

SCARBOROUGH BOROUGH COUNCIL

SCARBOROUGH BOROUGH LOCAL PLAN HOUSING PROGRESS ANNUAL REPORT (APRIL 2012 – MARCH 2013)



Support for Good Development

Planning and Building Standards
April 2013



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Scarborough Borough Council Forward Planning Section

Housing Progress Annual Report April 2012 to March 2013

1.0 Purpose

- 1.1 The purpose of this report is to provide the annual update on housing progress in the Scarborough Borough Local Plan area (that is the Borough outside the North York Moors National Park) for the period April 2012 to the end of March 2013.

2.0 Trends

- 2.1 In previous years, the Annual Housing Report has considered housing delivery against the housing requirement as prescribed by the Regional Spatial Strategy (RSS). The RSS for the Yorkshire and Humber region was formally revoked on 22nd February 2013. In response to this, the Council have produced a document entitled 'Objective Assessment of Housing Need' which develops a revised housing figure based on two scenarios; one for if the proposed potash mine in the North York Moors National Park gets approval, one for if the application is refused. With this in mind, this years Annual Housing Report will consider delivery in relation to the two targets set with future iterations to focus on the eventual target used once a decision on potash has been finalised.
- 2.2 During the period April 2004 to March 2013, the average rate of housing development has been 312 net dwellings a year. Between April 2004 and March 2008, the rate of housing development in the Borough averaged 434 dwellings a year, due to the continuing high level of windfall development. Whilst the overall performance from April 2004 to March 2008 followed or exceeded the RSS allocation, during 2008/09 the performance fell significantly below the RSS target for the first time and continued to do so during 2009/10 as house building activity continued to reduce. This decrease was impacted by the effects of the national economic downturn, and the overall performance remains weak. Delivery rates for the two previous years (2010/11 and 2011/12) had suggested a steady return towards higher completions, however, this reporting year has seen the lowest delivery since 2004. Delivery falls well short of both of the Council's two potential housing figures; 420 per annum without, or 494 per annum with potash.
- 2.3 The current position is as follows:
- Total net completions April 2004 – March 2013 = 2807 dwellings
 - Average net completions April 2004 – March 2013 = 312 dwellings.

Tables 1 and 2a and 2b in Appendix A detail delivery of housing in relation to the RSS requirement (Table 1) and the Local Plan housing requirements (Table 2a and 2b).

3.0 Completions/Demolitions

3.1 During the year 2012/13, a gross total of 184 dwellings were completed in the Borough, consisting of:

- 65 dwellings from conversions
- 119 new build dwellings.

3.2 This was offset by:

- 7 dwellings lost by conversions to other uses or enlarged residential units
- 9 dwellings already existed prior to being converted to extra residential units
- 9 dwellings were demolished.

3.3 This gave a net:

- Increase in dwellings from April 2012 to March 2013 of 159 dwellings.

4.0 Windfall

4.1 During the year 2012/13, Scarborough Borough saw a windfall development rate of 79.9%. 32 of the 159 dwellings were on land at Muston Road, Filey – an extant allocation from the 1999 Borough Local Plan.

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 77.1 dwellings per hectare was achieved this year. The previously stated national minimum target was 30 dwellings per hectare. The density of dwellings created from conversions was 111.82 dwellings per hectare (dph) and the density of new build dwellings was 60.16 dph.

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 2012/13 was as follows:

- 6 dwellings (6.5%) developed on schemes of less than 30 dph;
- 8 dwellings (8.6%) developed on schemes of between 30 dph and 50 dph; and
- 79 dwellings (84.9%) developed on schemes of more than 50 dph.

6.0 Greenfield/Brownfield Split

- 6.1 Of the gross completions (April 2012 to March 2013), the majority (151) were on Brownfield sites with 33 dwellings on Greenfield sites. For the year 2012/13 the Brownfield figure is therefore: $((151 / 184) \times 100) = 82.07\%$.
- 6.2 This figure remains above the Government target of 60% and the now-revoked RSS target of 65%. The Authority's long-term performance with achieving Brownfield development remains excellent with the cumulative rate from April 2004 to date at 85.63%. Notwithstanding this, it is possible that the proportion of Brownfield development will fall in upcoming years owing to the adoption of a new Local Plan and housing allocations.

7.0 Affordable Housing

- 7.1 During the year, there were a total of 45 affordable housing completions. These 45 units came from three different schemes and delivered as follows;
- Muston Road, Filey – 32 units
 - Crown Hotel, Queen Street, Filey – 8 units
 - The Creamery, White Leys Road, Whitby – 5 units.
- 7.2 This delivery of affordable housing represents the highest proportion of overall housing delivery since reporting began in 2004/05. For 2012/13, 24.6% of all housing delivered was affordable housing. The delivery is down from the last two years (58 units in 2010/11; 73 for 2011/12) however, these three years show a significant improvement on the preceding years. In spite of this, the Council remain committed to seeking to increase the provision of affordable housing across the Borough and adopted a revised Affordable Housing Supplementary Planning Document on 1st August 2012.
- 7.3 The Council has taken a number of steps to mitigate the impact of the economic downturn in developing affordable homes in the Borough. This has included the on-going review of its own landholdings in order to assess their suitability for affordable housing schemes, the work of the Council's Rural Housing Enabler (RHE) in identifying and bringing forward new sites, and the development of strong relationships with a number of Registered Social Landlords (RSLs) in the Borough.

- 7.4 In terms of the future delivery of affordable housing in the Borough, there continues to be a number of steps being taken to ensure that delivery is maximised as follows:
- Continuation of SBC land review;
 - Investigate bringing other land forward: Local Plan, other public bodies;
 - Continuation of RHE programme;
 - Working with developers to bring forward sites: Housing Market Partnership.
- 7.5 There are also a number of sites which have been granted planning approval with an element of affordable housing on site. These include major schemes at Middle Deepdale, Eastfield; High Mill Farm, Station Road, Scalby; West Garth, Cayton; Larpool Lane, Whitby; and Muston Road, Filey, which will provide 640 affordable homes between themselves. In addition, a number of smaller schemes will continue to provide a steady flow of affordable units and there is currently planning permission for an additional 72 affordable homes on such sites.

8.0 Car Parking Standard

- 8.1 The achieved overall car parking standard for new build development and conversions for this year equated to 0.47 spaces per dwelling. The previous national maximum standard of 1.50 spaces per dwelling has been removed from PPS3. However, the Borough Council will examine these standards when reviewing policy in the Local Plan.
- 8.2 This figure remains relatively low however the figure is an average for all developments and has been achieved following numerous residential developments within central urban areas, particularly Scarborough, which has, in line with national guidance, provided little or no off-street parking. In 2012/13, 35.5% of completed dwellings were conversions rather than new builds. These conversions are usually small-scale schemes where little or no off-street parking facilities are proposed.

9.0 Size and Type of Dwellings

- 9.1 Information is gathered on the size and type of dwellings completed. During the period April 2012 to March 2013, completed schemes consisted of the following types of dwellings:

Detached	Semi-detached	Terraced	Flat
13	3	15	116

Bedrooms	Houses / Bungalow	Flats	Total	Percentage (this year)
1	0	47	47	32.0%

2	13	53	66	44.8%
3	7	14	21	14.3%
4+	11	2	13	8.8%
Total	31	116	147	
Percent	21.1%	78.9%		

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

- 9.2 Completions in 2012/13 provided a majority of smaller properties, with almost 77% of developments being one or two bedroom properties. In the last five reporting periods, 77% of properties completed have been one or two bedroom properties. In 2012/13, almost 78.9% of all properties developed were flats.

10.0 Grants of Planning Permission

- 10.1 An additional 1,662 new build dwellings (1,656 net) were granted permission during the period April 2012 to March 2013. Of these, 1,320 units (gross) were through outline consent. During this year, 1,350 dwellings were granted permission on the Local Plan (1999) allocation on land at Middle Deepdale, Eastfield.
- 10.2 An additional 40 dwellings through conversions (36 net) were granted permission during the same period.
- 10.3 A number of permissions expired during this period which resulted in the loss of 33 available units. A further 8 planning applications were granted for the loss of 8 residential units to other uses, or lost by multiple houses/flats being combined. 15 dwellings were superseded by renewals or new permissions during this year.
- 10.4 The house building industry has recently begun to stabilise following a period of extreme difficulty which brought several companies to near collapse due to the speed of the housing market downturn and the high levels of debt in the sector. With house prices and transactions starting to rise again, conditions have started to improve for house builders. Consequently, house builders are cautiously beginning to re-commence construction on sites previously mothballed and open new outlets. In the Borough, there have been a number of large applications for housing developments that have been granted permission. Sites with planning permission for over 100 dwellings are as follows:
- Muston Road, Filey – 300 units
 - West Garth, Cayton – 162 units
 - High Mill Farm, Scalby – 515 units
 - Eskdale Park, Larpool Lane, Whitby – 179 units
 - Middle Deepdale, Eastfield – 1,350 units.

10.5 The National Planning Policy Framework continues to emphasise the importance of being able to demonstrate a readily available 5-year supply of land for housing. This 5-year requirement should be sufficient in meeting the needs of the Borough as evidenced by an up-to-date Strategic Housing Market Assessment.

11.0 Availability

11.1 There are now a total of 3,148 dwellings with planning permission (3,039 new build and 109 conversions).

11.2 The granting of planning permission at Middle Deepdale, Eastfield means there is now only one remaining Local Plan (1999) allocated site; this is Burlyn Road, Hunmanby (for 13 potential dwellings).

11.3 Under the NPPF, Local Planning Authorities are required to produce a Strategic Housing Land Availability Assessment (SHLAA) 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 SHLAA for the Borough was completed in 2008/09, and has been reviewed on an annual basis since then. The SHLAA 2013 update will use the Borough's revised housing target as a basis for calculating housing supply.

Appendix A - Graphs and Tables

Table 2a Housing Completions and Availability against Local Plan Housing Requirement (with Potash) (April 2011 - March 2013)

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 (with Potash)	Cumulative Local Plan Housing Requirement (with Potash)	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	494	494	-226	-226	40	293	88.0%	73	21.9%	1499	143
4/12 - 3/13	119	65	33	151	184	9	7	9	159	427	494	988	-335	-561	73	444	82.1%	45	24.5%	3039	109
TOTAL	316	201	73	444	517	33	23	34													

Total Affordable Units (2011 to date) =

118

Affordable Percentage (2011 to date) =

22.82%

Brownfield Percentage (2011 to date) =

85.88%

Table 2b Housing Completions and Availability against Local Plan Housing Requirement (without Potash) (April 2011 - March 2013)

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 (without Potash)	Cumulative Local Plan Housing Requirement (with Potash)	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	420	420	-152	-152	40	293	88.0%	73	21.9%	1499	143
4/12 - 3/13	119	65	33	151	184	9	7	9	159	427	420	840	-261	-413	73	444	82.1%	45	24.5%	3039	109
TOTAL	316	201	73	444	517	33	23	34													

Total Affordable Units (2011 to date) =

118

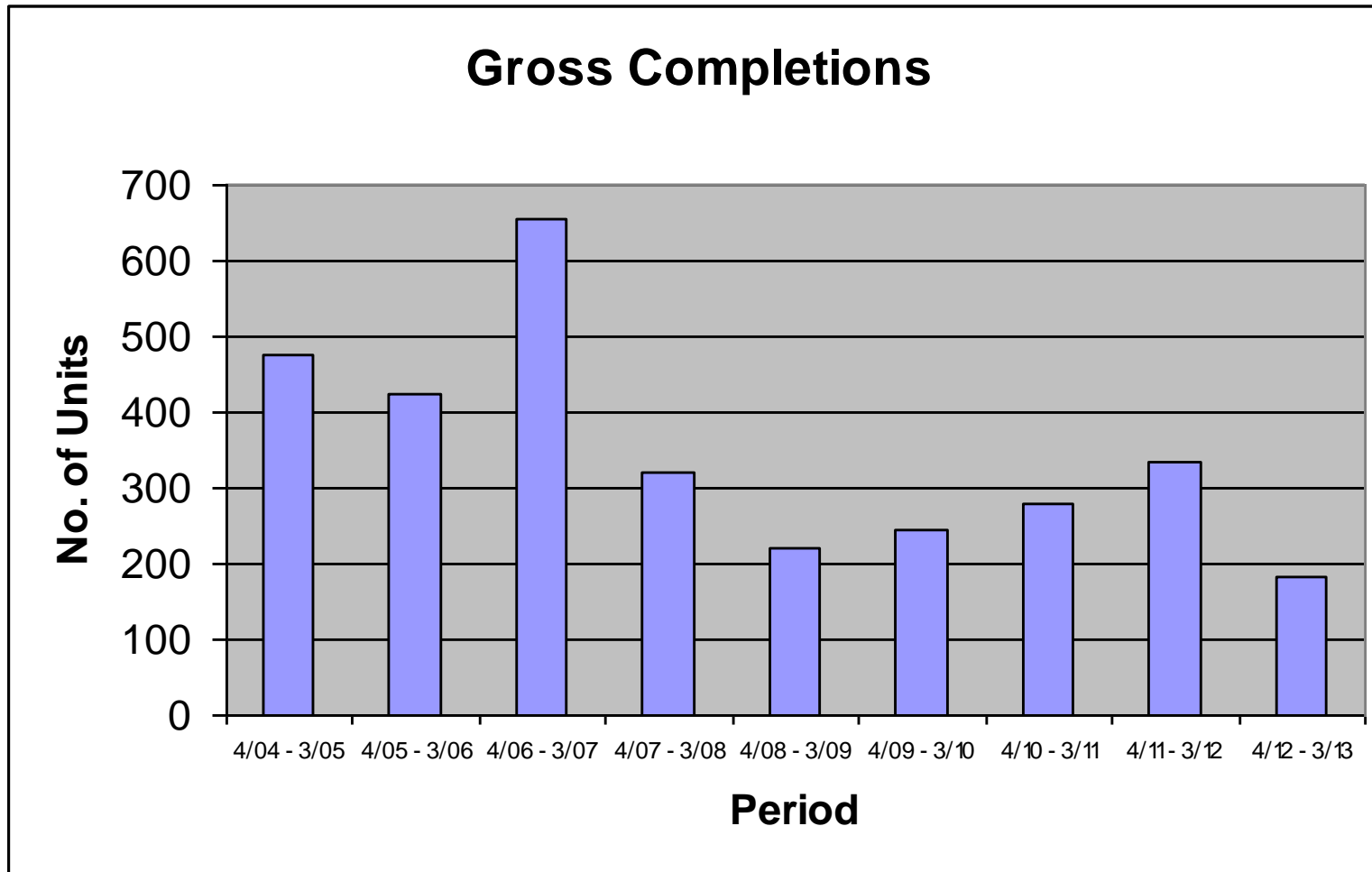
Affordable Percentage (2011 to date) =

22.82%

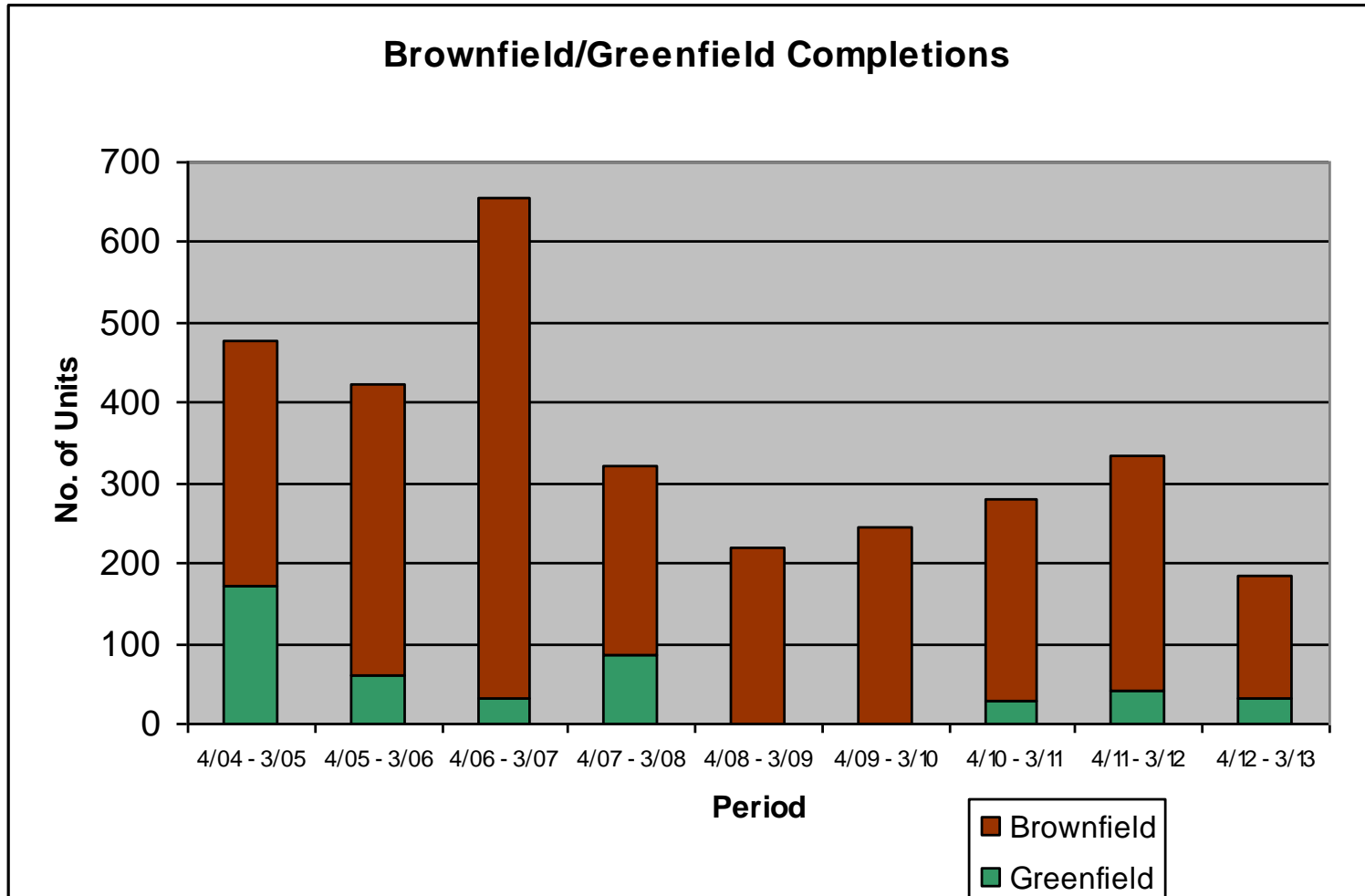
Brownfield Percentage (2011 to date) =

85.88%

Graph 1 Gross Completions



Graph 2 Brownfield/Greenfield Completions



Graph 3 Affordable Units

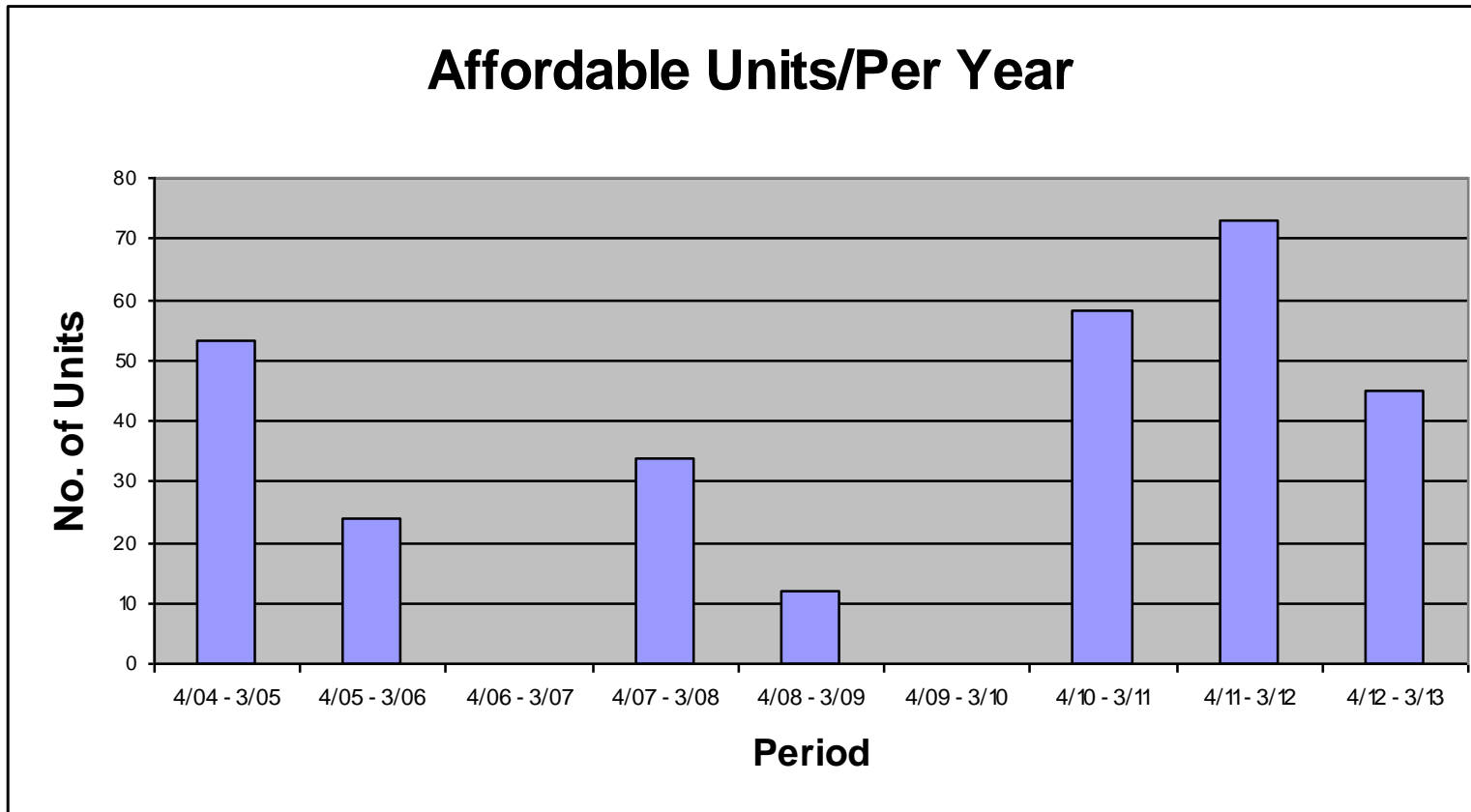


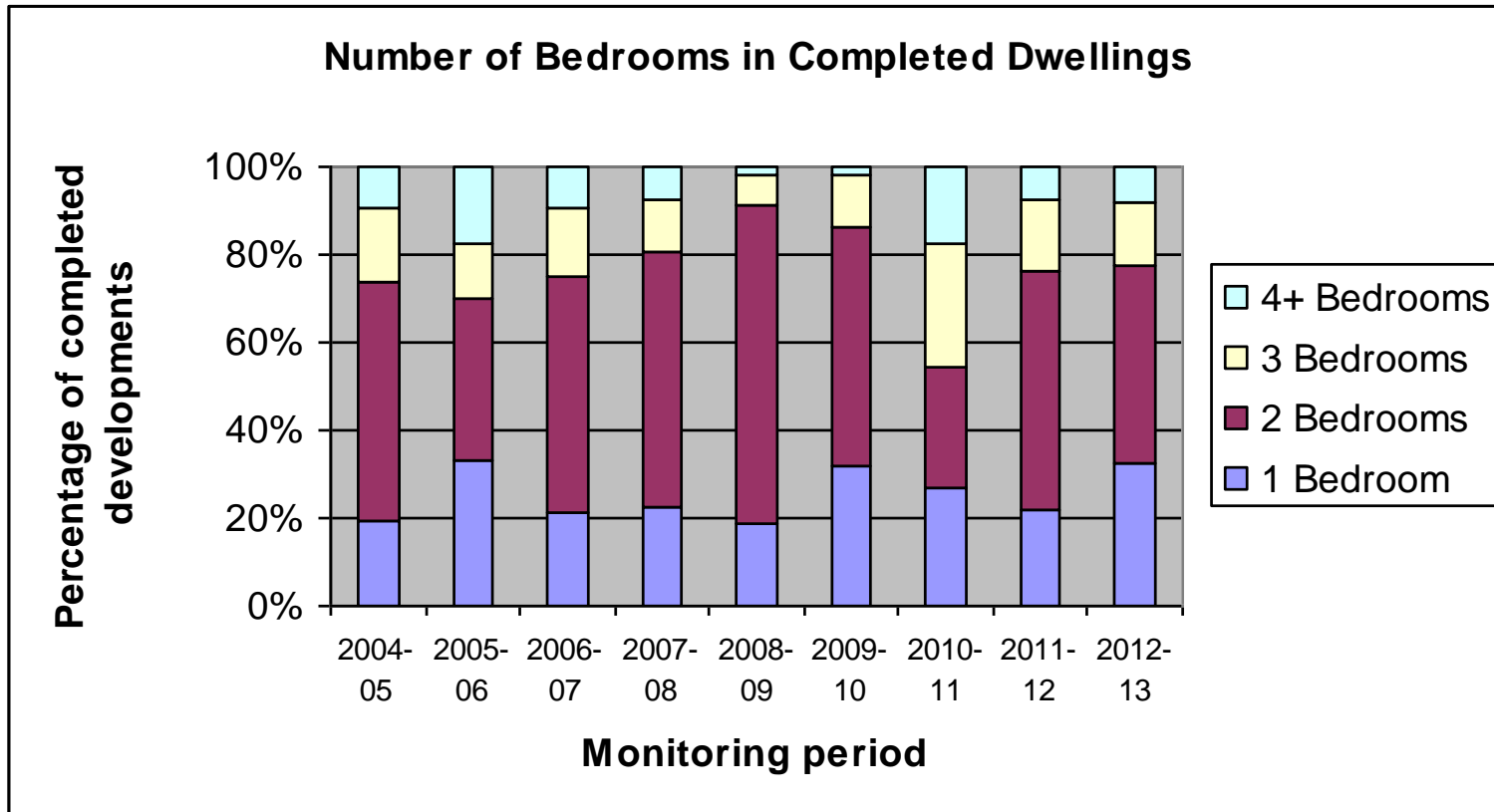
Table 2 – Housing Completions and Availability by Parish 2012/13

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	0	18	0	0	18
Hunmanby	1	0	0	4	5	3	10	0	4	17
Filey	32	18	0	7	57	270	3	0	6	279
Folkton	0	0	0	0	0	0	1	0	0	1
Muston	0	0	0	0	0	0	0	0	0	0
Lebberston	0	0	0	0	0	0	0	0	0	0
Gristhorpe	0	0	0	0	0	0	5	0	0	5
Cayton	0	0	0	0	0	164	0	0	0	164
Seamer	0	0	0	0	0	2	4	0	0	6
Irton	0	0	0	0	0	0	0	0	0	0
East Ayton	0	0	0	0	0	1	1	0	0	2
West Ayton	0	0	0	0	0	1	0	0	0	1
Wykeham	0	0	0	0	0	0	0	0	0	0
Brompton	0	0	0	0	0	3	0	0	1	4
Snainton	0	0	0	0	0	0	1	0	0	1
Scalby	0	0	0	0	0	518	4	0	1	523
Burniston	0	0	0	0	0	2	2	0	0	4
Cloughton	0	0	0	0	0	0	0	0	0	0
Scarborough	0	48	0	45	93	33	164	0	89	286
Osgodby	0	0	0	0	0	91	0	0	0	91
Eastfield	0	0	0	0	0	1358	37	0	0	1395
Eskdaleside	0	5	0	1	6	3	5	0	0	8
Whitby	0	14	0	8	22	226	88	0	8	322
Sandsend	0	1	0	0	1	1	20	0	0	21
Total	33	86	0	65	184	2676	363	0	109	3148

Table 3 – Density, Car Parking Provision, Affordable Housing and Brownfield Provision by Parish 2012/13

Parish	Total Area	Density	Car Parking Spaces	Car Parking (per dwelling)	Affordable	Brownfield No.	Brownfield %age
Reighton	0	-	0	-	0	0	-
Hunmanby	0.08	12.50	1	1.00	0	4	80%
Filey	0.21	119.05	22	0.88	40	25	48.08%
Folkton	0	-	0	-	0	0	-
Muston	0	-	0	-	0	0	-
Lebberston	0	-	0	-	0	0	-
Gristhorpe	0	-	0	-	0	0	-
Cayton	0	-	0	-	0	0	-
Seamer	0	-	0	-	0	0	-
Irton	0	-	0	-	0	0	-
East Ayton	0	-	0	-	0	0	-
West Ayton	0	-	0	-	0	0	-
Wykeham	0	-	0	-	0	0	-
Brompton	0	-	0	-	0	0	-
Snainton	0	-	0	-	0	0	-
Scalby	0	-	0	-	0	0	-
Burniston	0	-	0	-	0	0	-
Cloughton	0	-	0	-	0	0	-
Scarborough	0.762	133.86	30	0.29	0	93	100%
Osgodby	0	-	0	-	0	0	-
Eastfield	0	-	0	-	0	0	-
Eskdaleside	0.65	9.23	9	1.5	0	6	100%
Whitby	0.184	65.22	4	0.33	5	22	100%
Sandsend	0.02	50.00	2	2.00	0	1	100%

Graph 4 Number of Bedrooms in Completed Dwellings



Graph 5 Completed Dwellings by Type

