 dwellings per hectare (target 100%) this represents the lowest proportion since monitoring of this information began in 2006/07;
- 89.6% of completed residential development occurred on brownfield land - an overall figure for 2004 to 2011 of 85% - exceeding the 65% target of the Regional Spatial Strategy;
- 54% of completed properties have 1 or 2 bedrooms;
- 43% of all completed residential developments were flats, this is significantly lower than recent trends (for instance, 85% of all completed developments in 2009/10 were flats);
- For the period 2010/11 there were a total number of 58 affordable housing completions. The average provision has been 7.05% of total completions between April 2004 and March 2011 which falls well below the previous Local Plan target of 19%;
- Gross completed retail floorspace in the Borough is at its highest since this was first monitored in 2005/06. Even though there was also the highest gross loss of floorspace since 2006/07, there was still a net gain in floor space of 7796sqm. Although a small proportion of this completed floorspace was in designated town centres, there has also been a net gain in town centre floorspace for only the second year of the six years this has been monitored;
- No planning permissions were granted contrary to recommendations made by the Environment Agency on flooding issues;

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- There has been no change in size or status of internationally or nationally designated sites in the Borough in 2010/11. The Biodiversity Action Plan (BAP) has not been altered in the previous 12 months to include or remove any priority habitats or species;
- A Strategic Housing Land Availability Assessment (SHLAA) was completed during 2008/09, updated in 2009/10 and in the process of being updated for 2010/11. This document sets out the potential availability of developable land capable of accommodating residential development;
- The Borough Council manage eight beaches (two are in the National Park). These eight beaches are covered by the EU Bathing Water Directive standards. In 2009, all meet the Guideline Standards for water quality;
- For the first time since reporting began in 1999/2000, the number of visitor accommodation bedspaces has increased, with 327 additional across the Borough, including 154 within designated Prime Holiday Areas. This has reduced the overall loss of bedspaces in the Borough since 1999 to 791 in total, 201 in PHA's. This year saw one additional hotel / guest house in total, with one in the PHA. There has no been an overall loss of 36 hotels / guest houses since 1999, with 19 in the PHA's.

Systems will be put in place to monitor all of the required indicators currently not monitored.

When future DPDs 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 Core Strategy, a monitoring framework will be prepared, which sets out the key indicators. 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.

The AMR will be the main mechanism for assessing the framework's performance and effects by monitoring both 'Core Output Indicators' such as the number of new homes built as prescribed by CLG, as well as contextual indicators such as changes in population trends.

Other local development documents prepared in the future will contain their own monitoring indicators and targets. These will also be incorporated in to the Annual Monitoring Report process.

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Background

1.1 Section 35 of the Planning and Compulsory Purchase Act 2004 requires that all Local Planning Authorities must prepare an Annual Monitoring Report (AMR) for submission to the Secretary of State in December of each year to indicate progress with the implementation of the Local Development Scheme (LDS) and the extent to which the policies in Local Development Documents (LDDs) are being achieved. It will be difficult to provide meaningful monitoring on policies within LDDs for the foreseeable future as they are at an early stage of preparation. However, to assist Local Planning Authorities in compiling the AMR, the Department of Communities and Local Government has listed required information in Annex B of the publication Local Development Framework Monitoring: A Good Practice Guide. These include:

- Review progress in terms of Local Development Document production against the timetable and milestones set out in the LDS;
- Assess the extent to which policies in the LDDs are being implemented;
- Explain why policies are not being implemented and where necessary explain how this will be rectified, or if policies are to be amended or replaced;
- Identify the effects of the policies in LDDs;
- Set out whether policies are to be amended or replaced.

1.2 The areas covered in this report are the economy, housing, transport, retail, leisure and tourism, health and community facilities, the built and natural environment, renewable energy and energy efficiency.

Scarborough Borough's AMR Methodology

1.3 This Annual Monitoring Report (AMR) covers the period 1 April 2010 - 31 March 2011. However, with reference to the progress with the Local Development Framework (LDF) in relation to the targets within the Local Development Scheme (LDS), this will be as up to date as possible (i.e. reflect the situation as of December 2010). The document comprises:

- An introduction to Scarborough Borough and background information and data;
- A summary of progress with the preparation of the LDF, 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 2010/11.

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1.4 The majority of data and summaries are based on the current Local Plan, as new LDF policies have yet to be adopted. The Local Plan was adopted in April 1999, and a number of policies have been extended by the 2004 Act.

Indicators

1.5 The current Local Plan has little in the way of indicators to measure success. To this extent, the indicators set out in Annex B of PPS12 form the basis of the AMR. However, future Development Plan Documents (DPDs) will include specific targets/indicators that can be monitored on a regular basis.

1.6 In addition to the indicators suggested by the Government, the Local Government Yorkshire and The Humber request information on additional indicators and these are also included within the report. There has been a shift to monitor development in the region more spatially, looking not just at how much development is occurring, but also where.

1.7 Additional indicators are also selected by the Local Planning Authority that have direct reference to the Borough. For example, information on changing trends in the tourism sector and the demand for holiday accommodation will be of importance for planning the future of coastal towns as tourist destinations.

1.8 The Local Authority is able to monitor, or provide information on most indicators at the time of compilation of this AMR. Of the indicators not monitored, some are covered by the policy areas of waste and minerals and transport accessibility. In these areas, data is not currently available as it is the County Council who undertake the planning/monitoring functions. Where information is currently unavailable, additional measures have been put in place to ensure more comprehensive reporting of indicators within the report is achieved in the following AMR. A list of indicators is included within Appendix A.

1.9 The report also covers relevant contextual indicators. These relate to the current trends within the Borough and include such information as population, average income, employment rates, house prices and tenure, health and crime levels. This information has been sourced from other organisations and government departments and therefore is the most up-to-date information available at the time of report compilation.

1.10 Please note all information and data are from sources within Scarborough Borough Council unless otherwise stated.

1 Introduction

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Locality

3.1 Scarborough Borough encompasses the whole of the coast of North Yorkshire. It covers an area of 854 km² (330 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 LDF 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.

3.2 The Borough occupies a peripheral location in the region being remote from large centres of population and having generally poor road and rail communications. The A64 is the principal road serving Scarborough, the inadequacy of this east-west link and the poor communication links between Teesside to the north and Humberside to the south contribute to major accessibility problems.

Demographic Structure

Population

3.3 Most of the population of Scarborough Borough live in the towns of Scarborough, Whitby and Filey. The population of the Borough taken from the last Census, in 2001, is 106,243. The Census 2001 figure represents an increase of 4.66% over the period of 1981-2001, which is below the national average and North Yorkshire as a whole. However, the official mid-year estimate for 2009 places the Borough's population at 108,500, suggesting that the population of the Borough is increasing.

3.4 The Borough of Scarborough has an ageing population, with 42% being over 50 years of age. 27.5% of the Borough's population is aged 60 or over, compared to the national average of 20.8% (Census 2001). 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.

3.5 The Borough remains a popular tourist destination, attracting around 5.4 million visitors per annum. Due to this influx of visitors, the population of the Borough can double during peak season.

Household Types

3.6 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 and as such, has a higher rate of one person households than the national rate.

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Ethnic Groups

3.7 Figures taken from the 2001 Census reveal that Scarborough Borough has a very low proportion of ethnic groups. These groups have traditionally been difficult to engage in planning and other strategy development. The Council recognises the issue and is taking positive steps to improve contact and involvement with minority groups. The Statement of Community Involvement (adopted in 2007) outlines how community consultation will be undertaken to maximise the number of people meaningfully involved in the consultation process as part of the formation of development plan documents.

3.8 Tables and graphs showing more detailed information for the above issues can be found in Appendix C.

Housing

Average Housing Price

3.9 Much of 2010 saw signs of a partial recovery in the housing market. Prices started to grow again and by January 2010 they had risen by 10% from the spring 2009 trough, though prices remained 15% below their August 2007 peak, according to the Halifax. However, 2011 has seen a further dip in house prices with a fall of 2.6% to July 2011 from the previous year. In the Borough, prices on average remain considerably lower than the regional and national average. House prices regionally have seen a 0.7% decrease compared to the same second quarter of 2010.

Housing Type

3.10 The breakdown of house types (detached, semi, terraced, flats) is monitored and compared with the regional and national average. In general the proportional breakdown of properties is similar to the national and regional picture, however, Scarborough Borough has a higher than average proportion of flats and apartments. This is 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 C.

Tenure

3.11 Scarborough has a higher percentage of 'owner-occupied: owned outright' properties than at the regional and national level. This is likely to be for the same reasons as the higher than average proportion of flats identified previously. The Housing Market Assessment (undertaken in 2007) also suggests that it could in part be due to the attraction of this area as a place to retire to, with people coming to the area having been in the property market for some time and being in a position to buy a property outright.

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Condition of Housing Stock

3.12 The Registered Social Landlords operating within the Borough have met their decency targets and report that 100% of their stock now meets decency standard. However, these figures do not include a small number of homes which are subject to planned replacement or demolition.

3.13 Of the homes which are subject to planned replacement or demolition, Yorkshire Coast Homes completed the first phase of the replacement of Sandybed Court, Scarborough in March 2011. The remainder of the former scheme was demolished in spring and work is now on-going with Phase 2 of the new build, which should be completed by March 2012.

Socio-Cultural Issues

Indices of Deprivation

3.14 These are produced by the Department of Communities and Local Government to identify areas of social and economic deprivation across the country. Each electoral ward in England and Wales comprises a number of Super Output Areas consisting of between 100 and 150 households. There are 71 such output areas in the Borough of Scarborough. Of these, eight are included within the list of the top 10% most deprived areas in the country for overall deprivation. These are within the wards of Eastfield, Castle, North Bay and Woodlands (Barrowcliff). Scarborough Borough is also in the top third most deprived Local Authorities (ranked 85 out of 326 Local Authorities) for average overall deprivation score. In addition, Scarborough is ranked 56 out of 336 for local concentration of deprivation, which indicates that the Borough has certain 'hotspots' of deprivation.

Crime

3.15 The levels of recorded crime and disorder incidents have decreased both locally and nationally in 2009/10 ⁽¹⁾. However, regionally, taking the North Yorkshire Police Force Area as a whole, crime and disorder incidents have increased. Locally, the number of burglaries and offences against vehicles has remained constant (both are lower locally than the regional and national figures), but there has been a decrease in criminal damage and violence against the person in 2009/10 (Table C.9, Appendix C, provides further detail). Nationally, all four reported incident categories show decreases and the Borough compares favourably with these national statistics over the reporting period.

3.16 The Scarborough Crime and Disorder Reduction Strategy identifies that recorded crime is not evenly distributed across the Borough. There are 'hot spots' of crime associated with areas of greater social disadvantage, suffering a higher level of crime and disorder than other areas in the Borough (Castle, Eastfield and Barrowcliff).

Economy

3.17 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.

1 Please note at the time of writing, figures have not been updated for 2010/11

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Employment

3.18 Of those who are of working age in the Borough, currently 73.7% are economically active, either as an employee or self-employed. This is an increase of 0.5% on the previous year's figures. The regional and national figures have both decreased slightly (regionally, 0.2%; and nationally, 0.5%).

3.19 Of those economically inactive, the majority do not want a job. The most up to date figures show that in Scarborough Borough, 20.7% of the working age population do not want a job. This is higher than both the national and regional averages (regionally, 18.7%; and nationally, 18.1%).

Unemployment Rates

3.20 Until the past couple of years, the trend over the preceding years had seen a reduction in unemployment rates. However, all areas started to witness increases in levels of unemployment, in large part due to the economic downturn. The most recent data, for 2010/11, shows this increase has begun to level out or even reduce in some instances. Scarborough Borough reports higher rates of unemployment (9.6% - a 0.6% increase on last year) than North Yorkshire which saw a reduction (5.8% - down 0.7% on last year) as did the UK as a whole (7.7% - down 0.2% on last year).

Nature of Employment

3.21 Tourism in the Borough has reflected the general national decline in traditional seaside holidays, but still forms a substantial part of the local economy and a large number of people are employed in this industry. The percentage of individuals employed in tourism-related employment (18.9%) is more than twice the national percentage (8.2%). The manufacturing industry's proportion of employment in the Borough (12.4%) remains above the national level (10.2%), but also remains lower than the county and regional figures. 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 8.8% compared to 9.1% in Great Britain as a whole. The full picture is shown in Table C.14 'Nature of Employment (%)'.

Average Income

3.22 Although the average weekly income for people working in the Borough and for the resident population remains below both the regional and national average, it has seen a much greater increase in the past year. The Borough has an average weekly gross income of £456.10 (for the resident population) and £427.60 (workforce population). Looking at resident population this is an increase of 11.0% on the previous year, compared against an increase of 2.3% regionally (now an average of £463.00) and 2.3% nationally (now an average of £501.80). There is a similar pattern when looking at workforce population where the Borough has increased by 6.1% compared with 2.0% regionally, and 2.1% nationally. Full information on this and the trends of recent years can be found in Appendix C.

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Built Environment

3.23 The wide range and number of archaeological sites and historic buildings and areas form an important part of the Borough's Heritage. Many such sites are subject to national designations:

- 56 Scheduled Monuments in the LDF area;
- 1687 Listed Buildings in the LDF area. There are 15 Grade I, 103 Grade II* and 1569 Grade II Buildings. During the year HSBC Baxtergate, Whitby and 82 Queen Street / fish bait house, Filey were added to the Statutory List;
- 27 Conservation Areas, covering 656 hectares;
- 4 sites registered as Historic Parks and Gardens. These are areas of historic interest and make a significant contribution to the diversity and pattern of the national landscape.

3.24 English Heritage 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 - a decrease of one over the last year. One of these is within the LDF area and the other within the North York Moors National Park.

Natural Environment

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

Landscape Designations

3.26 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 LDF area (i.e outside the North York Moors National Park) is within the Heritage Coast.

3.27 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

3.28 A further breakdown of this can be found in a table in Appendix C. Work has begun to explore the potential of extending the Heritage Coast defined between Scarborough and Filey.

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Biodiversity and Geology

3.29 The Scarborough Biodiversity Action Plan (SBAP) 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 below:

3.30 In addition, the Local Plan identifies Sites of Importance for Nature Conservation (SINC), which are considered to be of local importance for biodiversity. There are 71 SINCs within the Borough.

3.31 There are also 13 Sites of Special Scientific Interest within the LDF area, the majority are recognised for their geological significance, underlining the importance of the Borough's geological resources nationally and internationally.

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 3.1 SBAP Species and Habitats

Implications for the Local Development Framework

LDF policies will need to maintain and protect the environment alongside delivering the required housing and economic development. The ageing population and the declining household size will mean that the LDF should provide an appropriate mix of types and sizes of housing to meet these changing requirements. The LDF will also need to take account of projected changes in population at the ward level, and provide appropriate service provision.

Policies should also assist in preventing increases in crime levels by promoting appropriate design solutions and should seek to reduce deprivation where pockets exist by providing a sufficient number and range of employment opportunities, as well as facilitating the provision of facilities to meet educational, training and healthcare needs.

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Local Development Scheme - Milestones 4

4 Local Development Scheme - Milestones

4 Local Development Scheme - Milestones

Introduction

4.1 This section reviews the progress of the implementation of the Local Development Scheme (LDS). The current LDS was submitted to Government Office early in 2007 and following consideration a non-intervention letter was issued later that year.

4.2 Each document contained within the LDS is listed below along with a review of progress in meeting the milestones. Where appropriate, milestone dates are shown in tables highlighting the predicted dates in previous LDS documents and actual achievements.

4.3 Issues which may affect the future progress of delivery of the Local Development Framework (LDF) documents during the forthcoming year are addressed at the end of this section.

The Yorkshire & Humber Plan

4.4 The Regional Spatial Strategy ("The Yorkshire and Humber Plan") was published in the final form in May 2008. It embeds the growth agenda for Scarborough and provided a clear regional context for the scale and general locations for future development. The Regional Spatial Strategy would form part of the development plan for the Borough.

4.5 In July 2010, the new Coalition Government announced its intentions to proceed with the revocation of Regional Spatial Strategies. This means that 'The Yorkshire and Humber Plan' would be no longer part of the statutory development plan for this area. As a consequence, its policies on the environment, economy and social issues would no longer be part of the formal decision-making process in relation to planning issues in the region. Our own locally prepared documents would need to be redrafted to ensure that aspects of policy previously covered by the regional plan are fully addressed at the Borough level. In response to this situation, the Borough Council prepared an Interim Housing Position Paper to provide a form of strategic policy from which the LDF could be further developed, and any relevant planning application determined. However, following a legal challenge to the revocation of RSS pursued by a housing developer, the court determined that the revocation was illegitimate and, as a consequence, RSS remains part of the statutory development plan (although the court has reiterated its intention to remove the regional tier of planning at some point). Pending confirmation of the likely timescale of any further changes to the planning framework and system, a revised timescale of development plan preparation will be prepared.

Local Development Framework

Core Strategy DPD

4.6 The Core Strategy DPD will set out the vision, objectives and spatial strategy for the Borough to 2030.

4.7 In November 2009, the Borough Council published a Draft Core Strategy document for consultation. It had been the intention to refine the document in light of the representations received and move towards its formal 'submission' to Government (and subsequent

Local Development Scheme - Milestones 4

'examination-in-public') in mid to late 2010. However the context for preparing the Local Development Framework has changed with the intended revocation of the RSS, and this has resulted in a delay in reaching the next stage for the above document.

4.8 A Strategic Housing Land Availability Assessment (SHLAA) was completed in 2009, reviewed and updated in 2010, and is in the process of being updated for 2011. The SHLAA forms an important addition to the overall evidence base. Further work on infrastructure delivery, affordable housing and employment projections is also in progress.

Community, Environment and Economy DPD

4.9 This document will determine the location of housing developments (i.e. allocations) and set out the methodology for considering and justifying the selection of sites.

4.10 In November 2009, the Borough Council published a Draft 'Preferred Options' Housing Allocations document for consultation. It had been the intention to refine the document in light of the representations received and move towards its formal 'submission' to Government (and subsequent 'examination-in-public') in mid to late 2010. However the context for preparing the Local Development Framework changed with the revocation of the RSS, and whilst the revocation was deemed illegitimate, it remains the Government's intention to formally remove the regional tier of planning at some point.

4.11 The Yorkshire and Humber Plan (the RSS for this region) sets out the overall scale of new housing development to be planned for across the region, and breaks these down to targets for each local planning authority. The status of the Plan is such that these targets form the basis for developing our own Local Development Framework, effectively establishing the housing position outside the Local Development Framework process.

4.12 To date, the Coalition Government has provided limited guidance on the approach that local planning authorities should now take in addressing the housing related elements of Local Development Frameworks. Notwithstanding this, existing national planning guidance still requires local planning authorities to be able to demonstrate that they have adequate housing land available, albeit now without the regional targets against which to determine what constitutes an adequate supply.

4.13 In response to this challenge, the Borough Council elected to establish an interim position on housing. The Borough Council's Planning and Development Committee and Cabinet considered a report and 'background' paper ('Interim Housing Position Paper') that addressed the various demands and pressures on the housing market locally, and subsequently identifying a series of 'principles' that will enable progress to be maintained on the Local Development Framework, and information that may be material to other planning-related decisions that may need to be taken in the short to medium term. This work was designed to provide an interim position only, in response to the policy vacuum created by the revocation of the Regional Spatial Strategy, and the Local Development Framework will be the principal mechanism for testing and refining the strategy for future housing delivery. Whilst RSS has been re-established as part of the statutory development plan, the Interim Housing Position Paper remains an important consideration in translating the strategic regional plan into meaningful local practice.

4 Local Development Scheme - Milestones

4.14 In the meantime, the Council is progressing with its 'Community, Environment and Economy DPD' which looks at issues such as employment land allocations, retail and tourism policies and open space provision. The intention is for this to eventually go alongside the Housing Allocations to form a single allocations document.

Whitby Business Park Area Action Plan

4.15 In 2008 the Borough Council began to work jointly with the North York Moors National Park Authority on an Area Action Plan relating to Whitby Business Park. This process recognises the fact that the Business Park is in effect split in half by the National Park boundary, and it is considered appropriate to develop a comprehensive Planning Strategy for the Park as a whole, to which both Local Planning Authorities subscribe.

4.16 An initial consultation document ('Discussion Paper') was published in summer 2009, to elicit comments on the scope and direction the Area Action Plan should take.

4.17 The consultation responses received on the Discussion Paper, will inform the draft DPD (likely to be published in the coming months) which will contain proposals for the Business Park including the extent of the allocation, the types of uses which would be appropriate and any on-site requirements. The results of the assessment of options and sites, including an explanation for discarded options and sites, and an assessment of the draft DPD will be published alongside the draft DPD. Any mitigation measures identified can then be incorporated prior to formal publication of the DPD.

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5 Local Development Framework - Indicators

5 Local Development Framework - Indicators

Introduction

5.1 The following sections, arranged in a number of topics, present information relating to the following indicators:-

- Core Output Indicators - are listed in Appendix B of the LDF Monitoring - A Good Practice Guide. All Local Authorities are required to provide information in relation to these indicators.
- Local Indicators - have been created by Scarborough Borough Council to monitor aspects of the Scarborough Borough Local Plan prior to the adopted of the LDF documents and policies. They are to monitor aspects important to the Borough of Scarborough, principally tourism and the coastal environment.

5.2 A full list of indicators is included in Table A.1 'Local Development Framework Indicators' (Appendix A).

Employment

5.3 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) ⁽²⁾ B2 (General Industry) and B8 (Storage and Distribution). Where appropriate, historical data is presented so that any trends can be identified.

Core Output Indicator BD1 - Total Amount of Additional Employment Floorspace - by Type

5.4 '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 for previous years, with both external and internal measurements being shown for the reporting period (conversion factor 3.75% used to calculate internal floorspace).

2 Please note that B1a is 'office use' which is reported in the Core Output Indicators BD1 (employment), BD4 (office).

Local Development Framework - Indicators 5

	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
B1 Category A	0	0	689.2	1766	6178	78	130	730
B1 Category B	0	0	0	0	0	0	0	0
B1 Category C	200	2790	500	1409	0	0	0	0
B2	5111	0	373	380	302	0	0	0
B8	0	0	0	746	2522	0	0	0
Mixed	3729	0	960	3224	828	0	0	2733
Total	9040	2790	2522.2	7525	9830	78	130	3463

Table 5.1 Total Amount of Additional Employment Floorspace by Type (Square Metres)

5.5 2010/11 has seen the highest amount of additional employment floorspace since 2006/07, largely due to the completion of development at Scarborough Business Park. The Business Park was also largely responsible for the high figures during 2007/08. The previous two years (2008/09 and 2009/10) saw a significant decrease in the amount of developed land (new buildings) for employment which may have been due to the economic downturn although a number of permissions have continued to come forward for schemes for development for employment uses.

Local Indicator - Total Amount of Additional Employment Floorspace by Type - by Settlement Type

5.6 This indicator has been included to enhance the spatial/location element of monitoring and to move from solely 'land use planning' monitoring. The 'Settlement type' refers to the settlement types as defined within the Regional Spatial Strategy (RSS), and this defines Scarborough as a 'Sub-regional Centre' ⁽³⁾ and Whitby as a 'Principal Town'. During this monitoring period, the amount of land developed for employment in Scarborough was 600sqm (B1a) and 2733sqm (B2/B8). There was no land developed in Whitby.

Core Indicator 1b - Total Amount of Additional Employment Floorspace by Type - on Committed and Allocated Sites

5.7 This indicator looks at the amount of completions on committed or allocated employment sites within the Borough. The developments are shown in square metres and are gross external measurements.

5 Local Development Framework - Indicators

	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
B1 Category A	0	0	0	0	6102	0	0	0
B1 Category B	0	0	0	0	0	0	0	0
B1 Category C	0	2790	0	0	0	0	0	0
B2	0	0	0	0	0	0	0	0
B8	0	0	0	0	2322	0	0	0
Mixed	3287	0	0	0	0	0	0	2733
Total	3287	2790	0	0	8424	0	0	2733

Table 5.2 Completions on Committed and Allocated Sites (Square Metres)

5.8 Completions on allocated and committed sites slowed in recent years whilst progress was made with releasing the next phase of the Scarborough Business Park. In 2007/08, progress with the Business Park saw completions on allocated and committed sites for both Use Class Types B1a and B8. In 2010/11 further progress on the Business Park saw completions on site for both B2 and B8 uses.

Core Output Indicator BD2 - Total Amount of New Employment Floorspace on Previously Developed Land

5.9 This indicator looks at the percentage of land (by type), which is on brownfield land, as a percentage of the total amount of land developed (by type) for the period 2004-2010.

	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
B1	100%	0%	58%	100%	1.23%	100%	100%	17.8%
Category A	-	-	100%	100%	1.23%	100%	100%	-
Category B	-	-	-	-	-	-	-	-
Category C	100%	0%	0%	100%	-	-	-	-
B2	93.2%	-	100%	100%	100%	-	-	-
B8	-	-	-	100%	7.93%	-	-	-
Mixed Use	52%	-	100%	49%	100%	-	-	0%
Total	76.3%	0%	80.2%	78%	14.3%	100%	100%	3.75%

Table 5.3 Employment Completions on Previously Developed Land (%)

Local Development Framework - Indicators 5

5.10 Historically, the majority of employment land has been on Previously Developed Land, however, for the year 2010/11, the significant development of allocated land at Scarborough Business Park has meant the vast majority of overall development has been on greenfield land.

Core Output Indicator BD3 - Amount of Employment Land Available - by Type

5.11 This indicator looks at the total amount of land available for employment use through:

- Local Plan Allocations Table 5.4 'Allocated Employment Sites Available (ha)'; and
- Planning Permissions Table 5.5 'Employment Sites with Current Planning Permission'.

5.12 (a) Allocations

Use Class Type	Allocated Land in Local Plan
B1	3.84
B2	0
B8	0
Mixed	19.19
Total	23.03

Table 5.4 Allocated Employment Sites Available (ha)

5.13 The majority of land allocated for B1, B2 and B8 use is included as 'mixed use'. The table refers to only allocated sites with no existing planning permissions. It should also be noted that there is no differentiation made in the Local Plan between Use Classes B1a,b or c. A substantial amount of land remains allocated. The Employment Land Review (2006) concluded that supply of 'employment' land broadly matched demand. Further work is being undertaken to assess the implications of the increased housing figure the Borough must plan for in line with the former Regional Spatial Strategy (RSS) including an updating of the Employment Land Review.

5.14 (b) Planning Permissions

5.15 Table 5.5 'Employment Sites with Current Planning Permission' shows sites for which planning permission was granted and are still valid as of 1st April 2011. 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.

5 Local Development Framework - Indicators

	Sites for which Planning Permission has been Granted	
	New Sites (ha)	Extensions / New Building on Existing Employment Sites (sq m)
B1 (No specific category)	1.00	1,475
B1 Category A	-	5,742.5
B1 Category B	-	-
B1 Category C	-	-
B2	-	3,330
B8	-	1,130.15
Mixed Use	38.06	7,467.25
Total	39.06	19,144.9

Table 5.5 Employment Sites with Current Planning Permission

Core Indicator BD4 - Total Amount of Additional Office Floorspace for 'Town Centre Uses'

5.16 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).

5.17 a) In the period 1 April 2010 to 31 March 2011, 906.6 square metres of office space was completed. This is shown in Table 5.6 'Amount of Completed Office Development'. This is an increase on the previous year.

	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
B1a			1636	6178	78	130	730
A2			734	0	0	0	176.6
A2 or B1a			130	0	0	0	0
Total	Not available	694.5	2500	6178	78	130	906.6

Table 5.6 Amount of Completed Office Development

5.18 b) This indicator looks at the total amount of completed floorspace (gross measurements) for town centre uses. For the purpose of this indicator, town centre uses are defined as Use Class Orders A2 and B1a. In the period of April 2010 to March 2011, a total of 130 sqm of office space was completed within the designated Town Centres (as defined within the Local Plan) of Whitby (62 sqm) and Filey (68 sqm). There were no completed schemes within Scarborough Town Centre.

Local Development Framework - Indicators 5

	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
B1a			0	76	78	0	0
A2			229	0	0	0	130
Total	Not available	307.0	229	76	78	0	130

Table 5.7 Amount of Completed Office Development in Town Centres

Local Indicator - Has Your Authority Undertaken an Employment Land Review? and Do You Have a Five-Year Land Supply?

5.19 Scarborough Borough Council appointed Halcrow Plc to compile an Employment Land Review which was completed in May 2006 and is currently being reviewed internally. The report showed that the Borough has a five year supply for employment land.

Local Indicator - Between 01.04.09 and 31.03.10, how many Planning Permissions were Granted for Farm Diversification Schemes?

5.20 During 2010/11, 3 planning permissions were granted for diversification schemes. Of these two were to form holiday accommodation and one was to form a shop.

Conclusions

5.21 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.

5.22 The total land developed for employment in this reporting period has been just a single office installation totalling 130sqm. Whilst this was in the Borough, it was not in any designated town centre area. There has been no employment floorspace development and this continues the severe drop-off that has been evident since 2007/08. This is generally due to the economic downturn impacting on employers and employment developments nationally as well as regionally and locally.

5.23 Scarborough Borough Council appointed Halcrow Plc to compile an Employment Land Review which was completed in May 2006 and is currently being reviewed internally.

5.24 The Employment Land Review provided the following conclusions:

- The current employment land situation in Scarborough is mostly balanced with no evidence of over-supply or over-demand for employment land (taking account of the planned expansion of Scarborough Business Park);
- Scarborough Business Park is the focus of economic and business activity in the Borough and its strategic importance should be safeguarded and further enhanced if possible (something that is already planned over the coming years in the form of substantial expansion/development);

5 Local Development Framework - Indicators

- Employment sites in urban areas are facing pressure from other uses (primarily residential and retail) however they serve an important role in the viability and sustainability of town centres and should be protected accordingly;
- There is a clear need to support the sustainability of villages throughout the Borough by safeguarding and enhancing the supply of employment land in rural areas. Rural areas need an adequate supply of employment land in order to attract businesses and investment and maintain a healthy number of rural jobs;
- The current level of employment land supply should be retained and safeguarded throughout the Borough. In the case of small, fragmented town centre employment sites, future policy should consider the potential for re-use on a site-by-site basis, based on their physical characteristics, role in the local economy and demand by businesses and customers. Any releases of low quality urban employment sites should be matched by the allocation of new, high-quality employment sites within urban areas;
- In general, there is no evident justification for significant release of employment land in the Borough, other than on a selective, site by site consideration basis. It is also recommended that any release of employment land (because of physical and market constraints) should be accompanied by a respective allocation of new sites that meet the geographical and qualitative needs of the market at the time.

Implications for the Local Development Framework

Unemployment in the Borough is currently relatively low. However, there is a decrease in the proportion of economically active residents. LDF policies should therefore offer significant employment opportunities to meet local needs and to strike the correct balance between housing and employment.

Due to the historical decline in employment floorspace, the LDF policies should protect existing employment floorspace provision. The results of the Employment Land Review (2006) will inform the type and amount of future employment provision within the LDF policies. Policies will also seek the provision of high value jobs by maintaining a portfolio of business sites. This should reduce the Borough's reliance on the retail sector, limit daily out-commuting and ensure that net out-migration does not increase.

Housing

5.25 This section looks specifically at progress with new housing provision and provides an estimate of likely future provision (a 'housing trajectory') over the next 5 years. The chapter incorporates historical data and targets.

Local Development Framework - Indicators 5

Core Output Indicator H2(a) - Net additional dwellings in previous years

5.26 This indicator provides information on residential completions since 2003. 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
2003/04	57
2004/05	440
2005/06	410
2006/07	603
2007/08	284
2008/09	196
2009/10	211
2010/11	236

Table 5.8 Net Additional Dwellings

5.27 Since the reporting period 2003/04, a total of 2437 net additional dwellings have been completed. This is an average of 305 dwellings a year.

5.28 The number of additional dwellings has fluctuated throughout the reporting periods since figures were recorded in 2003, with a low of 57 in 2003/04. This low was a result of a massive housing clearance operation. The amount of completed dwellings peaked in 2006/07 at the height of the house price rises. However, over the last three reporting periods, from 2007/08, there has been a significant decrease in housing development nationally, regionally and locally due to the impact of the credit crunch and subsequent recession. Housing starts and completions have reduced and, consequently, the construction industry has been severely affected. The reduced turnover in new build sales has resulted in lower building activity, with the consequence that completions in the Borough fell well short of the 560 new homes per year target within the now revoked RSS. More recently, there have been signs of a pick-up of the construction industry with an increase reported this year in net additional dwellings although this remains some way off completion levels associated with the growth of 2004 - 2007.

Core Output Indicator H2(b)- Net and Gross additional dwellings for the reporting year (April 2010 - March 2011).

The completion rates for the past year are as follows:

- Gross completions: 280 dwellings; and
- Net completions: 236 (gross completions less dwellings lost to demolition or change of use (44))

5 Local Development Framework - Indicators

The number of gross completions comprises predominantly (95.7%) of windfall sites.

Windfall sites consisted of:

- 177 new-build dwellings; and
- 91 dwellings from conversion/change of use.

Local Indicator - Amount of Development (net and gross additional dwellings) by Settlement Type.

5.29 This indicator has been included to make the AMR more spatial in its assessment of how development is taking place over the Borough, by assessing where development is going as well as the amount. This is to see if the pattern of development is generally following the settlement strategy set at the regional level. The 'Settlement type' refers to the settlement types as defined within the Regional Spatial Strategy (RSS), and this defines Scarborough as a 'Sub-regional Centre' ⁽⁴⁾ and Whitby as a 'Principal Town'. During this monitoring period, the amount of completed dwellings in Scarborough was 125 gross (87 net), with 101 dwellings (gross) (98 net) being completed in Whitby.

Core Output Indicator H1 - Projected net additional dwelling requirement up to end of RSS period or over a ten-year period from its publication, whichever is the longer (Housing Trajectory).

5.30 Two Housing Trajectories are shown in this years AMR. This is as a result of the unclear national picture with the revocation and reinstatement of the RSS.

5.31 Following the initial revocation of RSS, the Core Strategy was the vehicle to be used set out the level of housing required for the period of the plan. Trajectory (A) for the 2011 AMR is based on the original Interim Housing Position Paper (IHPP) from August 2010, however, this is only an interim position and will be developed through the LDF. It comprises:

- Actual net completions for the period 2004/05 - 2010/11
- For the period 2011/12 - 2025/26:
 - an indication of the average number of net additional dwellings that the latest figures in the IHPP requires to be built each year (the 'annualised strategic allocation');
 - a projection of how many dwellings are likely to be built from known sources.

5.32 The reinstatement of the RSS following the successful challenge by CALA Homes in the High Court has left the housing picture somewhat muddled. It remains likely that RSS will still be abolished, however, the timescale until this legally happens is now likely to be extended into 2012. As such, it is considered necessary to provide a second trajectory based on the RSS figures. Trajectory (B) is therefore based on the requirement for 11,800 dwellings in the Borough. It comprises:

4 Newby/Scalby, Osgodby, Cayton, Eastfield, Crossgates define Scarborough

Local Development Framework - Indicators 5

- Actual net completions for the period 2004/05 - 2010/11
- For the period 2011/12 - 2025/26:
 - an indication of the average number of net additional dwellings that the RSS targets requires to be built each year (the 'annualised strategic allocation');
 - a projection of how many dwellings are likely to be built from known sources ⁽⁵⁾.

5.33 The following explains how the figures for each of the above have been arrived at and summarises the findings in Table 4.15 'Housing Trajectory (2004/05 - 2025/26)' and Figure 4.1 'Scarborough Borough Housing Trajectory'.

5.34 *Actual Net Completions* - The council has monitoring systems for housing and reports completions on a regular basis. The figures below show the net completions since 2004/05 (the date that the now revoked RSS ran from).

		2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
	Gross Greenfield	171	59	31	87	0	1	29
	Gross Brownfield	306	365	625	234	219	245	251
Equals	Total Gross	477	424	656	321	219	246	280
Minus	Demolitions	13	1	2	7	0	7	22
Minus	Loss to other uses or smaller numbers of dwellings	8	4	7	1	2	18	7
Minus	Original units prior to Conversions (e.g. 1 house Converted to 3 flats)	16	9	44	29	21	10	15

5 In previous years this has included the likely development coming forward from potential new LDF allocations. This has been removed this year as the current situation is not clear as to the level of housing the Borough will eventually have to meet once RSS is legally revoked.

5 Local Development Framework - Indicators

		2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
Equals	Actual Net Completions	440	410	603	284	196	211	236

Table 5.9 Actual Completions 2004/05 - 2010/11

5.35 Annualised Strategic Allocation (A) - The average number of net additional dwellings that the emerging LDF requires to be built, as identified in the IHPP, indicates a net requirement for the Borough of:

- 250 - 430 dwellings for 2011/12 to 2014/15;
- 430 - 560 dwellings for 2015/16 to 2019/20;
- 560 - 600 dwellings for 2020/21 to 2025/26.

5.36 Annualised Strategic Allocation (B) - The average number of net additional dwellings that the emerging LDF requires to be built, as identified in the RSS, indicates a net requirement for the Borough of:

- 430 dwellings for 2004/05 to 2007/08;
- 560 dwellings for 2008/09 to 2025/26.

5.37 Projection of Dwelling Completion 2011/12 -2025/26 - The projected completions are anticipated to come from the following sources:

- Sites with planning permission at 01/04/11;
- Remaining Borough Local Plan Allocations;
- Allocations that will be adopted in the Development Policies and Allocations DPD.

5.38 Projected Completions on sites with planning permission - 1659 dwellings have permission as of 1st April 2011. To estimate the actual number of dwellings that will come forward a discount is applied. For information on how this is calculated please refer to Appendix D 'Estimation of Planning Permissions Reaching Commencement'.

	Available	Discounted
Greenfield (Sites of 10 or more dwellings)	935	845
Greenfield (Sites of less than 10 dwellings)	39	35
Brownfield (Sites of 10 or more dwellings)	350	326
Brownfield (Sites of less than 10 dwellings)	335	302
Total	1659	1508

Table 5.10 Dwellings with Planning Permission

Local Development Framework - Indicators 5

5.39 It is anticipated that the majority of these dwellings with existing permission will be completed over the next 4 to 5 years and an estimation of projected completions are shown below, however, as three of the current permissions are for large scale residential developments it is likely that the completion of these sites goes beyond 5 years. An estimation of this has been incorporated into the trajectory and is why the completion rates for greenfield dwellings with current permission go beyond 5 years. The breakdown of figures in the table below is an estimate of when dwellings with planning permission will reach completion taking into account the current slowdown in development rates as a result of the existing economic situation. Although this years completions have been higher than anticipated, there remains a period of uncertainty therefore, if the recovery is not as anticipated beyond the next 18 month period, the estimated delivery of housing figures will need to be amended accordingly. There is also some question over the deliverability of the flat/apartment permissions which has seen the largest increase in developments over recent years, to a level where some question whether the market has been flooded to such an extent that this sector of the market will not recover for some years. Again, if it becomes evident that permissions for flats and apartments do not commence, the trajectory will be amended accordingly to take into account this issue.

Year	Brownfield	Greenfield	Total
2011/12	200	40	240
2012/13	200	50	250
2013/14	200	100	300
2014/15	28	120	148
2015/16		150	150
2016/17		135	135
2017/18		130	130
2018/19		75	75
2019/20		60	60
2020/21		20	20
Total	628	880	1508

Table 5.11 Profile of Development of Dwellings with Planning Permission

5.40 *Existing Local Plan Allocations* - Current allocations within the Borough Local Plan will also make a contribution toward meeting the housing requirement. The list below shows the sites remaining and their revised potential contribution, based on a density of 30 dwellings per hectare. Sites Ha5 and Ha10 have been removed due to the acceptance of a village green application and a lack of landowner interest in releasing the land.

5 Local Development Framework - Indicators

Reference	Site	Number of Dwellings
Ha1	High Eastfield Field	1200 dwellings
Ha2	Middle Deepdale Farm	
Ha12	Off Burlyn Road	13 dwellings ⁽⁶⁾
Total Available		1213 dwellings

Table 5.12 Expected Yield from Housing Allocations

5.41 These sites will not be delivered in their entirety in the next five years and their exact phasing of development is currently unknown, however, on the basis of current knowledge and anticipated submission dates for planning permission, an indicative contribution for the next 5 year period shown in Table 5.13 'Projected Completions of Allocated Sites'. The Middle Deepdale allocation (Ha1 and Ha2) is still anticipated to make a contribution, however, the timescales were previously revised owing to investigations into the road infrastructure and archaeology. The longer term contribution is also shown in the full Housing Trajectory.

Year	Total
2011/12	
2012/13	13
2013/14	50
2014/15	100
2015/16	150
Total	313

Table 5.13 Projected Completions of Allocated Sites

5.42 As further information on landowners' and developers' intentions becomes available, these estimates can be reviewed in future AMRs.

5.43 Table 4.15 'Housing Trajectory (2004/05 - 2020/26)' shows the overall housing trajectory for the period 2004/05 to 2025/26.

5.44 The housing trajectory illustrates that :

- The omission of windfall sites will result in brownfield targets not being met in the long term;

6 Part of site is likely to be withdrawn leaving a smaller site for development, thus the lower figure of 13 dwellings

Local Development Framework - Indicators 5

- There is need to bring forward the development of existing Local Plan Allocations to assist in meeting short and mid-term housing growth;
- The achievement of growth levels set out in the IHPP would benefit from the recovery of the flat/apartment market and the early delivery of sites currently outside the development limits but resolved to receive planning permission (currently High Mill Farm and West Garth).

Core Output Indicator H2(c) - The annual net additional dwellings - in future years

5.45 The number of dwellings required to meet overall housing requirements depends on the whether the you calculate this from the IHPP or from the recently reinstated RSS.

5.46 Taking the baseline from the IHPP from 2010/2011 to 2025/26 gives an overall requirement of between 5950 and 8550 dwellings.

5.47 Using the RSS figure gives a different outcome calculated by multiplying the RSS annual figure by the number of years remaining. 15 years x 560 dwellings = 8,400 dwellings.

Core Output Indicator H2(d) - Annual average number of net additional dwellings to meet overall housing requirements having regard to previous years performance

5.48 The annual net additional dwelling requirement is the annual rate of housing provision required to ensure the overall strategic allocation is met taking into account previous years' delivery of housing.

5.49 The IHPP confirms that previous under supply as per the former RSS target will be written off and will therefore not affect the annual requirement for dwellings.

Total Requirement 2010/2026 = 5950 to 8550

5950 to 8550 dwellings divided by remaining years (15) = 396 to 570 dwellings / year.

If using the RSS figure the requirement will go up considerably owing to the previous undersupply.

Total Requirement (11,800) minus Completed 2004/05 to 2010/11 (2380) = 9,420 dwellings.

9,420 dwellings divided by remaining years (15) = 628 dwellings / year.

5 Local Development Framework - Indicators

	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15
Actual Net Completions	440	410	604	282	205	211	236				
Projected Completion											
(a) sites with planning Permission (Apr 2010)											
Greenfield								40	50	100	120
Brownfield								200	200	200	28
(b) Existing local plan allocations									13	50	100
(c) LDF Sites submitted for PP (7)										50 ⁽⁸⁾	75
Total Projected Completions								240	263	400	323
Annualised Strategic Allocation											
(a) Interim Housing Position Paper								250-430	250-430	250-430	250-430
Annual Requirement taking into account actual / projected completions 2010/11 onwards		430	431	422	560	580	396 - 570				

Table 5.14 Housing Trajectory (A) (2004/05 - 2014/15) Based on IHPP

8 The split for completions on Larpool Lane is 13/14 - 50; 14/15 - 75; 15/16 - 49.

7 There is currently 1 additional site at Larpool Lane, Whitby which is the subject of a planning application ahead of the LDF. Estimations on likely timescales of delivery have been made.

Local Development Framework - Indicators 5

	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
Actual Net Completions											
Projected Completion											
(a) sites with planning Permission (Apr 2010)											
Greenfield	150	135	130	75	60	20					
Brownfield											
(b) Existing local plan allocations	150	150	150	150	120	120	100	75	35		
(c) LDF Sites submitted for PP (9)	49										
Total Projected Completions	349	285	280	225	180	140	100	75	35		
Annualised Strategic Allocation											
(a) Interim Housing Position Paper	430-560	430-560	430-560	430-560	430-560	430-600	430-600	430-600	430-600	430-600	430-600
Annual Requirement taking into account actual / projected completions 2008/09 onwards											

Table 5.15 Housing Trajectory (A) (2015/16 - 2025/26) Based on IHPP

9 There is currently 1 additional site at Larpool Lane, Whitby which is the subject of a planning application ahead of the LDF. Estimations on likely timescales of delivery have been made.

5 Local Development Framework - Indicators

	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15
Actual Net Completions	440	410	604	282	205	211	236				
Projected Completion											
(a) sites with planning Permission (Apr 2008)											
Greenfield								40	50	100	120
Brownfield								200	200	200	28
(b) Existing local plan allocations									13	50	100
(c) LDF Sites submitted for PP (10)										50 ⁽¹¹⁾	75
Total Projected Completions								240	263	400	323
Annualised Strategic Allocation											
(a) RSS Allocation							560	560	560	560	560
Annual Requirement taking into account actual / projected completions 2010/11 onwards		430	431	422	560	580	603	628	656	686	710

Table 5.16 Housing Trajectory (B) (2004/05 - 2014/15) Based on RSS

11 The split for completions on Larpool Lane is 13/14 - 50; 14/15 - 75; 15/16 - 49

10 There is currently 1 additional site at Larpool Lane, Whitby which is the subject of a planning application ahead of the LDF. Estimations on likely timescales of delivery have been made.

Local Development Framework - Indicators 5

	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
Actual Net Completions											
Projected Completion											
(a) sites with planning Permission (Apr 2008)											
Greenfield	150	135	130	75	60	20					
Brownfield											
(b) Existing local plan allocations	150	150	150	150	120	120	100	75	35		
(c) LDF Sites submitted for PP (12)	49										
Total Projected Completions	349	285	280	225	180	140	100	75	35		
Annualised Strategic Allocation											
(a) RSS Allocation	560	560	560	560	560	560	560	560	560	560	560
Annual Requirement taking into account actual / projected completions 2010/11 onwards	745	785	840	910	1008	1146	1347	1659	2187	3263	6526

Table 5.17 Housing Trajectory (B) (2015/16 - 2025/26) Based on RSS

12 There is currently 1 additional site at Larpool Lane, Whitby which is the subject of a planning application ahead of the LDF. Estimations on likely timescales of delivery have been made.

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Explanation about the Trajectory Assumptions

5.50 The absence of an adopted Housing Allocations DPD makes the housing trajectory rely on assumptions over the delivery of housing based on emerging policy. The trajectory for the 2011 AMR gives an historical picture for the period 2004/05 through to 2010/11. Initially, the trajectory was to start anew from 2011/12 onwards as explained in the IHPP disregarding any previous over or under supply. This is still shown, however, for completeness and following the reinstating of RSS, a second trajectory is now included showing the situation based on RSS figures.

5.51 There is a significant proportion of housing with valid planning permissions and this is shown in row (a). This has been subject to discounting and an indicative timescale for completions has been compiled (Table 5.11). The contribution from existing housing allocations is shown in row (b).

5.52 The previous years trajectory incorporated information based on the most recent Housing Allocations DPD, however, following the need to re-visit the level of housing provision (commenced with the IHPP) it is not considered appropriate to include the delivery from potential housing allocations at this time. As time progresses and the proposed housing allocations make it through Examination in Public the trajectory will be amended accordingly.

5.53 In the absence of an adopted Housing Allocations document the overall trajectory shows a slow completion rate unlikely to meet IHPP target (and definitely not the RSS figures) in year 1 and 2, with modest growth rates in relation to the interim 5 year housing target for years 3-5. This is, however, dependent on:

- The flat and apartments with planning permission are developed; and
- Limited sites outside of current development limits (and included in Preferred Options Housing Allocations DPD) submitted for planning permission receive consent and deliver housing early.

5.54 As highlighted earlier in the AMR, there is some doubt over whether the flat and apartment market will recover sufficiently to make a meaningful contribution to the 5 year supply. Bearing in mind that this makes up the majority of dwellings with extant permission, this could significantly affect the level of development over the 5 year period. This will be monitored closely to determine whether the assumptions for the delivery of housing with current planning permissions are an over-estimate in relation to flats and apartments.

Core Output Indicator H3 - The percentage of new and converted dwellings on previously developed land

5.55 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 C of PPG3.

5.56 The following table shows the percentage of brownfield development for each year 2004-2011.

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Year	%age of dwellings on Previously Developed Land
2004/05	64.20
2005/06	86.15
2006/07	95.27
2007/08	72.98
2008/09	100
2009/10	99.6
2010/11	89.6

Table 5.18 Brownfield Development as a percentage of Total Completions (2004-2011)

5.57 The overall brownfield contribution from 2004/05 to date is 85.6%. The year-on-year figures indicate that the Borough's performance in the re-use of land for housing has consistently exceeded the Government's target of 60% and the RSS requirement of 65%.

Additional Regional Indicator: Of those dwellings completed on greenfield land, how many were agricultural change of use?

5.58 Only one dwelling was completed from agricultural use in 2010/11.

Core Output Indicator TH9D - 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

5.59 Although this indicator is not requested for this monitoring period, it is considered that its inclusion is worthy. The guidance requires that information is broken down to three categories of density. The table compares 2010/11 with the previous year's figures:

Dwelling per Hectare:	2006/07		2007/08		2008/09		2009/10		2010/11	
	Amount	%								
Less than 30	47	6.4	105	39	2	1	8	3.4	43	19.1
30 - 50	154	21	14	5.2	3	1.5	9	3.9	66	29.3
More than 50	531	72.5	150	55.8	196	97.5	215	92.7	116	51.6

Table 5.19 Density of residential development (Dwellings per Hectare- DPH)

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5.60 In all previous reporting periods, there has been a majority of higher density development, reflecting the number of conversions and new build apartments which make up the bulk of residential development in the Borough. The figures include only completed and not partly completed developments.

Core Output Indicator H5 - Affordable Housing Completions

5.61 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.

5.62 The number of completions is shown in the table below:

	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
No. of dwellings	53	24	0	38	12	0	58
Section 106 Contributions / Payments made toward affordable housing	£80,000	-	-	-	-	-	£463,144

Table 5.20 Affordable Completions and Contributions

5.63 This year has seen the highest levels on affordable housing since the recording period. This appears in spite of the continuing economic downturn which has had a major impact on the viability of affordable housing on new development. The average provision has been 7.05% of total completions between April 2004 and March 2011 which still falls well below the previous Local Plan target of 19%. The poor performance from 2004 to 2011 is the result of a significant reduction in completions.

The Council continues to look to maximise provision through:

- Complete SBC land review;
- Investigate bringing other land forward: LDF, other public bodies;
- Continuation of RHE programme;

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- Ensuring Middle Deepdale is brought forward;
- Working with developers to bring forward sites: Housing Market Partnership.

All commuted sum monies that the Council historically received from developers in lieu of 'on-site' provision have been spent.

Local Indicator - The number of dwellings lost through conversion, demolition and change of use

Lost Through:	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
Conversions, Change of Use of enlarged residential dwellings	8	4	7	1	2	18	7
Demolitions	13	1	2	7	0	7	22
Total	21	5	9	8	2	25	29

Table 5.21 Number of Lost Dwellings

5.64 The number of dwellings lost through conversion, demolition or through change of use has been significantly higher during the last two reporting years than in previous years.

Local Indicator - Has your authority undertaken an Urban Potential Study? If yes, please give the date the study was completed, the period it covers and the date it is due to be revised.

5.65 Scarborough Borough Council completed its Urban Potential Study (UPS) in 2003/04 and consulted upon the first monitoring report in summer 2005. Following the issuing of recent guidance it was noted that Urban Potential Studies could no longer be used for estimating yield and should be replaced by Strategic Housing Land Availability Assessments (SHLAA).

5.66 The Council completed its SHLAA during 2008/09, it was updated in 2009/10 and is currently being reviewed for 2010/11. The recent revocation of the regional plan (RSS) has impacted on the SHLAA as, although the need for a 5 year housing supply remains as established in PPS3, the basis for calculating what the supply should be was established from the RSS housing figures. The loss of the regional housing target therefore leaves a significant gap in the ability of the SHLAA to establish the current 5 year supply. The regional target will be replaced by locally derived standards and whether the Borough has a 5 year supply is dependant on the outcome of this piece of evidence (i.e. the numbers established).

5.67 In spite of the loss of the regional housing targets, the nature of the SHLAA document still allows a clear understanding of the theoretical supply of housing land that can give context to the Borough's position in its ability to provide the housing to meet the locally identified need. The findings of the SHLAA 2010 Update suggest that the Borough does have a 5 year supply of available and deliverable housing land.

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Local Indicator - Has your authority undertaken a Housing Land Review? (i.e. as part of a development plan review process) If so, please give the date of the review.

5.68 A housing land review has not yet been completed. In preparing the Housing Allocation DPD, expressions of interest have been invited from landowners wishing to suggest sites for development. These sites, existing outstanding allocations and the results of the SHLAA will be taken into account in deciding future housing site allocations.

Local Indicator - What is the number of dwellings planned for in the Local Authority's development plan on previously developed land and through conversions / change of use?

5.69 The former Regional Spatial Strategy suggests a figure of 65% to be carried through to the Local Development Framework but this will be investigated.

Local Indicator - Between 1st April 2010 and 31st March 2011, how many dwellings have been completed on land not allocated for housing in Development Plans?

5.70 Windfall development totalled 268 dwellings during the period 2010/11. This represented 96% of gross housing development. All dwellings were in accordance with the Scarborough Borough Local Plan, demonstrating the flexibility and robustness of the Local Plan's general housing policies.

	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
No. of Dwellings on Windfall Sites	334	424	632	242	228	246	268
%age of total	70%	100%	96%	75%	100%	100%	96%

Table 5.22 Residential Windfall Development

Local Indicator - Has your authority undertaken a Housing Needs Assessment, Strategic Housing Land Availability Assessment, Housing Market Assessment ? If so please give the dates.

- A Sub-Regional Strategic Housing Market (Needs) Assessment (SHMA) was completed in September 2007. It should be noted that a North Yorkshire SHMA is in the process of being reviewed and will provide a fresh perspective on the area's housing situation and will help refine the overall approach towards new housing provision.
- The Strategic Housing Land Availability Assessment (SHLAA) is being updated for 2010/11.

Local Indicator - Between 01/04/10 and 31/03/11, how many completed dwellings had:

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

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How many completed flats, maisonettes or apartments had:

- a. **1 bedroom**
- b. **2 bedrooms**
- c. **3 bedrooms**
- d. **4+ bedrooms**

Bedrooms	Houses / Bungalow	Flats	Total	Percentage (this year)
1	4	57	61	27.0%
2	27	34	61	27.0%
3	60	4	64	28.3%
4+	38	2	40	17.7%
Total	129	97	226	100%
Percent	57%	43%	100%	

Table 5.23

Breakdown of Completed Schemes 2010/11

Between 01/04/10 and 31/03/11, how many completed dwellings were:

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

Detached	Semi-detached	Terraced	Flat
49	28	52	97

Table 5.24

Completed Dwellings by Type 2010/11

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

5 Local Development Framework - Indicators

Local Indicator - Provide the number and percentage of developments which have met the various ratings for sustainable construction:

a) Number and percentage of new build homes meeting the various star ratings of the Code for Sustainable Homes.

Measured on schemes of 10 or more units.

b) Number and percentage of retrofit homes meeting the various ratings of BREEAM Ecohomes.

c) Number and percentage of buildings achieving BREEAM ratings for:

-Commercial buildings, of more than 1000 sq metres internal floorspace;

-Retail buildings, of more than 1000 sq metres internal floorspace; and

-Industrial buildings, of more than 1000 sq metres internal floorspace.

5.71 The authority does not have the capacity to monitor this indicator at the present time. Measures will be put in place to ensure that this is monitored in future AMRs.

Core Output Indicator H6 - Housing Quality - Building for Life Assessment

5.72 This indicator has been included to show the level of quality in new housing development. The authority does not have the capacity to monitor this indicator at the present time. Measures will be put in place to ensure that this is monitored in future AMRs.

Gypsies and Travellers

Core Output Indicator H4 - Net additional pitches

5.73 This indicator shows the number of Gypsy and Traveller pitches delivered. No net additional pitches were gained between 31 March 2010 and 1 April 2011.

Local Indicator - Provision of Sites for Gypsies and Travellers

a) Assessing the housing needs for Gypsies and Travellers

5.74 A county-wide assessment was completed in May 2008 regarding the accommodation needs of Gypsies and Travellers.

b) How many Gypsy and Traveller sites were in the Authority as at 31 March 2011?

5.75 There are no permanent gypsy and traveller sites in the Borough. However, in partnership with North Yorkshire County Council, short term temporary sites are currently made available at the times of Seamer Fair and Whitby Regatta.

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c) Between 01.04.10-31.03.11:

- **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 is the rate of Plot turnover? What is the level of registered unmet demand?;**
- **What has been the change in the number of unauthorised pitches?**

5.76 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 2010 and 31 March 2011. As no lawful Gypsy and Traveller sites exist, no sites were lost for the reporting year. As of 31 March 2011 no unauthorised pitches were in use.

Conclusions

5.77 The upsurge in housing completions peaked in 2006/07 and slowed dramatically in 2007/08. Over the last two years, this downward trend continued, due in large part to the economic downturn. However, for 2010/11, there have been positive indications that housing completions are back on the upsurge. In spite of this, the overall rate of completions (from 2004 to date) of 305 dwellings per annum falls well short of the RSS target of 560 dwellings per year. The HPP confirms that previous under supply as per the RSS target will be written off and will therefore not affect the annual requirement for dwellings. The number of dwellings required to meet overall housing requirements from 2010/2011 to 2025/26 (396 to 570 dwellings / year) is based on the interim position set out in the IHPP. Other issues to draw from the AMR on housing for this year are:

- Brownfield development in 2010/11 of 89.6% and an overall figure for 2004 to 2011 of 85.6% - exceeding the 65% RSS target;
- Affordability of housing remains a key issue in the Borough. The Housing Market Assessment (although currently under review) gave perspective to this issue by identifying that, to meet demand, 540 affordable dwellings would need to be completed each year for the subsequent 5 years to meet current identified needs. Delivery decreased during the previous two years and the enduring economic slowdown may prolong this effect on achievable levels of affordable housing development although for 2010/11 signs were more encouraging with the highest rate of affordable housing delivery since 2004. Despite the recent adoption of revised thresholds and higher percentage requirements to encourage the development of affordable housing, the current economic climate has largely negated the positive intentions of such initiatives. The continuing issue of a lack of affordable housing development is being addressed in the development of the Core Strategy;

5 Local Development Framework - Indicators

- During the year 2010/11, Scarborough Borough saw predominantly windfall development, with the windfall rate this year at 96%;
- The housing trajectory demonstrates the current situation with known housing commitments but does not show how the required housing level will be met through to 2026. This will only be demonstrated on adoption of the Housing Allocations DPD or other DPD including such allocations. Current Government guidance under PPS3 suggests that windfall developments should not usually be included in housing trajectories as the delivery of such sites cannot be guaranteed. This has a major impact on Scarborough Borough bearing in mind the performance of the Borough with windfall developments over recent years. This years trajectory again makes no allowance for windfall sites and, in the absence of adopting new housing allocations demonstrates a potential small shortfall on the supply of available and deliverable housing land over the longer period. This shortfall will be addressed over the coming months through the LDF.

Implications for the Local Development Framework

LDF policies should continue to secure the delivery of a range of housing types and sizes to meet local needs and to enable first time buyers to enter the housing market. At the same time, policies must be flexible enough to adapt to changing market conditions and to enable the provision of affordable family dwellings. The market position will be monitored alongside housing delivery and household requirements.

The LDF will need to secure the delivery of housing and affordable housing to meet targets. This will be informed by the Strategic Housing Land Availability Assessment (SHLAA) and the Strategic Housing Market Assessment (SHMA). Last year's AMR (2009/10) reported that there were some indications that affordable housing delivery trends had fallen short of targets; unfortunately this trend has largely continued in 2010/11. The LDF will therefore need to investigate the reasons for this shortfall (particularly the implications of the slowdown in the housing market) and further review the effectiveness of affordable housing policies. In addition, considering that the average age of the population is set to increase, the LDF will also need to contain policies to provide for the needs of older people, both in the market and affordable sectors.

Until the adoption of the Core Strategy, housing will be delivered taking into account national guidance, saved Local Plan Policies and adopted Affordable Housing Supplementary Planning Document (2007).

Transport

5.78 This section looks at accessibility issues within the Borough. The policies, which the indicators will monitor, aim to promote sustainable forms of development and discourage unnecessary use of the private car. The chapter also looks at public transport service provision

Local Development Framework - Indicators 5

in terms of access to doctor's surgeries, hospitals, schools, employment centres in relation to new residential developments. The accessibility of new residential development to services and employment is a major issue when promoting sustainable communities.

5.79 There are various indicators (Appendix A) that relate to the accessibility criteria laid out in the Regional Transport Strategy (RTS). North Yorkshire County Council, as the Highway Authority, are currently responsible for implementation and consideration of the RTS and subsequently the monitoring of these criteria through the use of software which is currently unavailable to the Council. It is likely that in the future that the Local Authorities will be involved in some of these monitoring tasks.

Implications for the Local Development Framework

The LDF must contain policies to encourage integrated public transport, cycling and walking in order to provide alternatives to private car use.

Retail

5.80 This section looks at progress in the Borough in terms of retail development. It provides a picture of the current vitality and health of the town centres. The following is a brief summary of the current floor space provision in the Borough's town centres. This will allow the indicators, and data relating to the retail sector that follow, to be understood in the context of the current situation.

5.81 The following table summarises the amount of floor space in the defined town centres of Scarborough, Whitby and Filey. It uses figures from the Scarborough Retail Study (2007). The Scarborough Retail Study is due to be reviewed in the coming months.

Area	Gross Floorspace (m ²)	Net floorspace (m ²)
Scarborough	139,400	87,125
Whitby	40,600	25,375
Filey	no figure available	2,960

Table 5.25 Retail Floorspace (Use Class A1) in the Towns of Scarborough, Whitby and Filey (2006)

Core Output Indicator BD4 - Amount of completed retail development

5.82 This indicator looks at the total amount of completed retail floorspace in the Borough (a) and in town centres (b).

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Measurement	Floorspace (m ²)					
	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
Gross completed floorspace	2023	3452	2393.55	4003.60	1147.84	5873.23
Gross loss of floorspace	1388	2131.25	744	555	282.03	1076.3
Net gain in floor space	635	1320.75	1649.55	3448.60	865.81	4796.93

Table 5.26 a) Amount of Completed Retail Floorspace in the Borough

5.83 Overall retail floorspace continues to grow and this year has seen the highest amount of completed retail floorspace since recording began. There has also been significant loss of floorspace for 2010/11, however, in spite of this the net gain is at its highest level.

Area	Floorspace (m ²)					
	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
Gross completed floorspace	215	155	106.85	65.6	1114.84	316
Gross loss of floorspace	426	878.95	363	332	85.3	135
Net gain in floorspace	-211	-723.95	-256.15	-266.4	1029.54	181

Table 5.27 b) Amount of Completed Retail Development in Designated Town Centres

5.84 This reporting period has shown the second successive net gain of retail floorspace in town centres after four previous years of losses. Since 2004, there does, however, remain an overall loss of 246.96 m² of retail floorspace in town centres.

Local Indicator : Loss of retail units to other uses

	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
Number of Units	16	38	5	4	8	16

Table 5.28 Loss of Retail Units to Other Uses

5.85 In the period 2010/11 there has been a total of 16 retail units lost from retail to other uses. Six of these losses have occurred in designated shopping areas (as defined within the Local Plan); two in Scarborough, one in Filey and three in the Primary Shopping Area of Whitby.

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Conclusion

5.86 2010/11 has seen the highest levels of completed retail floorspace since 2004, however, only 5% of this was within designated town centres. In spite of this, the town centres saw a gain in retail floorspace for the second successive year. The substantial gain in floorspace outside of town centres are largely down to two significant developments; a supermarket in Filey, and a mixed-use development at North Bay, Scarborough.

Leisure and Tourism

5.87 This section looks at leisure and tourism issues within the Borough.

Leisure**Core Output Indicator BD4 - Amount of Completed Leisure Development ⁽¹³⁾**

5.88 This indicator looks at the total amount of completed leisure floorspace in the Borough (a) and in town centres (b).

	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
a) Gross Floorspace (m ²) - Borough	0	1384.01	18465 ⁽¹⁴⁾	45100	1849	692.47
b) Gross Floor space (m ²) - Town Centre	0	0	0	0	0	0

Table 5.29 Amount of Completed Leisure Development (Overall and Town Centre)

Local Indicator - Has Your Authority Undertaken an Audit of Open Space, Sport and Recreational Facilities (in line with the guidance in PPG17)? If so please give the date of the audit

5.89 The audit and mapping of existing facilities was completed in May 2006. The Local Planning Authority have prepared revised guidance on the provision of open space, sports and recreational facilities through new development. A new Supplementary Planning Document (SPD) relating to the provision of, or improvement to existing, open space within new residential development was adopted in September 2007. The Council is currently developing a Green Space Strategy to inform the LDF.

¹³ Note: Core Output Indicators BD4 also relate to employment and retail developments respectively.

¹⁴ 16255 m² are made up of an animal and wildlife park

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Implications for the Local Development Framework

The LDF will need to protect community facilities, both in urban and rural areas. It will also need to take account of future changes in population and, where a need arises, it will need to provide the appropriate amount of local services and facilities to meet the changes in requirements.

The LDF will also need to deliver the funding through S.106 agreements to deliver current play and recreation projects, as well as allocate areas for future expansion.

Tourism

5.90 Tourism is an important component of the local economy with 18.9% ⁽¹⁵⁾ of total number of employees in the Borough working in the tourism sector. ⁽¹⁶⁾ The national percentage of jobs within the tourism sector was 8.2% in 2008. The focus of tourism policies within the Local Plan is to maintain an appropriate level of holiday accommodation especially in the prime holiday areas as shown in the Local Plan, encourage new tourism and leisure facilities and maintain the Borough's environmental qualities. 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.

Local Indicator - Hotels and Guest Houses - Gains and Losses within the Borough & Local Indicator - Hotels and Guest Houses - Gains and Losses Within the Designated Prime Holiday Areas (PHA)

5.91 Table 5.30 'Overall Net Change in Guest House/Hotel Accommodation' highlights the situation with respect to the loss of hotels and guest houses in the Borough since the adoption of the Local Plan both within and outside Prime Holiday Areas (PHAs). The number of bed spaces is approximate, based on the nature of the facility and number of beds or bed spaces if known.

Year	No. of Hotels/Guest Houses		No of Bed Spaces (estimated)	
	Total	PHA	Total	PHA
1999/2000	-6	-1	-42	-4
2000/01	-5	-2	-177	-36
2001/02	-10	-4	-202	-54
2002/03	-7	-2	-149	-34
2003/04	-10	-1	-123	-16
2004/05	-4	-2	-166	-46

15 Nomis 2008 ONS Annual Business Employee Analysis

16 Defined as employment in the following sectors: hotels, camping sites etc, restaurants, bars, activities of travel agencies etc, library, archives, museums etc, sporting activities and other recreational activities.

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Year	No. of Hotels/Guest Houses		No of Bed Spaces (estimated)	
	Total	PHA	Total	PHA
2005/06	-1	-1	-56	-56
2006/07	-3	-4	-19	-35
2007/08	12	1	-34	0
2008/09	5	-2	-32	-50
2009/10	-8	-2	-118	-24
2010/11	1	1	327	154
Total	-36	-19	-791	-201

Table 5.30 Overall Net Change in Guest House/Hotel Accommodation

5.92 During the year 2010/11, seven new hotels/guest houses were created, one of which was in a Prime Holiday Area (PHA) in addition to a significant expansion of an hotel in a PHA. Six hotels/guest houses were lost, none of which were in the Prime Holiday Area. These losses were to residential uses such as single dwellings or apartment conversions. The total change in bed spaces was a net gain of 327 with 154 in the Prime Holiday Area. This was the first recorded increase in bed spaces both in Total and within the PHA since 1999. Over the same time period (since 1999) there remains an overall loss of bedspaces (791) with a loss of 201 within the PHA.

5.93 The data highlights the fact that although policies are in place to protect hotels in the Prime Holiday Areas, over recent years there has been an overall loss of bed spaces. The level of loss is currently not regarded as significant in terms of the Borough Tourism Strategy. Further work needs to be carried out with the Borough's Tourism section to examine hotel and tourism accommodation and whether policy needs to be revised in the Local Development Framework. The losses have been generally attributed to the conversion of the smaller guest houses and hotels to private residences including flats. Upcoming developments including holiday accommodation at the Sands on Scarborough North Bay are likely to come forward in the near future, increasing bed spaces. There has also been an expansion of self-catering holiday units. This is part of an ongoing national trend and is supported within the Local Plan, providing that it continues to comply with other policies. Ultimately these developments will help to broaden the type of holiday accommodation available within the Borough.

Local Indicator : Number of Beaches with a nationally recognised award

5.94 The Borough Council manage eight beaches (two are in the National Park). Four are resort beaches (Filey, North Bay Scarborough, South Bay Scarborough and West Cliff Bay, Whitby) and four are rural beaches (Cayton, Robin Hoods Bay, Sandsend and Runswick Bay). These eight beaches are covered by the EU Bathing Water Directive standards. In 2009, all meet the Guideline Standards for water quality.

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5.95 Two levels of awards are held by the Borough's beaches. The most prestigious is the European Blue Flag Award, which requires Guideline standard bathing water quality. Beach awards are based on the bathing water quality results from the previous season and in the summer of 2011, the Borough had three Blue Flag Awards for beaches at Scarborough North Bay, Whitby West Cliff and Filey Bay and eight Quality Coast Awards for beaches at Scarborough South Bay, Scarborough North Bay, Filey Bay, Cayton Bay, Robin Hoods Bay, Sandsend, Whitby West Cliff Bay and Runswick Bay.

Health and Community Facilities

5.96 This is a new area of monitoring. 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.

5.97 Provisions have been made to monitor this indicator more fully in future AMRs. Discussions on this will be held with the Strategic Health Authority as it is considered that only monitoring those applications where a planning application is required will not give a representative and accurate picture of health care provision.

Local Indicator - Provision and Accessibility to Health Care Facilities

Does your LDF or saved plan contain policies which:

i) safeguard existing health care facilities

5.98 No specific policies exist within the saved plan.

ii) provide for the expansion of health care facilities

5.99 Policy C6 is concerned with developer contributions for infrastructure provision and/or community facilities. The Council actively encourages developers to enter into pre-application discussions with the primary and secondary care providers to assess the impact of a development on health care service provision, and from this it would be established whether extra facilities (by commuted sum or in kind) would be required.

iii) provide for the development of new health care facilities in highly accessible locations

5.100 No specific policies exist within the saved plan.

Provide the location and type of new/expanded primary and secondary health care facilities that became operational between 1 April 2010 and 31 March 201

5.101 In this monitoring period, there was a completed development that saw the change of use of offices to form a new medical centre (floorspace of 688m²) on York Place, Scarborough.

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Provide the location and type of any losses of primary and secondary health care facilities between 1 April 2010 and 31 March 2011

5.102 In this monitoring period no primary and secondary health care facilities were lost.

Built Environment

Local Indicator - Quantity and Quality/Condition of Historic Attributes

a) Within the LDF or saved Plan, are there policies to safeguard the quality of existing historic elements (built, natural) and enhance local character and distinctiveness?

5.103 Most of the policies regarding Listed Buildings, Conservation Areas and landscape character in the Local Plan were lost as they were generic policies, which did not add further to existing national and regional guidance. The following policies were saved:

E1 PROTECTION OF OPEN COUNTRYSIDE

E2 THE COASTAL ZONE

E3 LANDSCAPE BETWEEN SETTLEMENTS

E12 DESIGN OF NEW DEVELOPMENT

E14 EXTENSIONS AND ALTERATIONS TO EXISTING BUILDINGS

E23 DETAILING IN CONSERVATION AREAS

E27 THE PROTECTION OF SIGNIFICANT VIEWS

b) Between 01.04.10 and 31.03.11, how many planning applications:

(i) were referred to English Heritage due to the impact on historic environments?

5.104 21 applications, including Listed Building Consents, Conservation Area Consents and planning applications were submitted for comment to English Heritage.

-of these referrals, how many were approved despite a sustained objection by English Heritage?

5.105 No applications were approved with a sustained objection from English Heritage.

(ii) were made for buildings on the 'At Risk' Register?

5.106 No applications were made.

-of these applications, how many were approved?

5.107 No applications.

5 Local Development Framework - Indicators

Local Indicator - Number of Conservation Areas designated which have adopted Character Appraisals

5.108 During the monitoring period the number of designated Conservation Areas in the Local Authority Planning Area rose from 26 to 27. Two Conservation Area Appraisals have been completed in 2010/11. These were for Dean Road / Manor Road Cemeteries (adopted in September 2010) and Cloughton (adopted in February 2011).

5.109 It is intended to review two Conservation Areas per year, and to prepare the new Character Appraisals and Management Plans. Sandsend, Filey, Brompton and Whitby are currently under review. Currently seven of the Local Authority's designated Conservation Areas have an up-to-date (adopted) Character Appraisal. These are Scalby, Weaponness, Seamer, Falsgrave, Snainton, Dean Road / Manor Road Cemeteries and Cloughton.

Local Indicator : Number of Buildings at Risk

Building and Location	Grading	Condition
Wykeham Priory, Back Lane, Wykeham	II	Poor

Table 5.31 Buildings at Risk in Scarborough Borough LDF Area

Source: English Heritage

Natural Environment

Biodiversity

Core Output Indicator E2 - Change in areas of biodiversity importance

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

- 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)

5.111 The Borough Council, as a member of the Scarborough Biodiversity Action Group, has produced and adopted the Scarborough Biodiversity Action Plan (BAP). This has resulted in 12 new priority habitats and 11 new priority species being adopted for the Borough (as shown in Table 3.1 'SBAP Species and Habitats'). The Council is not aware that there have been any losses in either priority habitats or species during the period 2010/11.

5.112 There has been no change in the number of designated International or National Sites in the Borough.

Local Development Framework - Indicators 5

Local Indicator - Biodiversity Action Plan

5.113 The Borough Council adopted its Biodiversity Action Plan in April 2005.

Local Indicator - Landscape Character Assessments

5.114 A landscape character assessment was carried out in 1994 prior to the adoption of the current Local Plan. The need to update this assessment will be considered as part of the LDF process.

Flood Protection and Water Quality

5.115 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.

Core Output Indicator E1 - Number of planning permissions granted contrary to Environment Agency advice on flooding and/or water quality grounds

5.116 No planning applications were granted contrary to the advice of the Environment Agency during the period 2010/11.

Local Indicator - Has your Authority undertaken a Strategic Flood Risk Assessment (SFRA), and is it compliant with PPS25?

5.117 To inform the Local Development Framework a SFRA was undertaken (jointly with Ryedale DC, NYMNPA and English Heritage) in 2005. This was updated during 2009/10 and is compliant with PPS25.

Air Quality

5.118 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 LDF area.

Renewable Energy and Energy Efficiency

5.119 In light of concerns about climate change, renewable energy generation and energy efficiency measures are increasingly important. To achieve sustainable development, Government targets for renewable energy generation suggest that Local Planning Authorities will have to deal with increasing pressure to allow appropriate schemes. 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 LDF and consideration of planning applications. There are proposals to undertake a regional study in the near future.

5 Local Development Framework - Indicators

Core Output Indicator E3 - Renewable Energy Generation

5.120 This indicator is included to show the amount of renewable energy generation by installed capacity and type.

Between 1 April 2010 and 31 March 2011 what was:

- i) renewable energy developments/installations granted planning permissions (in MW)?;**
- ii) completed renewable energy development/installations (in MW)?;**
- iii) renewable energy capacity in extant planning permission (in MW)?**

5.121 For the period 2010/11, five applications were approved at a capacity of 346 MW. This means the extant planning permissions total 431 MW. No schemes were completed in 2010/11.

Local Indicator - Number of developments which generate on-site renewable energy

Between 1 April 2010 and 31 March 2011:

- what percentage of developments generate on-site renewable energy, and of which, how many generate more than 10% of their usage?

5.122 This is not currently monitored, although on-site renewable energy production developed as part of any scheme would be recorded. It would seem problematic to record any subsequent micro renewable energy generation as this does not often require planning permission and, therefore, could not be monitored.

Implications for the Local Development Framework

The LDF should continue to protect both natural and built heritage, promote energy efficiency and meet renewable energy targets, as well as guide development towards areas of lower flood risk.

List of Indicators A

A List of Indicators

Appendix A List of Indicators

Indicator Reference	Indicator	Level of Indicator
BD1	Amount of additional employment floorspace - by type	National (Core Output Indicator)
	Amount of employment land developed by type - by settlement type	Local Indicator
1b	Amount of additional employment floorspace by type - on committed and allocated sites	National (Core Output Indicator)
BD2	Amount of new employment floorspace on previously developed land	National (Core Output Indicator)
BD3	Amount of employment land available - by type	National (Core Output Indicator)
H2(a)	Net additional dwellings in previous years	National (Core Output Indicator)
H2(b)	Net and gross additional dwellings for the reporting year	National (Core Output Indicator)
H1	Projected net additional dwelling requirement up to end of RSS period or over a 10-year period from its publication, whichever is the longer	National (Core Output Indicator)
H2(c)	The annual net additional dwelling requirement	National (Core Output Indicator)
H2(d)	Annual average number of net additional dwellings to meet overall housing requirements having regard to the previous years performance	National (Core Output Indicator)
H3	The percentage of new and converted dwellings on previously developed land	National (Core Output Indicator)
TH9D	Percentage of new dwellings completed at less than the 30	National (Core Output Indicator)

List of Indicators A

Indicator Reference	Indicator	Level of Indicator
	dwellings per hectare, between 30-50 dwellings per hectare and over 50 dwellings per hectare	
H5	Affordable housing completions	National (Core Output Indicator)
BD4	Amount of additional retail, office and leisure developments for 'town centre uses'	National (Core Output Indicator)
	Amount of additional retail, office and leisure developments respectively in town centres	Local Indicator
	Percentage of eligible open spaces managed to Green Flag Award standard	Local Indicator
5a	Production of primary land won aggregates	National (Core Output Indicator)
5b	Production of secondary / recycled aggregates	National (Core Output Indicator)
W1	Capacity of new waste management facilities by type	National (Core Output Indicator)
W2	Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste management	National (Core Output Indicator)
E1	Number of planning permissions granted contrary to the sustained advice of the Environment Agency on either flood defence grounds or water quality	National (Core Output Indicator)
E2	Change in areas of biodiversity importance including change in priority habitats value including sites of international,	National (Core Output Indicator)

A List of Indicators

Indicator Reference	Indicator	Level of Indicator
	national, regional, sub-regional or local significance	
E3	Renewable energy generation	National (Core Output Indicator)
	Number of developments which generate on-site renewable energy	Local Indicator
	Has your authority undertaken an Urban Potential Study? If yes, give the date the study was completed, the period that it covers and the date that it is to be revised	Local Indicator
	Has your authority undertaken and employment land review and do you have a five-year land supply?	Local Indicator
	Has your authority undertaken a housing land review? (i.e as part of the LDF) If so please give the date of this review	Local Indicator
	Between 01.04.07 and 31.03.08 what was the number of vacant units and percentage of vacant floorspace in Town Centres and Out of Town Centres	Local Indicator
	Between 01.04.07 and 31.03.08 how many planning permissions were granted for farm diversification schemes	Local Indicator
	What is the number of dwellings planned for in the Local Authority's development plan on previously developed land and through conversion / change of use	Local Indicator
	Between 01.04.07 and 31.03.08 how many dwellings have been completed on land	Local Indicator

List of Indicators A

Indicator Reference	Indicator	Level of Indicator
	not allocated for housing in the development plan	
	Amount of housing development by settlement type	Local Indicator
	As per Core Indicator H3, but with dwellings on greenfield, how many for agricultural use?	Local Indicator
	Has your authority undertaken a Housing Needs Assessment; Housing Market Assessment and Strategic Housing Land Availability Assessment? If so please give the dates	Local Indicator
	<p>Between 01.04.07 and 31.03.08 how many completed houses or bungalows had:</p> <ul style="list-style-type: none"> a) 1 bedrooms b) 2 bedrooms c) 3 bedrooms d) 4 bedrooms e) 5+ bedrooms <p>How many completed flats, maisonettes or apartments had:</p> <ul style="list-style-type: none"> a) 1 bedrooms b) 2 bedrooms c) 3 bedrooms d) 4+ bedrooms <p>Between 01.04.07- 31.03.08 how many completed dwellings were: a) flats,</p>	Local Indicator

A List of Indicators

Indicator Reference	Indicator	Level of Indicator
	apartments, maisonettes b) terraced c) semi-detached d) detached	
	The number of dwellings lost through conversion, demolition and change of use	Local Indicator
	Number and percentage of developments which have met the various ratings for sustainable construction	Local Indicator
H6	Housing quality - building for life assessment	National (Core Output Indicator)
H4	Amount of net additional pitches gained in the reporting period	National (Core Output Indicator)
	Provision of sites for gypsies and travellers	Local Indicator
	Has your authority adopted the RTS accessibility criteria in Local Transport Plans and emerging LDF	Local Indicator
	Accessibility of housing development to public transport services	Local Indicator
	Accessibility of employment opportunities to public transport services	Local Indicator
	Average number of parking spaces per dwellings completed in local authority area on reporting period	Local Indicator
	For the reporting period, how many primary and secondary healthcare facilities in operation conform with the RTS accessibility criteria	Local Indicator
	Provision and accessibility to health care facilities	Local Indicator

List of Indicators A

Indicator Reference	Indicator	Level of Indicator
	Has your authority undertaken an audit of open space, sport and recreational facilities (in line with guidance with PPG17)? If so please give the date of the audit	Local Indicator
	Biodiversity action plan and landscape character assessment	Local Indicator
	For the reporting period, what proportion of the local authority's total derelict or degraded land was restored into active use?	Local Indicator
	Were any new (or upgraded) park and ride facilities developed within the authority in the reporting period?	Local Indicator
	Does your LDF or saved plan contain policies for the safeguarding of land with existing rail freight connection, for intermodal interchanges, for consolidation centres and for unloading and loading of water borne freight.	Local Indicator
	Has you LA undertaken a Strategic Flood Risk Assessment (SFRA) if so when, and is it PPS25 compliant?	Local Indicator
	How many planning permissions granted for minerals related activity? has the LA safeguarded sand and gravel sites in accordance with Y and H sand and gravel study? Has the LA made provision for the protection of such sites through the above study?	Local Indicator

A List of Indicators

Indicator Reference	Indicator	Level of Indicator
	Quantity and quality/condition of historic attributes	Local Indicator
	Loss of retail uses to other uses	Local Indicator
	Number of buildings at risk	Local Indicator
	Hotels and guesthouses- losses and gains within the Borough	Local Indicator
	Hotels and guesthouses- losses and gains within the Borough in the designated Prime Holiday Areas	Local Indicator
	Number of beaches with a nationally recognised award	Local Indicator

Table A.1 Local Development Framework Indicators

Calculations for annual number of net dwellings to meet RSS requirement B

B Calculations for annual number of net dwellings to meet RSS requirement

Appendix B Calculations for annual number of net dwellings to meet RSS requirement

Calculations for Annual Number of Net Dwellings to Meet Requirement (Based on RSS Figure)

2004/05

Actual 440 completions for year 2004/05 = 10 more than requirement of 430

10 dwellings divided by 21 (years remaining in RSS allocation) = 0.47 dwellings / year.

Annual requirement becomes $430 - 0.47 = 430$ dwellings / year (rounded).

2005/06

Actual 410 completions for year 2005/06 = 20 less than requirement of 430

20 dwellings divided by 20 (years remaining in RSS allocation) = 1 dwellings / year.

Annual requirement becomes $430 + 1 = 431$ dwellings / year (rounded).

2006/07

Actual 604 completions for year 2006/07 = 173 more than requirement of 431

173 dwellings divided by 19 (years remaining in RSS allocation) = 9.1 dwellings / year.

Annual requirement becomes $431 - 9.1 = 422$ dwellings / year (rounded).

2007/08 (requirement is raised from 430 dwellings to 560 dwellings)

Actual 282 completions for year 2007/08 = 140 less than requirement of 422

140 dwellings divided by 18 (years remaining in RSS allocation) = 7.8 dwellings / year.

Annual requirement becomes $422 + 7.8 + 130 = 560$ dwellings / year (rounded).

2008/09

Actual 205 completions for year 2008/09 = 345 less than requirement of 560

345 dwellings divided by 17 (years remaining in RSS allocation) = 20.3 dwellings / year.

Calculations for annual number of net dwellings to meet RSS requirement B

Annual requirement becomes $560 + 20.3 = 580$ dwellings / year (rounded).

2009/10

Actual 211 completions for year 2009/10 = 369 less than requirement of 580

369 dwellings divided by 16 (years remaining in RSS allocation) = 23.1 dwellings / year.

Annual requirement becomes $580 + 23.1 = 603$ dwellings / year (rounded).

2010/11

Actual 236 completions for year 2010/11 = 367 less than requirement of 603

367 dwellings divided by 15 (years remaining in RSS allocation) = 24.8 dwellings / year.

Annual requirement becomes $603 + 24.8 = 628$ dwellings / year (rounded).

2011/12

Predicted 240 completions for year 2011/12 = 388 less than requirement of 628

388 dwellings divided by 14 (years remaining in RSS allocation) = 27.7 dwellings / year.

Annual requirement becomes $628 + 27.7 = 656$ dwellings / year (rounded).

2012/13

Predicted 263 completions for year 2012/13 = 393 less than requirement of 656

393 dwellings divided by 13 (years remaining in RSS allocation) = 30.2 dwellings / year.

Annual requirement becomes $656 + 30.2 = 686$ dwellings / year (rounded).

2013/14

Predicted 400 completions for year 2013/14 = 286 less than requirement of 686

286 dwellings divided by 12 (years remaining in RSS allocation) = 23.8 dwellings / year.

Annual requirement becomes $686 + 23.8 = 710$ dwellings / year (rounded).

B Calculations for annual number of net dwellings to meet RSS requirement

2014/15

Predicted 323 completions for year 2014/15 = 387 less than requirement of 710

387 dwellings divided by 11 (years remaining in RSS allocation) = 35.2 dwellings / year.

Annual requirement becomes $710 + 35.2 = 745$ dwellings / year (rounded).

2015/16

Predicted 349 completions for year 2015/16 = 396 less than requirement of 745

396 dwellings divided by 10 (years remaining in RSS allocation) = 39.6 dwellings / year.

Annual requirement becomes $745 + 39.6 = 785$ dwellings / year (rounded).

2016/17

Predicted 285 completions for year 2016/17 = 500 less than requirement of 785

500 dwellings divided by 9 (years remaining in RSS allocation) = 55.5 dwellings / year.

Annual requirement becomes $785 + 55.5 = 840$ dwellings / year (rounded).

2017/18

Predicted 280 completions for year 2017/18 = 560 less than requirement of 840

560 dwellings divided by 8 (years remaining in RSS allocation) = 70 dwellings / year.

Annual requirement becomes $840 + 70 = 910$ dwellings / year (rounded).

2018/19

Predicted 225 completions for year 2018/19 = 685 less than requirement of 910

685 dwellings divided by 7 (years remaining in RSS allocation) = 97.9 dwellings / year.

Annual requirement becomes $910 + 97.9 = 1008$ dwellings / year (rounded).

Calculations for annual number of net dwellings to meet RSS requirement B

2019/20

Predicted 180 completions for year 2019/20 = 828 less than requirement of 1008

828 dwellings divided by 6 (years remaining in RSS allocation) = 138 dwellings / year.

Annual requirement becomes $1008 + 138 = 1146$ dwellings / year (rounded).

2020/21

Predicted 140 completions for year 2020/21 = 1006 less than requirement of 1146

1006 dwellings divided by 5 (years remaining in RSS allocation) = 201.2 dwellings / year.

Annual requirement becomes $1146 + 201.2 = 1347$ dwellings / year (rounded).

2021/22

Predicted 100 completions for year 2021/22 = 1247 less than requirement of 1347

1247 dwellings divided by 4 (years remaining in RSS allocation) = 311.8 dwellings / year.

Annual requirement becomes $1347 + 311.8 = 1659$ dwellings / year (rounded).

2022/23

Predicted 75 completions for year 2022/23 = 1584 less than requirement of 1659

1584 dwellings divided by 3 (years remaining in RSS allocation) = 528 dwellings / year.

Annual requirement becomes $1659 + 528 = 2187$ dwellings / year (rounded).

2023/24

Predicted 35 completions for year 2023/24 = 2152 less than requirement of 2187

2152 dwellings divided by 2 (years remaining in RSS allocation) = 1076 dwellings / year.

Annual requirement becomes $2187 + 1076 = 3263$ dwellings / year (rounded).

2024/25

B Calculations for annual number of net dwellings to meet RSS requirement

Predicted 0 completions for year 2024/25 = 3263 less than requirement of 3263

3263 dwellings divided by 1 (years remaining in RSS allocation) = 3263 dwellings / year.

Annual requirement becomes $3263 + 3263 = 6526$ dwellings / year (rounded).

Graphs, Charts and Tables C

C Graphs, Charts and Tables

Appendix C Graphs, Charts and Tables

Demographic Structure

Population

	1981 (Base)	1991 Population	1981-1991 (%age Increase)	2001 Population	1991-2001 (%age Increase)
Scarborough Borough	101,515	108,743	7.12%	106,243	-2.3%
North Yorkshire	666,951	541,760	N/A ⁽¹⁷⁾	569,660	5.15%
Yorkshire and the Humber	N/A ⁽¹⁸⁾	4,936,133	N/A ⁽¹⁹⁾	4,964,833	0.58%
England and Wales	49,154,687	50,748,016	3.24%	52,041,916	2.55%

Table C.1 Population Change 1981-2001

Source: National Statistics Web site www.statistics.gov.uk

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	Population (2001 Census)	Population (NYCC Mid-2008 estimate)	%age Change
Borough	106,243	108,500	2.12%
Scarborough ⁽²⁰⁾	50,120	51,430	2.61%
Whitby ⁽²¹⁾	13,580	13,570	-0.07%
Filey	6,820	6,840	0.29%
Rest of Borough	36,030	36,660	1.75%

Table C.2

Local Population Change 2001-2008 Estimates

Source: North Yorkshire County Council 2008 Population Estimates

17 The Boundaries of North Yorkshire and the districts included altered significantly between 1981 and 1991, therefore it is not possible to provide a true population trend (ie increase or decrease)

19 Yorkshire and Humber figures are not available for 1981

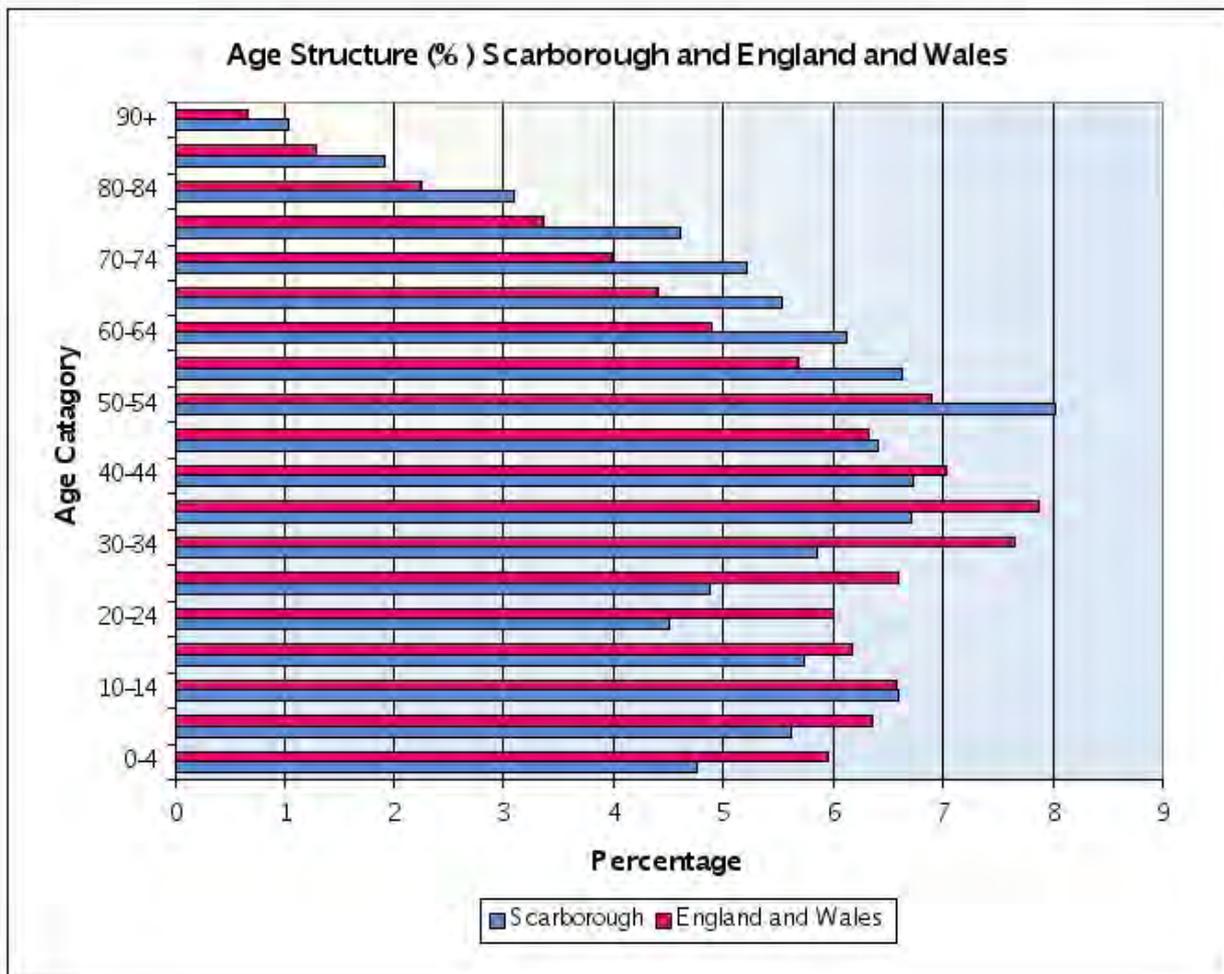
18 Yorkshire and Humber figures are not available for 1981

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

21 Whitby consists of Mayfield, Streonshalh and Whitby West Cliff wards

Graphs, Charts and Tables C

Age Structure



Picture C.1 Age Structure of Scarborough Borough (2001)

Age Range	Scarborough Total	%age	England and Wales Total	%age
Totals	160,243		52,041,916	
0-4	5058	4.76	3,094,141	5.95
5-9	5967	5.62	3,307,854	6.36
10-14	7010	6.60	3,425,023	6.58
15-19	6102	5.74	3,217,308	6.18
20-24	4782	4.50	3,122,212	6.00
25-29	5188	4.88	3,435,008	6.60
30-34	6228	5.86	3,983,921	7.66

C Graphs, Charts and Tables

Age Range	Scarborough Total	%age	England and Wales Total	%age
35-39	7129	6.71	4,093,184	7.87
40-44	7145	6.73	3,656,368	7.03
45-49	6807	6.41	3,296,053	6.33
50-54	8534	8.03	3,591,043	6.90
55-59	7042	6.63	2,962,273	5.69
60-64	6503	6.12	2,544,754	4.89
65-69	5890	5.54	2,292,482	4.41
70-74	5549	5.22	2,074,550	3.99
75-79	4896	4.61	1,755,023	3.37
80-84	3294	3.10	1,178,314	2.26
85-90	2029	1.91	676,678	1.30
90+	1090	1.03	335,727	0.65

Table C.3

Age Structure of Scarborough Borough (2001)

Source Census 2001: National Statistics Web site: www.statistics.gov.uk

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Household Types

Household Type	Scarborough Borough	National Average
One person households as a % of all households	32.52	29.07
One person pensioner households as a % of all households	17.99	14.58
One person non-pensioner households as a % of all households	14.52	14.49
Households with children as a % of all households	23.15	26.72
Households with 3 or more adults and no children as a % of all households	9.34	11.14

Table C.4 Households by Type (Census 2001)

Source: Census 2001: National Statistics web site: www.statistics.gov.uk

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Graphs, Charts and Tables C

Ethnic Groups

%age	Scarborough Borough	North Yorkshire	Yorkshire and the Humber	England
White	99.03	98.87	93.48	90.92
Mixed	0.42	0.45	0.91	1.31
Asian or Asian British	0.19	0.28	4.48	4.58
Black or Black British	0.08	0.12	0.69	2.3
Chinese or other Ethnic Group	0.28	0.29	0.44	0.89

Table C.5 Ethnic Groups (Census 2001)

Source: Census 2001: National Statistics website: www.statistics.gov.uk
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Average Housing Price

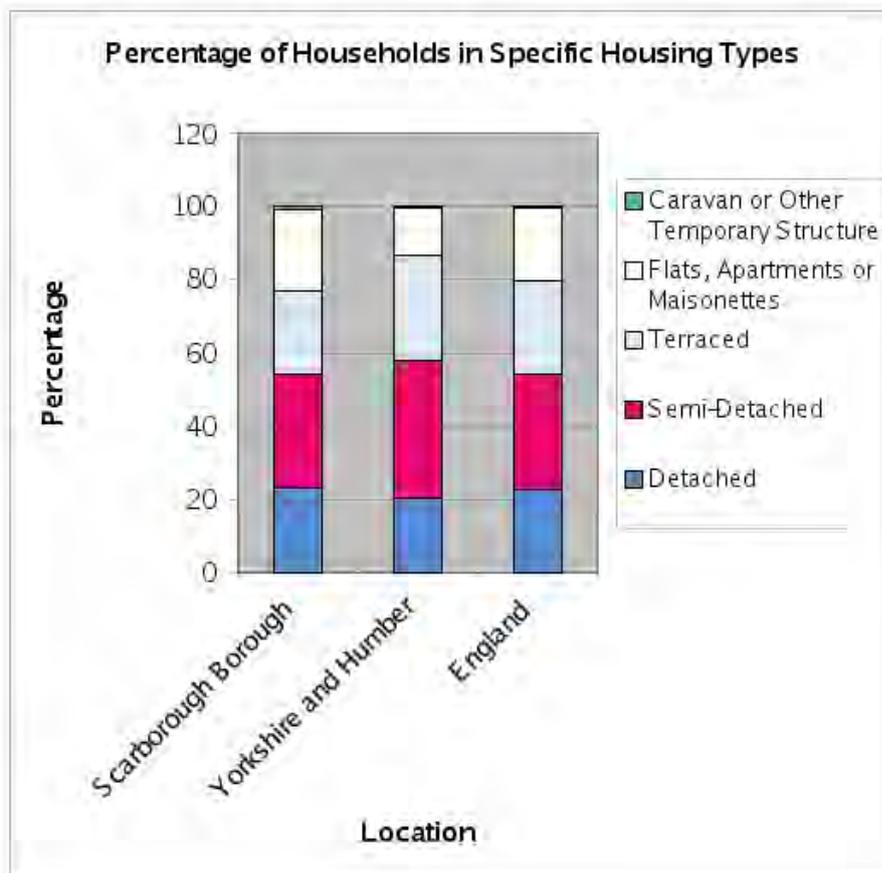
	2005	2006	2007	2008	2009	%age increase since 2005
Scarborough Borough	155,994	156,708	164,505	177,995	150,953	-3.23%
North Yorkshire	190,533	197,601	213,032	225,900	197,804	3.82%
Yorkshire and the Humber	131,140	149,983	150,485	154,729	141,962	8.25%
England and Wales	183,486	199,577	210,395	218,595	198,948	8.43%

Table C.6 Average House Prices for Local Plan Period (£)

Source: Land Registry (note: figures not available for 2010). House price data within this report is subject to Crown Copyright Protection.

C Graphs, Charts and Tables

Housing Type



Picture C.2 Percentage of Households in Specific Housing Types

Housing Type	Scarborough Borough	Yorkshire & Humber	England
Detached	23%	20.2%	22.5%
Semi-Detached	31%	37.5%	31.5%
Terraced	23%	29.1%	25.8%
Flats, Apartments or Maisonettes	22%	13.04%	19.6%
Caravan or other temporary structure	1%	<1%	<1%

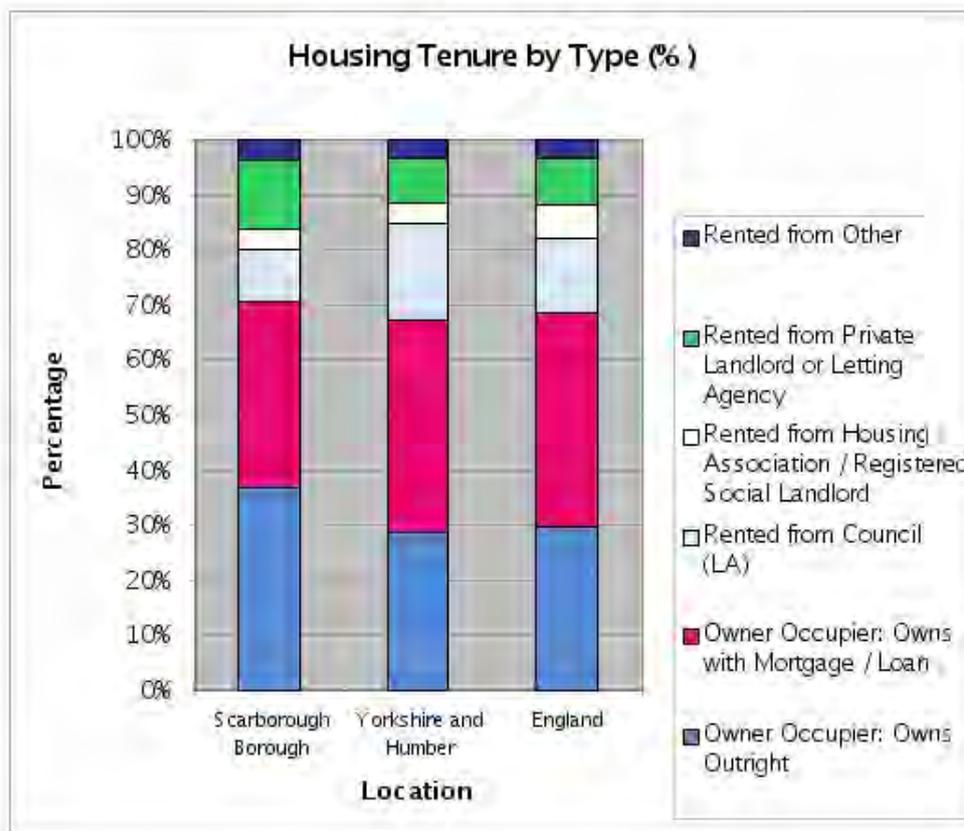
Table C.7

Percentage of Households in Specific Housing types

Graphs, Charts and Tables C

Source: Census 2001: National Statistics website: www.statistics.gov.uk 'Household Spaces and Accommodation Type (KS16)'. Crown Copyright material is reproduced with the permission of the Controller of HMSO

Tenure



Picture C.3 Housing Tenure (%)

Tenure Type	Scarborough Borough	Yorkshire and Humber	England
Owner Occupier: Owns outright	36.7	28.5	29.5
Owner Occupier: Owns with mortgage / loan	33.5	38.6	38.8
Rented from Council (LA)	9.6	17.3	13.2
Rented from Housing Association / Registered Social Landlord	3.7	3.8	6
Rented from Private Landlord or Letting Agency	12.2	7.9	8.7

C Graphs, Charts and Tables

Tenure Type	Scarborough Borough	Yorkshire and Humber	England
Rented from Other	3.8	3.5	3.2

Table C.8 Housing Tenure by Type (%)

Source: Census 2001: National Statistics web site: www.statistics.gov.uk: 'Tenure (KS18)'. Crown Copyright Material is reproduced with the permission of the Controller of HMSO.

Socio-Cultural Issues

Crime Statistics

	Scarborough Borough	North Yorkshire	England and Wales
Burglaries per 1000 population	8	10	10
Criminal damage per 1000 population	16	15	16
Violence against the person per 1000 population	16	14	17
Offences against vehicles per 1000 population	6	7	10

Table C.9 Crime Statistics for the Year 2009/10

Source www.crimestatistics.org.uk Source Office of National Statistics.

Economy

Employment

	04/06 - 03/07	04/07 - 03/08	04/08 - 03/09	04/09 - 03/10
Scarborough Borough	79.2%	77.8%	79.9%	73.2
Yorkshire and Humber	77.9%	77.8%	78.1%	75.4
Great Britain	78.6%	78.7%	78.9%	76.5

Table C.10 Economically Active Population as a % of Working Age Population

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

Graphs, Charts and Tables C

	04/07 - 03/08		04/08 - 03/09		04/09 - 03/10	
	Wanting a Job	Not wanting a Job	Wanting a Job	Not wanting a Job	Wanting a Job	Not wanting a Job
Scarborough Borough	6.3%	15.9%	5.7%	14.4%	7.7%	19.1%
Yorkshire and Humber	5%	17.1%	5.9%	16%	6%	18.6%
Great Britain	5.4%	15.9%	5.6%	15.5%	5.6%	17.9%

Table C.11 Economically Inactive Population as a % of Working Age Population

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

Unemployment Rates

	Scarborough Borough			North Yorkshire		
	04/08-03/09	04/09-03/10	04/10-03/11	04/08-03/09	04/09-03/10	04/10-03/11
Unemployment Rate (Working Age) %	6.6	9	9.6	4.1	6.5	5.8

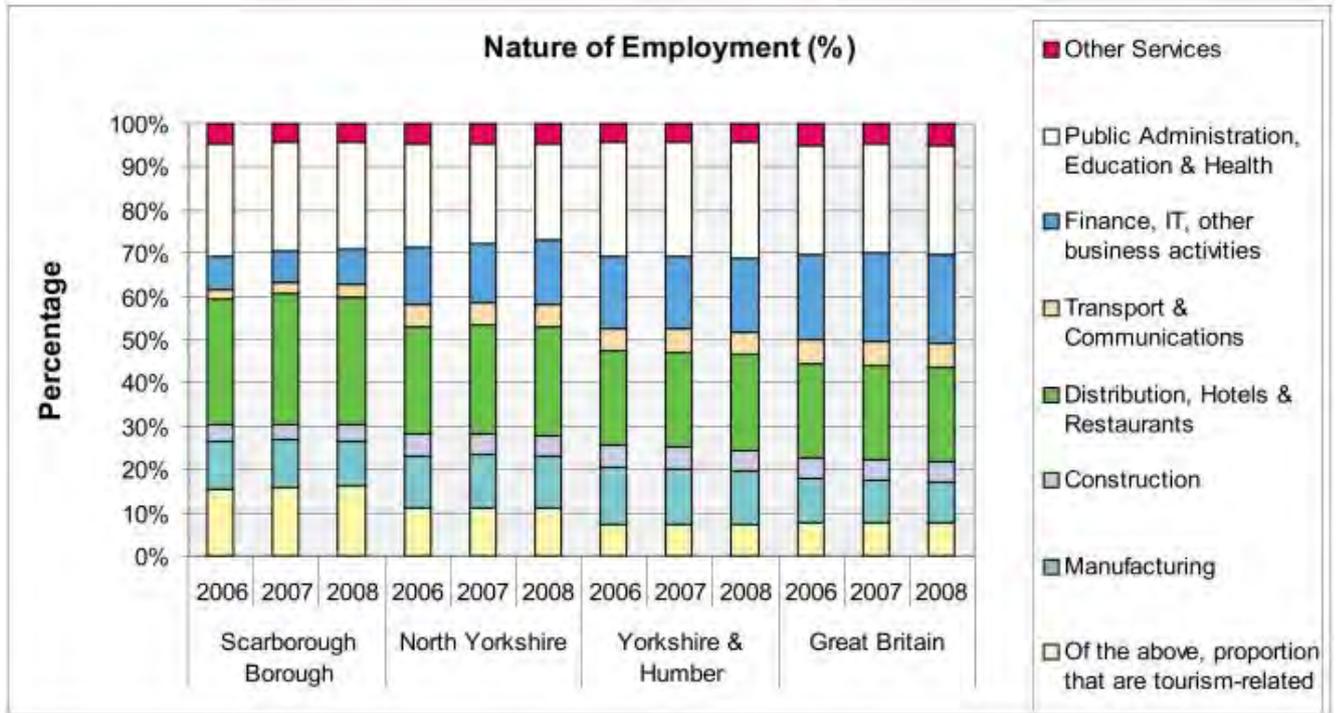
Table C.12 Unemployment Rates (Borough & County)

	Yorkshire and The Humber			Great Britain		
	04/08-03/09	04/09-03/10	04/10-03/11	04/08-03/09	04/09-03/10	04/10-03/11
Unemployment Rate (Working Age) %	7.1	9	8.8	6.2	7.9	7.7

Table C.13 Unemployment Rates (Regional & National)

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

C Graphs, Charts and Tables



Picture C.4 Nature of Employment

Graphs, Charts and Tables C

Industry	Scarborough Borough			North Yorkshire			Yorkshire & Humber			Great Britain		
	2006	2007	2008	2006	2007	2008	2006	2007	2008	2006	2007	2008
Manufacturing	12.9	13.1	12.4	13.3	13.7	13.2	13.8	13.6	13	10.9	10.6	10.2
Construction	4.2	4.1	4.1	5.5	5.4	5.5	5.5	5.4	5.2	4.8	4.9	4.8
Distribution, Hotels and Restaurants	34.2	35.4	34.7	27.5	27.7	27.6	23.3	23.4	23.5	23.5	23.3	23.4
Transport and Communications	2.6	2.7	3.7	5.7	5.6	5.7	5.8	5.7	5.5	5.9	5.9	5.8
Finance, IT, other business activities	8.8	8.8	9.5	14.6	15.3	16.5	17.7	17.8	18.4	21.2	21.6	22
Public Administration, Education and Health	30.5	29.3	29.2	26.2	25.3	24.6	28.2	28.5	28.6	26.9	26.9	27
Other Employee Jobs	5.3	4.9	4.8	5.4	5.3	5.3	4.5	4.4	4.4	5.3	5.2	5.3
Of the above, proportion which are tourism related	18.1	18.3	18.9	12.4	12.3	12.1	7.9	7.9	7.7	8.3	8.2	8.2

Table C.14

Nature of Employment (%)

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

C Graphs, Charts and Tables

Average Income

	Scarborough Borough	Yorkshire and Humber	Great Britain
2002	336.6	360.0	392.7
2003	348.6	375.5	406.2
2004	339.4	391.5	421.3
2005	349.4	400.0	432.8
2006	361.2	412.5	445.9
2007	384.6	425.6	460.0
2008	410.4	443.8	479.3
2009	410.9	452.4	491.0
2010	456.1	463.0	501.8

Table C.15 Gross Weekly Pay (Resident Population) in £s

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
2002	335.8	360.0	392.2
2003	338.1	375.6	405.2
2004	352.9	389.4	420.3
2005	371.9	398.8	431.7
2006	330.9	409.0	444.8
2007	377.7	422.6	459.3
2008	411.2	441.0	479.1
2009	403.5	450.8	490.2
2010	427.6	460.2	500.4

Table C.16 Gross Weekly Pay (Workplace Population) in £s

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

Graphs, Charts and Tables C

Natural Environment

	Area		North Yorkshire and Cleveland Heritage Coast		Flamborough Headland Heritage Coast		Total Heritage Coast	
	Ha	%	Ha	%	Ha	%	Ha	%
Local Plan Area (%age of the Borough)	29814 (36.5)	100	2554	8.6	550	1.8	3104	10.4
North York Moors National Park in Scarborough Borough (%age 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 C.17 National Landscape Designations in Scarborough Borough

Source: SBC Local Plan Fact Sheet No.7 (1994)

C Graphs, Charts and Tables

Estimation of Planning Permissions Reaching Commencement D

D Estimation of Planning Permissions Reaching Commencement

Appendix D 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 Development Framework.

Some authorities have suggested that all permissions will come forward at some time over the LDF 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 Land Availability Assessment (SHLAA) first put forward the premise whereby current housing permissions would be discounted by 10%. This was agreed by the SHLAA working group and used in the first two iterations of the SHLAA 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 historical analysis of small sites. 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 2004 was compiled;
2. All sites that gained planning permission between April 2004 and April 2010 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 2004 to April 2010 was calculated;
4. The percentage of dwellings expiring in relation to total permissions is then calculated.

Up to April 2011 the proportion of dwellings with planning consent that were not subsequently developed totalled 10%.

Estimation of Planning Permissions Reaching Commencement D

This percentage figure is regarded as being a robust and evidenced reflection of actual delivery rates and will be used in the SHLAA update for 2011 and the LDF. This will be updated annually and amended accordingly.

D Estimation of Planning Permissions Reaching Commencement

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