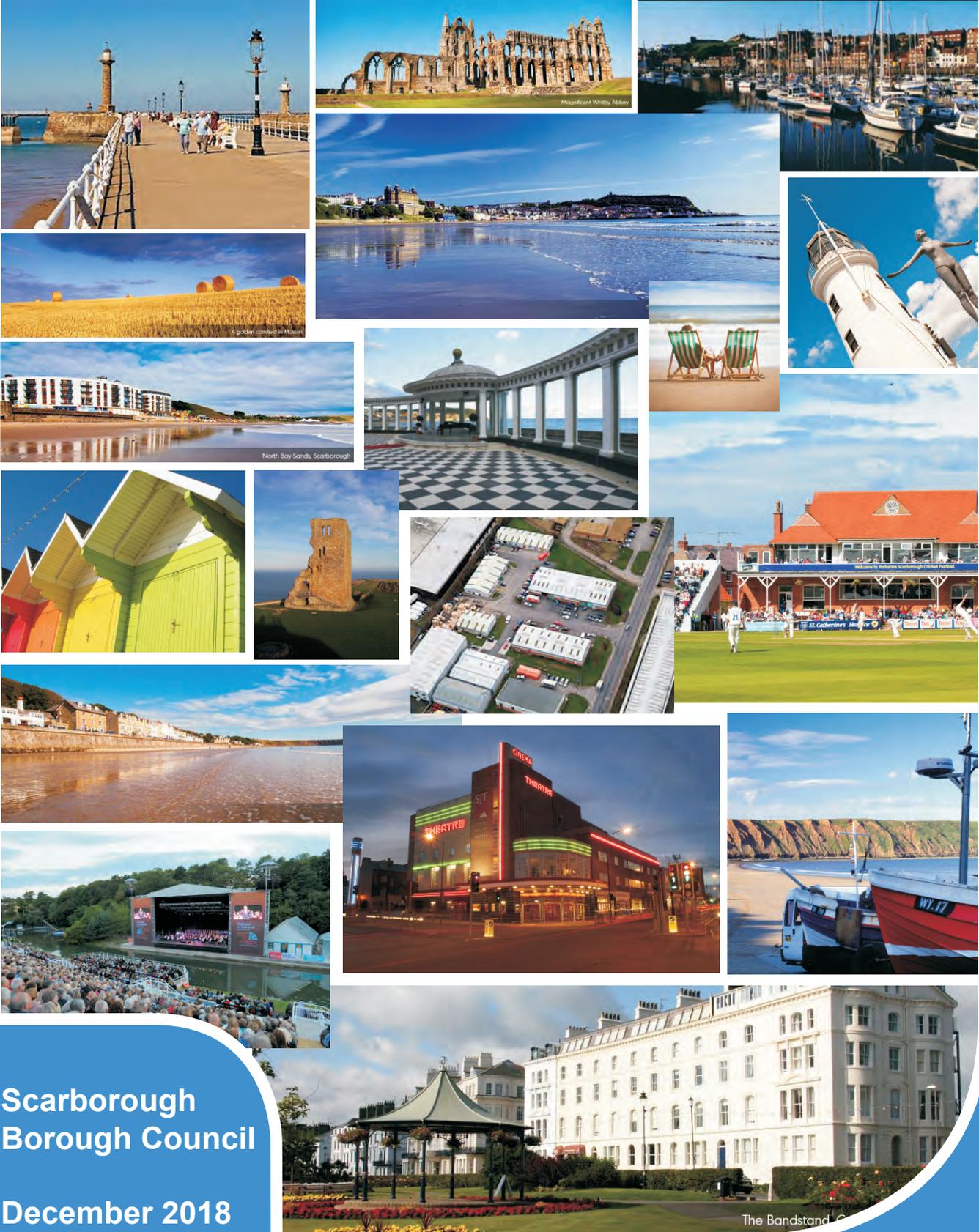


Strategic Housing and Employment Land Availability Assessment (SHELAA)



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Scarborough
Borough Council

December 2018

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Introduction 1

1 Introduction

1 Introduction

1.1 The National Planning Policy Framework (NPPF) July 2018 includes a requirement, in paragraph 73, 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 2018 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, remaining 1999 Borough Local Plan allocations, allocations within the new Scarborough Borough Local Plan (as submitted to the Secretary of State in May 2016 and adopted in July 2017) 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⁽¹⁾.

1.6 As with more recent iterations of the SHELAA, the 2018 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.

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 replacement 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 new 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 new Local Plan. 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 states "assessing the suitability, availability and achievability of sites including whether the site is economically viable will provide the information on which the judgement can be made in the plan-making context as to whether a site can be considered deliverable over the plan period." Furthermore, paragraph 019 of the Planning Practice Guidance states "assessing the suitability of sites or broad locations for development should be guided [by]:... the development plan, emerging plan policy and national policy." 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.

Where is Scarborough Borough Council up to with the Local Plan (formerly the Local Development Framework) and how was the SHELAA undertaken?

2.11 As previously mentioned, the new Local Plan was submitted for examination in May 2016 and following the examination process, was formally adopted by the Council on 3rd July 2017. 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.

2.12 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.

2.13 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

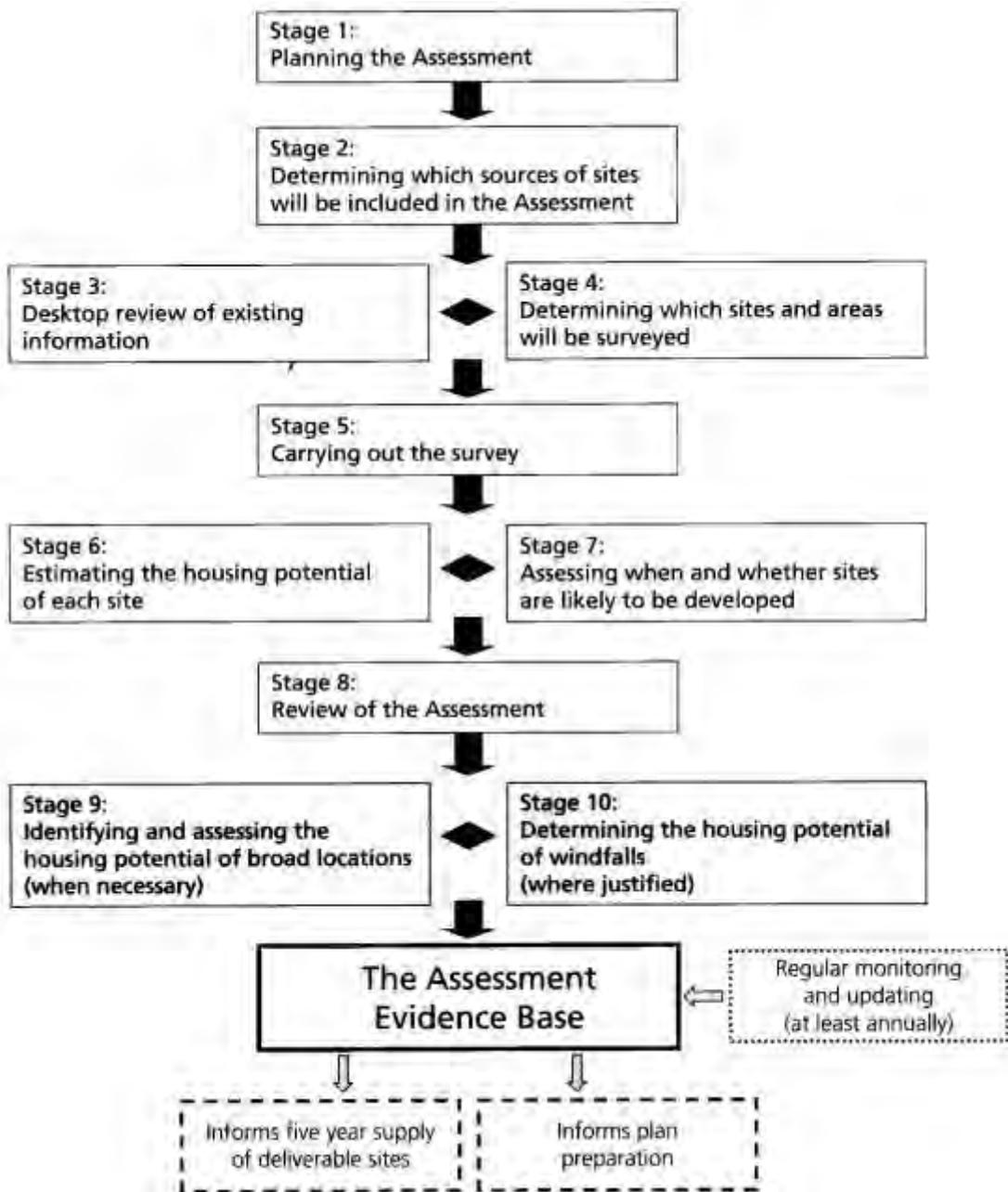


Figure 2.1 SHLAA Process and Outputs

2.14 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

2.15 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

2.16 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

2.17 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 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.

2.18 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. To make this a more robust assessment, a Sub-Group of the SHELAA Forum was formed and met in early 2009 to specifically assess the marketability and deliverability of the sites submitted and included in the initial assessments. Owing to the specialist needs of this assessment, this group was composed of local and national housebuilders, agents, Registered Social Landlords and relevant representatives of the Borough Council.

Resources and Management of the Process

2.19 The resources for this project were drawn from the Forward Planning team and initially focused on the material generated through the preparation of the Local Development Framework / 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.

2.20 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.

Work Programme

2.21 The SHELAA Forum first met towards the end of March 2008 with a decision to progress towards completion by Autumn 2008. This was delayed owing to staff turnover and the physical amount of work involved in assessing the multitude of sites and completion of the original SHELAA was Spring 2009 with the first update in Spring 2010 and each subsequent update in the following years.

The Timescale of the SHELAA

2 Methodology

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

- 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 2018 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, approximately 250 sites were submitted by landowners and agents that were considered for potential housing or employment allocation. These sites provided the starting point for identifying the potential housing land supply, much of which falls under the categories stated above.

2.25 For reasons of managing the task and with the agreement of the SHELAA Forum, a site threshold has been applied to only include sites that can accommodate 10 dwellings or more or for employment land on sites larger than 0.1ha. In reference to the removal of other sites, few were removed as the SHELAA is not a 'policy document' and should not make assumptions on the ability of development to come forward based on current policy, except for example where development is situated within a SSSI. Where appropriate and at the suggestion of the SHELAA Sub-Group, adjacent sites have been merged into single entities.

Stage 3: Desktop review of existing information

2.26 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.

Methodology 2

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
Other sources of information that may help to identify sites	
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.

2.27 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 Methodology

2.28 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.

2.29 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

2.30 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.

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

2.32 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.

2.33 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.

2.34 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.

2.35 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.⁽²⁾

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

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

2.36 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. The views of the entire SHELAA Forum on the deliverability and developability of the sites contained within the SHELAA was sought through an electronic consultation and a further meeting of the Sub-Group was arranged to discuss all of the sites in greater detail.

2.37 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 and discounting of planning permissions as to not over-estimate the number of permissions coming to fruition.

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

2.39 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.

2.40 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.

2.41 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'.

2.42 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. The views of the SHELAA Sub-Group consisting of developers and property agents were considered in determining "achievability".

2 Methodology

2.43 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

2.44 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)

2.45 As stated previously, windfall sites will not be included within the SHELAA at the present time. Furthermore, 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

2.46 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.

The Current Housing Land Supply 3

3 The Current Housing Land Supply

3 The Current Housing Land Supply

The Requirement

3.1 The 2018 SHELAA update utilises the Borough's revised housing target, as determined through the adopted Local Plan.

3.2 The Council undertook work on arriving at a revised 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 calculates 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). The residual requirement for housing is calculated by using previous completion rates over the Plan period (in this case for 2011/12 to 2017/18) 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 800 dwellings and factors this in to the five year requirement.

3.3 This results in a five year requirement of 3,670 dwellings. The requirement also includes a 5% buffer which is added in accordance with Paragraph 73 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 two successive years, it can no longer be considered to have persistently under-delivered, and therefore a 5% buffer is applied. Any future review will consider this buffer in the context of the Housing Delivery Test which, in the case of Scarborough, is currently calculated at circa 170 dwellings per annum.

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 (+800)	3050
Plus 5% buffer	3203

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.

3.5 In respect of Scarborough Borough Council, the authority submitted its Local Plan for examination in May 2016. The new Local Plan was adopted in July 2017.

The Current Housing Land Supply 3

3.6 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.

3.7 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". The Local Plan does not include an allowance for the inclusion of windfall contribution, and for the purposes of the SHELAA there will be no inclusion.

Outstanding Planning Permissions

3.8 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 the end of March 2018 there were 3,342 dwellings with an outstanding planning consent. ⁽³⁾

3.9 In order to ensure a robust method of discounting, for each outstanding permission for 10 or more dwellings an initial assessment was made of the likelihood of each coming forward. This initial assessment suggested that the remaining small sites (those of less than 10 dwellings) would then be discounted by a figure of 10%. This figure was derived following an analysis of the recent history of planning permissions within Scarborough Borough. The information relating to the discounting of planning permissions was raised at the initial SHELAA Forum and agreed as an acceptable method of determining the delivery of current planning permissions, on the basis that annual checks were carried out to ensure that any variations in the delivery rate were taken account of in future SHELAA updates. For this years update, the calculations have shown that the number of developments expiring is now 15.59%. It is therefore proposed to alter the discount applied to small sites to 15.59% for this year. Information relating to the determination of this figure can be found in the Background Information section: 'Analysis of Planning Permissions'. As a result of applying this methodology, the resulting discounted figure of contributions from planning permissions is 3,164.

3.10 The tables below (3.3 to 3.4) 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.

	2018/19	2019/20	2020/21	2021/22	2022/23
Dwellings coming forward from Outstanding Permissions	649	679	544	353	322

Table 3.3 Contribution from Current Planning Permissions (2018/19 to 2022/23)

³ This includes an estimated 100 dwellings at a site in East Ayton with outline permission for an unspecified number of dwellings.

3 The Current Housing Land Supply

	2023/24	2024/25	2025/26	2026/27	2027/28
Dwellings coming forward from Outstanding Permissions	266	217	66	40	28

Table 3.4 Contribution from Current Planning Permissions (2023/24 to 2027/28)

Known Sources of Housing

3.11 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 1st April 2018. 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.

Site	Indicative Yield	Notes
Filey Road Sports Centre, Scarborough	40	The site is being marketed and is most suitable for housing. An application is expected late 2018 / early 2019.
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 60units). 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 short to medium term.
'Hylands', Filey Road, Scarborough	22	Planning application has been submitted and pending approval could come forward in the short term.
133 Victoria Road, Scarborough	12	Demolition order has been submitted with a planning application for redevelopment of the site expected shortly thereafter.
Total	216	

Table 3.5 Known Sources of Housing Schemes

The Current Housing Land Supply 3

Site	0-5 Years	6-10 Years	11-15 Years
Filey Road Sports Centre, Scarborough	40		
Electricity Building, Filey Road, Gristhorpe (Phase 2)	30	10	
Whitby Hospital Site, Whitby	60		
Scarborough Road / Pasture Lane, Seamer		30	
Burlyn Road, Hunmanby		12	
'Hylands', Filey Road, Scarborough	22		
133 Victoria Road, Scarborough	12		
Total	164	52	0

Table 3.6 Estimated Timescales of Delivery of 'Known Sources of Housing' Schemes

Local Plan Allocations

Scarborough Borough Local Plan

3.12 The replacement Scarborough Borough Local Plan was formally submitted to the Secretary of State in May 2016 and adopted on 3 July 2017. This 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.

3.13 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. The accompanying SHELAA site assessments document includes assessments of those sites listed below that were previously considered through earlier SHELAA's. 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 ⁽⁴⁾

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

3 The Current Housing Land Supply

Settlement	Local Plan Site Ref and Address	Site Area	Indicative Yield
Newby and Scalby	Site HA6 'Land off Lady Edith's Drive, Newby'	1.78ha	60
	Site HA7 'Land to east of Lancaster Park, Scalby'	35.42ha	900 ⁽⁵⁾
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	80
	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* (1575 estimated within Plan period)
Osgodby	Site HA15 'Land off Rimington Way, Osgodby'	3.52ha	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	320
	Site HA19 'Land adjacent Captain Cook Crescent, Whitby'	2ha	60
	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
	Site HA24 'Land off Church Cliff Drive, Filey'	1.62ha	59 ⁽⁶⁾
	Site HA25 'Silver Birches, Station Avenue, Filey'	0.3ha	30

5 840 estimated within Plan period

6 (Amended from 30 due to progression with planning application)

The Current Housing Land Supply 3

Settlement	Local Plan Site Ref and Address	Site Area	Indicative Yield
	Site HA26 'Land at Brigg Road, Filey'	2.85ha	80
Hunmanby	Site HA27 'Land off Outgaits Lane, Hunmanby'	3ha	60
	Site HA28 'Land off Sands Lane, Hunmanby'	3ha	60
	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	92 ⁽⁷⁾
	Site HA32 'Land to south of Racecourse Road, East Ayton'	6.45ha	40 ⁽⁸⁾
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	40
	Site HA35 'Land to south of Limestone Road, Burniston'	1.61ha	40
Total			4463
Total within Plan period			3478

Table 3.7 Local Plan Housing Allocations (Policy HC2)

Site	0-5 Years	6-10 Years	11-15 Years	Post 2032
HA1			40	
HA2	50			
HA3	30			
HA4	75	65		
HA5		50		
HA6	60			
HA7	210	350	280	60
HA8	25	450	125	
HA9	60	40		

7 (Amended due to progression with planning application)

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

3 The Current Housing Land Supply

Site	0-5 Years	6-10 Years	11-15 Years	Post 2032
HA10		345	155	
HA11				
HA12	80			
HA13				
HA14	225	750	600	925
HA15	90			
HA16	32			
HA17				
HA18	20	200	100	
HA19	60			
HA20	20			
HA21				
HA22	60			
HA23	60			
HA24	59			
HA25	30			
HA26		80		
HA27	60			
HA28		60		
HA29		20		
HA30				
HA31	80	12		
HA32		40		
HA33	40	20		
HA34	40			
HA35			40	
Total	1466	2482	1340	985

Table 3.8 Estimated Timescales of Delivery of Local Plan Housing Allocations

The Current Housing Land Supply 3

Further Identified Sites

3.14 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 10 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 LDF/Local Plan 'call for sites';
- Potential sites the Council is disposing of for development;
- Newly identified potential sites;
- Strategic Sites / Broad Locations of development.

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

3.16 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. However, sites submitted as part of the Local Plan / LDF 'call for sites' that are not taken forward as allocations may still be considered under this section.

Non-Residential Allocations

3.17 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'

3.18 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. 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.

Council Sites for Disposal

3.19 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

3.20 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.

3 The Current Housing Land Supply

Strategic Sites / Broad Locations

3.21 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

3.22 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.

Overall Contribution from Further Identified Sites

3.23 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, 11-15 year and Post-2032 timescales.

Area	0-5 Years	6-10 Years	11-15 Years	Post 2032
Reighton				592
Hunmanby				523
Filey	32			275
Folkton / Flixton			10	150
Muston				60
Lebberston				26
Cayton				1,414
Scarborough	100	60		2,052
Newby and Scalby	40	10		373
Seamer		10		1,000
Irton				34
East Ayton				20
West Ayton				190
Ruston / Wykeham	10			

The Current Housing Land Supply 3

Area	0-5 Years	6-10 Years	11-15 Years	Post 2032
Brompton				11
Snainton		12		591
Burniston				268
Cloughton				283
Whitby			75	589
Eskdaleside				102
TOTAL	182	92	85	8,553

Table 3.9 Further Identified Sites' Yields by Area

3 The Current Housing Land Supply

Overall Supply

Conclusions and Results of the SHELAA

3.24 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 11-15 therefore covering the remainder of the Plan period.

	Number of Dwellings
Requirement	2250
+ / - over/under delivery (+800)	3050
Plus 5% buffer	3203
Contributions from:	
Extant Planning Permissions (discounted)	2547
Known Sources of Housing	164
Local Plan Allocations	1466
Sites Identified in the SHELAA	182
Total Contributions	4359

Table 3.10 Overall Supply of Housing (0 to 5 years)

	Number of Dwellings
Requirement	2250
+ / - over/under delivery (-1156)	1094
Plus 5% buffer	1152
Contributions from:	
Extant Planning Permissions (discounted)	617
Known Sources of Housing	52
Local Plan Allocations	2482
Sites Identified in the SHELAA	92
Total Contributions	3243

Table 3.11 Overall Supply of Housing (6 to 10 years)

The Current Housing Land Supply 3

	Number of Dwellings
Requirement	2250
+ / - over/under delivery (-2091)	159
Plus 5% buffer	167
Contributions from:	
Extant Planning Permissions (discounted)	0
Known Sources of Housing	0
Local Plan Allocations	1340
Sites Identified in the SHELAA	85
Total Contributions	1425

Table 3.12 Overall Supply of Housing (11 to 15 years)

3.25 This demonstrates that as of April 2018, 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.

3.26 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 9,027 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;
- The non-accounting for of identified sites that could come forward but accommodate less than 10 units (thought to cumulatively be around 500 dwellings); and
- No account of windfall developments (the contribution of which remains high, 240 net dwellings within the year 2017/18 alone).

The Status of the Identified Sites

3.27 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.

Monitoring and Updating the SHELAA

3.28 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 is being taken forward as 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 2018. 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)	3,500
B1a	776

The Current Employment Land Supply 4

Land Use	Extensions / New Building on Existing Employment Sites (sq m)
B1b	-
B1c	21.84
B2	431
B8	2,958
Mixed Use	22,292
Total	29,979

Table 4.1 Employment Sites with Current Planning Permission as of 1st April 2018

Local Plan Allocations

Scarborough Borough Local Plan

4.7 The replacement Scarborough Borough Local Plan was formally submitted to the Secretary of State in May 2016 and was adopted in July 2017 following the completion of the examination process. The new 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). 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 LDF/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 - 14 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.

	Employment Floorspace (sq m)
Requirement	120,750

The Current Employment Land Supply 4

Employment Floorspace (sq m)	
Contributions from:	
Outstanding planning permissions	29,979
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
Total Contributions	215,157

Table 4.5 Overall Supply of Employment Floorspace

4 The Current Employment Land Supply

Analysis of Planning Permissions A

A Analysis of Planning Permissions

Appendix A Analysis of Planning Permissions

In order to establish a more thorough, robust assessment of discounting planning permissions, the method was amended from the first two iterations of the SHELAA. The original method involved simply considering the total number of expired permissions subtracted from the cumulative total of all permitted schemes.

A revised discounting method was arrived upon having consulted with the SHELAA Group Members, who then confirmed this to be a sensible means of discounting housing permissions. This revised method is as follows and differentiates between the following;

- a. Sites of 10 or more units; and
- b. Sites of less than 10 units.

All permissions that are currently for 10 or more units have been individually assessed in terms of the likelihood of coming forward, based upon informed discussions with Development Management officers and the developer / landowner where appropriate.

Permissions that consist of less than 10 units have had a standard discount applied which has been determined through an historical analysis of small sites. To do this the following procedure was followed;

1. A list of all sites with planning permission for less than 10 units as of April 2008 was compiled;
2. All sites that gained planning permission over a ten year period, between April 2008 and March 2018 were subsequently listed, with the exception of renewed or superseded permissions to prevent double counting;
3. The number of dwellings that have expired during the period April 2008 to March 2018 was calculated;
4. The percentage of dwellings expiring in relation to total permissions is then calculated.

Up to the end of March 2018 the proportion of dwellings with planning consent that were not subsequently developed totalled 15.59% and this is therefore the proposed discount rate.

	Dwellings Permitted	Number Expired	Percentage
New Build (Full)	481	98	20.37%
New Build (Outline)	66	24	36.36%
Conversion	717	75	10.46%
Total	1264	197	15.59%

Table A.1 Discounting figures for schemes of less than 10 units (2008-2018)

This percentage figure is regarded as being a robust and evidenced reflection of actual delivery rates and will continue to be updated annually and amended accordingly.

SHELAA 2018 Maps B

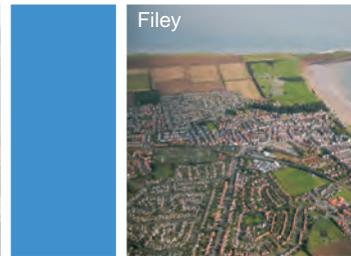
B SHELAA 2018 Maps

Appendix B SHELAA 2018 Maps

SHELAA 2018 Site Assessments C

C SHELAA 2018 Site Assessments

Appendix C SHELAA 2018 Site Assessments



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