

Annual Monitoring Report AMR 2012



Executive Summary

A key requirement of the Planning and Compulsory Purchase Act 2004 is the production of an Annual Monitoring Report (AMR) which sets out the progress in moving towards a Local Plan (formerly Local Development Framework - LDF) and the implementation of policies. The AMR measures various indicators to assess the performance of planning policies set out in the adopted Local Plan and helps understand the wider social, environmental and economic issues affecting the Borough.

In December 2010, the Localism Bill was introduced before Parliament with a view to reforming certain elements of the planning system and in particular with the aim of giving local authorities new freedoms and flexibility. The Localism Bill received Royal Assent in November 2011, making it an Act. Although the Localism Act 2011 removes the need for local authorities to prepare and submit the AMR to Government, it still retains the overall duty to monitor issues relevant to the development and implementation of planning policies.

Since the withdrawal of guidance on local plan monitoring and the subsequent changes through the Localism Act, it is a matter for each local planning authority to decide what to include in their monitoring reports while ensuring that they are prepared in accordance with relevant UK and EU legislation. The Council is also no longer required to report the former National Core Output Indicators; however it is important to ensure that data on key issues such as housing and employment can be reported on a consistent basis to enable comparison at a regional and national level. Chapters will also include information on local indicators to provide greater policy coverage and better reflect local circumstances.

The Localism Act no longer refers to Annual Monitoring Reports - this is replaced by Authority Reports which focus on what is most appropriate to the Borough's communities in the interests of transparency. This may be more than one report that covers a period no longer than 12 months, or a shorter period if it is deemed appropriate.

This Annual Monitoring Report covers the period 1 April 2011 - 31 March 2012. The AMR continues to report on progress with the Local Plan (formerly LDF) which is under preparation, and also sets out performance against a series of indicators that reflect the particular local issues and priorities for the Borough, together with any other information the authority considers appropriate. As key planning documents are adopted, the AMR will identify the extent to which policies and proposals set out in each document are being achieved.

As the Local Plan moves through the preparation stages, the indicators set out in this document may evolve in response to strategy and policy direction, and as a result of lessons learned through the on-going monitoring process.

Monitoring Local Plan Preparation

Soon after it came to power, the Coalition Government set about radically reforming England's planning system. It has made significant changes to the planning system that will affect the responsibilities of all local planning authorities. The Government's intention is to make the planning system one that better supports sustainable economic growth and jobs, underpinned with the principles of localism, with less 'top-down' prescription and more 'bottom up' involvement.

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There have been two main elements to the reforms. The first is the Localism Act - legislation that includes the abolition of regional governance and the introduction of neighbourhood planning. First unveiled in December 2010, its aim is to give local councils and people more powers over what happens in their communities, in areas such as planning. The Act gained Royal Assent in November 2011. Consequently, since abolishing Regional Spatial Strategies (RSS) and their associated housing targets, the regional tier of planning no longer exists. Local authorities are responsible for determining their own targets for housing which gives the Council more freedom and flexibility to work with its neighbours and other bodies (as covered by the 'duty to co-operate' within the Act) to undertake the strategic planning for the Borough.

The Preferred Options Core Strategy (2009) planned for 11,800 dwellings up to 2026. This is now being re-evaluated following the demise of the RSS, and the time period over which the strategy will apply extended to 2030. The local planning authority is currently preparing a Housing Position Paper to determine the appropriate number, however, some early work can be found in the Interim Housing Position Paper (IHPP 2010).

The second component of the national reforms - the National Planning Policy Framework (NPPF) - was published in March 2012, replacing more than 1,000 pages of planning policy statements and guidance with a document of just more than 50 pages. This is a key part of the reforms to make the planning system less complex and more accessible, and to promote sustainable growth. The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. The NPPF came into immediate effect when it was published, with a transition period to allow councils to ensure their local plans are in place.

Scarborough Borough Council had been working on the preparation of a Local Development Framework to replace the present Borough Local Plan (adopted in 1999). The Council had prioritised preparation of a Core Strategy Development Plan Document (DPD) and a Housing Allocations DPD. In light of the changes to the planning system at the national level, the Borough Council is no longer producing a Core Strategy DPD. On 17 January 2012, Cabinet agreed to the principle of rebranding the 'Local Development Framework'. The new approach is to produce a 'Local Plan' covering strategic policy, land allocations and more detailed development management policies (essentially combining the current Core Strategy, Housing Allocations and Community, Environment and Economy DPDs). All the evidence and consultation undertaken with the LDF over the past few years will be taken into account and will shape and inform the emerging plan.

The Core Strategy and Housing Allocations DPDs had both reached 'Preferred Options' stage and a draft Local Plan building on this work is likely to be published for consultation in late 2012.

Implementation of Policies in the Borough Local Plan

New Local Plan policies are not yet in place, but the current Borough Local Plan (1999) is seen to have performed well, with policies being used effectively.

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Monitoring Report - Key Findings

- The total land developed for employment in this reporting period was 3332.75sqm. The majority of development took place in rural areas. This is the second year of higher levels of development of employment floorspace after only small-scale office development in previous years;
- The actual net completions of 268 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, 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 reduced and, consequently, the construction industry was severely affected. The reduced turnover in new build sales 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 for the last two years' reporting period have seen an increase on the previous two years;
- 85.9% of completed residential development is of a density of over 30 dwellings per hectare (target 100%);
- 88.0% of completed residential development occurred on brownfield land - an overall figure for 2004 to 2012 of 85.86% - exceeding the 65% target of the Regional Spatial Strategy;
- 76% of completed properties have 1 or 2 bedrooms;
- 57% of all completed residential developments were flats, this is significantly lower than recent trends but an increase on last year's figure (for instance, 85% of all completed developments in 2009/10 were flats);
- For the period 2011/12 there were a total number of 73 affordable housing completions. The average provision has been 8.73% of total completions between April 2004 and March 2012 which falls well below the previous Local Plan target of 19%;
- Overall retail floorspace continues to grow with a net gain of 802.05sqm in 2011/12, even though there was the highest gross loss of floorspace since 2006/07. A significant proportion of this completed floorspace was in designated town centres, this has been a net gain in town centre floorspace for the third consecutive year;
- No planning permissions were granted contrary to recommendations made by the Environment Agency on flooding issues;
- There has been no change in size or status of internationally or nationally designated sites in the Borough in 2011/12. The Biodiversity Action Plan (BAP) has not been altered in the previous 12 months to include or remove any priority habitats or species;

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- The Strategic Housing Land Availability Assessment (SHLAA) was updated for 2011. This document sets out the potential availability of developable land capable of accommodating residential development. The 2012 update will commence in the Summer of 2012 and include an assessment of employment land;
- The Borough Council manages eight beaches (two are in the National Park). These eight beaches are covered by the EU Bathing Water Directive standards. In 2011, all received the Quality Coast Award (QCA) which recognises and rewards beaches that achieve the highest standards of beach management. Three of these eight beaches (Whitby West Cliff, Scarborough North Bay and Filey Bay) once again have secured the coveted Blue Flag;
- The number of hotel / guest house accommodation bedspaces has decreased, with 168 fewer across the Borough. This has increased the overall loss of bedspaces in the Borough since 1999 to 959 in total, 201 in Prime Holiday Areas (PHA's). This year saw a net loss of 8 hotels / guest houses in total (none in the PHA).

When future key planning documents 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 Local Plan, 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.

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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 provide an overview of the development picture in an area and to show if the local policies are achieving their aims and achieving sustainable development.

1.2 The Localism Act 2011 removes the need for local planning authorities to produce an AMR for Government. However, the Act retains the overall duty to monitor the performance and achievements of the planning service and share it with the local community. For this reason, the Council will continue to publish an AMR but subsequent versions will take on a slightly different form.

1.3 Since the withdrawal of guidance on local plan monitoring and the subsequent changes through the Localism Act, it is a matter for each Council to decide what to include in their monitoring reports while ensuring that they are prepared in accordance with relevant UK and EU legislation. Until further guidance is published, Scarborough Borough Council will continue to produce an AMR based on the Core Output Indicators, which were considered to provide the basis for all policy monitoring. Chapters will also include regional and locally derived indicators to provide greater policy coverage and better reflect local circumstances.

1.4 The Localism Act requires that every local planning authority must prepare reports containing information on:

- the implementation of the Local Development Scheme (LDS); and
- the extent to which the policies set out in the current and emerging Borough Local Plan are being achieved.

1.5 This Annual Monitoring Report covers the period 1 April 2011 - 31 March 2012 and reports on the following:

- Progress with the Local Plan in relation to LDS milestones;
- Extent of the implementation of policies within the current and emerging Borough Local Plan; and
- Core and contextual indicators to illustrate the current economic, social and environmental characteristics of the Borough.

1.6 This report includes information on economy, housing, transport, retail, leisure and tourism, health and community facilities, the built and natural environment and renewable energy.

Scarborough Borough's AMR Methodology

1.7 This Annual Monitoring Report (AMR) is a document which is produced by the Council each December, looking back at the previous financial year, from 1 April to 31 March. However, with reference to the progress with the Local Plan (formerly LDF) in relation to the targets within the Local Development Scheme (LDS), this will be as up to date as possible. The document comprises:

- An introduction to Scarborough Borough and background information and data;
- A summary of progress with the preparation of the Local Plan, 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 2011/12.

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

Indicators

1.9 The current Local Plan has little in the way of indicators to measure success. To this extent, even though there is no longer a requirement to report on those, the former National Core Output Indicators (NCOIs) form the basis for all policy monitoring of this AMR. However, future key planning documents will include specific targets/indicators that can be monitored on a regular basis.

1.10 In addition to the NCOIs, chapters also include local indicators to reflect the particular local issues and priorities, and to provide a backdrop against which to consider the effects of policies. These additional local indicators are selected by the local planning authority as they 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.

1.11 This choice of local indicators will be added to each year as the Local Plan is progressed to reflect relevant local issues and policy monitoring needs and to monitor the targets set out in each of the policies. When the Local Plan and other development plan documents are adopted, the AMR will incorporate the monitoring of the full set of targets and indicators as set out in the relevant document. Monitoring systems are being developed so that for future AMRs a full suite of data will be available to monitor the Local Plan policies and targets.

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1.12 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.

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

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Locality

3.1 Scarborough Borough encompasses the whole of the coast of North Yorkshire. It covers an area of 81,654 ha or 817 km² (315 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 Local Plan 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 In 2001, the Borough had a population density of 1.3 persons per hectare which, in 2011, has increased slightly to 1.33 persons per hectare. The population density for England was 4.29 persons per hectare and 0.74 for North Yorkshire in 2011.

3.3 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 most important link is the road and rail corridor of the A64 and Trans-Pennine rail link. The Trans-Pennine line provides an hourly service direct to York (the Yorkshire region's most popular tourism destination with East Coast main line connections to London), Leeds (the region's economic hub), Manchester and Liverpool. In terms of road links, the A64 has strategic importance as the main route from York, with the A171, A170 and A165 also significant routes within the Borough. The inadequacy of this east-west link (A64) and the poor communication links between Teesside to the north and Humberside to the south contribute to major accessibility problems.

3.4 Bus services serve the Borough's towns and villages and link Scarborough and Whitby with Middlesbrough, York, Leeds and Hull.

Demographic Structure

Population

3.5 Most of the population of Scarborough Borough live in the towns of Scarborough, Whitby and Filey. In 2001, the population of the Borough of Scarborough was 106,243. The Census Estimates for 2011 show the population to have increased by 2.4% to 108,800.

3.6 The population of Scarborough district accounts for 18.2% of the population of North Yorkshire, and still remains as the second largest district behind Harrogate district which accounts for 26.4% of North Yorkshire's population.

3.7 Since 2001, population within England Wales has increased by 7.75%, and by 6.42% in the Yorkshire & Humber region. Population growth has been below average in North Yorkshire which has seen the population grow by 5.05% from 569,660 in 2001 to 598,400 in 2011. Scarborough has also seen a below average growth in population of 2.41% between 2001 and 2011.

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3.8 The 2011 Census Estimates for the Borough show the gap between the proportion of females to males to have decreased largely due to an increase in the male population. In 2011, males in Scarborough accounted for 48.3% (47.4% in 2001) of the population and females for 51.7% (52.6% in 2001).

3.9 The 2011 population estimates continue to show an ageing population in both North Yorkshire and Scarborough. In 2001, the population aged 60+ accounted for 23.8% of the population in North Yorkshire and 27.5% of the population in Scarborough. In 2011, the population aged 60+ accounted for 28% of the population in North Yorkshire and 31.1% of the population in Scarborough compared to 22.5% in England and 22.7% in the Yorkshire & Humber region.

3.10 Over half of the population in Scarborough (52.6%) are aged over 45 compared to 41.7% in England and 42.2% in the Yorkshire & Humber region. 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.

3.11 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

3.12 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.

3.13 The number of occupied households has increased by 5.72% from 46,726 in 2001 to 49,400 in 2011.

Ethnic Groups

3.14 Scarborough's ethnic population is changing. Traditionally there has been little ethnic diversity in the town, though recently this has significantly increased, especially as a result of economic migration from Eastern Europe.

3.15 In 2001, the Borough had less than 1% of its population of non-white ethnicity equating to 1,029 persons. In comparison, 9.1% of the population in England was of non-white ethnicity, 6.5% of the population in Yorkshire & Humber was of non-white ethnicity and 1.1% of the population in North Yorkshire was of non-white ethnicity.

3.16 In 2009, the estimated non-white proportion of the Borough's population has increased by 294% to 4,100 persons, equating to 3.8% of the population.

3.17 Figures 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

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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.

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

Housing

Average Housing Price And The Active Market

3.19 Whilst there has been a modest improvement in the trend for house prices recently, the current average UK house price is very similar to the levels both a year ago and at the beginning of this year. It is expected that this situation continues with prices likely to still be around today's levels at the end of 2012 as the ongoing economic environment constrains housing demand. (Source: Halifax House Price Index - May 2012)

3.20 The April data shows a negative monthly price movement of -0.3%. The annual change now stands at -0.1%, bringing the average house price in England and Wales to £160,417. (Source: Land Registry)

3.21 On a regional level, London was the region with the most significant annual price rise with a movement of +5.1% (London was the only region in the country where prices increased). The region with the greatest annual price falls is Yorkshire & The Humber with a movement of -5.6%. (Source: Land Registry)

3.22 According to the BBC News (UK House Prices Jan-March 2012), the average house price for Scarborough is £154,395 with an annual change in house price of -6.9% and a quarterly change of 1.1%. There are clear concentrations of higher values outside of the urban areas of Scarborough, Whitby and Filey. House prices in the rural areas and Whitby are significantly higher than in some wards in Scarborough town. However, on average, prices in the Borough remain considerably lower than the regional and national average.

3.23 Private rented sector: Scarborough's private rental sector is buoyant which is a result of the challenging economic circumstances which has prevented many potential purchasers from accessing the owner occupied market. Much of the rental stock is poor quality (a legacy of an important quantity of stock being linked to previous seaside accommodation and/or catering for seasonal workers) and consequently rents are generally cheaper than in other Local Authority areas in North Yorkshire.

3.24 Social rented sector: In Scarborough, the average weekly rent for RSL tenants (£70 per week) is below the sub-regional average. Proportionally, social housing waiting lists in Scarborough are low at 3.0% compared with 3.8% of all households in North Yorkshire.

Housing Type

3.25 In 2011, Scarborough's housing stock is dominated by semi detached properties (32%), followed by terraced houses (24%) and detached properties (23%). Scarborough has relatively high levels of flatted dwellings (21%). This is a different stock profile to the other Local Authority

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areas which tend to be dominated by detached properties. However, when property type is disaggregated by sub area it is apparent that many of the sub areas do follow the sub regional trends with the Western Parishes having a high proportion of detached dwellings (45%). However, Scarborough and Whitby are very different to the sub regional average with a preponderance of flats and semi detached properties. The higher proportion of flats can be attributed to the amount of HMO properties in the area which were identified by agents as forming an important part of the Scarborough market.⁽¹⁾

3.26 The higher than average proportion of flats and apartments is also 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.

3.27 The 2011 Household Survey provides a measure of dwelling size utilising the number of bedrooms in each home. This analysis indicates that Scarborough's stock profile comprises predominantly larger dwellings with 3 or more bedrooms, with 36.4% of properties with 3 bedrooms and 22.1% with 4+ bedrooms. 29.4% of properties have 2 bedrooms, with bedsits (0.3%) and 1 bedroom properties (11.8%) being less prevalent within the profile.

Tenure

3.28 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 and updated in 2011) 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.

3.29 The tenure profile of dwellings across North Yorkshire highlights the importance of owner occupation, with 74% of dwellings falling into this category, followed by the social rented sector (13%) and private rented sector (11%).

3.30 The dwelling tenure profile of Scarborough demonstrates a lower level of owner occupation than North Yorkshire as a whole - at 70%. Scarborough's private rented sector is proportionately larger than the North Yorkshire average (14%), and has a larger proportion of households in social rented tenure (13%). The Household Survey 2011 revealed that a relatively high proportion of households expecting to move in the next two years, expect to move into private rented or social rented accommodation, reflecting the dynamic parts of the market in the authority and the income profile.

3.31 Owner occupation is prevalent across the sub areas, with the rural sub areas having the higher proportions of this tenure. Rental properties, both social and private, tend to be focused in the urban sub areas such as the Scarborough and Whitby sub areas.

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Condition of Housing Stock

3.32 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.

3.33 Of these, Yorkshire Coast Homes completed the redevelopment of Sandybed Court in Scarborough and Stonehouse Gardens in Whitby and the conversion of former flats into houses at Endcliffe Crescent in Barrowcliff. Yorkshire Coast Homes are currently undertaking the redevelopment of St Hilda's Terrace in Whitby and the conversion of 461 Scalby Road in Newby. Both of these schemes will be completed during 2012/13.

Socio-Cultural Issues

Indices of Deprivation

3.34 A national index of deprivation, known as the Indices of Deprivation, is published by Central Government to help local authorities identify the most disadvantaged areas so that resources and funding are allocated appropriately. The latest index is the Indices of Deprivation 2010 (ID2010).

3.35 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

3.36 Most recent data available (2010/11) shows that levels of recorded crime and disorder incidents have decreased both locally and nationally. Locally, the number of burglaries and offences against vehicles has decreased significantly (Table C.9, Appendix C, provides further detail). The Borough is a relatively safe area, with crime rates below the national average, although some rates are higher than the county as a whole.

3.37 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

3.38 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.

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Employment

3.39 North Yorkshire has a varied and diverse economy. It is characterised by significantly high levels of self employment and very small businesses. There is a growing manufacturing sector especially in food and drink, a strong tourism, cultural and creative sector, a significant financial and business services sector, and an emerging green energy sector.

3.40 Of those who are of working age in the Borough, currently 80.9% are economically active, either as an employee or self-employed. This is an increase of 3.9% on the previous year's figure (77%). The regional figure is the same as last year's (75%) while the national figure decreased slightly (from 76.2% to 76.5%).

3.41 Of those economically inactive, the majority do not want a job. The most up to date figures (Apr 2011- Mar 2012) show that in Scarborough Borough, 94.5% of the working age population do not want a job. This is higher than both the national and regional averages (regionally, 77.3%; and nationally, 76.1%).

Unemployment Rates

3.42 The claimant count unemployment rate (monthly unemployment rates are available from the NYCC web site) in North Yorkshire increased from 2.4% in July 2011 to 2.6% in April 2012 and claimant numbers are almost at the level seen at the height of the last recession. However, rates are lower than the England average across all districts with the exception of Scarborough where in April 2012, 4.3% of the resident working age population claimed Jobseekers Allowance in comparison to 4.0% of the England population.

3.43 Locally there are pockets of high levels of unemployment. The wards of Castle, Eastfield, North Bay and Ramshill in Scarborough have the highest levels of unemployment in North Yorkshire. In the wards of Castle and North Bay, Jobseekers Allowance Claimants exceeded 9% of the working age population (16-64) in April 2012 which was higher than the England rate at that time.

Nature of Employment

3.44 While figures from the 2010 Business Register and Employment Survey (ONS 2010 Business Register and Employment Survey) show that North Yorkshire is in line with the national average with 16.0% of employment in the 'wholesale and retail trade' as the largest sector of the economy, it has a much higher proportion of employment in 'agriculture, forestry and fishing' at 6.6% compared with a figure of 1.7% for Great Britain. There is also a significant level of self employment in this sector. Manufacturing employs a larger proportion of the workforce than seen nationally as does the accommodation and food sector. Sectors under-represented compared to the national distribution include professional, scientific and technical activities and other service sector industries.

3.45 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

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(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

3.46 Scarborough Borough's economic profile is very different to that of the other local authority areas in North Yorkshire. Many of the jobs available in the local area, particularly in the tourist industry, are seasonal, low paid and part-time. The Borough's weaker economy is reflected in its income levels which are heavily concentrated in the lower income brackets, with 66.8% of the Borough's population earning less than £23,400 (North Yorkshire Strategic Housing Market Assessment, November 2011).

3.47 Although the average weekly income for people working in the Borough and for the resident population remains below national average, it has again seen an increase in the past year with the average weekly gross income for the resident population now being above regional average.

3.48 The Borough has an average weekly gross income of £477.4 (for the resident population) and £459.3 (workforce population). Looking at resident population this is an increase of 4.7% on the previous year, compared against an increase of 0.6% regionally (now an average of £465.4) and 0.3% nationally (now an average of £503.1). There is a similar pattern when looking at workforce population where the Borough has increased by 7.4% compared with 1.2% regionally, and 0.4% nationally. Full information on this and the trends of recent years can be found in Appendix C.

Built Environment

3.49 The wide range and number of archaeological sites and historic buildings and areas form an important part of the Borough's Heritage. The historic pattern and style of buildings and settlements is distinctive and the coastal landscape is an important area for prehistoric remains. Many such sites are subject to national designations:

- 56 Scheduled Monuments in the Local Plan area;
- 1688 Listed Buildings in the Local Plan area. There are 15 Grade I, 103 Grade II* and 1569 Grade II Buildings;
- 27 Conservation Areas, covering 754.84 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.

3.50 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.

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Natural Environment

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

Landscape Designations

3.52 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 Local Plan area (i.e outside the North York Moors National Park) is within the Heritage Coast.

3.53 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

3.54 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.

Biodiversity and Geology

3.55 The Borough of Scarborough has a wide and diverse biodiversity. In particular the coastal and moorland areas provide habitats for a variety of plants and animals, many of which are of national and international importance. Many of these are within the North York Moors National Park (NYMNP) however there are still a number of important habitats and species in the Local Plan area (outside the NYMNP).

3.56 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 in table 3.1 below.

3.57 In addition, the Local Plan identifies Sites of Importance for Nature Conservation (SINC). SINC are designations used in many parts of England to protect areas of importance for wildlife and geology at a county scale and they complement nationally and internationally designated geological and wildlife sites. There are 71 SINC within the Borough which are considered to be of local importance for biodiversity.

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

3 Scarborough Borough - Background Information

3.59 In general terms the geology of North Yorkshire comprises a range of sedimentary rocks that slope gently to the east so that the oldest rocks are present in the west of the County and the youngest in the east. This geology has been modified significantly in places by faulting (leading to features such as Scarborough Castle headland) and by glacial and post-glacial processes. Clearly the geology has had significant impact on the landscape of the Borough.

Priority Habitats	Priority Species
Woodland Lowland and Wood Pasture, Parkland and Ancient Trees Ancient and/or Specie Rich Hedgerows Unimproved Neutral Grassland Calcareous Grassland Acidic Grassland Wetlands Open Water Coastal Wetlands Coastal Cliff Mosaics Rivers and Streams Species and Buildings	Water Vole Otter Bats Harbour Porpoise Tree and House Sparrow Reptiles Great Crested Newt White Clawed Crayfish Golden Shelled Slug Water Violet Rare Flowers

Table 3.1 SBAP Species and Habitats

Implications for the Local Plan

Local Plan 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 Local Plan should provide an appropriate mix of types and sizes of housing to meet these changing requirements. The Local Plan 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 health care needs.

Local Development Scheme - Milestones 4

4 Local Development Scheme - Milestones

4 Local Development Scheme - Milestones

Introduction

4.1 A revised work programme to deliver the Local Plan is in preparation, and will be finalised in the near future. The Borough Council is committed to deliver a Local Plan as quickly as possible, building on the work that has been undertaken in shaping elements of the Local Development Framework.

Progress with the Local Development Framework

Core Strategy DPD

4.2 The Core Strategy DPD was intended to set out the vision, objectives and spatial strategy for the Borough to 2030.

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

4.4 A Strategic Housing Land Availability Assessment (SHLAA) was completed in 2009, and reviewed and updated in 2010 and 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

4.5 This document was to determine the location of housing developments (i.e. allocations) and set out the methodology for considering and justifying the selection of sites. The proposal for the LDF was to have two principal Borough-wide documents, the Core Strategy and an Allocations and Policies document. Whilst the Core Strategy was intended to set out the overall direction and priorities for future development in the Borough, the Community, Environment and Economy DPD (CEE DPD) covered issues not previously covered in the Core Strategy or Housing Allocations document including industry, shopping, tourism, recreation and so on. The intention was to roll the CEE DPD and the Housing Allocations DPD into a single document, an 'overall allocations and policies' document.

4.6 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 Governments intention to formally remove the regional tier of planning at some point.

Local Development Scheme - Milestones 4

4.7 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 formed the basis for developing our Local Development Framework, effectively establishing the housing position outside the Local Development Framework process.

4.8 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 Plan 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.

The Transition from Local Development Framework to Local Plan

4.9 The Council intends to combine the role of the Core Strategy DPD and CEE DPD into a single Local Plan. Previous work, in terms of evidence and consultation response, will shape the content of the Local Plan. It is intended to produce a draft Local Plan as soon as practically possible, with an indicative timescale of late 2012. The Borough Council's website will set out more details on this in due course.

Whitby Business Park Area Action Plan

4.10 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.

4.11 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.

4.12 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.

4 Local Development Scheme - Milestones

Community Infrastructure Levy

4.13 As part of the strategic planning for the Borough, the Council is exploring the use of the 'Community Infrastructure Levy' (CIL) to facilitate the delivery of the social, environmental and physical infrastructure needed to support growth. It is intended to produce a draft CIL schedule alongside the draft Local Plan, to enable all parties engaged in the planning process to view strategy and implementation together.

Monitoring Framework and Monitoring Results 5

5 Monitoring Framework and Monitoring Results

5 Monitoring Framework and Monitoring Results

Introduction

5.1 This year's report follows the general layout and approach established over the last years. The Local Plan is still under preparation, therefore this Annual Monitoring Report relates to the saved policies in the adopted Borough Local Plan 1999, which sets out the planning policies and proposals for the Borough. Whilst individual policies could be saved, the monitoring indicators could not. Notwithstanding this, they are still considered relevant to monitor the effectiveness of the saved policies and therefore will be used for this purpose in this AMR.

5.2 As the Council does not yet have adopted Local Plan policies, there are no new policies for the AMR to review at this time. As the Local Plan progresses, future AMRs will consider whether new policies are meeting objectives and enabling targets to be met, whether they are having unintended consequences, and whether they require review.

5.3 The selection of indicators for this AMR has been informed by the indicators previously referred to as 'Core Output Indicators'. Until March 2011 these were the recommended indicators set out in Government guidance. These indicators measure quantifiable physical activities that are directly related to, and are a consequence of, the implementation of planning policies and cover topics such as business development, housing and environmental quality. Although Core Output Indicators have now been removed by Government, as an interim measure we have continued to report on many of these indicators as they still provide locally specific contextual information which will be useful in formulating Local Plan policies.

5.4 The development of a monitoring framework is an ongoing process and further indicators and targets will be developed as the work on the production of the Local Plan progresses. As the new policies emerge, new ways of measuring their implementation and effects will be devised and added to the monitoring framework to be reported each year in the AMR.

5.5 Overall, it is clear that monitoring reports should broaden their focus to show overall how the planning function is performing and to reflect on the 'value added' to development by policy, development control, conservation and enforcement activity. This includes:

- What's happening on the ground? (houses completed, affordability of housing, unemployment data, new jobs created)
- Whether the development was right for the place (improvements to the environment resulting from enforcement activity, the outcomes from major projects, planning appeal results)
- The quality of development (through design and sustainability standards)
- Planning performance (the planning service's budget, how many applications were received and/or approved, customer satisfaction)
- User and neighbour experience (surveys to understand the impacts of development on a place)

Monitoring Framework and Monitoring Results 5

- Infrastructure delivery (how funding from legal agreements has been used)
- How planning is contributing to strategic priorities.

5.6 The structure of this report is based around the key themes of economy, housing, environment, community, transport and renewable energy. The monitoring for each of these areas is constantly evolving and improved upon during each monitoring year and this will continue to be the case as indicators evolve, and new ones are created, in response to new planning legislation and the Council's own monitoring need.

5.7 The following sections present the monitoring results for 2011-12. Although we are now no longer required to report on the Core Output Indicators, as set out earlier, we continue as an interim measure to report on many of these indicators and also on additional indicators that were removed from the (now withdrawn) official list some time ago.

Employment

5.8 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.

Total Amount of Additional Employment Floorspace - by Type

5.9 '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.

	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
B1 Category A	689.2	1766	6178	78	130	730	580
B1 Category B	0	0	0	0	0	0	0
B1 Category C	500	1409	0	0	0	0	200
B2	373	380	302	0	0	0	1016
B8	0	746	2522	0	0	0	698
Mixed	960	3224	828	0	0	2733	838.75

2 Please note that B1a is 'office use' which is also reported in table 5.6

5 Monitoring Framework and Monitoring Results

	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
Total	2522.2	7525	9830	78	130	3463	3332.75

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

5.10 2011/12 has again seen a high amount of additional employment floorspace completed, largely due to the completion of development in rural areas. 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.

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

5.11 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 48sqm (B1a), and for Whitby 31sqm (B1a) and 83sqm (B2).

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

Monitoring Framework and Monitoring Results 5

Total Amount of Additional Employment Floorspace by Type - on Committed and Allocated Sites

5.12 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.

	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
B1 Category A	0	0	6102	0	0	0	0
B1 Category B	0	0	0	0	0	0	0
B1 Category C	0	0	0	0	0	0	0
B2	0	0	0	0	0	0	0
B8	0	0	2322	0	0	0	0
Mixed	0	0	0	0	0	2733	0
Total	0	0	8424	0	0	2733	0

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

5.13 Completions on allocated and committed sites slowed in recent years. In 2011/12 there were no completions of additional employment floorspace on committed and allocated sites.

Total Amount of New Employment Floorspace on Previously Developed Land

5.14 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 2004-2011.

	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
B1	58%	100%	1.23%	100%	100%	17.8%	100%
Category A	100%	100%	1.23%	100%	100%	-	100%
Category B	-	-	-	-	-	-	-
Category C	0%	100%	-	-	-	-	100%
B2	100%	100%	100%	-	-	-	100%
B8	-	100%	7.93%	-	-	-	100%
Mixed Use	100%	49%	100%	-	-	0%	100%
Total	80.2%	78%	14.3%	100%	100%	3.75%	100%

Table 5.3 Employment Completions on Previously Developed Land (%)

5.15 In 2011/12 all development of new employment floorspace has been on previously developed land.

5 Monitoring Framework and Monitoring Results

Amount of Employment Land Available - by Type

5.16 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'.

5.17 (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)

5.18 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.

5.19 (b) Planning Permissions

5.20 Table 5.5 'Employment Sites with Current Planning Permission' shows sites for which planning permission has been granted and is still valid as of 31st March 2012. 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.

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Sites for which Planning Permission has been Granted		
	New Sites (ha)	Extensions / New Building on Existing Employment Sites (sq m)
B1 (No specific category)	-	4,111
B1 Category A	-	4,610.8
B1 Category B	-	-
B1 Category C	-	19.8
B2	-	3,200
B8	-	9.91
Mixed Use	-	21,167.5
Total	-	33.119.01

Table 5.5 Employment Sites with Current Planning Permission

Total Amount of Additional Office Floorspace for 'Town Centre Uses'

5.21 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).

5.22 a) In the period 1 April 2011 to 31 March 2012, 886 square metres of office space was completed. This is shown in Table 5.6 'Amount of Completed Office Development'. This is comparable to last year's figure.

	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
B1a		1636	6178	78	130	730	580
A2		734	0	0	0	176.6	306
A2 or B1a		130	0	0	0	0	0
Total	694.5	2500	6178	78	130	906.6	886

Table 5.6 Amount of Completed Office Development

5.23 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 2011 to March 2012, a total of 112 sqm of office space was completed within the designated Town Centre (as defined within the Local Plan) of Scarborough. There were no completed schemes within the Town Centres of Whitby and Filey.

	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
B1a		0	76	78	0	0	0

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	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
A2		229	0	0	0	130	112
Total	307	229	76	78	0	130	112

Table 5.7 Amount of Completed Office Development in Town Centres

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

5.24 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.

Between 1 April 2011 and 31 March 2012, how many Planning Permissions were Granted for Farm Diversification Schemes?

5.25 During 2011/12, seven planning permissions were granted for diversification schemes. Of these three were to form holiday accommodation and three were to form residential accommodation. The other permission was for the change of use to a Business use.

Conclusions

5.26 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.

5.27 The total land developed for employment in the Borough in this reporting period has been 3638.75sqm, largely within rural areas. This is a decrease of only 0.85 sqm on last year's figure and compared to previous years (2008-2010) gives a much increased amount of completed employment floorspace. Within the designated town centre areas, there has been just a single office installation totalling 112sqm.

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

5.29 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);

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- 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 Plan

Unemployment in the Borough is currently relatively high. Local Plan policies should therefore offer significant employment opportunities to meet local needs and to strike the correct balance between housing and employment.

Local Plan policies should protect existing employment floorspace provision. The results of the review of the Employment Land Review (2006) will inform the type and amount of future employment provision within the Local Plan 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

5.30 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.

5 Monitoring Framework and Monitoring Results

Net additional dwellings in previous years

5.31 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
2011/12	268

Table 5.8 Net Additional Dwellings

5.32 Since the reporting period 2003/04, a total of 2705 net additional dwellings have been completed. This is an average of 301 dwellings a year.

5.33 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, the three reporting periods, from 2007/08, saw 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 reduced and, consequently, the construction industry was severely affected. The reduced turnover in new build sales 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 a recorded increase for the last two successive years although this remains some way off completion levels associated with the growth of 2004 - 2007.

Net and Gross additional dwellings for the reporting year (April 2011 - March 2012).

The completion rates for the past year are as follows:

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- Gross completions: 333 dwellings; and
- Net completions: 268 (gross completions less dwellings lost to demolition or change of use (65))

The number of gross completions comprises solely windfall sites.

Windfall sites consisted of:

- 197 new-build dwellings; and
- 136 dwellings from conversion/change of use.

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

5.34 This indicator has been included to make the AMR more spatial in its assessment of how development is taking place across the Borough, by assessing the locations and quantity of development. 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 147 gross (114 net), with 103 gross (93 net) being completed in Whitby.

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).

5.35 Two Housing Trajectories are shown in this years AMR. This is as a result of the imminent revocation of the RSS.

5.36 Trajectory (A) for the 2012 AMR is based on the original Interim Housing Position Paper (IHPP) from August 2010, however, this was only an interim position and will be developed further through a revised Housing Position Paper, entitled 'Delivering Housing in the Borough' which will be out for consultation in November 2012. Trajectory A comprises:

- Actual net completions for the period 2004/05 - 2011/12
- For the period 2012/13 - 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.

5.37 It remains likely that RSS will still be abolished, however, the timescale until this legally happens is still unclear. 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 defined as Scarborough 'town', as well as Newby/Scalby, Osgodby, Cayton, Eastfield and Crossgates

5 Monitoring Framework and Monitoring Results

- Actual net completions for the period 2004/05 - 2011/12
- For the period 2012/13 - 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⁾.

5.38 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'.

5.39 *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 soon-to-be revoked RSS ran from).

		04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12
	Gross Greenfield	171	59	31	87	0	1	29	40
	Gross Brownfield	306	365	625	234	219	245	251	293
Equals	Total Gross	477	424	656	321	219	246	280	333
Minus	Demolitions	13	1	2	7	0	7	22	24
Minus	Loss to other uses or smaller numbers of dwellings	8	4	7	1	2	18	7	16
Minus	Original units prior to Conversions (e.g. 1 house Converted to 3 flats)	16	9	44	29	21	10	15	25

5 In previous years this has included the likely development coming forward from potential new Local Plan 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.

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		04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12
Equals	Actual Net Completions	440	410	603	284	196	211	236	268

Table 5.9 Actual Completions 2004/05 - 2011/12

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

- 250 - 430 dwellings for 2012/13 to 2014/15;
- 430 - 560 dwellings for 2015/16 to 2019/20;
- 560 - 600 dwellings for 2020/21 to 2025/26.

5.41 *Annualised Strategic Allocation (B)* - The average number of net additional dwellings that the emerging Local Plan 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.

5.42 *Projection of Dwelling Completion 2012/13 -2025/26* - The projected completions are anticipated to come from the following sources:

- Sites with planning permission at 01/04/12;
- Remaining Borough Local Plan Allocations;
- Allocations that will be adopted in the new Local Plan.

5.43 *Projected Completions on sites with planning permission* - 1642 dwellings have permission as of 1st April 2012. 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)	1122	1032
Greenfield (Sites of less than 10 dwellings)	32	28
Brownfield (Sites of 10 or more dwellings)	251	229
Brownfield (Sites of less than 10 dwellings)	237	209
Total	1642	1498

Table 5.10 Dwellings with Planning Permission

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5.44 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
2012/13	150	72	222
2013/14	150	110	250
2014/15	100	170	270
2015/16	38	216	254
2016/17		195	195
2017/18		117	117
2018/19		75	75
2019/20		60	60
2020/21		45	45
Total	438	1060	1498

Table 5.11 Profile of Development of Dwellings with Planning Permission

5.45 *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.

Reference	Site	Number of Dwellings
Ha1	High Eastfield Field	1350 dwellings

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Reference	Site	Number of Dwellings
Ha2	Middle Deepdale Farm	
Ha12	Off Burlyn Road	13 dwellings ⁽⁶⁾
Total Available		1363 dwellings

Table 5.12 Expected Yield from Housing Allocations

5.46 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
2012/13	
2013/14	13
2014/15	50
2015/16	100
2016/17	150
Total	313

Table 5.13 Projected Completions of Allocated Sites

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

5.48 Table 5.15 'Housing Trajectory (2004/05 - 2025/26)' shows the overall housing trajectory for the period 2004/05 to 2025/26. Appendix B gives a full run down of the housing trajectory calculations each year for the RSS calculation (Trajectory 'B'), the same method is used for Trajectory 'A'.

5.49 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

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- 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).

The annual net additional dwellings - in future years

5.50 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.

5.51 Taking the baseline from the IHPP from 2011/12 to 2025/26 gives an overall requirement of between 5950 and 8550 dwellings.

5.52 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.

Annual average number of net additional dwellings to meet overall housing requirements having regard to previous years performance

5.53 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.

5.54 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.

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	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	603	284	196	211	236	268			
Projected Completion											
(a) sites with planning Permission (Apr 2012)											
Greenfield									72	110	170
Brownfield									150	150	100
(b) Existing local plan allocations										13	50
(c) Local Plan Sites submitted for PP ⁽⁷⁾										50 ⁽⁸⁾	75
Total Projected Completions									222	323	395
Annualised Strategic Allocation											
(a) Interim Housing Position Paper									250-430	250-430	250-430
Annual Requirement taking into account actual / projected completions 2012/13 onwards		430	431	422	560	581	250 - 430	251 - 443	250 - 456	252 - 474	246 - 487

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 - 53.

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

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	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 2012)											
Greenfield	216	195	117	75	60	45					
Brownfield	38										
(b) Existing local plan allocations	100	150	200	200	200	120	120	100	75	35	
(c) Local Plan Sites submitted for PP (9)	53										
Total Projected Completions	407	345	317	275	260	165	120	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 2012/13 onwards	412 - 625	413 - 647	421 - 681	434 - 727	457 - 792	490 - 921	555 - 1072	664 - 1310	852 - 1713	1241 - 2532	2447 - 5029

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

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	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	603	284	196	211	236	268			
Projected Completion											
(a) sites with planning Permission (Apr 2012)											
Greenfield									72	110	170
Brownfield									150	150	100
(b) Existing local plan allocations										13	50
(c) Local Plan Sites submitted for PP (10)										50 ⁽¹¹⁾	75
Total Projected Completions									222	323	395
Annualised Strategic Allocation											
(a) RSS Allocation									560	560	560
Annual Requirement taking into account actual / projected completions 2012/13 onwards		430	431	422	560	581	604	629	655	688	718

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 - 53
 10 There is currently 1 additional site at Larpool Lane, Whitby which is the subject of a planning application ahead of the Local Plan. Estimations on likely timescales of delivery have been made.

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	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 2012)											
Greenfield	216	195	117	75	60	45					
Brownfield	38										
(b) Existing local plan allocations	100	150	200	200	200	120	120	100	75	35	
(c) Local Plan Sites submitted for PP (12)	53										
Total Projected Completions	407	345	317	275	260	165	120	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 2012/13 onwards	747	781	829	893	981	1101	1288	1580	2073	3072	6109

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

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Explanation about the Trajectory Assumptions

5.55 The absence of an adopted Housing Allocations document makes the housing trajectory rely on assumptions over the delivery of housing based on emerging policy. The trajectory for the 2012 AMR gives an historical picture for the period 2004/05 through to 2011/12. 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 due to the ongoing revocation of RSS, a second trajectory is now included showing the situation based on RSS figures.

5.56 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).

5.57 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 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.

5.58 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 submitted for planning permission receive consent and deliver housing early.

5.59 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.

The percentage of new and converted dwellings on previously developed land

5.60 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.

5.61 The following table shows the percentage of brownfield development for each year 2004-2012.

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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
2011/12	88.0

Table 5.18 Brownfield Development as a percentage of Total Completions (2004-2012)

5.62 The overall brownfield contribution from 2004/05 to date is 85.86%. 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%.

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

5.63 No such dwellings were agricultural change of use in 2011/12.

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

5.64 The guidance requires that information is broken down to three categories of density. The table compares 2011/12 with the previous year's figures:

	2007/08		2008/09		2009/10		2010/11		2011/12	
	Amount	%								
Dwelling per Hectare:										
Less than 30	105	39	2	1	8	3.4	43	19.1	53	14.1
30 - 50	14	5.2	3	1.5	9	3.9	66	29.3	49	13.1
More than 50	150	55.8	196	97.5	215	92.7	116	51.6	273	72.8

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

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5.65 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.

Affordable Housing Completions

5.66 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.

5.67 The number of completions (through the planning application process only) is shown in the table below:

	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
No. of dwellings	53	24	0	38	12	0	58	73
Section 106 Contributions / Payments made toward affordable housing	£80,000	-	-	-	-	-	£463,144	_(13)

Table 5.20 Affordable Completions and Contributions

5.68 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 8.59% of total completions between April 2004 and March 2012 which still falls well below the previous Local Plan target of 19%. The poor performance from 2004 to 2012 is the result of a significant reduction in completions which is due to a number of reasons including availability of land and access to grant funding.

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5.69 In 2011, a major housing needs survey was commissioned across the whole of North Yorkshire (North Yorkshire Strategic Housing Market Assessment) to look at housing markets and housing needs across North Yorkshire. This revealed that there is currently an annual need of over 450 affordable homes required across the Borough.

5.70 The Council is working with a range of partners (including Housing Associations, Developers and others) to increase the supply of new affordable housing in the Borough. From 2007 to 2010, on average only 37 new affordable homes per annum were developed. However, in the 12 months from April 2010 to March 2011, 85 new affordable homes were provided in the Borough which was the highest amount for a number of years. From April 2011 to March 2012, just over 100 new affordable homes were provided in the Borough.⁽¹⁴⁾

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

Lost Through:	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
Conversions, Change of Use of enlarged residential dwellings	4	7	1	2	18	7	16
Demolitions	1	2	7	0	7	22	24
Total	5	9	8	2	25	29	40

Table 5.21 Number of Lost Dwellings

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

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.

5.72 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).

5.73 The Council completed its SHLAA during 2008/09, it was updated in 2009/10, and 2010/11 and is currently being reviewed for 2011/12. 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).

5.74 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.

14 These figures also include completions through other processes than just the planning application process

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The findings of the SHLAA 2011 Update suggest that the Borough does have a 5 year supply of available and deliverable housing land. In addition to its regular update, the SHLAA will include an assessment of available employment land to be used alongside an Employment Land Review in order to determine the existing supply and potential future requirement of employment land across the Borough.

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.

5.75 A housing land review has not yet been completed. In preparing the Housing Allocations as part of Local Plan preparation, 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.

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?

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

Between 1st April 2011 and 31st March 2012, how many dwellings have been completed on land not allocated for housing in Development Plans?

5.77 Windfall development accounted for all development in the Borough during the period 2011/12. All dwellings were in accordance with the Scarborough Borough Local Plan, demonstrating the flexibility and robustness of the Local Plan's general housing policies.

	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
No. of Dwellings on Windfall Sites	424	632	242	228	246	268	333
%age of total	100%	96%	75%	100%	100%	96%	100%

Table 5.22 Residential Windfall Development

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) for North Yorkshire was completed in November 2011.
- The Strategic Housing Land Availability Assessment (SHLAA) was updated for 2010/11 with its review due to commence shortly for 2011/12.

Between 01/04/11 and 31/03/12, how many completed dwellings had:

- 1 bedroom**
- 2 bedrooms**

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- c. **3 bedrooms**
- d. **4+ bedrooms**

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	1	80	81	21.8%
2	72	131	203	54.7%
3	59	1	60	16.2%
4+	26	1	27	7.3%
Total	158	213	371	100%
Percent	43%	57%	100%	

Table 5.23

Breakdown of Completed Schemes 2011/12

Between 01/04/11 and 31/03/12, how many completed dwellings were:

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

Detached	Semi-detached	Terraced	Flat
31	56	71	213

Table 5.24

Completed Dwellings by Type 2011/12

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

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Gypsies and Travellers

Net additional pitches

5.78 This indicator shows the number of Gypsy and Traveller pitches delivered. No net additional pitches were gained between 31 March 2011 and 1 April 2012.

Provision of Sites for Gypsies and Travellers

a) Assessing the housing needs for Gypsies and Travellers

5.79 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 2012?

5.80 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.

c) Between 1 April 2011 and 31 March 2012:

- **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 has been the change in the number of unauthorised pitches?**

5.81 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 2011 and 31 March 2012. As no lawful Gypsy and Traveller sites exist, no sites were lost for the reporting year. As of 31 March 2012, no unauthorised pitches were in use.

Conclusions

5.82 The upsurge in housing completions peaked in 2006/07 and slowed dramatically in 2007/08. The economic downturn brought with it a downward trend over the next couple of years, however, for the second successive year 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 301 dwellings per annum falls well short of the RSS target of 560 dwellings per year.

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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. Other issues to draw from the AMR on housing for this year are:

- Brownfield development in 2011/12 of 88.0% and an overall figure for 2004 to 2012 of 85.86% - exceeding the 65% RSS target;
- Affordability of housing remains a key issue in the Borough. 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 2011/12 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 Local Plan;
- During the year 2011/12, Scarborough Borough saw a windfall development rate of 100%.
- 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 a new Local Plan including such allocations.

Implications for the Local Plan

Local Plan 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 Local Plan 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 (2010/11) reported that there were some indications that affordable housing delivery trends had fallen short of targets; unfortunately this trend has largely continued in 2011/12. The Local Plan 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 Local Plan 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 Local Plan, housing will be delivered taking into account national guidance, saved Local Plan Policies and the adopted Affordable Housing Supplementary Planning Document (2012).

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Transport

5.83 Transport and access to jobs, education, shopping, leisure facilities and services have a direct impact on people's quality of life. A safe, efficient and integrated transport system is important in supporting a strong and prosperous economy within Scarborough. This can contribute towards the Council's overall vision of ensuring the town is thriving, inclusive, healthy and sustainable.

5.84 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 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.

5.85 Accessibility criteria are 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, Local Authorities will be involved in some of these monitoring tasks.

Implications for the Local Plan

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

Retail

5.86 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 floorspace 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.

5.87 The following table summarises the amount of retail floorspace (Use Class A1) in the defined town centres of Scarborough, Whitby and Filey. It uses figures from GOAD plans (2010/11), which are detailed maps of retail areas showing the individual retail units. A conversion factor of 3.75% is used to calculate internal (net) floorspace.

Area	Gross Floorspace (m ²)	Net floorspace (m ²)
Scarborough	69,960	67,336.5
Whitby	25,880	24,909.5

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Area	Gross Floorspace (m ²)	Net floorspace (m ²)
Filey	5,610	5,399.6

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

Amount of completed retail development

5.88 This indicator looks at the total amount of completed retail floorspace in the Borough (a) and in town centres (b). The developments are shown in square metres and are gross (external) measurements.

Area	Floorspace (m ²)						
	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
Gross completed floorspace	2023	3452	2393.55	4003.60	1147.84	5873.23	2330
Gross loss of floorspace	1388	2131.25	744	555	282.03	1076.3	1527.95
Net gain in floor space	635	1320.75	1649.55	3448.60	865.81	4796.93	802.05

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

5.89 There has been significant loss of retail floorspace during 2011/12 but overall retail floorspace continues to grow.

Area	Floorspace (m ²)						
	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
Gross completed floorspace	215	155	106.85	65.6	1114.84	316	1111
Gross loss of floorspace	426	878.95	363	332	85.3	135	387
Net gain in floorspace	-211	-723.95	-256.15	-266.4	1029.54	181	724

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

5.90 This reporting period has again shown a successive net gain of retail floorspace in town centres. The overall loss of retail floorspace which remained since 2004 has now turned into an overall gain.

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Loss of retail units to other uses

	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
Number of Units	16	38	5	4	8	16	21

Table 5.28 Loss of Retail Units to Other Uses

5.91 In the period 2011/12, a total of 21 retail units have been lost from retail to other uses. Six of these losses have occurred in designated shopping areas (as defined within the Local Plan). Of these, one was in the Primary Shopping Area of Filey, one in the Secondary Shopping Area of each town (totalling three units) and one each in the Tertiary Shopping Areas of Scarborough and Filey (totalling two units).

Between 1 April 2011 and 31 March 2012, what was the number of vacant units and percentage of vacant floorspace in defined town centres?

5.92 There were 41 vacant units within the town centres of the Borough (as of 27th March 2012). This represents 10.05% of the overall retail floorspace within defined town centres of the Borough.

Conclusion

5.93 2011/12 has again seen a gain in retail floorspace, 90.3% (net) of this was within designated town centres. The substantial gain in floorspace within town centres is down to one significant development - an extension to a supermarket in Whitby.

Leisure and Tourism

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

Leisure**Amount of Completed Leisure Development ⁽¹⁵⁾**

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

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
a) Gross Floorspace (m ²) - Borough	1384.01	18465 ⁽¹⁶⁾	45100	1849	692.47	4794.8 ⁽¹⁷⁾

15 Note: This Indicator also relates to employment and retail developments respectively.

17 in addition to this, there are a further 35.9ha of completed leisure development

16 16255 m² are made up of an animal and wildlife park

5 Monitoring Framework and Monitoring Results

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
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)

5.96 2011/12 has seen the highest amount of completed leisure development since 2007/08.

5.97 In addition to the above mentioned figure (floorspace in sqm), there are a further 35.9ha of completed leisure development in form of a golf course (Filey), which makes up the majority of the overall completed leisure development, and other uses e.g. sites for caravans.

Percentage of Eligible Open Spaces Managed to Green Flag Award Standard

5.98 The ODPM recognised that good quality open space including parks and green spaces have an essential role to play in building sustainable communities, and enhancing people's quality of life in towns and cities. The Green Flag Award, which is administered by the Civic Trust on behalf of the Green Flag Advisory Board and the then Office of the Deputy Prime Minister (ODPM), is the national standard for parks and green spaces in England and Wales.

5.99 At the present time, three open spaces in the Borough have been awarded with the Green Flag Award. These are Pannett Park in Whitby, Falsgrave Park in Scarborough and Glen and Crescent Gardens in Filey. Pannett Park amounts to 3.32ha, Falsgrave Park amounts to 5.3ha, and Glen and Crescent Gardens to 12.6ha in size. This compares to the total area of Borough parks which is 389.5 ha and represents 5.4% of the Borough's eligible open spaces managed to Green Flag standard. The Green Flag Award which is managed by Keep Britain Tidy, The Conservation Volunteers and GreenSpace, is a nationwide scheme that recognises high-quality green spaces.

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

5.100 The audit and mapping of existing facilities was completed in May 2006. The Local Planning Authority has 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 Local Plan.

Monitoring Framework and Monitoring Results 5

Implications for the Local Plan

The Local Plan 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 Local Plan 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

5.101 Tourism is an important component of the local economy with 18.9% ⁽¹⁸⁾ of total number of employees in the Borough working in the tourism sector. ⁽¹⁹⁾ 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.

Hotels and Guest Houses - Gains and Losses within the Borough & Gains and Losses within the designated Prime Holiday Areas (PHAs)

5.102 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

18 Nomis 2008 ONS Annual Business Employee Analysis

19 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.

5 Monitoring Framework and Monitoring Results

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
2011/12	-8	0	-168	0
Total	-44	-19	-959	-201

Table 5.30 Overall Net Change in Guest House/Hotel Accommodation

5.103 During the year 2011/12, only 1 new hotel/guest house was created, and this was outwith any Prime Holiday Area (PHA). 9 hotels/guest houses/holiday accommodations were lost, none of which were in the Prime Holiday Area. These losses were mainly to residential uses such as single dwellings or apartment conversions. The total change in bed spaces was a net loss of 168 with no change in the Prime Holiday Area. Over the time period (since 1999) there is an overall loss of bedspaces (959) with a loss of 201 within the PHA.

5.104 This year has also seen a net addition of 84 holiday accommodation units including the 84 units completed this year at Amtree Park, South of Filey. A further 8 units have been completed elsewhere in the Borough, however, 8 units have also been lost to other uses thus resulting in a net addition of 84 units and a net increase in bed spaces of 251.

5.105 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 Plan. 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.

Number of Beaches with a nationally recognised award

5.106 The Borough Council manages 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).

Monitoring Framework and Monitoring Results 5

5.107 These eight beaches are covered by the EU Bathing Water Directive standards. In 2011, all received the Quality Coast Award (QCA) which recognises and rewards beaches that achieve the highest standards of beach management. Three of these eight beaches (Whitby West Cliff, Scarborough North Bay and Filey Bay) once again have secured their existing Blue Flag status.⁽²⁰⁾

Health and Community Facilities

5.108 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.

5.109 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.

Provision and Accessibility to Health Care Facilities

Does your LDF or saved plan contain policies which:

i) safeguard existing health care facilities

5.110 No specific policies exist within the saved plan.

ii) provide for the expansion of health care facilities

5.111 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

5.112 No specific policies exist within the saved plan.

²⁰ While writing this report (August 2012), it was announced that Filey beach has not maintained its Blue Flag status awarded earlier this year. The timing of routine bathing water tests by the Environment Agency suggest that the extreme rainfall the local area has experienced in recent weeks has affected the results. However, the bathing water does still meet the European mandatory standard for bathing water quality and is classified as a good standard of bathing water.

5 Monitoring Framework and Monitoring Results

Provide the location and type of new/expanded primary and secondary health care facilities that became operational between 1 April 2011 and 31 March 2012

5.113 In this monitoring period, no primary and secondary health care facilities became operational.

Provide the location and type of any losses of primary and secondary health care facilities between 1 April 2011 and 31 March 2012

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

Built Environment

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?

5.115 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 1 April 2011 and 31 March 2012, how many planning applications:

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

5.116 19 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?

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

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

5.118 One application (renewal) was made.

Monitoring Framework and Monitoring Results 5

-of these applications, how many were approved?

5.119 One application was approved.

Number of Conservation Areas designated which have adopted Character Appraisals

5.120 There are 27 designated Conservation Areas in the local authority planning area. Two Conservation Area Appraisals have been completed in 2011/12. These were for Sandsend (adopted in November 2011) and Brompton (adopted in March 2012).

5.121 It is intended to review two Conservation Areas per year, and to prepare the new Character Appraisals and Management Plans. Whitby, Ruston and Wykeham are currently under review. Currently 10 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, Cloughton, Sandsend and Brompton (and Filey, but this was adopted after March 2012).

Number of Buildings at Risk

Building and Location	Grading	Condition
Wykeham Priory, Back Lane, Wykeham	II	Poor
Dovecote at Cloughton Hall, High Street, Cloughton	II	Very Bad

Table 5.31 Buildings at Risk in Scarborough Borough Local Plan Area

Source: English Heritage

Natural Environment

Biodiversity

Change in areas of biodiversity importance

5.122 To show losses or additions to biodiversity habitats. 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)

5.123 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 2011/12.

5 Monitoring Framework and Monitoring Results

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

Biodiversity Action Plan

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

Landscape Character Assessments

5.126 A landscape character assessment was carried out in 1994 prior to the adoption of the current Local Plan. An update to this has been commissioned and a Landscape Character Assessment and Sensitivity Study for the Scarborough Borough area shall be completed by the end of 2012.

Flood Protection and Water Quality

5.127 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.

Number of planning permissions granted contrary to Environment Agency advice on flooding and/or water quality grounds

5.128 Of the 22 planning applications referred to the Environment Agency, none was granted contrary to the advice of the Environment Agency during the period 2011/12.

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

5.129 To inform the Local Plan, 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.

5.130 Planning Policy Statement 25 (December 2006) sets out Government policy on development and flood risk. The aims of this document are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk.

Air Quality

5.131 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 local plan area.

Monitoring Framework and Monitoring Results 5

Renewable Energy and Energy Efficiency

5.132 To address climate change, Local Authorities are advised to approach energy use within the context of the Energy Hierarchy, addressing sustainable construction and design as well as considering less polluting methods of energy generation. New renewable energy schemes, which have no adverse impacts on the existing landscape are encouraged by the authority to reduce the emission of greenhouse gases.

5.133 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 Local Plan and consideration of planning applications. There are proposals to undertake a regional study in the near future.

Renewable Energy Generation

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

Between 1 April 2011 and 31 March 2012 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 permissions (in MW)?**

5.135 For the period 2011/12, 13 applications were approved at a capacity of 0.06 MW. 14 schemes were completed at a capacity of 0.07 MW. Extant planning permissions are totalling 0.06 MW.

Number of developments which generate on-site renewable energy

Between 1 April 2011 and 31 March 2012:

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

5.136 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.

5 Monitoring Framework and Monitoring Results

Implications for the Local Plan

The Local Plan 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	Level of Indicator
Amount of additional employment floorspace - by type	former National Core Output Indicator (NCOI)
Amount of additional employment floorspace by type - by settlement type	Local Indicator
Amount of additional employment floorspace by type - on committed and allocated sites	former NCOI
Amount of new employment floorspace on previously developed land	former NCOI
Amount of employment land available - by type	former NCOI
Net additional dwellings in previous years	former NCOI
Net and gross additional dwellings for the reporting year	former NCOI
Projected net additional dwelling requirement up to end of RSS period or over a 10-year period from its publication, whichever is the longer	former NCOI
The annual net additional dwelling requirement	former NCOI
Annual average number of net additional dwellings to meet overall housing requirements having regard to the previous years performance	former NCOI
The percentage of new and converted dwellings on previously developed land	former NCOI
Percentage of new dwellings completed at less than the 30 dwellings per hectare, between 30-50 dwellings per hectare and over 50 dwellings per hectare	former NCOI
Affordable housing completions	former NCOI
Amount of additional retail, office and leisure developments for 'town centre uses'	former NCOI
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

List of Indicators A

Indicator	Level of Indicator
Change in areas of biodiversity importance including change in priority habitats value including sites of international, national, regional, sub-regional or local significance	former NCOI
Renewable energy generation	former NCOI
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 an 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 01.04.11 and 31.03.12, what was the number of vacant units and percentage of vacant floorspace in town centres	Local Indicator
Between 01.04.11 and 31.03.12, 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 01.04.11 and 31.03.12, how many dwellings have been completed on land not allocated for housing in the development plan	Local Indicator
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	Local Indicator

A List of Indicators

Indicator	Level of Indicator
Availability Assessment? If so, please give the dates	
<p>Between 01.04.11 and 31.03.12, how many completed houses or bungalows had:</p> <p>a) 1 bedrooms</p> <p>b) 2 bedrooms</p> <p>c) 3 bedrooms</p> <p>d) 4 bedrooms</p> <p>e) 5+ bedrooms</p> <p>How many completed flats, maisonettes or apartments had:</p> <p>a) 1 bedrooms</p> <p>b) 2 bedrooms</p> <p>c) 3 bedrooms</p> <p>d) 4+ bedrooms</p> <p>Between 01.04.11- 31.03.12, how many completed dwellings were: a) flats, apartments, maisonettes b) terraced c) semi-detached d) detached</p>	Local Indicator
The number of dwellings lost through conversion, demolition and change of use	Local Indicator
Amount of net additional pitches gained in the reporting period	former NCOI
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
Provision and accessibility to health care facilities	Local Indicator
Has your authority undertaken an audit of open space, sport and recreational facilities (in line	Local Indicator

List of Indicators A

Indicator	Level of Indicator
with guidance with PPG17)? If so, please give the date of the audit	
Biodiversity action plan and landscape character assessment	Local Indicator
Has your LA undertaken a Strategic Flood Risk Assessment (SFRA) if so when, and is it PPS25 compliant?	Local 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 Plan Indicators

A List of 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 603 completions for year 2006/07 = 172 more than requirement of 431

172 dwellings divided by 19 (years remaining in RSS allocation) = 9.05 dwellings / year.

Annual requirement becomes $431 - 9.05 = 422$ dwellings / year (rounded).

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

Actual 284 completions for year 2007/08 = 138 less than requirement of 422

138 dwellings divided by 18 (years remaining in RSS allocation) = 7.7 dwellings / year.

Annual requirement becomes $422 + 7.7 + 130 = 560$ dwellings / year (rounded).

2008/09

Actual 196 completions for year 2008/09 = 364 less than requirement of 560

364 dwellings divided by 17 (years remaining in RSS allocation) = 21.4 dwellings / year.

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

Annual requirement becomes $560 + 21.4 = 581$ dwellings / year (rounded).

2009/10

Actual 211 completions for year 2009/10 = 370 less than requirement of 581

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

Annual requirement becomes $581 + 23.1 = 604$ dwellings / year (rounded).

2010/11

Actual 236 completions for year 2010/11 = 368 less than requirement of 604

368 dwellings divided by 15 (years remaining in RSS allocation) = 24.5 dwellings / year.

Annual requirement becomes $604 + 24.5 = 629$ dwellings / year (rounded).

2011/12

Actual 268 completions for year 2011/12 = 361 less than requirement of 629

361 dwellings divided by 14 (years remaining in RSS allocation) = 25.7 dwellings / year.

Annual requirement becomes $629 + 25.7 = 655$ dwellings / year (rounded).

2012/13

Predicted 222 completions for year 2012/13 = 433 less than requirement of 655

433 dwellings divided by 13 (years remaining in RSS allocation) = 33.3 dwellings / year.

Annual requirement becomes $655 + 33.3 = 688$ dwellings / year (rounded).

2013/14

Predicted 323 completions for year 2013/14 = 365 less than requirement of 688

365 dwellings divided by 12 (years remaining in RSS allocation) = 30.4 dwellings / year.

Annual requirement becomes $688 + 30.4 = 718$ dwellings / year (rounded).

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

2014/15

Predicted 395 completions for year 2014/15 = 323 less than requirement of 718

323 dwellings divided by 11 (years remaining in RSS allocation) = 29.4 dwellings / year.

Annual requirement becomes $718 + 29.4 = 747$ dwellings / year (rounded).

2015/16

Predicted 407 completions for year 2015/16 = 340 less than requirement of 747

340 dwellings divided by 10 (years remaining in RSS allocation) = 34 dwellings / year.

Annual requirement becomes $747 + 34 = 781$ dwellings / year (rounded).

2016/17

Predicted 345 completions for year 2016/17 = 436 less than requirement of 781

436 dwellings divided by 9 (years remaining in RSS allocation) = 48.4 dwellings / year.

Annual requirement becomes $781 + 48.4 = 829$ dwellings / year (rounded).

2017/18

Predicted 317 completions for year 2017/18 = 512 less than requirement of 829

512 dwellings divided by 8 (years remaining in RSS allocation) = 64 dwellings / year.

Annual requirement becomes $829 + 64 = 893$ dwellings / year (rounded).

2018/19

Predicted 275 completions for year 2018/19 = 618 less than requirement of 893

618 dwellings divided by 7 (years remaining in RSS allocation) = 88.3 dwellings / year.

Annual requirement becomes $893 + 88.3 = 981$ dwellings / year (rounded).

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

2019/20

Predicted 260 completions for year 2019/20 = 721 less than requirement of 981

721 dwellings divided by 6 (years remaining in RSS allocation) = 187.2 dwellings / year.

Annual requirement becomes $981 + 187.2 = 1288$ dwellings / year (rounded).

2020/21

Predicted 165 completions for year 2020/21 = 936 less than requirement of 1101

936 dwellings divided by 5 (years remaining in RSS allocation) = 187.2 dwellings / year.

Annual requirement becomes $1101 + 187.2 = 1288$ dwellings / year (rounded).

2021/22

Predicted 120 completions for year 2021/22 = 1168 less than requirement of 1288

1168 dwellings divided by 4 (years remaining in RSS allocation) = 292 dwellings / year.

Annual requirement becomes $1288 + 292 = 1580$ dwellings / year (rounded).

2022/23

Predicted 100 completions for year 2022/23 = 1480 less than requirement of 1580

1480 dwellings divided by 3 (years remaining in RSS allocation) = 493.3 dwellings / year.

Annual requirement becomes $1580 + 493.3 = 2073$ dwellings / year (rounded).

2023/24

Predicted 75 completions for year 2023/24 = 1998 less than requirement of 2073

1998 dwellings divided by 2 (years remaining in RSS allocation) = 999 dwellings / year.

Annual requirement becomes $2073 + 999 = 3072$ dwellings / year (rounded).

2024/25

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

Predicted 35 completions for year 2024/25 = 3037 less than requirement of 3072

3037 dwellings divided by 1 (years remaining in RSS allocation) = 3037 dwellings / year.

Annual requirement becomes $3072 + 3037 = 6109$ dwellings / year (rounded).

Graphs, Charts and Tables C

C Graphs, Charts and Tables

Appendix C Graphs, Charts and Tables

Demographic Structure

Population

	1991 Population	2001 Population	1991-2001 (% Change)	2011 Population	2001-2011 (%Change)
Scarborough Borough	108,743	106,243	-2.3%	108,800	2.41%
North Yorkshire	541,760	569,660	5.15%	598,400	5.05%
Yorkshire & Humber	4,936,133	4,964,833	0.58%	5,283,700	6.42%
England & Wales	50,748,016	52,041,916	2.55%	56,075,900	7.75%

Table C.1 Population Change 1991-2011

Source: 2011 Census (National Statistics Web site www.ons.gov.uk)

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	Population (2001 Census)	Population (Mid-Year Estimates for 2010)	% Change
Borough	106,243	108,600	2.22%
Scarborough ⁽²¹⁾	50,120	51,960	3.67%
Whitby ⁽²²⁾	13,580	13,570	-0.07%
Filey	6,820	6,710	-1.61%
Rest of Borough	36,030	36,360	0.92%

Table C.2 Local Population Change 2001-2010

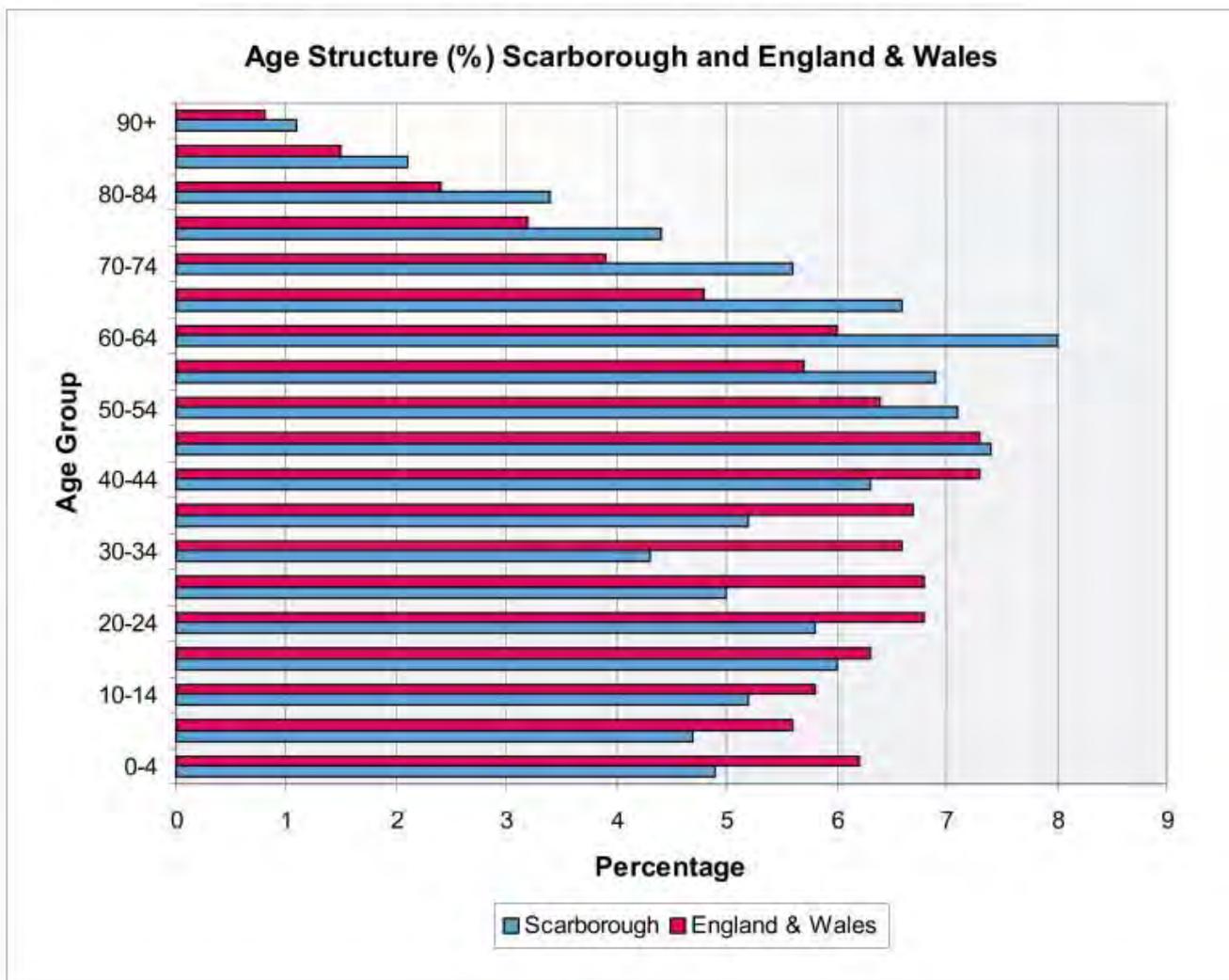
Source: NYCC Population Mid-Year Estimates for 2010

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

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

Graphs, Charts and Tables C

Age Structure



Picture C.1 Age Groups of Scarborough Borough and England Wales 2011

Scarborough	2001		2011		% Change
	No	%	No	%	
Totals	160,243	100%	108,800	100%	2.22%
0 - 4	5,057	4.8%	5,300	4.9%	4.81%
5 - 9	5,965	5.6%	5,100	4.7%	-14.50%
10 - 14	7,010	6.6%	5,700	5.2%	-18.69%
15 - 19	6,102	5.7%	6,500	6.0%	6.52%
20 - 24	4,782	4.5%	6,300	5.8%	31.74%
25 - 29	5,188	4.9%	5,400	5.0%	4.09%
30 - 34	6,228	5.9%	4,700	4.3%	-24.53%

C Graphs, Charts and Tables

Scarborough	2001		2011		% Change
	No	%	No	%	
35 - 39	7,129	6.7%	5,700	5.2%	-20.04%
40 - 44	7,145	6.7%	6,900	6.3%	-3.43%
45 - 49	6,807	6.4%	8,000	7.4%	17.53%
50 - 54	8,534	8.0%	7,700	7.1%	-9.77%
55 - 59	7,042	6.6%	7,500	6.9%	6.50%
60 - 64	6,503	6.1%	8,700	8.0%	33.78%
65 - 69	5,890	5.5%	7,200	6.6%	22.24%
70 - 74	5,549	5.2%	6,100	5.6%	9.93%
75 - 79	4,896	4.6%	4,800	4.4%	-1.96%
80 - 84	3,294	3.1%	3,700	3.4%	12.33%
85 - 89	2,029	1.9%	2,300	2.1%	13.36%
90+	1,090	1.0%	1,200	1.1%	10.09%

Table C.3 Scarborough Borough - Population by Age Groups

Source: Census 2011 (National Statistics Web site: www.ons.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.ons.gov.uk)

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Graphs, Charts and Tables C

Ethnic Groups

Ethnic Group	Scarborough Borough	North Yorkshire	Yorkshire & 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 in % (Census 2001)

Source: Census 2001 (National Statistics website: www.ons.gov.uk)

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Average Housing Price

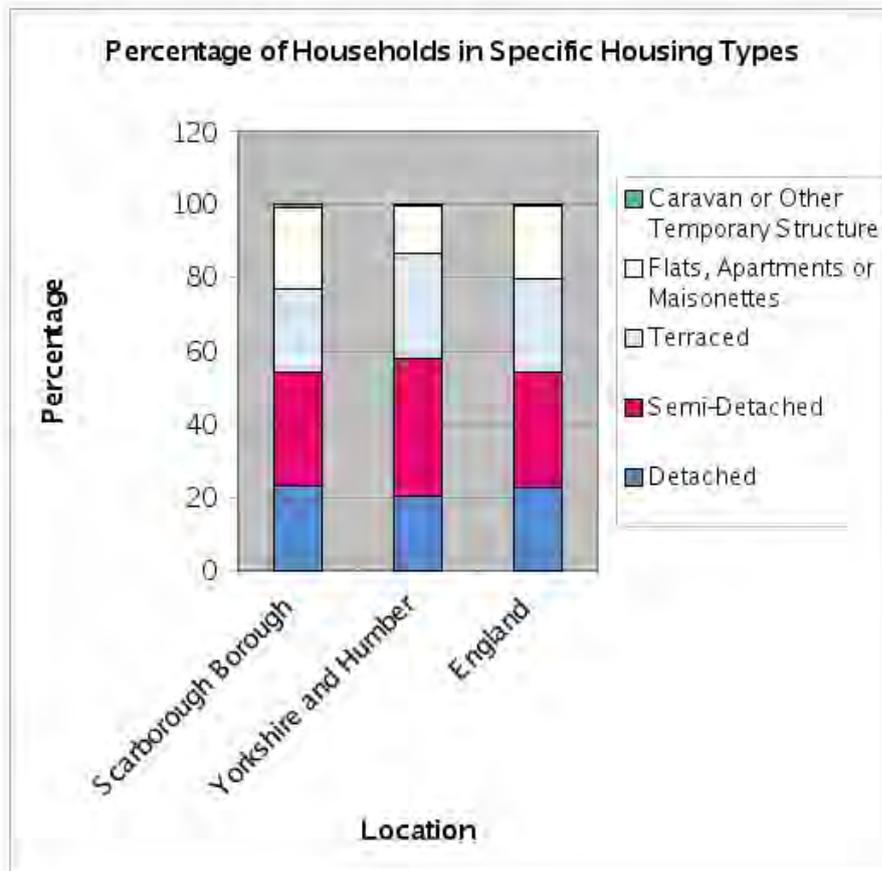
	2005	2006	2007	2008	2009	2005-2009 (% Change)
Scarborough Borough	155,994	156,708	164,505	177,995	150,953	-3.23%
North Yorkshire	190,533	197,601	213,032	225,900	197,804	3.82%
Yorkshire & Humber	131,140	149,983	150,485	154,729	141,962	8.25%
England & Wales	183,486	199,577	210,395	218,595	198,948	8.43%

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

Source: Land Registry (**Note:** figures not available for 2011). 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

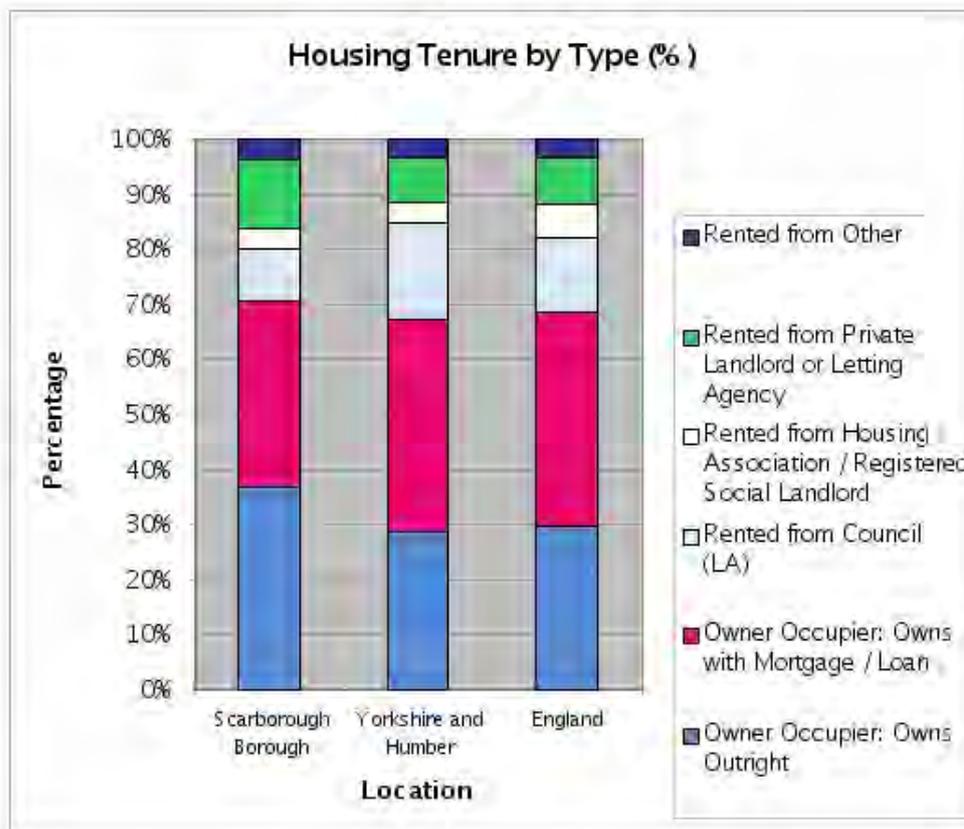
Accommodation Type	Scarborough Borough	Yorkshire & Humber	England
Detached	23%	20.2%	22.5%
Semi-Detached	31%	37.5%	31.5%
Terraced	23%	29.1%	25.8%
Flats, Apartments or Maisonettes	22%	13.04%	19.6%
Caravan or other temporary structure	1.0%	<1.0%	<1.0%

Table C.7 Household Spaces and Accommodation Type (%)

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

Graphs, Charts and Tables C

Tenure



Picture C.3 Housing Tenure (%)

Tenure Type	Scarborough Borough	Yorkshire & 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%	6.0%
Rented from Private Landlord or Letting Agency	12.2%	7.9%	8.7%
Rented from Other	3.8%	3.5%	3.2%

Table C.8 Housing Tenure by Type (%)

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

C Graphs, Charts and Tables

Socio-Cultural Issues

Crime Statistics

Crime	Scarborough Borough		North Yorkshire		England & Wales	
	09/10	10/11	09/10	10/11	09/10	10/11
Burglaries per 1000 population	8	2	10	7	10	10
Criminal damage per 1000 population	16	14	15	10	16	13
Violence against the person per 1000 population	16	16	14	10	17	15
Offences against vehicles per 1000 population	6	3	7	4	10	8

Table C.9 Crime Statistics 2009/10 and 2010/11

Source: Office of National Statistics (www.ons.gov.uk)

Economy

Employment

	04/08-03/09	04/09-03/10	04/10-03/11	04/11-03/12
Scarborough Borough	75.5%	72.9%	77.0%	80.9%
Yorkshire & Humber	75.9%	75.4%	75.0%	75.0%
Great Britain	76.8%	76.4%	76.2%	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

	04/09 - 03/10		04/10 - 03/11		04/11 - 03/12	
	Wanting a Job	Not wanting a Job	Wanting a Job	Not wanting a Job	Wanting a Job	Not wanting a Job
Scarborough Borough	21.7%	78.3%	18.3%	81.7%	4.5%	94.5%
Yorkshire & Humber	23.9%	76.1%	23.7%	76.3%	22.7%	77.3%

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	04/09 - 03/10		04/10 - 03/11		04/11 - 03/12	
	Wanting a Job	Not wanting a Job	Wanting a Job	Not wanting a Job	Wanting a Job	Not wanting a Job
Great Britain	23.7%	76.3%	23.9%	76.1%	23.9%	76.1%

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

Source: National Statistics - Official Labour Market Statistics www.nomisweb.co.uk (Note: Numbers are for those aged 16-64)

Unemployment Rates

	Scarborough Borough			North Yorkshire		
	04/09-03/10	04/10-03/11	04/11-03/12	04/09-03/10	04/10-03/11	04/11-03/12
Unemployment Rate (Working Age) %	9	8.1	8.1	6.5	5.5	7.4

Table C.12 Unemployment Rates (Borough & County)

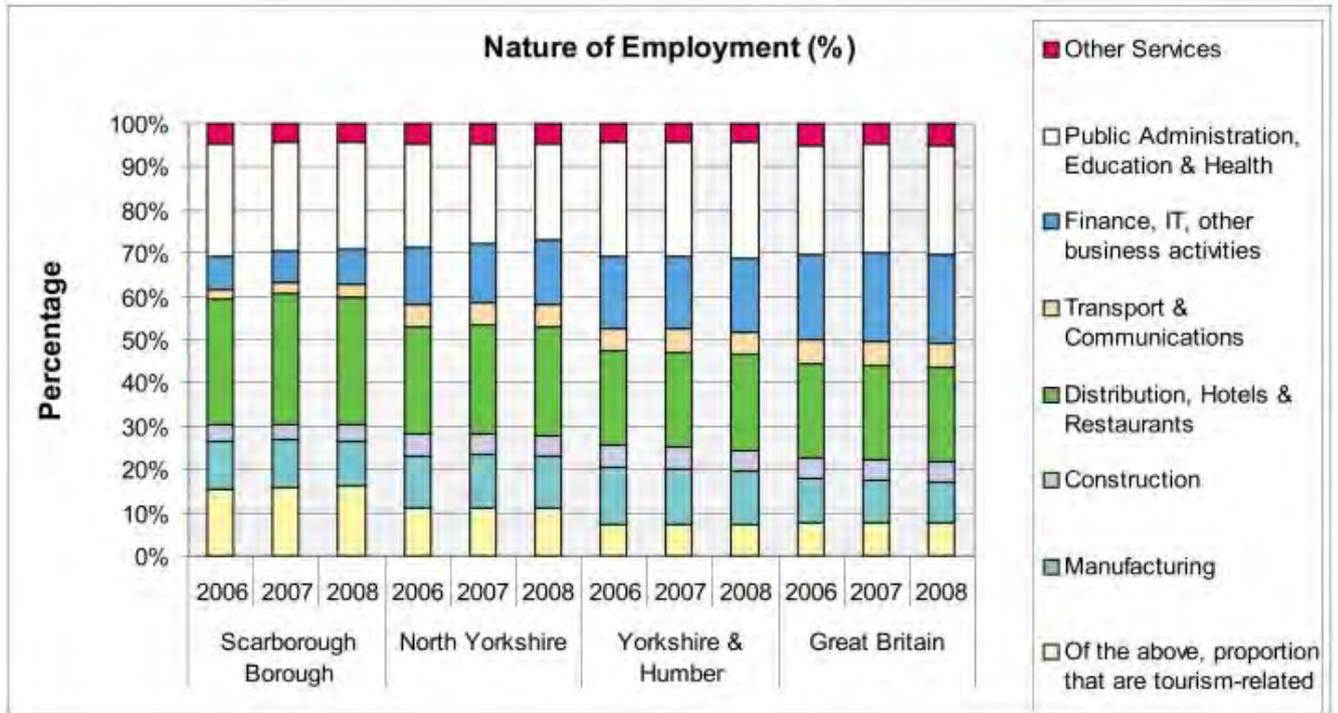
	Yorkshire & Humber			Great Britain		
	04/09-03/10	04/10-03/11	04/11-03/12	04/09-03/10	04/10-03/11	04/11-03/12
Unemployment Rate (Working Age) %	9	8.7	9.8	7.9	7.6	8.1

Table C.13 Unemployment Rates (Regional & National)

Note: Numbers are for those aged 16-64

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

C Graphs, Charts and Tables



Picture C.4 Nature of Employment

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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 is 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: ONS Annual Business Inquiry Employee Analysis (% is a proportion of total employee jobs)

Note: The most up to date detailed data is the 2008 Annual Business Inquiry.

C Graphs, Charts and Tables

Average Income

	Scarborough Borough	Yorkshire & 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
2011	477.4	465.7	503.1

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

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
2011	459.3	465.5	502.6

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

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 (% of the Borough)	29814 (36.5)	100	2554	8.6	550	1.8	3104	10.4
North York Moors National Park in Scarborough Borough (% 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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