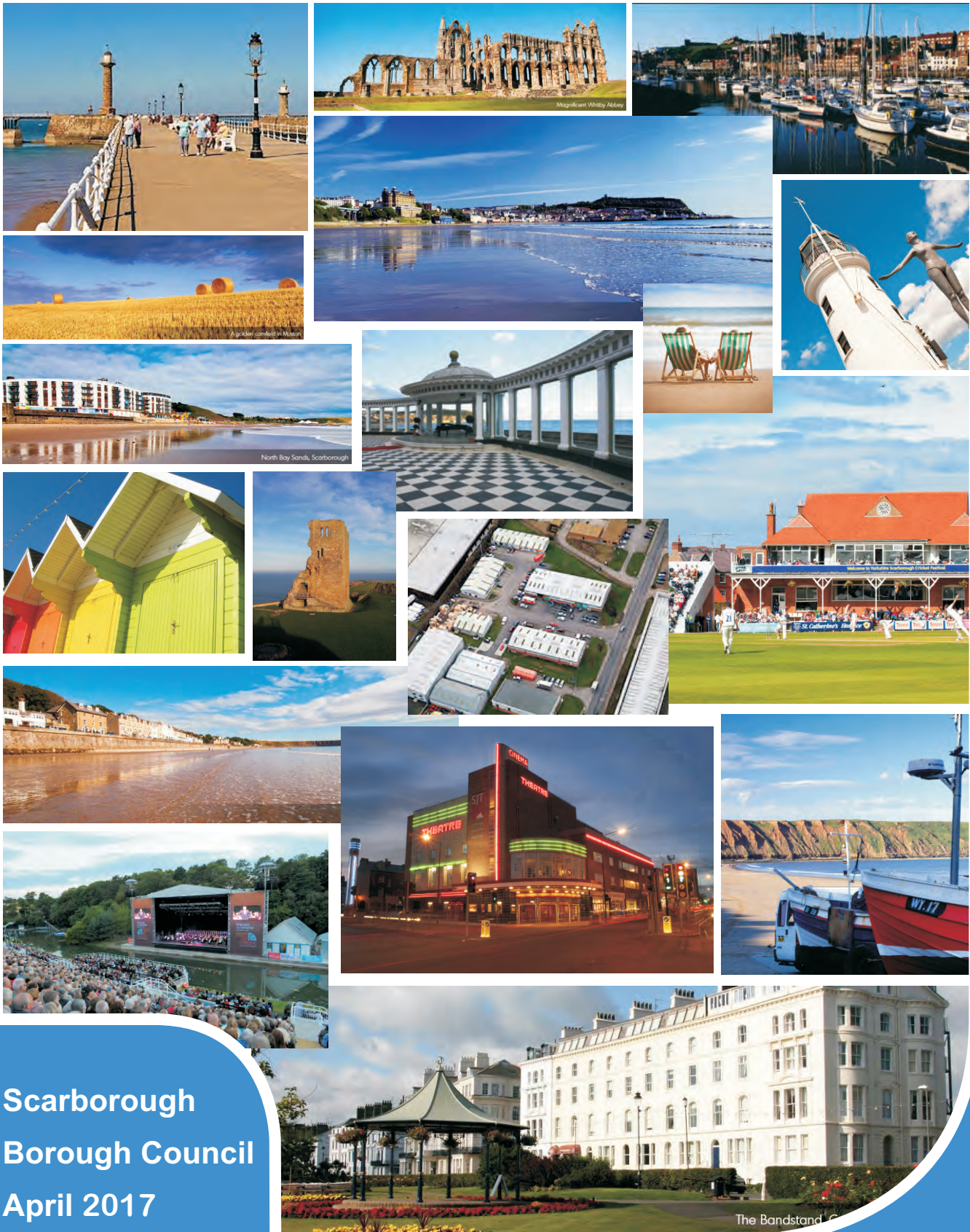


Housing Monitoring Performance

April 2016 - March 2017



A great place to live, work & play



Scarborough
Borough Council
April 2017

Scarborough Borough Council Forward Planning Section

Annual Housing Report April 2016 to March 2017

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 2016 to the end of March 2017.

2.0 Trends

- 2.1 Due to the progress of the new Scarborough Borough Local Plan, which is due to be 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), however, because data is readily available, there may be instances where we illustrate figures going back to April 2004. Table 1 in Appendix A is shown to provide a background of historic housing delivery and in relation to housing targets as then-prescribed by Regional Spatial Strategy.
- 2.2 Table 2 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 new 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 1,892 net additional dwellings have been provided since 2011, an average of 315 dwellings per annum.

3.0 Completions/Demolitions

- 3.1 During the year 2016/17, a gross total of 486 dwellings were completed in the Borough, consisting of:
- 113 dwellings from conversions
 - 373 new build dwellings.
- 3.2 This was offset by:
- 2 dwellings lost by conversions to other uses or enlarged residential units
 - 25 dwellings already existed prior to being converted to extra residential units

- 2 dwelling was demolished.

3.3 This gave a net:

- Increase in dwellings from April 2016 to March 2017 of 457 dwellings.

4.0 Windfall

4.1 During the year 2016/17, Scarborough Borough saw windfall development completions of 192 net dwellings which equates to 42% when taking into account sites allocated within the 1999 Borough Local Plan in addition to sites identified within the new Local Plan. Of the 457 net additional dwellings, the completions on extant or emerging allocations are as follows;

- West Garth, Cayton – 20 dwellings;
- Middle Deepdale, Eastfield – 135 dwellings;
- High Mill Farm, Scalby – 73 dwellings;
- Eskdale Park, Whitby – 37 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. For this year, this includes a scheme at West Garth, Cayton which totals 160 dwellings, the final 20 of which were completed this year.

5.1 An overall density of development of 35.6 dwellings per hectare was achieved this year. The density of dwellings created from conversions was 63.30 dwellings per hectare (dph) and the density of new build dwellings was 30.76 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 2016/17 was as follows:

- 172 dwellings (40.8%) developed on schemes of less than 30 dph;
- 158 dwellings (37.4% developed on schemes of between 30 dph and 50 dph; and
- 92 dwellings (21.8%) developed on schemes of more than 50 dph.

6.0 Greenfield/Brownfield Split

- 6.1 Of the gross completions (April 2016 to March 2017), a majority (313) were on Greenfield sites with 173 dwellings on Brownfield sites. For the year 2016/17 the Brownfield figure is therefore: $((173 / 486) \times 100) = 35.6\%$.
- 6.2 This is the fourth 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 78.28%. It is possible that the proportion of Brownfield development will generally fall in upcoming years owing to the adoption of the new Local Plan and a number of housing allocations on the edge of settlements.

7.0 Affordable Housing

- 7.1 During the year, there were a total of 116 affordable housing completions. These units were delivered on the following schemes;
- West Garth, Cayton – 2 units;
 - Middle Deepdale, Eastfield – 60 units;
 - High Mill Farm, Scalby – 36 units;
 - Eskdale Park, Whitby – 8 units;
 - Helredale Gardens, Whitby – 10 units.
- 7.2 This delivery means during the Local Plan period, since 2011, a total of 551 affordable units have been delivered, equating to 26.55% of the overall housing delivery. Graph 3 in Appendix A 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; Larpool Lane, Whitby; Sneaton Castle, Whitby; Helredale Gardens / St Peters Road, Whitby and Muston Road, Filey, which will provide a significant amount of affordable dwellings.

8.0 Size and Type of Dwellings

- 8.1 Information is gathered on the size and type of dwellings completed. During the period April 2016 to March 2017, completed schemes consisted of the following types of dwellings:

Detached	Semi-detached	Terraced	Flat
97	99	149	88

Bedrooms	Houses / Bungalow	Flats	Total	Percentage (this year)
1	14	36	50	11.6
2	118	41	159	36.8
3	164	8	172	39.8
4+	51	0	51	11.8
Total	347	85	432	
Percent	80.3	19.7		

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 2016/17 provided a range of property sizes with 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, however, the scheme at West Garth, Cayton has been completed this year, hence the entirety of that scheme is accounted for here. The monitoring system has been altered so next year the figures will reflect only dwellings delivered that year including on sites whereby the scheme remains ongoing.

9.0 Grants of Planning Permission

- 9.1 An additional 942 new build dwellings (net) were granted permission during the period April 2016 to March 2017.
- 9.2 An additional 123 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 54 available units. A further 6 planning applications were granted for the cumulative loss of 6 residential units to other uses, or lost by multiple houses/flats being combined. 481 dwellings were superseded by renewals or new permissions during this year, although this includes 465 dwellings that were approved under reserved matters from an original outline permission as part of the wider scheme at Middle Deepdale, Eastfield.

10.0 Availability

- 10.1 There are now a total of 2,930 dwellings with planning permission (2,706 new build and 224 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 The new Local Plan is due for formal adoption by the Council in July 2017. This includes 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 2017 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 2017)

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
TOTAL	1563	512	1023	1052	2075	53	39	91													

Total Affordable Units (2011 to date) =

551

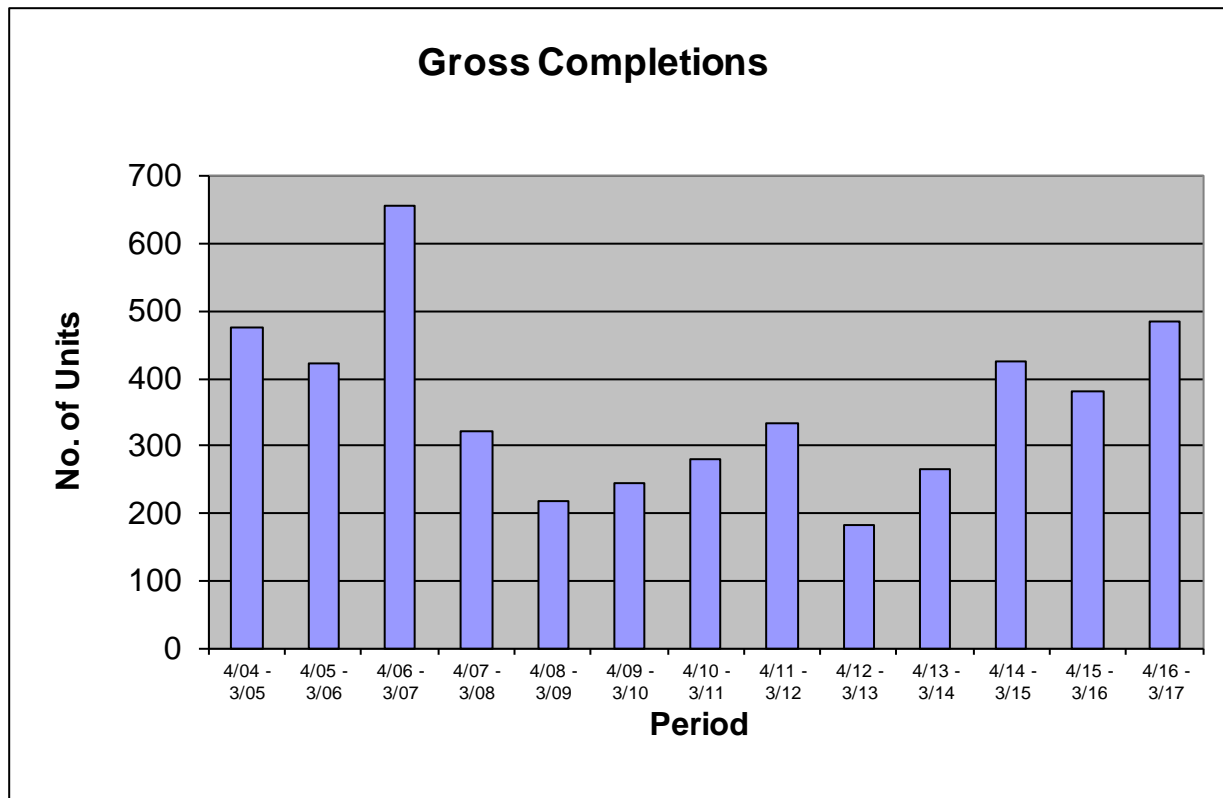
Affordable Percentage (2011 to date) =

26.55%

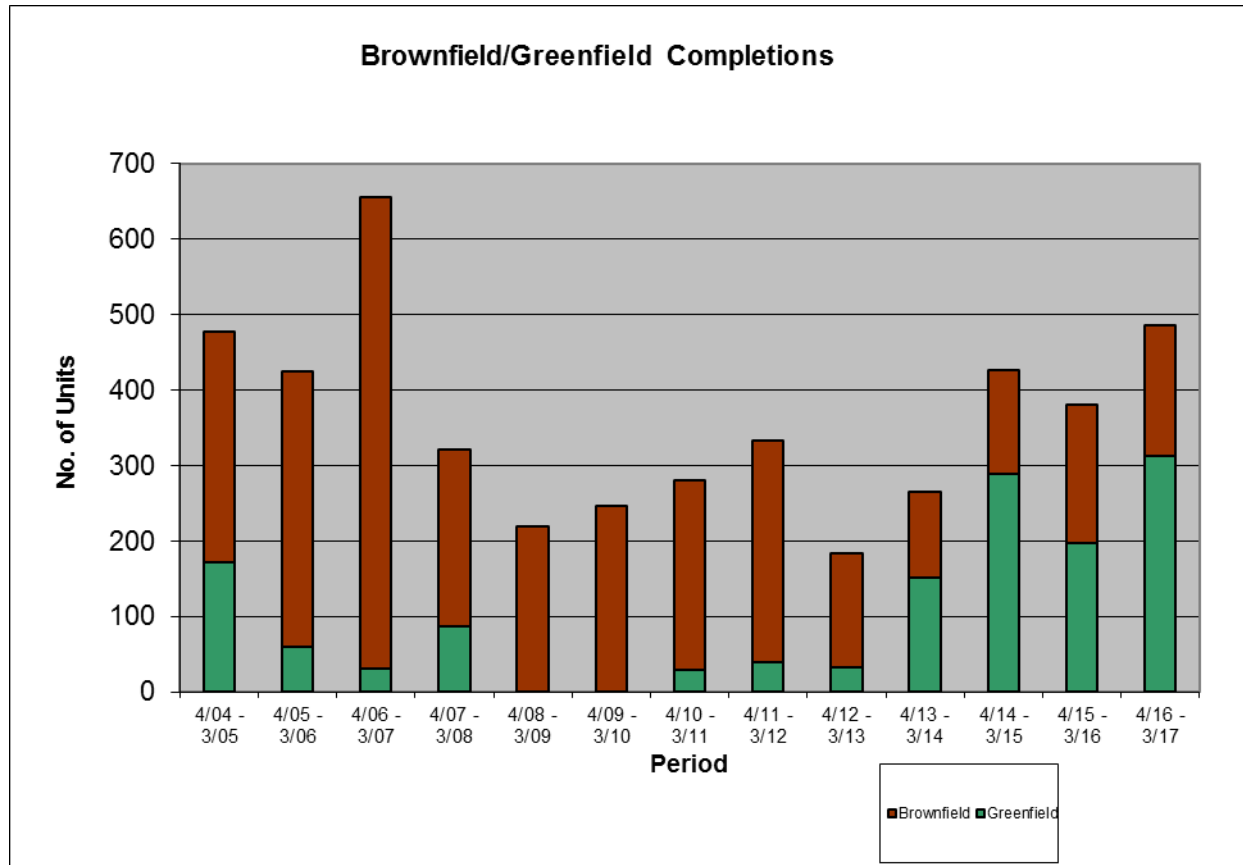
Brownfield Percentage (2011 to date) =

50.70%

Graph 1 Gross Completions (2004 – 2017)



Graph 2 Brownfield/Greenfield Completions



Graph 3 Affordable Units

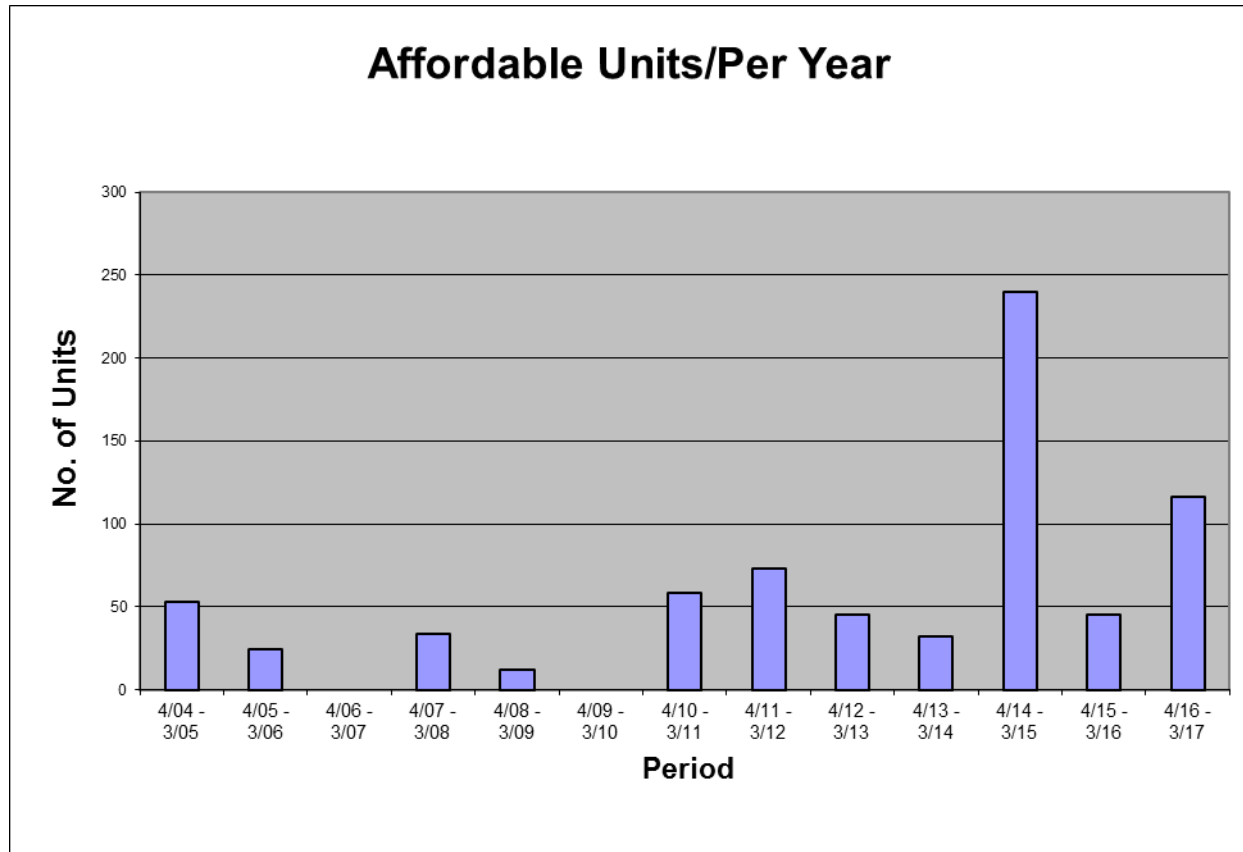
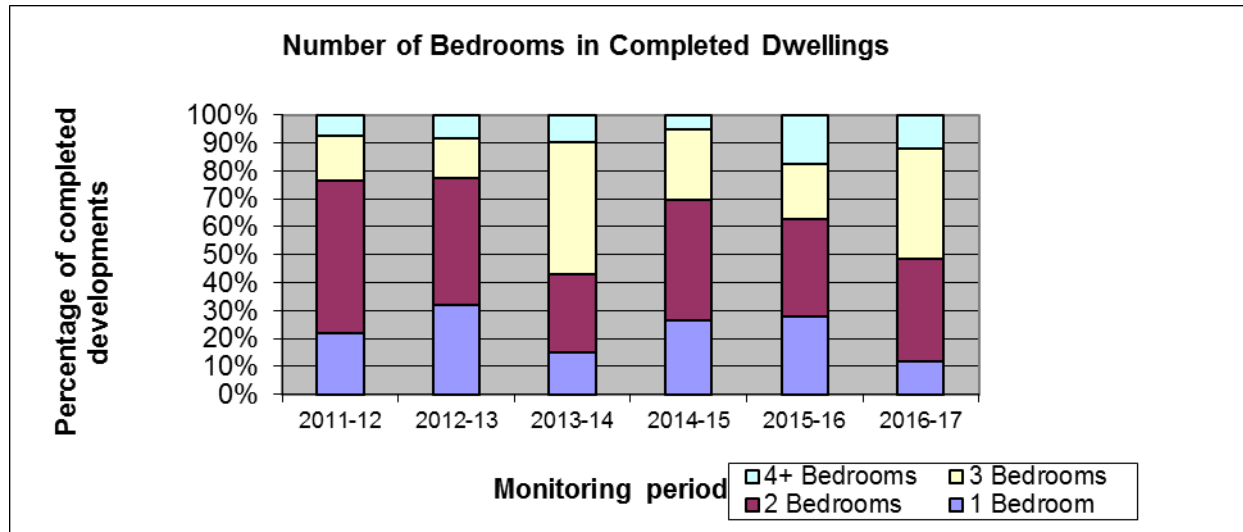


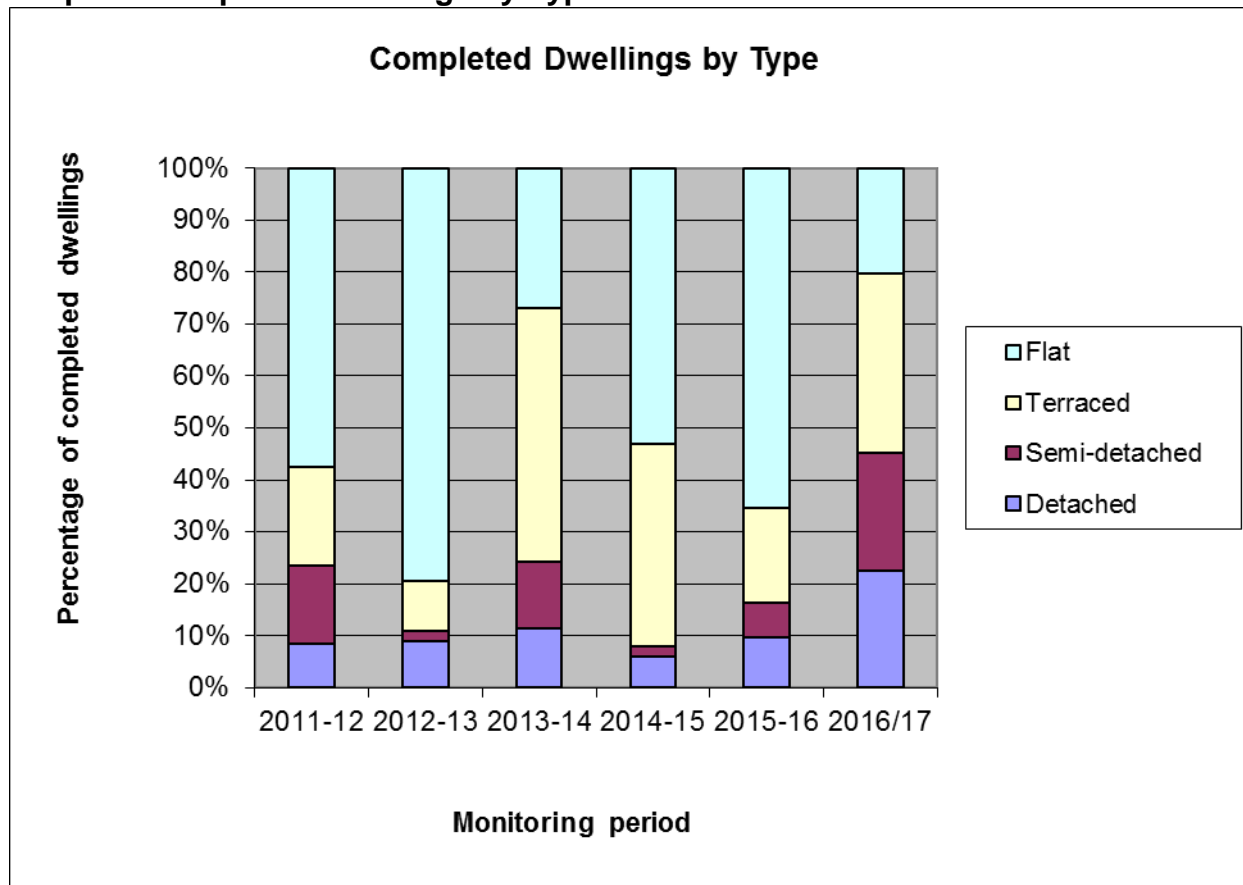
Table 3 – Housing Completions (Gross) and Availability by Parish 2016/17

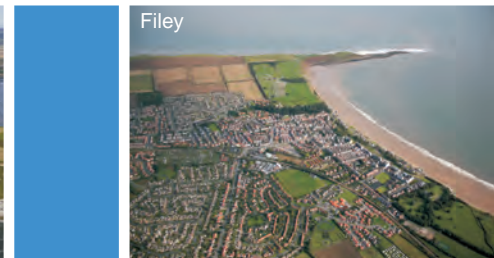
Parish	No. of Completions				Total Completions	Available				Total Available
	New Build		Conversion			New Build		Conversion		
	Greenfield	Brownfield	Greenfield	Brownfield		Greenfield	Brownfield	Greenfield	Brownfield	
Reighton	0	0	0	0	0	12	0	0	12	
Hunmanby	1	0	0	2	3	4	5	0	6	15
Filey	0	0	0	4	4	117	31	0	1	149
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	20	0	0	0	20	2	2	0	1	5
Seamer	0	5	0	0	5	2	3	0	2	7
Irton	0	0	0	0	0	0	0	0	0	0
East Ayton	5	0	0	0	5	3	0	0	0	3
West Ayton	1	0	0	0	1	73	0	0	0	73
Wykeham	0	0	0	0	0	0	0	0	0	0
Brompton	0	0	0	2	2	1	0	0	1	2
Snainton	0	1	0	0	1	1	0	0	0	1
Scalby	75	0	0	0	75	456	88	0	0	544
Burniston	0	0	0	0	0	1	0	0	0	1
Cloughton	0	0	0	0	0	0	0	0	0	0
Scarborough	1	49	0	62	112	42	251	0	192	485
Osgodby	0	0	0	0	0	1	0	0	0	1
Eastfield	135	0	0	15	150	1058	0	0	0	1058
Eskdaleside	0	0	0	0	0	5	4	0	1	10
Whitby	75	1	0	28	104	395	95	0	19	509
Sandsend	0	4	0	0	4	0	0	0	0	0
Total	313	60	0	113	486	2161	545	0	224	2930

Graph 4 Number of Bedrooms in Completed Dwellings



Graph 5 Completed Dwellings by Type





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