

Authority Monitoring Report  
**AMR 2015**





## Executive Summary

This is the 11th 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 2013 to March 2014, this AMR 2015 relates mainly to the period April 2014 to March 2015, 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 2014 to March 2015. 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 the borough in this reporting period has been 2782.8sqm. This represents an increase on last year's reported figure. This growth in the amount of employment floorspace developed is largely due to a six-fold increase in the amount of office space developed and, on a lower scale, a notable growth in storage/distribution (B8) space development;
- The actual net completions of 416 residential units do not meet the emerging Local Plan requirement of 461 units per annum as determined by the Council's Objective Assessment of Housing Needs (OAN). However, net completions for this year (2014/15) are the highest level since 2006/07 which was prior to the recession. This is largely down to the level of completions on a handful of greenfield sites. This is a trend which is expected to continue for the coming years as these schemes cumulatively have a large number of dwellings still to be constructed. Since the Local Plan period began in 2011/12, the cumulative net completions are 1083;
- 95.5% of completed residential development in this reporting period is of a density of over 30 dwellings per hectare. An increase on last year's figure;
- 32.16% of completed residential development occurred on brownfield land - an overall figure for 2011 to 2015 of 57.53%. This is the second successive year that the rate of Greenfield delivery has been higher than that of Brownfield development. However, it is likely that the proportion of Brownfield development will generally fall in upcoming years owing to the adoption of a new Local Plan and proposed housing allocations on the edge of settlements;
- Completions in 2014/15 provided a range of property sizes with one (26.5%), two (43%) and three bedroom units (25.5%) all accounting for a substantial proportion of delivery;
- 53% of all completed residential developments were flats, this is a significant increase on last year's figure (27%);
- For the period 2014/15, there were a total number of 240 affordable housing completions, an average provision of 32.3% of total completions between April 2011 and March 2015. This delivery of affordable housing represents the highest figure since 2004 and results in a total of 340 affordable units delivered since 2011. The high completion rate was primarily the result of housing completions on major schemes in the borough e.g. Middle Deepdale, Eastfield and Muston Road, Filey;
- 2014/15 has seen a very significant overall net loss in retail floorspace and developments (1,340.95sqm), both in designated town centres and across the borough. Despite the overall net loss in retail floorspace, 2014/15 saw completed retail development in designated town centres for the first time in three reporting periods;
- No planning permissions were granted contrary to recommendations made by the Environment Agency on flooding issues;

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- There has been no change in size or status of internationally or nationally designated sites in the borough in 2014/15. 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) was updated for 2015. This document sets out the potential availability of developable land capable of accommodating residential development. The 2016 update will commence in early 2016;
- 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 2015, 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 36 fewer across the borough. The overall loss of bedspaces in the borough since 2011 now totals 326, with 138 in Prime Holiday Areas (PHA's). This year saw a net loss of 1 hotel / guest house in total, a decrease on last year's figure (3 net losses).

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 2014 to 31 March 2015 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 (2011-2032).

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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 2014/15, 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 2014/15.

**1.11** The AMR 2014/2015 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 proposed submission 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 2011, the borough had a population density of 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 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 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 figures 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 7 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** Tables and graphs showing more detailed information for the above issues can be found in Appendix C.

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### Housing

#### Average Housing Price And The Active Market

**3.18** 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 £148,611. Terraced properties sold for an average of £117,912, with flats selling at £100,265.

**3.19** Scarborough, with an overall average price of £140,817 was less expensive than nearby Filey (£155,870).

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

**3.21** Most of the sales in Whitby over the past year were terraced properties which on average sold for £159,587. Flats had an average sold price of £125,878 and semi-detached properties averaged at £175,079.

**3.22** Whitby, with an overall average price of £161,178 was cheaper than nearby Briggswath (£334,875), Sandsend (£295,167) and Robin Hoods Bay (£258,487).

**3.23** In the past year, average house prices in Whitby were 6% down on the year before and 13% down on 2008 when they averaged at £185,311.

**3.24** Most of the sales in Filey over the past year were detached properties which on average sold for £196,625. Semi-detached properties had an average sold price of £135,707 and terraced properties averaged at £153,763.

**3.25** Filey, with an overall average price of £155,870 was more expensive than nearby Scarborough (£140,817).

**3.26** In the past year, average house prices in Filey were 6% up on the year before and 4% down on 2008 when they averaged at £162,468.

**3.27** 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. According to the SHMA 2015, the distribution of median house prices during 2014 indicates relatively lower prices in Castle, Woodlands, Falsgrave Park, Eastfield and Weaponness wards and relatively higher prices in Esk Valley, Fylingdales and Scalby, Hackness and Staintondale wards. However, on average, prices in the borough remain considerably lower than the regional and national average.

**3.28** 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 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.

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**3.29** 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.

**3.30** North Yorkshire, with an overall average price of £207,237 was more expensive than nearby West Yorkshire (£160,842), East Riding Of Yorkshire (£151,757) and South Yorkshire (£147,405). The priciest area within North Yorkshire was Pannal (£421,122) and the least expensive was Knottingley (£101,709). During the last year, sold prices in North Yorkshire were 4% up on the previous year and 4% up on 2010 when the average house price was £198,390.

**3.31** Yorkshire and the Humber, with an overall average price of £167,578, was similar in terms of sold prices to nearby North West (£167,799) and East Midlands (£175,726), but was more expensive than North East (£150,745). The priciest area within Yorkshire and the Humber was North Yorkshire (£207,237) and the least expensive was South Yorkshire (£147,405).

**3.32** Between Q4/2013 and Q4/2014 in England, the average rural house sale price increased by 7.6%. Average prices in rural hamlets and rural villages have been consistently above the average found in urban areas (by 51% and 23% in Q4/2014 respectively). (Source: Land Registry © Crown copyright 2015, Price Paid Data / Defra)

**3.33** 2014 was a significant year for the property market as a more broadly based recovery took hold. Help to Buy funding helped to support the turnaround alongside the more positive trend in the wider economy. Although the Mortgage Market Review may now be resulting in mortgage lenders being a little more discriminating in the supply of finance, the recently announced, and long overdue reform of Stamp duty, is likely to provide a tonic for the market across many parts of the country, particularly for first-time buyers. That said, the bigger affordability issue is not going to go away highlighting just how important it is to speed up the supply pipeline of new homes over the coming years. (Source: RICS)

**3.34** House prices in the UK will see an average increase of three percent over the course of next year, bolstered by recent changes to Stamp Duty, continuing demand and lack of supply of property, according to the RICS housing forecast for 2015. The growth in rental demand softened in the early part of 2014 as the sales market began to recover across the UK, and potential purchasers took advantage of the 'Help to Buy' scheme. However, enquiries to rent property have begun to pick-up once again and comfortably outstrip new supply of rental property from landlords. As a result, it is expected that rents continue to push upwards over the next twelve months, to a two per cent increase in rents. (Source: RICS 2015 UK Housing Market Forecast)

### Housing Type

**3.35** The most recent data shows that the borough's housing stock is dominated by semi detached properties (25%), followed by terraced houses (19%) and detached properties (17%). The borough has relatively high levels of flatted dwellings (22%). 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

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market. 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. Notable ward variations include the relatively higher proportion of detached properties in Scalby, Hackness and Staintondale and Danby; high proportions of terraced houses in Central and Northstead and higher proportions of larger properties with four or more bedrooms in Danby, Esk Valley and Scalby, Hackness and Staintondale. <sup>(1)</sup>

**3.36** The higher than average proportion of flats and apartments is also considered to be a reflection of the increasing tradition of 'retiring to the coast' and the historic trend of converting large coastal properties to flats to cope with this demand. Additionally, recent years has seen an upsurge in the redevelopment of many 'brownfield' sites, especially within central Scarborough, with high density flat schemes. The full breakdown of these figures is in Appendix C.

**3.37** The 2015 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 three or more bedrooms, with 38% of properties having three bedrooms and 17.7% having four or more bedrooms. 31.6% of properties have two bedrooms, and bedsits/one bedroom properties (12.7%) being less prevalent within the profile.

### Tenure

**3.38** 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 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.

**3.39** Overall, based on survey evidence, the tenure profile of Scarborough Borough shows that 65.6% of occupied dwellings are owner-occupied, 21.3% are private rented (including tied accommodation), 12.2% are rented from a social housing provider and 0.9% are intermediate tenure dwellings.

**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.

**3.41** According to the Household Survey 2015, the proportion of owner occupied dwellings is highest in Cayton (86.1%) and Seamer (84.0%); private renting in Ramshill (52.8%) and Castle (49.7%); and social renting in Eastfield (40.3%) and Woodlands (37.5%).

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### Condition of Housing Stock

**3.42** 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

**3.43** 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 2015 (ID2015).

**3.44** The English Indices of Deprivation measure relative levels of deprivation in 32,844 small areas or neighbourhoods, called Lower-layer Super Output Areas (LSOAs), in England. Every such neighbourhood in England is ranked according to its level of deprivation relative to that of other areas. A LSOA is a geographic area. There is a LSOA for each post code in England and Wales. They have an average of roughly 1,500 residents and 650 households. There are now 34,844 LSOAs in England and Wales. Ranks and scores are given for all 32,844 Lower Super Output Areas in England.

**3.45** At local authority level, North Yorkshire is among the least deprived in England (ranked 125th least deprived out of 152 upper tier local authorities for the Index of Multiple Deprivation (IMD). However, more North Yorkshire LSOAs now fall within the lowest quintile (most deprived 20%) in England in the overall Index of Multiple Deprivation, increasing from 18 in 2010 to 23 in the 2015 indices.

**3.46** Scarborough continues to be the most deprived district in North Yorkshire for IMD by having 17 out of the 23 LSOAs in North Yorkshire within the most deprived 20% in England in the IMD 2015.

**3.47** Scarborough is ranked 90th most deprived out of 326 lower tier local authorities, but it is relatively less deprived than in ID 2010 when it was in 83rd place. Three LSOAs in Scarborough town are within the most deprived 1% in England (parts of Woodlands, Eastfield and Castle wards) which indicates that the borough has certain 'hotspots' of deprivation.

**3.48** 13 North Yorkshire LSOAs are within the most deprived 20% in England in terms of the Crime Deprivation domain. They cover parts of Scarborough, Whitby, Harrogate and Selby.

### Crime

**3.49** As North Yorkshire Police claim the region is one of England's safest, the force's latest figures (May 2015) show that on average, a crime is committed every hour in Scarborough. While there was only a fractional rise in offending across the county last year, crime in Scarborough shot up by almost seven per cent. And so far in 2015, crime in the town is up by

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almost 15 per cent on last year, with huge spikes in violent and sexual crimes. Burglaries have also more than doubled in the town. Crime rates can also be seasonal, such as busy holiday times in Scarborough, or when students return to university in York.

**3.50** According to the police online crime map, there were 9,358 crimes in Scarborough last year, up from 8,766 in 2013. But in the region on a whole, offending was up just 0.2 per cent – or 75 more crimes – in a county in which there were over 30,000 incidents last year. Those figures mean, statistically, North Yorkshire is the second safest region in the country.

**3.51** 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).

**3.52** The Scarborough Safer Communities Partnership Plan identifies that recorded crime is not evenly distributed across the borough. There are 'hotspots' of crime associated with areas of greater social disadvantage, suffering a higher level of crime and disorder than other areas in the borough (Castle/North Bay wards).

**3.53** Approximately 30% of all crime in the Borough is committed within Castle ward. Street drinking and associated nuisance and crime is a particular issue in the area, also serious ASB and intimidation issues. The ward has also been identified a hotspot location in relation to domestic abuse crimes.

#### Economy

**3.54** 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

**3.55** 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.

**3.56** In Scarborough, tourism activity is combined with a significant manufacturing and engineering base. Successful events such as the Scarborough Engineering Week and the Employability Charter are looking to help to equip a new generation with the skills needed in the industry, and at the same time investments such as a £15m water park, and the continuing rise of the surfing scene will continue to enhance its attractiveness to visitors. Other Yorkshire Coast opportunities include potash mining and offshore wind, with potential to service turbines from Yorkshire Coast harbours such as Bridlington or Whitby.

**3.57** Of those who are of working age (16 and over) in the borough, 76.6% are economically active, either as an employee or self-employed (July 2014- June 2015). This is an increase on the previous year's figure (73%). (Source: ONS annual population survey, NOMIS website)

## Scarborough Borough - Background Information 3

**3.58** Employment has risen in all areas except Richmondshire, Scarborough and Selby. All areas apart from Scarborough had a higher rate of employment than the national average. (Source: Labour Market Report for York and North Yorkshire, 2014-2015)

**3.59** Of those economically inactive, the majority do not want a job. The most up to date figures (July 2014- June 2015) show that in Scarborough Borough, 75.8% of those economically inactive do not want a job. This is similar to both the national and regional averages (regionally, 76.3%; and nationally, 75.8%) but an increase from last year's figure which showed that 74.3% of those economically inactive did not want a job. (Source: ONS annual population survey, NOMIS website)

### Unemployment Rates

**3.60** The trend over recent years has been for a reduction in unemployment rates. Scarborough Borough continues to report higher rates of unemployment (5.1%) than North Yorkshire (3.5%). However, the UK as a whole (5.7%) and again the Yorkshire/Humber region (6.6%) have recorded higher unemployment rates than the Borough of Scarborough. (Table C.11, Appendix C provides further detail).

**3.61** 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 and reached high levels of Jobseekers Allowance Claimants (Castle 4.4%, Eastfield 2.6%, North Bay 3.2%, Ramshill 3.5% of the working age population (16-64) in October 2015). This was significantly higher than the borough rate (1.6%) and higher than the national rate (1.6%) and regional rate (2.1%) at that time.

### Nature of Employment

**3.62** 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.

**3.63** The tourism industry continues to play a key role in the economy of the Borough. In 2014, it was estimated that the overall value of tourism for the Borough was £522.4 million with an estimated 1.5 million overnight tourism trips, and just under 6 million day trips made to the Borough. The contribution to the economy is estimated to support approximately 12,600 Full-Time Equivalent Jobs in the Borough; a 4% increase compared to 2013. The nature of the tourism industry means much of the expenditure has a strong seasonal influence and the Local Plan seeks to support the vitality of a year-round tourism economy. (Source: 'The Economic Impact of Tourism on Scarborough District 2014', Tourism South East Research)

**3.64** 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 2011 Census shows that the percentage of individuals employed in tourism-related employment is significantly higher than the national percentage.

## 3 Scarborough Borough - Background Information

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

**3.65** 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 65.8% of the borough's population earning less than £13,000 gross per year and 28.1% receiving less than £7,800 gross per year. (Source: Scarborough Strategic Housing Market Assessment, October 2015).

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

**3.67** The borough has an average weekly gross income of £467.9 (for the resident population) and £445.4 (workplace population). Looking at resident population, this is a small increase of 3.8% on the previous year, however it is worth noting that the increase, in percentage terms, is more than double that provided in last year's report. There is a similar pattern when looking at workplace population where the borough also shows a slight increase on last year's figure (0.9%), however it should be noted that 0.9% represents a slower rate of growth than that reported last year. Full information on this and the trends of recent years can be found in Appendix C.

### Built Environment

**3.68** 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.

## Scarborough Borough - Background Information 3

**3.69** Historic England 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

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

### Landscape Designations

**3.71** 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.

**3.72** 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

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

### Biodiversity and Geology

**3.74** 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).

**3.75** 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.

**3.76** 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.

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

### 3 Scarborough Borough - Background Information

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

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

Table 3.1 SBAP Species and Habitats

#### Implications for the Local Plan

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

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

## Local Development Scheme - Milestones 4

## 4 Local Development Scheme - Milestones

### 4 Local Development Scheme - Milestones

#### Introduction

**4.1** 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 July 2015.

**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 2032.

## 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 has been made with the Local Plan to date.

Key Milestone	Date in 2015 LDS	Date met?	Comment
Publication of Draft Local Plan (Reg 18)	Q2 2014	√	Actual May 2014
Consideration of Representatives	Q3/4 2014	√	Actual August 2014
Pre-Submission Consultation (Reg 19)	Q4 2015	√	Actual Nov-Dec 2015
Consideration of Representatives (Reg 20)	Q1 2016		
Submission of Local Plan to Secretary of State (Reg 22)	Q1/2 2016		
Pre-Examination Meeting	Q1/2 2016		
Examination in Public of Local Plan (Reg 24)	Q3 2016		
Inspectors Report (Reg 25)	Q4 2016		
Adoption (Reg 26)	Q4 2016		

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 2014 to date.

## 4 Local Development Scheme - Milestones

Key Milestone	Date in 2015 LDS	Date met?	Comment
Pre-Examination Meeting	Q1 2014	×	Not required
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 reviewing that position.

**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 2014 to date.

Key Milestone	Date in 2015 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	Q1/2 2015		
<i>Option A</i> – CIL taken forward			
Publication of a Preliminary Draft Charging Schedule (Reg 15)	Q3 2015		
Publication of Draft Charging Schedule (Reg 16)	Q1 2016		

## Local Development Scheme - Milestones 4

Key Milestone	Date in 2015 LDS	Date met?	Comment
Consideration of Representatives (Reg 17)	Q2 2016		
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.			

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:

- Affordable Housing;
- Travel Plans;
- Transport Assessments;
- Greenspace;
- Education Payments; and
- Houses in Multiple Occupation.

**4.19** The Council will update, revoke and produce new SPDs as necessary.

## 4 Local Development Scheme - Milestones

**4.20** It is intended to investigate the production of further SPDs on Infrastructure Provision (linked to CIL), Groundwater Protection and Source Protection Zones and others as necessary. During the monitoring period, the council produced the Homes in Multiple Occupation SPD and this was adopted in November 2015.

### **Sustainability Appraisal and Habitats Regulation Assessment**

**4.21** 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.

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

**4.23** At the current 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.

**4.24** 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**

**4.25** 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**

**4.26** 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.

**4.27** 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.

**4.28** 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

**4.29** 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.

**4.30** 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.

**4.31** The Borough Council has continued to liaise with neighbouring local planning authorities throughout the preparation of the Local Plan, and a number of specific duty to co-operate meetings have taken place. The liaison process will continue as plans continue to evolve and memorandums of understanding/statements of common ground have and will continue to be produced as suitable.

**4.32** In addition to face to face meetings, the council has also maintained contact with all neighbouring planning authorities through written correspondence, updating the bodies on the latest stages of the Local Plan and inviting them to make representations at each stage of the process. All the neighbouring planning authorities, together with the statutory consultees and a full range of other bodies, have been invited to make formal representation at each stage of the statutory plan process dating back as far as 2004.

## 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);

## Monitoring Framework and Monitoring Results 5

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

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

**5.7** The following sections present the monitoring results for the period April 2014-March 2015. 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	2014/15
B1 Category A	580	0	167.66	1006.6
B1 Category B	0	0	0	0
B1 Category C	200	0	218.4	58.4
B2	1016	345	0	99
B8	698	9.91	232	786.8
Mixed	838.75	253.5	0	832
Total	3332.75	608.41	618.06	2782.8

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

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

## 5 Monitoring Framework and Monitoring Results

**5.10** The total land developed for employment in the borough in this reporting period has been 2782.8sqm. This represents a very significant increase on last year's reported figure. This impressive growth in the amount of employment floorspace developed is largely due to a six-fold increase in the amount of office space developed and, on a lower scale, a notable growth in storage/distribution (B8) space development.

### 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 621.3sqm (B1a and B1c), 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	2014/15
B1 Category A	0	0	0	0
B1 Category B	0	0	0	0
B1 Category C	0	0	0	0
B2	0	0	0	0
B8	0	0	0	0
Mixed	0	0	0	0
Total	0	0	0	0

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

**5.13** In 2014/15, 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).

## Monitoring Framework and Monitoring Results 5

	2011/12	2012/13	2013/14	2014/15
B1	100	-	-	-
Category A	100	-	100	100
Category B	-	-	-	-
Category C	100	-	100	100
B2	100	100	-	100
B8	100	100	100	100
Mixed Use	100	100	-	100
Total	100	100	100	100

Table 5.3 Employment Completions on Previously Developed Land (%)

**5.15** In 2014/15, 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 2015. 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	-	4,656.76
B1 Category B	-	56
B1 Category C	-	1,691.7
B2	-	1,465.1
B8	-	1,636.94
Mixed Use	-	20,685.0
Total	-	34,302.5

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 2014 to 31 March 2015, 4152.6sqm of office space was completed in the borough. This represents a very significant increase on last year's reported figure. This growth in the amount of office floorspace developed is largely due to one large scale conversion of agricultural buildings and associated development at Starr Carr Farm. This is shown in Table 5.6 'Amount of Completed Office Development'.

	2011/12	2012/13	2013/14	2014/15
B1a	580	0	167.66	1006.6
A2	306	0	220.6	3146
A2 or B1a	0	0	0	0
Total	886	0	388.26	4152.6

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 2014 to March 2015, 361sqm of office space was completed within the designated Town Centres (as defined within the Local Plan) of Scarborough and Whitby.

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	2011/12	2012/13	2013/14	2014/15
B1a	0	0	0	0
A2	112	0	220.6	361
Total	112	0	220.6	361

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 updated and published in November 2015.

### Between 1 April 2014 and 31 March 2015, how many Planning Permissions were Granted for Farm Diversification Schemes?

**5.21** During 2014/15, 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** 2014/15 saw a significant increase in the amount of additional employment floorspace completed, especially the amount of office space completed (compared to the previous year). There were again completions within the designated town centre areas of Scarborough and Whitby.

**5.24** The UK economy has continued its pattern of steady services-led growth this year, although there appears to have been some moderation in the pace of expansion in recent months, reflecting global uncertainties. Service sector growth has led the way since the recovery began in mid-2009 and this has continued in 2015. Manufacturing has weakened due to continued sluggish growth in the euro area and the relatively strong pound against the euro, while construction growth has been volatile. (Source: "UK Economic Outlook", PricewaterhouseCoopers LLP)

**5.25** The Borough Council's updated Employment Land Review was published in November 2015, 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 around 35 hectares over the plan period (up to the year 2032), taking account of econometric modelling, emerging

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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.
- 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 2032) 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 (Nov 2015) 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.

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### 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.

Year	Net Additional Dwellings Completed
2011/12	268
2012/13	159
2013/14	240
2014/15	416

Table 5.8 Net Additional Dwellings

**5.29** Since the reporting period 2011/12, a total of 1083 net additional dwellings have been completed. This is an average of 271 dwellings a year. With regards to housing completions, it should be noted that this year's AMR covers the local plan area only (the area of the borough outside of the North York Moors National Park) and figures for previous years have been amended in order to reflect this. Last year's AMR covered the borough as a whole and therefore took into account completions within the National Park.

**5.30** The net completions for this year (2014/15) are the highest level since 2006/07 which was prior to the recession. This is largely down to the level of completions on a handful of greenfield sites; 61 completions at Muston Road, Filey; 46 at West Garth, Cayton; 114 at Middle Deepdale, Eastfield; and 49 at Eskdale Park, Whitby. This is a trend which is expected to continue for the coming years as these schemes cumulatively have a large number of dwellings still to be constructed.

### Net and Gross additional dwellings for the reporting year (April 2014 - March 2015).

The completion rates for the past year are as follows:

- Gross completions: 426 dwellings; and
- Net completions: 416 (gross completions less dwellings lost to demolition or change of use (10))

The number of gross completions comprises primarily of windfall sites. During the year 2014/15, Scarborough Borough saw a windfall development rate of 57.9%. 61 of the 416 dwellings were on land at Muston Road, Filey. Additionally, 114 dwellings were completed at Middle Deepdale. Both are extant allocations from the 1999 Borough Local Plan.

Windfall sites consisted of:

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- 216 new-build dwellings; and
- 25 dwellings from conversion/change of use.

### Amount of Development (net and gross additional dwellings) by Settlement Type (April 2014 - March 2015)

**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>; 263 units (Gross)
- Whitby; 56 units
- Filey; 69 units
- Service Villages (cumulatively)<sup>(5)</sup>; 27 units
- Small Villages; 11 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 Council finalised its Objective Assessment of Housing Needs, entitled "Delivering Housing in the Borough: An Objective Assessment of Housing Need". This is referred to as 'OAN' for the purposes of this section. Although this AMR considers the supply of housing as at 1st April 2015 and the OAN was finalised after this date, it is the most up to date position of the Council in relation to calculating its housing requirement and is therefore used for this AMR. The requirement generated from the OAN was for 461 net dwellings per annum.

**5.33** The trajectory for the 2015 considers the prescribed figure in the OAN. This trajectory comprises:

- Actual net completions for the period 2011/12 - 2014/15
- For the period 2015/16 - 2031/32:

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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- 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.

**5.34** *Actual Net Completions* - The council has monitoring systems for housing and reports completions on a regular basis. The figures below show the net completions since 2011/12.

		11/12	12/13	13/14	14/15
	Gross Greenfield	40	33	151	289
	Gross Brownfield	293	151	114	137
Equals	Total Gross	333	184	265	426
Minus	Demolitions	24	9	16	1
Minus	Loss to other uses or smaller numbers of dwellings	16	7	3	4
Minus	Original units prior to Conversions (e.g. 1 house converted to 3 flats)	25	9	6	5
Equals	Actual Net Completions	268	159	240	416

Table 5.9 Actual Completions 2011/12 - 2014/15

**5.35** *Annualised Strategic Allocation* - The average number of net additional dwellings that the emerging Local Plan requires to be built, as prescribed by the OAN, indicates a net requirement for the borough of:

- 461 dwellings for 2015/16 to 2031/32.

**5.36** *Projection of Dwelling Completion 2015/16 - 2031/32* - The projected completions are anticipated to come from the following sources:

- Sites with planning permission at 01/04/15;
- Remaining Borough Local Plan Allocations;
- Allocations that will be adopted in the new Local Plan.

**5.37** *Projected Completions on sites with planning permission* - 2,833 dwellings have permission as of 1st April 2015. 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'.

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	Available	Discounted
Greenfield (Sites of 10 or more dwellings)	2284	2284
Greenfield (Sites of less than 10 dwellings)	32	25
Brownfield (Sites of 10 or more dwellings)	195	158
Brownfield (Sites of less than 10 dwellings)	322	281
Total	2833	2748

Table 5.10 Dwellings with Planning Permission

**5.38** 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
2015/16	114	234	348
2016/17	120	434	554
2017/18	143	382	525
2018/19	50	263	313
2019/20		205	205
2020/21	12	219	231
2021/22		205	205
2022/23		175	175
2023/24		40	40
2024/25		40	40
2025/26		40	40
2026/27		40	40
2027/28		32	32

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Year	Brownfield	Greenfield	Total
Total	439	2309	2748

Table 5.11 Profile of Development of Dwellings with Planning Permission

**5.39** *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 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.

**5.40** Tables 5.12 to 5.13 'Housing Trajectory (2011/12 - 2031/32)' show the overall housing trajectory for the period 2011/12 to 2031/32. Appendix B gives a full run down of the housing trajectory calculations each year.

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

**5.41** The housing requirement in the OAN is 461 dwellings per annum (equating to 9,681 over the plan period from 2011 to 2032). The first four years of the plan period have seen the cumulative completion of 1,083 net additional dwellings, whilst there are a total of 2,748 additional dwellings available with planning permission after the discounting procedure has been implemented.

**5.42** This leaves an additional requirement for allocations of housing land within the Local Plan to meet the finalised requirement.

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

**5.43** 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.

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

Total Requirement 2011/2032 = 9681 minus Completed 2011/12 to 2014/15 (1083) = 8598 dwellings.

8598 dwellings divided by remaining years (17) = 505.8 dwellings / year.

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	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21
Actual Net Completions	268	159	240	416						
Projected Completion										
Sites with planning Permission (Apr 2015)										
- Greenfield					234	434	382	263	205	219
- Brownfield					114	120	143	50		12
Total Projected Completions					348	554	525	313	205	231
Annualised Strategic Allocation										
OAN Requirement per annum	461	461	461	461	461	461	461	461	461	461
Annual Requirement taking into account actual / projected completions 2015/16 onwards	461	471	487	501	506	516	514	513	528	555

Table 5.12 Housing Trajectory (2011/12 - 2020/21) Based on OAN requirement

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	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32
Actual Net Completions											
Projected Completion											
Sites with planning Permission (Apr 2015)											
- Greenfield	205	175	40	40	40	40	32				
- Brownfield											
Total Projected Completions	205	175	40	40	40	40	32				
Annualised Strategic Allocation											
OAN Requirement per annum	461	461	461	461	461	461	461	461	461	461	461
Annual Requirement taking into account actual / projected completions 2015/16 onwards	585	623	673	752	854	990	1180	1467	1956	2934	

Table 5.13 Housing Trajectory (2021/2022 - 2031/32) Based on OAN requirement

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### Explanation about the Trajectory Assumptions

**5.45** The absence of an updated adopted Local Plan containing Housing Allocations 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 - 2032).

**5.46** 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).

**5.47** 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

**5.48** 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.

**5.49** The following table shows the percentage of brownfield development for each year 2011/12-2014/15.

Year	%age of dwellings on Previously Developed Land
2011/12	84.1
2012/13	78.9
2013/14	44.3
2014/15	32.2

Table 5.14 Brownfield Development as a percentage of Total Completions (2011/12-2014/15)

**5.50** Of the gross completions (April 2014 to March 2015), a majority (289) were on Greenfield sites with 137 dwellings on Brownfield sites. This is the second successive year that the rate of Greenfield delivery has been higher than that of Brownfield development. The overall brownfield contribution from 2011/12 to date is 57.53%.

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

**5.51** No such dwellings were agricultural change of use in 2014/15.

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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

**5.52** In order to gain an understanding of the density of schemes, completions are broken down in to three categories of density. The table compares 2014/15 with the previous year's figures:

Dwelling per Hectare:	2011/12		2012/13		2013/14		2014/15	
	Amount	%	Amount	%	Amount	%	Amount	%
Less than 30	53	14.1	6	6.5	23	13.2	9	4.5
30 - 50	49	13.1	8	8.6	23	13.2	103	51.5
More than 50	273	72.8	79	84.9	128	73.6	88	44

Table 5.15 Density of residential development (Dwellings per Hectare - DpH)

**5.53** 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

**5.54** 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.

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

	2011/12	2012/13	2013/14	2014/15
No. of affordable dwellings	73	45	32	240

Table 5.16 Affordable Completions and Contributions

**5.56** This year has seen 240 affordable units completed, a significant increase on previous years. However, there is still a high need for low cost homes across the borough.

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**5.57** The Scarborough Borough Strategic Housing Market Assessment 2015 (SHMA) provides the main body of evidence in relation to the required level of affordable housing need. This research provides an up-to-date analysis of the social, economic, housing and demographic situation across Scarborough Borough.

The SHMA revealed that there is currently an annual need of 552 affordable homes required across the borough (for the next five years which includes previously unmet demand). This confirms that the plan must address affordable need. 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:	11/12	12/13	13/14	14/15
Conversions, Change of Use of enlarged residential dwellings	16	7	3	4
Demolitions	26	10	16	1
Total	42	17	19	5

Table 5.17 Number of Lost Dwellings

**5.58** During this monitoring period, the number of dwellings lost through conversion, demolition or through change of use has been significantly lower than in previous years.

### 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?

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

### Between 1st April 2014 and 31st March 2015, how many dwellings have been completed on land not allocated for housing in Development Plans?

**5.60** Windfall development accounted for 57.9% of development in the borough during the period 2014/15. 61 dwellings were completed on land at Muston Road, Filey. Additionally, 114 dwellings were completed at Middle Deepdale. Both are extant allocations from the 1999 Borough Local Plan.

	2011/12	2012/13	2013/14	2014/15
No. of Dwellings on Windfall Sites	333	127	189	241
%age of total	100%	80%	76%	57.9%

Table 5.18 Residential Windfall Development

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

- The Scarborough Borough Strategic Housing Market Assessment 2015 (SHMA) was completed in October 2015.
- The Strategic Housing and Employment Land Availability Assessment (SHELAA) was updated for 2014/15 with its review under way for 2015/16.

**Between 01/04/14 and 31/03/15, how many completed dwellings had:**

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

**How many completed flats, maisonettes or apartments had:**

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

Bedrooms	Houses / Bungalow	Flats	Total	Percentage (this year)
1	21	32	53	26.5%
2	17	69	86	43%
3	46	5	51	25.5%
4+	10	0	10	5%
Total	94	106	200	
Percent	47%	53%		

Table 5.19

Breakdown of Completed Schemes 2014/15

**Between 01/04/14 and 31/03/15, how many completed dwellings were:**

- Detached**
- Semi-detached**
- Terraced**
- Flats**

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Detached	Semi-detached	Terraced	Flat
12	4	78	106

Table 5.20

Completed Dwellings by Type 2014/15

*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

**5.61** This indicator shows the number of Gypsy and Traveller pitches delivered. No net additional pitches were gained between 31 March 2014 and 1 April 2015.

#### Provision of Sites for Gypsies and Travellers

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

**5.62** 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.

**5.63** 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 2015?

**5.64** 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 2014 and 31 March 2015:

- **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?**

**5.65** 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 2014 and 31 March 2015. As no lawful Gypsy and Traveller sites exist, no sites were lost for the reporting year. As of 31 March 2015, no unauthorised pitches were in use.

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### Conclusions

**5.66** 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 more recent years (173, 248 and 416 net for the last three years) 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. Some of these larger schemes have begun to contribute a larger portion of the overall delivery of housing. Other issues to draw from the AMR on housing for this year are:

- The proportion of Brownfield development fell again in 2014/15 to 32% with an overall figure for 2011/12 to 2014/15 of 57.53%. 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. In real terms, the level of brownfield development increased by 20% (137 gross completions compared to 114 in 2013/14);
- Affordability of housing remains a key issue in the borough. An additional 240 affordable units have been completed for 2014/15 which is significantly higher than the previous three years. The issue of affordable housing development is being addressed in the development of the Local Plan;
- During the year 2014/15, Scarborough Borough saw a windfall development rate of less than 58%, this is because cumulatively 175 of the completed units were from two extant allocations 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 2032.

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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 (Nov 2015).

### Transport

**5.67** 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.

**5.68** 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.

**5.69** 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.

**5.70** 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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**5.71** 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.

**5.72** 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

**5.73** 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.

**5.74** 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 5.21 Retail Floorspace (Use Class A1) in the Towns of Scarborough, Whitby and Filey

### Amount of completed retail development

**5.75** 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.

## 5 Monitoring Framework and Monitoring Results

Area	2011/12	2012/13	2013/14	2014/15
Gross completed floorspace	2330	3778.1	4,995	593.95
Gross loss of floorspace	1527.95	973.5	1,477.55	1,934.9
Net gain in floor space	802.05	2804.6	3,517.45	-1,340.95

Table 5.22 a) Amount of Completed Retail Floorspace in the borough

a) There has once again been a loss of retail floorspace during 2014/15 and the impact of this has resulted in a significant net loss in retail floorspace in the borough during the reporting period.

Whilst there has been gross loss of floorspace, it is the relatively low amount of gross completed floorspace (593.95sqm) that is the key factor in the overall net loss. This vast reduction in gross completed retail floorspace in the borough during this reporting period is due to the majority of units completed being generally of a smaller nature whilst previous year's completions provided large scale developments.

Area	2011/12	2012/13	2013/14	2014/15
Gross completed floorspace	1111	0	0	228
Gross loss of floorspace	387	226.1	356.6	756.8
Net gain in floorspace	724	-226.1	-356.6	-528.8

Table 5.23 b) Amount of Completed Retail Development in Designated Town Centres

b) Whilst this reporting period has seen a welcome increase in gross completed floorspace for retail development in designated town centres, there was a significant gross loss of retail floorspace. This has resulted in an increased net loss in floorspace for the third consecutive reporting period. This is partly due to an ongoing trend to convert retail units to A3 use, mainly coffee shops.

### Loss of retail units to other uses

	2011/12	2012/13	2013/14	2014/15
Number of Units	21	15	17	20

Table 5.24 Loss of Retail Units to Other Uses

**5.76** In the period 2014/15, a total of 20 retail units have been lost from retail to other uses. Seven of these losses have occurred in designated shopping areas (as defined within the Local Plan). Of these, two were in the Secondary and one in the Tertiary Shopping Areas of Filey, one in the Primary and one in the Secondary Shopping Areas of Scarborough and one in the Primary and one in the Secondary Shopping Areas of Whitby.

## Monitoring Framework and Monitoring Results 5

### Between 1 April 2014 and 31 March 2015, what was the number of vacant units and percentage of vacant floorspace in defined town centres?

**5.77** There were 43 vacant units within the town centre of Scarborough (as of May 2015). This represents 10.64% of the overall retail floorspace within the defined town centre of Scarborough.

**5.78** In the defined town centre of Whitby, there were 8 vacant units (as of May 2015) which represents 2.2% of the overall retail floorspace within the defined town centre of Whitby.

**5.79** In the defined town centre of Filey, there were 4 vacant units (as of May 2015) which represents 4.5% of the overall retail floorspace within the defined town centre of Filey.

### Conclusion

**5.80** 2014/15 has seen an overall net loss in retail floorspace and developments, both in designated town centres and across the borough.

**5.81** Despite the overall net loss in retail floorspace, 2014/15 saw completed retail development in designated town centres for the first time in three reporting periods and this accounted for 38.4% of gross completed retail floorspace.

### Leisure and Tourism

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

### Leisure

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

**5.83** 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	2014/15
a) Gross Floorspace (m <sup>2</sup> ) - borough	4794.8 <sup>(7)</sup>	360	707.7	13,098 <sup>(8)</sup>
b) Gross Floor space (m <sup>2</sup> ) - town centre	0	0	0	0

Table 5.25 Amount of Completed Leisure Development (Overall and Town Centre)

**5.84** The total land developed for leisure and tourism in the borough in this reporting period has been 13,098sqm. This represents a very significant increase on last year's reported figure. It should be noted that the overwhelming majority of completed leisure development was due to one large scale development of an Archery Range (10,000sqm).

6 Note: This Indicator also relates to employment and retail developments respectively.  
8 in addition to this, there are a further 3.79ha of completed leisure/tourism development  
7 in addition to this, there are a further 35.9ha of completed leisure/tourism development

## 5 Monitoring Framework and Monitoring Results

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

**5.85** 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.

**5.86** 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.

**5.87** 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.

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

**5.88** 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

**5.89** Tourism is fundamental to the borough's economy. Over 7 million visitors are attracted to the borough annually, spending upwards of £520 million. The contribution to the economy is estimated to support approximately 12,600 Full-Time Equivalent Jobs in the borough; a 4%

## Monitoring Framework and Monitoring Results 5

increase compared to 2013.<sup>(9)</sup> The nature of the tourism industry means much of the expenditure has a strong seasonal influence and the Local Plan seeks to support the vitality of a year-round tourism economy.

**5.90** The Borough Council has adopted a new Visitor Economy Strategy (2014-2024) which aims to strengthen the tourism offer through four strategic priorities; target existing and new markets with growth potential, develop a year round product that meets market demand, ensure a high quality environment and improve visitor management, and invest in people and business networks. The Local Plan seeks to assist in meeting these objectives.

**5.91** 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.

**5.92** 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.

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

**5.93** Table 5.26 '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
2014/15	-1	-1	-36	-30
<b>Total</b>	<b>-11</b>	<b>-2</b>	<b>-326</b>	<b>-138</b>

Table 5.26 Overall Net Change in Guest House/Hotel Accommodation

**5.94** During the year 2014/15, two new hotel/guest house were created. However, three hotels/guest houses were lost which again resulted in an overall loss. These losses were to residential uses such as single dwellings. One of the losses occurred in the Prime Holiday Area. The total change in bed spaces was a net loss of 36 with the majority being in the Prime Holiday Area. Since the new reporting period started in 2011, there is an overall loss of bedspaces (326) with a loss of 138 within the PHA.

## 5 Monitoring Framework and Monitoring Results

**5.95** This year has also seen a significant net addition of 152 holiday accommodation units in the borough resulting in a net increase in bed spaces of 575. This was a result of a high completion rate at The Bay Holiday Park, Filey.

**5.96** The data highlights the fact that although policies are in place to protect hotels in the Prime Holiday Areas, over recent years there has been an overall loss of bed spaces. The level of loss is currently not regarded as significant in terms of the Borough Tourism Strategy. The losses have been generally attributed to the conversion of the smaller guest houses and hotels to private residences including flats. Upcoming developments including holiday accommodation at the Sands on Scarborough North Bay are likely to come forward in the near future along with further development at The Bay in Filey, increasing bed spaces.

**5.97** There has also been an expansion of self-catering holiday units. This is part of an ongoing national trend and is supported within the Local Plan, providing that it continues to comply with other policies. Ultimately these developments will help to broaden the type of holiday accommodation available within the borough.

### **Number of beaches with a nationally recognised award**

**5.98** The Borough Council manages eight beaches (two are in the National Park). Four are resort beaches (Filey, North Bay Scarborough, South Bay Scarborough and West Cliff Bay, Whitby) and four are rural beaches (Cayton, Robin Hoods Bay, Sandsend and Runswick Bay).

**5.99** These eight beaches are covered by the EU Bathing Water Directive standards. In 2015, 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**

**5.100** This section currently looks at health service provision, but may be expanded to consider other areas of community facility in the future. For information, primary care facilities focus on the treatment of minor injuries and illnesses, deal with minor surgery and the ongoing management of chronic conditions and preventative care. It is the first point of contact for most people and is delivered by family doctors (GPs), nurses, dentists, pharmacists and opticians. Secondary care covers more complex medical care that cannot be undertaken in the primary care sector, and includes care services delivered by organisations such as hospital trusts, mental health trusts. The two often work in conjunction.

### **Provision to Health Care Facilities**

#### **Provide the location and type of new/expanded primary and secondary health care facilities that became operational between 1 April 2014 and 31 March 2015**

**5.101** In this monitoring period, one new primary health care facility became operational.

## Monitoring Framework and Monitoring Results 5

**Provide the location and type of any losses of primary and secondary health care facilities between 1 April 2014 and 31 March 2015**

**5.102** 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 2014 and 31 March 2015, how many planning applications:**

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

**5.103** 34 applications, including Listed Building Consents, Conservation Area Consents and planning applications were submitted for comment to English Heritage.

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

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

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

**5.105** No application was made.

**-of these applications, how many were approved?**

**5.106** N/A

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

**5.107** There are 28 designated Conservation Areas in the local authority planning area. No Conservation Area Appraisals/Updates have been completed in the period March 2014 to date.

**5.108** It is intended to ensure that at least 50% of all Conservation Areas have current/updated appraisals pending completion of Scarborough's appraisal. As the extent of Scarborough's Conservation Area is significantly larger than the rest of the Conservation Areas across the borough, its review is still ongoing.

**5.109** 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.

## 5 Monitoring Framework and Monitoring Results

### 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 5.27 Buildings at Risk in Scarborough Borough Local Plan Area

Source: *English Heritage*

### Natural Environment

#### Biodiversity

##### Change in areas of biodiversity importance

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

- Areas of biodiversity importance including sites of international, national, regional, sub-regional or local significance
- Local biodiversity (proportion of local sites where positive conservation management has been, or is being implemented)

**5.111** The Borough Council, as a member of the Scarborough Biodiversity Action Group, has produced and adopted the Scarborough Biodiversity Action Plan (BAP). This has resulted in 12 new priority habitats and 11 new priority species being adopted for the borough (as shown in Table 3.1 'SBAP Species and Habitats'). The council is not aware that there have been any losses in either priority habitats or species during the period 2014/15.

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

#### Biodiversity Action Plan

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

#### Landscape Character Assessments

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

## Monitoring Framework and Monitoring Results 5

### Flood Protection and Water Quality

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

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

**5.116** Of the 50 planning applications referred to the Environment Agency, none were granted contrary to the advice of the Environment Agency during the period 2014/15.

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

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

**5.118** The NPPF sets out Government policy on meeting the challenge of climate change, flooding and coastal change. The aims of this document are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk.

### Air Quality

**5.119** Air quality in the borough as a whole is very good, possibly due to the predominately rural nature of the borough and the lack of any severely congested roads. There is no Air Quality Management Area (AQMA) in the local plan area.

### Renewable Energy and Energy Efficiency

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

**5.121** The Borough Council along with North Yorkshire County Council and the other North Yorkshire District Councils commissioned a Renewable Energy Study for North Yorkshire which was completed in late 2005. The study identifies and assesses potential for renewable energy production to assist preparation of policies in the Local Plan and consideration of planning applications.

## 5 Monitoring Framework and Monitoring Results

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

### Renewable Energy Generation

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

**Between 1 April 2014 and 31 March 2015 what was:**

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

**5.124** For the period 2014/15, seven applications were granted planning permissions. Five schemes were implemented. Due to the lack of information provided in planning applications, precise information on energy capacity in extant planning permissions is not available.

#### Implications for the Local Plan

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

## List of Indicators [A](#)

## A List of Indicators

### Appendix A List of Indicators

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

## List of Indicators A

Indicator	Level of Indicator
Change in areas of biodiversity importance including change in priority habitats value including sites of international, national, regional, sub-regional or local significance	former NCOI
Renewable energy generation	former NCOI
Has your authority undertaken and Employment Land Review and do you have a five-year land supply?	Local Indicator
Between 1 April 2014 and 31 March 2015, what was the number of vacant units and percentage of vacant floorspace in defined town centres	Local Indicator
Between 01.04.14 and 31.03.15, 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 01.04.14 and 31.03.15, 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
<p>Between 01.04.14 and 31.03.15, how many completed houses or bungalows had:</p> <p>a) 1 bedrooms</p> <p>b) 2 bedrooms</p> <p>c) 3 bedrooms</p>	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 01.04.14- 31.03.15, 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

##### 2011/12

Actual 268 completions for year 2011/12 = 193 less than requirement of 461

193 dwellings divided by 20 (years remaining in Local Plan period) = 9.7 dwellings / year.

Annual requirement becomes  $461 + 9.7 = 471$  dwellings / year (rounded).

---

##### 2012/13

Actual 159 completions for year 2012/13 = 312 less than requirement of 471

312 dwellings divided by 19 (years remaining in Local Plan period) = 16.4 dwellings / year.

Annual requirement becomes  $471 + 16.4 = 487$  dwellings / year (rounded).

---

##### 2013/14

Actual 240 completions for year 2013/14 = 247 less than requirement of 487

247 dwellings divided by 18 (years remaining in Local Plan period) = 13.7 dwellings / year.

Annual requirement becomes  $487 + 13.7 = 501$  dwellings / year (rounded).

---

##### 2014/15

Actual 416 completions for year 2014/15 = 85 less than requirement of 501

85 dwellings divided by 17 (years remaining in Local Plan period) = 5 dwellings / year.

Annual requirement becomes  $501 + 5 = 506$  dwellings / year (rounded).

---

##### 2015/16

Predicted 348 completions for year 2015/16 = 158 less than requirement of 506

158 dwellings divided by 16 (years remaining in Local Plan period) = 9.9 dwellings / year.

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

Annual requirement becomes  $506 + 9.9 = 516$  dwellings / year (rounded).

---

### 2016/17

Predicted 554 completions for year 2016/17 = 38 more than requirement of 516

38 dwellings divided by 15 (years remaining in Local Plan period) = 2.5 dwellings / year.

Annual requirement becomes  $516 - 2.5 = 514$  dwellings / year (rounded).

---

### 2017/18

Predicted 525 completions for year 2017/18 = 11 more than requirement of 514

11 dwellings divided by 14 (years remaining in Local Plan period) = 0.8 dwellings / year.

Annual requirement becomes  $514 - 0.8 = 513$  dwellings / year (rounded).

---

### 2018/19

Predicted 313 completions for year 2018/19 = 200 less than requirement of 513

200 dwellings divided by 13 (years remaining in Local Plan period) = 15.4 dwellings / year.

Annual requirement becomes  $513 + 15.4 = 528$  dwellings / year (rounded).

---

### 2019/20

Predicted 205 completions for year 2019/20 = 323 less than requirement of 528

323 dwellings divided by 12 (years remaining in Local Plan period) = 26.9 dwellings / year.

Annual requirement becomes  $528 + 26.9 = 555$  dwellings / year (rounded).

---

### 2020/21

Predicted 231 completions for year 2020/21 = 324 less than requirement of 555

324 dwellings divided by 11 (years remaining in Local Plan period) = 29.5 dwellings / year.

Annual requirement becomes  $555 + 29.5 = 585$  dwellings / year (rounded).

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

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### **2021/22**

Predicted 205 completions for year 2021/22 = 380 less than requirement of 585

380 dwellings divided by 10 (years remaining in Local Plan period) = 38 dwellings / year.

Annual requirement becomes  $585 + 38 = 623$  dwellings / year (rounded).

---

### **2022/23**

Predicted 175 completions for year 2022/23 = 448 less than requirement of 623

448 dwellings divided by 9 (years remaining in Local Plan period) = 49.8 dwellings / year.

Annual requirement becomes  $623 + 49.8 = 673$  dwellings / year (rounded).

---

### **2023/24**

Predicted 40 completions for year 2023/24 = 633 less than requirement of 673

633 dwellings divided by 8 (years remaining in Local Plan period) = 79.1 dwellings / year.

Annual requirement becomes  $673 + 79.1 = 752$  dwellings / year (rounded).

---

### **2024/25**

Predicted 40 completions for year 2024/25 = 712 less than requirement of 752

712 dwellings divided by 7 (years remaining in Local Plan period) = 101.7 dwellings / year.

Annual requirement becomes  $752 + 101.7 = 854$  dwellings / year (rounded).

---

### **2025/26**

Predicted 40 completions for year 2025/26 = 814 less than requirement of 854

814 dwellings divided by 6 (years remaining in Local Plan period) = 135.7 dwellings / year.

Annual requirement becomes  $854 + 135.7 = 990$  dwellings / year (rounded).

---

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

### 2026/27

Predicted 40 completions for year 2026/27 = 950 less than requirement of 990

950 dwellings divided by 5 (years remaining in Local Plan period) = 190 dwellings / year.

Annual requirement becomes  $990 + 190 = 1180$  dwellings / year (rounded).

---

### 2027/28

Predicted 32 completions for year 2027/28 = 1148 less than requirement of 1180

1148 dwellings divided by 4 (years remaining in Local Plan period) = 287 dwellings / year.

Annual requirement becomes  $1180 + 287 = 1467$  dwellings / year (rounded).

---

### 2028/29

Predicted 0 completions for year 2028/29 = 1467 less than requirement of 1467

1467 dwellings divided by 3 (years remaining in Local Plan period) = 489 dwellings / year.

Annual requirement becomes  $1467 + 489 = 1956$  dwellings / year (rounded).

---

### 2029/30

Predicted 0 completions for year 2029/30 = 1956 less than requirement of 1956

1956 dwellings divided by 2 (years remaining in Local Plan period) = 978 dwellings / year.

Annual requirement becomes  $1956 + 978 = 2934$  dwellings / year (rounded).

---

### 2030/31

Predicted 0 completions for year 2030/31 = 2934 less than requirement of 2934

2934 dwellings divided by 1 (years remaining in Local Plan period) = 2934 dwellings / year.

Annual requirement becomes  $2934 + 2934 = 5868$  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

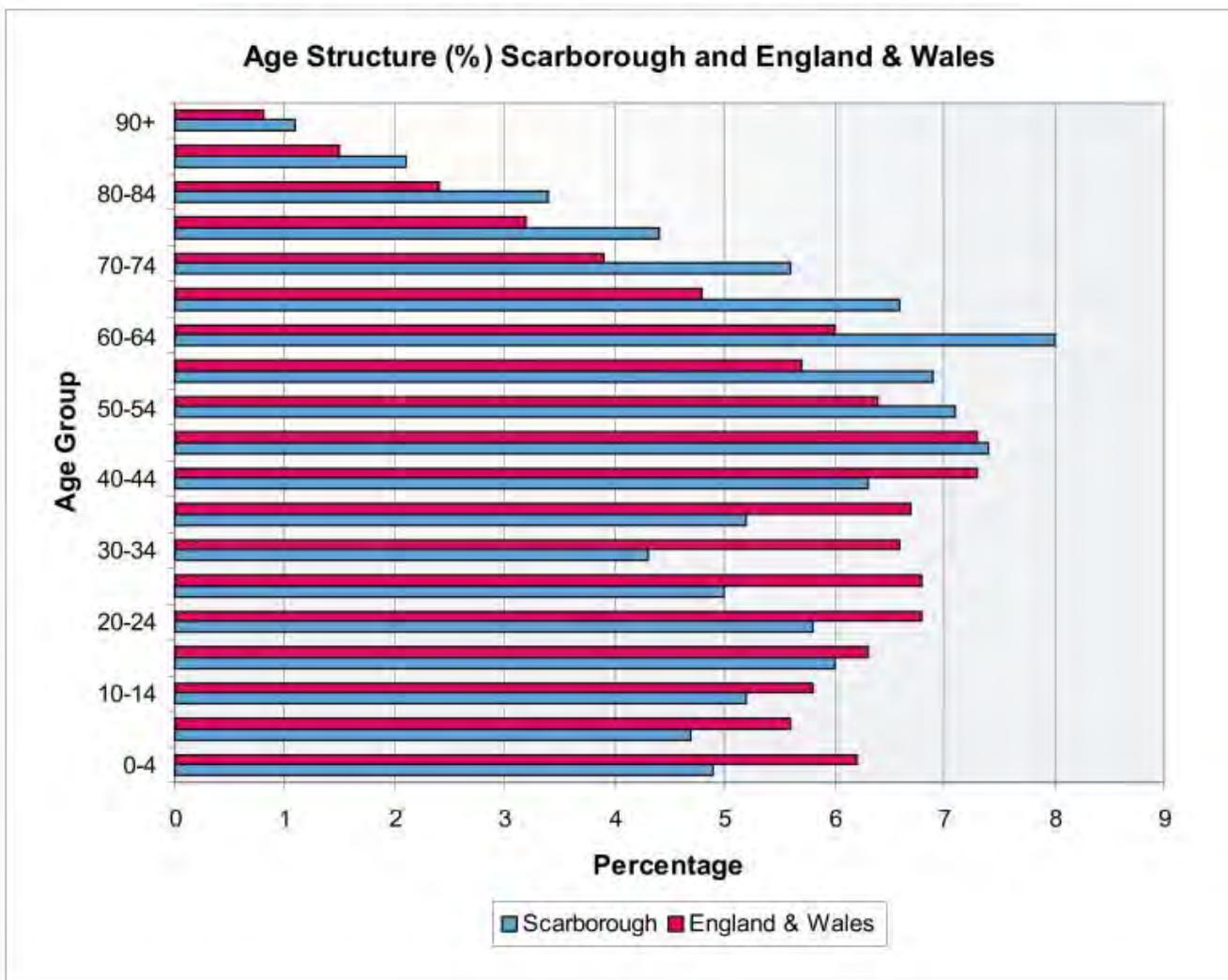
Source: 2011 Census (National Statistics Web site [www.ons.gov.uk](http://www.ons.gov.uk))

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**

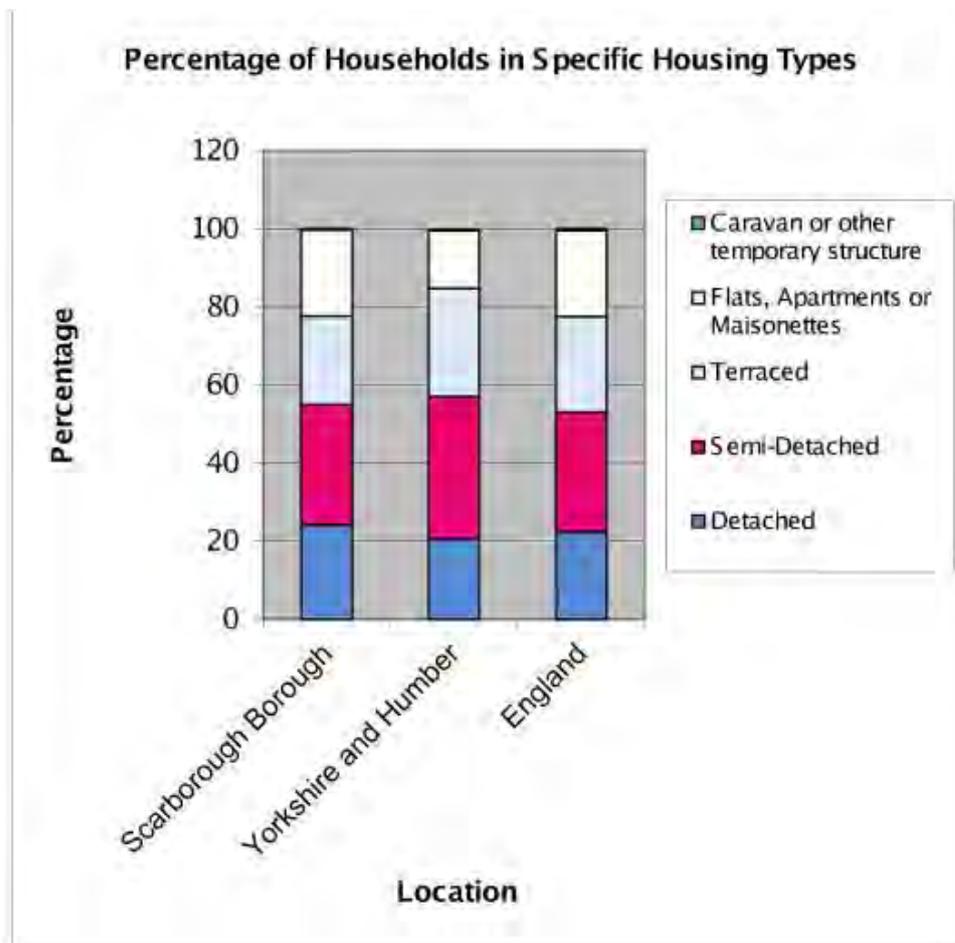
Ethnic Group	Scarborough Borough	North Yorkshire	Yorkshire & Humber	England
White	97.5	97.3	88.8	85.4
Mixed	0.8	0.8	1.6	2.3
Asian or Asian British	1.2	1.2	7.3	7.8
Black or Black British	0.2	0.4	1.5	3.5
Chinese or other Ethnic Group	0.2	0.2	0.8	1.0

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

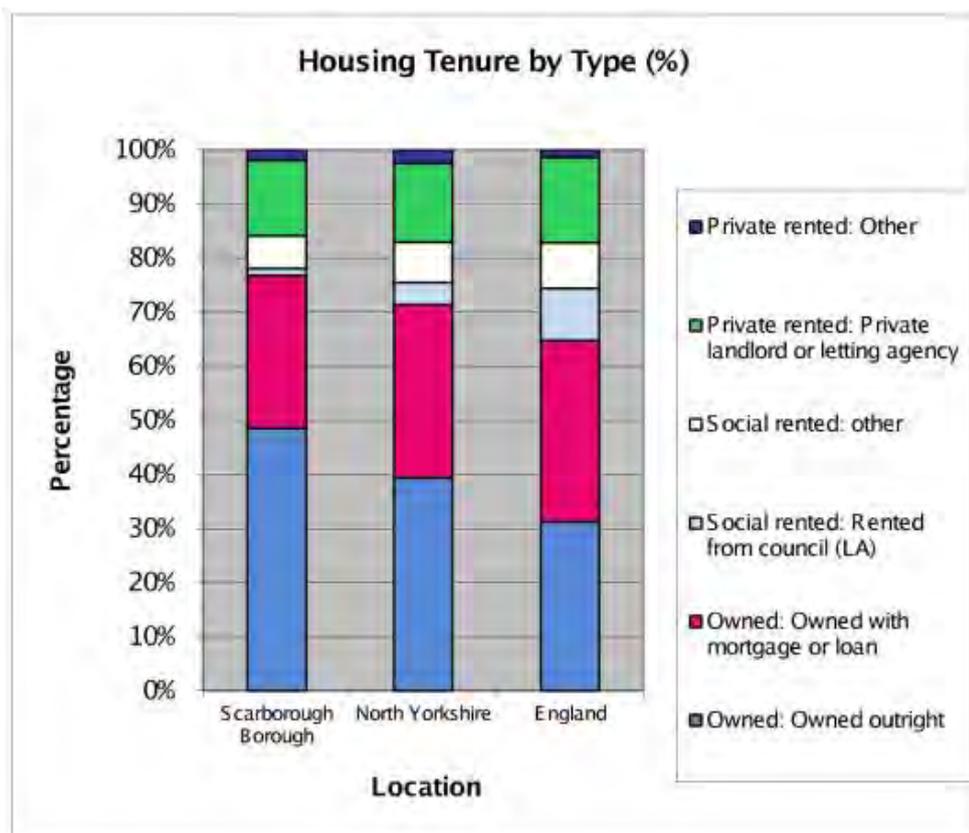
## C Graphs, Charts and Tables

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
	2014/15	2014/15
Burglaries per 1000 population	6	4.9
Criminal damage per 1000 population	11	6.3
Violence against the person per 1000 population	12	9.1
Offences against vehicles per 1000 population	3	2.7

Table C.8 Crime Statistics 2014/15 (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	07/14-06/15
Scarborough Borough	80.9	80.2	73.0	76.6
Yorkshire & Humber	75.0	77	76.8	76.9
Great Britain	76.5	77.1	77.5	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		07/14-06/15	
	Wants a Job	Does not want a Job	Wants a Job	Does not want a Job	Wants a Job	Does not want a Job	Wants a Job	Does not want a Job
Scarborough Borough	4.5	94.5	39.2	60.8	25.7	74.3	#	75.8
Yorkshire & Humber	22.7	77.3	24.8	75.2	23.6	76.4	23.7	76.3
Great Britain	23.9	76.1	24.8	75.2	24.9	75.1	24.2	75.8

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)

# Sample size too small for reliable estimate

### Unemployment Rates

	Scarborough Borough			North Yorkshire		
	04/12-03/13	07/13-06/14	07/14-06/15	04/12-03/13	07/13-06/14	07/14-06/15
Unemployment Rate (Working Age) %	8.6	8.3	5.1	4.7	4.9	3.5

Table C.11 Unemployment Rates (Borough & County)

	Yorkshire & Humber			Great Britain		
	04/12-03/13	07/13-06/14	07/14-06/15	04/12-03/13	07/13-06/14	07/14-06/15
Unemployment Rate (Working Age) %	9.3	8.4	6.6	7.8	6.8	5.7

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
2011/12	477.4	465.7	503.1
2012/13	443.7	465.2	508.0
2013/14	450.8	479.1	518.1
2014/15	467.9	480.5	529.6

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
2011/12	459.3	465.5	502.6
2012/13	432.2	464.7	507.6
2013/14	441.4	479.1	517.8
2014/15	445.4	486.4	529.0

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 analysis of small sites over the previous ten year period. To do this the following procedure was followed:

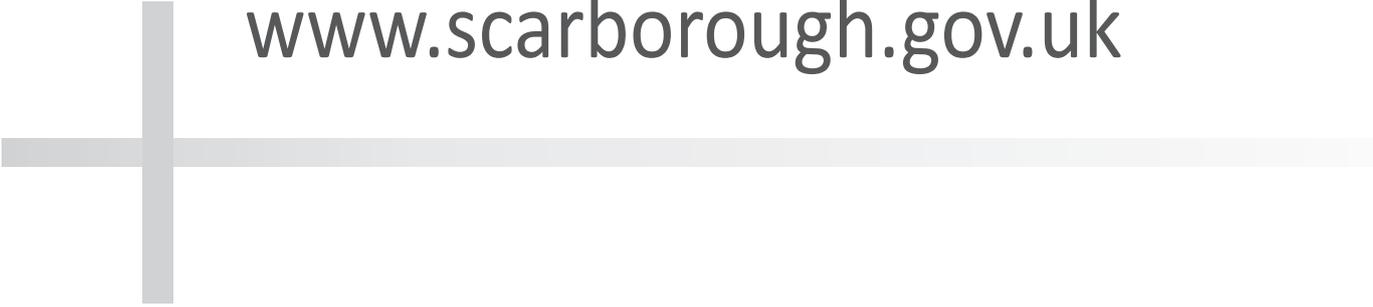
1. A list of all sites with planning permission for less than 10 units as of April 2005 was compiled;
2. All sites that gained planning permission between April 2005 and March 2015 were subsequently listed, with the exception of renewed or superseded permissions to prevent double counting;
3. The number of dwellings that have expired during the period April 2005 to March 2015 was calculated;
4. The percentage of dwellings expiring in relation to total permissions is then calculated.

Up to March 2015 the proportion of dwellings with planning consent that were not subsequently developed totalled 13.6%.

## 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 2015 and the Local Plan. This will be updated annually and amended accordingly.

## D Estimation of Planning Permissions Reaching Commencement



[www.scarborough.gov.uk](http://www.scarborough.gov.uk)

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