

Authority Monitoring Report
AMR 2013



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 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.

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 the data provided in this AMR has, wherever possible, continued to follow the format provided over previous years. 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.

The AMR continues to report on progress with the Local Plan 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.

Scope of this monitoring report

This monitoring report covers the period 01 April 2012 to 31 March 2013. In accordance with the regulations, it concentrates on monitoring the progress of the implementation of adopted planning policies. It also provides an update on the progress of the Borough Local Plan against the Local Development Scheme (LDS) and identifies where changes may need to be considered.

Preparation and Monitoring of Local Plans

The requirement to produce an AMR was initially introduced by the Planning and Compulsory Purchase Act 2004 in order to outline the implementation of the Local Development Scheme and the extent to which the policies set out in it are achieving the plan's objectives.

On 30 March 2011, the Government withdrew the following guidance on local plan monitoring:

- Local Development Framework Monitoring: A Good Practice Guide (ODPM, 2005)

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- Annual Monitoring Report FAQs and Emerging Best Practice 2004-05 (ODPM, 2006)
- Regional Spatial Strategy and Local Development Framework: Core Output Indicators - Update 2/2008 (CLG, 2008)

In addition to the above, at the same time the Government announced that *'it is therefore 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, the council will continue to produce an AMR based on the former statutory set of Core Output Indicators, which were considered to provide the basis for all policy monitoring.

The Government has also stated that it will *'take a step back from monitoring the preparation and content of local plans previously carried out by the Government Office Network'*. The council therefore has greater freedom in relation to the contents of the AMR and would be extremely interested in hearing whether there are any additional issues/areas that the community would like to see reported on in future AMRs. Contact details can be found at the end of this report.

The Localism Act states that '[an annual monitoring report] *must be in respect of a period which the authority considers appropriate [and] which is not longer than 12 months'*. In the interest of consistency and continuity the council has decided to maintain a reporting period from 01 April to 31 March, providing up to date information where practicable.

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.

Monitoring Report - Key Findings

- The total land developed for employment in this reporting period was 608.41sqm. This is a decrease of development of employment floorspace after the last two years have seen high levels of development;
- The actual net completions of 159 residential units does not meet the Local Plan requirement of 420 units / 494 units per annum as determined by the Council's Objective Assessment of Housing Needs. Since the Local Plan period began in 2011/12, the cumulative net completions is 427. When considering longer term trends, the completions for this year are at their lowest since 2003/04 and well down from when completions were at the highest in 2006/07 during the period of housing boom;
- 75.2% of completed residential development since 2011/12 is of a density of over 30 dwellings per hectare;
- 82.1% of completed residential development occurred on brownfield land - an overall figure for 2011 to 2013 of 85.88%;
- 76.8% of completed properties have 1 or 2 bedrooms;

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- 78.9% of all completed residential developments were flats, this is a significant increase on last year's figure (57%);
- For the period 2012/13, there were a total number of 45 affordable housing completions. The average provision increased to 22.8% of total completions between April 2011 and March 2013;
- Overall retail floorspace continues to grow with a net gain of 2804.6 sqm in 2012/13, even though there was a fairly high gross loss of floorspace (973.5 sqm). A significant proportion of this completed floorspace was in Whitby Business Park. There has been no gain on retail floorspace in designated town centres during this reporting period;
- 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 2012/13. The Biodiversity Action Plan (BAP) has not been altered in the previous 12 months to include or remove any priority habitats or species but it will be reviewed shortly;
- The Strategic Housing Land Availability Assessment (SHLAA) was updated for 2012. This document sets out the potential availability of developable land capable of accommodating residential development. The 2013 update will commence in the autumn of 2013 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 2013, all beaches except Sandsend received the Seaside Award (formerly Quality Coast Award) and two of these eight beaches (Whitby West Cliff and Scarborough North Bay) once again have secured the coveted Blue Flag;
- The number of hotel / guest house accommodation bedspaces continues to decrease, with 28 fewer across the borough. The overall loss of bedspaces in the borough since 2011 now totals 196, with 14 in Prime Holiday Areas (PHA's). This year saw a net loss of 2 hotels / guest houses in total (one 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 Monitoring is essential to establish what is happening now, what may happen in the future and then compare these trends against existing policies and targets to determine whether action is required. Monitoring helps to address questions like:

- are policies achieving their objectives and in particular are they delivering sustainable development?
- have policies had unintended consequences?
- are the assumptions and objectives behind policies still relevant?
- are the targets being achieved?

1.2 The Localism Act 2011 has made changes to the planning system and the way monitoring is carried out. Section 93 of the Act takes away the duty to prepare an Annual Monitoring Report (AMR) and replaces it with a duty to prepare reports. The local authority has more flexibility to decide what goes into the report. The reports are no longer required to be submitted to the Secretary of State. However, they still need to be made available at council offices and on-line. The council still intend to produce a report annually and continue to refer to it as the AMR (Authority Monitoring Report).

1.3 The National Planning Policy Framework (NPPF) requires local planning authorities to prepare a Local Plan for the future development of the local area. This is a change from the Local Development Framework system.

1.4 Wider changes to the planning system are also a key feature of this monitoring period. Many of these have yet to bed down and the full provisions of the NPPF came into force in March 2013. This means that where local plans are out of date or not compliant with new national policy the NPPF takes precedence. Other elements of the Localism Act – neighbourhood planning and the duty to cooperate – are also becoming central elements of the Scarborough Borough Local Plan.

1.5 In addition, the status of the Yorkshire and Humber Regional Spatial Strategy (RSS) has been in constant doubt since the Government was elected in May 2010. During most of this monitoring period, the Yorkshire and Humber RSS still formed part of the statutory development plan. On 29 January 2013, the Department for Communities and Local Government confirmed their intention to revoke the Yorkshire and Humber RSS. Consequently the RSS was formally revoked on 22nd February 2013 following enactment of the relevant clauses of the Localism Act. This means that it no longer forms a part of the development plan and the housing and other targets within it are not material considerations for the purposes of plan making and decision taking.

Amendments to monitoring reports

1.6 The Planning and Compulsory Purchase Act 2004 required every local planning authority to monitor Local Plans and produce a report to the Secretary of State each financial year. The Localism Act 2011 amends the 2004 Act and the monitoring of local plans will now be undertaken in a different manner.

1.7 There remains a statutory requirement for local authorities to assess the effectiveness of current local plan policies in achieving their outcomes and to chart the progress of local plan documents in comparison to a Local Development Scheme. The key changes relate to:

- renaming the 'Annual Monitoring Report' to 'Authority Monitoring Reports' and implying that a single report is no longer required
- more flexibility as to when and how often local authorities prepare reports (includes removal of requirement to report to Secretary of State)
- requirement to make information on planning activity available to communities as soon as it is ready, and to do so on-line
- requirement for specific information to be included in monitoring reports around: affordable housing, community infrastructure levy, neighbourhood planning and the duty to cooperate.

In addition:

- Where a local planning authority have made a Neighbourhood Development Order or a Neighbourhood Development Plan, the local planning authority's monitoring report must contain details of these documents.
- Where a local planning authority have co-operated with another local planning authority, county council, or a body or person prescribed under section 33A of the Localism Act, the local planning authority's monitoring report must give details of what action they have taken during the period covered by the report.

1.8 The Authority Monitoring Report (AMR) will continue to provide a crucial part of the feedback loop between policy development and implementation. This plan, monitor and manage approach is a familiar one and essential for many aspects of planning, including maintaining an available five year supply of housing land.

1.9 There are opportunities for the council to shape a specific local approach to monitoring which addresses issues of particular local importance as opposed to only those contained within the previous suite of national indicators. Although the Government clarifies that there is an expectation that monitoring will continue to address national and European legislation.

1.10 Perhaps the most radical change is the potential to move away from financial year monitoring periods which have formed the basis of the past eight Annual Monitoring Reports in the borough.

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

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- 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.

Monitoring period, publication and content of the Scarborough AMR

1.12 This Authority Monitoring Report relates to the period from 1 April 2012 to 31 March 2013 and reports on the following:

- Progress with the Borough 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.

1.13 This report includes information on economy, housing, transport, retail, leisure and tourism, health and community facilities, the built and natural environment and renewable energy for the new plan period 2011 to date.

1.14 Previous Annual Monitoring Reports are available on the council's website and show data for the period since 2003/04.

This AMR has been published on the council's website and is also available in hard copy.

Comments on the Authority Monitoring Report

1.15 Although there is no formal consultation on the Authority Monitoring Report 2012/13, comments on report content and format or on monitoring in general are welcome. We would particularly welcome feedback on any information communities would like to be provided in future Authority Monitoring Reports.

1.16 Comments should be emailed to localplan@scarborough.gov.uk or sent to:

Forward Planning
Scarborough Borough Council
Town Hall
St Nicholas Street
Scarborough
YO11 2HG

Scarborough Borough's AMR Methodology

1.17 This Authority 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 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 2012/13.

1.18 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

1.19 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 and the data provided in this report has, wherever possible, continued to follow the format provided over previous years. However, future key planning documents will include specific targets/indicators that can be monitored on a regular basis. Future indicators will be set following consultation on the draft Borough Local Plan, now expected in early 2014.

1.20 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.

1.21 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.

1.22 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 is based on contextual

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information drawn from nationally published data sets and locally collected statistics, and also from information held or collected within the council and its partner organisations and therefore is the most up-to-date information available at the time of report compilation.

1.23 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 (16.5%) and as such, has a higher rate of one person households (34.3%) than the national rate (30.3%).

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. In 2011, 14% of the population in England and Wales was of non-white ethnicity.

3.16 In 2011, the non-white proportion of the borough's population has increased to 2,689 persons, equating to 2.6% 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 (first adopted

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in 2007 and reviewed in 2013) 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 The Nationwide Building Society has published its UK House Price data for March 2013. The Nationwide tends to be the first of the two UK building societies (the other being the Halifax) to produce house price data each month.

3.20 According to the Nationwide, the outlook for 2013 is uncertain but recent developments in the provision of credit for first time buyers and other initiatives may lift activity slightly.

3.21 The Nationwide says that the average price of a UK home is now £164,630 (compared to £162,638 in February 2013 and £162,764 at the end of November 2009).

3.22 According to the Land Registry, the average house price in England and Wales is £161,793 (March 2013).

3.23 According to the BBC News (UK House Prices Jan-March 2013), the average house price for Scarborough is £149,185 with an annual change in house price of -3.4% and a quarterly change of -6%.

3.24 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.

3.25 Between Q1/2012 and Q1/2013, the average rural house sale price increased by 3.3%. Average prices in rural hamlets and rural villages have been consistently above the average found in urban areas (by 37% and 18% in Q1/2013 respectively). (Source: Land Registry Price Paid Data)

3.26 However, on average, prices in the borough remain considerably lower than the regional and national average.

3.27 Government schemes, such as Funding for Lending and Help to Buy, have also made it a little easier for potential buyers to secure a mortgage. The former is aimed at getting cheaper funds to lenders which they can pass on to borrowers, while the latter is designed to assist first-time buyers in purchasing a newly-built home.

3.28 There are tentative signs that wider economic conditions are starting to improve, with the economy returning to growth in the first three months of 2013. Nevertheless, progress is likely to be gradual. Labour market conditions remain challenging, with the unemployment rate still elevated and wage growth failing to keep up with the rising cost of living. Overall, we expect to see a modest increase in UK house prices during 2013.

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3.29 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.

3.30 Social rented sector: In Scarborough, the average weekly rent for RSL tenants in 2010 (£70 per week) is below the sub-regional average. Social housing waiting lists in Scarborough are at a higher level at 5.3% compared with 3.0% of all households in North Yorkshire.

Housing Type

3.31 The most recent data shows that Scarborough's housing stock is dominated by semi detached properties (31%), followed by detached properties (24%) and terraced houses (23%). Scarborough has relatively high levels of flatted dwellings (22%). This is a different stock profile to the other local authority 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 (44%). 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 (houses in multiple occupation) properties in the area which were identified by agents as forming an important part of the Scarborough market.⁽¹⁾

3.32 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.

3.33 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

3.34 Scarborough has a higher percentage of 'owned: 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.

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3.35 The tenure profile of dwellings across North Yorkshire highlights the importance of owner occupation, with 70% of dwellings falling into this category, followed by the private rented sector (17%) and social rented sector (11%).

3.36 The dwelling tenure profile of Scarborough demonstrates a higher level of owner occupation than North Yorkshire as a whole - at 74%. Scarborough's social rented sector is proportionately smaller than the North Yorkshire average (7%), and also has a smaller proportion of households in private rented tenure (15%). 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.

3.37 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.

Condition of Housing Stock

3.38 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.

Socio-Cultural Issues

Indices of Deprivation

3.39 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).

3.40 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

3.41 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 (Table C.9, Appendix C provides further detail).

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3.42 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

3.43 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.

Employment

3.44 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.

3.45 Of those who are of working age in the borough, currently 80.2% are economically active, either as an employee or self-employed. This is a slight decrease on the previous year's figure (80.9%). Regional and national figures also increased slightly.

3.46 Of those economically inactive, the majority do not want a job. The most up to date figures (Apr 2012- Mar 2013) show that in Scarborough Borough, 60.8% of the working age population (economically inactive) do not want a job. However, this is lower than both the national and regional averages (regionally, 75.2%; and nationally, 75.2%) and a significant decrease from last year's figure which showed that 94.5% of the working age population (economically inactive) did not want a job.

Unemployment Rates

3.47 The Claimant Count Unemployment Rate (monthly unemployment rates are available from the NYCC web site) in North Yorkshire decreased from 2.6% in April 2012 to 2.2% in April 2013. Rates are lower than the England average across all districts with the exception of Scarborough where in April 2013, 4.2% of the resident working age population claimed Jobseekers Allowance in comparison to 3.7% of the GB population.

3.48 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 ward of Castle, Jobseekers Allowance Claimants reached a high of 10% of the working age population (16-64) in June 2013 which was higher than the England rate at that time.

Nature of Employment

3.49 While figures from the Census 2011 show that North Yorkshire is in line with the national average with 15.6% 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 3.6% compared with a figure of 0.8% for England. There is also a significant level of self employment in this sector. Manufacturing employs a larger proportion of the workforce than

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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.

3.50 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 most recent data shows that the percentage of individuals employed in tourism-related employment is significantly higher than the national percentage. The manufacturing industry's proportion of employment in the borough (9.3%) remains above the regional (8.9%) and national level (8.8%), but also remains lower than the county figure (11.2%). 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 18.6% compared to 9.8% in England as a whole. More information can be found in Table C.13 'Nature of Employment (%)'.

Average Income

3.51 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).

3.52 The average weekly income for people working in the borough and for the resident population remains below national average, it has seen a significant decrease in the past year with the average weekly gross income for the resident population now being below regional average.

3.53 The borough has an average weekly gross income of £443.7 (for the resident population) and £432.2 (workplace population). Looking at resident population, this is a significant decrease of 7.06% on the previous year. There is a similar pattern when looking at workplace population where the borough also shows a decrease on last year's figure (5.9%). Full information on this and the trends of recent years can be found in Appendix C.

Built Environment

3.54 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:

- Scheduled Monuments;
- Listed Buildings (Grade I, Grade II* and Grade II Buildings);

Scarborough Borough - Background Information 3

- 27 Conservation Areas, covering 754.84 hectares;
- Registered Historic Parks and Gardens - These are areas of historic interest and make a significant contribution to the diversity and pattern of the national landscape.

3.55 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 (see table 5.29).

Natural Environment

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

Landscape Designations

3.57 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.

3.58 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

3.59 A further breakdown of this can be found in a table in Appendix C.

Biodiversity and Geology

3.60 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).

3.61 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 Scarborough Borough - Background Information

3.62 In addition, the Local Plan identifies Sites of Importance for Nature Conservation (SINC). SINC's 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's within the borough which are considered to be of local importance for biodiversity.

3.63 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.

3.64 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 has been prepared.

4.2 The council is in the process of producing local policy documents as soon as possible to deliver the area's regeneration and development ambitions. In preparing new local planning policies and allocations, it is essential that they are framed in such a way as to accord with legislative requirements and up to date national policy in order to withstand scrutiny at examinations in public and avoid the need for early reviews.

Progress with the Borough Local Plan

New Scarborough Borough Local Plan

4.3 In line with the publication of the National Planning Policy Framework (NPPF), work is currently underway on preparing a new Local Plan for the borough of Scarborough. It will replace the existing Scarborough Borough Local Plan 1999, setting out guidelines for the future development of Scarborough Borough.

4.4 The council has a statutory duty to produce a Local Plan. New planning legislation (most notably through The Localism Act 2011 and the NPPF 2012) has resulted in considerable changes to the planning system which will result in the replacement of the current Local Plan (1999).

4.5 The present Borough Local Plan was intended to guide the future development of the borough in the period up to 2006. Whilst some of the general principles and policies continue to be appropriate and accord with new national and regional planning policy, there is a need now to re-examine some key issues regarding future developments. A plan needs to be in place if the council wants to retain its power to make decisions rather than the NPPF being the development plan for the borough.

4.6 Prior to the Government's recent changes to the national planning system, the Borough Council had been committed to producing a different set of Development Plan Documents (DPD) under the overall branding of 'Local Development Framework' (LDF). Using existing evidence base work and consultation undertaken as part of the LDF process as a starting point, the council is currently preparing a draft Local Plan document for the purposes of consultation.

4.7 The Scarborough Borough Local Plan will be produced in accordance with the NPPF and other relevant Government legislation. The policy and allocations contained within will be used to guide development proposals and planning applications. The Local Plan will be the main delivery mechanism for the borough's aspirations and the various elements of the Sustainable Community Strategy. It will be the main steer in how the council and the borough will develop up to 2030.

4.8 The Local Plan will allocate sites for housing, employment, retail and other forms of development. It will set the criteria for the determination of planning applications and set out how other plans and strategies will be implemented.

Local Development Scheme - Milestones 4

4.9 The Area Action Plan for Whitby Business Park and potentially a Community Infrastructure Levy Schedule will remain separate.

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 (AAP) 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 draft Whitby Business Park AAP has been published for consultation in April 2013. All comments received during this period of consultation will be considered carefully by both authorities and will be taken into account in preparing the final publication version of the Whitby Business Park Area Action Plan to be submitted to the Secretary of State, which is due to take place early in 2014.

4.13 When the Area Action Plan has been submitted to the Secretary of State it will be the subject of an Independent Examination.

Community Infrastructure Levy

4.14 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.

4 Local Development Scheme - Milestones

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 Authority 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 2012-13. 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.

	2011/12	2012/13
B1 Category A	580	0
B1 Category B	0	0
B1 Category C	200	0
B2	1016	345
B8	698	9.91
Mixed	838.75	253.5
Total	3332.75	608.41

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

5 Monitoring Framework and Monitoring Results

5.10 The total land developed for employment in the borough in this reporting period has been 608.41sqm. This is a significant decrease on last year's figure, which may have been due to the current economic climate.

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 former 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 354.9sqm (B2 and B8), all other completions took place in rural areas.

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.

	2011/12	2012/13
B1 Category A	0	0
B1 Category B	0	0
B1 Category C	0	0
B2	0	0
B8	0	0
Mixed	0	0
Total	0	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 2012/13, there were again 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).

	2011/12	2012/13
B1	100	-

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	2011/12	2012/13
Category A	100	-
Category B	-	-
Category C	100	-
B2	100	100
B8	100	100
Mixed Use	100	100
Total	100	100

Table 5.3 Employment Completions on Previously Developed Land (%)

5.15 In 2012/13, all development of new employment floorspace has been on previously developed land.

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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.

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 2013. 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	-	11,769.6
B1 Category B	-	-
B1 Category C	-	216.7
B2	-	3,376.1
B8	-	517.8
Mixed Use	-	20,914
Total	-	40,905.2

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 2012 to 31 March 2013, no office space was completed. This is shown in Table 5.6 'Amount of Completed Office Development'.

	2011/12	2012/13
B1a	580	0
A2	306	0
A2 or B1a	0	0
Total	886	0

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 2012 to March 2013, no office space was completed within the designated Town Centres (as defined within the Local Plan).

	2011/12	2012/13
B1a	0	0
A2	112	0

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	2011/12	2012/13
Total	112	0

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 2012 and 31 March 2013, how many Planning Permissions were Granted for Farm Diversification Schemes?

5.25 During 2012/13, four planning permissions were granted for diversification schemes. Of these two were to form holiday accommodation and two were 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 2012/13 saw a significant decrease in the amount of additional employment floorspace completed (compared to the previous two years), which may have been due to the current economic climate. There were no completions within the designated town centre areas.

5.28 Manufacturing and construction experienced negative growth in the year to quarter one 2013. But, recent business surveys suggest some stabilisation in manufacturing and construction activity and it is expected that these sectors return to modestly positive growth over the next 18 months.

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

5.30 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

5.31 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.

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Net additional dwellings in previous years

5.32 This indicator provides information on residential completions since the commencement of the Local Plan period. Previous Annual Monitoring Reports are available on the Council's website and show completions for the period since 2003/04.

5.33 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
2011/12	268
2012/13	159

Table 5.8 Net Additional Dwellings

5.34 Since the reporting period 2011/12, a total of 427 net additional dwellings have been completed. This is an average of 213.5 dwellings a year.

5.35 When considering the delivery of housing, longer term trends provide a clearer picture on how the recession has impacted on delivery in the Borough. 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 housing boom. 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 had been signs of a pick-up of the construction industry with a recorded increase for the previous two successive years, however, this reporting year (2012/13) has seen net completions at their lowest level since 2003/04.

Net and Gross additional dwellings for the reporting year (April 2012 - March 2013).

The completion rates for the past year are as follows:

- Gross completions: 184 dwellings; and
- Net completions: 159 (gross completions less dwellings lost to demolition or change of use (25))

The number of gross completions comprises primarily of windfall sites, with only 32 dwellings on land at Muston Road, Filey - an extant allocation from the 1999 Borough Local Plan.

Windfall sites consisted of:

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- 87 new-build dwellings; and
- 65 dwellings from conversion/change of use.

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

5.36 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. The following shows the breakdown of completions by settlement;

- Scarborough⁽⁴⁾; 93 units (Gross)
- Whitby; 22 units
- Filey; 57 units
- Service Villages (cumulatively)⁽⁵⁾; 11 units
- Small Villages; 1 unit.

Projected net additional dwelling requirement up to end of Local Plan period (Housing Trajectory).

5.37 This year's AMR is the first that will consider housing requirement as determined by the council's objective assessment of housing needs. The Regional Spatial Strategy was formally revoked on 22nd February 2013 so the requirement as determined in the objective assessment of housing needs will be used for the purposes of this and future iterations of the AMR. The objective assessment generates two housing requirements in the interim period. This is due to the major proposal for a potential potash mine located in the National Park which is, as yet, undetermined. Clearly, if the mine was to go ahead, it would have a significant impact upon the need for housing in the borough, therefore, the objective assessment of housing needs generates housing requirements of 420 additional dwellings per annum (without Potash) or 494 per annum (with Potash). Two Housing Trajectories are shown in this years AMR to reflect this.

5.38 Trajectory (A) for the 2013 AMR will consider the 'without Potash' figure. Trajectory A comprises:

- Actual net completions for the period 2011/12 - 2012/13
- For the period 2013/14 - 2029/30:
 - an indication of the average number of net additional dwellings that the figures in the objective assessment of housing needs requires to be built each year (the 'annualised strategic allocation');
 - a projection of how many dwellings are likely to be built from known sources.

4 Defined as Scarborough 'town', as well as Newby / Scalby, Osgodby, Cayton, Eastfield and Crossgates.

5 Comprising Hunmanby, East / West Ayton, Snainton, Burniston and Sleights.

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5.39 Trajectory (B) is based on the requirement from the 'with Potash' figure. It comprises:

- Actual net completions for the period 2011/12 - 2012/13
- For the period 2013/14 - 2029/30:
 - an indication of the average number of net additional dwellings that the figures in the objective assessment of housing needs requires to be built each year (the 'annualised strategic allocation');
 - a projection of how many dwellings are likely to be built from known sources.

5.40 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 2011/12.

		11/12	12/13
	Gross Greenfield	40	33
	Gross Brownfield	293	151
Equals	Total Gross	333	184
Minus	Demolitions	24	9
Minus	Loss to other uses or smaller numbers of dwellings	16	7
Minus	Original units prior to Conversions (e.g. 1 house converted to 3 flats)	25	9
Equals	Actual Net Completions	268	159

Table 5.9 Actual Completions 2011/12 - 2012/13

5.41 Annualised Strategic Allocation (A) - The average number of net additional dwellings that the emerging Local Plan requires to be built, the 'Without Potash' figure, indicates a net requirement for the borough of:

- 420 dwellings for 2013/14 to 2029/30.

5.42 Annualised Strategic Allocation (B) - The average number of net additional dwellings that the emerging Local Plan requires to be built, the 'With Potash' figure, indicates a net requirement for the borough of:

- 494 dwellings for 2013/14 to 2029/30.

5.43 Projection of Dwelling Completion 2013/14 -2029/30 - The projected completions are anticipated to come from the following sources:

- Sites with planning permission at 01/04/13;

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- Remaining Borough Local Plan Allocations;
- Allocations that will be adopted in the new Local Plan.

5.44 *Projected Completions on sites with planning permission* - 3,148 dwellings have permission as of 1st April 2013. 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)	2619	2529
Greenfield (Sites of less than 10 dwellings)	57	50
Brownfield (Sites of 10 or more dwellings)	247	188
Brownfield (Sites of less than 10 dwellings)	225	196
Total	3148	2963

Table 5.10 Dwellings with Planning Permission

5.45 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 five of the current permissions are for large scale residential developments it is likely that the completion of some 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. If delivery rates are not as anticipated, future calculations will need to be amended accordingly.

Year	Brownfield	Greenfield	Total
2013/14	100	174	274
2014/15	100	418	518
2015/16	50	417	467
2016/17	46	382	428
2017/18	33	284	317
2018/19	33	255	288
2019/20	22	303	325
2020/21		224	224

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Year	Brownfield	Greenfield	Total
2021/22		122	122
Total	384	2579	2963

Table 5.11 Profile of Development of Dwellings with Planning Permission

5.46 *Existing Local Plan Allocations* - The AMR will normally consider existing Local Plan Allocations that may make a contribution toward meeting the housing requirement. Sites Ha1 and Ha2 (High Eastfield Farm and Middle Deepdale Farm) have been granted permission during 2012/13 and now contribute towards planning permissions. The remaining extant allocations have all now been removed from this list. 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. Site Ha12 has seen little indication of any likelihood it will come forward in the short-term, however, this will be monitored for future years.

5.47 Tables 5.12 to 5.15 'Housing Trajectory (2011/12 - 2029/30)' show the overall housing trajectory for the period 2011/12 to 2029/30. Appendix B gives a full run down of the housing trajectory calculations each year for the 'Without Potash' calculation (Trajectory 'A'), the same method is used for Trajectory 'B'.

5.48 The housing trajectory illustrates that :

- 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 objective assessment of housing needs 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

5.49 The housing requirement in the objective assessment of housing needs is 420 per annum for the 'Without Potash' scenario (equating to 7,980 over the plan period from 2011 to 2030) and 494 per annum for the 'with potash' scenario (9,396 over the plan period). The first two years of the plan period have seen the cumulative completion of 427 net additional dwellings, whilst there are a total of 2,963 additional dwellings available with planning permission after the discounting procedure has been implemented.

5.50 This leaves an additional requirement for allocations of housing land within the Local Plan to meet the finalised requirement (to be determined once an outcome on the potash proposal has been reached).

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

5.51 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.

5.52 The base date for the Local Plan is 2011/12 therefore, the calculation is as follows:

'Without Potash' scenario (A)

Total Requirement 2011/2030 = 7980 minus Completed 2011/12 and 2012/13 (427) = 7553 dwellings.

7553 dwellings divided by remaining years (17) = 444 dwellings / year.

'With Potash' scenario (B)

Total Requirement 2011/2030 = 9386 minus Completed 2011/12 and 2012/13 (427) = 8959 dwellings.

8959 dwellings divided by remaining years (17) = 527 dwellings / year.

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	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20
Actual Net Completions	268	159							
Projected Completion									
Sites with planning Permission (Apr 2013)									
- Greenfield			174	418	417	382	284	255	303
- Brownfield			100	100	50	46	33	33	22
Total Projected Completions			274	518	467	428	317	288	325
Annualised Strategic Allocation									
(a) 'Without Potash' scenario			420	420	420	420	420	420	420
Annual Requirement taking into account actual / projected completions 2013/14 onwards	420	428	444	455	451	450	452	463	479

Table 5.12 Housing Trajectory (A) (2011/12 - 2019/20) Based on 'Without Potash' scenario

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	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
Actual Net Completions										
Projected Completion										
Sites with planning Permission (Apr 2013)										
- Greenfield	224	122								
- Brownfield										
Total Projected Completions	224	122								
Annualised Strategic Allocation										
(a) 'Without Potash' scenario	420	420	420	420	420	420	420	420	420	420
Annual Requirement taking into account actual / projected completions 2013/14 onwards	494	524	574	656	765	918	1148	1531	2297	4594

Table 5.13 Housing Trajectory (A) (2020/2021 - 2029/30) Based on 'Without Potash' scenario

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	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20
Actual Net Completions	268	159							
Projected Completion									
Sites with planning Permission (Apr 2013)									
- Greenfield			174	418	417	382	284	255	303
- Brownfield			100	100	50	46	33	33	22
Total Projected Completions			274	518	467	428	317	288	325
Annualised Strategic Allocation									
(b) 'With Potash' scenario	494	494	494	494	494	494	494	494	494
Annual Requirement taking into account actual / projected completions 2013/14 onwards	494	507	528	544	546	552	562	582	609

Table 5.14 Housing Trajectory (B) (2011/12 - 2019/20) Based on 'With Potash' scenario

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	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
Actual Net Completions										
Projected Completion										
Sites with planning Permission (Apr 2013)										
- Greenfield	224	122								
- Brownfield										
Total Projected Completions	224	122								
Annualised Strategic Allocation										
(b) 'With Potash' scenario	494	494	494	494	494	494	494	494	494	494
Annual Requirement taking into account actual / projected completions 2013/14 onwards	637	683	753	861	1005	1206	1508	2011	3017	6034

Table 5.15 Housing Trajectory (B) (2020/21 - 2029/30) Based on 'With Potash' scenario

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Explanation about the Trajectory Assumptions

5.53 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 this year's AMR is the first to use the council's revised housing requirement as determined in the 'objective assessment of housing need.' This uses the time period of the Local Plan (2011 - 2030). For this year's AMR, two trajectories are used to represent the two scenarios generated from the objective assessment.

5.54 There is a significant proportion of housing with valid planning permissions and this has been subject to discounting and an indicative timescale for completions has been compiled (Table 5.11).

5.55 In earlier AMR's, the 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.

The percentage of new and converted dwellings on previously developed land

5.56 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 2 of NPPF.

5.57 The following table shows the percentage of brownfield development for each year 2011/12-2012/13.

Year	%age of dwellings on Previously Developed Land
2011/12	88.0
2012/13	82.1

Table 5.16 Brownfield Development as a percentage of Total Completions (2011/12-2012/13)

5.58 The overall brownfield contribution from 2011/12 to date is 85.88%.

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

5.59 No such dwellings were agricultural change of use in 2012/13.

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

5.60 In order to gain an understanding of the density of schemes, completions are broken down in to three categories of density. The table compares 2012/13 with the previous year's figures:

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Dwelling per Hectare:	2011/12		2012/13	
	Amount	%	Amount	%
Less than 30	53	14.1	6	6.5
30 - 50	49	13.1	8	8.6
More than 50	273	72.8	79	84.9

Table 5.17 Density of residential development (Dwellings per Hectare - DpH)

5.61 In both 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

5.62 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.

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

	2011/12	2012/13
No. of affordable dwellings	73	45
Section 106 Contributions / Payments made toward affordable housing	-	-

Table 5.18 Affordable Completions and Contributions

5.64 This year has seen 45 affordable units completed, down from 2011/12.

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. 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.

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

Lost Through:	2011/12	2012/13
Conversions, Change of Use of enlarged residential dwellings	16	7
Demolitions	24	9
Total	40	16

Table 5.19 Number of Lost Dwellings

5.65 The number of dwellings lost through conversion, demolition or through change of use has been lower this year than 2011/12.

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?

5.66 The council will review whether there is a need for a target within the Local Plan.

Between 1st April 2012 and 31st March 2013, how many dwellings have been completed on land not allocated for housing in Development Plans?

5.67 Windfall development accounted for 80% of development in the borough during the period 2012/13. 32 dwellings were completed on the extant allocation from the 1999 Borough Local Plan on land at Muston Road, Filey. All completed dwellings were in accordance with the Scarborough Borough Local Plan, demonstrating the flexibility and robustness of the Local Plan's general housing policies.

	2011/12	2012/13
No. of Dwellings on Windfall Sites	333	127
%age of total	100%	80%

Table 5.20 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 2011/12 with its review under way for 2012/13.

Between 01/04/12 and 31/03/13, 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	0	47	47	32.0%
2	13	53	66	44.8%
3	7	14	21	14.3%
4+	11	2	13	8.8%
Total	31	116	147	
Percent	21.1%	78.9%		

Table 5.21

Breakdown of Completed Schemes 2012/13

Between 01/04/12 and 31/03/13, how many completed dwellings were:

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

Detached	Semi-detached	Terraced	Flat
13	3	15	116

Table 5.22

Completed Dwellings by Type 2012/13

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

5.68 This indicator shows the number of Gypsy and Traveller pitches delivered. No net additional pitches were gained between 31 March 2012 and 1 April 2013.

Provision of Sites for Gypsies and Travellers

a) Assessing the housing needs for Gypsies and Travellers

5.69 A county-wide assessment was completed in May 2008 regarding the accommodation needs of Gypsies and Travellers. The council have commissioned a further Gypsy and Traveller Assessment and this is expected shortly.

b) How many Gypsy and Traveller sites were in the Authority as at 31 March 2013?

5.70 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 2012 and 31 March 2013:

- 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?

5.71 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 2012 and 31 March 2013. As no lawful Gypsy and Traveller sites exist, no sites were lost for the reporting year. As of 31 March 2013, no unauthorised pitches were in use.

Conclusions

5.72 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, this was followed by three successive years of higher completions (albeit somewhat lower than the original peak period) which appeared to demonstrate the housing market was back on the upsurge. Completions this year are at their lowest since 2004 and show

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the market still remains in a state of flux. In spite of this, the last couple of years have seen a number of large housing schemes granted planning permission and there are now permissions for over 3,000 units. Other issues to draw from the AMR on housing for this year are:

- Brownfield development in 2012/13 of 82.1% and an overall figure for 2011/12 to 2012/2013 of 85.88%;
- Affordability of housing remains a key issue in the borough. An additional 45 affordable units have been completed for 2012/13 which is down on the previous years total of 73. The continuing issue of a lack of affordable housing development is being addressed in the development of the Local Plan;
- During the year 2012/13, Scarborough Borough saw a windfall development rate of 80%, this is because 32 of the completed units were on an extant allocation from the 1999 Borough Local Plan.
- The housing trajectory demonstrates the current situation with known housing commitments and the extent to which this will meet the required housing level through to 2030.

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 needs 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). The trend of affordable housing delivery falling short of targets has continued over the past number of years and 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

5.73 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.

5.74 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.

5.75 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

5.76 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.

5.77 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 5.23 Retail Floorspace (Use Class A1) in the Towns of Scarborough, Whitby and Filey

Amount of completed retail development

5.78 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	2011/12	2012/13
Gross completed floorspace	2330	3778.1
Gross loss of floorspace	1527.95	973.5
Net gain in floor space	802.05	2804.6

Table 5.24 a) Amount of Completed Retail Floorspace in the borough

5.79 Overall retail floorspace continues to grow. The amount of completed floorspace has increased on the previous monitoring period. The gross loss of floorspace is less than the previous year which gives a significant higher net gain than last year. It should be noted that the overwhelming majority of gross completed floorspace was due to a single large-scale retail development on Whitby Business Park.

Area	2011/12	2012/13
Gross completed floorspace	1111	0
Gross loss of floorspace	387	226.1
Net gain in floorspace	724	-226.1

Table 5.25 b) Amount of Completed Retail Development in Designated Town Centres

5.80 This reporting period saw no gain of retail floorspace in town centres. There has been a net loss of retail units, generally of a smaller nature. The losses from retail to other uses was mainly through conversion to A3 uses.

Loss of retail units to other uses

	2011/12	2012/13
Number of Units	21	15

Table 5.26 Loss of Retail Units to Other Uses

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5.81 In the period 2012/13, a total of 15 retail units have been lost from retail to other uses. Two of these losses have occurred in designated shopping areas (as defined within the Local Plan). Of these, one was in the Primary Shopping Area and one in the Secondary Shopping Area of Whitby.

Between 1 April 2012 and 31 March 2013, what was the number of vacant units and percentage of vacant floorspace in defined town centres?

5.82 There were 46 vacant units within the town centre of Scarborough (as of 27th March 2013). This represents 11.27% of the overall retail floorspace within the defined town centre of Scarborough.

5.83 In the defined town centre of Whitby, there were 14 vacant units (as of October 2013). In the defined town centre of Filey, there were 7 vacant units (as of November 2013).

Conclusion

5.84 2012/13 has again seen a gain in retail floorspace, however, this gain coincides with a fall in retail floorspace within the designated town centres.

5.85 The substantial gain in floorspace is mainly down to one significant development - a new supermarket in Whitby.

Leisure and Tourism

5.86 This section looks at leisure and tourism issues within the borough.

Leisure

Amount of Completed Leisure Development ⁽⁶⁾

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

	2011/12	2012/13
a) Gross Floorspace (m ²) - borough	4794.8 ⁽⁷⁾	360
b) Gross Floor space (m ²) - town centre	0	0

Table 5.27 Amount of Completed Leisure Development (Overall and Town Centre)

Percentage of Eligible Open Spaces Managed to Green Flag Award Standard

5.88 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.

6 Note: This Indicator also relates to employment and retail developments respectively.
7 in addition to this, there are a further 35.9ha of completed leisure development

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5.89 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.

5.90 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

5.91 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 thorough new development. A 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 emerging Local Plan.

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

5.92 Tourism is an important component of the local economy with 18.9% ⁽⁸⁾ of total number of employees in the borough working in tourism. ⁽⁹⁾ The national percentage of jobs within the tourism sector was 8.2% in 2008. The focus of tourism polices 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.

8 Nomis 2008 ONS Annual Business Employee Analysis

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

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Hotels and Guest Houses - gains and losses within the borough & gains and losses within the designated Prime Holiday Areas

5.93 Table 5.28 '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 2011 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
2011/12	-8	0	-168	0
2012/13	-2	-1	-28	-14
Total	-10	-1	-196	-14

Table 5.28 Overall Net Change in Guest House/Hotel Accommodation

5.94 During the year 2012/13, no new hotel/guest house was created. Two hotels/guest houses/holiday accommodations were lost, with one being in the Prime Holiday Area. These losses were to residential uses such as single dwellings or apartment conversions. The total change in bed spaces was a net loss of 28 with 14 losses in the Prime Holiday Area. Since the new reporting period started in 2011, there is an overall loss of bedspaces (196) with a loss of 14 within the PHA.

5.95 This year has also seen a net addition of 19 holiday accommodation units in the borough resulting in a net increase in bed spaces of 71.

5.96 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 along with further development at The Bay in Filey, increasing bed spaces.

5.97 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

5.98 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).

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5.99 These eight beaches are covered by the EU Bathing Water Directive standards. In 2012, seven of these eight beaches have picked up the new Seaside Award (formerly Quality Coast Award) which recognises and rewards beaches that achieve the highest standards of beach management. Two of these eight beaches (Whitby West Cliff and Scarborough North Bay) once again have secured their existing Blue Flag status by meeting the highest international standard of water quality.

Health and Community Facilities

5.100 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.

Provision to Health Care Facilities

Provide the location and type of new/expanded primary and secondary health care facilities that became operational between 1 April 2012 and 31 March 2013

5.101 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 2012 and 31 March 2013

5.102 In this monitoring period, one primary health care facility in Whitby was lost.

Built Environment and Heritage

Quantity and Quality/Condition of Historic Attributes

Between 1 April 2012 and 31 March 2013, how many planning applications:

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

5.103 11 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?

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

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

5.105 No application was made.

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-of these applications, how many were approved?

5.106 N/A

Number of Conservation Areas designated which have adopted Character Appraisals

5.107 There are 27 designated Conservation Areas in the local authority planning area. Three Conservation Area Appraisals have been completed in 2012/13. These were for Filey (adopted in July 2012) and Wykeham and Roston (adopted in December 2012).

5.108 It is intended to review two Conservation Areas per year, and to prepare the new Character Appraisals and Management Plans. Whitby Conservation Area is currently under review.

5.109 At present, 13 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, Brompton, Filey, Wykeham and Roston.

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 5.29 Buildings at Risk in Scarborough Borough Local Plan Area

Source: English Heritage

Natural Environment

Biodiversity

Change in areas of biodiversity importance

5.110 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)

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5.111 The Borough Council, as a member of the Scarborough Biodiversity Action Group, has produced and adopted the Scarborough Biodiversity Action Plan (BAP). This has resulted in 12 new priority habitats and 11 new priority species being adopted for the borough (as shown in Table 3.1 'SBAP Species and Habitats'). The council is not aware that there have been any losses in either priority habitats or species during the period 2012/13.

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

Biodiversity Action Plan

5.113 The Borough Council adopted its Biodiversity Action Plan in April 2005. This BAP had a lifespan of five years and plans to review the BAP are progressing at the present time.

Landscape Character Assessments

5.114 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 borough area was completed in February 2013.

Flood Protection and Water Quality

5.115 This section relates to the current situation within the borough relating to flood protection and water quality. Information is provided by the Environment Agency to the local planning authority with reference to planning applications where flood protection and/or water quality may be an issue. This indicator analyses if the comments and advice of the Environment Agency are taken into consideration.

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

5.116 Of the 32 planning applications referred to the Environment Agency, none were granted contrary to the advice of the Environment Agency during the period 2012/13.

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

5.117 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. The SFRA is compliant with the NPPF.

5.118 The NPPF sets out Government policy on meeting the challenge of climate change, flooding and coastal change. 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.

5 Monitoring Framework and Monitoring Results

Air Quality

5.119 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.

Renewable Energy and Energy Efficiency

5.120 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.

5.121 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.

5.122 Aecom was commissioned by North Yorkshire and York (NY&Y), via Local Government Yorkshire and Humber (LGYH), to develop a sensitivity framework and an appraisal methodology for using landscape sensitivity as a tool for policy development and decision making in relation to renewable and low carbon energy (RLCE) development within the sub-region (North Yorkshire and York) which was completed in February 2012.

Renewable Energy Generation

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

Between 1 April 2012 and 31 March 2013 what was:

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

5.124 For the period 2012/13, 11 applications were approved at a capacity of 46.5 MWh per annum. Seven schemes were completed. Extant planning permissions are totalling approximately 497.8 MWh per annum.

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
Has your authority undertaken and Employment Land Review and do you have a five-year land supply?	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 Availability Assessment? If so, please give the dates	Local Indicator
Between 01.04.11 and 31.03.12, how many completed houses or bungalows had: <ul style="list-style-type: none"> a) 1 bedrooms b) 2 bedrooms c) 3 bedrooms d) 4 bedrooms 	Local Indicator

A List of Indicators

Indicator	Level of Indicator
<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>	
<p>The number of dwellings lost through conversion, demolition and change of use</p>	<p>Local Indicator</p>
<p>Amount of net additional pitches gained in the reporting period</p>	<p>former NCOI</p>
<p>Provision of sites for gypsies and travellers</p>	<p>Local Indicator</p>
<p>Has your authority adopted the RTS accessibility criteria in Local Transport Plans and emerging LDF</p>	<p>Local Indicator</p>
<p>Provision to health care facilities</p>	<p>Local Indicator</p>
<p>Has your authority undertaken an audit of open space, sport and recreational facilities (in line with guidance with PPG17)? If so, please give the date of the audit</p>	<p>Local Indicator</p>
<p>Biodiversity action plan and landscape character assessment</p>	<p>Local Indicator</p>
<p>Has your LA undertaken a Strategic Flood Risk Assessment (SFRA) if so when, and is it NPPF compliant?</p>	<p>Local Indicator</p>
<p>Quantity and quality/condition of historic attributes</p>	<p>Local Indicator</p>
<p>Loss of retail uses to other uses</p>	<p>Local Indicator</p>
<p>Number of buildings at risk</p>	<p>Local Indicator</p>

List of Indicators A

Indicator	Level of 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 Local Plan housing requirement B

B Calculations for annual number of net dwellings to meet Local Plan housing requirement

Appendix B Calculations for annual number of net dwellings to meet Local Plan housing requirement

Calculations for Annual Number of Net Dwellings to Meet Requirement (Based on 'Without Potash' scenario)

*The 'With Potash' scenario is calculated using the same method.

2011/12

Actual 268 completions for year 2011/12 = 152 less than requirement of 420

152 dwellings divided by 18 (years remaining in Local Plan period) = 8.4 dwellings / year.

Annual requirement becomes $420 + 8.4 = 428$ dwellings / year (rounded).

2012/13

Actual 159 completions for year 2012/13 = 269 less than requirement of 428

269 dwellings divided by 17 (years remaining in Local Plan period) = 15.8 dwellings / year.

Annual requirement becomes $428 + 15.8 = 444$ dwellings / year (rounded).

2013/14

Predicted 274 completions for year 2013/14 = 170 less than requirement of 444

170 dwellings divided by 16 (years remaining in Local Plan period) = 10.6 dwellings / year.

Annual requirement becomes $444 + 10.6 = 455$ dwellings / year (rounded).

2014/15

Predicted 518 completions for year 2014/15 = 63 more than requirement of 455

63 dwellings divided by 15 (years remaining in Local Plan period) = 4.2 dwellings / year.

Annual requirement becomes $455 - 4.2 = 451$ dwellings / year (rounded).

2015/16

Predicted 467 completions for year 2015/16 = 16 more than requirement of 451

Calculations for annual number of net dwellings to meet Local Plan housing requirement B

16 dwellings divided by 14 (years remaining in Local Plan period) = 1.1 dwellings / year.

Annual requirement becomes $451 - 1.1 = 450$ dwellings / year (rounded).

2016/17

Predicted 428 completions for year 2016/17 = 22 less than requirement of 450

22 dwellings divided by 13 (years remaining in Local Plan period) = 1.7 dwellings / year.

Annual requirement becomes $450 + 1.7 = 452$ dwellings / year (rounded).

2017/18

Predicted 317 completions for year 2017/18 = 135 less than requirement of 452

135 dwellings divided by 12 (years remaining in Local Plan period) = 11.3 dwellings / year.

Annual requirement becomes $452 + 11.3 = 463$ dwellings / year (rounded).

2018/19

Predicted 288 completions for year 2018/19 = 175 less than requirement of 463

175 dwellings divided by 11 (years remaining in Local Plan period) = 15.9 dwellings / year.

Annual requirement becomes $463 + 15.9 = 479$ dwellings / year (rounded).

2019/20

Predicted 325 completions for year 2019/20 = 154 less than requirement of 479

154 dwellings divided by 10 (years remaining in Local Plan period) = 15.4 dwellings / year.

Annual requirement becomes $479 + 15.4 = 494$ dwellings / year (rounded).

2020/21

Predicted 224 completions for year 2020/21 = 270 less than requirement of 494

270 dwellings divided by 9 (years remaining in Local Plan period) = 30 dwellings / year.

B Calculations for annual number of net dwellings to meet Local Plan housing requirement

Annual requirement becomes $494 + 30 = 524$ dwellings / year (rounded).

2021/22

Predicted 122 completions for year 2021/22 = 402 less than requirement of 524

402 dwellings divided by 8 (years remaining in Local Plan period) = 50.3 dwellings / year.

Annual requirement becomes $524 + 50.3 = 574$ dwellings / year (rounded).

2022/23

Predicted 0 completions for year 2022/23 = 574 less than requirement of 574

574 dwellings divided by 7 (years remaining in Local Plan period) = 82 dwellings / year.

Annual requirement becomes $574 + 82 = 656$ dwellings / year (rounded).

2023/24

Predicted 0 completions for year 2023/24 = 656 less than requirement of 656

656 dwellings divided by 6 (years remaining in Local Plan period) = 109.3 dwellings / year.

Annual requirement becomes $659 + 109.3 = 765$ dwellings / year (rounded).

2024/25

Predicted 0 completions for year 2024/25 = 765 less than requirement of 765

765 dwellings divided by 5 (years remaining in Local Plan period) = 153 dwellings / year.

Annual requirement becomes $765 + 153 = 918$ dwellings / year (rounded).

2025/26

Predicted 0 completions for year 2025/26 = 918 less than requirement of 918

918 dwellings divided by 4 (years remaining in Local Plan period) = 229.5 dwellings / year.

Annual requirement becomes $918 + 229.5 = 1148$ dwellings / year (rounded).

Calculations for annual number of net dwellings to meet Local Plan housing requirement B

2026/27

Predicted 0 completions for year 2026/27 = 1148 less than requirement of 1148

1148 dwellings divided by 3 (years remaining in Local Plan period) = 382.7 dwellings / year.

Annual requirement becomes $1148 + 382.7 = 1531$ dwellings / year (rounded).

2027/28

Predicted 0 completions for year 2027/28 = 1531 less than requirement of 1531

1531 dwellings divided by 2 (years remaining in Local Plan period) = 765.5 dwellings / year.

Annual requirement becomes $1531 + 765.5 = 2297$ dwellings / year (rounded).

2028/29

Predicted 0 completions for year 2028/29 = 2297 less than requirement of 2297

2297 dwellings divided by 1 (years remaining in Local Plan period) = 2297 dwellings / year.

Annual requirement becomes $2297 + 2297 = 4594$ dwellings / year (rounded).

B Calculations for annual number of net dwellings to meet Local Plan housing requirement

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 (2011 Census)	% Change
Borough	106,243	108,793	2.4%
Scarborough ⁽¹⁰⁾	50,120	52,846	5.4%
Whitby ⁽¹¹⁾	13,580	13,213	-2.7%
Filey	6,820	6,530	-4.3%
Rest of borough	36,030	36,204	0.5%

Table C.2 Local Population Change 2001-2011

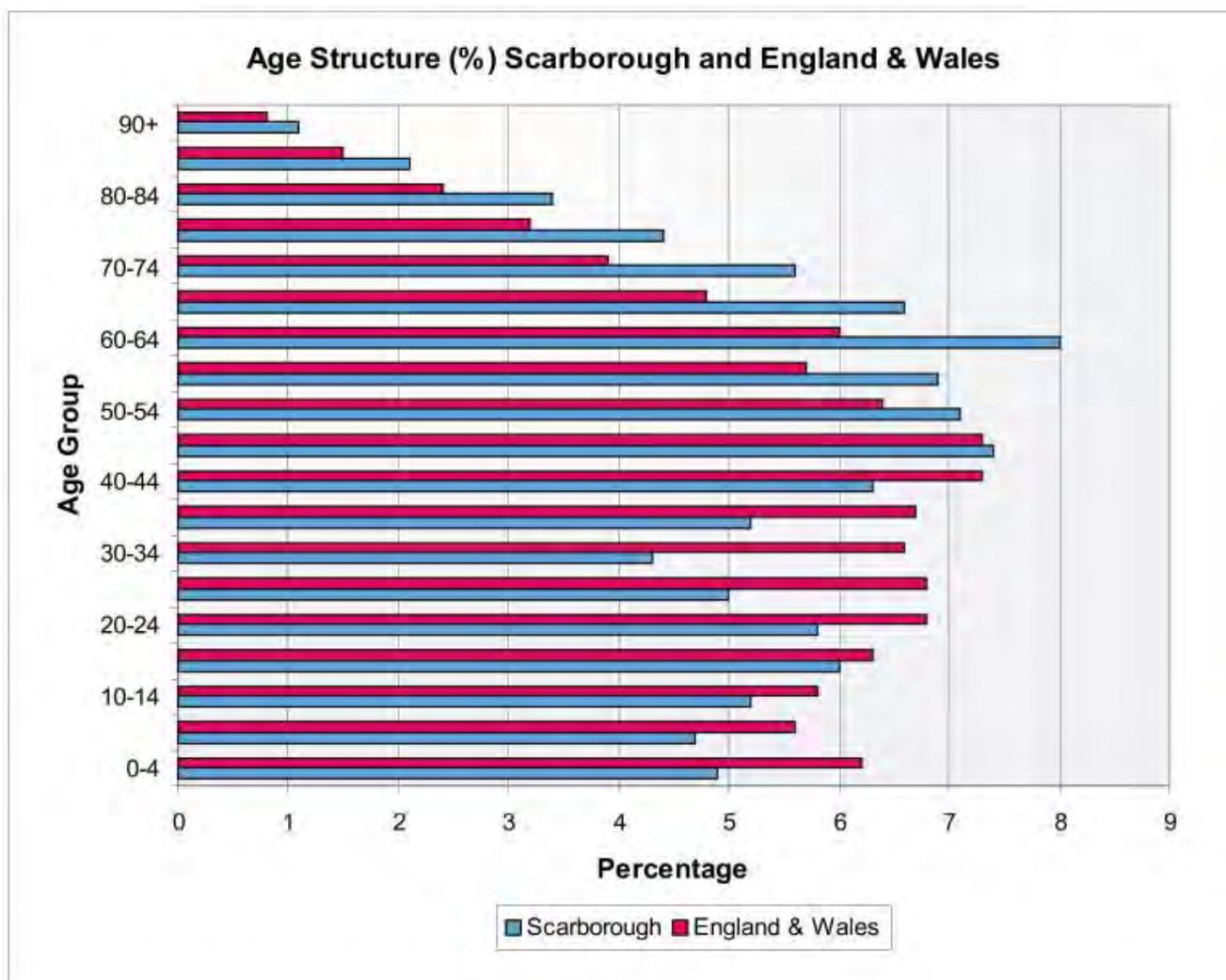
Source: 2011 Census (National Statistics Web site www.ons.gov.uk)

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

11 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

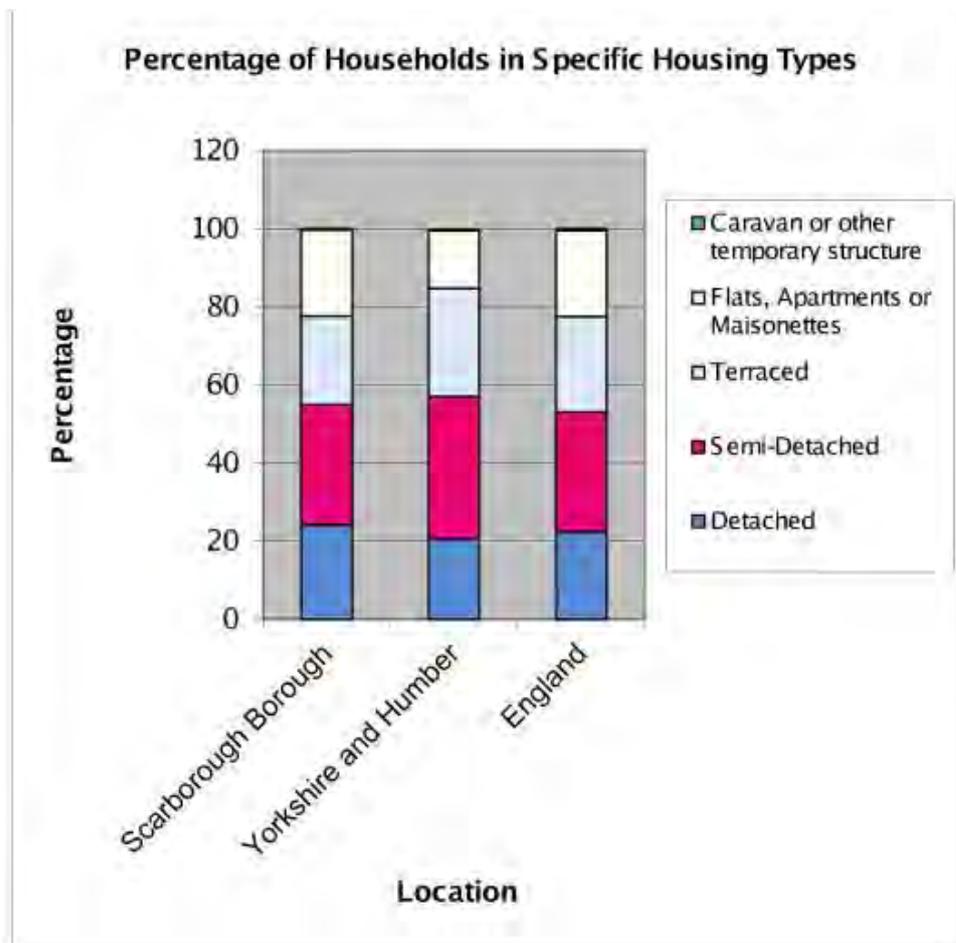
Ethnic Group	Scarborough Borough	North Yorkshire	Yorkshire & Humber	England
White	97.5	97.3	88.8	85.4
Mixed	0.8	0.8	1.6	2.3
Asian or Asian British	1.2	1.2	7.3	7.8
Black or Black British	0.2	0.4	1.5	3.5
Chinese or other Ethnic Group	0.2	0.2	0.8	1.0

Table C.5 Ethnic Groups in % (Census 2011)

Source: Census 2011 (Nomis)

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Housing Type



Picture C.2 Percentage of households in specific housing types

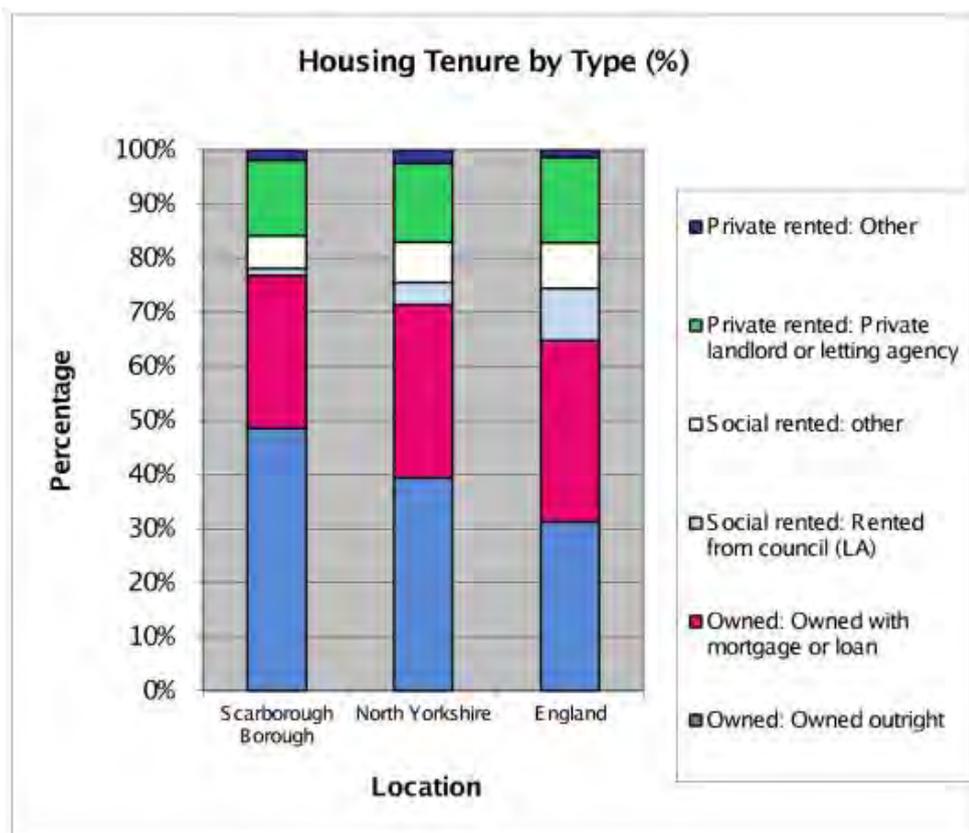
C Graphs, Charts and Tables

Accommodation Type	Scarborough Borough	Yorkshire & Humber	England
Detached	24%	20.5%	22%
Semi-Detached	31%	36.5%	31%
Terraced	23%	28%	24.5%
Flats, Apartments or Maisonettes	22%	15%	22%
Caravan or other mobile or temporary structure	0.3%	0.2%	0.4%

Table C.6 Household Spaces and Accommodation Type (%)

Source: Census 2011 (Nomis). Crown Copyright material is reproduced with the permission of the Controller of HMSO

Tenure



Picture C.3 Housing Tenure

Tenure Type	Scarborough Borough	North Yorkshire	England
Owned: Owned outright	47%	38%	31%

Graphs, Charts and Tables C

Tenure Type	Scarborough Borough	North Yorkshire	England
Owned: Owned with mortgage or loan	27%	31%	33%
Social rented: Rented from Council (LA)	1%	4%	9%
Social rented: Other	6%	7%	8%
Private rented: Private Landlord or Letting Agency	13.5%	14%	15%
Private rented: Other	2%	2%	1%

Table C.7 Housing Tenure by Type (%)

Source: Census 2011 (Nomis). Crown Copyright Material is reproduced with the permission of the Controller of HMSO.

Socio-Cultural Issues

Crime Statistics

Crime	Scarborough Borough	North Yorkshire
	2012/13	2012/13
Burglaries per 1000 population	8	7
Criminal damage per 1000 population	11	7
Violence against the person per 1000 population	13	8
Offences against vehicles per 1000 population	3	3

Table C.8 Crime Statistics 2012/13

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

Economy

Employment

	04/11-03/12	04/12-03/13
Scarborough Borough	80.9	80.2
Yorkshire & Humber	75.0	77
Great Britain	76.5	77.1

Table C.9 Economically Active Population as a % of Working Age Population

C Graphs, Charts and Tables

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

	04/11 - 03/12		04/12 - 03/13	
	Wanting a Job	Not wanting a Job	Wanting a Job	Not wanting a Job
Scarborough Borough	4.5	94.5	39.2	60.8
Yorkshire & Humber	22.7	77.3	24.8	75.2
Great Britain	23.9	76.1	24.8	75.2

Table C.10 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	
	04/11-03/12	04/12-03/13	04/11-03/12	04/12-03/13
Unemployment Rate (Working Age) %	8.1	8.6	7.4	4.7

Table C.11 Unemployment Rates (Borough & County)

	Yorkshire & Humber		Great Britain	
	04/11-03/12	04/12-03/13	04/11-03/12	04/12-03/13
Unemployment Rate (Working Age) %	9.8	9.3	8.1	7.8

Table C.12 Unemployment Rates (Regional & National)

Note: Numbers are for those aged 16-64

Source: National Statistics - Official Labour Market Statistics (Nomis)

Graphs, Charts and Tables C

Industry	Scarborough Borough	North Yorkshire	Yorkshire & Humber	England
	2011	2011	2011	2011
Agriculture, forestry and fishing	7.5	3.6	0.9	0.8
Mining and quarrying	1.3	0.4	0.2	0.2
Manufacturing	9.3	8.9	11.2	8.8
Construction	8.4	7.8	8.0	7.7
Wholesale and retail trade	13.6	15.6	16.9	15.9
Transport and storage	3.4	3.6	4.9	5.0
Accommodation and food service activities	11.5	7.3	5.7	5.6
Information and communication	1.5	2.3	2.5	4.1
Financial and insurance activities	1.2	2.9	3.7	4.4
Professional, scientific and technical activities	4.7	6.1	5.0	6.7
Administrative and support service activities	3.7	4.0	4.6	4.9
Education	9.4	9.3	10.1	9.9
Human health and social work activities	12.8	12.4	13.4	12.4
Other	4.9	5.3	4.4	5.0

Table C.13 Nature of Employment (%)

Source: Census 2011 (Nomis)

C Graphs, Charts and Tables

Average Income

	Scarborough Borough	Yorkshire & Humber	Great Britain
2011	477.4	465.7	503.1
2012	443.7	465.2	508.0

Table C.14 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
2011	459.3	465.5	502.6
2012	432.2	464.7	507.6

Table C.15 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.16 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 Plan.

Some authorities have suggested that all permissions will come forward at some time over the Plan 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 March 2013 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 March 2013 was calculated;
4. The percentage of dwellings expiring in relation to total permissions is then calculated.

Up to March 2013 the proportion of dwellings with planning consent that were not subsequently developed totalled 12.8%.

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 2013 and the Local Plan. This will be updated annually and amended accordingly.

D Estimation of Planning Permissions Reaching Commencement

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