

Authority Monitoring Report 2024

Executive Summary

This is the Authority Monitoring Report (AMR) 2023/24 for the Scarborough Borough Local Plan which is required to be published under the Town and Country Planning (Local Planning) (England) Regulations 2012.

It sets out the progress in Local Plan production and the implementation of policies. The AMR measures various indicators to assess the performance of planning policies set out in the adopted Local Plan and helps understand the wider social, environmental and economic issues affecting the Borough.

The Authority is required to produce an AMR at least once every 12 months. This AMR relates mainly to the period 1 April 2023 to 31 March 2024, except where data was not available for this exact time period, or it made sense to provide more recent data. The report on the progress of the Local Development Scheme (LDS) and specific elements of Local Plan preparation has been written to be as up-to-date as possible as has the housing position.

The report has been produced in accordance with the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012. There is no longer a requirement to submit the report to the Secretary of State. However, reports must be made public.

The Local Plan was adopted in July 2017 and the monitoring framework as detailed within Chapter 11 of the Local Plan is used as the basis for this AMR. Where relevant, each chapter contains the monitoring indicators that are related to that subject area.

The AMR broadly follows the structure established in earlier reports to ensure a consistency of approach and enable meaningful cross-referencing and analysis to be undertaken.

The purpose of the AMR is twofold:

- To monitor the progress of the local development documents set out in the Local Development Scheme; and
- To monitor the effectiveness of the policies set out in the Borough Local Plan.

Monitoring Report - Key Findings

- The residential net completions for this monitoring period (477) represents the eighth consecutive year delivery has been higher than the Local Plan annual requirement (450) and Standard Method (175). The level of completions is again largely down to the level of completions on a handful of greenfield sites. This is a trend which is expected to continue for the coming years as these schemes cumulatively have a large number of dwellings still to be constructed.

Furthermore, there are a number of greenfield sites identified in the new Local Plan;

- The up to date housing trajectory outlines a five year supply of 2,786 dwellings, which is above the requirement of 919 dwellings (using the Standard Method);
- 21.6% of completed residential development occurred on brownfield land - an overall figure for 2011 to 2024 of 43.6%. This is the eleventh successive year that the rate of Greenfield delivery has been higher than that of Brownfield development. However, it is likely that the proportion of Brownfield development will generally fall in upcoming years owing to the range of Local Plan allocations;
- For the period 2023/24, there were a total number of 77 affordable housing completions. The average provision increased to 21.66% of total completions between April 2011 and March 2024;
- 2023/24 has shown an overall increase of 219m² of retail floorspace across the borough.

When future key planning documents are adopted, consideration must be given to monitoring their performance and any associated indicators highlighted in their accompanying Sustainability Appraisals (SA).

To assess the performance of the Local Plan, a monitoring framework has been prepared, which sets out the key indicators for future AMRs. Where policies are not performing as intended, the AMR will suggest the actions that need to be taken to address the issues. These can, if necessary, include a formal review and subsequent amendment to the policy.

1 Introduction

Background

Monitoring period, publication and content of the Scarborough AMR

- 1.3 This Authority Monitoring Report relates to the period from 1 April 2023 to 31 March 2024 (with more up to date information where available and appropriate) and reports on the following:
- Extent of the implementation of policies within the Scarborough Borough Local Plan; and
 - Core and contextual indicators to illustrate the current economic, social and environmental characteristics of the borough.
- 1.4 This report includes information on economy, housing, transport, retail, leisure and tourism, health and community facilities, the built and natural environment and renewable energy for the plan period 2011 to date.
- 1.5 The monitoring of the Local Plan also requires some specific information to be collected which is not collected elsewhere. This includes information relating to the monitoring of development completions (that is dwellings, employment floorspace, retail floorspace, etc.).
- 1.6 Performance is measured against the Scarborough Borough Local Plan, adopted in 2017 unless stated otherwise.
- 1.7 Previous Authority Monitoring Reports are available on the council's website and show data for the period since 2011/12. This AMR has been published on the council's website and is also available in paper copy (a charge may be levied on providing paper copies).

Comments on the Authority Monitoring Report

- 1.8 Although there is no formal consultation on the Authority Monitoring Report 2024, comments on report content and format or on monitoring in general are welcome. We would particularly welcome feedback on any information communities would like to be provided in future Authority Monitoring Reports.

Scarborough Borough's AMR Methodology

- 1.10 This Authority Monitoring Report (AMR) is a document which is produced by the council annually, looking back at the previous financial year, from 1 April to 31 March. However, with reference to the progress with the Local Plan in relation to the targets within the Local Development Scheme (LDS), this will be as up to date as possible. The document comprises:

- Core and contextual indicators to illustrate the current economic, social and environmental characteristics of the borough; and
- An indication of progress in implementing current local plan policy / targets for 2023/24.

1.11 The AMR 2024 monitors the performance of the current Local Plan policies, i.e. the Scarborough Borough Local Plan adopted in 2017.

1.12 The AMR uses the most relevant and timely information available to the council at the time of drafting for the identified monitoring period.

Indicators

1.13 The Local Plan, in Chapter 11, sets out a monitoring framework that forms the basis for monitoring the effectiveness of Local Plan policies. This forms the basis of this Authority Monitoring Report. Previous iterations have considered a range of indicators collated from a number of sources, however, given the recent adoption of the Plan, it is considered this should form the starting point for the AMR. Any requirements outlined within the NPPF will also be reflected here.

1.14 Please note all information and data are from sources within North Yorkshire Council unless otherwise stated.

2 Monitoring Framework and Monitoring Results

Introduction

- 3.1 As previously mentioned, the Scarborough Borough Local Plan was adopted in July 2017. The Monitoring Framework contained within Chapter 11 of the Local Plan forms the basis of this AMR. Any requirements outlined within the NPPF will also be reflected here.
- 3.2 The AMR assesses how the council's current planning policies are working and monitors the delivery of the council's development plan. Overall, it is clear that monitoring reports should broaden their focus to show overall how the planning function is performing and to reflect on the 'value added' to development by policy, development control, conservation and enforcement activity.
- 3.3 The structure of this report is based around the key themes of economy, housing, environment, community, transport and renewable energy. The monitoring for each of these areas is constantly evolving and improved upon during each monitoring year and this will continue to be the case as indicators evolve, and new ones are created, in response to new planning legislation and the council's own monitoring need.
- 3.4 The following sections present the monitoring results for the period April 2023-March 2024.

Employment

- 3.5 The following section details the amount of land developed for employment in the borough. Employment development is that which is defined by the Use Classes Order as falling under B1 (Business)¹, B2 (General Industry) and B8 (Storage and Distribution). Where appropriate, historical data is presented so that any trends can be identified.

Monitoring Indicators - Employment

Policy	Indicator	Target	Source	Responsibility for Delivery
EG1 & EG3	Amount and type of employment provision delivered (unit floorspace and site size)	Increase active employment land provision and ensure a flexible and available supply of developable employment land.	Development Management Records	SBC, Developers

¹ Please note that B1a is 'office use' which is also reported in table 5.6

EG3	Amount of vacant employment land available for development by type: a. Allocated; b. With Planning Consent.	Increase active employment land provision and ensure a flexible and available supply of developable employment land.	Development Management Records and Forward Planning	SBC, Developers
EG2	Number of planning consents with a condition/agreement requiring job skills/apprentice training	Monitor	Development Management Records	SBC, Developers
EG4	Amount of development within (Scarborough Business Park expansion land) protected area	Monitor	Development Management Records	SBC, Developers
EG5	Employment land and floorspace lost to 'non-employment' uses	Monitor	Development Management Records	SBC, Developers

Table 3.1 Monitoring Indicators - Employment

Total Amount of Additional Employment Floorspace - by Type

3.6 Total amount of additional employment floorspace by type' indicates the amount of land developed for employment use in Classes B1, B2 and B8². As there are several sites in the borough which are classed as 'mixed use', containing two or more of the use categories, an additional category (mixed use) has been added for reporting purposes. The developments are shown in square metres, and are gross (external) measurements.

	Cumulative since Plan Period commenced (2011/12 – 2022/23)	2023/24
B1 Category A	3113.16	0
B1 Category B	0	0
B1 Category C	4101.5	0

² Where permission has been granted after 1st September 2020, Class E of the Use Classes Order is referred to where relevant

B2	7500.8	2743
B8	8142.71	324
Class E	710	0
Mixed	17541.55	1335
Total	41623.72	4402

Table 3.2 Total Amount of Additional Employment Floorspace by Type (Square Metres)

3.7 There has been 4,402m2 of additional employment floorspace delivered this year.

Total Amount of Additional Employment Floorspace by Type - by Settlement

3.8 This indicator relates to the monitoring indicator for Policy SH1 and the Settlement Hierarchy.

Settlement Hierarchy	2023/24	%
Scarborough Urban Area	4,042	91.8
Whitby	97	2.2
Filey	0	-
Service Villages	263	6.0
Rural Villages	0	-
Open Countryside	0	-

Table 3.3 Total Amount of Additional Employment Floorspace by Settlement (Square Metres)

Amount of Employment Land Available - by Type

3.9 This indicator looks at the total amount of land available for employment use through:

- Local Plan Allocations; and
- Planning Permissions.

(a) Allocations

Site Ref	Address	Available Land (without Permission)
EMP-A1	Land to the North East of Burton Riggs, Scarborough Business Park	0
EMP-A2	Land at Hopper Hill Road, Scarborough Business Park	0.49 ha
EMP-A3	Land to East of Hunmanby Industrial Estate	1.9 ha
EMP-A4	Land to North and South of Cayton Approach, Scarborough Business Park	19.11 ha
EMP-A5	Land to South of Plaxton Park Industrial Estate	0
WBP AAP	Land within Whitby Business Park Area Action Plan (Borough land only)	10 ha

Table 3.4 Allocated Employment Sites Available (ha)

(b) Planning Permissions

3.10 The table below shows sites for which planning permission has been granted and is still valid as of 31st March 2024. Information is provided in two forms; in hectares where no actual building is proposed (generally outline applications) and in floorspace for proposed buildings or extensions to existing premises. Both sets of data are shown below and care has been taken not to double count. Where an outline application exists for a large area of employment land and some development has taken place, the land available through the outline permission has been amended accordingly. The changes to the Use Classes Order are reflected here with Class E referred for permissions granted after 1st September 2020.

	Sites for which Planning Permission has been Granted	
	New sites (ha)	Extensions / Existing Employment Sites (m2)
B1 (No specific category)	-	-
B1 Category A	-	923
B1 Category B	-	-
B1 Category C	-	521.64
B2	-	5492
B8	-	-
Mixed Use	4.55	11429.2

Class E	-	1051
TOTAL	4.55	19416.84

Table 3.5 Employment Sites with Current Planning Permission

Total Amount of Additional Office Floorspace for 'Town Centre Uses'

3.11 This indicator looks at the total amount of completed office floorspace in the borough (a) and in town centres (b). Office space refers to A2 Office space (financial or professional services) or B1a (general office).

a) In the period 1 April 2023 to 31 March 2024, no additional office space was completed in the borough.

	B1a	A2	A2 or B1a	Total
2011/12	580	306	0	886
2012/13	0	0	0	0
2013/14	167.66	220.6	0	388.26
2014/15	1006.6	3146	0	4152.6
2015/16	185	0	0	185
2016/17	307.4	42	0	349.4
2017/18	624.3	0	0	624.3
2018/19	0	173	0	173
2019/20	0	73	0	73
2020/21	0	0	0	0
2021/22	0	0	0	0
2022/23	650	0	0	650
2023/24	0	0	0	0

Table 3.6 Amount of Completed Office Development (Square Metres) (2011-2024)

b) This indicator looks at the total amount of completed floorspace (gross measurements) of office development within defined town centres only. In the period of April 2023 to March 2024, no additional office space was completed within the

designated Town Centres. This was the third successive year of no additional office space within the designated Town Centres.

	B1a	A2	Total
2011/12	0	112	112
2012/13	0	0	0
2013/14	0	220.6	220.6
2014/15	0	361	361
2015/16	19	0	19
2016/17	61	42	103
2017/18	0	0	0
2018/19	0	173	173
2019/20	0	73	73
2020/21	0	0	0
2021/22	0	0	0
2022/23	0	0	0
2023/24	0	0	0

Table 3.7 Amount of Completed Office Development in Town Centres (Square Metres)

Has Your Authority Undertaken an Employment Land Review?

3.12 Scarborough Borough Council's Employment Land Review was updated and published in November 2015

Job Skills / Apprentice Training

3.13 In line with Local Plan Policy EG 2, the Borough Council encourages local employers to participate in skills and employment training initiatives to increase access to employment for those who live within the area. During the year 2023/24 no planning consents included a condition or agreement requiring job skills / apprentice training. It should be noted, however, the existing skills village at Middle Deepdale, Eastfield, remains in operation and subsequent approvals of Reserved Matters have contributed to this continuing.

Conclusions

- 3.14 2023/24 saw the delivery of 4,402sqm of employment floorspace. This means there has been an average delivery of employment floorspace of 3,540.4 sqm per annum since the start of the Local Plan period.
- 3.15 The provision of an adequate supply of high quality, diverse employment opportunities forms a strategic priority for the sustainable economic development and regeneration of Scarborough Borough.
- 3.16 The Borough Council's updated Employment Land Review was published in November 2015. The ELR fed into the production of the (2017) Local Plan and drew the following conclusions:
- Although a large proportion (53.4 hectares) of employment land within the borough is currently vacant, undeveloped or derelict, the vast majority of this land is located at Scarborough Business Park (43 hectares), particularly the area to the south of the Business Park.
 - Future demand for employment land has been calculated at around 35 hectares over the plan period (up to the year 2032), taking account of econometric modelling, emerging sectors (the proposed potash mine and off-shore wind farm), the growth aspirations of local businesses and the need to re-provide employment land likely to be lost to other uses.
 - As the principal town in the Borough, Scarborough and its wider urban area should continue to be the focus for employment land provision. Scarborough Business Park is of strategic importance to the borough's economy and its role should be protected and enhanced during the new plan period (up to the year 2032) and beyond.
 - Given Whitby's physical and environmental constraints, particularly within the central areas of the town, the area of search for new employment land is limited to extensions to Whitby Business Park (as enabled by the adopted Whitby Business Park Area Action Plan).

Housing

- 3.17 This section considers the provision of housing across the Borough and includes an estimate of likely future provision over the next 5 years and the longer Plan period within a housing trajectory. This section includes some elements of historical data for informative purposes and the analysis of trends.

Monitoring Indicators - Housing

Policy	Indicator	Target	Source	Responsibility for Delivery
DEC3	Average density of new housing delivered	30+ dwellings per hectare across the Local Plan area as a total (*should not	Development Management Records	SBC, Developers

		include single plot developments due to distortion of figure)		
HC1	Supply of ready to develop housing sites	Maintain a 5 year rolling supply	Development Management Records and Forward Planning	SBC, Developers and Landowners
HC1, HC2 & SGA1	Net additional dwellings delivered	Deliver 450 dwellings per annum	Development Management Records	SBC, Developers
HC3	Number of affordable dwelling delivered	15% of homes delivered to be affordable	Development Management Records, Housing Section	SBC, Developers, Registered Providers
HC4	Number of dwellings delivered through rural exception schemes	Aim to deliver an average of one site per annum over plan period and contribute towards county-wide target of 75 homes a year	Development Management Records, Rural Housing Enabler	SBC Rural Housing Enabler, Developers
HC5	Number of dwellings provided in specialist or extra-care schemes	Increase the provision in the Local Plan area	Development Management Records	SBC, NYCC, Developers, Registered Providers
HC6	Net additional traveller pitches delivered (permanent or transient)	To meet identified demand	Development Management Records	SBC

Table 3.10 Monitoring Indicators - Housing

Net additional dwellings

3.18 This indicator provides information on residential completions since the commencement of the Local Plan period. Previous Annual/Authority Monitoring Reports are available on the Council's website and show completions for the period since 2003/04.

3.19 This figure represents total completions including new build, change of use and conversion minus any losses through change of use and conversion or demolition. Figures are total number of completions, by application, for the year April to March.

Net Additional Dwellings Completed	
2011/12	268
2012/13	159
2013/14	240
2014/15	416
2015/16	352
2016/17	457
2017/18	458
2018/19	469
2019/20	497
2020/21	464
2021/22	455
2022/23	487
2023/24	462

Table 3.11 Net Additional Dwellings

3.20 Since the start of the Local Plan period (2011), a total of 5,184 net additional dwellings have been completed. This is an average of 399 dwellings a year.

3.21 The net completions for this year (2023/24) represents the eighth consecutive year whereby delivery has been above the identified housing requirement of 450 dwellings per annum. The level of completions is again largely down to the contribution of a handful of greenfield sites.

Net and Gross additional dwellings for the reporting year (April 2023 - March 2024)

3.22 During the year 2023/24, a gross total of 477 dwellings were completed in the Borough, consisting of:

- 71 dwellings from conversions;
- 406 new build dwellings.

3.23 This was offset by:

- 8 dwellings lost by conversions to other uses or enlarged residential units;
- 2 dwellings already existed prior to being converted to extra residential units; and
- 5 dwellings were demolished.

3.24 This gave a net increase in dwellings from April 2023 to March 2024 of 462 dwellings.

Windfall

3.25 During the year 2023/24, Scarborough Borough saw windfall development completions of 148 net dwellings which equates to 32.0% when taking into account sites allocated within the adopted Local Plan and any extant ones identified in the 1999 Borough Local Plan. Of the 487 net additional dwellings, the completions on allocations (current and from the 1999 Plan) are as follows;

- Muston Road, Filey – 36 dwellings;
- East of Church Lane, Cayton – 42 dwellings;
- Middle Deepdale, Eastfield – 116 dwellings;
- North-West of Racecourse Road, East Ayton – 3 dwellings;
- High Mill, Scalby – 50 dwellings;
- Broomfield Farm, Stainsacre Lane, Whitby – 62 dwellings;
- Captain Cook Crescent, Whitby – 5 dwellings.

Amount of Development (gross additional dwellings) by Settlement Type (April 2023 - March 2024)

3.26 This indicator has been included to make the AMR more spatial in its assessment of how development is taking place across the borough, by assessing the locations and quantity of development. This is to see if the pattern of development is generally following the settlement strategy as defined by Policy SH1 of the Local Plan. The following shows the breakdown of completions by settlement;

- Scarborough Urban Area³; 282 units (Gross)
- Whitby; 85 units
- Filey; 46 units
- Service Villages (cumulatively)⁴; 55 units
- Rural Villages; 5 units.

Anticipated Amount of Development over full Plan period by Settlement Type

3.27 Factoring in this years completions, table 3.12 shows the overall distribution of housing as predicted over the Plan period. The distribution is based on the actual completions from 2011/12 to 2023/24, extant planning permissions, the

³ Defined as Scarborough 'town', in addition to Newby / Scalby, Osgodby, Cayton, Eastfield and Crossgates.

⁴ Comprising Hunmanby, East / West Ayton, Seamer, Snainton, Burniston and Sleights.

'known' sources of housing as explained later within paragraph 5.42, and the housing allocations from the Local Plan as expected to come forward up to 2039/40.

	Scarborough Urban Area	Whitby	Filey	Service Villages	Small Villages	TOTAL
Completions (2011/12 - 2023/24)	2929	1095	546	542	137	5249
Planning Permissions	1603	295	77	343	32	2350
'Known' Sources of Housing	248	110	30	30	40	458
Remaining Local Plan Allocations (predicted up to 2039/40)	3810	301	83	178	-	4372
TOTAL	8590	1810	736	1093	203	12429
Percentage	69.11	14.49	5.92	8.79	1.64	

Table 3.12 Overall Net Housing Distribution over Plan period (2011/12-2039/40)

Projected net additional dwelling requirement up to end of Local Plan period (Housing Trajectory)

3.28 The starting point for calculating a five year requirement is considering supply since the commencement of the Plan period. The following shows delivery since 2011 in relation to the annual requirement of 450 dwellings per annum.

	Net Completions	Annual Local Plan Housing Requirement	Annual Over or Under Delivery	Cumulative Supply
2011/12	268	450	-182	-182
2012/13	159	450	-291	-473
2013/14	240	450	-210	-683
2014/15	416	450	-34	-717
2015/16	352	450	-98	-815
2016/17	457	450	7	-808

2017/18	458	450	8	-800
2018/19	469	450	19	-781
2019/20	497	450	47	-734
2020/21	464	450	14	-720
2021/22	455	450	5	-715
2022/23	487	450	37	-678
2023/24	462	450	12	-666

Table 3.13 Net Housing Completions (2011/12 - 2023/24)

3.29 Table 3.13 shows an undersupply to date of 666 dwellings.

3.30 The requirement also includes a 5% buffer which is added in accordance with Paragraph 47 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 (or 5% where this is not the case). As the Council has delivered in excess of the requirement for eight successive years, it is not considered to have persistently under-delivered, and therefore a 5% buffer is applied.

Number of Dwellings	
Requirement (450 x 5 years)	2250
+ / - over/under supply (0)	2250
Plus 5% buffer	2363

Table 3.14 Five Year Requirement

3.31 As the Scarborough Borough Local Plan is now more than 5 years past adoption, the Standard Method for addressing housing need is utilised for calculating land supply. The Borough's Standard Method generates a figure of 175 net additional dwellings per annum. The following table shows how supply meets this requirement*.⁵

Number of Dwellings	
Requirement (175 x 5 years)	875

⁵ Note this refers to the Standard Method as per 31 March 2024.

+ / - over/under supply (0)	875
Plus 5% buffer	919
Contributions from:	
Extant Planning Permissions	2511
Known Sources of Housing	0
Local Plan Allocations	275
Windfall Delivery (Years 4 and 5 only)	300
TOTAL CONTRIBUTIONS	3086
YEARS SUPPLY (Supply / Adjusted Annual Requirement)	16.7 years

3.34 The sources of housing delivery discussed are fed into a housing trajectory that illustrates anticipated delivery of sites throughout the Plan period. This is shown as follows:

	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	TOTAL
Housing Allocations (without PP)																		
HA1 Land off Springhill Lane, Scarborough									20	20								40
HA5 Land at Dean Road, Scarborough (remaining section)							50											50
HA7 Land to east of Lancaster Park, Scalby							70	70	70	70	70	70	70	70	70	70	70	770
HA9 Land to west of Middle Deepdale, Eastfield							35	35	30									100
HA10 Land north of Middle Deepdale (west of Deep Dale Valley), Eastfield							75	90	90	90	90	65						500
HA14 Land to South of Cayton																		0
- HA14 - Phase 1 (A)				50	50	50	50	50	50	25								325
- HA14 - Phase 1 (B)					25	50	50	50	50	50								275
- HA14 - Phase 1 (C)						50	50	50	50									200
- HA14 - Phase 2 (A)							25	50	50	50	50							225
- HA14 - Phase 2 (B)								50	50	50	50							200
- HA14 - Phase 2 (C)								50	50	50	50	25						225
- HA14 - Phase 3 (A)												50	50	50	50	50	50	300
- HA14 - Phase 3 (B)												50	50	50	50	50	50	300
- HA14 - Phase 3 (C)												50	50	50	50	50	50	300
HA18 Land opposite Whitby Business Park and to the south of Eskdale Park, Whitby (not permissioned section)							35	35	35	35	35	35	31					241
HA22 Land at Whitby Golf Club (East), Whitby							30	30										60
HA23 Land to north of Scarborough Road, Filey (not permissioned part)							20	20	20	23								83
HA27 Land off Outgaits Lane, Hunmanby							10	30	30									70
HA29 Land between Stonegate and Sheepdyke Lane, Hunmanby							12											12
HA32 Land to south of Racecourse Road, East Ayton							30	26										56
HA34 Land to north of Limestone Road, Burniston							20	20										40
Planning Permissions																		
St Thomas Hospital, Foreshore Road, Scarborough							12											12
Westwood Campus Site, Valley Bridge, Scarborough (HA2)		28	22															50
Yorkshire Coast College, Lady Edith's Drive, Scarborough (HA4)							15	30	30	30	25	10						140
Pavilion House, Valley Bridge Road, Scarborough		55																55
Hylands', Filey Road, Scarborough		22																22
The Breece', West Street, Scarborough		20																20
5-6 Esplanade Gardens, Scarborough		17																17
125 - 129 North Marine Road, Scarborough		12																12
Land off Mill Way, High Mill, Scalby (Full Permission)		15																15
Land off Mill Way, High Mill, Scalby (Outline)			30	50	50	50	40											220
Danes Dyke, Newby			10															10
Land to east of Church Lane, Cayton (HA13)		30	24															54
Middle Deepdale (East), Eastfield 22/00061/RM		30	30	13														73
Middle Deepdale (East), Eastfield 22/02521/RM			36															36
Middle Deepdale (West), Eastfield 21/01592/RM		30	30	17														77

Middle Deepdale (West), Eastfield 19/02499/RM		3																3
Middle Deepdale (West), Eastfield 21/01756/RM			30	17														47
Middle Deepdale (West), Eastfield 21/01755/RM		35	35	35	35	35	35	22										232
Middle Deepdale (West), Eastfield 21/02096/RM			30	34														64
Land to North of Middle Deepdale (east of Deep Dale Valley), Eastfield (HA8) (Full Permission)		35	35	37														107
Land to North of Middle Deepdale (east of Deep Dale Valley), Eastfield (HA8) (Outline)			58	90	90	90	90	75										493
Land off Rimington Way, Osgodby (HA15)		30	30	36	36													132
Land at Broomfield Farm, Stainsacre Lane, Whitby (Part of HA18)		50	50	50	21													171
Former Highways Depot, The Garth, Whitby (HA16)			54															54
Land adjacent Captain Cook Crescent, Whitby (HA19)		35	17															52
Land at Brigg Road, Filey (HA26)			20	22														42
Muston Road, Filey		32																32
Land off Sands Lane, Hunmanby (HA28)				9	22	22												53
Beacon Road, Seamer (HA30)		40	39															79
Land to west of The Grange, High Street, Burniston (HA33)		10	20	20														50
Land to South of Limestone Road, Burniston (HA35)				26	20													46
Land at Racecourse Road, East Ayton (Part of HA32)				63														63
Land at Racecourse Road, East Ayton (Part of HA32)				30	30	33												93
Land at 69 Carr Hill Lane, Briggswath			14															14
Electricity Building, Filey Road, Gristhorpe		8																8
All other Planning Permissions (less than 10 units)		100	100	77														277
Known Sources of Housing																		
HA3 101 Prospect Mount Road, Scarborough							30											30
HA20 Residential Care Home, 1 Larpool Lane, Whitby							20											20
HA25 Silver Birches, Station Avenue, Filey							30											30
Filey Road Sports Centre, Scarborough							20	20										40
Former Argos Building, Newborough, Scarborough							95											95
North of Lingholm Crescent, Eastfield							23											23
Former Scarborough Rugby Union Football Club, Scalby Road, Newby (Updated Position)							40	20										60
Whitby Hospital Site, Whitby							60											60
Land at Rievaulx Road, Whitby							30											30
Scarborough Road / Pasture Lane, Seamer (expired pp)							30											30
Electricity Building, Filey Road, Gristhorpe (Phase 2)							15	15	10									40
Windfall																		
Windfall					150	150	150	150	150	150	150	150	150	150	150	150	150	1950
Completions																		
Completions	487																	487
TOTAL	487	637	714	676	529	530	1297	988	785	643	520	505	401	370	370	370	370	10192
Annual Requirement	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	
Annual Over or Under Supply (this year)	312	462	539	501	354	355	1122	813	610	468	345	330	226	195	195	195	195	

Carried Forward Over or Under Supply (from Previous Year)	0	312	774	1313	1814	2168	2523	3645	4458	5068	5536	5881	6211	6437	6632	6827	7022	
Five Year Requirement (+5% or +20%)		919	919	919	919	919												
Plus Undersupply (+5% or +20%)		0	0	0	0	0												
Five Year Requirement		919	919	919	919	919												
Actual Five Year Supply		3086	3746	4020	4129	4243												
Buffer over 5 Year Supply (as a %age)		235.89%	307.73%	337.55%	349.41%	361.82%												
Years Supply as a %		16.8	years															

The percentage of new and converted dwellings on previously developed land

3.37 This highlights the percentage of residential development on previously developed land ('brownfield') against the total number of gross dwellings completed for each year. 'Brownfield' land is defined in Annex 2 of NPPF.

3.38 The following table shows the percentage of brownfield development for each year 2011/12-2023/24.

% of dwellings on Previously Developed Land	
2011/12	84.1
2012/13	78.9
2013/14	44.3
2014/15	32.2
2015/16	48.3
2016/17	35.6
2017/18	41.1
2018/19	41.5
2019/20	49.5
2020/21	46.4
2021/22	43.4
2022/23	31.2
2023/24	21.6

Table 3.17 Brownfield Development as a percentage of Total Completions (2011/12-2023/24)

3.39 Of the gross completions (April 2023 to March 2024), a majority (374) were on Greenfield sites with 103 dwellings on Brownfield sites. This is the tenth successive year that the rate of Greenfield delivery has been higher than that of Brownfield development. The Authority's performance of brownfield delivery since the commencement of the Plan period (2011/12 to present) now stands at 43.6%.

Percentage of new dwellings completed at less than 30 dwellings per hectare, between 30 to 50 dwellings per hectare and above 50 dwellings per hectare

3.40 In order to gain an understanding of the density of schemes, completions are broken down in to three categories of density. The table compares 2023/24 with the previous year's figures:

	Less than 30dph	30dph - 50dph	More than 50dph
2015/16	12.4	13.5	74.2
2016/17	40.8	37.4	21.8
2017/18	57.2	12.8	30
2018/19	13.1	39	48
2019/20	33.4	23.2	43.4
2020/21	45	17.9	37.1
2021/22	48.7	23.8	27.5
2022/23	26.2	47.7	26.2
2023/24	56.2	24.1	19.7

Table 3.18 Density of residential development (Dwellings per Hectare - dph)(2015-2024)

3.41 The overall density of development for 2023/24 is 29.71 dwellings per hectare. This is broken down as being 84.34 dwellings per hectare from conversions, and 26.35 dwellings per hectare from new build dwellings.

Affordable Housing Completions

3.42 This indicates the level of affordable housing completed which includes:

- Dwellings wholly funded through registered social landlords or local authorities;
- Dwellings funded through developers contributions (section 106 agreements);
- On-site affordable dwellings on allocated sites as required by Local Plan policy and Supplementary Planning Documents;
- Dwellings funded through other grant schemes including Flats above Shops grants and Houses in Multiple Occupation grants that provide affordable housing in perpetuity.

3.43 The number of completions (through the planning application process only) is shown in the table below:

No. Of affordable dwellings	
2011/12	73
2012/13	45
2013/14	32
2014/15	240
2015/16	45
2016/17	116
2017/18	123
2018/19	58
2019/20	93
2020/21	91
2021/22	148
2022/23	33
2023/24	77

Table 3.19 Affordable Completions 2011/12 – 2023/24

3.44 This year has seen 77 affordable units completed. This means the cumulative delivery since the start of the Plan period of 1,194 dwellings which equates to 21.66% of the overall housing delivery.

The number of dwellings lost through conversion, demolition and change of use

	Lost through Conversions, Change of use or enlarged residential dwellings	Demolitions	Total
2011/12	16	26	42
2012/13	7	10	17
2013/14	3	16	19

2014/15	4	1	5
2015/16	7	1	8
2016/17	2	2	4
2017/18	7	24	31
2018/19	11	2	13
2019/20	1	0	1
2020/21	2	4	6
2021/22	2	1	3
2022/23	14	2	16
2023/24	8	5	13

Table 3.20 Number of Lost Dwellings

Has your authority undertaken a Housing Needs Assessment, Strategic Housing Land Availability Assessment, Housing Market Assessment? If so please give the dates.

3.45 The Scarborough Borough Strategic Housing Market Assessment (SHMA) was completed in January 2022. The Assessment can be viewed via <https://www.scarborough.gov.uk/planning/planning-policy/local-plan/local-plan-background-information/shma> .

Size and Type of Dwellings

3.47 Information is gathered on the size and type of dwellings completed. During the period April 2023 to March 2024, it consisted of the following types of dwellings:

Detached	Semi-detached	Terraced	Flat
138	172	84	83

Table 3.21 Breakdown of completed house types 2023/24

Bedrooms	Houses / Bungalows	Flats	Total	Percentage of total completions (2023-24)
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1	12	32	44	9.2
2	112	47	159	33.3
3	152	3	155	32.5
4+	118	1	119	24.9
Total	394	83	477	
Percent	82.6	17.4		

Table 3.22 Breakdown by property size 2023/24

3.48 Completions in 2023/24 provided a range of property sizes with one, two, three and four bedroom units sharing the proportion of delivery. There was a higher proportion of houses / bungalows than previous years.

3.49 Since the commencement of the Local Plan, the following table shows an overall higher provision of houses and bungalows than flats (63.4% to 36.6%) and provision of two and three bedroom units.

Note: The figures in this table will not tally with gross completions over the plan period as the information relates to fully completed schemes only; therefore, it will include completions on schemes partly completed before this Local Plan period.

Detached	Semi-detached	Terraced	Flat
995	1030	1104	1807
20.2%	20.9%	22.4%	36.6%

Table 3.23 Breakdown of completed house types over Plan Period (2011 – 2024)

Bedrooms	Houses / Bungalows	Flats	Total	Percentage of total completions (Since 2011)
1	74	869	943	19.1
2	922	867	1789	36.2
3	1375	57	1432	29.0
4+	758	14	772	15.6
Total	3129	1807	4936	

Percent	63.4	36.6		
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Table 3.24 Breakdown by property size over Plan Period (2011 – 2024)

Gypsies and Travellers

Net additional pitches

3.52 This indicator shows the number of Gypsy and Traveller pitches delivered. No net additional pitches were gained between 1 April 2023 and 31 March 2024.

Provision of Sites for Gypsies and Travellers

a) Assessing the housing needs for Gypsies and Travellers

3.53 A county-wide assessment was completed in May 2008 regarding the accommodation needs of Gypsies and Travellers. To supplement findings from this report, the council commissioned a further Gypsy and Traveller Assessment which was completed in June 2009.

3.54 The latest Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTTSAA) was completed in September 2021. The study sought to provide an evidence base to enable the authority to comply with their requirements towards Gypsies, Travellers and Travelling Showpeople under the Housing Act 2004, the National Planning Policy Framework 2012 and Planning Policy for Traveller Sites 2012.

b) How many Gypsy and Traveller sites were in the Authority as at 31 March 2024?

3.55 There are no permanent gypsy and traveller sites in the borough. One short term temporary site is currently made available at the time of Seamer Fair.

c) Between 1 April 2023 and 31 March 2024:

- **How many planning permissions were granted and/or refused for Gypsy and Traveller sites;**
- **How many planning refusals were appealed for Gypsy and Traveller sites;**
- **How many planning permission were granted on appeal for Gypsy and Traveller sites;**
- **How many existing sites were lost as a result of development or closure;**
- **What has been the change in the number of unauthorised pitches?**

3.56 There has been no planning applications or appeals relating to Gypsy and Traveller sites between 1 April 2023 and 31 March 2024. As no lawful Gypsy and Traveller sites exist (permanent), no sites were lost for the reporting year. As of 31 March 2024, no unauthorised pitches were in use.

Conclusions

3.57 For the year 2023/24, a net additional 462 dwellings were completed across the Borough. This is the eighth successive year of the plan period whereby the Council has delivered more than its per annum requirement (450 dwellings per annum). The cumulative delivery of the Local Plan period is now 5,184 dwellings. As is demonstrated in the housing trajectory, the Council has identified sufficient land that could deliver 3,086 dwellings and therefore meet the five-year requirement. This position will again be reviewed through further iterations of this document and the Council's Strategic Housing and Employment Land Availability Assessment.

Transport

3.58 Transport and access to jobs, education, shopping, leisure facilities and services have a direct impact on people's quality of life. A safe, efficient and integrated transport system is important in supporting a strong and prosperous economy within Scarborough. This can contribute towards the council's overall vision of ensuring the town is thriving, inclusive, healthy and sustainable.

3.59 The Local Plan seeks to improve connectivity, minimise the distance and length of the journey, make best use of existing public transport and the highways network while delivering sustainable transport choices.

3.60 North Yorkshire County Council, as the Highway Authority, are currently responsible for the monitoring of the existing public transport and the highways network.

Monitoring Indicators – Transport and Infrastructure

Policy	Indicator	Target	Source	Responsibility for Delivery
INF1	Improvements to Seamer Railway Station	Deliver improvements by the end of the plan period	NYCC, Network Rail	SBC, NYCC, Network Rail
INF2	Delivery of Scheme (Dunslow Road to A64 left turn filter lane)	Deliver by 2032	NYCC, Highways England	SBC, NYCC, Highways England, Developers
INF3	Number of travel plans submitted as part of decision making process	Monitor	Development Management Records	SBC, NYCC, Developers
INF4 & INF5	Financial contributions negotiated/collected for by type (relating to Cinder Track, and Infrastructure Delivery)	Monitor	Development Management Records	SBC
INF6	Total of telecommunications notifications received by: a. new location; or	Monitor	Development Management Records	SBC

	b. on existing telecommunications locations.			
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Table 3.25 Monitoring Indicators - Transport and Infrastructure

3.61 The Council has previously produced annual S106 Monitoring Reports and provided information relating to Policies INF 4 and INF 5. In line with the latest Government guidance this has been amended and the Council has very recently prepared its first Infrastructure Funding Statement and this can be found at:

<https://www.scarborough.gov.uk/home/planning/planning-policy/infrastructure-funding-statements> .

Travel Plans

3.62 In Local Plan Policy INF 3, the Local Plan Authority supports the preparation and implementation of Travel Plans, Travel Assessments and other schemes and agreements to promote the use of sustainable transport for the journey to work and to school. In 2023/24, there were no occasions whereby planning applications determined included the submission of travel plans or travel related supported information. Whilst other applications that have been supported by travel plans have been submitted they have not as yet been determined and will be reported in future years.

Retail

3.63 This section looks at progress in the borough in terms of retail development.

Monitoring Indicators - Retail and Town Centres

Policy	Indicator	Target	Source	Responsibility for Delivery
All TC	Net floorspace developed for town centre uses per annum, by: a. town centre; b. edge of centre; c. out of centre location.	Increase the vitality of the town centres and reduce vacant premises.	Development Management Records	SBC, Developers
All TC	Number of vacant shops / premises in town centres	Increase the vitality of the town centres and reduce vacant premises	Development Management Records	SBC, Developers

Table 3.26 Monitoring Indicators – Retail and Town Centres

3.63 The following table summarises the amount of retail floorspace (Use Class A1) in the defined town centres of Scarborough, Whitby and Filey. It uses figures from GOAD plans (2010/11), which are detailed maps of retail areas showing the individual retail units. A conversion factor of 3.75% is used to calculate internal (net) floorspace. Other town centre uses are shown within the relevant sections of this chapter.

	Gross Floorspace (m2)	Net Floorspace (m2)
Scarborough	69,960	67,336.5
Whitby	25,880	24,909.5
Filey	5,610	5,399.6

Table 3.27 Retail Floorspace (Use Class A1) in the Towns of Scarborough, Whitby and Filey

Amount of completed retail development

3.64 This indicator looks at the total amount of completed retail floorspace in the borough (a) and in town centres (b). The developments are shown in square metres and are gross (external) measurements.

	Gross Completed Floorspace	Gross loss of Floorspace	Net Gain / Loss of Floorspace
2011/12	2,330	1,528	802
2012/13	3,778	974	2,805
2013/14	4,995	1,478	3,517
2014/15	594	1,935	-1,341
2015/16	353	1,123	-770
2016/17	1,742	771	971
2017/18	408	2,020	-1,612
2018/19	2,260	502	1,758
2019/20	0	606	-606
2020/21	650	220	430
2021/22	180	1,189	-1,009
2022/23	653	20	633
2023/24	255	36	219

Table 3.28 a) Amount of Completed Retail Floorspace in the borough (2011 – 2024)

3.65 There has been a gain of retail floorspace during 2023/24 of 219m². Since the commencement of the Plan period, there has been a cumulative net gain of 5,797m² of retail floorspace.

	Gross Completed Floorspace	Gross loss of Floorspace	Net Gain / Loss of Floorspace
2011/12	1,111	387	724
2012/13	0	226	-226
2013/14	0	357	-357

2014/15	228	757	-529
2015/16	280	601	-321
2016/17	138	360	-222
2017/18	0	144	-244
2018/19	203	0	203
2019/20	0	406	-406
2020/21	0	78	-78
2021/22	0	0	0
2022/23	0	0	0
2023/24	0	0	0

Table 3.29 b) Amount of Completed Retail Development in Designated Town Centres (2011 – 2024)

3.66 This is the third reporting year whereby there was no gain or loss of floorspace within the defined town centre. Since 2011, there has been a cumulative net loss of 1,355.3m² of retail floorspace within defined town centres.

What was the number of vacant units and percentage of vacant floorspace in defined town centres?

3.67 No update has been undertaken on vacant units within defined town centres. It is anticipated figures will be updated in the near future due to the continued short-term uncertainty. The most recent update is as follows:

3.68 As of June 2019, there were 63 vacant units within the defined town centre of Scarborough. This represents 11.95% of the total number of units. There is no change in the number vacant units compared to the previous year.

3.69 In the defined town centre of Whitby, there were 12 vacant units (as of May 2019) which represents approximately 3.5% of the overall retail floorspace within the defined town centre of Whitby.

3.70 In the defined town centre of Filey, there were 2 vacant units (as of May 2019) which represents 2% of the overall retail floorspace within the defined town centre of Filey.

Leisure and Tourism

3.71 This section looks at leisure and tourism issues within the borough.

Policy	Indicator	Target	Source	Responsibility for Delivery
All TOU	Number of visitor and tourism related approvals by type	Increase and diversify the tourist attraction and visitor accommodation offer.	Development Management Records	SBC, Developers

Table 3.30 Monitoring Indicators - Tourism

Leisure

Amount of Completed Leisure/Tourism Development⁶

3.72 This indicator looks at the total amount of completed leisure floorspace in the borough (a) and in town centres (b).

	a) Gross Floorspace (m2) - Borough	b) Gross Floorspace (m2) - Town Centres
2011/12	4,794.8	0
2012/13	0	0
2013/14	707.7	0
2014/15	13,098	0
2015/16	3,375	0
2016/17	4,512	0
2017/18	6,862	675
2018/19	366	0
2019/20	525	0
2020/21	0	0
2021/22	318.5	200

⁶ This Indicator also relates to employment and retail developments respectively.

2022/23	0	0
2023/24	1299	235

Table 3.31 Amount of completed Leisure/Tourism Floorspace 2011-2024

3.73 Table 3.31 shows there has been an additional 1,299m² of leisure and tourism floorspace in 2023/24. In addition, 19.47ha of leisure and tourism land has been delivered. This is through schemes including an adventure golf course at North Bay, Scarborough; additional facilities at Scarborough Leisure Village, Ashburn Road, Scarborough; and public open space north of Filey.

Scarborough Borough Green Space Audit and Playing Pitch Strategy

3.75 Scarborough Borough Council produced a Green Space Audit (May 2014) and a Playing Pitch Strategy (October 2013) as a means of determining what green space, sports and recreation provision is required. These documents fed into the production of the Green Space Supplementary Planning Document (SPD), which aims to ensure that new housing developments deliver accessible, high quality green spaces that meet the demand generated by new residents and, where relevant, to improve the quality of nearby existing green spaces. The Green Space SPD was adopted in November 2014.

Tourism

3.76 Tourism is fundamental to the borough's economy. Over 7 million visitors are attracted to the borough annually, spending upwards of £520 million. The contribution to the economy is estimated to support approximately 12,600 Full-Time Equivalent Jobs in the borough; a 4% increase compared to 2013⁷. The nature of the tourism industry means much of the expenditure has a strong seasonal influence and the Local Plan seeks to support the vitality of a year-round tourism economy.

3.77 The Borough Council has adopted a Visitor Economy Strategy (2014-2024) which aims to strengthen the tourism offer through four strategic priorities; target existing and new markets with growth potential, develop a year-round product that meets market demand, ensure a high-quality environment and improve visitor management, and invest in people and business networks. The Local Plan seeks to assist in meeting these objectives.

3.78 It remains essential that the borough has an adequate range of visitor accommodation that is able to meet current and future aspirations of the tourism market. There is continued pressure to convert visitor accommodation to other uses, particularly from guest houses to residential uses. This must be carefully monitored as the appeal of the borough as a tourism destination could be threatened with a shortage of quality and range of accommodation types.

⁷ 19. 'The Economic Impact of Tourism on Scarborough District 2014' by Tourism South East Research

3.79 This current local indicator concentrates on holiday accommodation which falls under the category of hotels and guest houses, but all forms of holiday accommodation are recorded by the council.

Hotels and Guest Houses - gains and losses within the borough

3.80 During the year 2023/24, the following additions to the visitor accommodation stock occurred:

	Additional Stock	Bedspaces
Caravan Pitches / Lodges / Pods	297	832
New Guest Houses / Hotels	-	-
Existing Guest Houses / Hotels (extended)	-	184
Self-Contained Units / Cottages	84	193

Table 3.32 Additional Visitor Accommodation Provided 2023/24

3.81 During the year 2023/24, eight guest houses / hotels were lost resulting in the loss of 158 bedspaces.

Health and Community Facilities

3.82 This section currently looks at health service provision, but may be expanded to consider other areas of community facility in the future. For information, primary care facilities focus on the treatment of minor injuries and illnesses, deal with minor surgery and the ongoing management of chronic conditions and preventative care. It is the first point of contact for most people and is delivered by family doctors (GPs), nurses, dentists, pharmacists and opticians. Secondary care covers more complex medical care that cannot be undertaken in the primary care sector, and includes care services delivered by organisations such as hospital trusts, mental health trusts. The two often work in conjunction.

Monitoring Indicators – Health and Community Facilities

Policy	Indicator	Target	Source	Responsibility for Delivery
HC8 & HC9	New community facilities delivered	To meet identified demand	Development Management Records	SBC

HC10 & HC11	New health and educational facilities delivered	Monitor	Development Management Records	SBC
HC12	Delivery of a GP Surgery (at Former Rugby Club Site, Scalby Road)	Delivery of a GP Surgery by the end of the plan period	Development Management Records	SBC, Local Surgeries, Clinical Commissioning Group, Developers
HC13	Delivery of new or expanded health facilities or GP Surgery (at Station Approach, Filey)	Delivery of expanded GP Surgery or health facility by the end of the plan period	Development Management Records	SBC, Local Surgery, Clinical Commissioning Group, Developers

Table 3.33 Monitoring Indicators - Health and Community Facilities

Community Facilities

3.83 In this monitoring period, no schemes for new community facilities were delivered during 2023/24.

Provision of Health Care Facilities

3.84 In this monitoring period, no new health care facilities were delivered. With regards the delivery of a GP Surgery at the Former Rugby Club Site, Scalby Road in relation to Policy HC12, permission remains extant on the full site with the wider scheme for the extra-care almost complete. No progress has been made in relation to the delivery of new or expanded health facilities or GP Surgery at Station Approach, Filey.

Provision of Educational Facilities

3.85 In this monitoring period, four separate schemes relating to the provision of temporary facilities were delivered.

Built Environment and Heritage

3.86 This section looks at the built and historic environment.

Monitoring Indicators – Built and Historic Environment

Policy	Indicator	Target	Source	Responsibility for Delivery
DEC5	Number of applications approved contrary to Historic England advice	No applications granted contrary to Historic England advice.	Development Management Records	SBC, Developers

DEC5	Number of designated heritage assets on the Historic England "Heritage At Risk" Register	No increase attributable to planning consents	Historic England	SBC, Historic England
DEC6	Number of applications approved contrary to Historic England advice (relating to archaeology)	No applications granted contrary to Historic England advice.	Development Management Records	SBC, Developers

Table 3.34 Monitoring Indicators - Built and Historic Environment

3.87 In line with Policy DEC 5, during the year 2023/24, there were no occasions whereby applications were approved with an objection from Historic England outstanding. With specific regard to archaeology, there were no occasions during 2023/24 whereby applications were approved contrary to Historic England advice.

Historic England's "Heritage At Risk" Register

3.88 As of April 2024, there were a total of 18 designated heritage assets considered to be 'at risk'. These are shown in the following table. The 18 designated heritage assets on Historic England's Risk Register in the Scarborough Borough Local Plan area comprise 2 buildings, 1 registered park and garden, 5 Conservation Areas, and 10 Scheduled Monuments.

Designated Heritage Asset	Location	Grading	Condition
Church of St Martin	Main Street, Seamer	Grade I Listed Building	Fair
15 and 16, St Hildas Terrace	Whitby	Grade II* Listed Building	Very bad
Valley Gardens and South Cliff Gardens	Scarborough	Grade II Registered Park and Garden	Generally satisfactory but with significant localised problems.
Scarborough Conservation Area	Scarborough	Conservation Area	Poor
Cayton Conservation Area	Cayton	Conservation Area	Poor
Falsgrave Conservation Area	Falsgrave, Scarborough	Conservation Area	Fair
Flixton Conservation Area	Flixton	Conservation Area	Poor

Dean Road / Manor Road Cemetary Conservation Area	Scarborough	Conservation Area	Very Bad
Round barrow 460m south of Oliver's Mount Farm	Scarborough	Scheduled Monument	Extensive significant problems
Section of linear earthwork on Seamer Moor Hill	Seamer	Scheduled Monument	Generally satisfactory but with significant localised problems
Three barrows at Seamer Beacon and the ruins of Baron Albert's Tower	Scarborough	Scheduled Monument	Generally satisfactory but with significant localised problems
Round barrow on Flotmanby Brow	Folkton	Scheduled Monument	Unknown
Bowl barrow 920m north of Betton Farm	East Ayton	Scheduled Monument	Extensive significant problems
Roman Signal Station	Carr Naze, Filey	Scheduled Monument	Extensive significant problems
Round barrow south of Long Plantation	Folkton	Scheduled Monument	Extensive significant problems
Round barrow on Flixton Wold	Folkton	Scheduled Monument	Extensive significant problems
Round barrow south of Grange Farm	Hunmanby	Scheduled Monument	Extensive significant problems
Star Carr Early Mesolithic Settlement Site	960m NNW of Woodhouse Farm, Seamer	Scheduled Monument	Extensive significant problems

Table 3.35 Historic England's "Heritage at Risk" Register

Number of Conservation Areas designated which have adopted Character Appraisals

3.89 There are 28 designated Conservation Areas in the local authority planning area. No Conservation Area Appraisals/Updates have been completed in this monitoring period.

3.90 At present, 15 of the Local Authority's designated Conservation Areas have an adopted Character Appraisal. These are Scalby, Weaponness, Seamer, Falsgrave, Snainton, Dean Road / Manor Road Cemeteries, Cloughton, Sandsend, Brompton, Filey, Wykeham and Ruston, East and West Ayton, and Whitby.

Natural Environment

The Natural Environment

Monitoring Indicators - The Natural Environment

Policy	Indicator	Target	Source	Responsibility for Delivery
ENV3	Number of proposals granted consent contrary to Environment Agency advice on flooding	No applications granted contrary to EA advice on flooding	Development Management Records	SBC
ENV3	Number of Air Quality Management Areas in the Plan area	Zero	DEFRA	DEFRA
ENV3	Number of proposals granted for development (excluding domestic extensions, minor operations and change of use) within the 20 year, 50 year and 100 year coastal erosion zones	Limit to those where shown to be essential in that location	Development Management Records	SBC
ENV4	Number of proposals granted permission in SPZ1 contrary to Environment Agency advice on the grounds of impact on the drinking water supply	No applications granted contrary to EA advice on the water resource	Development Management Records, Environment Agency	SBC
ENV5	Number of proposals granted permission contrary to Natural England advice on the grounds of impact on locally, regionally, or nationally designated sites	No applications granted contrary to Natural England advice	Development Management Records, Natural England	SBC
ENV8	Creation of new green infrastructure assets	Monitor	Development Management Records	SBC, Natural England, Developers

Table 3.36 Monitoring Indicators - The Natural Environment

Change in areas of biodiversity importance

3.91 To show losses or additions to biodiversity habitats. Biodiversity habitat areas can include:

- Areas of biodiversity importance including sites of international, national, regional, sub-regional or local significance
- Local biodiversity (proportion of local sites where positive conservation management has been, or is being implemented)

3.92 The Borough Council, as a member of the Scarborough Biodiversity Action Group, has produced and adopted the Scarborough Biodiversity Action Plan (BAP). This resulted in 12 priority habitats and 11 new priority species being adopted for the borough. The council is not aware that there have been any losses in either priority habitats or species during the period 2023/24.

3.93 There has been no change in the number of designated International or National Sites in the borough.

Biodiversity Action Plan

3.94 The Borough Council adopted its Biodiversity Action Plan in April 2005. This BAP had a lifespan of five years and is currently under review although as this is outside the control of the Local Planning Authority it is unclear as to any timescale.

Number of planning permissions granted contrary to Natural England advice on the grounds of impact on locally, regionally, or nationally designated sites

3.95 During the year 2022/23, no applications were approved contrary to Natural England advice in relation to locally, regionally or nationally designated sites.

Landscape Character Assessments

3.96 A Landscape Character Assessment and Sensitivity Study for the borough area was completed in February 2013.

Flood Protection and Water Quality

3.97 This section relates to the current situation within the borough relating to flood protection and water quality. Information is provided by the Environment Agency to the local planning authority with reference to planning applications where flood protection and/or water quality may be an issue. This indicator analyses if the comments and advice of the Environment Agency are taken into consideration.

Number of planning permissions granted contrary to Environment Agency advice on flooding and/or water quality grounds

3.98 During the year 2023/24, no applications were approved contrary to Environment Agency advice in relation to flooding. Additionally, no applications were approved contrary to Environment Agency advice regarding the impact of development on the drinking water supply within Source Protection Zone 1.

Has your Authority undertaken a Strategic Flood Risk Assessment (SFRA), and is it compliant with the NPPF?

3.99 A revised SFRA was completed in late 2021. The SFRA was jointly commissioned with Ryedale District Council. The document and supporting maps are available to view at <https://www.scarborough.gov.uk/planning/planning-policy/local-plan/local-plan-background-information/strategic-flood-risk> .

3.100 The NPPF sets out Government policy on meeting the challenge of climate change, flooding and coastal change. The aims of this document are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk.

Air Quality

3.101 Air quality in the borough as a whole is very good, possibly due to the predominately rural nature of the borough and the lack of any severely congested roads. There is no Air Quality Management Area (AQMA) in the local plan area.

Green Infrastructure

3.102 During the year 2023/24, no new green infrastructure assets were created.

Renewable Energy and Energy Efficiency

3.103 To address climate change, local authorities are advised to approach energy use within the context of the energy hierarchy, addressing sustainable construction and design as well as considering less polluting methods of energy generation. New renewable energy schemes, which have no adverse impacts on the existing landscape are encouraged by the authority to reduce the emission of greenhouse gases.

Monitoring Indicators - Renewable Energy and Energy Efficiency

Policy	Indicator	Target	Source	Responsibility for Delivery
DEC2	Number of publicly available electric vehicle charging points	Increase provision in the Borough	Development Management Records	SBC
ENV1 & ENV2	Renewable energy generating developments delivered	Increase provision	Development Management Records	SBC, Developers
ENV1 & ENV2	Amount of installed grid-connected energy capacity (MW) by renewable sources	Increase in MW of electricity	Development Management Records	Developers

Table 3.37 Monitoring Indicators - Renewable Energy and Energy Efficiency

Electric Vehicle Charging Points

3.104 In the year 2023/24, no new publicly available charging points were provided. Additional public charging points have been approved during this reporting year at Pavilion Square, Scarborough.

Renewable Energy Generation

3.105 During the year 2023/24, no additional commercial renewable energy generating developments have been completed (not including developments covered by householder or permitted development rights).

Appeal Decisions

Monitoring Indicators - Appeal Decisions

Policy	Indicator	Target	Source	Responsibility for Delivery
All Policies	Number of decisions overturned through the appeal process	Fewer decisions overturned than	Planning Inspectorate	SBC

		the national average		
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Table 3.38 Monitoring Indicators – Appeal Decisions

3.106 In the year 2023/24, sixteen appeals were decided; thirteen appeals were dismissed, three were allowed.

Appendix A Graphs, Charts and Tables

Demographic Structure

Population

Table A.1 Population Change 1991-2011					
	1991 Population	2001 Population	1991-2001 (% Change)	2011 Population	2001-2011 (%Change)
Scarborough Borough	108,743	106,243	-2.3%	108,800	2.41%
North Yorkshire	541,760	569,660	5.15%	598,400	5.05%
Yorkshire & Humber	4,936,133	4,964,833	0.58%	5,283,700	6.42%
England & Wales	50,748,016	52,041,916	2.55%	56,075,900	7.75%

Source: 2011 Census (National Statistics Web site www.ons.gov.uk)

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Table A.2 Local Population Change 2001-2011			
	Population (2001 Census)	Population (2011 Census)	% Change
Borough	106,243	108,793	2.4%
Scarborough ⁽²¹⁾	50,120	52,846	5.4%
Whitby ⁽²²⁾	13,580	13,213	-2.7%
Filey	6,820	6,530	-4.3%
Rest of borough	36,030	36,204	0.5%

Source: 2011 Census (National Statistics Web site www.ons.gov.uk)

Age Structure

Picture A.1 Age Groups of Scarborough Borough and England Wales 2011 ([Popup full image](#))

Table A.3 Scarborough Borough - Population by Age Groups

Scarborough	2001		2011		% Change
	No	%	No	%	
Totals	160,243	100%	108,800	100%	2.22%
0 - 4	5,057	4.8%	5,300	4.9%	4.81%
5 - 9	5,965	5.6%	5,100	4.7%	-14.50%
10 - 14	7,010	6.6%	5,700	5.2%	-18.69%
15 - 19	6,102	5.7%	6,500	6.0%	6.52%
20 - 24	4,782	4.5%	6,300	5.8%	31.74%
25 - 29	5,188	4.9%	5,400	5.0%	4.09%
30 - 34	6,228	5.9%	4,700	4.3%	-24.53%
35 - 39	7,129	6.7%	5,700	5.2%	-20.04%
40 - 44	7,145	6.7%	6,900	6.3%	-3.43%
45 - 49	6,807	6.4%	8,000	7.4%	17.53%
50 - 54	8,534	8.0%	7,700	7.1%	-9.77%
55 - 59	7,042	6.6%	7,500	6.9%	6.50%
60 - 64	6,503	6.1%	8,700	8.0%	33.78%
65 - 69	5,890	5.5%	7,200	6.6%	22.24%
70 - 74	5,549	5.2%	6,100	5.6%	9.93%
75 - 79	4,896	4.6%	4,800	4.4%	-1.96%
80 - 84	3,294	3.1%	3,700	3.4%	12.33%
85 - 89	2,029	1.9%	2,300	2.1%	13.36%

90+	1,090	1.0%	1,200	1.1%	10.09%
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Source: Census 2011 (National Statistics Web site: www.ons.gov.uk)

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Household Types

Table A.4 Households by Type (Census 2011)		
Household Type	Scarborough Borough	England and Wales Average
One person households as a % of all households	34.3	30.2
One person pensioner households as a % of all households	16.5	12.4
One person non-pensioner households as a % of all households	17.8	17.9
Households with dependent children as a % of all households	23.1	29.0

Source: Census 2011 (National Statistics web site: www.ons.gov.uk)

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Ethnic Groups

Table A.5 Ethnic Groups in % (Census 2011)				
Ethnic Group	Scarborough Borough	North Yorkshire	Yorkshire & Humber	England
White	97.5	97.3	88.8	85.4
Mixed	0.8	0.8	1.6	2.3
Asian or Asian British	1.2	1.2	7.3	7.8
Black or Black British	0.2	0.4	1.5	3.5

Chinese or other Ethnic Group	0.2	0.2	0.8	1.0
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Source: Census 2011 (Nomis)

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Housing Type

Table A.6 Household Spaces and Accommodation Type (%)			
Accommodation Type	Scarborough Borough	Yorkshire & Humber	England
Detached	22%	20.5%	22%
Semi-Detached	30%	36.5%	31%
Terraced	22%	28%	24.5%
Flats, Apartments or Maisonettes	27%	15%	22%
Caravan or other mobile or temporary structure	0.3%	0.2%	0.4%

Source: Census 2011 (Nomis). Crown Copyright material is reproduced with the permission of the Controller of HMSO

Tenure

Table A.7 Housing Tenure by Type (%)			
Tenure Type	Scarborough Borough	North Yorkshire	England
Owned: Owned outright	39%	38%	31%

Owned: Owned with mortgage or loan	27%	31%	33%
Social rented: Rented from Council (LA)	2%	4%	9%
Social rented: Other	10%	7%	8%
Private rented: Private Landlord or Letting Agency	18%	14%	15%
Private rented: Other	2%	2%	1%

Source: Census 2011 (Nomis). Crown Copyright Material is reproduced with the permission of the Controller of HMSO.

Employment

Table A.8 Economically Active Population as a % of Working Age Population										
	04/11- 03/12	04/12- 03/13	07/13- 06/14	07/14- 06/15	04/15- 03/16	04/16- 03/17	7/17- 6/18	7/19- 6/20	1/20- 12/20	10/21 - 9/22
Scarborough Borough	80.9	80.2	73.0	76.6	77.1	85	79.8	78.1	76.5	77.6
Yorkshire & Humber	75.0	77	76.8	76.9	77	76.6	77.2	77.4	78.1	77.4
Great Britain	76.5	77.1	77.5	77.5	77.8	78	78.4	79.4	79.1	78.4

Source: National Statistics - Official Labour Market Statistics www.nomisweb.co.uk

Table A.9 Economically Inactive Population as a % of Working Age Population

	04/11 - 03/12		04/12 - 03/13		07/13-06/14		07/14-06/15			
	Wants a Job	Does not want a Job	Wants a Job	Does not want a Job	Wants a Job	Does not want a Job	Wants a Job	Does not want a Job		
Scarborough Borough	4.5	94.5	39.2	60.8	25.7	74.3	#	75.8		
Yorkshire & Humber	22.7	77.3	24.8	75.2	23.6	76.4	23.7	76.3		
Great Britain	23.9	76.1	24.8	75.2	24.9	75.1	24.2	75.8		
	04/15-03/16		04/16-03/17		07/17-06/18		07/19-06/20		01/20-12/20	
	Wants a Job	Does not want a Job	Wants a Job	Does not want a Job	Wants a job	Does not want a job	Wants a job	Does not want a job	Wants a job	Does not want a job
Scarborough Borough	40	60	#	68.2	39.8	60.2	#	69.9	#	66.5
Yorkshire & Humber	26.2	73.8	23.8	76.2	22.6	77.4	20.1	79.9	21.1	78.9
Great Britain	24.6	75.4	23.8	76.2	22.0	78.0	21.5	78.5	22.6	77.4

Source: National Statistics - Official Labour Market Statistics www.nomisweb.co.uk (Note: Numbers are for those aged 16-64)

Sample size too small for reliable estimate.

Unemployment Rates

Table A.10 Unemployment Rates (Borough & County)

	Scarborough Borough								North Yorkshire							
	04/14 - 03/15	04/15 - 03/16	04/16 - 03/17	04/17 - 03/18	04/18 - 03/19	04/18 - 03/19	01/20 - 12/20	10/21 - 9/22	04/14 - 03/15	04/15 - 03/16	04/16 - 03/17	04/17 - 03/18	04/18 - 03/19	04/18 - 03/19	01/20 - 12/20	10/21 - 9/22
Unemployment Rate (Working Age) %	6.6	3.8	3.4	3.8	3.7	2.8	4.0	3.8	4.1	2.1	2.9	4.0	2.3	1.2	2.4	2.2

Table A.11 Unemployment Rates (Regional & National)

	Yorkshire & Humber								Great Britain							
	04/14 - 03/15	04/15 - 03/16	04/16 - 03/17	04/17 - 03/18	04/18 - 03/19	04/18 - 03/19	01/20 - 12/20	10/21 - 9/22	07/13 - 06/14	07/14 - 06/15	04/15 - 03/16	04/16 - 03/17	07/17 - 06/18	04/18 - 03/19	01/20 - 12/20	10/21 - 9/22
Unemployment Rate (Working Age) %	7.2	6.1	4.9	4.8	4.5	3.7	4.4	3.7	6.0	5.1	4.7	4.3	4.1	3.9	4.6	3.7

Note: Numbers are for those aged 16-64

Source: National Statistics - Official Labour Market Statistics (Nomis)

Table A.12 Nature of Employment (%)

Industry	Scarborough Borough	North Yorkshire	Yorkshire & Humber	England
	2011	2011	2011	2011
Agriculture, forestry and fishing	7.5	3.6	0.9	0.8
Mining and quarrying	1.3	0.4	0.2	0.2
Manufacturing	9.3	8.9	11.2	8.8
Construction	8.4	7.8	8.0	7.7
Wholesale and retail trade	13.6	15.6	16.9	15.9
Transport and storage	3.4	3.6	4.9	5.0
Accommodation and food service activities	11.5	7.3	5.7	5.6
Information and communication	1.5	2.3	2.5	4.1
Financial and insurance activities	1.2	2.9	3.7	4.4
Professional, scientific and technical activities	4.7	6.1	5.0	6.7
Administrative and support service activities	3.7	4.0	4.6	4.9
Education	9.4	9.3	10.1	9.9
Human health and social work activities	12.8	12.4	13.4	12.4
Other	4.9	5.3	4.4	5.0

Source: Census 2011 (Nomis)

Average Income

Table A.13 Gross Weekly Pay (Resident Population) in £

	Scarborough Borough	Yorkshire & Humber	Great Britain
2011/12	477.4	465.7	503.1
2012/13	443.7	465.2	508.0
2013/14	450.8	479.1	518.1
2014/15	467.9	480.5	529.6
2015/16	460.3	498.3	541.0
2016/17	480.1	502.3	552.7
2017/18	477.4	520.9	571.1
2019/20	521.8	540.4	587.1
2021.22	553.5	594.1	642.2

Source: National Statistics - Official Labour Market Statistics www.nomisweb.co.uk
ONS annual survey of hours and earnings - resident analysis

Table A.14 Gross Weekly Pay (Workplace Population) in £

	Scarborough Borough	Yorkshire and Humber	Great Britain
2011/12	459.3	465.5	502.6
2012/13	432.2	464.7	507.6

2013/14	441.4	479.1	517.8
2014/15	445.4	486.4	529.0
2015/16	446.3	498.3	540.2
2016/17	462.9	502.5	552.3
2017/18	468.7	520.8	570.9
2019/20	515.9	538.9	586.7

Source: National Statistics - Official Labour Market Statistics: www.nomisweb.co.uk
ONS annual survey of hours and earnings - workplace analysis

Natural Environment

Table A.15 National Landscape Designations in Scarborough Borough								
	Area		North Yorkshire and Cleveland Heritage Coast		Flamborough Headland Heritage Coast		Total Heritage Coast	
	Ha	%	Ha	%	Ha	%	Ha	%
Local Plan Area (% of the Borough)	29814 (36.5)	100	2554	8.6	550	1.8	3104	10.4

North York Moors National Park in Scarborough Borough (% in Borough)	51840 (63.5)	100	4582	8.8	-	-	4582	8.8
Scarborough Borough	81654	100	7136	8.7	550	0.7	7686	9.4

Source: SBC Local Plan Fact Sheet No.7 (1994)

21. [Scarborough consists of Castle, Central, Eastfield, Falsgrave Park, Newby, North Bay, Northstead, Ramshill, Stepney, Weaponness and Woodlands wards](#)
22. [Whitby consists of Mayfield, Streonshalh and Whitby West Cliff wards](#)