

# Strategic Housing and Employment Land Availability Assessment (SHELAA)



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## Alternative Document Formats

### Alternative Format Documents

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# Introduction 1

## 1 Introduction

### 1 Introduction

**1.1** The National Planning Policy Framework (NPPF) July 2021 includes a requirement, in paragraph 68, for the Local Planning Authority to "identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years worth of housing against their housing requirement set out in adopted strategic policies". The Local Planning Authority continues to produce a Strategic Housing and Employment Land Availability Assessment (SHELAA) that aims to meet this requirement as well as to identify the list of sites for Housing and Employment uses taking into account their availability, suitability and likely economic viability. This determines whether the Local Planning Authority is able to demonstrate a rolling 5 year supply of developable housing land. This should be updated continually and linked to the Authority Monitoring Report to assess current levels of housing development and whether land supply issues necessitate the review of any adopted Local Plan Documents.

**1.2** This document sets out the Local Planning Authority's position with regard to housing land as of April 2021 and makes projections in relation to the supply of housing land for the period up to 2032 (as is covered by the Local Plan). This has been carried out by analysing the supply of potential housing sites in full, including extant planning permissions, sites at a less advanced stage of the planning application process, allocations within the 2017 Scarborough Borough Local Plan and other sites submitted for consideration through the Local Plan process and any other sites identified through additional survey work or in discussion with Development Management officers and other stakeholders.

**1.3** Paragraphs 2.8 - 2.10 of this document explain how the progression of the Local Plan through the adoption process saw an alteration in how the delivery timescales of sites was calculated and now updated.

**1.4** This is an update to previous SHELAA's. Early iterations of SHELAA's were prepared on the basis of advice in the former Planning Policy Statement 3 which initially detailed its requirement. The document has evolved over a number of years to continually reflect any new requirements included within the NPPF and planning practice guidance.

**1.5** The findings of the SHELAA demonstrate that taking into account existing planning permissions, housing allocations and identified housing sites, both a 5 year and longer term housing supply can be demonstrated<sup>(1)</sup>.

**1.6** As with recent iterations of the SHELAA, the 2021 version includes an assessment of employment land. This is done in accordance with the chapter on "Housing and economic land availability assessment" contained within the Planning Practice Guidance.

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1 IT SHOULD BE NOTED THAT THE SHELAA IS A TECHNICAL DOCUMENT TO IDENTIFY POTENTIAL SITES FOR HOUSING AND ANY INCLUSION OF SITES WITHIN THE DOCUMENT DOES NOT NECESSARILY MEAN THAT A SITE WILL RECEIVE PLANNING PERMISSION. DETAILED POLICY DECISIONS ON WHETHER SPECIFIC SITES ARE ACCEPTABLE WILL NOT BE MADE AT THIS STAGE. INCLUSION IN THIS DOCUMENT SUGGESTS THAT A SITE MEETS A MINIMUM LEVEL OF CRITERIA, IS AVAILABLE AND COULD BE DEVELOPED WITHIN THE TIMESCALE.

## Methodology 2

## 2 Methodology

## 2 Methodology

### Introduction

**2.1** The NPPF emphasises that the delivery of housing remains one of the top priorities of the current Government, and a main aim for Local Planning Authorities is to ensure that the availability of suitable housing land is not a constraint on the delivery of the numbers of dwellings required by the Government. The NPPF makes it clear that Local Authorities should be able to demonstrate an adequate level of housing supply (particularly for a 5 year period) otherwise speculative planning applications should be considered against the 'presumption in favour of sustainable development' (NPPF Paragraph 11).

**2.2** To demonstrate that sufficient land is available to meet the housing requirements, local authorities should carry out a Strategic Housing Land Availability Assessment (SHELAA).

**2.3** The Planning Practice Guidance sets out the criteria for undertaking the assessment of housing and economic land, therefore the assessment is combined within this Strategic Housing and Employment Land Availability Assessment (SHELAA).

### What are Strategic Housing and Employment Land Availability Assessments?

**2.4** Guidance on the preparation of SHELAA's was initially released in 2007 by DCLG which explained that SHELAA's are a tool that identify potential housing sites that are capable of development within a prescribed timeframe (in this case the duration of the plan period). Whilst it is not a tool for determining which sites will feed into the Local Plan and as such not a policy making document, any sites need to be able to contribute toward the over-arching aim of current planning policy in making sustainable communities. The main purpose of the SHELAA as set out in the guidance is to;

- Identify sites with potential for housing and employment;
- Assess the potential of these sites; and
- Assess when sites are likely to be developed.

**2.5** The Local Plan covers the period up to 2032 and it is beneficial to ensure the SHELAA makes projections to at least this date. In the latter part of the plan it may be appropriate to identify broad locations capable of development as opposed to identifying specific sites.

**2.6** The SHELAA will provide the following outputs:

- A list of sites, with locations of specific sites shown on maps (broad areas also identified when necessary);
- Indicative quantity of housing or amount of employment land that can be delivered in each identified site or on windfall sites (if justified).

In addition, the SHELAA will:

- Assess the deliverability of the sites in terms of its suitability and when they are likely to come forward;
- Determine constraints to development and if and how they could be overcome in the prescribed timescale.

**2.7** The assessment meets the requirements set out in the guidance and has involved key stakeholders, including local and national house builders, property agents, Registered Social Landlords and Infrastructure Providers.

## Methodology 2

**2.8** As part of the submission of the Scarborough Borough Local Plan, extensive background work was produced in the context of housing and employment land delivery. A detailed housing trajectory which was based on an assessment of deliverability was compiled and formed part of the supporting document entitled 'Housing Background Paper'. As this evidence was considered through the examination process which ultimately resulted in the new Local Plan being found sound and subsequently adopted, it is considered to form a reliable and evidenced basis for undertaking this SHELAA subject to review and updating as necessary.

**2.9** This SHELAA factors in the adoption of the Local Plan in 2017. This means that as the Local Plan demonstrates sufficient sites to meet the Local Plan requirement within the first five years, years 6-10, and the longer term up to 2031/32, the SHELAA will only consider those sites (as well as extant permissions and 'known' sources of housing) when assessing the likelihood of sites coming forward within the Plan period. Similarly, with employment sites the SHELAA will only consider similar sources in meeting the requirement.

**2.10** This represents a shift in SHELAA production in that sites that could theoretically come forward within those timeframes were included as potentially doing so. However, where there are no specific constraints to delivery of a site not allocated in the Local Plan, it is still assessed as coming forward 'Post 2032' as paragraph 018 of the Planning Practice Guidance section on Housing and economic land availability assessment states, in relation to assessing the suitability of a site, that "when assessing sites against the adopted development plan, plan-makers will need to take account of how up to date the plan policies are and consider the relevance of identified constraints on sites / broad locations and whether such constraints may be overcome." In practice, this means that a site submitted through the Local Plan that has no 'show-stopping' constraints but is not allocated and is outwith the amended development limits is not generally included as likely to come forward within the Plan period as this would necessitate an exception to policy.

**2.11** The 2021 SHELAA sees an additional change in terms of the background evidence. The progression of the Local Plan Review to an Issues and Options Consultation (August 2020) included a Call for Sites for the review of the allocations within the Local Plan. The Call for Sites remains an ongoing process and, as of 31st October 2021, 73 sites have been submitted for consideration. These sites will all be assessed as part of this SHELAA, although as mentioned in the previous paragraph, where they are outside the defined Development Limits, will be assumed to come forward beyond 2032. Sites that were submitted as part of the previous Call for Sites process of the Local Plan that was adopted in July 2017 remain under consideration, however, again are assumed to be undeliverable prior to 2032 where they are outside the defined Development Limits.

### **Progress on the Scarborough Borough Local Plan and how was the SHELAA undertaken?**

**2.12** The Local Plan was formally adopted by the Council on 3rd July 2017. The Local Planning Authority has commenced a review of the Local Plan and consulted on the Issues and Options iteration in August 2020. The SHELAA assesses housing land availability against the requirement of 450 per annum as was evidenced and agreed to be the level of need across the Borough during the Plan period.

**2.13** The Council updated its Employment Land Review in November 2015 and this determines the level of employment land required over the Plan period. The SHELAA will consider how far the potential supply of additional employment land goes towards meeting this requirement.

**2.14** When initially undertaking the first iteration of this document, the standard methodology in the guidance was followed and, therefore, represented an appropriate framework for the assessment of sites. Further iterations have generally followed the same process although has evolved to take into account updated guidance. This document sets out the process and methodology which has provided this assessment. The standard methodology as set out in the Guidance follows.

## 2 Methodology

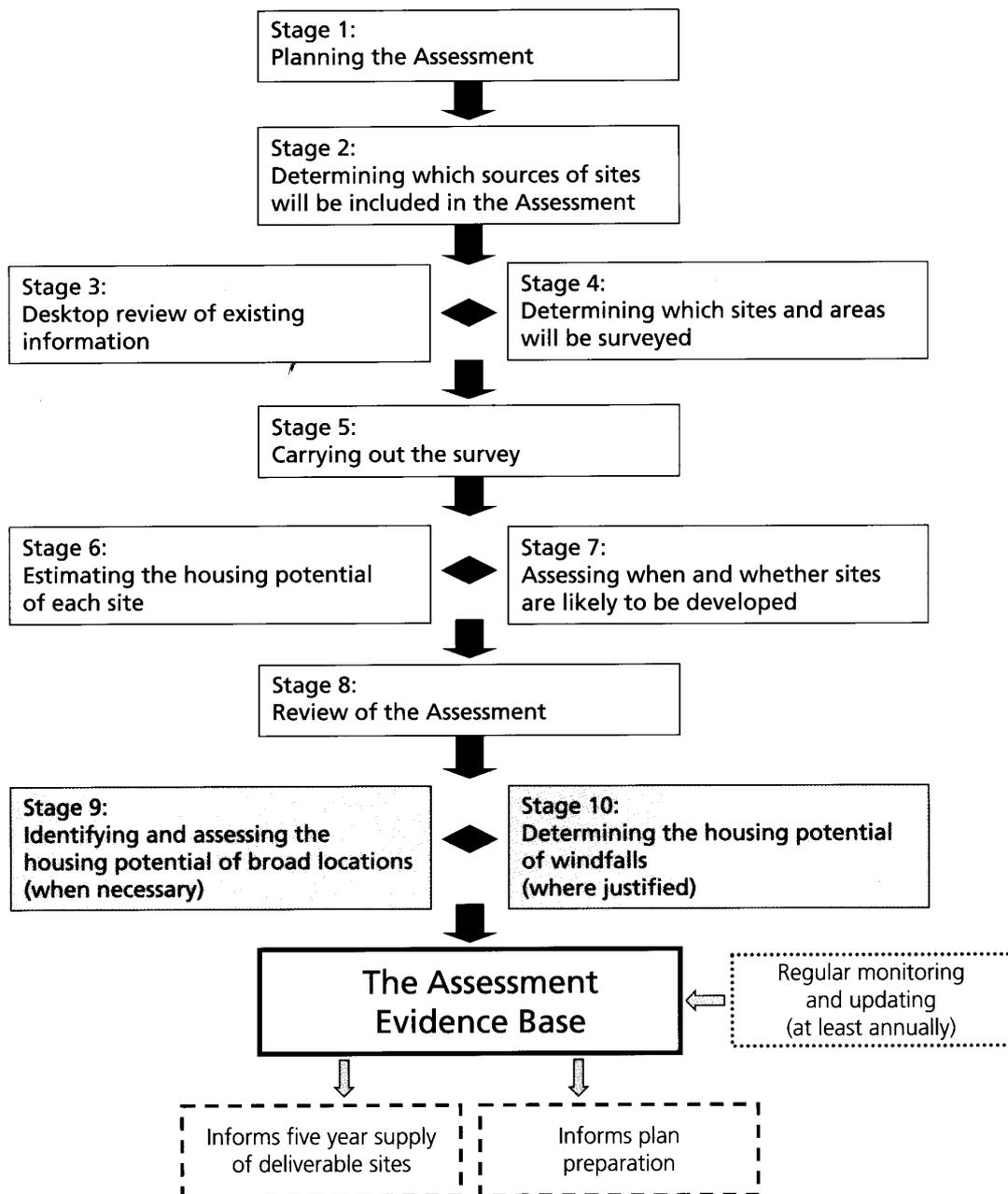


Figure 2.1 SHLAA Process and Outputs

**2.15** The search for housing land through the Local Plan yielded a substantial number of potential sites from landowners and developers, however, further sites have been identified through the assessment. To do this, all sites have been rigorously assessed through an agreed methodology. The stages of this methodology are set out in the SHELAA Guidance, which identifies 8 main stages and 2 optional stages covering 'broad locations' and windfall inclusion. This is explained below, along with information as to how the Borough Council progressed the SHELAA:

### The Process

#### Stage 1: Planning the Assessment

## Methodology 2

**2.16** A brief for the original SHELAA was prepared in early 2008 and consultation was carried out with Government Office, Yorkshire and Humber Assembly, Yorkshire Forward other relevant bodies including the Home Builders Federation and interested organisations within the housing industry (National, regional and local representatives).

### Area of Assessment

**2.17** The area of assessment is that which is covered by the Local Plan and covers the Borough of Scarborough except that within the North York Moors National Park.

### Partnership

**2.18** It was agreed that the SHELAA would not be produced jointly with adjoining Local Planning Authorities as the Borough has been identified as a Sub-Regional Housing Market Area in its own right through work at the regional and local level. A SHELAA Forum was established in the early years of the SHELAA to call on the knowledge and expertise of local and national housebuilders, the HBF, planning and estate agents, Government Office representatives, the regional assembly and other relevant bodies. The remit of the group was to meet when necessary and respond to electronic consultation during the assessment to firstly agree principles and later to agree the findings of the assessment. Following consultation and discussions through electronic means, an initial SHELAA Forum was held prior to the formal commencement of the assessments in March 2008.

**2.19** The Interim HLAA's and Demonstrations of 5 Year Supply which had been produced over previous years were discussed at the Forum and found to be a sound base for the SHELAA. The Council would be the lead body for the SHELAA, however, following an initial 'trawl' of sites and preliminary assessment, the SHELAA Forum would be consulted upon the findings and asked to provide expertise on the delivery and achievability of sites using their knowledge of the housing market. On an annual basis the SHELAA is updated and put on the Council's website. Feedback from interested parties is welcomed.

### Resources and Management of the Process

**2.20** The resources for this project were drawn from the Planning Policy team and initially focused on the material generated through the preparation of the Local Plan. The qualitative findings of the SHELAA was provided by the involvement of the various members of the SHELAA Forum. Borough Council Development Management officers have also been involved in the identification of sites utilising local knowledge.

**2.21** The SHELAA Forum and the Sub-Group discussed all aspects of the assessment process including assumptions on density and the achievability of sites. These groups were chaired by the Council's Portfolio Holder for Planning. The final assessment agreed by the SHELAA Forum was subject to final approval by the Portfolio Holder.

### The Timescale of the SHELAA

**2.22** The base date for the initial SHELAA was 1st April 2008 and the period to be covered has been revised to accord with the Local Plan; i.e 2032. The SHELAA provides assumptions on land that is available for the initial 5 year period and land that is likely to be available beyond the next 5 years.

### ***Stage 2: Determining which sources of sites will be included in the Assessment***

**2.23** The SHELAA guidance sets out details of potential sources of land. These are split into those already in the planning process and those that are not. These are as follows:

#### Sites in the Planning Process

## 2 Methodology

- Land allocated (or with permission) for employment or other land uses which are no longer required for those uses;
- Unimplemented / outstanding planning permissions;
- Planning permissions for housing that are under construction;
- Sites allocated in the Scarborough Borough Local Plan;
- Sites at an earlier or less advanced stage of the planning process, referred to as 'Known Sources of Housing' in this document and the Local Plan. This includes sites that have received permission after the 1st April 2021 but prior to the completion of this document.

### Sites not currently in the Planning Process

- Vacant and derelict land and buildings;
- Surplus public sector land;
- Land in non-residential use which may be suitable for re-development for housing, such as commercial buildings or car parks, including as part of mixed-use development;
- Additional housing opportunities in established residential areas, such as under-used garage blocks;
- Sites in rural settlements and rural exception sites;
- Urban extensions;
- Sites identified for 'release' in the Employment Land Review;
- New free standing settlements.

**2.24** As part of the Local Plan 'call for sites' process, sites continue to be submitted by landowners and agents for consideration for potential housing or employment allocation. Paragraph 2.11 explains this process.

### Stage 3: Desktop review of existing information

**2.25** The guidance sets out information that can be used to identify sites that could potentially be developed for housing. In addition to the sites that have so far been submitted as part of the Local Plan process, further sites have been identified following consultation with Development Management Officers and the Property section of the Borough Council.

Sites in the planning process	Purpose
Site allocations not yet the subject of planning permission	To identify sites
Planning permissions/sites under construction (particularly those being developed in phases)	To identify sites
Site specific development briefs	To identify sites and any constraints to delivery
Planning application refusals	To identify sites – particularly those applications rejected on grounds of prematurity (i.e. Not in accordance with the statutory development plan)
Dwelling starts and completion records	To identify the current development progress on sites with planning permission
<b>Other sources of information that may help to identify sites</b>	

## Methodology 2

Sites in the planning process	Purpose
Local planning authority Urban Potential Study	To identify buildings and land, and any constraints to delivery
National Land Use Database	To identify buildings and land, and any constraints to delivery
Register of Surplus Public Sector Land	To identify buildings and land
Local planning authority Employment Land Review	To identify surplus employment buildings and land
Local planning authority vacant property registers (industrial and commercial)	To identify vacant buildings
Commercial property databases e.g. estate agents and property agents	To identify vacant buildings and land
Ordnance Survey maps	To identify land
Aerial photography	To identify land

**Table 2.1 Information for Identifying Sites**

**Stage 4: Determining which sites and areas will be surveyed.**

**2.26** This stage of the methodology relates to the areas that will be surveyed if an adequate supply is not found following a desktop review. As a sufficient supply has been determined this stage will not be necessary, however, if during a review of the SHELAA it becomes evident that housing delivery is not occurring at the required rate it may be necessary to carry out further site assessments at that stage.

**Stage 5: Carrying out the Survey**

**2.27** The initial SHELAA guidance recommended that certain characteristics be recorded for each site to assist in assessing the potential for housing development. Those carrying out survey work were briefed to ensure consistency of recorded information and checking on site size, use, constraints and potential usage. Whenever a specific site was visited, either a previously identified site or a newly identified one, the site was assessed for its characteristics and boundaries.

**2.28** The individual site tables in the accompanying document, 'SHELAA Site Assessments', show the detailed recorded information for the sites assessed and are contained within the accompanying document along with maps.

**Stage 6: Estimating the Housing / Employment Potential of Each Site**

**2.29** Stages 6 and 7 were carried out concurrently. Stage 6 involved the estimation of the yield that each specific site could deliver. The guidance suggests this could be done by the use of existing or emerging policy, the sketching out of schemes and the comparison of similar schemes. The SHELAA will use a mixture of methods including existing information or a density multiplier based on the site and location or a bespoke recommendation as a result of specific site constraints.

**2.30** Wherever available, pre-application, Local Plan submissions and early masterplanning information could be used to assist in assessing density.

## 2 Methodology

**2.31** Where existing information or early masterplans were not available, guidance from the SHELAA Forum and Sub-Group assisted in making realistic estimates of site capacity and density. It was also noted when meeting the SHELAA Sub-Group that a straightforward site area multiplied by density approach was over-simplistic as potentially the entire site is not developable owing to infrastructure and other facility requirements for example. For this reason and where appropriate, developable site areas were calculated at 70% of the entire site submitted. This was generally on larger sites (over 2ha) where a greater level of infrastructure would be required alongside development. On sites smaller than 2ha, the density would be calculated over the full site area. This added a further possible discount on housing availability.

**2.32** As a standard density calculation, 30 dwellings per hectare is generally used. Using a discounting method for developable site area as previously mentioned adds flexibility to this. A bespoke yield can be used where it may not be appropriate to use a standard density due to site constraints or the surrounding environment for instance. There may also be occasions, in town centres for example, where a higher yield may be appropriate. Similarly, where sites have been identified for conversion purposes a bespoke density or yield has been proposed depending on the scale and shape of the building.

**2.33** Finally, where sites have major constraints that cannot be overcome on part of the site or where it is clear that only part of the site could be developed, the yield will take this into account and provide the number of dwellings possible only on the developable area.

**2.34** For calculating employment floorspace, a plot ratio of 0.35 has been used. So for instance, a 1 hectare site would yield a building with a gross internal floorspace of 3,500 sq m.<sup>(2)</sup>

### ***Stage 7: Assessing when and whether sites are likely to be developed.***

**2.35** This is the stage when the initial involvement of partners and members of the SHELAA Forum was particularly important and beneficial to ratify any assumptions within the assessment. Yearly revisions are considered by policy officers who assess the sites and both forum members and other interested parties have the opportunity to comment on the SHELAA when it is published.

**2.36** Proposals with planning permission and existing allocations within extant plans are regarded as generally suitable by the guidance, however, an assessment of the timescale for delivery has been completed for allocations, planning permissions and 'known sources' as to not over-estimate the number of permissions coming to fruition.

**2.37** The Guidance splits the assessment stage into 4 parts, as below:

**2.38** Stage 7a: this concerns the ability and suitability of the site to offer a contribution to the aim of creating sustainable, mixed communities. To determine this, four factors were considered (Guidance para 37):

1. policy restrictions;
2. physical problems or limitations;
3. potential impacts; and
4. environmental conditions.

**IT SHOULD BE NOTED THAT THE SUITABILITY FOR DEVELOPMENT OF A SITE IN THE SHELAA DOES NOT IMPLY OR GUARANTEE THAT PLANNING PERMISSION WOULD BE GRANTED SHOULD AN APPLICATION BE SUBMITTED FOR CONSIDERATION.**

2 The 0.35 plot ratio has been taken from 'Planning for Employment Land: Translating Jobs in Land', undertaken by Roger Tym & Partners on behalf of Yorkshire Forward, April 2010.

## Methodology 2

**2.39** The aim of the SHELAA is to identify a portfolio of sites from which the plan-making process can ensure a rolling 5 year supply. It also seeks to identify sufficient housing land to maintain this supply. The decision on whether to allocate a site will take into account other alternative sites that may be achieved through the plan making process.

**2.40** Stage 7b: the availability for housing is assessed. A site is considered available when, based on information gathered, there are no issues that would prevent the site from being developed; i.e. the developer is ready to develop or a landowner has agreed to sell. Sites included as allocated within the emerging Local Plan are assumed to be 'available' as they were initially submitted for consideration by landowners or on behalf of landowners. Members of the SHELAA Forum and Sub-Group have a greater knowledge of the current market supply of land and whether constraints exist that affect the availability of land, such as 'ransom strips'. Where members of the groups had knowledge of such information this was taken into account when considering availability. Further work through the Housing Allocations process of the Local Plan and the compiling of a trajectory was based on discussion with landowners or agents as to when the site may come forward. This work also considered sites from those other sources, namely extant planning permissions and 'known sources of housing'.

**2.41** Stage 7c: this relates to the prospects of achieving development on the site. Once the availability has been determined, a judgement has been made as to whether it will be developed at a certain time. This relates to market conditions and the infrastructure required to bring a proposal forward. It should be noted at this stage that the group agreed that as the market conditions impacted on nearly all potential housing sites, an optimistic view of the economic recovery should be taken, rather than say that no sites are currently deliverable. The viability of the sites for development and sites should have a reasonable prospect that it will be developed up to a specified point.

**2.42** Stage 7d: where constraints are identified but the site is considered appropriate, the Assessment considers if and how such constraints could be overcome during the plan period. For example, if a site lies within a Ground Water Protection Zone this would be addressed through the submission of a full groundwater risk assessment to demonstrate mitigation measures.

### **Stage 8 Review of the Assessment**

**2.43** This stage considered the results of the SHELAA and whether the required scale of housing development as identified in the Councils Objective Assessment of Housing Need can be met and whether the required level of employment land identified in the Employment Land Review can also be met. The results of this are in the section 'Overall Supply'.

### **Stage 9 & 10 (Optional): Identifying Broad Locations and the Potential of Windfall (where justified)**

**2.44** Section 3 of this document outlines the position relating to the inclusion of windfall sites within the SHELAA. The identification of broad locations for development will not be necessary as the majority of large growth areas and broad locations have previously been submitted for consideration through the Local Plan.

### **The Outputs**

**2.45** As a result of the completion of the SHELAA, the following have been produced:

- A list of potential housing and employment sites (GIS based);
- An assessment of the deliverability and developability of all sites, identifying when it can likely be developed;
- The yield for each site in terms of numbers of dwellings or amount of employment land;
- Constraints on delivery and information on how they could be overcome.

## 2 Methodology

## The Current Housing Land Supply 3

## 3 The Current Housing Land Supply

### 3 The Current Housing Land Supply

#### The Requirement

**3.1** The 2021 SHELAA update utilises the Borough's housing target, as determined through the adopted Local Plan.

**3.2** The Council undertook work on arriving at a housing target in its 'Delivering a Local Plan Housing Target (Including an Objective Assessment of Housing Need)' (OAN) document which compiled available evidence on housing need including population and employment projections, affordable need and historical evidence on supply and availability. The OAN calculated the requirement for housing within the Borough as being for 450 additional dwellings per year through the Local Plan period (2011/12 to 2031/32)<sup>(3)</sup>. The residual requirement for housing is calculated by using previous completion rates over the Plan period (in this case for 2011/12 to 2020/21) and amending the annual requirement up to 2032 depending on the delivery of housing up to date. Table 3.2 shows an undersupply to date of 720 dwellings and factors this in to the five year requirement.

**3.3** This results in a five year requirement of 3,119 dwellings. The requirement also includes a 5% buffer which is added in accordance with Paragraph 74 of the NPPF which states a 20% buffer should be brought forward from later in the plan period where there is a record of persistent under-delivery. As the Council has delivered in excess of the requirement (of 450 dwellings per annum), for five successive years, it is not considered to have persistently under-delivered, and therefore a 5% buffer is applied. It has therefore met its requirement under the Housing Delivery Test in 2020 and will do so again in 2021.

Year	2011/32 (per annum)	Total
Requirement	450	9,450

**Table 3.1 Net Housing Requirement (2011/32)**

	Number of Dwellings
Requirement (450 x 5 years)	2250
+ / - over/under supply (+720)	2970
Plus 5% buffer	3119

**Table 3.2 Five Year Requirement**

#### The Supply

**3.4** The potential sources of supply to meet this requirement are considered to comprise the categories as set out in the methodology in Chapter 2.

3 It should be noted that the review of the Local Plan will include a review of the Local Plan housing requirement, however, for the purposes of the SHELAA we will continue to demonstrate supply against the 450 per annum figure.

## The Current Housing Land Supply 3

**3.5** Each of these sources is considered in detail below. The assessment was originally undertaken on the principles set out in PPS3, and retained in the NPPF, that to be included in the 5 year supply, sites should be "developable" and likely to deliver units within that period.

**3.6** The NPPF indicates that where possible, specific sites should be identified but acknowledges an allowance for "windfalls" i.e. sites not specifically identified, can be made if there is "compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply".

**3.7** Para 71 of the NPPF does allow the inclusion of windfall in anticipated land supply calculation where there is evidence that has regard to the SHLAA, historic delivery trends and expected future trends.

**3.8** In relation to windfall delivery it is important to set out the delivery of such sites over the previous 5 years. The following table sets out the previous 5 years in terms of permissions granted for windfall split by new build, conversion and outline (this does not include such applications as amendments as this would result in double counting). Outline is shown for information only as such proposals would require either a reserved matters or fresh full application and this would result in some double-counting.

**3.9** It then sets out completions split by new build and conversion.

	New Build Granted (Units)	New Builds Completed (Units)	Conversions Granted (Units)	Conversions Completed (Units)	Total Granted (Units)	Total Completed (Units)	Outline Granted (Units)
2016/17	261	75	122	133	383	208	3
2017/18	157	120	150	69	307	189	34
2018/19	110	158	130	142	240	300	14
2019/20	100	168	122	77	222	245	5
2020/21	187	206	120	77	307	283	221
Total	815	727	644	498	1459	1225	277
Annual Average	163	145	129	99	292	245	55

**Table 3.3**

**3.10** This evidence clearly shows that windfall continues to be a significant source of housing delivery before and after the adoption of the Local Plan and the subsequent allocation of sites for development. There is still a healthy market for windfall and delivery has remained steady if not increased post-adoption. On this basis it is clear that an argument can be made to include an element of windfall in any land supply calculation. As with previous evidence at the time of the Local Plan such windfalls should not be included in the early years of the five year supply as windfall completions in those years would generally be (but not limited to) sites that already have a planning consent. It is however reasonable to allow an allowance for delivery of windfall sites in the latter years (years 4 to 5). Even being cautious it would be appropriate to factor in circa 150 dwellings a year for years 4 to 5.

## 3 The Current Housing Land Supply

### Outstanding Planning Permissions

**3.11** A further source of residential development is from outstanding planning permissions which in some cases may have commenced. This section outlines the current situation in relation to planning permissions. It predicts how many of these will come forward based on historic information relating to completion and expiration of planning permissions. It also takes into account any relevant information available from Development Management officers in relation to the current position of extant permissions. As of 1st April 2021 there were 2,918 dwellings with an outstanding planning consent. <sup>(4)</sup>

**3.12** The Local Plan includes a range of housing allocations that, along with completions to date, extant planning permissions and 'known' sources of housing, would be sufficient in meeting the minimum housing requirement over the Plan period of 9,450 dwellings. As part of the submission, the accompanying Housing Background Paper included work that considered on a site-by-site basis the likelihood of allocated sites coming forward with estimations of timescales and likely yields. This work included estimations of the delivery of extant permissions and known sources of housing over ten dwellings. This work forms a basis for being updated annually and can feed in to an updated trajectory.

**3.13** The tables below (3.4 to 3.5) provide an estimate of when the dwellings may come forward for completion. This work was initially taken from the Housing Background Paper which included a trajectory based on when sites would come forward and is now fed in to the Authority Monitoring Report on an annual basis. For each site over ten dwellings, a case-by-case assessment was undertaken based on discussions with landowners, housebuilders or agents and Development Management Officers. For sites of less than ten dwellings, it is assumed that once the discounting factor has been applied, those schemes remaining will typically come forward within the first five years.

	2021/22	2022/23	2023/24	2024/25	2025/26
Dwellings coming forward from Outstanding Permissions	687	523	393	250	148

**Table 3.4 Contribution from Current Planning Permissions (2021/22 to 2025/26)**

	2026/27	2027/28	2028/29	2029/30	2030/31
Dwellings coming forward from Outstanding Permissions	318	205	146	86	86

**Table 3.5 Contribution from Current Planning Permissions (2026/27 to 2030/31)**

### Known Sources of Housing

**3.14** In addition to those sites with permission, there are a number of sites also in the process whereby planning permission has not yet been granted, or has been granted since 1<sup>st</sup> April 2021. There are a number of schemes or proposals that are under consideration, approved and awaiting a legal agreement, or known sites that are likely to be submitted in the short term. A list of these sites is shown in Table 3.6 below. Due to the likelihood that these schemes are to contribute to the supply of housing, they are taken into account and reflected in the overall supply. Table 3.7 shows a breakdown of timescales for delivery.

4 This includes an estimated 100 dwellings at a site in East Ayton with outline permission for an unspecified number of dwellings.

## The Current Housing Land Supply 3

Site	Indicative Yield	Notes
Filey Road Sports Centre, Scarborough	40	Previous application withdrawn. Anticipate redevelopment of the site will happen but no evidence this will be in next five years.
Electricity Building, Filey Road, Gristhorpe (Phase 2)	40	A planning application has been approved for the north of this site. This site was initially to be retained for industrial units though this has now changed and a further application for residential is expected. Work on Phase 1 has now commenced.
Whitby Hospital Site, Whitby	60	The site is to be re-developed retaining the hospital on a smaller footprint with other supporting uses. It is suggested that the site will accommodate an extra-care unit (circa 60 units). The hospital itself now has planning consent, therefore, the remainder of the site is available for development.
Scarborough Road / Pasture Lane, Seamer	30	Planning permission has expired, however, it is understood the site will come back in and be delivered soon after the granting of a new permission.
Burlyn Road, Hunmanby	12	Site expected to come forward in the medium term.
'Hylands', Filey Road, Scarborough	22	Planning permission approved after 1st April 2021 (Decision notice issued 9th September 2021).
Former Argos Building, Newborough, Scarborough	95	*In depth description below
Danes Dyke, Newby, Scarborough	10	Application understood to be forthcoming for the development of 10 dwellings within the site. Progress with the application could see delivery in 2023/24.
Former Scarborough Rugby Union Football Club, Scalby Road, Newby	60	Outline consent is approved and part of the site has been substantially completed for extra care scheme. A further RM or FL is expected to deliver further units on site.
Villa Esplanade, Esplanade, Scarborough	26	Planning permission approved after 1st April 2021 (Decision notice issued 27th April 2021)
Rear of 38 High Street, Burniston	17	Application under consideration for 17 units.
Land at Waipori Lodge, Carr Hill Lane, Briggswath	10	Planning permission approved after 1st April 2021 (Decision notice issued 23rd April 2021)

### 3 The Current Housing Land Supply

Site	Indicative Yield	Notes
<b>Total</b>	<b>422</b>	

**Table 3.6 Known Sources of Housing Schemes**

Site	0-5 Years	6-10 Years	11-12 Years
Filey Road Sports Centre, Scarborough		40	
Electricity Building, Filey Road, Gristhorpe (Phase 2)		40	
Whitby Hospital Site, Whitby		60	
Scarborough Road / Pasture Lane, Seamer	30		
Burlyn Road, Hunmanby		12	
'Hylands', Filey Road, Scarborough	22		
Former Argos Building, Newborough, Scarborough	95		
Danes Dyke, Newby, Scarborough	10		
Former Scarborough Rugby Union Football Club, Scalby Road, Newby (Updated Position)		60	
Villa Esplanade, Esplanade, Scarborough	26		
Rear of 38 High Street, Burniston	17		
Land at Waipori Lodge, Carr Hill Lane, Briggswath	10		
<b>Total</b>	<b>210</b>	<b>212</b>	<b>0</b>

**Table 3.7 Estimated Timescales of Delivery of 'Known Sources of Housing' Schemes**

Note: Former Argos Building

The Borough Council has resolved through Full Council to commission and fund the replacement of the building for a mixed use scheme which includes 195 units for the University of Coventry (150) and Scarborough Hospital (45). The Council is to deliver the development by September 2022 for that year's intake of students at the University. This is set out in the report to Full Council of 12 July 2019. An application was validated on 21st October 2020. In terms of how this translates to numbers this has been calculated by the initial proposal of:

- 22 individual self-contained units and 173 bedrooms with en-suite facilities.

On the basis of the 22 units being for the NHS the remainder equate to:

## The Current Housing Land Supply 3

- 23 (NHS units) / 1.8 (taken from Para 11 of Housing Delivery Test Measurement Rule Book) = 13 units;
- 150 (University units) / 2.5 (taken from Para 10 of the Housing Delivery Test Measurement Rule Book) = 60 units.

Total equivalent units = 95 units.

This is the lowest case scenario and therefore considered appropriate at this stage. If the self-contained units were entirely for the University then the figure would increase slightly to 98.

### Local Plan Allocations

#### Scarborough Borough Local Plan

**3.15** The adopted Scarborough Borough Local Plan includes a range of housing allocations. Through the submitted Housing Background Paper that formed part of the evidence base of the Local Plan examination, substantial work was undertaken to ensure the deliverability of those allocations and other large sites with estimations of timescales forming a housing trajectory. The sites that form these allocations are listed below, including an indicative yield as taken from the Local Plan. Sites that are allocated but have since been granted approval are included in the following table but are shown with an indicative yield of 0 to ensure there is no double counting.

Settlement	Local Plan Site Ref and Address	Site Area	Indicative Yield
Scarborough - unparished	Site HA1 'Land off Springhill Lane, Scarborough'	2.08ha	40
	Site HA2 'Westwood Campus Site, Valley Bridge, Scarborough'	0.83ha	50
	Site HA3 '101 Prospect Mount Road, Scarborough'	0.43ha	30
	Site HA4 'Land at Yorkshire Coast College, Lady Edith's Drive, Scarborough'	4.62ha	140
	Site HA5 'Land at Dean Road, Scarborough'	1.3ha	50 <sup>(5)</sup>
Newby and Scalby	Site HA6 'Land off Lady Edith's Drive, Newby'	1.78ha	0
	Site HA7 'Land to east of Lancaster Park, Scalby'	35.42ha	900 <sup>(6)</sup>
Eastfield	Site HA8 'Land to north of Middle Deepdale (east of Deep Dale Valley), Eastfield'	22.93ha	600
	Site HA9 'Land to west of Middle Deepdale, Eastfield'	8.49ha	100
	Site HA10 'Land to north of Middle Deepdale (west of Deep Dale Valley), Eastfield'	16.5ha	500
	Site HA11 'Braeburn House, Moor Lane, Eastfield'	0.39ha	0
Cayton	Site HA12 'Land to west of Church Lane, Cayton'	2.12ha	0

5 This has been reduced as part of the site now has planning permission

6 420 estimated within Plan period

### 3 The Current Housing Land Supply

Settlement	Local Plan Site Ref and Address	Site Area	Indicative Yield
	Site HA13 'Land to east of Church Lane, Cayton'	3.82ha	0
	Site HA14 'Land to south of Cayton' (Strategic Growth Area)	131.16ha	2500* (1425 estimated within Plan period)
Osgodby	Site HA15 'Land off Rimington Way, Osgodby'	4.26ha	90
Whitby	Site HA16 'Land off Stakesby Road, Whitby'	1.45ha	32
	Site HA17 'Land between West Thorpe and The Nurseries, Whitby'	0.3ha	0
	Site HA18 'Land opposite Whitby Business Park and to the South of Eskdale Park, Whitby'	17.91ha	100 <sup>(7)</sup>
	Site HA19 'Land adjacent Captain Cook Crescent, Whitby'	2ha	62
	Site HA20 'Residential Care Home, 1 Larpool Lane, Whitby'	0.7ha	20
	Site HA21 'Land to the south of Upper Bauldbyes, Prospect Hill, Whitby'	2.39ha	0
	Site HA22 'Land at Whitby Golf Club (East), Whitby'	2.55ha	60
Filey	Site HA23 'Land to north of Scarborough Road, Filey'	4.86ha	60 <sup>(8)</sup>
	Site HA24 'Land off Church Cliff Drive, Filey'	1.62ha	0
	Site HA25 'Silver Birches, Station Avenue, Filey'	0.3ha	30
	Site HA26 'Land at Brigg Road, Filey'	2.85ha	42
Hunmanby	Site HA27 'Land off Outgaits Lane, Hunmanby'	3ha	70
	Site HA28 'Land off Sands Lane, Hunmanby'	3ha	78
	Site HA29 'Land between Stonegate and Sheepdyke Lane, Hunmanby'	1.6ha	20
Seamer	Site HA30 'Land to west of Napier Crescent, Seamer'	8.37ha	0
East and West Ayton	Site HA31 'Land to north and east of The Nurseries, East Ayton'	3.58ha	0
	Site HA32 'Land to south of Racecourse Road, East Ayton'	6.45ha	40 <sup>(9)</sup>

7 This has been reduced as part of the site now has planning permission

8 (Reduced as part of the site now has planning permission)

9 (Reduced as part of the site now has planning permission)

## The Current Housing Land Supply 3

Settlement	Local Plan Site Ref and Address	Site Area	Indicative Yield
Burniston	Site HA33 'Land to west of The Grange, High Street, Burniston'	1.87ha	60
	Site HA34 'Land to north of Limestone Road, Burniston'	1.92ha	0
	Site HA35 'Land to south of Limestone Road, Burniston'	1.61ha	40
Total			5714
Total within Plan period			4159

Table 3.8 Local Plan Housing Allocations (Policy HC2)

Site	0-5 Years	6-10 Years	11 Years	Post 2032
HA1		20	20	
HA2	50			
HA3		30		
HA4		130	10	
HA5		50		
HA6				
HA7		350	70	480
HA8	165	435		
HA9		100		
HA10		435	65	
HA11				
HA12				
HA13				
HA14	275	1000	150	1075
HA15	75	15		
HA16		32		
HA17				
HA18		100		
HA19	62			
HA20		20		

### 3 The Current Housing Land Supply

Site	0-5 Years	6-10 Years	11 Years	Post 2032
HA21				
HA22		60		
HA23		60		
HA24				
HA25		30		
HA26	42			
HA27	60	10		
HA28	58	20		
HA29		20		
HA30				
HA31				
HA32		40		
HA33		60		
HA34				
HA35		20	20	
<b>Total</b>	<b>787</b>	<b>3037</b>	<b>335</b>	<b>1555</b>

**Table 3.9 Estimated Timescales of Delivery of Local Plan Housing Allocations**

#### Further Identified Sites

**3.16** Paragraph 2.23 sets out the sources of potential development and following discussions with the SHELAA group and responses to early consultation on the replacement Local Plan it was determined that only sites that were at least 0.1 ha or could contribute at least 5 dwellings would be considered under the SHELAA. These would comprise of:

- A review of sites safeguarded for non-housing purposes;
- Sites submitted as part of any Local Plan 'call for sites' including those submitted during the previous Local Plan process
- Newly identified potential sites;
- Strategic Sites / Broad Locations of development.

**3.17** Sites that have been previously allocated and remain available have been assessed in the previous sections.

**3.18** As outlined in paragraphs 2.8 - 2.10, as the Local Plan has now been adopted, those sites contained within the Plan as allocated and 'known' sources of housing are reflected in those relevant sections of the document rather than this stage.

## The Current Housing Land Supply 3

### Non-Residential Allocations

**3.19** Government Guidance has stated that land that has previously been safeguarded for alternative uses should be assessed for potential housing development, should the previous safeguarded use be no longer appropriate or likely to progress. In respect of previous 1999 Borough Local Plan allocations, the review of this yielded no additional sites for consideration.

### Sites Submitted as part of Local Plan 'Call for sites'

**3.20** As part of the preparatory work for the 2017 Local Plan, landowners and agents were asked by the Borough Council to submit sites for consideration for allocation. Over 250 sites were submitted for consideration, however, about 25% of these sites were deemed to yield less than 10 dwellings and were not considered under the SHELAA. This was explained in Paragraph 2.25 and relates to the physical resources available to carry out the assessments. Notwithstanding this removal of sites, this should be viewed as a form of discounting as they may still make a significant contribution toward the housing requirement and has resulted in the discounting of over 18 hectares of potential housing land (which at a minimum density of 30dph equates to at least 540 dwellings). In addition a number of sites have been deleted from the SHELAA process, as these have since received planning permission.

**3.21** As the Council progress with the reviewing of the Local Plan, new submissions of sites are also included.

### Council Sites for Disposal

**3.22** As part of the identification of sites for housing the Council, as landowner, has submitted sites and buildings for consideration for development through the Local Plan, or for development in accordance with Local Plan Policies. Additionally, the Borough Council are also considering the disposal of land in Whitby and Scarborough for affordable housing needs. These can also be considered for inclusion in the SHELAA.

### Newly Identified Large Sites

**3.23** Sites that do not fall under the above categories include sites that have been identified by Officers either as part of the previous Urban Potential Study or sites that may have been subject to preliminary enquiries.

### Strategic Sites / Broad Locations

**3.24** It is not proposed to include any broad locations in the SHELAA at this time, as the areas identified in the 'Scarborough Growth Study', have been submitted for consideration in the Local Plan. It is considered that no other options for broad locations exist at the moment.

### Rationalising the Number of Sites

**3.25** Following consideration at the Sub-Group meeting, it was agreed that where appropriate sites identified through the above categories should be combined and/or amended to reflect areas as a whole as opposed to multiple entities. This has prevented any double counting and significantly reduced the overall number of sites to be considered. Additionally, a significant number of sites have been moved to beyond 2032, when the development industry considered that;

- Constraints could not be overcome in the prescribed timescale;
- Any operations to overcome constraints resulted in the scheme becoming unviable; or
- The site was not marketable or an attractive proposition for the development industry.

### 3 The Current Housing Land Supply

#### Overall Contribution from Further Identified Sites

**3.26** The table below summarises the overall availability of sites identified through the means identified in paragraph 3.17 and thus forming the contribution from 'Further Identified Sites'. This table is taken from the SHELAA Site Assessments supporting document and lists yields by settlement over the 0-5 year, 6-10 year, 11 year and Post-2032 timescales.

Area	0-5 Years	6-10 Years	11 Years	Post 2032
Reighton				622
Hunmanby				632
Filey		32		320
Folkton / Flixton			10	150
Muston				60
Lebberston				26
Cayton		110		1,414
Osgodby				20
Scarborough		165		2,602
Newby and Scalby		50		468
Seamer		10		1,000
Irton				34
East Ayton				180
West Ayton				190
Ruston / Wykeham		10		
Brompton				11
Snainton		12		637
Burniston				378
Cloughton				480
Whitby			75	1,239
Eskdaleside				102
Sandsend				55
TOTAL	0	389	85	10,620

**Table 3.10 Further Identified Sites' Yields by Area**

## The Current Housing Land Supply 3

### Overall Supply

#### Conclusions and Results of the SHELAA

**3.27** The preceding chapters have highlighted the sources of housing supply and demonstrated the level of housing that can be derived from each source. This chapter now considers how this supply of housing meets the overall requirement of housing as determined by the Objective Assessment of Housing Need. Tables 3.12 to 3.14 consider the delivery against requirement for the first 5 years, years 6-10, and years 11 therefore covering the remainder of the Plan period.

	Number of Dwellings
<b>Requirement (450 x 5 years)</b>	<b>2250</b>
<b>+ / - over/under delivery (+720)</b>	<b>2970</b>
<b>Plus 5% buffer</b>	<b>3119</b>
<b>Contributions from:</b>	
Extant Planning Permissions	2001
Known Sources of Housing	210
Local Plan Allocations	787
Sites Identified in the SHELAA	0
Windfall Delivery (Years 4 and 5 only)	300
<b>Total Contributions</b>	<b>3298</b>

**Table 3.11 Overall Supply of Housing (0 to 5 years)**

	Number of Dwellings
<b>Requirement (450 x 5 years)</b>	<b>2250</b>
<b>+ / - over/under delivery (-179)</b>	<b>2071</b>
<b>Plus 5% buffer</b>	<b>2175</b>
<b>Contributions from:</b>	
Extant Planning Permissions	841
Known Sources of Housing	212
Local Plan Allocations	3037
Sites Identified in the SHELAA	389
Windfall Delivery	750

### 3 The Current Housing Land Supply

	Number of Dwellings
<b>Total Contributions</b>	<b>5229</b>

**Table 3.12 Overall Supply of Housing (6 to 10 years)**

	Number of Dwellings
<b>Requirement (450 x 1 year)</b>	<b>450</b>
<b>+ / - over/under delivery (-3054)</b>	<b>0</b>
<b>Plus 5% buffer</b>	<b>0</b>
<b>Contributions from:</b>	
Extant Planning Permissions	0
Known Sources of Housing	0
Local Plan Allocations	335
Sites Identified in the SHELAA	85
Windfall Delivery	150
<b>Total Contributions</b>	<b>570</b>

**Table 3.13 Overall Supply of Housing (Year 11)**

**3.28** This demonstrates that as of April 2021, there are sufficient reserves of dwellings from extant planning permissions, 'known' sources of housing, and allocations within the Local Plan. Additional sites identified the SHELAA provide an additional source and provide a significant buffer above the requirement.

**3.29** The above tables when read in conjunction with the 5 year requirement, suggest that there is sufficient land in reserve to meet the requirement. There is also sufficient flexibility in the figures as a result of:

- Identified sites could accommodate 9,097 dwellings over the Plan period;
- The discounting of site areas over 2ha to a 70% developable area to take into account the average infrastructure requirements of large sites (e.g. Roads, open space, etc);
- The use of modest densities that are lower than have been achieved in recent years, with particular reference to brownfield development in Scarborough Urban area; and
- The non-accounting for of identified sites that could come forward but accommodate less than 10 units (thought to cumulatively be around 500 dwellings).

#### **The Status of the Identified Sites**

**3.30** To reiterate information provided up front in the SHELAA, this document is used only to determine the level of housing land that is deliverable and developable, taking into account high level constraints. It is an evidence base that informs policy decisions made in the Local Plan.

## The Current Housing Land Supply 3

### Monitoring and Updating the SHELAA

**3.31** SHELAA information should be kept up to date and monitored on a regular basis. On completion of the SHELAA, the records of potential housing sites, planning permissions and extant housing allocations will be updated when new information is available. The latest progress with planning applications and completions along with any amendments to the timescales of allocated sites will be reported in the Authority Monitoring Report. Where possible the assumptions made on the other identified sites will be updated to ensure that a five year supply of deliverable sites is maintained.

### 3 The Current Housing Land Supply

## The Current Employment Land Supply 4

## 4 The Current Employment Land Supply

### 4 The Current Employment Land Supply

#### The Requirement

**4.1** The Borough Council's Employment Land Review (ELR) (updated November 2015) identified demand for 34.5 hectares of 'b-use' employment land (or the potential to yield 120,750 sq m floorspace) over the Plan period. This figure forms the basis for identifying sites for the development of employment uses and as such, the SHELAA will consider the supply of employment sites against this requirement.

**4.2** Where the NPPF requires local planning authorities to demonstrate a rolling 5-year supply of deliverable housing sites to meet their housing target, there is no such requirement for employment sites. Therefore, in assessing the extent to which the supply of employment sites could meet the requirement, the assessment will be made over the Local Plan period.

**4.3** As mentioned in paragraphs 2.8 - 2.10, the progression of the Local Plan to adoption means that the SHELAA considers the policy impact of this. Allocations contained with the new Local Plan are factored in to the overall supply, and those sites that were submitted as part of the Local Plan process that have not been taken forward as allocations and remain outside the development limits are not considered likely to come forward within the Plan period.

**4.4** The Economic Background Paper that formed part of the Local Plan submitted evidence contained a detailed position of the requirement and the delivery of employment land to meet this requirement. The SHELAA will demonstrate how those sources meet this requirement and whether there are additional sources of land identified through the SHELAA process.

#### The Supply

**4.5** As with considering the housing land supply, the potential sources of employment land supply to meet the requirement are considered to comprise the categories as set out in the methodology in Chapter 2. They are split into three sections; outstanding planning permissions, new Local Plan Allocations and further identified sites. Each of these sources is considered in detail below.

#### Outstanding Planning Permissions

**4.6** An additional source of employment development is from outstanding planning permissions, which in some cases may have commenced. This section outlines the current situation in relation to planning permissions as at the end of March 2020. Unlike the housing supply, the existing planning permissions for employment sites have not been discounted. This is on the basis that a significant proportion of permitted employment floorspace relates to large-scale sites and development schemes. Whilst these sites may not have come forward for development over recent years, the respective permissions are often renewed as it is in the interest of the land owner or site operator. Conversely, the smaller scale schemes that make up a small percentage of current permissions are more likely to expire. However, there is a consistent track record of delivery of such smaller schemes across recent history. The table below sets out the current position in terms of permitted employment floorspace within the Borough.

Land Use	Extensions / New Building on Existing Employment Sites (sq m)
B1 (No specific category)	2,254
B1a	704
B1b	-

## The Current Employment Land Supply 4

Land Use	Extensions / New Building on Existing Employment Sites (sq m)
B1c	2,643.48
B2	374
B8	2,293
Mixed Use	25,805.5
Class E	710
Total	34,783.98

**Table 4.1 Employment Sites with Current Planning Permission as of 1st April 2021**

### Local Plan Allocations

#### Scarborough Borough Local Plan

**4.7** The Local Plan includes a range of policies in relation to the provision and supply of employment land. Policy EG3 (Employment Land Delivery) identifies five allocations of employment land as shown below. In addition to the allocated sites, Policy EG4 (Protecting Land for the Expansion of Scarborough Business Park) identifies land on Scarborough Business Park that is to be protected whereby "proposals will be permitted where they can demonstrate that there are no other sites available elsewhere in the Business Park area (within those sites allocated by Policy EG 3) that are suitable for the proposed development..." subject to meeting certain criteria. For the purposes of the SHELAA, this policy stance accepts that the land is theoretically suitable for employment use and could come forward within the Plan period subject to certain criteria being met.

**4.8** The contribution from the new Local Plan is therefore summarised below. The table translates site area to floorspace to allow calculations as previously explained. This shows land still available without taking in to account land with permission which are accounted for in the previous section.

Site Ref and Address:	Site Area (net):	Floorspace
Site EMP-A 1 'Land to the North East of Burton Riggs, Scarborough Business Park	0 ha	0
Site EMP-A 2 'Land at Hopper Hill Road, Scarborough Business Park	0.49 ha	1,715
Site EMP-A 3 'Land to east of Hunmanby Industrial Estate'	1.9 ha	6,650
Site EMP-A 4 'Land to north and south of Cayton Approach, Scarborough Business Park'	0 ha	0
Site EMP-A 5 'Land to south of Plaxton Park Industrial Estate'	10 ha	35,000

**Table 4.2 Local Plan Allocated Sites (Policy EG3)**

## 4 The Current Employment Land Supply

	Site Area (net):	Floorspace
Policy EG4 Protecting Land for the Expansion of Scarborough Business Park	37.5 ha	131,250

**Table 4.3 Local Plan Protected Site (Policy EG4)**

### Whitby Business Park Area Action Plan

**4.9** An additional site for employment development has been identified by Officers and is allocated within the Whitby Business Park Area Action Plan, which has been adopted jointly by Scarborough Borough Council and the North York Moors National Park Authority (as Whitby Business Park falls across the boundary of the two authorities). The Area Action Plan has been considered for review with no update considered necessary. This is expected to be ratified in early 2020 by Scarborough Borough Council. The North York Moors National Park Authority has already agreed to the Area Action Plan being rolled forward for a further five years. Although the Area Action Plan allocates approximately 13 hectares (gross) of employment land, only one site covering 1.92 hectares is located within the Scarborough Borough planning authority area. This site has the potential to yield 6,720 sq m of employment floorspace.

### Further Identified Sites

**4.10** Outside of current allocations and outstanding planning permissions, there are alternative sources of employment land that could be available through the planning process. These include sites that were submitted as part of the Local Plan 'call for sites' and other newly identified sites.

#### Sites submitted as part of the Local Plan 'call for sites'

**4.11** As part of the preparatory work for the Local Plan, landowners and agents were asked by the Borough Council to submit sites for consideration for allocation. Those taken forward as allocations are factored in to the section entitled 'Local Plan Allocations', and those that are not included as allocations are considered in this section. Full details of these sites are included within the SHELAA Site Assessments document. The total contribution from this source is outlined as below:

	0 - 11 Years (Floorspace sq m)	Beyond 2032 (Floorspace sq m)
Further Identified Sites Total Contribution	4,025	27,440

**Table 4.4 Contribution from Further Identified Sites**

### Overall Supply

**4.12** Having identified the individual sources of potential employment development, this part of the report considers whether the supply of sites meets the overall requirement for such development over the Local Plan period. As demonstrated by the table below, the SHELAA shows sites capable of delivering over twice the required floorspace. It should be noted that as the majority these figures have been derived using plot-ratios (providing an estimate of what floorspace could be developed on a site), these figures should be treated with caution. Notwithstanding this, even allowing for a reasonable margin of error there is considered to be a sufficient supply of sites to meet the requirement.

## The Current Employment Land Supply 4

<b>Employment Floorspace (sq m)</b>	
<b>Requirement</b>	<b>120,750</b>
<b>Contributions from:</b>	
Outstanding planning permissions	34,784
Local Plan Allocated Sites (Policy EG 3)	43,365
Local Plan Protected Sites (Policy EG 4)	131,250
Whitby Business Park Area Action Plan	6,720
Further identified sites	4,025
<b>Total Contributions</b>	<b>220,144</b>

Table 4.5 Overall Supply of Employment Floorspace

## 4 The Current Employment Land Supply

## SHELAA 2021 Maps [A](#)

## A SHELAA 2021 Maps

### **Appendix A SHELAA 2021 Maps**

## SHELAA 2021 Site Assessments B

B SHELAA 2021 Site Assessments

**Appendix B SHELAA 2021 Site Assessments**



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