

Authority Monitoring Report  
**AMR 2014**



## Executive Summary

This is the 10th Authority Monitoring Report (AMR) for the Scarborough Borough Local Plan which is required to be published under the Town and Country Planning (Local Planning) (England) Regulations 2012.

It sets out the progress in moving towards a new 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.

The Authority is required to produce an AMR at least once every 12 months. Following on from last year's report which covered the period April 2012 to March 2013, this AMR 2014 relates mainly to the period April 2013 to March 2014, except where data was not available for this exact time period, or it made sense to provide more recent data. The report on the progress of the Local Development Scheme (LDS) and specific elements of Local Plan preparation has been written to be as up-to-date as possible.

The report has been produced in accordance with the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012. There is no longer a requirement to submit the report to the Secretary of State. However, reports must be made public.

As outlined in previous reports, a number of legislative and regulatory amendments have been made to the planning system which impacts on the monitoring reporting process, albeit the duty to monitor still remains.

The relevant development plan for this monitoring report remains the saved aspects of the 1999 Borough Local Plan for all practical purposes.

This Authority Monitoring Report covers the period April 2013 to March 2014. It broadly follows the structure established in earlier reports to ensure a consistency of approach and enable meaningful cross-referencing and analysis to be undertaken.

The purpose of the AMR is twofold:

- To monitor the progress of the local development documents set out in the Local Development Scheme; and
- To monitor the effectiveness of the policies set out in the Borough Local Plan.

It is important to highlight that the Local Plan for the Borough of Scarborough, against which the implementation of policies is assessed, is currently being reviewed and as part of this process the monitoring framework (and the indicators used within) will be updated as necessary.

### **Implementation of Policies in the Borough Local Plan**

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

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### Monitoring Report - Key Findings

- The total land developed for employment in this reporting period was 618.06sqm. This is a slight increase of development of employment floorspace when compared to last year, especially the development of offices;
- The actual net completions of 248 residential units does not meet the Draft Local Plan requirement of 415 units / 485 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 724 (see 5.29 for further details);
- 86.8% of completed residential development in this reporting period is of a density of over 30 dwellings per hectare;
- 44.32% of completed residential development occurred on brownfield land - an overall figure for 2011 to 2014 of 70.02%. This year's figure is significantly lower than previous years as substantial greenfield developments at Filey, Scarborough and Whitby progress;
- 43.1% of completed properties have 1 or 2 bedrooms, this is a significant decrease on last year's figure (76.8%);
- 27% of all completed residential developments were flats, this is a significant decrease on last year's figure (79%) and the lowest since 2006. In recent years, the majority of all properties developed were flats while this year the majority of completions took place on new build schemes providing larger properties;
- For the period 2013/14, there were a total number of 32 affordable housing completions, an average provision of 20.5% of total completions between April 2011 and March 2014. This delivery of affordable housing represents the lowest figure of the Local Plan period and results in a total of 173 affordable units delivered since 2011;
- Overall retail floorspace continues to grow with a net gain of 3517.45 sqm in 2013/14, even though there was a high gross loss of floorspace (1477.55 sqm). A significant proportion of this completed floorspace was in Scarborough. There has been no gain on retail floorspace in designated town centres during this reporting period but a net loss of retail units, generally of a smaller nature;
- 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 2013/14. 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 and Employment Land Availability Assessment (SHELAA - formerly SHLAA) was updated for 2013. This document sets out the potential availability of developable land capable of accommodating residential development. The 2014 update will commence in the autumn of 2014;

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- 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 2014, all beaches received the Seaside 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 94 fewer across the borough. The overall loss of bedspaces in the borough since 2011 now totals 290, with 108 in Prime Holiday Areas (PHA's). This year saw a net loss of 3 hotels / guest houses in total (all 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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# Introduction 1

## 1 Introduction

### 1 Introduction

#### 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 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.

#### **Monitoring period, publication and content of the Scarborough AMR**

**1.3** This Authority Monitoring Report relates to the period from 1 April 2013 to 31 March 2014 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.

**1.4** 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.

**1.5** The monitoring of the Local Plan also requires some specific information to be collected which is not collected elsewhere. This includes information relating to the monitoring of development completions (that is dwellings, employment floorspace, retail floorspace, etc.).

**1.6** Performance is measured against the saved policies of the current Local Plan. In relation to housing delivery, however, the assessment is against both the Regional Spatial Strategy target and the housing requirements of the objective assessment of housing needs, the period for which commenced in 2011. The latter of these is considered a more up-to-date figure, reflecting the requirements to cover the whole of the Plan period (2011-2030).

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**1.7** Previous Authority Monitoring Reports are available on the council's website and show data for the period since 2011/12. Older versions (data for the period since 2003/04 are available on request).

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

### **Comments on the Authority Monitoring Report**

**1.8** Although there is no formal consultation on the Authority Monitoring Report 2013/14, 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.

**1.9** Comments should be emailed to [localplan@scarborough.gov.uk](mailto: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**

**1.10** This Authority Monitoring Report (AMR) is a document which is produced by the council annually, 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 2013/14.

**1.11** The AMR 2013/2014 monitors the performance of the current Local Plan policies, i.e. the Scarborough Borough Local Plan adopted in 1999.

**1.12** The AMR uses the most relevant and timely information available to the council at the time of drafting for the identified monitoring period.

## 1 Introduction

### Indicators

**1.13** This AMR will continue to report on the former National Core Output Indicators (NCOIs) 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.

**1.14** 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.

**1.15** 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.

**1.16** 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 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.

**1.17** The amended Section 34 of the Town and Country Planning Compulsory Purchase Act and the 2012 Regulations does not specify indicators, except for housing delivery, but the Act still has the general requirement to report annually (at least) on planning policies, so generally all policies should be monitored if possible. However, it needs to be considered whether it is an efficient use of resources to provide information every year on every policy, particularly if some policies cover very specialised areas, or have not been used very frequently. There may also be a case for considering policies as a group if low numbers are involved, or where it is difficult to quantify the effects of a particular policy.

**1.18** As the new Local Plan has progressed to its draft stage, it is an appropriate point to consider how monitoring of policies should be approached in the future. The Council will be considering how best to take this forward in the light of the availability of resources and the value of outputs achieved as referred to in the paragraph above. It is likely that the form and content of the AMR may change next year to reflect the new monitoring criteria and methods of monitoring.

**1.19** 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 km<sup>2</sup> (315 miles<sup>2</sup>), 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 limited 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. However, the borough has a very low proportion of ethnic groups.

**3.17** The Statement of Community Involvement (first adopted 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 Scarborough Borough - Background Information

**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** According to Rightmove (the UK's largest property portal), the majority of sales in Scarborough during the last year were semi-detached properties, selling for an average price of £151,269. Terraced properties sold for an average of £117,547, with flats fetching £101,102.

**3.20** Scarborough, with an overall average price of £140,857 was cheaper than nearby Filey (£150,448), Robin Hoods Bay (£251,542) and Thornton Dale (£226,594).

**3.21** Overall sold prices in Scarborough over the last year were 4% up on the previous year and 7% down on the 2008 level of £151,667.

**3.22** Most of the sales in Whitby over the past year were terraced properties which on average sold for £166,576. Semi-detached properties had an average sold price of £182,206 and flats averaged at £125,969.

**3.23** Whitby, with an overall average price of £166,788 was cheaper than nearby Briggswath (£253,429), Sandsend (£283,000) and Robin Hoods Bay (£251,542).

**3.24** In the past year house prices in Whitby were similar to the year before and 10% down on 2008 when they averaged at £185,207.

**3.25** Most of the sales in Filey over the past year were semi-detached properties which on average sold for £138,118. Detached properties had an average sold price of £197,523 and terraced properties averaged at £128,177.

**3.26** Filey, with an overall average price of £150,448 was more expensive than nearby Scarborough (£140,857), but was cheaper than Thornton Dale (£226,594) and Robin Hoods Bay (£251,542).

**3.27** In the past year house prices in Filey were 4% up on the year before and 5% down on 2008 when they averaged at £158,471.

**3.28** There are clear concentrations of higher values outside of the urban areas of Scarborough, Whitby and Filey. House prices in the rural areas and Whitby are significantly higher than in some wards in Scarborough town. However, on average, prices in the borough remain considerably lower than the regional and national average.

**3.29** Private Rented Sector: The private rented sector now accounts for around 20% of all households and has increased rapidly in the last few years in the borough in line with national trends. There is a wide mix of stock in the private rented sector in terms of type and quality. The largest concentrations are within the inner urban areas of Scarborough, where around 45-50% of the stock is privately rented, the majority of which is either flats or Houses in Multiple

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Occupation (HMOs). Average private rents are lower than both the national and North Yorkshire average due to the stock profile and lower market values in the borough compared to the rest of North Yorkshire.

**3.30** Social Rented Sector: Average social rents range from £70 per week for 1 bed flats to around £90-£95 per week for 3 bed houses, and is slightly below the North Yorkshire average. The new Affordable Rent model was introduced in 2011, which allows rents to be charged at up to 80% of market rent, on new builds or conversions. Affordable rents are up to £95-£100 per week for 2 bed houses and up to £110-£115 per week for 3 bed houses, dependent on the area. Demand for social housing is high across all parts of the borough.

**3.31** North Yorkshire, with an overall average price of £202,316 was more expensive than nearby West Yorkshire (£156,288), East Riding Of Yorkshire (£148,009) and South Yorkshire (£143,739). During the last year, sold prices in North Yorkshire were 3% up on the previous year and similar to 2010 when the average house price was £198,360.

**3.32** Between Q1/2013 and Q1/2014 the average rural house sale price in England increased by 4.3%. Average prices in rural hamlets and rural villages have been consistently above the average found in urban areas (by 45% and 20% in Q1/2014 respectively). (Source: Department for Environment Food and Rural Affairs)

**3.33** The difference between housing demand and supply of properties coming on to the market continues to grow in the UK. New buyer enquiries have remained steady so far in the first three months of 2014, but still significantly lower than in the second half of last year. However, the number of homeowners providing instructions to put their property on the market for sale declined for the third consecutive month. (Source: RICS)

### Housing Type

**3.34** The most recent data shows that the borough's housing stock is dominated by semi detached properties (31%), followed by detached properties (24%) and terraced houses (23%). The borough 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 Scarborough sub area which were identified by agents as forming an important part of the market.<sup>(1)</sup>

**3.35** 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.

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**3.36** 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

**3.37** 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.

**3.38** The tenure profile of dwellings across North Yorkshire highlights the importance of owner occupation, with 74% of dwellings falling into this category, followed by the private rented sector (17%) and social rented sector (11%).

**3.39** The dwelling tenure profile of the borough demonstrates a lower level of owner occupation than North Yorkshire as a whole - at 70%. The borough'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.

**3.40** 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

**3.41** 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

**3.42** 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). The Department for Communities and Local Government is currently updating the Indices of Deprivation which includes the Index of Multiple Deprivation. The results will be available in summer 2015.

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**3.43** 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

**3.44** The borough is a relatively safe area, with crime rates below the national average, although most rates are higher than the county as a whole (Table C.8, Appendix C provides further detail).

**3.45** 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

**3.46** 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

**3.47** 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.

**3.48** Of those who are of working age (16 and over) in the borough, 73.0% are economically active, either as an employee or self-employed (July 2013- June 2014). This was a substantial decrease on the previous year's figure (80.2%). Employment has also risen in the region, whilst the national figure has remained reasonably constant. (Source: ONS annual population survey, NOMIS website)

**3.49** Of those economically inactive, the majority do not want a job. The most up to date figures (July 2013- June 2014) show that in Scarborough Borough, 74.3% of those economically inactive do not want a job. This is lower than both the national and regional averages (regionally, 76.4%; and nationally, 75.1%) but an increase from last year's figure which showed that 60.8% of those economically inactive did not want a job. (Source: ONS annual population survey, NOMIS website)

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### Unemployment Rates

**3.50** The trend over recent years has been for a reduction in unemployment rates. Scarborough Borough continues to report higher rates of unemployment (8.3%) than North Yorkshire (4.9%) and the UK (6.8%) as a whole. However, the Yorkshire/Humber region has again recorded a higher unemployment rate (8.4%) than the Borough of Scarborough. (Table C.11, Appendix C provides further detail).

**3.51** Locally, there are pockets of high levels of unemployment. The wards of Castle, Eastfield, North Bay and Ramshill in Scarborough have the highest levels of unemployment in North Yorkshire. In the wards of North Bay and Castle, Jobseekers Allowance Claimants reached a high of 7.8% and 7.6% of the working age population (16-64) in April 2014 which was significantly higher than the England rate (2.7%) at that time.

### Nature of Employment

**3.52** 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. Manufacturing employs a larger proportion of the workforce than seen nationally as does the accommodation and food sector. Sectors under-represented compared to the national distribution include professional, scientific and technical activities and other service sector industries.

**3.53** 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 (11.1%) remains above the national level (7.8%), but falls below the regional figure (11.7%) and is the same as the county figure (11.1%). 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

**3.54** 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).

**3.55** Although the average weekly income for people working in the borough and for the resident population remains below national and regional average, it has seen an increase in the past year.

## Scarborough Borough - Background Information 3

**3.56** The borough has an average weekly gross income of £450.8 (for the resident population) and £441.4 (workplace population). Looking at resident population, this is a slight increase of 1.6% on the previous year. There is a similar pattern when looking at workplace population where the borough also shows an increase on last year's figure (2.12%). Full information on this and the trends of recent years can be found in Appendix C.

### Built Environment

**3.57** 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);
- 28 Conservation Areas, covering 785.6 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.

**3.58** 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 5.31).

### Natural Environment

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

### Landscape Designations

**3.60** 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.

**3.61** 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

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

## 3 Scarborough Borough - Background Information

### Biodiversity and Geology

**3.63** 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).

**3.64** The Scarborough Biodiversity Action Plan (SBAP), currently under review, 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.

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

**3.66** 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.

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

Table 3.1 SBAP Species and Habitats

## Scarborough Borough - Background Information 3

### **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.

## 3 Scarborough Borough - Background Information

## Local Development Scheme - Milestones 4

## 4 Local Development Scheme - Milestones

### 4 Local Development Scheme - Milestones

#### Introduction

**4.1** This section reports on the timetable set out in the relevant Local Development Scheme (LDS). For the purposes of this year's AMR the relevant LDS is that published in February 2014.

**4.2** Scarborough Borough Council's first Local Development Scheme (LDS) came into effect in March 2005.

**4.3** The publication of revised national planning guidance and other significant changes to the planning landscape, including the revocation of the Regional Spatial Strategy (RSS) for Yorkshire and the Humber had significant implications on the production of the LDF/Local Plan. As such it was considered necessary to revise the Local Development Scheme to reflect these changes and establish a revised work programme.

**4.4** It should also be noted that the Planning Act 2008 in Section 180 and subsequently the Localism Act 2011, with regard to Local Development Documents, removed the requirements for both Supplementary Planning Documents and the Statement of Community Involvement to be specified in the Local Development Scheme.

**4.5** The LDS is available to download from the council's website.

#### Plan Structure

**4.6** The components of the Local Plan are set out below:

- Scarborough Borough Local Plan;
- Whitby Business Park Area Action Plan (jointly with North York Moors National Park);
- Community Infrastructure Levy.

#### Progress with the Borough Local Plan

##### New Scarborough Borough Local Plan

**4.7** 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.

**4.8** 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.

## Local Development Scheme - Milestones 4

**4.9** 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.

**4.10** The table below illustrates the progress that was made with the Local Plan during the period April 2013 to date.

Key Milestone	Date in 2014 LDS	Date met?	Comment
Publication of Draft Local Plan (Reg 19)	Q2 2014	√	Actual May 2014
Consideration of Representatives (Reg 20)	Q3 2014	√	Actual August 2014
Pre-Submission Consultation and Submission of Local Plan to Secretary of State (Reg 22)	Q4 2014		
Pre-Examination Meeting	Q1/Q2 2015		
Examination in Public of Local Plan (Reg 24)	Q2/3 2015		
Inspectors Report (Reg 25)	Q4 2015		
Adoption (Reg 26)	Q4 2015		

Table 4.1 Borough Local Plan

### Whitby Business Park Area Action Plan

**4.11** Responsibility for planning at Whitby Business Park lies with both Scarborough Borough Council and the National Park Authority as the National Park boundary runs through the site. In order to provide a consistent and long term plan for the site, a joint Area Action Plan (AAP) has been produced by the two authorities.

**4.12** The Plan sets out how the Business Park will be developed over the period to 2026. It includes proposals to improve and expand the existing site to accommodate new businesses and sets out highway, infrastructure and environmental improvements. The area covered is the existing built up area of the Business Park together with the land allocated for expansion.

**4.13** The table below illustrates the progress that was made with the Area Action Plan during the period April 2013 to date.

Key Milestone	Date in 2014 LDS	Date met?	Comment
Pre-Examination Meeting	Q1 2014	×	Not required

## 4 Local Development Scheme - Milestones

Key Milestone	Date in 2014 LDS	Date met?	Comment
Examination in Public of Local Plan (Reg 24)	Q2 2014	√	Actual April 2014
Inspectors Report (Reg 25)	Q3 2014	√	Actual September 2014
Adoption (Reg 26)	Q4 2014	√	Actual November 2014

Table 4.2 Whitby Business Park AAP

### Community Infrastructure Levy

**4.14** The Community Infrastructure Levy (CIL) is a financial tool for raising money from development to pay for infrastructure to support the growth aspirations of the Local Authority. The CIL schedule would set out a rate of payment per square metre that would be imposed on developers for building in the Borough. This can vary both by sub-area and by development type (eg; housing, industry, retail, etc). At the current time the Local Authority are not taking CIL forward and intend to review that position in 2015.

**4.15** The reasons for not progressing a CIL Schedule at the current time includes the impact on viability of implementing further financial burdens on an already depressed development industry which has seen the lowest levels of development in the Borough for a number of decades. The aforementioned review in 2015 will provide a comprehensive view on whether CIL is taken forward at this time, however, whatever decision is made will be carefully considered and would be agreed by Council Members.

**4.16** The table below illustrates the progress that was made with the CIL during the period April 2013 to date.

Key Milestone	Date in 2014 LDS	Date met?	Comment
<b><i>Whether the following stages take place ie taking CIL forward, depends on the outcome of the further assessment of 'Viability Work' in 2015.</i></b>			
Revisiting of Viability Evidence	Q1 2015		
<i>Option A – CIL taken forward</i>			
Publication of a Preliminary Draft Charging Schedule (Reg 15)	Q3 2015		
Publication of Draft Charging Schedule (Reg 16)	Q1 2016		
Consideration of Representatives (Reg 17)	Q2 2016		

## Local Development Scheme - Milestones 4

Key Milestone	Date in 2014 LDS	Date met?	Comment
Submission of Charging Schedule to Examiner (Reg 19)	Q3 2016		
Consideration and Examination (Reg 20 and 21)	Q4 2016		
Inspectors Report (Reg 23)	Q1 2017		
Approval and Publication of Charging Schedule (Reg 25)	Q2 2017		
Charging Schedule comes into effect	Q2 2017		
<i>Option B</i> – CIL put on hold and viability re-assessed in 2/3 years.	2014/15		

Table 4.3 Community Infrastructure Levy

## Other Plan Documents

### Local Plan Policies Map

**4.17** The Policies Map will depict areas of the policies on an Ordnance Survey base. It will highlight areas that have been allocated for development including housing, employment, retail, recreation and so on. It will also show designations such as conservation areas or other areas where a restrictive policy may apply. This map will be based on the Local Plan but will be updated in accordance with any revisions or new Local Plan documents.

### Supplementary Planning Documents

**4.18** Supplementary Planning Documents are not statutory documents but are used to supplement the policies and allocations within the Local Plan. These documents are not included in the Local Development Scheme, however, the following are existing SPDs. The Council will update, revoke and produce new SPDs as necessary:

- Affordable Housing;
- Travel Plans;
- Transport Assessments;
- Greenspace; and
- Education Payments.

**4.19** It is intended to investigate the production of further SPDs on Student Accommodation and Houses in Multiple Occupation, Infrastructure Provision (linked to CIL), Groundwater Protection and Source Protection Zones and others as necessary.

## 4 Local Development Scheme - Milestones

### Sustainability Appraisal and Habitats Regulation Assessment

**4.20** The Local Plan is subject to a Sustainability Appraisal for the duration of its production. It must fully consider the implications of the policies and allocations in terms of the social, environmental and economic impacts. This will also be subject to community and stakeholder involvement in the same manner that other plans are.

**4.21** The Sustainability Appraisal provides the evidence base for the plans decisions on policies and allocations but must also evaluate other alternative options.

**4.22** At the draft stage of the Local Plan and other planning documents, an environmental report will be prepared and consulted upon. The consultation response will be analysed and information will be made available showing how the results of the Sustainability Appraisal have been taken into account.

**4.23** A Habitat Regulation Assessment is also prepared at the same time as the Sustainability Assessment. This assesses the impact of plans, policies and allocations on specific sites designated as SACs (Special Areas of Conservation) and SPAs (Special Protection Areas).

### Statement of Community Involvement

**4.24** The Statement of Community Involvement describes the Council's standards for consultation, the organisations and communities to be involved, the methods of consultation used in relation to the planning documents and when the community can expect to be involved. The current Statement of Community Involvement was adopted in October 2013, in light of recent reforms to the planning process through the enactment of the Localism Act (2011) and publication of the National Planning Policy Framework (NPPF).

### Duty to Co-operate

#### Background

**4.25** The duty to cooperate was created in the Localism Act 2011, and amends the Planning and Compulsory Purchase Act 2004. It places a legal duty on local planning authorities and public bodies to engage constructively, actively and on an on-going basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters.

**4.26** Local planning authorities must demonstrate how they have complied with the duty at the independent examination of their Local Plans. If a local planning authority cannot demonstrate that it has complied with the duty then the Local Plan will not be able to proceed further in examination.

**4.27** Local Authorities must also, through their Authority's Monitoring Report, give details on what actions they have taken during the period covered by the report in co-operating with other local planning authorities and others under the duty.

## Local Development Scheme - Milestones 4

### Meeting the Requirements of the Duty to Co-Operate

**4.28** Officers from Scarborough Borough Council have regularly attended meetings of the York and North Yorkshire Spatial Planning and Transport Board, the North Yorkshire Development Plans Forum, the North Yorkshire Planning Officers Group and the Tees Valley Development Plans Officers Group, which are attended by representatives from across the sub region. In addition, Officers have attended regular meetings of the York and North Yorkshire Housing Board, Housing Forum and Rural Housing Enabler steering groups, all of which discuss in detail housing issues across the sub region.

**4.29** Officers have been proactively engaged with the Local Enterprise Partnership, meeting on a regular basis to ensure the priorities of the borough are factored into the Strategic Economic Plan (SEP) and that the emerging Local Plan aligns with the SEP.

**4.30** Joint working with adjacent Local Planning Authorities has continued through the preparation of the Whitby Business Park Action Plan with the National Park Authority.

## 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 a new adopted Local Plan, 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);
- Infrastructure delivery (how funding from legal agreements has been used);

## Monitoring Framework and Monitoring Results 5

- 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 2013-14. 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), <sup>(2)</sup> 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	2013/14
B1 Category A	580	0	167.66
B1 Category B	0	0	0
B1 Category C	200	0	218.4
B2	1016	345	0
B8	698	9.91	232
Mixed	838.75	253.5	0
Total	3332.75	608.41	618.06

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

**5.10** The total land developed for employment in the borough in this reporting period has been 618.06sqm. This is a slight increase on last year's figure, especially the amount of office space developed.

## 5 Monitoring Framework and Monitoring Results

### 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' <sup>(3)</sup> and Whitby as a 'Principal Town'. During this monitoring period, the amount of land developed for employment in Scarborough was 399.66sqm (B1a 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	2013/14
B1 Category A	0	0	0
B1 Category B	0	0	0
B1 Category C	0	0	0
B2	0	0	0
B8	0	0	0
Mixed	0	0	0
Total	0	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 2013/14, 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	2013/14
B1	100	-	-
Category A	100	-	100
Category B	-	-	-

## Monitoring Framework and Monitoring Results 5

	2011/12	2012/13	2013/14
Category C	100	-	100
B2	100	100	-
B8	100	100	100
Mixed Use	100	100	-
Total	100	100	100

Table 5.3 Employment Completions on Previously Developed Land (%)

**5.15** In 2013/14, all development of new employment floorspace has been on previously developed land.

## 5 Monitoring Framework and Monitoring Results

### Amount of Employment Land Available - by Type

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

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

#### (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)

**5.17** 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.

#### (b) Planning Permissions

**5.18** 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 2014. 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.

## Monitoring Framework and Monitoring Results 5

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	-	12,256.3
B1 Category B	-	56
B1 Category C	-	568.7
B2	-	3,844.1
B8	-	1,052.1
Mixed Use	-	21,517.0
Total	-	43,405.2

Table 5.5 Employment Sites with Current Planning Permission

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

**5.19** 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).

a) In the period 1 April 2013 to 31 March 2014, 388.26 sqm of office space was completed in the borough. This is shown in Table 5.6 'Amount of Completed Office Development'.

	2011/12	2012/13	2013/14
B1a	580	0	167.66
A2	306	0	220.6
A2 or B1a	0	0	0
Total	886	0	388.26

Table 5.6 Amount of Completed Office Development

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 2013 to March 2014, 220.6 sqm of office space was completed within the designated Town Centres (as defined within the Local Plan) of Scarborough and Whitby.

	2011/12	2012/13	2013/14
B1a	0	0	0

## 5 Monitoring Framework and Monitoring Results

	2011/12	2012/13	2013/14
A2	112	0	220.6
Total	112	0	220.6

Table 5.7 Amount of Completed Office Development in Town Centres

### Has Your Authority Undertaken an Employment Land Review?

**5.20** Scarborough Borough Council's Employment Land Review was published in May 2014.

### Between 1 April 2013 and 31 March 2014, how many Planning Permissions were Granted for Farm Diversification Schemes?

**5.21** During 2013/14, no planning permissions were granted for diversification schemes.

### Conclusions

**5.22** 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.

**5.23** 2013/14 saw a slight increase in the amount of additional employment floorspace completed, especially the amount of office space completed (compared to the previous year). There were completions within the designated town centre areas of Scarborough and Whitby.

**5.24** 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.

**5.25** The Borough Council's Employment Land Review was published in May 2014, which drew the following conclusions:

- Although a large proportion (53.4 hectares) of employment land within the borough is currently vacant, undeveloped or derelict, the vast majority of this land is located at Scarborough Business Park (43 hectares), particularly the area to the south of the Business Park.
- Future demand for employment land has been calculated at 32.1 hectares over the plan period (up to the year 2030), taking account of econometric modelling, emerging sectors (the proposed potash mine and off-shore wind farm), the growth aspirations of local businesses and the need to re-provide employment land likely to be lost to other uses.
- In balancing the demand for and supply of employment land, extant planning permissions (totalling 43.4 hectares) need to be taken into account.

## Monitoring Framework and Monitoring Results 5

- As the principal town in the Borough, Scarborough and its wider urban area should continue to be the focus for employment land provision. Scarborough Business Park is of strategic importance to the borough's economy and its role should be protected and enhanced during the emerging plan period (up to the year 2030) and beyond.
- Given Whitby's physical and environmental constraints, particularly within the central areas of the town, the area of search for new employment land is limited to extensions to Whitby Business Park (as enabled by the recently adopted Whitby Business Park Area Action Plan).
- There is a clear need to allocate some land for business and industrial development in the south of the borough. Given the lack of development opportunities in Filey, this need could be met at Hunmanby Industrial Estate, which is the main location for business and industrial development in the south of the borough. This reflects the joint role of Filey and Hunmanby in providing services and facilities in the southern part of the borough.

### 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, but should also recognise that some existing premises do not meet the needs of modern day businesses. The Employment Land Review (May 2014) will inform the type and amount of future employment land provision within the Local Plan policies. Policies will also seek the provision of high value jobs by maintaining a portfolio of employment sites. This should assist in the continued diversification of the borough's economy, limit daily out-commuting and ensure that net out-migration does not increase.

## Housing

**5.26** 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.

### Net additional dwellings in previous years

**5.27** 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.

**5.28** 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.

## 5 Monitoring Framework and Monitoring Results

Year	Net Additional Dwellings Completed
2011/12	303
2012/13	173
2013/14	248

Table 5.8 Net Additional Dwellings

**5.29** Since the reporting period 2011/12, a total of 724 net additional dwellings have been completed. This is an average of 241 dwellings a year. With regards to housing completions, it should be noted that this year's AMR covers the borough as a whole and therefore takes into account completions within the National Park. Figures for previous years have been amended in order to reflect this.

**5.30** 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.

### **Net and Gross additional dwellings for the reporting year (April 2013 - March 2014).**

The completion rates for the past year are as follows:

- Gross completions: 273 dwellings; and
- Net completions: 248 (gross completions less dwellings lost to demolition or change of use (25))

The number of gross completions comprises primarily of windfall sites, with only the 59 dwellings on land at Muston Road, Filey - an extant allocation from the 1999 Borough Local Plan.

Windfall sites consisted of:

- 152 new-build dwellings; and
- 62 dwellings from conversion/change of use.

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### Amount of Development (net and gross additional dwellings) by Settlement Type (April 2013 - March 2014)

**5.31** 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<sup>(4)</sup>; 128 units (Gross)
- Whitby; 62 units
- Filey; 63 units
- Service Villages (cumulatively)<sup>(5)</sup>; 9 units
- Small Villages; 3 unit
- North York Moors National Park area within borough of Scarborough; 8 units.

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

**5.32** The AMR considers 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 415 additional dwellings per annum (without Potash) or 485 per annum (with Potash). For reference, the Regional Spatial Strategy requirement (560 per annum) is also demonstrated. Therefore, three Housing Trajectories are shown in this years AMR.

**5.33** Trajectory (A) for the 2014 AMR will consider the 'without Potash' figure. Trajectory A comprises:

- Actual net completions for the period 2011/12 - 2013/14
- For the period 2014/15 - 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');

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

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

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- a projection of how many dwellings are likely to be built from known sources.

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

- Actual net completions for the period 2011/12 - 2013/14
- For the period 2014/15 - 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.

**5.35** Trajectory (C) is based on the requirement from the now revoked Regional Spatial Strategy. This figure includes the undersupply from the commencement of the RSS to the start of the Local Plan period (1,020 dwellings) spread over the Plan period so the original RSS requirement of 560 per annum becomes 614 per annum for the start of the Plan period. Trajectory C additionally comprises:

- Actual net completions for the period 2011/12 - 2013/14
- For the period 2014/15 - 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.

**5.36** *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	13/14
	Gross Greenfield	59	42	152
	Gross Brownfield	313	157	121
Equals	Total Gross	372	199	273
Minus	Demolitions	26	10	16
Minus	Loss to other uses or smaller numbers of dwellings	16	7	3

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		11/12	12/13	13/14
Minus	Original units prior to Conversions (e.g. 1 house converted to 3 flats)	27	9	6
Equals	Actual Net Completions	303	173	248

Table 5.9 Actual Completions 2011/12 - 2013/14

**5.37** 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:

- 415 dwellings for 2014/15 to 2029/30.

**5.38** 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:

- 485 dwellings for 2014/15 to 2029/30.

**5.39** Annualised Strategic Allocation (C) - The average number of net additional dwellings that the emerging Local Plan requires to be built, the now revoked Regional Spatial Strategy figure, indicates a net requirement for the borough of:

- 560 dwellings for 2014/15 to 2029/30.

**5.40** Projection of Dwelling Completion 2014/15 - 2029/30 - The projected completions are anticipated to come from the following sources:

- Sites with planning permission at 01/04/14;
- Remaining Borough Local Plan Allocations;
- Allocations that will be adopted in the new Local Plan.

**5.41** Projected Completions on sites with planning permission - 2,968 dwellings have permission as of 1st April 2014. 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)	2423	2423
Greenfield (Sites of less than 10 dwellings)	54	46
Brownfield (Sites of 10 or more dwellings)	219	181

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	Available	Discounted
Brownfield (Sites of less than 10 dwellings)	272	234
Total	2968	2884

Table 5.10 Dwellings with Planning Permission

**5.42** 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 development rates and scheme-by-scheme estimations where appropriate. If delivery rates are not as anticipated, future calculations will need to be amended accordingly.

Year	Brownfield	Greenfield	Total
2014/15	128	293	421
2015/16	93	458	551
2016/17	100	335	435
2017/18	54	244	298
2018/19	28	215	243
2019/20	12	229	241
2020/21		215	215
2021/22		200	200
2022/23		140	140
2023/24		140	140
Total	415	2469	2884

Table 5.11 Profile of Development of Dwellings with Planning Permission

**5.43** 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) were granted permission during the reporting year 2012/13 and contribute towards planning permissions. The remaining extant allocations have all now been removed from this list. Sites Ha5 and Ha10 were removed due

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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.

**5.44** 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 both Trajectory 'B' and Trajectory 'C'.

### The annual net additional dwellings - in future years

**5.45** The housing requirement in the objective assessment of housing needs is 415 dwellings per annum for the 'Without Potash' scenario (equating to 7,885 over the plan period from 2011 to 2030) and 485 per annum for the 'with potash' scenario (9,215 over the plan period). The first three years of the plan period have seen the cumulative completion of 724 net additional dwellings, whilst there are a total of 2,884 additional dwellings available with planning permission after the discounting procedure has been implemented.

**5.46** 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).

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

**5.47** 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.

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

'Without Potash' scenario (A)

Total Requirement 2011/2030 = 7885 minus Completed 2011/12 to 2013/14 (724) = 7161 dwellings.

7161 dwellings divided by remaining years (16) = 447.6 dwellings / year.

'With Potash' scenario (B)

Total Requirement 2011/2030 = 9215 minus Completed 2011/12 to 2013/14 (724) = 8491 dwellings.

8491 dwellings divided by remaining years (16) = 530.7 dwellings / year.

**5.49** Scenario C uses the now-revoked Regional Spatial Strategy targets from the Local Plan base date of 2011/12. The RSS commenced in 2004, therefore, at the time of the start of the Plan period there was an undersupply against RSS of 1,020 dwellings. This is added to the per annum requirement over the Plan period so as of 2011/12, the requirement became 560 plus 54 (1,020 / 19 years) = 614 dwellings.

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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	303	173	248						
Projected Completion									
Sites with planning Permission (Apr 2014)									
- Greenfield				293	458	335	244	215	229
- Brownfield				128	93	100	54	28	12
Total Projected Completions				421	551	435	298	243	241
Annualised Strategic Allocation									
(a) 'Without Potash' scenario	415	415	415	415	415	415	415	415	415
Annual Requirement taking into account actual / projected completions 2014/15 onwards	415	421	436	448	450	443	444	457	477

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 2014)										
- Greenfield	215	200	140	140						
- Brownfield										
Total Projected Completions	215	200	140	140						
Annualised Strategic Allocation										
(a) 'Without Potash' scenario	415	415	415	415	415	415	415	415	415	415
Annual Requirement taking into account actual / projected completions 2014/15 onwards	501	533	575	637	720	864	1080	1440	2160	4320

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	303	173	248						
Projected Completion									
Sites with planning Permission (Apr 2014)									
- Greenfield			293	458	335	244	215	229	
- Brownfield			128	93	100	54	28	12	
Total Projected Completions			421	551	435	298	243	241	
Annualised Strategic Allocation									
(b) 'With Potash' scenario	485	485	485	485	485	485	485	485	485
Annual Requirement taking into account actual / projected completions 2014/15 onwards	485	495	514	531	538	537	545	566	595

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 2014)										
- Greenfield	215	200	140	140						
- Brownfield										
Total Projected Completions	215	200	140	140						
Annualised Strategic Allocation										
(b) 'With Potash' scenario	485	485	485	485	485	485	485	485	485	485
Annual Requirement taking into account actual / projected completions 2014/15 onwards	630	676	736	681	771	925	1156	1541	2312	4624

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

	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 2014)										
- Greenfield					293	458	335	244	215	229
- Brownfield					128	93	100	54	28	12
Total Projected Completions					421	551	435	298	243	241

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	2/11	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20
Annualised Strategic Allocation									
(c) Regional Spatial Strategy	416	614	614	614	614	614	614	614	614
Annual Requirement taking into account actual / projected completions 2014/15 onwards	416	631	658	684	702	713	734	770	818

Table 5.16 Housing Trajectory (C) (2011/12 - 2019/20) Based on Regional Spatial Strategy

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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 2014)										
- Greenfield	215	200	140	140						
- Brownfield										
Total Projected Completions	215	200	140	140						
Annualised Strategic Allocation										
(c) Regional Spatial Strategy	614	614	614	614	614	614	614	614	614	614
Annual Requirement taking into account actual / projected completions 2014/15 onwards	876	949	1043	1172	1344	1613	2016	2688	4032	8064

Table 5.17 Housing Trajectory (C) (2020/21 - 2029/30) Based on Regional Spatial Strategy

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### Explanation about the Trajectory Assumptions

**5.50** 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 uses 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, three trajectories are used to represent the two scenarios generated from the objective assessment and the now revoked Regional Spatial Strategy.

**5.51** 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).

**5.52** 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

**5.53** 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.

**5.54** The following table shows the percentage of brownfield development for each year 2011/12-2013/14.

Year	%age of dwellings on Previously Developed Land
2011/12	84.1
2012/13	78.9
2013/14	44.3

Table 5.18 Brownfield Development as a percentage of Total Completions (2011/12-2013/14)

**5.55** The overall brownfield contribution from 2011/12 to date is 70.02%.

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

**5.56** No such dwellings were agricultural change of use in 2013/14.

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### 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

**5.57** In order to gain an understanding of the density of schemes, completions are broken down in to three categories of density. The table compares 2013/14 with the previous year's figures:

Dwelling per Hectare:	2011/12		2012/13		2014/15	
	Amount	%	Amount	%	Amount	%
Less than 30	53	14.1	6	6.5	23	13.2
30 - 50	49	13.1	8	8.6	23	13.2
More than 50	273	72.8	79	84.9	128	73.6

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

**5.58** In all Local Plan reporting periods to date, 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

**5.59** 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.

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

	2011/12	2012/13	2013/14
No. of affordable dwellings	73	45	32

Table 5.20 Affordable Completions and Contributions

**5.61** This year has seen 32 affordable units completed, down from the two previous years.

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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 continues to work with a range of partners (including Housing Associations, Developers and others) to increase the supply of new affordable housing in the borough.

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

Lost Through:	2011/12	2012/13	2013/14
Conversions, Change of Use of enlarged residential dwellings	16	7	3
Demolitions	26	10	16
Total	42	17	19

Table 5.21 Number of Lost Dwellings

**5.62** The number of dwellings lost through conversion, demolition or through change of use has been lower over the last two years 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?

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

### Between 1st April 2013 and 31st March 2014, how many dwellings have been completed on land not allocated for housing in Development Plans?

**5.64** Windfall development accounted for 76% of development in the borough during the period 2013/14. 59 dwellings were completed on the extant allocation from the 1999 Borough Local Plan on land at Muston Road, Filey.

	2011/12	2012/13	2013/14
No. of Dwellings on Windfall Sites	333	127	189
%age of total	100%	80%	76%

Table 5.22 Residential Windfall Development

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

- A Sub-Regional Strategic Housing Market (Needs) Assessment (SHMA) for North Yorkshire was completed in November 2011.
- The Strategic Housing and Employment Land Availability Assessment (SHELAA) was updated for 2012/13 with its review under way for 2013/14.

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**Between 01/04/13 and 31/03/14, how many completed dwellings had:**

- a. **1 bedroom**
- b. **2 bedrooms**
- 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	7	19	26	14.9%
2	28	21	49	28.2%
3	79	3	82	47.1%
4+	13	4	17	9.8%
Total	127	47	174	
Percent	73.0%	27.0%		

Table 5.23

Breakdown of Completed Schemes 2013/14

**Between 01/04/13 and 31/03/14, how many completed dwellings were:**

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

Detached	Semi-detached	Terraced	Flat
20	22	85	47

Table 5.24

Completed Dwellings by Type 2013/14

*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

**5.65** This indicator shows the number of Gypsy and Traveller pitches delivered. No net additional pitches were gained between 31 March 2013 and 1 April 2014.

#### Provision of Sites for Gypsies and Travellers

##### a) Assessing the housing needs for Gypsies and Travellers

**5.66** A county-wide assessment was completed in May 2008 regarding the accommodation needs of Gypsies and Travellers. To supplement findings from this report, the council have commissioned a further Gypsy and Traveller Assessment which was completed in June 2009.

**5.67** The latest Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTTSAA) was completed in November 2013. The study seeks to provide an evidence base to enable the authority to comply with their requirements towards Gypsies, Travellers and Travelling Showpeople under the Housing Act 2004, the National Planning Policy Framework 2012 and Planning Policy for Traveller Sites 2012.

##### b) How many Gypsy and Traveller sites were in the Authority as at 31 March 2014?

**5.68** 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 2013 and 31 March 2014:

- **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?**

**5.69** 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 2013 and 31 March 2014. As no lawful Gypsy and Traveller sites exist, no sites were lost for the reporting year. As of 31 March 2014, no unauthorised pitches were in use.

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### Conclusions

**5.70** 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 over the last two years (173 and 248 net) show 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 just under 3,000 units. Other issues to draw from the AMR on housing for this year are:

- Brownfield development fell in 2013/14 to 44.4% with an overall figure for 2011/12 to 2013/14 of 70.02%. This is a result of the approval of a number of large schemes on the edges of the borough's main towns and a trend that is likely to continue due to need for housing and new allocations in the Local Plan;
- Affordability of housing remains a key issue in the borough. An additional 32 affordable units have been completed for 2013/14 which is down on the previous two years. The issue of affordable housing development is being addressed in the development of the Local Plan;
- During the year 2013/14, Scarborough Borough saw a windfall development rate of 76%, this is because 59 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.

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### 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 demand. This will be informed by the Strategic Housing and Employment Land Availability Assessment (SHELAA) 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).

### Transport

**5.71** 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.

**5.72** The Local Plan seeks to improve connectivity, minimise the distance and length of the journey, make best use of existing public transport and the highways network while delivering sustainable transport choices.

**5.73** 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.

**5.74** The Borough Council will work with North Yorkshire County Council, relevant local authorities and other key partner organisations to improve accessibility within and beyond the Borough which will support economic, tourism and sustainable regeneration objectives.

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**5.75** Accessibility criteria were laid out in the former Regional Transport Strategy. North Yorkshire County Council, as the Highway Authority, are currently responsible for the monitoring of these criteria. It is likely that in the future, local authorities will be involved in some of these monitoring tasks.

**5.76** 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.

### 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

**5.77** 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.

**5.78** 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 <sup>2</sup> )	Net floorspace (m <sup>2</sup> )
Scarborough	69,960	67,336.5
Whitby	25,880	24,909.5
Filey	5,610	5,399.6

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

### Amount of completed retail development

**5.79** 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	2013/14
Gross completed floorspace	2330	3778.1	4,995

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Area	2011/12	2012/13	2013/14
Gross loss of floorspace	1527.95	973.5	1,477.55
Net gain in floor space	802.05	2804.6	3,517.45

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

a) There has been significant loss of retail floorspace during 2013/14 but overall retail floorspace continues to grow. The amount of completed floorspace has again increased on the previous monitoring period. It should be noted that the overwhelming majority of gross completed floorspace was due to a single large-scale store extension in Scarborough.

Area	2011/12	2012/13	2013/14
Gross completed floorspace	1111	0	0
Gross loss of floorspace	387	226.1	356.6
Net gain in floorspace	724	-226.1	-356.6

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

b) This reporting period saw again no gain of retail floorspace in town centres. There has been a net loss of retail units, generally of a smaller nature.

### Loss of retail units to other uses

	2011/12	2012/13	2013/14
Number of Units	21	15	17

Table 5.28 Loss of Retail Units to Other Uses

**5.80** In the period 2013/14, a total of 17 retail units have been lost from retail to other uses. Five of these losses have occurred in designated shopping areas (as defined within the Local Plan). Of these, two were in the Primary and one in the Secondary Shopping Areas of Filey, one in the Secondary Shopping Area of Scarborough and one in the Secondary Shopping Area of Whitby.

### Between 1 April 2013 and 31 March 2014, what was the number of vacant units and percentage of vacant floorspace in defined town centres?

**5.81** There were 42 vacant units within the town centre of Scarborough (as of November 2014). This represents 10.34% of the overall retail floorspace within the defined town centre of Scarborough.

**5.82** In the defined town centre of Whitby, there were 16 vacant units (as of May 2014). In the defined town centre of Filey, there were 3 vacant units (as of July 2014).

## Monitoring Framework and Monitoring Results 5

### Conclusion

**5.83** 2013/14 has again seen a gain in retail floorspace, however, this gain coincides with a fall in retail floorspace within the designated town centres.

**5.84** The substantial gain in floorspace is mainly down to one development - an extension to a food store in Scarborough.

### Leisure and Tourism

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

### Leisure

#### Amount of Completed Leisure Development <sup>(6)</sup>

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

	2011/12	2012/13	2013/14
a) Gross Floorspace (m <sup>2</sup> ) - borough	4794.8 <sup>(7)</sup>	360	707.7
b) Gross Floor space (m <sup>2</sup> ) - town centre	0	0	0

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

#### Percentage of Eligible Open Spaces Managed to Green Flag Award Standard

**5.87** The Green Flag Award® scheme is the benchmark national standard for parks and green spaces in the UK. It recognises and rewards the best green spaces in the country. The Scheme is licenced to Keep Britain Tidy by The Department for Communities and Local Government (DCLG) who own the Green Flag Award Scheme. The Green Flag Award is one of a number of accreditation schemes that recognises excellence in the management of our public space.

**5.88** At the present time, four open spaces in the borough have been awarded with the Green Flag Award. These are Pannett Park in Whitby, Falsgrave Park in Scarborough, Peasholm Park in Scarborough and Glen and Crescent Gardens in Filey.

**5.89** Pannett Park amounts to 3.32ha, Falsgrave Park amounts to 5.3ha, Peasholm Park amounts to 15.24ha 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 9.4% of the borough's eligible open spaces managed to Green Flag standard.

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

## 5 Monitoring Framework and Monitoring Results

### Has Your Authority undertaken an Audit of Open Space, Sport and Recreational Facilities?

**5.90** Scarborough Borough Council has produced a Green Space Audit (May 2014) and a Playing Pitch Strategy (October 2013) as a means of determining what green space, sports and recreation provision is required. These documents have fed into the production of the Green Space Supplementary Planning Document (SPD), which aims to ensure that new housing developments deliver accessible, high quality green spaces that meet the demand generated by new residents and, where relevant, to improve the quality of nearby existing green spaces. The Green Space SPD was adopted in November 2014.

#### 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

**5.91** Tourism is fundamental to the borough's economy. Over 7 million visitors are attracted to the borough annually, spending upwards of £442 million. Of the local economy, 18.9% <sup>(8)</sup> of the total number of employees in the borough working in tourism. <sup>(9)</sup> The national percentage of jobs within the tourism sector was 8.2% in 2008. The focus of tourism policies within the Local Plan is to maintain an appropriate level of holiday accommodation especially in the Prime Holiday Areas as shown in the Local Plan, encourage new tourism and leisure facilities and maintain the borough's environmental qualities.

**5.92** It remains essential that the Borough has an adequate range of visitor accommodation that is able to meet current and future aspirations of the tourism market. There is continued pressure to convert visitor accommodation to other uses, particularly from guest houses to residential uses. This must be carefully monitored as the appeal of the Borough as a tourism destination could be threatened with a shortage of quality and range of accommodation types.

**5.93** 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 by the council.

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.

## Monitoring Framework and Monitoring Results 5

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

**5.94** Table 5.30 'Overall Net Change in Guest House/Hotel Accommodation' highlights the situation with respect to the loss of hotels and guest houses in the borough since 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
2013/14	-3	-3	-94	-94
<b>Total</b>	<b>-10</b>	<b>-1</b>	<b>-290</b>	<b>-108</b>

Table 5.30 Overall Net Change in Guest House/Hotel Accommodation

**5.95** During the year 2013/14, no new hotel/guest house was created. Three hotels/guest houses were lost, all of those being in the Prime Holiday Area. These losses were to residential uses such as single dwellings. The total change in bed spaces was a net loss of 94 with all being in the Prime Holiday Area. Since the new reporting period started in 2011, there is an overall loss of bedspaces (290) with a loss of 108 within the PHA.

**5.96** This year has also seen again a net addition of 17 holiday accommodation units in the borough resulting in a net increase in bed spaces of 73.

**5.97** 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.

**5.98** 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

**5.99** 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).

## 5 Monitoring Framework and Monitoring Results

**5.100** These eight beaches are covered by the EU Bathing Water Directive standards. In 2014, all eight beaches have picked up the Seaside 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

**5.101** 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 2013 and 31 March 2014**

**5.102** In this monitoring period, no new 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 2013 and 31 March 2014**

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

### Built Environment and Heritage

#### Quantity and Quality/Condition of Historic Attributes

**Between 1 April 2013 and 31 March 2014, how many planning applications:**

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

**5.104** 26 applications, including Listed Building Consents, Conservation Area Consents and planning applications were submitted for comment to English Heritage.

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

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

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

**5.106** No application was made.

## Monitoring Framework and Monitoring Results 5

-of these applications, how many were approved?

5.107 N/A

### Number of Conservation Areas designated which have adopted Character Appraisals

5.108 There are 28 designated Conservation Areas in the local authority planning area. Three Conservation Area Appraisals have been completed in the period March 2013 to date. These were for Whitby (adopted in February 2014) and for East and West Ayton (adopted in June 2014).

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

5.110 At present, 15 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 Ruston, East and West Ayton and Whitby.

### Number of Buildings at Risk

Building and Location	Grading	Condition
Church of St John the Evangelist, Baxtergate, Whitby	Listed Place of Worship grade II	Fair
Church of St Martin, Main Street, Seamer, Scarborough	Listed Place of Worship grade I	Poor

Table 5.31 Buildings at Risk in Scarborough Borough Local Plan Area

Source: English Heritage

## Natural Environment

### Biodiversity

#### Change in areas of biodiversity importance

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

- Areas of biodiversity importance including sites of international, national, regional, sub-regional or local significance

- Local biodiversity (proportion of local sites where positive conservation management has been, or is being implemented)

## 5 Monitoring Framework and Monitoring Results

**5.112** 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 2013/14.

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

### **Biodiversity Action Plan**

**5.114** 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**

**5.115** A landscape character assessment was carried out in 1994 prior to the adoption of the current Local Plan. An update in the form of a Landscape Character Assessment and Sensitivity Study for the borough area was completed in February 2013.

### **Flood Protection and Water Quality**

**5.116** 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**

**5.117** Of the 18 planning applications referred to the Environment Agency, none were granted contrary to the advice of the Environment Agency during the period 2013/14.

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

**5.118** 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.

**5.119** 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.

## Monitoring Framework and Monitoring Results 5

### Air Quality

**5.120** 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

**5.121** 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.

**5.122** 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.

**5.123** 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

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

**Between 1 April 2013 and 31 March 2014 what was:**

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

**5.125** For the period 2013/14, 5 applications were approved at a capacity of 271.3 MWh per annum. 12 schemes were completed. Extant planning permissions are totalling approximately 280.0 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.

## 5 Monitoring Framework and Monitoring Results

## 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 1 April 2013 and 31 March 2014, what was the number of vacant units and percentage of vacant floorspace in defined town centres	Local Indicator
Between 01.04.13 and 31.03.14, 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 01.04.13 and 31.03.14, 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 01.04.13 and 31.03.14, how many completed houses or bungalows had: <ul style="list-style-type: none"> <li>a) 1 bedrooms</li> <li>b) 2 bedrooms</li> <li>c) 3 bedrooms</li> </ul>	Local Indicator

## A List of Indicators

Indicator	Level of Indicator
<p>d) 4 bedrooms</p> <p>e) 5+ bedrooms</p> <p>How many completed flats, maisonettes or apartments had:</p> <p>a) 1 bedrooms</p> <p>b) 2 bedrooms</p> <p>c) 3 bedrooms</p> <p>d) 4+ bedrooms</p> <p>Between 01.04.13- 31.03.14, how many completed dwellings were: a) flats, apartments, maisonettes b) terraced c) semi-detached d) detached</p>	
The number of dwellings lost through conversion, demolition and change of use	Local Indicator
Amount of net additional pitches gained in the reporting period	former NCOI
Provision of sites for gypsies and travellers	Local Indicator
Has your authority adopted the RTS accessibility criteria in Local Transport Plans and emerging Local Plan	Local Indicator
Provision to health care facilities	Local Indicator
Has your authority undertaken an audit of open space, sport and recreational facilities	Local Indicator
Biodiversity action plan and landscape character assessment	Local Indicator
Has your LA undertaken a Strategic Flood Risk Assessment (SFRA) if so when, and is it NPPF compliant?	Local Indicator
Quantity and quality/condition of historic attributes	Local Indicator
Loss of retail uses to other uses	Local Indicator
Number of buildings at risk	Local Indicator

## 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 and Regional Spatial Strategy are calculated using the same method.

##### 2011/12

Actual 303 completions for year 2011/12 = 112 less than requirement of 415

112 dwellings divided by 18 (years remaining in Local Plan period) = 6.2 dwellings / year.

Annual requirement becomes  $415 + 6.2 = 421$  dwellings / year (rounded).

---

##### 2012/13

Actual 173 completions for year 2012/13 = 248 less than requirement of 421

248 dwellings divided by 17 (years remaining in Local Plan period) = 14.6 dwellings / year.

Annual requirement becomes  $421 + 14.6 = 436$  dwellings / year (rounded).

---

##### 2013/14

Actual 248 completions for year 2013/14 = 188 less than requirement of 436

188 dwellings divided by 16 (years remaining in Local Plan period) = 11.8 dwellings / year.

Annual requirement becomes  $436 + 11.8 = 448$  dwellings / year (rounded).

---

##### 2014/15

Predicted 421 completions for year 2014/15 = 27 less than requirement of 448

27 dwellings divided by 15 (years remaining in Local Plan period) = 1.8 dwellings / year.

Annual requirement becomes  $448 + 1.8 = 450$  dwellings / year (rounded).

---

##### 2015/16

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

Predicted 551 completions for year 2015/16 = 101 more than requirement of 450

101 dwellings divided by 14 (years remaining in Local Plan period) = 7.2 dwellings / year.

Annual requirement becomes  $450 - 7.2 = 443$  dwellings / year (rounded).

---

### **2016/17**

Predicted 435 completions for year 2016/17 = 8 less than requirement of 443

8 dwellings divided by 13 (years remaining in Local Plan period) = 0.6 dwellings / year.

Annual requirement becomes  $443 + 0.6 = 444$  dwellings / year (rounded).

---

### **2017/18**

Predicted 298 completions for year 2017/18 = 146 less than requirement of 444

146 dwellings divided by 12 (years remaining in Local Plan period) = 13.3 dwellings / year.

Annual requirement becomes  $444 + 13.3 = 457$  dwellings / year (rounded).

---

### **2018/19**

Predicted 243 completions for year 2018/19 = 214 less than requirement of 457

214 dwellings divided by 11 (years remaining in Local Plan period) = 19.5 dwellings / year.

Annual requirement becomes  $457 + 19.5 = 477$  dwellings / year (rounded).

---

### **2019/20**

Predicted 241 completions for year 2019/20 = 236 less than requirement of 477

236 dwellings divided by 10 (years remaining in Local Plan period) = 23.6 dwellings / year.

Annual requirement becomes  $477 + 23.6 = 501$  dwellings / year (rounded).

---

### **2020/21**

Predicted 215 completions for year 2020/21 = 286 less than requirement of 501

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

286 dwellings divided by 9 (years remaining in Local Plan period) = 31.8 dwellings / year.

Annual requirement becomes  $501 + 31.8 = 533$  dwellings / year (rounded).

---

### **2021/22**

Predicted 200 completions for year 2021/22 = 333 less than requirement of 533

333 dwellings divided by 8 (years remaining in Local Plan period) = 41.6 dwellings / year.

Annual requirement becomes  $533 + 41.6 = 575$  dwellings / year (rounded).

---

### **2022/23**

Predicted 140 completions for year 2022/23 = 435 less than requirement of 575

435 dwellings divided by 7 (years remaining in Local Plan period) = 62.1 dwellings / year.

Annual requirement becomes  $575 + 62.1 = 637$  dwellings / year (rounded).

---

### **2023/24**

Predicted 140 completions for year 2023/24 = 497 less than requirement of 637

497 dwellings divided by 6 (years remaining in Local Plan period) = 82.8 dwellings / year.

Annual requirement becomes  $637 + 82.8 = 720$  dwellings / year (rounded).

---

### **2024/25**

Predicted 0 completions for year 2024/25 = 720 less than requirement of 720

720 dwellings divided by 5 (years remaining in Local Plan period) = 144 dwellings / year.

Annual requirement becomes  $720 + 144 = 864$  dwellings / year (rounded).

---

### **2025/26**

Predicted 0 completions for year 2025/26 = 864 less than requirement of 864

864 dwellings divided by 4 (years remaining in Local Plan period) = 216 dwellings / year.

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

Annual requirement becomes  $864 + 216 = 1080$  dwellings / year (rounded).

---

### **2026/27**

Predicted 0 completions for year 2026/27 = 1080 less than requirement of 1080

1080 dwellings divided by 3 (years remaining in Local Plan period) = 360 dwellings / year.

Annual requirement becomes  $1080 + 360 = 1440$  dwellings / year (rounded).

---

### **2027/28**

Predicted 0 completions for year 2027/28 = 1440 less than requirement of 1440

1440 dwellings divided by 2 (years remaining in Local Plan period) = 720 dwellings / year.

Annual requirement becomes  $1440 + 720 = 2160$  dwellings / year (rounded).

---

### **2028/29**

Predicted 0 completions for year 2028/29 = 2160 less than requirement of 2160

2160 dwellings divided by 1 (years remaining in Local Plan period) = 2160 dwellings / year.

Annual requirement becomes  $2160 + 2160 = 4320$  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	<b>-2.3%</b>	108,800	<b>2.41%</b>
North Yorkshire	541,760	569,660	<b>5.15%</b>	598,400	<b>5.05%</b>
Yorkshire & Humber	4,936,133	4,964,833	<b>0.58%</b>	5,283,700	<b>6.42%</b>
England & Wales	50,748,016	52,041,916	<b>2.55%</b>	56,075,900	<b>7.75%</b>

Table C.1 Population Change 1991-2011

Source: 2011 Census (National Statistics Web site [www.ons.gov.uk](http://www.ons.gov.uk))

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	Population (2001 Census)	Population (2011 Census)	% Change
Borough	106,243	108,793	<b>2.4%</b>
Scarborough <sup>(10)</sup>	50,120	52,846	<b>5.4%</b>
Whitby <sup>(11)</sup>	13,580	13,213	<b>-2.7%</b>
Filey	6,820	6,530	<b>-4.3%</b>
Rest of borough	36,030	36,204	<b>0.5%</b>

Table C.2 Local Population Change 2001-2011

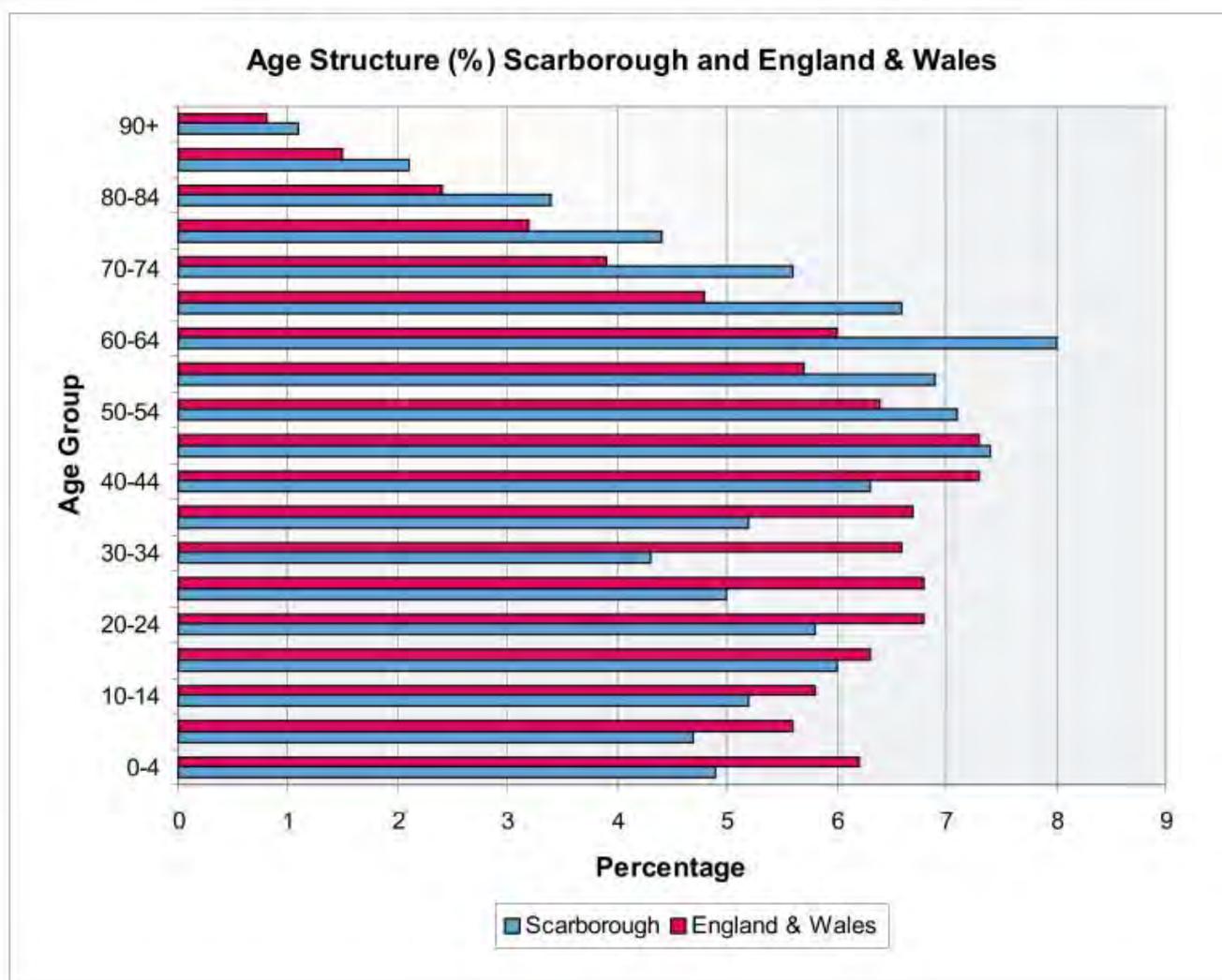
Source: 2011 Census (National Statistics Web site [www.ons.gov.uk](http://www.ons.gov.uk))

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%	<b>2.22%</b>
0 - 4	5,057	4.8%	5,300	4.9%	<b>4.81%</b>
5 - 9	5,965	5.6%	5,100	4.7%	<b>-14.50%</b>
10 - 14	7,010	6.6%	5,700	5.2%	<b>-18.69%</b>
15 - 19	6,102	5.7%	6,500	6.0%	<b>6.52%</b>
20 - 24	4,782	4.5%	6,300	5.8%	<b>31.74%</b>
25 - 29	5,188	4.9%	5,400	5.0%	<b>4.09%</b>
30 - 34	6,228	5.9%	4,700	4.3%	<b>-24.53%</b>

## C Graphs, Charts and Tables

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

Table C.3 Scarborough Borough - Population by Age Groups

Source: Census 2011 (National Statistics Web site: [www.ons.gov.uk](http://www.ons.gov.uk))

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### Household Types

Household Type	Scarborough Borough	National Average
One person households as a % of all households	34.3	30.2
One person pensioner households as a % of all households	16.5	12.4
One person non-pensioner households as a % of all households	17.8	17.9
Households with dependent children as a % of all households	23.1	29.0

Table C.4 Households by Type (Census 2011)

Source: Census 2001 (National Statistics web site: [www.ons.gov.uk](http://www.ons.gov.uk))

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Graphs, Charts and Tables C

**Ethnic Groups**

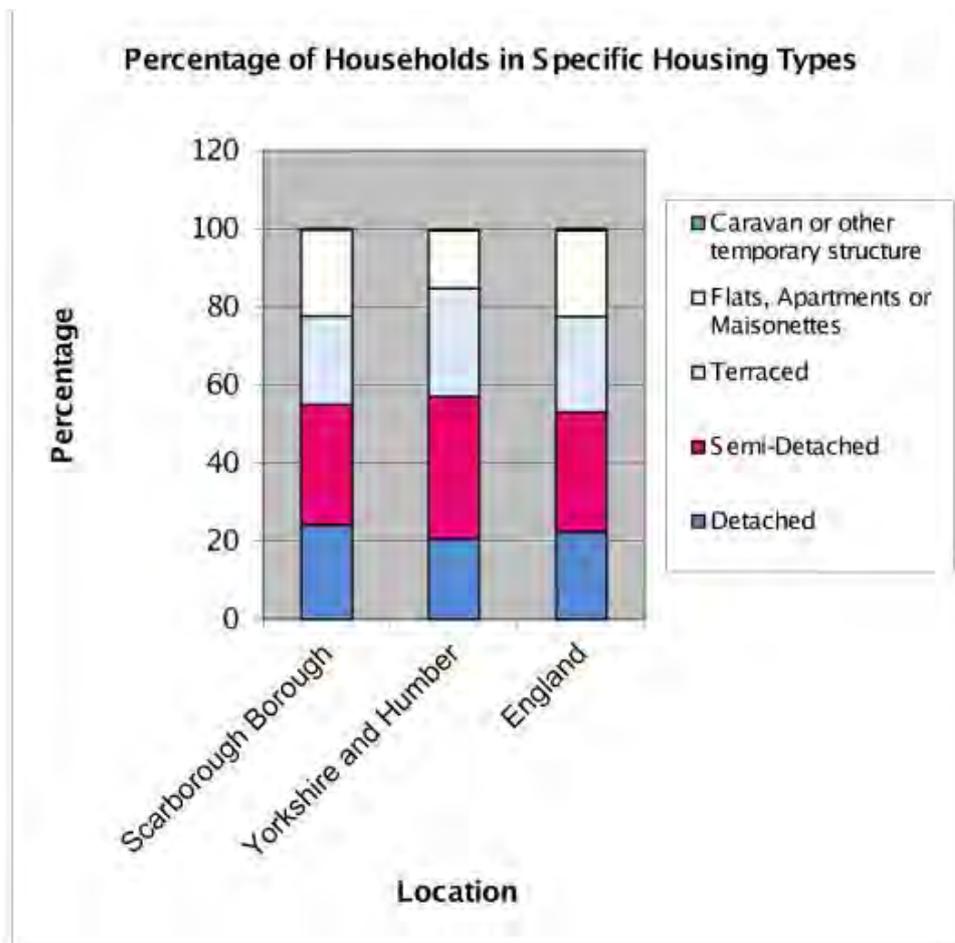
Ethnic Group	Scarborough Borough	North Yorkshire	Yorkshire & Humber	England
White	97.5	97.3	88.8	85.4
Mixed	0.8	0.8	1.6	2.3
Asian or Asian British	1.2	1.2	7.3	7.8
Black or Black British	0.2	0.4	1.5	3.5
Chinese or other Ethnic Group	0.2	0.2	0.8	1.0

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

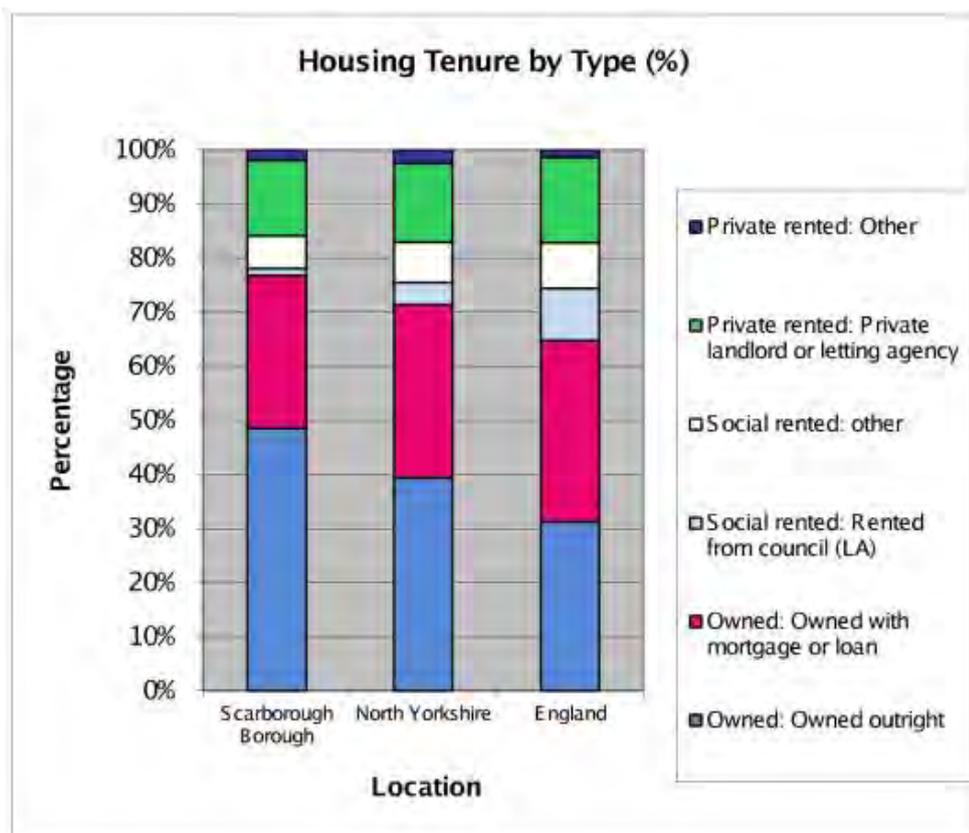
## C Graphs, Charts and Tables

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
	2013/14	2013/14
Burglaries per 1000 population	6	5
Criminal damage per 1000 population	11	7
Violence against the person per 1000 population	12	8
Offences against vehicles per 1000 population	3	3

Table C.8 Crime Statistics 2013/14 (rate of offences)

Source: Office of National Statistics ([www.ons.gov.uk](http://www.ons.gov.uk))

## Economy

### Employment

	04/11-03/12	04/12-03/13	07/13-06/14
Scarborough Borough	80.9	80.2	73.0
Yorkshire & Humber	75.0	77	76.8
Great Britain	76.5	77.1	77.5

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](http://www.nomisweb.co.uk)

	04/11 - 03/12		04/12 - 03/13		07/13-06/14	
	Wanting a Job	Not wanting a Job	Wanting a Job	Not wanting a Job	Wanting a Job	Not wanting a Job
Scarborough Borough	4.5	94.5	39.2	60.8	25.7	74.3
Yorkshire & Humber	22.7	77.3	24.8	75.2	23.6	76.4
Great Britain	23.9	76.1	24.8	75.2	24.9	75.1

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

Source: National Statistics - Official Labour Market Statistics [www.nomisweb.co.uk](http://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	07/13-06/14	04/11-03/12	04/12-03/13	07/13-06/14
Unemployment Rate (Working Age) %	8.1	8.6	8.3	7.4	4.7	4.9

Table C.11 Unemployment Rates (Borough & County)

	Yorkshire & Humber			Great Britain		
	04/11-03/12	04/12-03/13	07/13-06/14	04/11-03/12	04/12-03/13	07/13-06/14
Unemployment Rate (Working Age) %	9.8	9.3	8.4	8.1	7.8	6.8

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
2013	450.8	479.1	518.1

Table C.14 Gross Weekly Pay (Resident Population) in £

Source: National Statistics - Official Labour Market Statistics [www.nomisweb.co.uk](http://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
2013	441.4	479.1	517.8

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

Source: National Statistics - Official Labour Market Statistics: [www.nomisweb.co.uk](http://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 and Employment Land Availability Assessment (SHELAA) first put forward the premise whereby current housing permissions would be discounted by 10%. This was agreed by the SHELAA working group and used in the first two iterations of the SHELAA 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:

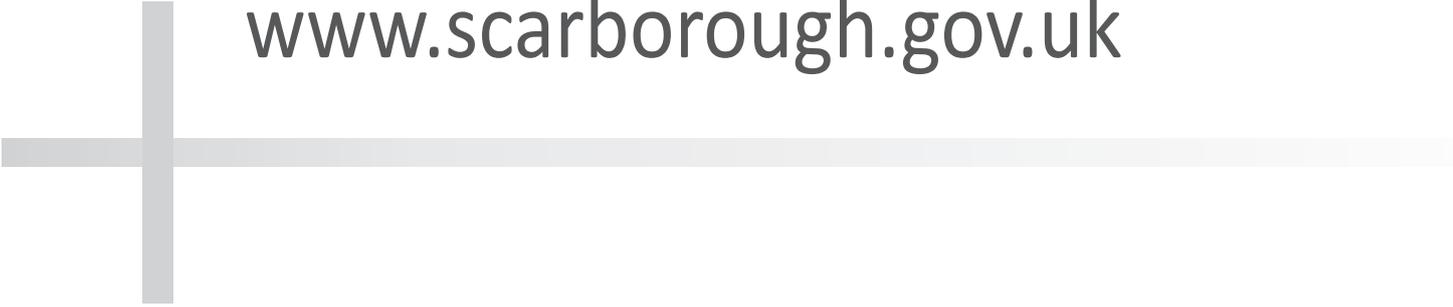
1. A list of all sites with planning permission for less than 10 units as of April 2004 was compiled;
2. All sites that gained planning permission between April 2004 and March 2014 were subsequently listed, with the exception of renewed or superseded permissions to prevent double counting;
3. The number of dwellings that have expired during the period April 2004 to March 2014 was calculated;
4. The percentage of dwellings expiring in relation to total permissions is then calculated.

Up to March 2014 the proportion of dwellings with planning consent that were not subsequently developed totalled 14.1%.

## 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 SHELAA update for 2014 and the Local Plan. This will be updated annually and amended accordingly.

## D Estimation of Planning Permissions Reaching Commencement



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