

SCARBOROUGH BOROUGH COUNCIL

SCARBOROUGH BOROUGH LOCAL PLAN

ANNUAL HOUSING REPORT (APRIL 2021 – MARCH 2022)



June 2022



A great place to live, work & play

Scarborough Borough Council

Forward Planning Section

Annual Housing Report Apr 2021 to Mar 2022

1.0 Purpose

- 1.1 The purpose of this report is to provide the annual update on housing progress in the Borough of Scarborough for the period April 2021 to the end of March 2022.

2.0 Trends

- 2.1 The Scarborough Borough Local Plan was adopted by the Council in July 2017. This Annual Housing Report looks closely at trends from the commencement of the Local Plan period (2011/12).
- 2.2 Table 1 in Appendix A shows housing delivery during the Local Plan period (since 2011) and uses the housing target as determined by the Council's Objective Assessment of Housing Need (OAN). The OAN was considered as part of the examination in to the Local Plan by a Planning Inspector as appointed by the Secretary of State. Delivery during the Local Plan period shows housing delivery remains below this housing target. A total of 4,235 net additional dwellings have been provided since 2011, an average of 385 dwellings per annum.

3.0 Completions/Demolitions

- 3.1 During the year 2021/22, a gross total of 470 dwellings were completed in the Borough, consisting of:

- 71 dwellings from conversions
- 399 new build dwellings.

- 3.2 This was offset by:

- 2 dwellings lost by conversions to other uses or enlarged residential units
- 12 dwellings already existed prior to being converted to extra residential units
- 1 dwelling was demolished.

- 3.3 This gave a net:

- Increase in dwellings from April 2021 to March 2022 of 455 dwellings.

4.0 Windfall

4.1 During the year 2021/22, Scarborough Borough saw windfall development completions of 101 net dwellings which equates to 22.2% when taking into account sites allocated within the adopted Local Plan and any extant ones identified in the 1999 Borough Local. Of the 455 net additional dwellings, the completions on allocations (current and from the 1999 Plan) are as follows;

- Church Cliff Drive, Filey – 59 dwellings;
- Filey Fields Farm, Filey – 70 dwellings;
- Filey Road, Grithorpe – 17 dwellings;
- West of Church Lane, Cayton – 28 dwellings;
- Middle Deepdale, Eastfield – 76 dwellings;
- North West of Racecourse Road, East Ayton – 30 dwellings;
- Lady Edith's Drive, Newby – 49 dwellings;
- Sneaton Castle, Whitby – 25 dwellings.

5.0 Density of Development

Note: The figures for density are for completed schemes only (i.e. where all plots are complete).

5.1 An overall density of development of 34.61 dwellings per hectare (dph) was achieved this year. The density of dwellings created from conversions was 151.06 dph and the density of new build dwellings was 31.01 dph. The latter of these figures is representative of the density assumed in the Local Plan of an average of 30 dwellings per hectare on allocated sites.

5.2 The breakdown of the density by schemes is split to the following rates:

- i) Less than 30 dph;
- ii) Between 30 and 50 dph;
- iii) More than 50 dph.

The split for 2021/22 was as follows:

- 268 dwellings (48.7%) developed on schemes of less than 30 dph;
- 131 dwellings (23.8%) developed on schemes of between 30 dph and 50 dph; and
- 151 dwellings (27.5%) developed on schemes of more than 50 dph.

6.0 Greenfield/Brownfield Split

6.1 Of the gross completions (April 2021 to March 2022), there was a majority (266) on Greenfield sites with 204 dwellings on Brownfield sites. For the year 2021/22, the Brownfield figure is therefore: $((204 / 470) \times 100) = 43.4\%$.

6.2 As expected with the advent of a new Plan and substantial allocations of greenfield sites, this is the ninth successive year that the rate of Greenfield delivery has been higher than that of Brownfield development. Since the commencement of the Plan period, the overall proportion of Brownfield development is 47.29%.

7.0 Affordable Housing

7.1 During the year, there were a total of 148 affordable housing completions. The majority of these units were delivered on the following schemes;

- Filey Fields Farm, Filey – 70 units;
- North of Jackson Close, Cayton – 7 units;
- Beacon Road, Seamer – 4 units;
- North-West of Racecourse Road, East Ayton – 11 units;
- Lady Edith’s Drive, Newby – 49 units;
- Sneaton Castle, Whitby – 8 units.¹

7.2 This delivery means during the Local Plan period, since 2011, a total of 1,084 affordable units have been delivered, equating to 23.92% of the overall housing delivery. Graph 3 in Appendix A shows longer term delivery of affordable units in the Borough.

7.3 It is understood that additional affordable units are being provided on some allocated sites through partnership agreements between developers and affordable providers. These are not as a result of planning negotiation and are above and beyond the policy requirement. These units are not included in the above figures and may not necessarily be an affordable product in perpetuity.

8.0 Size and Type of Dwellings

8.1 Information is gathered on the size and type of dwellings completed. During the period April 2021 to March 2022, it consisted of the following types of dwellings:

Detached	Semi-detached	Terraced	Flat
76	129	75	190

Bedrooms	Houses / Bungalow	Flats	Total	Percentage (this year)
1	0	96	96	20.4
2	79	100	179	38.1
3	136	2	138	29.4
4+	57	0	57	12.1
Total	272	198	470	

¹ In addition, 20 affordable units were incorrectly listed as market housing in the 2020/21 reporting period. Table 1 in Appendix A has been amended to reflect this.

Percent	57.9	42.1		
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8.2 Completions in 2021/22 provided a range of property sizes with one, two, three and four bedroom units sharing the proportion of delivery. There was a higher proportion of houses / bungalows than previous years.

8.3 Since the commencement of the Local Plan, the following table shows an overall higher provision of houses and bungalows than flats (58.7% to 41.3%) and provision of two and three bedroom units.

Note: The figures in this table will not tally with gross completions over the plan period as the information relates to fully completed schemes only; therefore, it will include completions on schemes partly completed before this Local Plan period.

Detached	Semi-detached	Terraced	Flat
661	721	948	1626
16.7%	18.2%	24.0%	41.1%

Bedrooms	Houses / Bungalow	Flats	Total	Percentage
1	62	772	834	21.1
2	718	795	1513	38.2
3	1052	54	1106	28.0
4+	490	13	503	12.7
Total	2322	1634	3956	
Percent	58.7	41.3		

9.0 Grants of Planning Permission

9.1 An additional 693 new build dwellings (net) were granted permission during the period April 2021 to March 2022. A further 45 new build dwellings received outline consent in addition to an approval for an unspecified number of units on a site measuring a total 6.86 ha (which at an average yield as set out in the Local Plan could represent a further 145 dwellings).

9.2 An additional 104 dwellings through conversions (net) were granted permission during the same period.

9.3 A number of permissions expired during this period, which has resulted in the net loss of 8 available units.

10.0 Availability

10.1 There are now a total of 2,698 dwellings with planning permission (plus seven schemes with an unspecified number of but on a total land area

of more than 20ha). This consists of 2,396 new build and 302 conversions.

- 10.2 The new Local Plan was adopted by the Council in July 2017. This included a range of housing allocations, which are factored in to the supply of housing.
- 10.3 Under the NPPF, Local Planning Authorities are required to produce a Strategic Housing and Employment Land Availability Assessment (SHELAA), which is used to identify whether the Authority has a sufficient land supply for 15 years of need, with at least five years' supply deliverable in the short term. A SHELAA for the Borough was first completed in 2008/09, and has been reviewed on an annual basis since then. The SHELAA 2022 update will use the Borough's housing target as a basis for calculating housing supply. An up to date trajectory of housing delivery will be presented in the forthcoming 2022 Authority Monitoring Report (AMR). The most recent trajectory can be found in the previous 2020/21 iteration of the AMR.

Appendix A - Graphs and Tables

Table 1 Housing Completions and Availability against Local Plan Housing Requirement (April 2011 – March 2022)

Period	Completions																			Available	
	Gross New Build	Gross Conversions	Gross Greenfield	Gross Brownfield	Gross Total	Demolitions	Losses to Other Uses and Smaller Number of Dwellings	Original Units Prior to Conversions to Greater Number of Res Units	Net Completions	Cumulative Net Completions	Local Plan Housing Requirement	Cumulative Local Plan Housing Requirement	Annual Over or Under Supply	Cumulative Supply	Cumulative Greenfield	Cumulative Brownfield	%age Brownfield	No Affordable	%age Affordable	New Build	Conversions
4/11 - 3/12	197	136	40	293	333	24	16	25	268	268	450	450	-182	-182	40	293	88.0%	73	21.9%	1499	143
4/12 - 3/13	119	65	33	151	184	9	7	9	159	427	450	900	-291	-473	73	444	82.1%	45	24.5%	3039	109
4/13 - 3/14	210	55	151	114	265	16	3	6	240	667	450	1350	-210	-683	224	558	43.0%	32	12.1%	2784	152
4/14 - 3/15	392	34	289	137	426	1	4	5	416	1083	450	1800	-34	-717	513	695	32.2%	240	56.3%	2626	207
4/15 - 3/16	272	109	197	184	381	1	7	21	352	1435	450	2250	-98	-815	710	879	48.3%	45	11.8%	2849	214
4/16 - 3/17	373	113	313	173	486	2	2	25	457	1892	450	2700	7	-808	1023	1052	35.6%	116	23.9%	2706	224
4/17 - 3/18	420	79	291	205	499	24	7	10	458	2350	450	3150	8	-800	1314	1257	41.1%	123	24.6%	2945	297
4/18 - 3/19	341	151	288	204	492	2	11	10	469	2819	450	3600	19	-781	1602	1461	41.5%	58	11.8%	2484	291
4/19 - 3/20	421	86	256	251	507	0	1	9	497	3316	450	4050	47	-734	1858	1712	49.5%	93	18.3%	2409	281
4/20 - 3/21	393	96	262	227	489	4	2	19	464	3780	450	4500	14	-720	2120	1939	46.4%	111	22.7%	2698	273
4/21 - 3/22	399	71	266	204	470	1	2	12	455	4235	450	4950	5	-715	2386	2143	43.4%	148	31.5%	2396	302
TOTAL	3537	995	2386	2143	4532	84	62	151													
																					1084

Total Affordable Units (2011 to date) =

1084

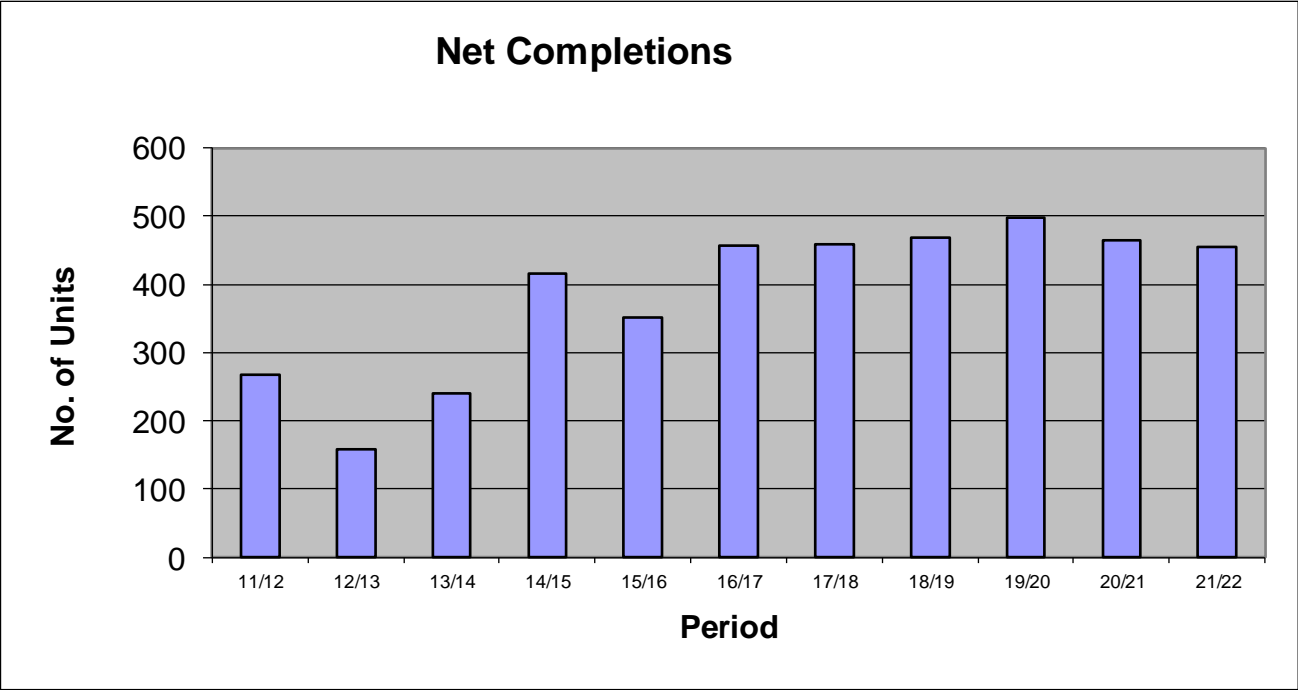
Affordable Percentage (2011 to date) =

23.92%

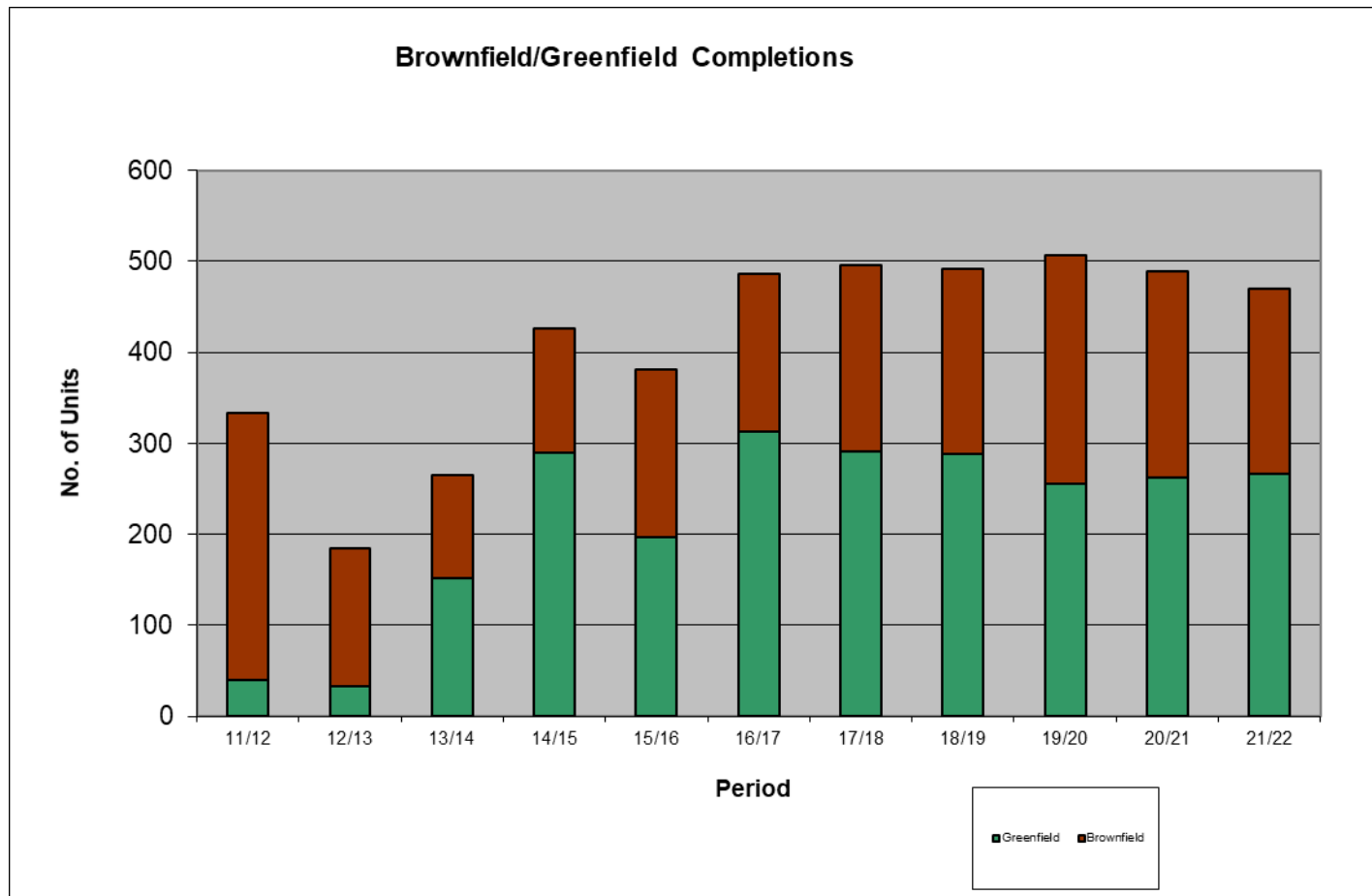
Brownfield Percentage (2011 to date) =

47.29%

Graph 1 Net Completions (2011 – 2022)



Graph 2 Brownfield/Greenfield Completions



Graph 3 Affordable Units

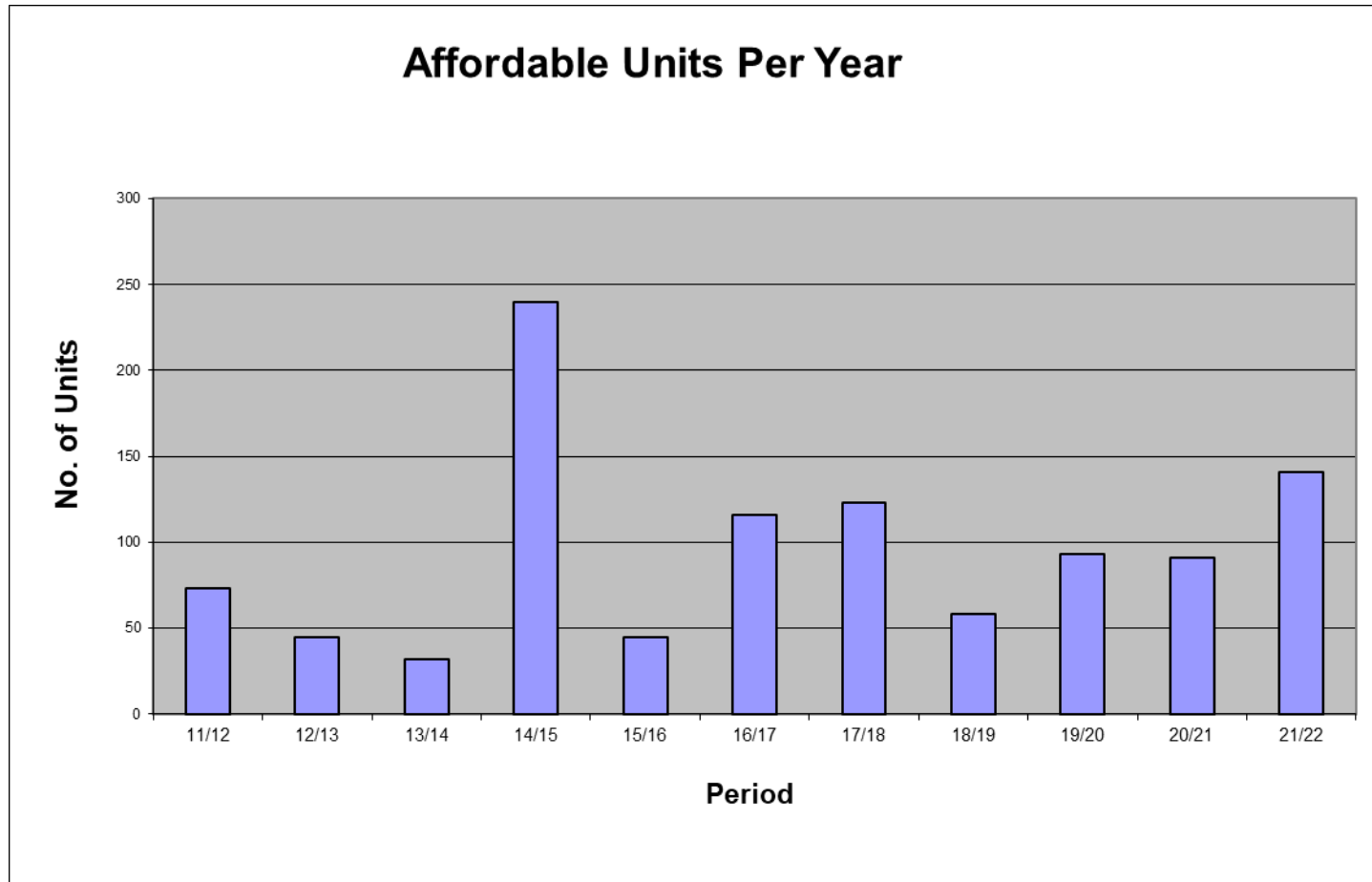
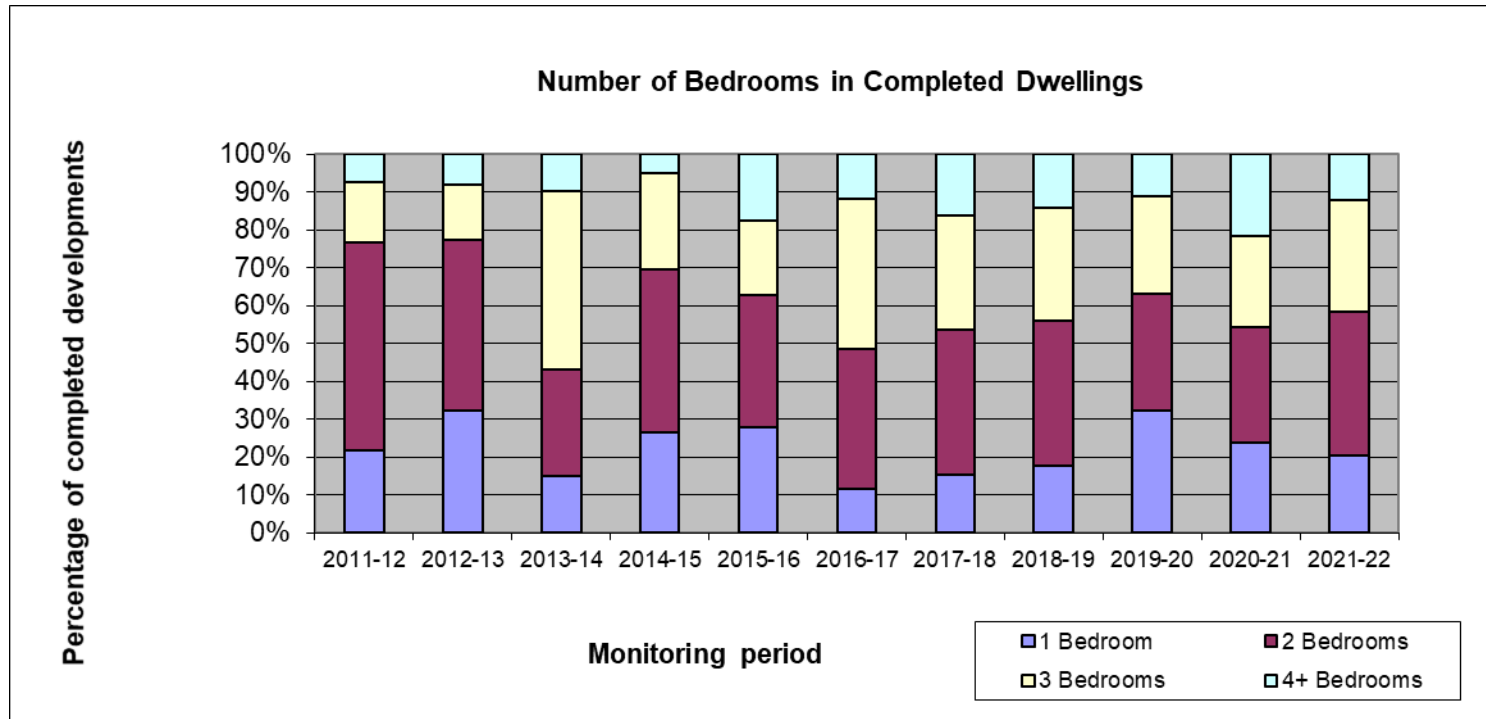


Table 2 – Housing Completions (Gross) and Availability by Parish 2021/22

Parish	No. of Completions				Total Completions	Available				Total Available
	New Build		Conversion			New Build		Conversion		
	Greenfield	Brownfield	Greenfield	Brownfield		Greenfield	Brownfield	Greenfield	Brownfield	
Reighton	0	0	0	0	0	2	2	0	1	5
Hunmanby	0	0	0	0	0	3	5	0	5	13
Filey	130	8	0	1	139	162	0	0	12	174
Folkton	0	0	0	0	0	0	0	0	0	0
Muston	0	0	0	0	0	0	0	0	0	0
Lebberston	0	0	0	0	0	1	0	0	0	1
Gristhorpe	1	17	0	0	18	0	25	0	0	25
Cayton	29	0	0	0	29	133	1	0	0	134
Seamer	26	0	0	1	27	161	5	0	0	166
Irton	0	0	0	0	0	0	0	0	0	0
East Ayton	30	0	0	0	30	39	0	0	0	39
West Ayton	0	0	0	0	0	2	0	0	1	3
Wykeham	0	0	0	0	0	0	0	0	0	0
Brompton	0	0	0	0	0	1	6	0	2	9
Snainton	0	0	0	1	1	1	3	0	0	4
Scalby	0	76	0	0	76	360	37	0	3	400
Burniston	0	0	0	0	0	13	0	0	0	13
Cloughton	0	0	0	0	0	0	0	0	1	1
Scarborough	4	16	0	63	83	44	227	0	244	515
Osgodby	0	0	0	0	0	0	0	0	0	0
Eastfield	32	0	0	0	32	819	0	0	0	819
Eskdaleside	0	0	0	0	0	16	2	0	1	19
Whitby	14	16	0	5	35	297	29	0	32	358
Sandsend	0	0	0	0	0	0	0	0	0	0
Total	266	133	0	71	470	2054	342	0	302	2698

Graph 4 Number of Bedrooms in Completed Dwellings



Graph 5 Completed Dwellings by Type

