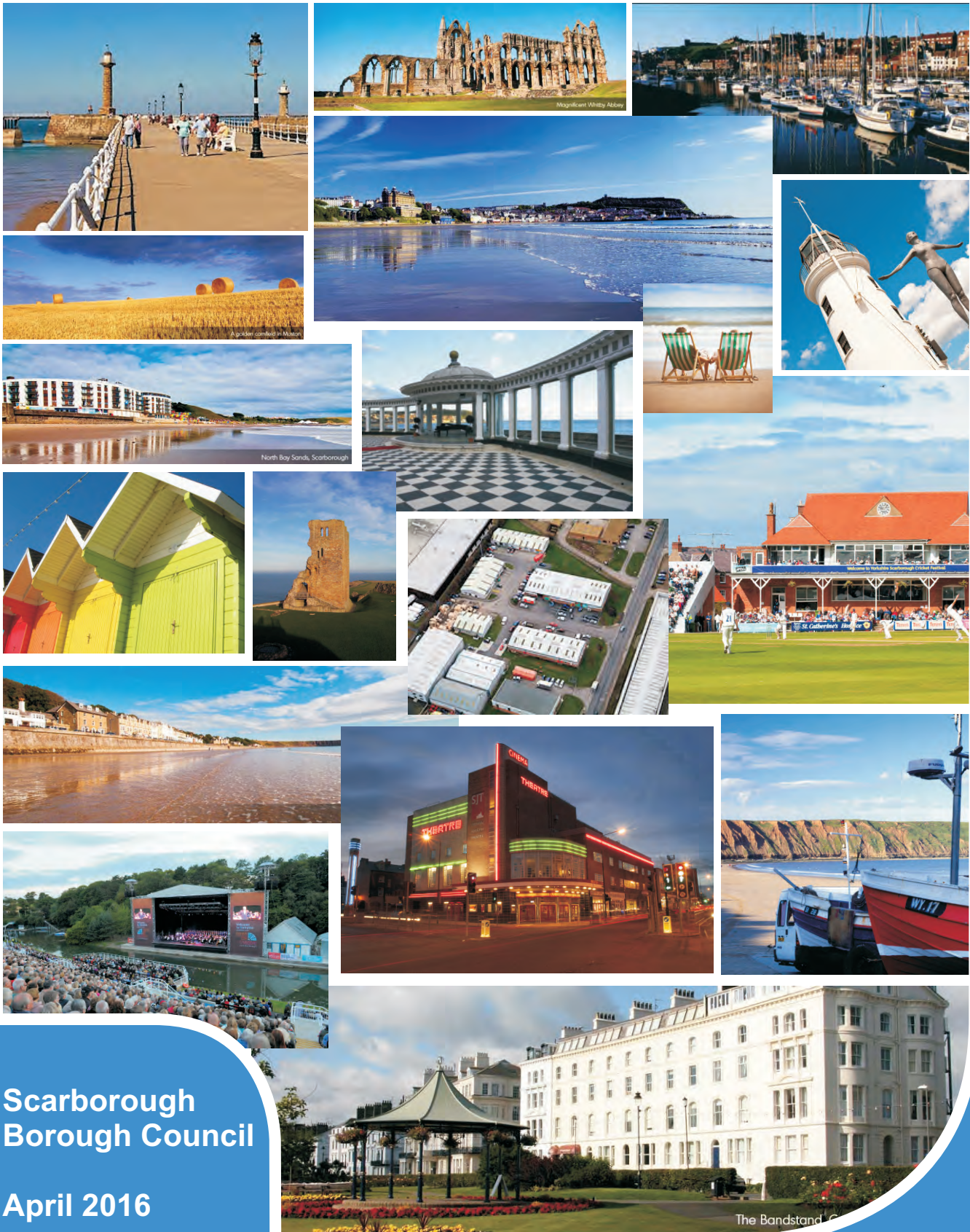


# Housing Monitoring Performance

April 2015 - March 2016



*A great place to live, work & play*



Scarborough  
Borough Council

April 2016

# Scarborough Borough Council

## Forward Planning Section

### Annual Housing Report April 2015 to March 2016

#### **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 2015 to the end of March 2016.

#### **2.0 Trends**

- 2.1 In previous years, the Annual Housing Report 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 22<sup>nd</sup> February 2013. In response to this, the Council produced a document entitled 'Objective Assessment of Housing Need' which developed a revised housing figure based on two scenarios; one which incorporated job creation from the proposed potash mine in the North York Moors National Park and one based on the Potash Mine not progressing. Following the approval of the Potash mine, and with a further review of the Objective Assessment of Housing Need document, now entitled "Delivering a Local Plan Housing Target", a revised annual housing target of 461 dwellings per annum has been derived. Therefore, this years Annual Housing Report considers delivery in relation to the Local Plan housing target of 461 dwellings per annum.
- 2.2 This Annual Housing Report will look more closely at trends from the commencement of the Local Plan period (2011/12), however, because data is readily available, there may be instances where we illustrate figures going back to April 2004. Appendix A Table 1 is shown to provide a background of historic housing delivery and in relation to housing targets as then-prescribed by Regional Spatial Strategy.
- 2.3 Appendix A Table 2 shows housing delivery during the Local Plan period (since 2011) and uses the aforementioned housing target. Delivery during the Local Plan period shows housing delivery remains below this housing target. A total of 1435 net additional dwellings have been provided since 2011, an average of 287 per annum.

#### **3.0 Completions/Demolitions**

- 3.1 During the year 2015/16, a gross total of 381 dwellings were completed in the Borough, consisting of:

- 109 dwellings from conversions
- 272 new build dwellings.

3.2 This was offset by:

- 7 dwellings lost by conversions to other uses or enlarged residential units
- 21 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 2015 to March 2016 of 352 dwellings.

#### **4.0 Windfall**

4.1 During the year 2015/16, Scarborough Borough saw windfall development completions of 164 net dwellings which equates to 39.2% when taking into account sites allocated within the 1999 Borough Local Plan in addition to sites identified within the emerging Local Plan. Of the 352 net additional dwellings, the completions on extant or emerging allocations are as follows;

- Muston Road, Filey – 31 dwellings;
- West Garth, Cayton – 27 dwellings;
- Middle Deepdale, Eastfield – 54 dwellings;
- High Mill Farm, Scalby – 41 dwellings;
- Eskdale Park, Whitby – 35 dwellings.

#### **5.0 Density of Development**

*Note: The figures for density are for completed schemes only (i.e. where all plots are complete) and are only for schemes within the Borough Local Plan Area.*

5.1 An overall density of development of 57.1 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 77.17 dwellings per hectare (dph) and the density of new build dwellings was 40.82 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 2015/16 was as follows:

- 22 dwellings (12.4%) developed on schemes of less than 30 dph;
- 24 dwellings (13.5%) developed on schemes of between 30 dph and 50 dph; and
- 132 dwellings (74.2%) developed on schemes of more than 50 dph.

## **6.0 Greenfield/Brownfield Split**

6.1 Of the gross completions (April 2015 to March 2016), a slight majority (197) were on Greenfield sites with 184 dwellings on Brownfield sites. For the year 2015/16 the Brownfield figure is therefore:  $((184 / 381) \times 100) = 48.29\%$ .

6.2 This is the third successive year that the rate of Greenfield delivery has been higher than that of Brownfield development. Notwithstanding this, the Authority's long-term performance with achieving Brownfield development shows a cumulative rate from April 2004 to date at 74.17%. It is possible 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.

## **7.0 Affordable Housing**

7.1 During the year, there were a total of 45 affordable housing completions. These units were delivered on the following schemes;

- Muston Road, Filey – 17 units
- High Mill Farm, Scalby – 11 units
- Eskdale Park, Whitby – 10 units
- Middle Deepdale, Eastfield – 4 units
- West Garth, Cayton – 3 units

7.2 This delivery means during the Local Plan period, since 2011, a total of 435 affordable units have been delivered, equating to 36.01% of the overall housing delivery. Appendix A Graph 3 shows longer term delivery of affordable units in the Borough.

7.3 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.

7.4 There are also a number of sites which have been granted planning approval with an element of affordable housing on site, some of which have already contributed to the delivery of affordable units. These include major schemes at Middle Deepdale, Eastfield; High Mill Farm, Station Road, Scalby; West Garth, Cayton; Larpool Lane, Whitby; Sneaton Castle, Whitby; Helredale Gardens / St Peters Road, Whitby and Muston Road, Filey, which, having subtracted affordable homes already delivered, will provide up to 655 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 113 affordable homes on such sites.

## 8.0 Size and Type of Dwellings

8.1 Information is gathered on the size and type of dwellings completed. During the period April 2015 to March 2016, completed schemes consisted of the following types of dwellings:

Detached	Semi-detached	Terraced	Flat
17	12	32	116

Bedrooms	Houses / Bungalow	Flats	Total	Percentage (this year)
1	0	37	37	20.9
2	17	72	89	50.3
3	29	6	35	19.8
4+	15	1	16	9.0
Total	61	116	177	
Percent	34.5	65.5		

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

8.2 Completions in 2015/16 provided a range of property sizes with one, two and three bedroom units all accounting for a substantial proportion of delivery. As these figures are only taken from completed schemes, they are of limited use for this reporting year as a large proportion of delivery has been on large sites where the relevant scheme remains ongoing.

## 9.0 Grants of Planning Permission

9.1 An additional 543 new build dwellings (net) were granted permission during the period April 2015 to March 2016.

9.2 An additional 110 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 loss of 14 available units. A further 8 planning applications were granted for the cumulative loss of 11 residential units to other uses, or lost by multiple houses/flats being combined. 20 dwellings were superseded by renewals or new permissions during this year.

## **10.0 Availability**

- 10.1 There are now a total of 3,063 dwellings with planning permission (2,849 new build and 214 conversions).
- 10.2 The granting of planning permission at Middle Deepdale, Eastfield means there are now two remaining Local Plan (1999) allocated sites; Burlyn Road, Hunmanby (anticipated to yield approximately 13 dwellings); and Bells Yard, Seamer.
- 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 2016 update will use the Borough's revised housing target as a basis for calculating housing supply.

## Appendix A - Graphs and Tables





**Table 2 Housing Completions and Availability against Local Plan Housing Requirement (April 2011 – March 2016)**

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	461	461	-193	-193	40	293	88.0%	73	21.9%	1499	143
4/12 - 3/13	119	65	33	151	184	9	7	9	159	427	461	922	-302	-495	73	444	82.1%	45	24.5%	3039	109
4/13 - 3/14	210	55	151	114	265	16	3	6	240	667	461	1383	-221	-716	224	558	43.0%	32	12.1%	2784	152
4/14 - 3/15	392	34	289	137	426	1	4	5	416	1083	461	1844	-45	-761	513	695	32.2%	240	56.3%	2626	207
4/15 - 3/16	272	109	197	184	381	1	7	21	352	1435	461	2305	-109	-870	710	879	48.3%	45	11.8%	2849	214
<b>TOTAL</b>	<b>1190</b>	<b>399</b>	<b>710</b>	<b>879</b>	<b>1208</b>	<b>51</b>	<b>37</b>	<b>66</b>													

Total Affordable Units (2011 to date) =

**435**

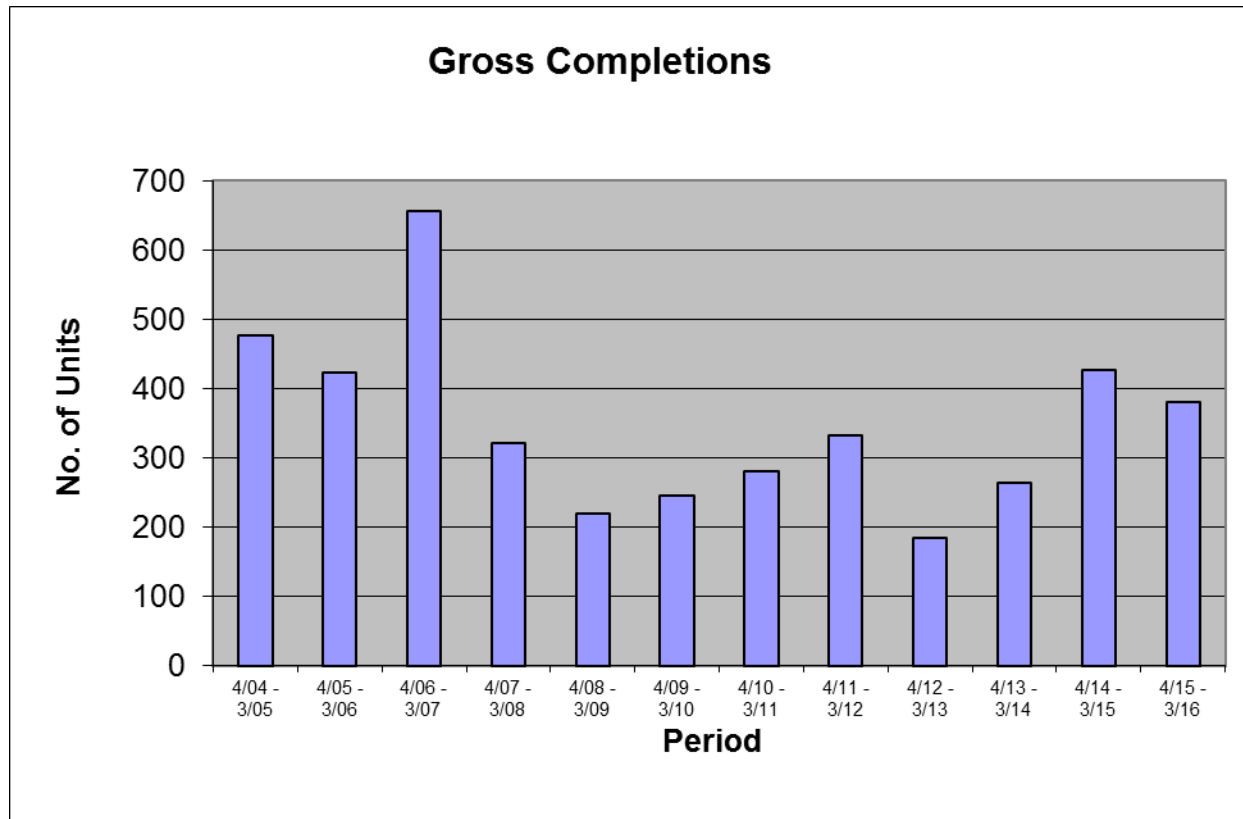
Affordable Percentage (2011 to date) =

**36.01%**

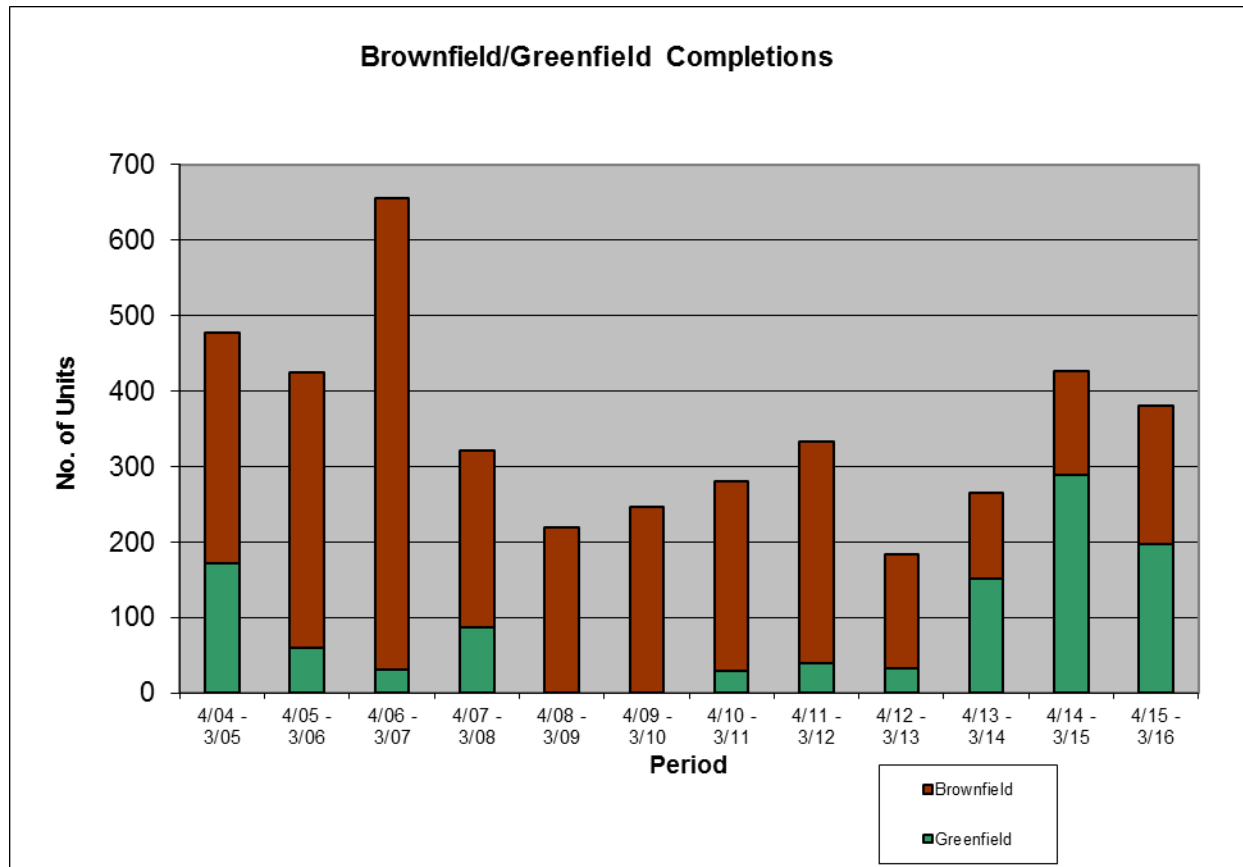
Brownfield Percentage (2011 to date) =

**72.76%**

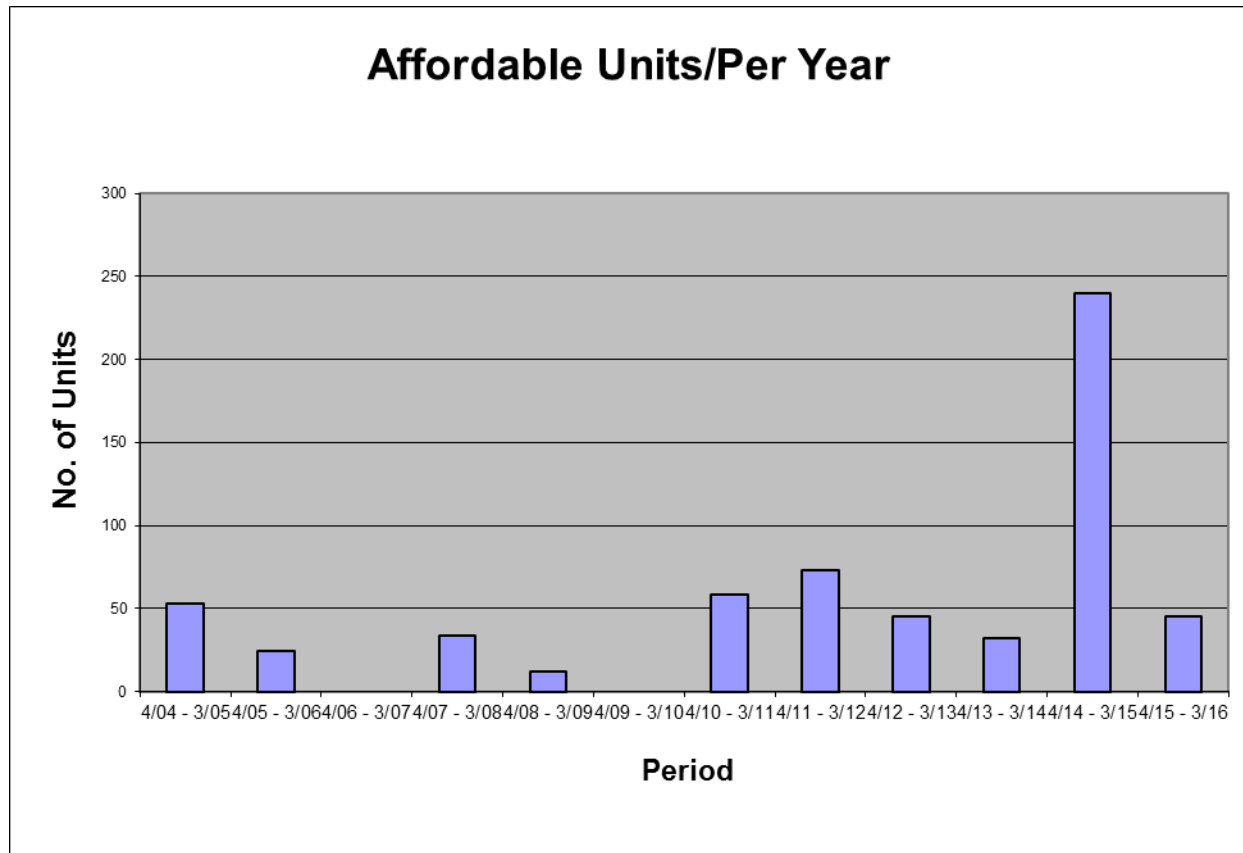
**Graph 1 Gross Completions (2004 – 2016)**



**Graph 2 Brownfield/Greenfield Completions**



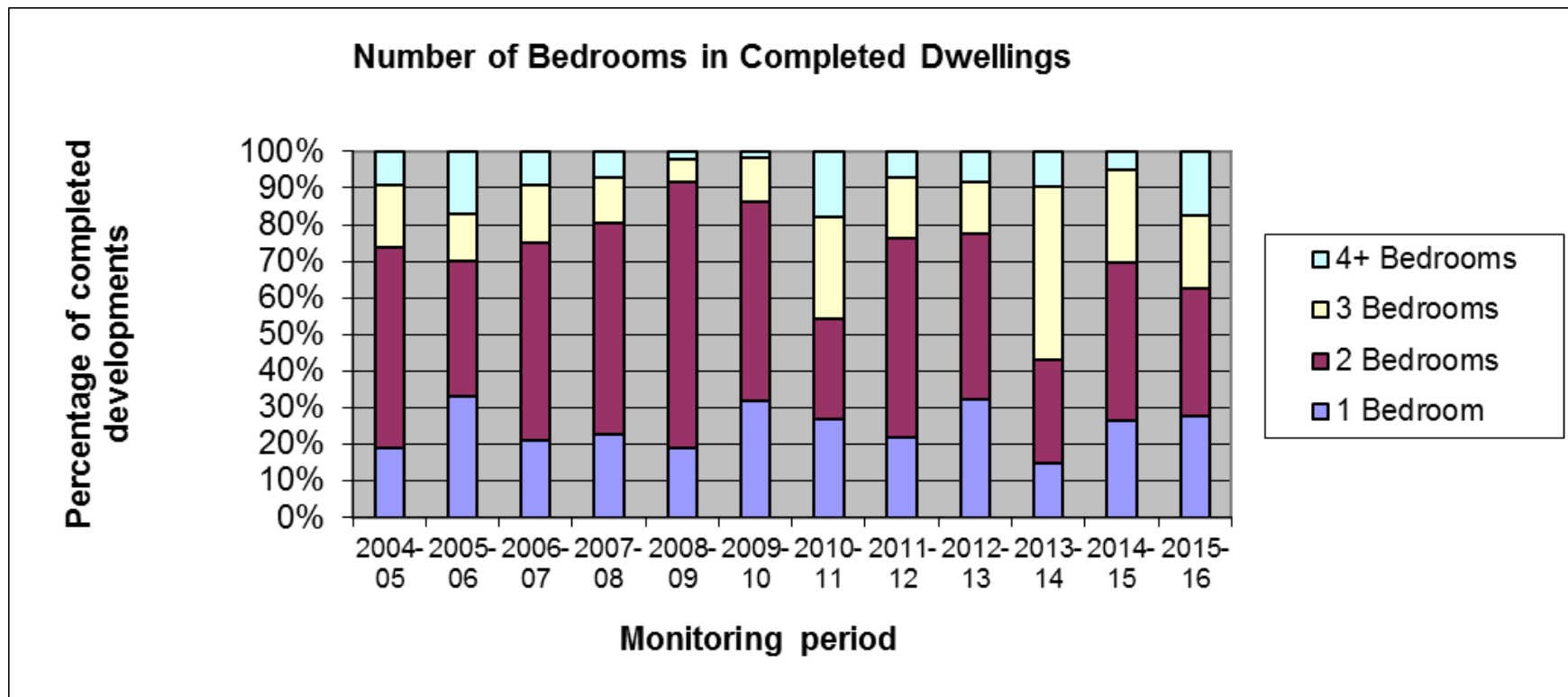
**Graph 3 Affordable Units**



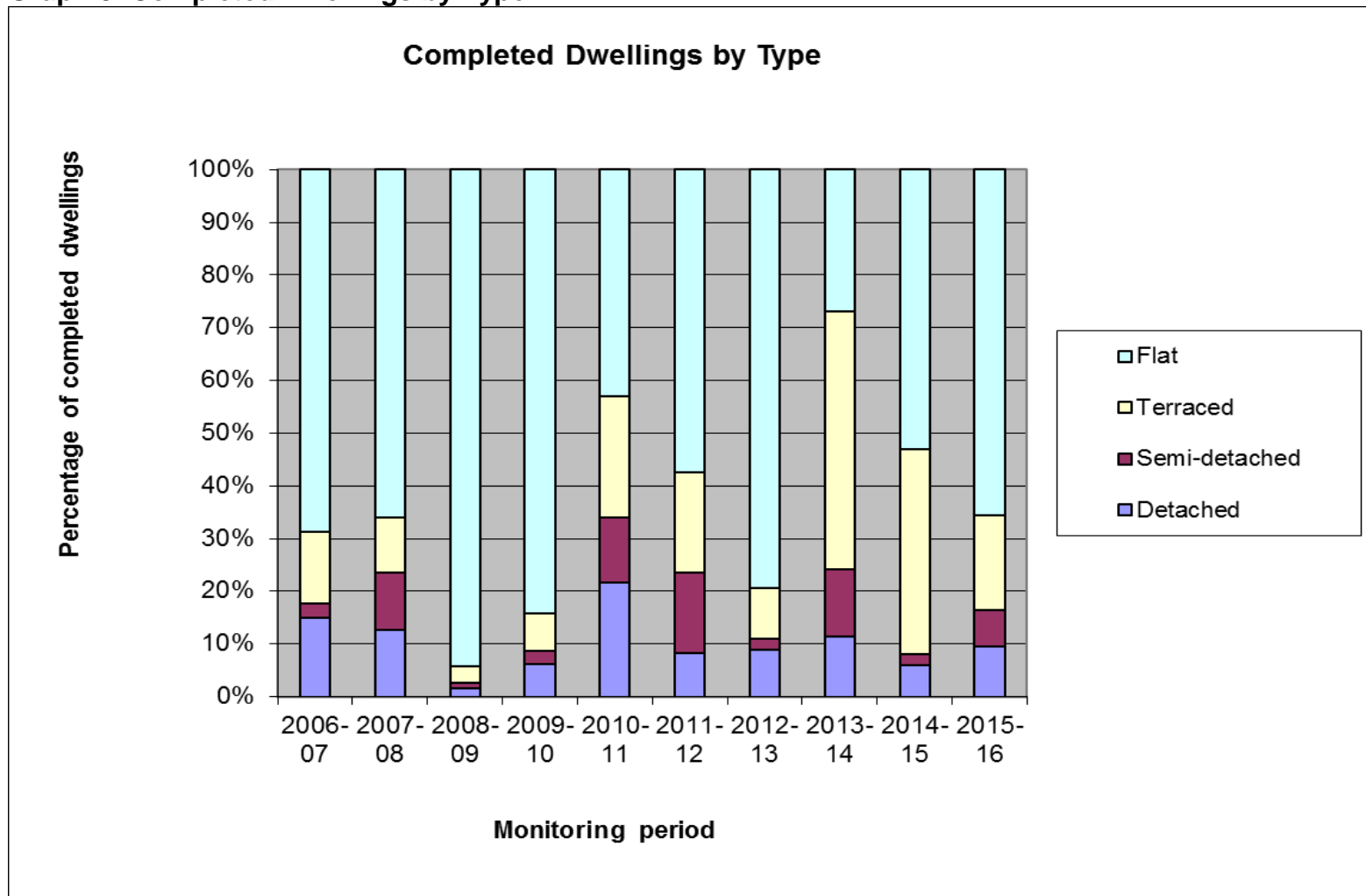
**Table 3 – Housing Completions (Gross) and Availability by Parish 2015/16**

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	2	2	0	12	0	0	12
Hunmanby	2	5	0	0	7	5	4	0	6	15
Filey	31	4	0	18	53	117	1	0	2	120
Folkton	0	0	0	0	0	0	3	0	1	4
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	51	0	0	51
Cayton	27	0	0	1	28	21	0	0	1	22
Seamer	0	0	0	0	0	33	7	0	2	42
Irton	0	0	0	0	0	0	0	0	0	0
East Ayton	0	0	0	0	0	8	0	0	0	8
West Ayton	0	0	0	0	0	75	0	0	0	75
Wykeham	0	0	0	0	0	0	0	0	0	0
Brompton	0	0	0	0	0	0	0	0	1	1
Snainton	0	4	0	0	4	1	1	0	0	2
Scalby	43	2	0	0	45	484	85	0	0	569
Burniston	0	0	0	0	0	0	0	0	0	0
Cloughton	0	0	0	0	0	0	0	0	0	0
Scarborough	2	51	0	72	125	19	198	0	169	386
Osgodby	1	0	0	0	1	0	1	0	0	1
Eastfield	54	0	0	0	54	1191	0	0	11	1202
Eskdaleside	0	1	0	3	4	2	4	0	1	7
Whitby	37	8	0	11	56	462	60	0	20	542
Sandsend	0	0	0	2	2	0	4	0	0	4
<b>Total</b>	<b>197</b>	<b>75</b>	<b>0</b>	<b>109</b>	<b>381</b>	<b>2418</b>	<b>431</b>	<b>0</b>	<b>214</b>	<b>3063</b>

Graph 4 Number of Bedrooms in Completed Dwellings



**Graph 5 Completed Dwellings by Type**





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