

Housing Background Paper



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1.0 INTRODUCTION

- 1.1 This background paper has been produced as part of the evidence base informing the Scarborough Borough Local Plan.
- 1.2 The purpose of this background paper is to demonstrate how the Council's Objective Assessment of Housing Need, entitled "Delivering a Local Plan Housing Target (Including an Objective Assessment of Housing Need)", will be met over the Plan period from 2011 to 2032.
- 1.3 This paper will consider the national policy context for determining the extent to which the Authority can demonstrate it has a sufficient supply of deliverable sites that can ensure choice and competition across the Borough. This is achieved through an assessment of housing completions to date (2011/12 to 2015/16), extant planning permissions subject to discounting, 'Known Sources of Housing' that are at an earlier or more advanced stage of the planning process, and Housing Allocations contained within the Local Plan. Additional sources, whilst difficult to quantify with any certainty, make a valuable contribution and add flexibility in achieving the required level of housing. An illustration of the likely delivery of those sources of housing supply is outlined in a housing trajectory which aims to identify a supply of specific deliverable sites sufficient to provide five years' worth of housing. The delivery over the longer term, years 6-10 and years 11-16 is also illustrated.
- 1.4 In line with the National Planning Policy Framework (NPPF), the Council has sought to identify its full, objectively assessed needs for housing, and the aforementioned Objective Assessment of Housing Need demonstrates the evidence used to derive the Local Plan housing requirement of delivering a minimum of 9681 dwellings over the Plan period. The Local Plan, in Policy HC2, then sets the policy that seeks to deliver this requirement. The aim of this background paper is to demonstrate how the identified sources contribute to ensuring this minimum requirement is met and the process the Council has gone through in assessing the availability, suitability and deliverability of those sites that are illustrated in the trajectory.
- 1.5 This document details the Council's approach to:
 - the sources of housing land supply;
 - applying a site selection methodology;
 - the appropriate discounting of extant planning permissions;
 - the approach to dealing with any previous under delivery;
 - the application of a sufficient buffer to give choice and competition in its supply;
 - the sources that provide flexibility to meeting the housing requirement; and
 - the approach to illustrating a detailed housing trajectory of specific deliverable sites that would demonstrate a flexible and robust supply throughout the Plan period.

2.0 NATIONAL POLICY CONTEXT

- 2.1 In March 2012, the Government issued the National Planning Policy Framework (NPPF), setting out its planning policies in England and how these are expected to be applied. This was then augmented by the Planning Practice Guidance (PPG) in March 2014 which provided a web based resource to assist practitioners.
- 2.2 The NPPF in paragraph 17 sets out twelve core planning principles, including that planning should “proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.”
- 2.3 This principle is then enshrined in the NPPF, with paragraph 47 stating that “to boost significantly the supply of housing, local planning authorities should:
- use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the Plan period;
 - identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;
 - identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;
 - for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target; and
 - set out their own approach to housing density to reflect local circumstances.
- 2.4 Alongside the NPPF, the accompanying PPG provides additional guidance for plan production. This specifically gives details on the production of accompanying evidence in the Local Plan production process, including the undertaking of housing and economic development needs assessments, in addition to housing and economic land availability assessments. The intention of this paper is to ensure the

assessment of housing needs, as well as the availability and delivery of housing to meet those needs is fully in accordance with the requirements of the NPPF and PPG.

3.0 OBJECTIVE ASSESSMENT OF HOUSING NEEDS (OAN)

- 3.1 Through the Localism Act (2011) and the National Planning Policy Framework (NPPF), a change in the approach to the derivation of a housing requirement was brought about. Prior to its revocation, the Regional Spatial Strategy (RSS) for Yorkshire and the Humber set a statutory target for housing delivery. However, in accordance with the NPPF, the responsibility now falls on the Local Planning Authority in establishing its own targets for delivery. Therefore, the Council has produced a document entitled “Delivering a Local Plan Housing Target (Including an Objective Assessment of Housing Need)”. No specific methodology has been prescribed in undertaking an Objective Assessment of Housing Needs; however, the Government’s online Planning Practice Guidance provides some assistance. Household projections produced by DCLG should be a starting point with plan makers also taking into account employment forecasts, and other relevant evidence.
- 3.2 The RSS was initially adopted in 2008 and proposed a stretch target for Scarborough Borough, initially started at 430 dwellings per annum (from 2004) and increasing to 560 dwellings per annum from 2008 to 2026. This figure was based upon 2004 based Household Projections and did not necessarily align with historic delivery or the ability to accommodate or deliver such a step change in housing delivery in the Borough. The results of the 2011 Census served to demonstrate the projections used in the publication of the RSS were considered overly optimistic and unrealistic. The Council’s Objective Assessment of Housing Need therefore proposed to discard the RSS figure and derive a figure based on up to date evidence, national statistics and local knowledge.
- 3.3 Following on from the revocation of the RSS, the Council sought to respond immediately to the loss of a prescribed housing target. An initial consultation in late 2010, on a document entitled “Interim Housing Position Paper” invited comments in relation to a general approach to housing delivery in addition to a range of other issues such as an approach to dealing with under-supply, the contribution of windfall development and the prioritisation of the delivery of affordable housing. The responses to that consultation were considered to be inconclusive due to the level of contradictory responses. An initial Objective Assessment of Housing Needs was undertaken in October 2012 and was formed in consultation with a Stakeholder Partnership. This was updated to take its final form as dated 2015.
- 3.4 As a starting point, the OAN should be undertaken in relation to the relevant Housing Market Area. The Scarborough Borough Strategic Housing Market Assessment (SHMA) 2015 describes the Borough as a broadly self-contained housing market on the basis of migration and strongly self-contained in terms of workplace. It concludes that Scarborough Borough is an appropriate Housing Market Area for the purposes of the Local Plan. Additionally, it is important to note that the Duty to Cooperate process concluded that there is no need to accommodate additional housing needs from neighbouring authorities. This is discussed at the end of this section.
- 3.5 The OAN utilises 2012 based ONS population projections and CLG household projections as a starting point, or ‘policy off’ scenario. These projections do not make

any assumptions around future economic performance and/or potential job creation. The Regional Econometric Model (REM) produces economic forecasts that support the assertion that the local economy will grow. A range of job growth scenarios¹ have been generated in order to provide more reliable evidence. These scenarios are then translated into their own housing requirement. Table 3.1 summarises each scenario and the housing requirement this equates to.

Table 3.1 Job growth scenarios and housing requirement from OAN

Scenario	Housing Growth Attributable to Scenario	Total Housing Growth (including Household Projections, 3668 dwellings)	Annual Delivery Rate
Medium Economic Forecast (+3000 jobs) (+8.4%)	3541	7209	344
High Economic Forecast (+5000 jobs) (+14.8%)	5983	9681	461
Very High Economic Forecast (+7000 jobs) (+20.5%)	8485	12,153	579

- 3.6 A range of other market indicators have also been considered through the OAN, as has largely been explored by the SHMA. The level of need has been critically assessed in order to establish a housing target that is deliverable and contributes towards meeting affordable housing needs as much as possible. This also ensures that the target represents the most sustainable option in respect of achieving forecast economic growth without creating unsustainable patterns of commuting. The NPPF's requirement to significantly boost the supply of housing means only the 'High Economic Growth' and 'Very High Economic Growth' scenarios would achieve this as monitoring data shows an average of 302 dwellings have been delivered per annum over the past 10 years and an average of 333 dwellings per annum over the past 20 years. It should be noted the OAN was completed prior to the most recent update of housing completions monitoring. Taking the 2015/16 completions data (see Table 4.1) into account, the average over the past 10 years is 297 dwellings per annum and 332 dwellings per annum over the past 20 years.
- 3.7 A requirement of 5796 dwellings in the affordable housing market was identified in the SHMA for the period between 2015 and 2032. Using an average affordable housing delivery rate of 25%, a total number of 23,076 dwellings would be required in order to address this imbalance solely through the affordable housing policy and ignoring any provision through the private sector. None of the identified scenarios would fully address this imbalance, and this is not unexpected as it is unlikely that any Local Authority will be able to fully address all of its affordable housing needs through the market housing model. However, the 'High Economic Forecast' scenario would meet 25% of the total imbalance, while the 'Very High Economic Forecast' scenario would meet 36%.
- 3.8 Having considered the evidence available and the scenarios generated, the OAN concludes that the 'High Economic Forecast' represents the most appropriate level of

¹ As established in the document 'Economic Forecasts and Job Growth Scenarios' (November 2015)

housing (9681 dwellings in total at an average rate of 461 dwellings per annum) to be taken forward as a target in the emerging Local Plan. The OAN describes this as a 'challenging housing target but one that is considered to be achievable over the Plan period', representing a step up on previous delivery trends with a 55% increase of the previous ten years' average delivery.

Duty to Co-operate

- 3.9 Under the Duty to Co-operate, as created in the Localism Act 2011 and set out in the amended Planning and Compulsory Purchase Act 2004, local planning authorities, county councils and other "prescribed" bodies are required to co-operate with each other to address strategic matters relevant to their areas in the preparation of a development plan document. The homes and jobs needed in the area is listed as an example in the NPPF as a strategic priority across local boundaries that should be properly co-ordinated and clearly reflected within individual Local Plans.
- 3.10 Through the preparation of the OAN, the Council considered whether there is a need for the Local Plan to accommodate growth from other areas or whether the Council cannot meet its own housing needs and therefore would require the cooperation of other local planning authorities. This included working with neighbouring authorities, namely Ryedale District Council, North York Moors National Park Authority, East Riding of Yorkshire Council, and Redcar and Cleveland Council, to consider and agree on how the needs of the Borough are met. The Council considers it can meet its own housing needs and there has been no identified need to meet the housing needs of any adjoining planning authorities.
- 3.11 Nevertheless, North York Moors National Park Authority provided further comments through the Proposed Submission Local Plan consultation. Within these comments, it was stated "as part of our new Local Plan, discussions will need to be held between the Authority and Scarborough Borough Council following the production of the North York Moors Strategic Housing Market Assessment. This Assessment will provide a housing figure for the National Park from which we will look to our neighbouring districts to assist in delivering some of our housing requirements under the duty to cooperate. The Council has already indicated acceptance to accommodate an element of housing need from the National Park but a clear reference in the Local Plan to this effect would be appropriate."
- 3.12 As the timetables of plan production do not align between the Council's Plan and that of the National Park Authority, it is difficult to say what level of housing may need to be accommodated within the Scarborough Borough Local Plan area. However, in respect of demographic growth, as identified in the Objective Assessment of Housing Needs, this is based on the Scarborough Borough household projections, which includes the National Park area of the Borough. Therefore, the housing target established in the OAN, includes an element of housing to meet the demographic growth needs of the National Park. Any additional growth identified in the North York Moors Strategic Housing Market Assessment that cannot be met within the National Park, will have to be considered at a later stage as to whether the Scarborough Borough Local Plan area can accommodate any uplift. Bearing in mind that we are aiming to meet our full objectively assessed needs through the identified sources of

housing delivery, the flexibility built in through not including additional sources of housing supply such as windfall sites, etc. should allow such a requirement to be met without the need to allocate further sites.

4.0 HOUSING DELIVERY

- 4.1 Having established the requirement for housing, it is necessary to consider the various sources of housing supply and the extent to which this requirement can be met. In this regard, account is taken of homes that have already been developed during the plan period (completions), homes that currently have planning permission (extant planning consents), 'known' housing sources (such as those currently in the planning process, i.e. under consideration or awaiting a legal agreement) and site allocations within the Local Plan.

a) Housing Completions (2011/12 – 2015/16)

- 4.2 Table 4.1 shows the level of housing completions since 2011 and the cumulative delivery against the housing requirement. This shows completions for the period 2011/12 to 2015/16 have delivered a net total of 1,435 dwellings. Over the same period, the annual requirement would mean a cumulative need of 2,305 dwellings over the five years, resulting in an under delivery to date of 870 dwellings.

Table 4.1 Housing Completions (April 2011 – March 2016)

Period	Gross Greenfield	Gross Brownfield	Gross Total	Demolitions	Losses to Other Uses	Original Units Prior to Conversions to Greater Number of Res Units	Net Completions	Annual Local Plan Housing Requirement	Annual Over or Under Delivery	Cumulative Supply
2011-12	40	293	333	24	16	25	268	461	-193	-193
2012-13	33	151	184	9	7	9	159	461	-302	-495
2013-14	151	114	265	16	3	6	240	461	-221	-716
2014-15	289	137	426	1	4	5	416	461	-45	-761
2015-16	197	184	381	1	7	21	352	461	-109	-870

- 4.3 Planning Practice Guidance states, in paragraph 035, that "Local Planning Authorities should aim to deal with any undersupply within the first 5 years of the plan period where possible." Notwithstanding this, there are generally two approaches taken in dealing with any undersupply; the 'Liverpool' approach, whereby the shortfall is spread across the remaining Plan period; or the 'Sedgefield' approach which would make up the shortfall in the first five years. Recently, there have been more examples of the 'Sedgefield' approach being considered the method that more closely achieves the NPPF's requirement to "boost significantly the supply of housing". The Council therefore would aim to follow the 'Sedgefield' approach. The undersupply to date of 870 dwellings is therefore divided over the next five years of the Local Plan meaning the addition of 174 dwellings per annum so the five year requirement plus undersupply becomes 3,175 dwellings, or 635 per annum.
- 4.4 In addition, the NPPF in paragraph 47 says a required buffer of 5% (moved forward from later in the Plan period) should be increased to 20% "where there has been a

record of persistent under delivery of housing”, in order to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land. Table 4.2 shows the Council’s record of housing delivery against its relevant requirement at that time. This extends as far back as 2004. This clearly demonstrates the Council could be considered to have a record of persistent under-delivery (ten of the twelve reporting years have seen an under-delivery) and therefore accepts that a 20% buffer should be applied to the five-year supply requirement.

Table 4.2 Record of Completions against relevant annual requirement (2004-2016)

Period	Net Dwellings Completed	Annual requirement (at the relevant time)	Annual Over or Under Supply
2004-05	440	430 ²	10
2005-06	410	430	-20
2006-07	603	430	173
2007-08	284	430	-146
2008-09	196	560 ³	-364
2009-10	211	560	-349
2010-11	236	560	-324
2011-12	268	461 ⁴	-193
2012-13	159	461	-302
2013-14	240	461	-221
2014-15	416	461	-45
2015-16	352	461	-109

b) Extant Planning Permissions

- 4.5 As of 1st April 2016, there were extant planning permissions that would yield a total of 3,063 dwellings. It is unrealistic to assume all of these dwellings will be delivered as some permissions may lapse or remain unimplemented for many years. As part of the Strategic Housing and Employment Land Availability Assessment process, the SHELAA Working Group considered an appropriate discounting procedure in order to portray a more accurate estimation of the level of housing ultimately delivered from this source. This involved separating the extant permissions by those of ten units or more, and those of less than ten units. For sites of ten units or more, a site-by-site assessment is undertaken in order to establish the likelihood of the site being delivered and an estimation of timescales where possible. This is based on discussions with Development Management officers and, where necessary, direct contact with developers, applicants or agents. This allows an up-to-date position to be taken on each site with the discounting of those sites considered unlikely to come forward in the plan period. Each site would also be reviewed on an annual basis as part of each SHELAA update.
- 4.6 On those sites of less than ten units, a discounting factor is applied to the cumulative contribution these sites make to the total extant permissions. This is based on historical evidence following an evaluation of all permissions of less than ten units

² Initial target as prescribed by the Regional Spatial Strategy (RSS)

³ ‘Accelerated’ target as prescribed by the Regional Spatial Strategy (RSS)

⁴ Local Plan requirement as defined by ‘Delivering a Local Plan Housing Target (Including an Objective Assessment of Housing Need)’

that have failed to come forward over the previous ten year period. As shown in Table 4.3, the calculations undertaken at the end of the reporting year of 2015/16 show this discounting factor is 14.6%.

Table 4.3 Discounting figures for schemes of less than 10 units (2006/07 – 2015/16)

	Dwellings Permitted	Number Expired	Percentage
New Build (Full)	689	124	18.00%
New Build (Outline)	117	39	33.33%
Conversion	1073	112	10.44%
Total	1879	275	14.6%

- 4.7 The discounting procedure, therefore, sees the level of contribution of extant planning permissions once the discounting procedure has been applied as being 2,980 dwellings as calculated in Figure 4.1 below. The SHELAA Working Group regarded this method as being a robust and evidenced reflection of actual delivery rates.

Figure 4.1 Discounting of Extant Planning Permissions

Total number of dwellings from schemes of less than 10 units = 315,
 Minus 14.6% discounting factor (46), equals 269.
 Total number of dwellings from schemes of more than 10 units = 2748,
 Minus the contribution of those schemes considered unlikely to come forward within Plan period (37), equals 2711.
 269 + 2711 = 2980.

- 4.8 For the purposes of calculating the distribution of planning permissions, the discounting of small sites (totalling 46 dwellings) has been subtracted on a pro-rata basis based upon the number of small sites with permission in the relevant tier of the hierarchy. Large sites have been subtracted based upon their specific location.
- 4.9 An estimation of the timescales of delivery of those extant permissions is reflected in the trajectory shown in section 5. As mentioned in paragraph 4.5, those sites over ten dwellings have been assessed on a case-by-case basis including discussion with Development Management officers and developers where considered necessary. This allows a more informed estimation of delivery of these schemes and is reflected in the trajectory. Appendix G provides an overview of each site. 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.

c) 'Known' Sources of Housing

- 4.10 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 2016. 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 4.4. Due

to the likelihood that these schemes are to contribute to the supply of housing, they should be taken into account when undertaking estimations of delivery and again, are reflected in the trajectory shown in section 5.

Table 4.4 List of 'Known' sources of housing

Site	Indicative Yield	Notes
Holbeck Hill, South Cliff, Scarborough	22	A planning application has been submitted and Committee resolved to approve the application in April 2016.
Bramcote School, Filey Road, Scarborough	54	An application has been submitted for 54 units. To be considered at May/June Committee.
Filey Road Sports Centre, Scarborough	40	The site is being marketed and is most suitable for housing. Early work on design briefs suggest an indicative yield of around 40 units consisting of larger housing to the rear and potentially more dense apartment development along the frontage. This will be released for development on completion of the new Football Ground / Sports Centre at Weaponness in the summer of 2017.
Brooklands Hotel, Esplanade Gardens, Scarborough	22	Committee resolved to approve this conversion in April 2016.
Newby Farm Road / Danes Dyke, Scalby	42	The proposal has now been approved as of early April 2016.
Filey Tennis Courts, Southdene, Filey	30	A planning application has been approved and decision issued in April 2016.
Electricity Building, Filey Road, Gristhorpe (Phase 2)	40	A planning application has been approved for the north of this site. This was initially to be retained industrial units though this has now changed and a further application for residential is expected.
Town Farm, High Street, Cloughton	24	Planning permission granted by Committee. Waiting finalising of the legal agreement re: education.
Argyle Garage, Argyle Road, Whitby	14	An application has been received (April 2016) for conversion to 14 units following preliminary discussions.
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 40-50 units) and has the potential for further housing (private or affordable). Application expected in summer 2016.
Total	348	

d) Local Plan Allocations

- 4.11 The Local Plan considers the level of housing contributed from site allocations that would be required to meet the requirement once account has been taken of completions, extant permissions and 'known' sources of housing. The minimum requirement is for the provision of 4,918 dwellings up to 2032.
- 4.12 As part of the initial Local Development Framework production, a 'call for sites' was undertaken whereby landowners or agents acting on behalf of landowners were invited to submit parcels of land for consideration for allocation. The initial call for sites, as well as further submissions prompted by the various stages of LDF / Local Plan production, has yielded a total of approximately 280 site submissions across the Borough to date.
- 4.13 The consultation on the 'Core Strategy and Housing Allocations Issues and Options' in August 2007 invited comments on establishing a methodology to be used for the

assessment of sites. Additionally, this would be the first consultation period that published the sites that had been submitted up to that point through the 'call for sites' process. A methodology was then established that enabled an assessment of sites ahead of the Housing Allocations Preferred Options consultation of November 2009. Comments were invited on the methodology as part of that consultation. The methodology was then reviewed ahead of the Draft Local Plan consultation (May 2014) and Proposed Submission Local Plan (November 2015). The full methodology including assessment template can be found at Appendix A of this document.

- 4.14 The process saw the methodology used to assess all those sites that were submitted through the 'call for sites' process in addition to sites identified through various other means. This included any extant allocations that were yet to be developed from the 1999 Borough Local Plan, or sites identified through any previous Urban Potential Study work or the Strategic Housing and Employment Land Availability Assessment (SHELAA) process.
- 4.15 The allocations process utilised a threshold of 10 dwellings for a site to be considered through the assessment criteria. This was the threshold used in accordance with the SHELAA and had been agreed as a reasonable threshold with the SHELAA Working Group. Nevertheless, those sites of less than 10 dwellings are expected to continue to make a valuable contribution to the supply of housing in the Borough. Later in this section, the issue of windfall delivery is discussed and Table 4.16 sets out the contribution of those sites of less than 10 dwellings since 2005 showing an average of 128 dwellings per annum. This means the potential addition of those smaller sites through the Plan period could provide a further source of flexibility to the overall delivery of housing.
- 4.16 The methodology has been used to assess each site on an individual basis. The scoring process would then be utilised to allow a comparison of site scores across each specific tier of the settlement hierarchy. The Local Plan does not prescribe a distribution for housing. Early Core Strategy work considered the formation of a distribution which would then inform delivery through other future Development Plan Documents at a later date. When the decision was taken to undertake a single Local Plan, it was considered prescribing a distribution would not be required. Instead, for each level of the settlement hierarchy, this section will consider the delivery at each tier and ensure it accords with the settlement hierarchy within the Local Plan.
- 4.17 In order to allow an estimation of how the level of allocations would equate to meeting the housing requirement, an indicative yield has been prescribed for each site. The Local Plan acknowledges "the appropriate density of residential development will vary significantly within individual areas, influenced by a range of issues including the character of the locality and the type of development proposed." As a general rule, indicative masterplans have been used to establish a yield where these have been submitted and appear realistic. Where no plans or layouts have been submitted, a density of 30 dwellings per hectare (dph) is used as a generally accepted benchmark for calculating yields unless other considerations such as the density of a surrounding area would warrant a different approach. On sites of over 2 hectares, an allowance is made for the land requirements of supporting infrastructure such as roads, open space and drainage, therefore a 70% developable site area is

used for then calculating at 30 dph. The Strategic Housing and Employment Land Availability Assessment Group agreed this seemed a reasonable level, however, during the Proposed Submission Local Plan consultation some comments were received stating cases where the indicative yields for the housing allocations were thought to be too low.

- 4.18 Table 4.5 shows the density of those greenfield sites that currently have permission. The eight sites shown provide an average density of 28.58 dwellings per hectare. This suggests a general density of 30 dwellings per hectare is appropriate with a discounting factor of 70% applied in providing an indicative yield that is reasonable and adds flexibility to the Plan meeting the requirement.

Table 4.5 Density of greenfield schemes with Planning Permission

Site	Site Area (ha)	Yield	Density (dwellings per hectare)
Muston Road, Filey	10.9	300	27.52
West Garth, Cayton	6.37	162	25.43
Farside Road, West Ayton	1.94	71	36.60
Scarborough Road / Pasture Lane, Seamer	1.23	30	24.39
Middle Deepdale (Phase 1), Eastfield	11.11	365	32.85
High Mill Farm (Phases 1a & 1b), Scalby	6.39	148	23.16
Eskdale Park, Whitby	6.45	194	30.08
Sneaton Castle Farm, Whitby	8.66	246	28.41
Average	53.05	1516	28.58

- 4.19 The Local Plan does not include a specific policy on the phasing of housing delivery over the Plan period. This was not considered relevant as the evidence compiled when undertaking the trajectory allowed an overview of where specific sites may not come forward during the early phases of the Plan period due to availability or infrastructure requirements for instance. The annual update of the Authority Monitoring Report (AMR) provides reliable information on the delivery of housing and would highlight any significant and persistent over-delivery through the early stages of the Plan that would require addressing.
- 4.20 In addition to the above, earlier stages of the Local Plan / Local Development Framework process considered the most appropriate methodology for meeting the requirement through allocations. The 2007 Core Strategy and Housing Allocations Issues and Options consultation first suggested the requirement for a single 'Strategic' site that, alongside providing a significant level of housing, could also assist in the delivery of other strategic priorities, such as the economic growth of the Borough; affordable housing; road and infrastructure improvements; regeneration; and strategic linkages to places of work and leisure. This established the requirement for a single strategic site. Five options were identified with the 2009 'Core Strategy Preferred Options' recommending the option of South Cayton as the preferred strategic growth area. This 'Strategic Growth Area' concept has progressed through further stages of Local Plan production and Policy SGA 1 sets out the specific policy in relation to this.

- 4.21 The Proposed Submission Local Plan (Regulation 19) consultation saw the submissions of two additional sites for consideration. Where sites have been submitted during that stage or later, they have been assessed using the site selection methodology, however, are not included as an allocation. Such sites can be discussed during the Local Plan examination at the discretion of the Planning Inspector.

Scarborough Urban Area⁵

- 4.22 Settlement Hierarchy Statement 1 of the Local Plan states Scarborough Urban Area should be “the focus for growth and where the majority of new development is to take place... By delivering a greater number and wider choice of housing together with a broader range of services, shops and community facilities, Scarborough can become a place where people of all ages and circumstances increasingly want to live.” Considering the contribution from net completions to date, extant planning permissions, ‘known’ sources of housing, and allocations from within the Scarborough Urban Area, this equates to approximately 72% of the overall delivery of the Borough. This is a level in accordance with the settlement hierarchy.
- 4.23 Appendix B of this document shows the list of sites considered within the Scarborough Urban Area. Table B1 shows those sites dismissed at the first stage of the assessment and provides a brief reason for this dismissal. Table B2 then ranks the remaining sites by Stage C score. Unless specific reasons prohibit, sites with a score above 23 are taken forward as proposed allocations. It is noted site HA13 falls beneath this level (22), however, this is the South of Cayton Strategic Growth Area and, although assessed using the same methodology, is considered separately within Policy SGA1 and discussed in paragraph 4.20. From the assessments, the sites shown in Table 4.6 are taken forward as proposed allocations:

Table 4.6 Proposed site allocations within Scarborough Urban Area

Settlement	Site Ref and Address	Site Area (ha)	Indicative Yield
Scarborough (Unparished)	HA1 Land off Springhill Lane	2.08	40
	HA2 Westwood Campus Site, Valley Bridge	0.83	50
	HA3 101 Prospect Mount Road	0.43	30
	HA4 Land at Yorkshire Coast College, Lady Edith's Drive	4.62	140
Newby and Scalby	HA5 Land off Lady Edith's Drive, Newby	1.78	60
	HA6 Land to east of Lancaster Park, Scalby	35.42	900
Eastfield	HA7 Land to north of Middle Deepdale (east of Deep Dale Valley)	22.93	600
	HA8 Land to west of Middle Deepdale	8.49	100
	HA9 Land to north of Middle Deepdale (west of Deep Dale Valley)	16.5	500
	HA10 Braeburn House, Moor Lane	0.39	30
Cayton	HA11 Land to west of Church Lane	2.12	40
	HA12 Land to east of Church Lane	3.82	80
	HA13 Land to south of Cayton (Policy SGA1)	131.16	2500*
Osgodby	HA14 Land off Rimington Way	3.52	90

⁵ This comprises Scarborough central wards in addition to Newby/Scalby, Cayton, Osgodby, Eastfield and Crossgates

**The housing trajectory shown in Section 5 considers the likelihood of this site coming forward within the Plan period. It estimates 1,725 dwellings with come forward prior to 2031/32, with 775 later than this date. For the purposes of this chapter and calculating distribution, the figure of 1,725 is used as this is the anticipated delivery within the Local Plan period.*

4.24 The proposed allocations would cumulatively contribute approximately 4,385 dwellings within the Plan period. This results in a total delivery from all sources of housing supply of 7,458 dwellings across the Scarborough Urban Area, or 72.2% of the overall distribution. Table 4.7 shows a breakdown by source.

Table 4.7 Total contribution of Scarborough Urban Area to overall housing supply

Net Completions to date	794
Extant Permissions	2141
'Known' Sources of Housing	138
Proposed Allocations during Plan Period	4385
Overall	7458
Percentage of Distribution	72.2%

Whitby⁶

4.25 Settlement Hierarchy Statement 2 of the Local Plan states Whitby “acts as the principal settlement in the northern part of the Borough... new development should focus on meeting local needs as far as possible, for example by ensuring an appropriate mix of new housing and maximising the provision of affordable homes.” Considering the contribution from net completions to date, extant planning permissions, ‘known’ sources of housing, and allocations from within the Whitby Area, this equates to approximately 14% of the overall delivery of the Borough. This is a level in accordance with the settlement hierarchy.

4.26 Appendix C of this document shows the list of sites considered within the Whitby area. Table C1 shows those sites dismissed at the first stage of the assessment and provides a brief reason for this dismissal. Table C2 then ranks the remaining sites by Stage C score. Unless specific reasons prohibit, sites with a score above 23 are taken forward as proposed allocations. Table 4.8 shows the proposed allocations for the Whitby area. This results in proposed allocations that would cumulatively contribute approximately 580 dwellings. A total of 1,419 dwellings would be provided from all sources of housing supply over the plan period, which equates to 13.7% of the overall distribution, as shown in Table 4.9.

⁶ Whitby includes Ruswarp

Table 4.8 Proposed site allocations within Whitby area

Settlement	Site Ref and Address	Site Area (ha)	Indicative Yield
Whitby	HA15 Land off Stakesby Road	1.45	80
	HA16 Land between West Thorpe and The Nurseries	0.3	10
	HA17 Land opposite Whitby Business Park and to the south of Eskdale Park	17.91	320
	HA18 Land adjacent Captain Cook Crescent	2.0	40
	HA19 Residential Care Home, 1 Larpool Lane	0.7	20
	HA20 Land to the south of Upper Bauldbyes, Prospect Hill	2.39	50
	HA21 Land at Whitby Golf Club (East)	2.55	60

Table 4.9 Total contribution of Whitby to overall housing supply

Net Completions to date	256
Extant Permissions	509
'Known' Sources of Housing	74
Proposed Allocations	580
Overall	1419
Percentage of Distribution	13.7%

Filey

- 4.27 Settlement Hierarchy Statement 3 of the Local Plan states Filey “will be enhanced as a place that provides services in the southern part of the Borough, where development should meet local needs and maintain the distinctive character of the town... development should secure an appropriate mix of new housing to meet locally generated housing needs.” Considering the contribution from net completions to date, extant planning permissions, ‘known’ sources of housing, and allocations from within the Filey Area, this equates to approximately 5% of the overall delivery of the Borough. This is a level in accordance with the settlement hierarchy. The ongoing scheme at Muston Road in Filey, which has seen 183 completions of 300 permitted as of 1st April 2016, accounts for approximately 57% of the overall provision of Filey over the Plan period.
- 4.28 Appendix D of this document shows the list of sites considered within Filey. Table D1 shows those sites dismissed at the first stage of the assessment and provides a brief reason for dismissal. Table D2 then ranks the remaining sites by Stage C score. Unless specific reasons prohibit, sites with a score above 23 are taken forward as proposed allocations. Table 4.10 shows the proposed allocations for the Filey area. This results in proposed allocations that would cumulatively contribute approximately 120 dwellings. A total of 527 dwellings would be provided from all sources of housing supply over the plan period, which equates to 5.1% of the overall distribution, as shown in Table 4.11.
- 4.29 It should be noted an additional site (referenced 03/14) has been put forward during the Proposed Submission Local Plan consultation. See Paragraph 4.21.

Settlement	Site Ref and Address	Site Area (ha)	Indicative Yield
Filey	HA22 Land to north of Scarborough Road	4.86	60
	HA23 Land off Church Cliff Drive	1.62	30
	HA24 Silver Birches, Station Avenue	0.3	30

Table 4.10 Proposed site allocations within Filey

Net Completions to date	257
Extant Permissions	120
'Known' Sources of Housing	30
Proposed Allocations	120
Overall	527
Percentage of Distribution	5.1%

Table 4.11 Total contribution of Filey to overall housing supply

Service Villages⁷

- 4.30 Settlement Hierarchy Statement 4 of the Local Plan states these are settlements “where small-scale development opportunities may be acceptable”, but says “development should safeguard and reinforce the distinctive character of each settlement and not detract from their landscape setting.” Considering the contribution from net completions to date, extant planning permissions, ‘known’ sources of housing, and allocations cumulatively from the Service Villages, this equates to approximately 7% of the overall delivery of the Borough. This is a level in accordance with the settlement hierarchy.
- 4.31 This requirement is achieved cumulatively across the defined service villages. It is accepted that some settlements within this tier of the hierarchy may be more suitably positioned to accommodate growth than others and in considering the assessments of sites submitted for allocation, the cumulative impact of sites within each settlement should be considered. One such example of this is in East and West Ayton, as is explained in the following paragraphs.
- 4.32 Appendix E of this document shows the list of sites considered within the Service Villages. Table E1 shows those sites dismissed at the first stage of the assessment and provides a brief reason for dismissal. Table E2 then ranks the remaining sites by Stage C score. Whereas in the higher levels of the settlement hierarchy, generally sites scoring 23 or more would be taken forward for allocation, the threshold is lowered to 21 or more at this tier. A further consideration in this instance is when the cumulative level of delivery within specific settlements is factored in.
- 4.33 As is shown in table E2, there are three sites in East and West Ayton that score above 21. In descending order of score, these sites would yield 40, 180 and 100 dwellings respectively. This is in addition to the 83 dwellings already either completed or permitted. Allocating all of these sites would result in East and West Ayton contributing a total of approximately 400 dwellings, which would equate to approximately 45% of the overall provision from service villages. There are capacity

⁷ Service Villages designation comprises Burniston, East and West Ayton, Hunmanby, Seamer and Irton, Sleights (incorporating Briggswath and Eskdaleside) and Snainton.

constraints associated with East and West Ayton, specifically relating to education provision. There is uncertainty over the ability of East Ayton Primary School to expand to take further classrooms on its current site in order to accommodate a level over and above that proposed in this service village in the Local Plan. This is further complicated by the sites location within the National Park. With this in mind, it has been considered whether the possible allocations, in particular the larger site (referenced 12/04), could be reduced to form a level of development that would be more suitable for the village. The assessment of site 12/04 concluded there is no scope for reducing this site to a smaller portion, and therefore, this site is not taken forward as an allocation. The proposed allocations within East and West Ayton are therefore sites referenced 12/01 and 12/02 as shown on Table E2.

4.34 Table 4.12 shows the proposed allocations for the Service Villages. This results in proposed allocations that would cumulatively contribute approximately 480 dwellings. A total of 709 dwellings would be provided from all sources of housing supply over the plan period, which equates to 6.9% of the overall distribution, as shown in Table 4.13.

4.35 It should be noted an additional site (referenced 12/06) has been put forward during the Proposed Submission Local Plan consultation. See Paragraph 4.21.

Table 4.12 Proposed site allocations within Service Villages

Settlement	Site Ref and Address	Site Area (ha)	Indicative Yield
Hunmanby	HA25 Land off Outgaits Lane	3.0	60
	HA26 Land off Sands Lane	3.0	60
	HA27 Land between Stonegate and Sheepdyke Lane	1.6	20
Seamer	HA28 Land to west of Napier Crescent	3.0	60
East and West Ayton	HA29 Land to north and east of The Nurseries, East Ayton	3.58	40
	HA30 Land to south of Racecourse Road, East Ayton	4.57	100
Burniston	HA32 Land to west of The Grange, High Street	1.87	60
	HA33 Land to north of Limestone Road	1.92	40
	HA34 Land to south of Limestone Road	1.61	40

Table 4.13 Total cumulative contribution of Service Villages to overall housing supply

Net Completions to date	87
Extant Permissions	142
'Known' Sources of Housing	0
Proposed Allocations	480
Overall	709
Percentage of Distribution	6.9%

4.36 Although the service villages are considered cumulatively in relation to their contribution, Table 4.14 provides a breakdown of delivery by each settlement within the Service Village tier of the hierarchy. This allows a comparison and reflects on which settlements may be better suited to the delivery of housing. In the particular instances of Snainton and Eskdaleside, none of the sites submitted were considered to be suitable for housing allocation and thus no allocations are proposed. The Plan

acknowledges there may be instances such as this and states in paragraph 4.18 that “it should be recognised that the position of a settlement within a certain tier of the hierarchy does not mean that it will have to accommodate a certain level of growth in the absence of suitable development sites.”

Table 4.14 Breakdown of cumulative contribution by each Service Village

Service Village	Net Completions to date	Extant Permissions	'Known' Sources of Housing	Proposed Allocations	Overall	Percentage of Service Village delivery
Hunmanby	18	13	-	140	171	24.1%
Seamer	42	40	-	60	142	20.0%
East / West Ayton	2	81	-	140	223	31.5%
Snainton	5	2	-	-	7	1.0%
Burniston	7	-	-	140	147	20.7%
Eskdaleside	13	6	-	-	19	2.7%

Rural Villages⁸

- 4.37 Settlement Hierarchy Statement 5 of the Local Plan states development “will make efficient and sustainable use of existing buildings and infill opportunities. On the edges of Rural Villages, housing development will meet clearly identified local needs, recognising that an element of open market housing may be required to deliver essential affordable units.” Therefore, the delivery of ‘exceptions sites’, and infill or redevelopment opportunities will be the principle mechanism for the delivery of housing within or on the edges of Rural Villages. The general approach is not to allocate land for housing. Nevertheless, a number of sites have been submitted for consideration, as us shown in Appendix F of this document. Table F1 shows those sites dismissed at the first stage of the assessment. There are four sites which are classed as lying within the Parish of Cloughton, however, are more clearly related to Burniston, and thus, assessed as a Service Village and shown in Appendix E.
- 4.38 Table 4.15 shows a total of 173 dwellings would be provided from all sources of housing supply over the plan period, which equates to 1.7% of the overall distribution. This represents a level that is considered to be in accordance with the settlement hierarchy.

Table 4.15 Total cumulative contribution of Rural Villages to overall housing supply

Net Completions to date	41
Extant Permissions	68
'Known' Sources of Housing	64
Proposed Allocations	0
Overall	173
Percentage of Distribution	1.7%

⁸ Rural Villages designation comprises Brompton-by-Sawdon, Cloughton, Flixton, Folkton, Gristhorpe, Lebberston, Muston, Reighton, Ruston, Sandsend, Sawdon, Speeton and Wykeham.

Additional Flexibility of Housing Supply

- 4.39 In order to ensure the supply of housing remains flexible to meet the requirement throughout the Local Plan period, there are various other sources that, whilst no quantified calculation can be made prior to the Plan, will continue to provide additional delivery of housing. These sources include windfall delivery, sites identified in the Strategic Housing and Employment Land Availability Assessment (SHELAA), and rural exceptions sites.
- 4.40 Windfall sites are those which are not allocated sites but which are subsequently granted planning permission. The NPPF states, in paragraph 48, that “Local Planning Authorities may make an allowance for windfalls within the five year supply if they have compelling evidence that such sites will consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.” Table 4.16 shows the delivery of windfall sites over the previous 10 year period; split into small sites and large sites.

Table 4.16 Historic delivery of windfall sites

Year	Net Dwellings on Small Sites (1-9 dwellings)	Net Dwellings on Large Sites (10 dwellings or more)	Total Windfall Dwellings
2005/06	116	69	185
2006/07	358	122	480
2007/08	108	17	125
2008/09	38	132	170
2009/10	121	97	218
2010/11	158	22	180
2011/12	156	143	299
2012/13	77	58	135
2013/14	84	80	164
2014/15	77	58	135
2015/16	109	55	164
Total	1402	853	2255
Average	128	78	205

- 4.41 Although there has clearly been a significant contribution of windfall sites to overall delivery over the past ten years, it is not proposed to include an allowance in calculating supply as it is not possible to attribute a figure with any degree of certainty nor would projecting a trend forward be reliable. It may be argued that an out-of-date Local Plan with limited available allocations could, in part, account for high windfall delivery, and the production of a new Plan with a number of allocations could see this source being less favoured. Nevertheless, it is accepted that windfall sites will continue to form an important contribution to delivery and this contribution will be factored into the rolling delivery of housing as and when windfall sites receive formal planning approval and are built out. The trajectory contained within section 5 projects the delivery of housing as identified from the sources earlier mentioned, and also for indicative purposes includes three additional scenarios based on windfall contributions of 50, 75 and 100 additional dwellings per year. This does not

commence until beyond the first three years of the Plan, as permissions from windfall contributions are already factored in to the trajectory. By including these three windfall scenarios, it allows an overview of what impact the windfall contribution may have in meeting the NPPF objective to “boost significantly the supply of housing.”

- 4.42 The Strategic Housing and Employment Land Availability Assessment (SHELAA) is an annual assessment of the ability of the Borough to meet its five year requirement. In addition to factoring in sites with permission and those allocated, it assesses a range of sites identified from sources such as sites with lapsed planning permissions, sites identified in an earlier Urban Potential Study, sites considered suitable for release in the Employment Land Review, and other sites submitted through the Local Plan ‘call for sites’ that do not warrant allocation, such as those brownfield sites within the development limits. An assessment of each site includes constraints to delivery, and estimations of yields and timescales for delivery. In a similar context to windfall delivery, it is likely a number of these sites will come forward within the Plan period, however, the lack of evidence or certainty renders attributing a figure for delivery very difficult. This source differs from the ‘Known sources of housing’ in that those sites are within the planning process and it is possible to make an informed estimation of yields and timeframes. The SHELAA will continue to be updated on an annual basis which includes a review of all site assessments.
- 4.43 As mentioned in paragraph 4.34, the general approach of the Local Plan is not to allocate sites within rural villages, with the predominant mechanism for the delivery of housing in these settlements to be through rural exceptions sites, in addition to infill or redevelopment opportunities. The stance of the NPPF is that an element of market housing can be allowed in order to facilitate the delivery of affordable housing where it meets identified local needs. The Local Plan, in Policy HC4, recognises this and its importance as “many rural areas face particular difficulties in securing an adequate supply of land for affordable housing for local needs and are unable to compete against high land prices for private housing developments.” The policy of both the NPPF and Local Plan Policy HC4 may stimulate the further release of exceptions sites around the Borough, however, the demand is difficult to quantify and therefore, a reliable estimate of contribution cannot be used.
- 4.44 Further to these, additional changes to Permitted Development Rights such as the relaxation of planning rules relating to the conversion of offices and rural buildings to dwellings may see the delivery of additional dwellings from this source over the Plan period. To date, there have been circa 20-30 dwellings created that can be attributed to this particular change to Permitted Development Rights, however, it is unlikely any calculation of longer term trends would be possible.
- 4.45 Whilst each of the above is difficult to factor in to five year supply calculations it is accepted that the sources will continue to contribute housing provision over the Plan period. It is, therefore, not intended to include these sources in showing how the Borough’s housing requirement will be met, rather the annual monitoring will allow a review of the delivery of these sources and assists in giving flexibility to the Borough’s housing supply. As mentioned in paragraph 4.41, the trajectory contained within section 5 will show the addition of three scenarios of windfall contribution for indicative purposes.

Overall Supply of Housing

- 4.46 Taking into account the four sources as discussed earlier in this chapter, the overall delivery is as shown in Table 4.17 below. This shows the delivery of 11,103 dwellings, of which 10,328 dwellings would come forward within the Plan period. This is due to the estimation that the delivery of HA13 Land to the South of Cayton (Strategic Growth Area) would continue beyond 2031/32. A full breakdown of these sources and the estimated delivery of schemes is contained within the trajectory in Section 5 of this document.

Table 4.17 Overall Delivery by Source of Housing Supply

Net Completions to date	1435
Extant Permissions	2980
'Known' Sources of Housing	348
Proposed Allocations	6340
Overall	11103
Overall within Plan Period	10328
Requirement	9681
Percentage	106.7%

Delivery of Affordable Housing

- 4.47 A key part of the NPPF's objectives in relation to the delivery of housing includes the provision of affordable housing in order to achieve the objective of "creating mixed and balanced communities". The affordable housing background paper considers the approach towards the provision of affordable housing within the Local Plan, however, this section looks at the anticipated delivery through the Plan period. This is based upon the delivery of units arising from completions to date, the number of affordable units currently with extant planning permission (subject to discounting as discussed in section 4b), and the delivery from 'Known Sources of Housing' and Local Plan allocations based on the requirement as set out within Policy HC3 Affordable Housing.
- 4.48 Since the commencement of the Plan period, the overall delivery of affordable housing has been 435 dwellings as shown in Table 6.4 below. This equates to an average of 87 affordable dwellings per annum and represents 30.31% of the overall delivery over this period.

Table 4.18 Delivery of Affordable Dwellings (2011-2016)

Period	Net Completions	Net Affordable Dwellings	%age Affordable
2011/12	268	73	27.24%
2012/13	159	45	28.30%
2013/14	240	32	13.33%
2014/15	416	240	57.70%
2015/16	352	45	12.78%
TOTAL	1435	435	30.31%

- 4.49 In addition to the above, Table 4.19 shows those sites with extant planning permission whereby a number of affordable dwellings are still to come forward. This shows a total of 761 affordable dwellings have extant planning permission. This table has been tested using the discounting methodology as detailed in paragraph 4.5. No sites have been omitted as all of the large sites are expected to come forward. The one small site (for four dwellings) is linked to a larger scheme for an additional 14 dwellings and is also expected to be delivered.

Table 4.19 Affordable Housing with Extant Planning Permission

Site	Net Permitted Dwellings	Net Permitted Affordable Dwellings	%age Affordable	No. Affordable Units Remaining
Muston Road, Filey	300	120	40%	9
West Garth, Cayton	162	32	19.75%	3
Scarborough Road / Pasture Lane, Seamer	30	30	100%	30
Middle Deepdale, Phase 1 (east)	183	30	16.48%	0
Middle Deepdale, Phase 1 (west)	182	60	32.97%	60
Middle Deepdale, Later Phases	925	185	20%	185
17-23 Aberdeen Walk, Scarborough	4	4	100%	4
Farside Road, West Ayton	71	28	39.44%	28
High Mill Farm, Scalby, Phase 1	148	59	39.86%	48
High Mill Farm, Scalby, Later Phases	367	125	34.06%	125
Danes Dyke, Scalby	10	10	100%	10
Former Scarborough RUFC, Scalby Road, Newby	59 ⁹	33	55.93%	33
Highfield Road, Whitby	41	8	19.51%	8
Eskdale Park, Whitby	194	58	29.90%	29
Helredale Gardens / St Peters Road, Whitby	105 ¹⁰	91	86.67%	91
Sneaton Castle Farm, Whitby	246	98	39.84%	98
TOTAL				761

- 4.50 In order to calculate the anticipated delivery of affordable dwellings from the 'Known Sources of Housing', and Local Plan Allocations, the requirement as prescribed within Policy HC3 is used. Policy HC3 states "where it is demonstrated to the local planning authority's satisfaction through an independent assessment of viability that on-site provision in accordance with [the requirements] would render the overall scheme unviable, a reduced level of on-site provision or a financial contribution towards off-site provision may be acceptable." However, for the purposes of estimating the delivery from these sources, the requirement is used as a guide for determining the contribution.

- 4.51 Table 6.6 below shows the delivery from 'Known Sources of Housing' (as listed in Table 4.4). This shows the delivery of an additional 53 affordable dwellings.

⁹ An additional 24 dwellings (all market housing) forms a later phase of this scheme.

¹⁰ This scheme involves the demolition of 24 dwellings, so net increase of 81 dwellings. 91 of the 105 overall are affordable units.

Table 4.20 Predicted Delivery of Affordable Dwellings from 'Known Sources of Housing'

Site	Yield	Affordable Housing Contribution	Notes
Holbeck Hill, South Cliff, Scarborough	22	8	Agreed between applicant and Registered Provider that a scheme of 8 – 12 affordable units will be provided off-site (source: planning application)
Bramcote School, Filey Road, Scarborough	54	0	No requirement as C2 use.
Filey Road Sports Centre, Scarborough	40	8	Calculated based on 20% requirement for schemes of 15 or more dwellings in Scarborough Housing Market Area.
Brooklands Hotel, Esplanade Gardens, Scarborough	22	0	Off-Site Financial Contribution (£50,000) (source: planning application)
Newby Farm Road / Danes Dyke, Scalby	42	0	Off-Site Financial Contribution (£210,000) (source: planning application)
Filey Tennis Courts, Southdene, Filey	30	9	Source: planning application
Electricity Building, Filey Road, Grinstead (Phase 2)	40	12	Calculated based on 30% requirement for schemes of 15 or more dwellings in Filey and the Southern Parishes Housing Market Area.
Town Farm, High Street, Cloughton	24	0	No off-Site Contribution due to Vacant Building Credit (source: planning application)
Argyle Garage, Argyle Road, Whitby	14	0	No off-Site Contribution (source: planning application)
Whitby Hospital Site, Whitby	60	24	Calculated based on 40% requirement for schemes of 15 or more dwellings in Whitby, Northern and Western Parishes Housing Market Area
TOTAL		53	

4.52 Table 6.7 shows the delivery from Local Plan Allocations. This estimates the delivery of 1,925 affordable dwellings from the Local Plan. As is shown in the trajectory in Section 5, due to its scale and anticipated timescales for delivery, site HA13 is not expected to come forward in its entirety within the Plan period. The trajectory predicts 775 of the 2,500 dwellings (31%) will be beyond 2031/32. Using this as a basis for calculating the delivery of affordable dwellings on this scheme, it is predicted that 233 of the affordable dwellings will be delivered beyond 2031/32.

Table 4.21 Predicted Delivery of Affordable Dwellings from Local Plan Allocations

Site Ref	Site	Housing Market Area	Requirement	Indicative Yield	Affordable Housing Contribution
HA1	Land off Springhill Lane, Scarborough	Scarborough ¹¹	20%	40	8
HA2	Westwood Campus Site, Valley Bridge, Scarborough	Scarborough	20%	50	10
HA3	101 Prospect Mount Road, Scarborough	Scarborough	20%	30	6
HA4	Land at Yorkshire Coast College, Lady Edith's Drive, Scarborough	Scarborough	20%	140	28
HA5	Land off Lady Edith's Drive, Newby	Whitby, N&W ¹²	40%	60	24
HA6	Land to east of Lancaster Park, Scalby	Whitby, N&W	40%	900	360
HA7	Land to north of Middle Deepdale (east of Deep Dale Valley), Eastfield	Scarborough	20%	600	120
HA8	Land to west of Middle Deepdale, Eastfield	Scarborough	20%	100	20
HA9	Land to north of Middle Deepdale (west of Deep Dale Valley), Eastfield	Scarborough	20%	500	100
HA10	Braeburn House, Moor Lane, Eastfield	Scarborough	20%	30	6
HA11	Land to west of Church Lane, Cayton	Filey & South ¹³	30%	40	12
HA12	Land to east of Church Lane, Cayton	Filey & South	30%	80	24
HA13	Land to south of Cayton	Filey & South	30%	1725	518 ¹⁴
HA14	Land off Rimington Way, Osgodby	Scarborough	20%	90	18
HA15	Land off Stakesby Road, Whitby	Whitby, N&W	40%	80	32
HA16	Land between West Thorpe and The Nurseries, Whitby	Whitby, N&W	30%	10	3
HA17	Land opposite Whitby Business Park and to the south of Eskdale Park, Whitby	Whitby, N&W	40%	320	128
HA18	Land adjacent Captain Cook Crescent, Whitby	Whitby, N&W	40%	40	16
HA19	Residential Care Home, 1 Larpool Lane, Whitby	Whitby, N&W	40%	20	8
HA20	Land to the South of Upper Bauldbyes, Prospect Hill, Whitby	Whitby, N&W	40%	50	20
HA21	Land at Whitby Golf Club (East), Whitby	Whitby, N&W	40%	60	24
HA22	Land to North of Scarborough Road, Filey	Filey & South	30%	60	18
HA23	Land off Church Cliff Drive, Filey	Filey & South	30%	30	9
HA24	Silver Birches, Station Avenue, Filey	Filey & South	30%	30	9
HA25	Land off Outgaits Lane, Hunmanby	Filey & South	30%	60	18
HA26	Land off Sands Lane, Hunmanby	Filey & South	30%	60	18
HA27	Land between Stonegate and Sheepdyke Lane, Hunmanby	Filey & South	30%	20	6
HA28	Land to west of Napier Crescent, Seamer	Filey & South	30%	60	18
HA29	Land to north and east of The Nurseries, East Ayton	Whitby, N&W	40%	40	16
HA30	Land to south of Racecourse Road, East Ayton	Whitby, N&W	40%	100	40

¹¹ Scarborough – consists of Scarborough Town Area (Wards of North Bay, Northstead, Woodlands, Stepney, Falsgrave Park, Central, Castle, Ramshill, and Weaponness) and the Parishes of Osgodby and Eastfield.

¹² Whitby, N&W refers to 'Whitby, Northern and Western Parishes' consisting of Whitby, Eskdaleside, Sandsend, Ruswarp, Newby, Scalby, Burniston, Cloughton, East Ayton, West Ayton, Brompton, Sawdon, Wykeham, Ruston, Snainton.

¹³ Filey & South refers to 'Filey and the Southern Parishes' consisting of Filey, Hunmanby, Cayton, Seamer, Irton, Muston, Gristhorpe, Lebberston, Reighton, Speeton.

¹⁴ Estimated figure based on contribution within Plan period. See paragraph 4.46

HA32	Land to west of The Grange, High Street, Burniston	Whitby, N&W	40%	60	24
HA33	Land to north of Limestone Road, Burniston	Whitby, N&W	40%	40	16
HA34	Land to south of Limestone Road, Burniston	Whitby, N&W	40%	40	16
TOTAL					1925
TOTAL within Plan Period					1692

- 4.53 Considering the contribution of affordable dwellings from the four sources identified above, the overall delivery through the Plan period is as shown in Table 4.22 below. Clearly this figure is less than the 'imbalance' of 5796 dwellings in the affordable housing market as identified in the Scarborough Borough Strategic Housing Market Assessment 2015 (SHMA), however, as is stated in the Objective Assessment of Housing Need, using an average affordable housing delivery rate of 25%, a total number of 23,076 dwellings would be required in order to address this imbalance solely through the affordable housing policy and not taking into account any provision from the private sector. The contribution of 2,941 affordable dwellings as shown below, is an important contribution in addressing this imbalance and is a significant uplift in the delivery of affordable housing based on previous delivery.

Table 4.22 Overall supply of Affordable Dwellings through Plan period

Net Completions to date	435
Extant Permissions	761
'Known' Sources of Housing	53
Proposed Allocations	1692
Overall	2941

Self-Build Housing

- 4.54 The Self-build and Custom Housebuilding Act 2015 brought in a requirement for Local Authority's to keep a register of persons interested in seeking to acquire land to build a home. The Self-build and Custom Housebuilding (Register) Regulations 2016 added further detail in relation to the register and eligibility. In accordance with the Act, the Council has established a register and made this available for interested persons via the Council's website. This allows the Council to fully understand the level of demand for such housing. This register is in the form of a questionnaire intended to provide further detail regarding individual circumstance and preference.
- 4.55 At the outset of the initial Self-build and Custom Housebuilding Act 2015, the Council sought to be pro-active and asked, via the Council's website, for potential self-build interested persons to register. A significant number of people registered their interest at that early stage, however, after establishing the detailed register and questionnaire, all of those previously interested were notified but to date, only two persons have completed the online form. This register will be reviewed periodically and if there is a significant increase in the level of interest, a future review of policy will be instigated.

5.0 TRAJECTORY

- 5.1 In order to consider how the overall supply as identified in Table 4.17 translates to annual delivery over the Plan period, a trajectory has been compiled which considers the likely timescales and build rates of the large sites on a site by site basis, and those sites of less than ten units after the discounting procedure has been applied.
- 5.2 The NPPF requires that sites are considered to be deliverable. In order to be considered as deliverable, the NPPF requires sites to be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.
- 5.3 In an attempt to ensure this trajectory is based on up to date evidence as far as is possible, the Council have been in contact with developers, housebuilders, landowners or agents to determine the likely timescale for permission, commencement and annual delivery rates up until completion of the scheme. Clearly this is subject to change but remains the most accurate method for calculating a trajectory throughout the Plan period. Appendix G provides an overview on a site-by-site basis. In general, estimations provided by landowners or agents are based upon their own calculations of build rates and may be indicative of where there are more than one developer on site at a time. In order to gain further evidence of build rates within the Borough over the recent years, Table 5.1 shows the annual delivery on sites over 100 dwellings. It should be noted the 114 dwellings completed on Middle Deepdale, Eastfield in 2014/15 includes a 60 unit extra care facility.

Table 5.1 Annual delivery on sites of over 100 dwellings since 2012/13

Site	2012/13	2013/14	2014/15	2015/16
Muston Road, Filey	32	59	61	31
West Garth, Cayton	-	69	46	27
Middle Deepdale, Eastfield	-	-	114	54
High Mill Farm, Scalby	-	-	2	41
Eskdale Park, Whitby	-	7	49	35

- 5.4 It is accepted that the South of Cayton Strategic Growth Area is unlikely to be fully delivered within the Plan period (775 dwellings expected beyond 2032). The element of flexibility as provided by the additional sources of supply outlined within paragraphs 4.39 to 4.45 in addition to identifying more than the overall requirement would ensure that the longer term delivery of the Strategic Growth Area and allowing for any unanticipated delays with other sites or non-delivery of any sites means the overall requirement would still be met.
- 5.5 Table 5.2 shows the trajectory for the remainder of the Plan period (2016/17 to 2031/32).

	To Date	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	TOTAL
Housing Allocations																		
HA1 Land off Springhill Lane, Scarborough																20	20	40
HA2 Westwood Campus Site, Valley Bridge, Scarborough							25	25										50
HA3 101 Prospect Mount Road, Scarborough					30													30
HA4 Land at Yorkshire Coast College, Lady Edith's Drive, Scarborough									30	30	30	30	20					140
HA5 Land off Lady Edith's Drive, Newby			24	20	10	6												60
HA6 Land to east of Lancaster Park, Scalby				20	50	70	70	70	70	70	70	70	70	70	70	70	60	900
HA7 Land north of Middle Deepdale (east of Deep Dale Valley), Eastfield								25	90	90	90	90	90	75	50			600
HA8 Land to west of Middle Deepdale, Eastfield							60	25	15									100
HA9 Land north of Middle Deepdale (west of Deep Dale Valley), Eastfield									75	90	90	90	90	65				500
HA10 Braeburn House, Moor Lane, Eastfield			30															30
HA11 Land to west of Church Lane, Cayton <i>*Allocation for 40. Initial schemes drawn up for 47 and latest for 75.</i>					20	20												40
HA12 Land to east of Church Lane, Cayton						20	30	30										80
HA13 Land to south of Cayton <i>*Scheme is predicted to come forward with 1725 dwellings within Plan period, and 775 dwellings beyond 2031/32.</i>																		
- HA13 - Phase 1 (A)					50	50	50	50	50	50	25							325
- HA13 - Phase 1 (B)						25	50	50	50	50	50							275
- HA13 - Phase 1 (C)								50	50	50	50							200
- HA13 - Phase 2 (A)											25	50	50	50	50	25		250
- HA13 - Phase 2 (B)												50	50	50	50	50	50	300
- HA13 - Phase 2 (C)												50	50	50	50	50	50	300
- HA13 - Phase 3 (A)																25	50	75
- HA13 - Phase 3 (B)																		
- HA13 - Phase 3 (C)																		
HA14 Land off Rimington Way, Osgodby				30	30	30												90
	To Date	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	TOTAL
HA15 Land off Stakesby Road, Whitby						40	40											80
HA16 Land between West Thorpe and The Nurseries, Whitby					10													10
HA17 Land opposite Whitby Business Park and to the south of Eskdale Park, Whitby								20	40	40	40	40	40	40	40	20		320
HA18 Land adjacent Captain Cook Crescent, Whitby			20	20														40
HA19 Residential Care Home, 1 Larpool Lane, Whitby							20											20
HA20 Land to the south of Upper Bauldbyes, Prospect Hill, Whitby				30	20													50
HA21 Land at Whitby Golf Club (East), Whitby						30	30											60
HA22 Land to north of Scarborough Road, Filey						20	20	20										60
HA23 Land off Church Cliff Drive, Filey					15	15												30
HA24 Silver Birches, Station Avenue, Filey							30											30
HA25 Land off Outgaits Lane, Hunmanby					15	30	15											60
HA26 Land off Sands Lane, Hunmanby			15	30	15													60
HA27 Land between Stonegate and Sheepdyke Lane, Hunmanby												10	10					20
HA28 Land to west of Napier Crescent, Seamer					20	20	20											60
HA29 Land to north and east of The Nurseries, East Ayton										20	20							40
HA30 Land to south of Racecourse Road, West Ayton			20	20	20	20	20											100
HA32 Land to west of The Grange, High Street, Burniston						20	20	20										60

HA33 Land to north of Limestone Road, Burniston				20	20													40
HA34 Land to south of Limestone Road, Burniston																20	20	40
Planning Permissions	5565																	
High Mill Farm, Station Road, Scalby (Phase 1) *43 completions to date.		40	40	25														105
	To Date	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	TOTAL
High Mill Farm, Station Road, Scalby (Future Phases)				15	40	40	40	40	40	40	40	40	32					367
Former Scarborough Rugby Union Football Club, Scalby Road, Scalby				59	24													83
Land at Danes Dyke, Newby				10														10
35 Trinity Road, Scarborough						14												14
Edgehill, Seamer Road, Scarborough		30	30															60
St Thomas Hospital, Foreshore Road, Scarborough						12												12
Carlton Hotel, Belmont Road, Scarborough		10																10
'Atlantis', Peasholm Gap, Scarborough						24												24
Former McCain Stadium Football Ground, Seamer Road, Scarborough			20	25														45
17-23 Aberdeen Walk (Former Evening News Office), Scarborough		14																14
Salisbury Arcade, Huntriss Row, Scarborough				6	16													22
Middle Deepdale (East), Eastfield		125	75	75	75	75	75	57										557
Middle Deepdale (West), Eastfield		90	90	90	90	90	90	85										625
Burnside Resource Centre, 1 Burnside, Eastfield		10																10
West Garth, Cayton		20																20
Land at Eskdale Park, Whitby		40	40	23														103
Land off Highfield Road, Whitby			20	20														40
Land off Helredale Gardens and St Peters Road, Whitby		48	33															81
Sneaton Castle Farm, Castle Road, Whitby			30	50	60	50	40	16										246
Muston Road, Filey		30	30	30	27													117
Land to the west of Farside Road, West Ayton			25	25	21													71
Scarborough Road / Pasture Lane, Seamer					15	15												30
Electricity Building, Filey Road, Gristhorpe			15	15	15													45
All Other Planning Permissions (less than 10 units)		90	80	70	29													269
Known Sources of Housing																		
	To Date	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	TOTAL
Holbeck Hill, South Cliff, Scarborough			22															22
Bramcote School, Filey Road, Scarborough					54													54
Filey Road Sports Centre, Scarborough						20	20											40
Brooklands Hotel, Esplanade Gardens, Scarborough		5	5	12														22
Newby Farm Road / Danes Dyke, Scalby			42															42
Electricity Building, Filey Road, Gristhorpe (Phase 2)						15	15	10										40
Filey Tennis Courts, Southdene, Filey			15	15														30
Town Farm, High Street, Cloughton			12	12														24
Argyle Garage, Argyle Road, Whitby			14															14
Whitby Hospital Site, Whitby					60													60
Completions																		
Completions To Date (2011/12 – 2015/16)	1435																	1435
Windfall (See Paragraph 4.41)																		
Windfall (50 per annum)					50	50	50	50	50	50	50	50	50	50	50	50	50	650

Windfall (75 per annum)					75	75	75	75	75	75	75	75	75	75	75	75	75	975
Windfall (100 per annum)					100	100	100	100	100	100	100	100	100	100	100	100	100	1300
TOTAL (exc. Windfall)	1435	552	747	767	851	771	780	593	510	530	530	520	502	400	310	280	250	10328
Annual Requirement		461	461	461	461	461	461	461	461	461	461	461	461	461	461	461	461	
Annual Over or Under Supply		91	286	306	390	310	319	132	49	69	69	59	41	-61	-151	-181	-211	
Overall Over or Under Supply		-779	-493	-187	203	513	832	964	1013	1082	1151	1210	1251	1190	1039	858	647	
Five Year Requirement		3636	3545	3259	2953	2563												
Actual Five Year Supply		3688	3916	3762	3505	3184												
Buffer over 5 Year Supply (as a %age)		1.43	10.47	15.43	18.69	24.23												
TOTAL (inc. Windfall of 50 dwellings per annum)	1435	552	747	767	901	821	830	643	560	580	580	570	552	450	360	330	300	10978
	To Date	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	TOTAL
Annual Requirement		461	461	461	461	461	461	461	461	461	461	461	461	461	461	461	461	
Annual Over or Under Supply		91	286	306	440	360	369	182	99	119	119	109	91	-11	-101	-131	-161	
Overall Over or Under Supply		-779	-493	-187	253	613	982	1164	1263	1382	1501	1610	1701	1690	1589	1458	1297	
Five Year Requirement		3636	3545	3259	2953	2513												
Actual Five Year Supply		3788	4066	3962	3755	3434												
Buffer over 5 Year Supply (as a %age)		4.18	14.70	21.57	27.16	36.65												
TOTAL (inc. Windfall of 75 dwellings per annum)	1435	552	747	767	926	846	855	668	585	605	605	595	577	475	385	355	325	11303
Annual Requirement		461	461	461	461	461	461	461	461	461	461	461	461	461	461	461	461	
Annual Over or Under Supply		91	286	306	465	385	394	207	124	144	144	134	116	14	-76	-106	-136	
Overall Over or Under Supply		-779	-493	-187	278	663	1057	1264	1388	1532	1676	1810	1926	1940	1864	1758	1622	
Five Year Requirement		3636	3545	3259	2953	2488												
Actual Five Year Supply		3838	4141	4062	3880	3559												
Buffer over 5 Year Supply (as a %age)		5.56	16.81	24.64	31.39	43.05												
TOTAL (inc. Windfall of 100 dwellings per annum)	1435	552	747	767	951	871	880	693	610	630	630	620	602	500	410	380	350	11628
Annual Requirement		461	461	461	461	461	461	461	461	461	461	461	461	461	461	461	461	
Annual Over or Under Supply		91	286	306	490	410	419	232	149	169	169	159	141	39	-51	-81	-111	
Overall Over or Under Supply		-779	-493	-187	303	713	1132	1364	1513	1682	1851	2010	2151	2190	2139	2058	1947	
Five Year Requirement		3636	3545	3259	2953	2463												
Actual Five Year Supply		3888	4216	4162	4005	3684												
Buffer over 5 Year Supply (as a %age)		6.93	18.93	27.71	35.62	49.57												

Table 5.2 Housing Trajectory (2016/17 – 2031/32) including with Windfall scenarios shown with a contribution of 50, 75 and 100 windfall dwellings per annum.

6.0 SUMMARY AND CONCLUSIONS

- 6.1 The previous sections demonstrate the delivery of housing throughout the Plan period based on the identified sources of housing supply; overall completions to date (2011/12 – 2015/16), discounted extant permissions, ‘known’ sources of housing, and allocations contained within the Local Plan. This is in order to clearly identify sufficient land to meet the full, objectively assessed needs for market and affordable housing as required by the NPPF.
- 6.2 In the document entitled “Delivering a Local Plan Housing Target (Including an Objective Assessment of Housing Need)” a requirement is made for a minimum of 9681 dwellings over the Plan period. The Local Plan, in Policy HC1, states as follows:

Policy HC 1

Supporting Housing Development

New opportunities for housing development will be encouraged across the Local Plan area by:

- a. Making provision, during the Local Plan period, for the delivery of a minimum of 9681 dwellings through allocation identified under Policy HC2: New Housing Delivery and existing commitments as shown on the Policies Map; and
- b. Supporting the development of new housing within settlements where proposals are compatible with other policies in the Local Plan.

- 6.3 This document has now identified the source of this supply. Table 6.1 shows an overview of the delivery. This identifies a total of 11,103 dwellings would be provided, although due to the inclusion of a large allocation, or ‘Strategic Growth Area’, 10,328 dwellings are expected during the Plan period. This demonstrates the minimum requirement is met and includes a 6.7% buffer.

Table 6.1 Overall Delivery by Source of Housing Supply

Net Completions to date	1435
Extant Permissions	2980
‘Known’ Sources of Housing	348
Proposed Allocations	6340
Overall	11103
Overall within Plan Period	10328
Requirement	9681
Percentage	106.7%

- 6.4 This buffer does not take into account the additional flexibility built into the delivery of housing by not including the contribution from other sources of housing as outlined in paragraphs 4.39 to 4.45. This includes an overview of the contribution of windfall

delivery in providing a valuable source of housing. The NPPF states an allowance may be made for windfalls where there is compelling evidence that such sites will consistently become available and continue to provide a reliable source of supply. Table 4.16 clearly shows the important contribution these sites have made in recent years, however, it is difficult to quantify to a degree of certainty the levels throughout the Plan period. For this reason, the trajectory shown in section 5 shows the supply without any inclusion of windfall delivery and also shows the impact on overall supply allowing for the contribution of 50, 75 and 100 windfall dwellings per annum. These are factored in only beyond the first three years of the trajectory as permissions from windfall sites has already been accounted for. This demonstrates a clear level of flexibility in meeting the housing requirement as the minimum contribution of windfall delivery since 2004 is 125 dwellings. The scenario of 100 windfall dwellings per annum would see the provision of 11,628 dwellings over the Plan period, equating to 120.1% of the minimum requirement of 9,681 dwellings.

- 6.5 Further to the above, there is sufficient flexibility that can provide additional provision in the supply of housing. The aforementioned contribution of windfall delivery has proven over time to be a valuable source of housing and it is likely will continue to do so. Furthermore, the stance of the NPPF in allowing an element of market housing in order to facilitate the delivery of affordable housing where it meets identified local housing is expected to see an increase in the release of rural exception sites. Similarly, changes to Permitted Development Rights are intended to relax planning rules and simplify the conversion to residential use of offices and rural buildings for example.
- 6.6 A number of comments submitted in response to the Proposed Submission Local Plan consultation identified examples of where indicative yields for the proposed housing allocations were considered to be unnecessarily low. As explained in paragraph 4.17, in the absence of submitted layout, a density calculation was used. It may be that as some allocations progress through the application process, yields may increase thus providing more flexibility, however, for the purposes of the Plan a realistic estimation has been sought. Table 4.5 shows the average density of greenfield schemes with Planning Permission at 28.58 dwellings per hectare. If this density was applied to the cumulative site area (292.32ha) of the allocations within the Plan, a yield of 8,354 dwellings would be provided. This is 2,014 dwellings more than the 6,340 dwellings indicated.
- 6.7 The trajectory confirms the delivery throughout the Plan period based on expected timescales of schemes (the details of which can be found in Appendix G). This assesses year-by-year the total delivered in relation to the annual requirement and factors in previous over/under supply. In accordance with paragraph 47 of the NPPF, it is clearly demonstrated there has been a record of persistent under delivery and therefore would apply a 20% buffer in order to provide a realistic prospect of achieving the planned supply and ensure choice and competition in the market for land. This buffer is moved forward from later in the Plan period. Additionally, there have been more examples of the 'Sedgefield' approach being the favoured method in dealing with any current shortfall in delivery in that this should be made up in the five year supply as opposed to the 'Liverpool' approach of

factoring this throughout the Plan period. In this instance, the previous undersupply (870 dwellings) is added to the first five years as per the 'Sedgefield' approach.

- 6.8 With the above in mind, the following tables summarise the position to date (Table 6.2), and the requirement and supply for the first five years of the plan (Table 6.3), years 6-10 (Table 6.4) and years 11-16 (Table 6.5).

Table 6.2 Delivered Housing against Requirement to date (2011/12 to 2015/16)

	Number of Dwellings
Requirement	2305
Net Completions to Date	1435
Over / Under Supply	-870

Table 6.3 Overall Supply of Housing against Requirement, 0 to 5 years

	Number of Dwellings
Requirement	2305
plus 20% buffer	2766
+/- over/under supply (+ 870)	3636
Delivery	3688
Over / Under Supply	+52

Table 6.4 Overall Supply of Housing against Requirement, 6 to 10 years

	Number of Dwellings
Requirement	2305
+/- over/under supply (-52)	2253
Delivery	2943
Over / Under Supply	+690

Table 6.5 Overall Supply of Housing against Requirement, 11 to 16 years

	Number of Dwellings
Requirement	2766
minus those brought forward to create 20% buffer in years 0 to 5 (-461)	2305
+/- over/under supply (-690)	1615
Delivery	2262
Over / Under Supply	+647

- 6.9 Using the above tables 6.3 to 6.5 to establish the annualised requirement based on the overall 0-5 year, 6-10 year and 11-16 year requirements, the graph overleaf (Fig 6.2) shows how the delivery compares to the annual requirement of 461 dwellings per annum and the requirement having taken into account previous undersupply and any requirements for buffers. This shows both the requirement and delivery are at their highest rate within the first five years of the Plan period and fall to much closer to the 461 figure as would be expected with the factoring in the under supply in the

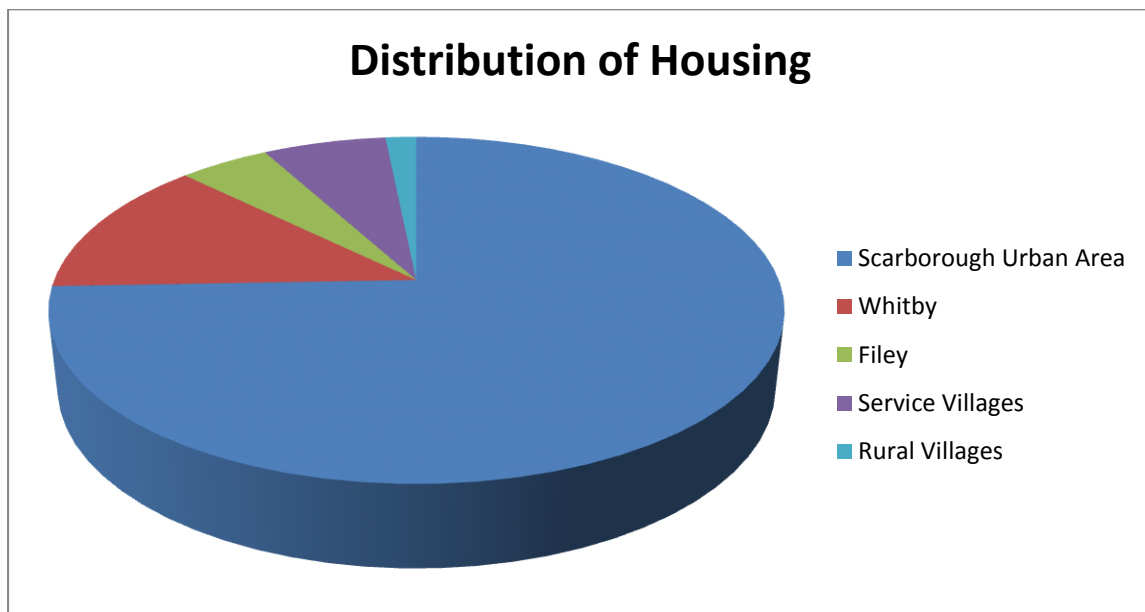
first five years and the addition of the 20% buffer which is moved forward from later in the Plan period.

- 6.10 Whilst the Local Plan does not prescribe a set distribution for housing, it does make reference to it to provide an indication of the overall approach. The Settlement Hierarchy states that the broad distribution of development will be shaped by the role and function of places. In section 4 of this document, an overview of each tier of the settlement hierarchy was presented with the contribution to the overall delivery and source set out. This resulted in a distribution as shown in Table 6.6 below and the following chart. This clearly demonstrates the level of housing at each tier is in accordance with the Settlement Hierarchy detailed within Policy SH1.

Table 6.6 Spatial Distribution of Housing

Settlement Tier	Number	Distribution
Scarborough Urban Area ¹⁵	8233	74.2%
Whitby	1419	12.8%
Filey	527	4.7%
Service Villages	709	6.4%
Rural Villages	173	1.6%

Figure 6.1 Spatial Distribution of Housing



¹⁵ This is inclusive of all 2500 dwellings from HA13 South of Cayton Strategic Growth Area

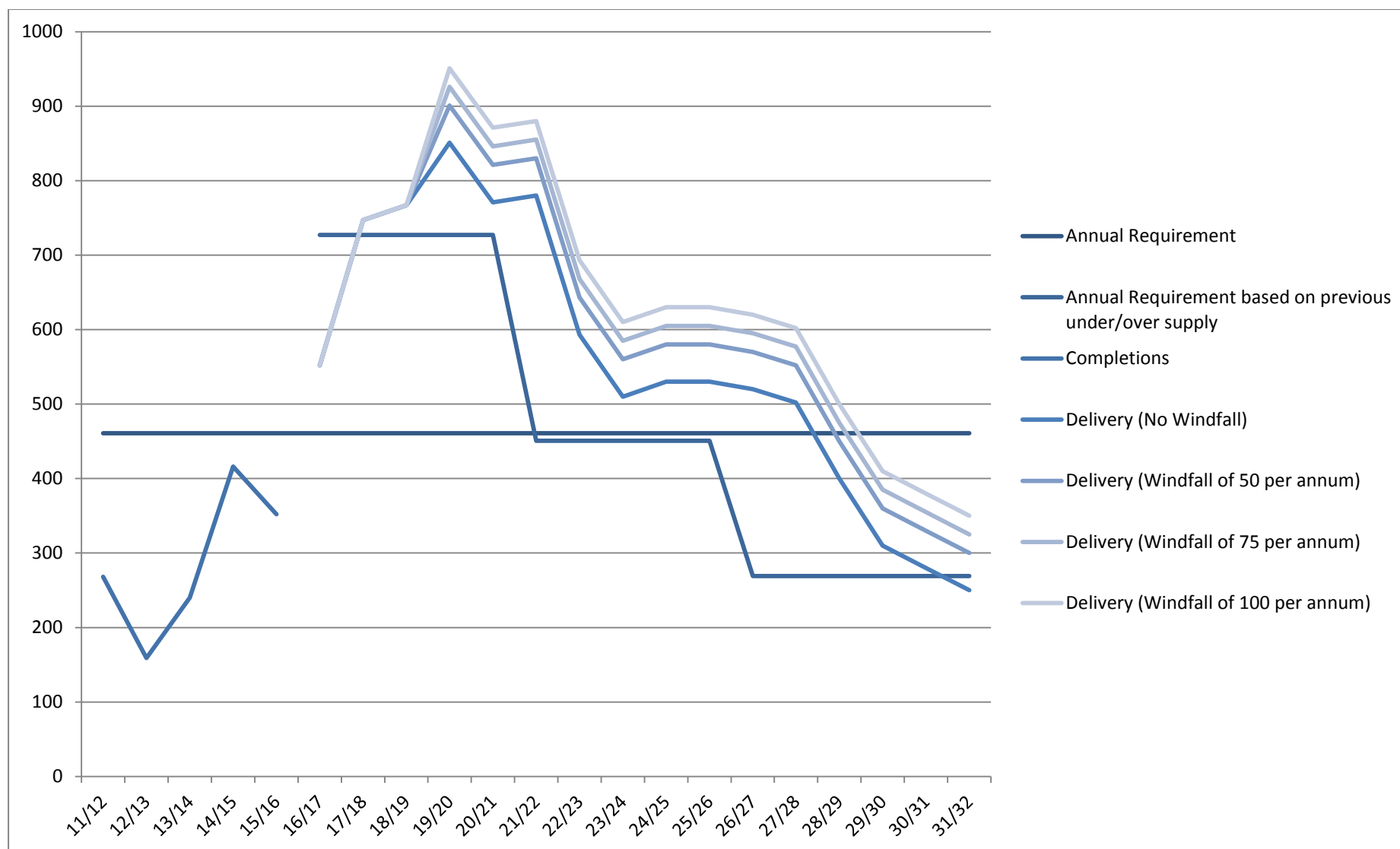


Figure 6.2 Housing Delivery 2011/12 – 2031/32

- 6.11 As demonstrated in Table 4.22, the delivery of Affordable Housing is estimated at 2,961 affordable dwellings. This is based on the delivery to date, affordable dwellings with existing permission, and those predicted to be delivered from 'Known Sources of Housing' and Housing Allocations. This figure is clearly below the requirement for 5,796 dwellings as identified in the Scarborough Borough Strategic Housing Market Assessment (SHMA), however, in order to achieve this level, a total number of 23,076 open market dwellings would be required using an average affordable housing delivery rate of 25% based solely on provision through the affordable housing policy. This level is considered unrealistic and not achievable as it would equate to almost 1,100 dwellings per annum throughout the Plan period, more than three times the average level when looking at longer term historical delivery (an average of 318 dwellings per annum since 2004/05).
- 6.12 It is considered the approach to housing delivery as set out in this document demonstrates in relation to the provision of housing in that it meets the four tests of soundness in that it is positively prepared, justified, effective and consistent with national policy. The level of delivery represents a 'significant boost to the supply of housing', particularly when annual estimations of delivery are compared to longer term historical trends of delivery. The requirement has been found to be an achievable, realistic target that contributes towards meeting the identified affordable housing requirement. The approach to meeting and demonstrating a deliverable five year supply of housing land is considered consistent with the NPPF having applied a sufficient buffer based on an historical record of persistent under-delivery and an approach to recovering any previous shortfall within the first five years of the Plan period.

APPENDICES

APPENDIX A - HOUSING SITE ASSESSMENT METHODOLOGY

Introduction

This methodology is used to provide the foundation from which the assessment and comparing of sites will take place in preparation for identification of land that will be allocated for housing in the Local Plan. Each site will be assessed in detail in order to establish the constraints, delivery potential and how it accords with the settlement hierarchy.

The Core Strategy DPD (Issues and Options) published in August 2007 asked for comments on a proposed list of criteria against which housing would be considered. Responses suggested additions to the criteria, however, none objected to the principles set out in the methodology. Thus, in line with comments received, in addition to guidance in the now revoked Regional Spatial Strategy and updated national guidance of the time, the formation of this document was completed initially in draft form. Comments received from individuals and organisations were generally satisfied subject to amendments. This enabled a robust and transparent methodology as was initially included within the Preferred Options iteration of the Housing Allocations DPD that assisted with not only pre-determined potential constraints but also had the ability to adapt to and weight accordingly any other site-specific factors that could affect the suitability or deliverability of a proposal. It was used to assess all sites put forward in the 2009 Housing Allocations DPD and subsequent submissions.

The methodology was updated in line with the National Planning Policy Framework ahead of the consultation on the draft Local Plan and now the proposed submission Local Plan.

Intention of this Methodology

The methodology will be used to assess all potential housing sites, including;

- Sites submitted for consideration under the Local Plan (formerly LDF) by landowners, developers, agents, etc
- Any remaining allocations in the 1999 Borough Local Plan that have not significantly progressed towards the submission of a planning application;
- Any other sites as identified under the previous Urban Potential Study or current Strategic Housing and Employment Land Availability Assessment*.

(* the SHELAA is a document that sets out the theoretical ability of the Council to meet its housing requirement and will also include additional sites identified by officers).

What sites will be assessed?

The consultation of August 2007 asked whether all sites should be assessed and allocated or whether a size threshold should be imposed. The majority of responses supported all sites being assessed (78%) and all sites including those of 0.25ha or smaller being shown on the Proposals Map. Since the consultation exercise, more

information was released on the preparation of Strategic Housing and Employment Land Availability Assessments (SHELAA) and its subsequent completion concluded that all sites considered to yield more than 10 dwellings are assessed for their suitability, achievability and availability through the SHELAA. Therefore, for the purpose of this document, the size of sites to be included assessed against the methodology is suggested to be schemes of 10 or more dwellings. The actual size of the site is therefore variable dependent on the location and density that can be achieved at each particular location.

Sites identified within the SHELAA that are located within existing development limits would not necessarily require allocation as these could be considered against the more general policies on infill development that are likely to be carried forward in some form into the Local Plan. For small sites outside of current development limits that are considered acceptable and suitable through the SHELAA, a simple alteration of the development limit boundary would enable development without the need for formal allocation.

The methodology proposes a 3 stage assessment of potential housing sites as follows;

- Stage A: Conformity with Settlement Strategy and determination of Major Constraints
- Stage B: First Round Scoring; a preliminary test of the suitability of the site in achieving sustainable goals
- Stage C: Detailed Site Implications; a test of the deliverability of a site including the identification of constraining factors that may prevent the feasibility or economic viability of development; and the capability of existing or required infrastructure to incorporate such development.

Where any constraint or issue may be deemed significant enough to render a site undevelopable, the site could be dismissed at any stage during the process.

What Happens Next

The methodology was initially used to assist in the identification of the preferred sites for housing allocations, published in November 2009. The Local Plan will be informed by this updated methodology.

Site Assessment

Housing Allocations Reference:			
Original Site Ref:			
Area (ha):			
Parish:			
Address:			
Score:	Stage A:	Stage B:	Stage C:
Concluding Comments:			
Indicative Yield:			

Prior to Stage A, all sites that cannot accommodate 10 or more dwellings will be dismissed from the formal allocation process in the Local Plan but will be considered to determine if the development limits can be amended to allow small scale housing or have the potential to be suitable as an exceptions site in the rural area.

Stage A: Conformity with Settlement Strategy and Major Constraints**A(i) Conformity with the evolving Scarborough Borough settlement strategy:**

Question 1a) Does the proposed site lie within or is well related to an existing settlement? YES / NO

If Yes, proceed to Question 1b.

If No, site is dismissed.

Question 1b) Does the settlement lie within or above the Service Village classification?

YES / NO

If Yes, proceed to Question 2a.

If No, proceed to Question 1c.

Question 1c) Are there any circumstances that would warrant an allocation of housing within the settlement? YES / NO

If Yes, proceed to Question 2a.

If No, site is dismissed.

Question 2a) Is the site of an appropriate scale/size that reflects the role of the respective settlement as defined in the settlement hierarchy within the Local Plan? YES / NO

If Yes, proceed to Question 3.

If No, proceed to Question 2b.

Question 2b) Could a smaller portion of the site be in conformity with the settlement hierarchy? YES / NO

If Yes, proceed to Question 3.

If No, site is dismissed.

A(ii) Major Constraints (Environmental and Historic)

Question 3a) Is the site within the prescribed distance of any national or international site of biodiversity or geological value; e.g. RAMSAR, SSSI, SAC, SPA, National Nature Reserves? YES / NO

Question 3b) If YES would the development have a negative impact on the associated area of protection? YES / NO

EXPLAIN....

Question 4) Does the site lie within an area considered to be unsuitable due to its position within a flood risk zone (high risk)? YES / NO

Question 5) Does the site lie within an area considered to be at significant risk of coastal erosion zone, i.e. located within 100 year erosion zone? YES / NO

Question 6) Would the development of the site have an adverse negative impact upon nationally-important archaeology (including Scheduled Monuments) or other high-Grade historic assets or their settings? YES / NO

If No to all questions 3 to 6, proceed to Question 8

If Yes, proceed to Question 7

Question 7) Where one of the above questions may have answered 'yes', does the constraint prohibit development of the entire site with no possibility of amending the site area? YES / NO / N/A

If Yes, site is dismissed.

If, as a result of amending site boundaries, a site can no longer yield 10 dwellings or more, it will be dismissed. Where 10 dwellings may be yielded, proceed to Question 8

Stage B: First Round Scoring

Question 8) Brownfield or Greenfield Land

Is the site classified as previously developed land (Brownfield), Greenfield or is it a mixture of both land types?

100% Brownfield	6
Majority Brownfield	4
Majority Greenfield	2
100% Greenfield	1
POINTS	

Question 9a) Accessibility of site to 'pre-determined' areas by public transport

This question, along with Question 10, relate to accessibility. With the use of accessibility software, complex transport modelling is utilised to enable the relative accessibility of potential sites to pre-determined services and facilities by sustainable modes such as public transport, walking and cycling.

Destination	Journey time to Destination by Public Transport				
	Less than 15 mins	15 to 30 mins	30 to 45 mins	45 to 60 mins	More than 1 hour
Defined town centres, service centres and neighbourhood centres.	6	4	2	1	0
Major employment centres	6	4	2	1	0
Indoor Sports	6	4	2	1	0

Centres / Pools					
To Primary Schooling	6	4	2	1	0
To Secondary Schooling	6	4	2	1	0
To GP Surgery	6	4	2	1	0
TOTAL					

Question 9b) How accessible is the site to existing services and facilities?

Destination	Walking Distances within			Cycling Distances within		
	500m	1000m	2000m	1.5km	5km	8km
Defined town centres, service centres and neighbourhood centres.	6	4	2	3	2	1
Major employment centres	6	4	2	3	2	1
Indoor Sports Centres / Pools	6	4	2	3	2	1
Primary Schools	6	4	2	3	2	1
Secondary Schools	6	4	2	3	2	1
Train Station / Major Bus Interchanges	6	4	2	3	2	1
GP Surgeries	6	4	2	3	2	1
TOTAL						

Question 10) Accessibility of site to pre-determined areas for leisure and recreation

Destination	Within Pre-determined range		
	350m (5 mins)	700m (10 mins)	1000m (15 mins)
Informal Open Space for Recreation	1	0	0
Outdoor Sports Pitches and Facilities	3	2	1
Local Children's Play Area	1	0	0
Neighbourhood Children's Play Area	2	1	0
Settlement Level Children's Play Area	3	2	1
Total			

Comparison Scores for Q8 to 10

Brownfield / Greenfield	Accessibility to Services	Accessibility to Recreation

Stage C: Detailed Site Implications

At any stage of this process, where a constraint to development may be so significant, the site could require dismissing.

Question 11) Regional and Local Biodiversity

Would the development of the proposed site affect a regional or local site of biodiversity or geological value or affect any protected species/habitats?

Positive Impact	Features retained, improved or successfully integrated into the development.	3 pts	
Neutral Impact	No negative impact on existing features or where mitigation would allow appropriate development with no impact on biodiversity.	1	
Adverse Impact	Some negative impacts that cannot be entirely mitigated against.	-2	
Significant Adverse Impacts	Features will not be retained. No mitigation measures overcome impacts or are possible.	-3	
Assessment / Comments		Score	

Question 12) Trees and Hedgerows

Would the development of the site affect trees or hedgerows not covered by statutory protection or by the BAP?

Neutral Impact	There would be no impact or mitigation would allow appropriate development.	1	
Adverse Impact	Some negative impacts that cannot be entirely mitigated against.	-1	
Significant Adverse Impacts	Trees and hedgerows destroyed or damaged. No mitigation measures overcome impacts or are possible.	-2	
Assessment / Comments		Score	

Question 13) Historic Environment

Would the proposed development affect the historic environment including the setting of an historic asset?

Positive Impact	Opportunity for enhancement of features.	3	
Neutral Impact	Development unlikely to impact on historic environment. There would be no impact or mitigation would allow features to be retained.	1	
Adverse Impact	Proposal likely to adversely affect the historic environment. Features may be lost in part, although mitigation may prevent significant impact.	-2	
Significant Adverse Impacts	Significant adverse effect on the historic environment, with features lost and no possible mitigation.	-3	
Assessment / Comments		Score	

Question 14) Character of Built Area

Would the development affect the built character of the town or village?

Positive Impact	Development would enhance area through redevelopment or by bringing vacant and derelict buildings back into use.	3	
Neutral Impact	No or very little impact.	1	
Adverse Impact	Proposal likely to have slight adverse affect on the character of the town or village. Some features may be lost in part, although mitigation may prevent significant impact.	-1	
Significant Adverse Impacts	Significant adverse effect on the built character of the town or village, with features lost and no possible mitigation.	-3	
Assessment / Comments		Score	

Question 15) Impact on the Landscape

What is the capacity of the landscape to accommodate development with respect to the conservation and enhancement of distinctive rural and coastal landscape character areas?

High Capacity	The development of the site would not impact significantly on the landscape. Features will be retained, the existing landscape is poor or the site is located within an existing urban environment.	3	
Mid Capacity	With appropriate mitigation the site can be developed without significantly impacting on the landscape.	1	
Low Capacity	Partial features may be lost and there may be a negative impact on the landscape. Mitigation may lessen any impact but will not overcome all constraints.	-1	
Major negative impact on landscape	Development will likely have a significant negative impact on the landscape, features may be lost and mitigation will not satisfactorily overcome concerns.	-3	
Assessment / Comments		Score	

Question 16) Flood Risk

Is the proposal within an area at risk of flooding?

Note: Sites deemed at a high risk of flooding are likely to have been dismissed at Stage 1 of assessment process.

Zone 1	Low probability of flooding. Development is appropriate.	3	
Zone 2	Medium probability of flooding. Development is appropriate subject to any required mitigation.	1	
Assessment / Comments		Score	

Question 17) Agricultural land

Would the development of the site result in the loss of the best and most versatile agricultural land?

No loss	2
Loss of 0.1ha – 5ha	-1
Loss of 5.1ha – 10ha	-2
Loss of 10.1ha – 20ha	-3
More than 20ha	-4
Assessment / Comments	Score

Question 18) Water Supply and Source Protection Zones

Would the development adversely affect a water supply?

No impact from development on water supply.	3
Any impact from development could successfully be mitigated against.	2
Site located within Source Protection Zone with no mitigation possible and serious risks of contamination.	Site to be dismissed
Assessment / Comments	Score

Question 19) Mineral Resources

Would the development of the land impact on mineral resources?

Site does not affect any mineral resource or any preferred area of search identified in relevant Minerals and Waste Plans or Local Plan Documents.	2
Site may affect an area of mineral resources or a potential preferred area of search, however, extraction could happen before development. Development may not be suitable immediately.	1
Site lies within an identified area for mineral resources and no mitigation possible (i.e. pre-extraction).	-2
Assessment / Comments	Score

Infrastructure**Question 20) School Capacity**

What is the capacity of schools to cope with the development?

Sufficient capacity or constraints can be overcome through, for example, s106. Refer to the NYCC investment plan.	2
Insufficient capacity and constraints cannot be overcome.	-2
Assessment / Comments	Score

Question 21) Capacity of Utility Providers

What is the capacity of existing utilities (Water, Sewage, etc) to cope with the development?

Sufficient capacity or constraints can be overcome through, for example, planned growth of housing with investment from utilities provider. Housing development may have to be delayed until the installation of relevant infrastructure.	2
Insufficient capacity and constraints cannot be overcome; i.e. levels of development do not warrant investment from Infrastructure providers to bring current facilities up to spec.	-2

Assessment / Comments		Score	
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Question 22) Impact on Strategic Highway Network

Does the development have an adverse impact on the Strategic Road Network?

Development does not negatively impact on the safe and efficient operation of the network or infrastructure improvements to accommodate development are feasible and have a suitable identified funding sources and delivery plan.	2
Insufficient capacity and constraints cannot be overcome.	-2
Assessment / Comments	Score

Question 23) Impact on Local Highways Network

Is the highway network (local) able to safely and efficiently cope with this development?

Sufficient capacity or constraints can be overcome through, for example, planned growth of housing in line with infrastructure improvements.	2
Insufficient capacity and constraints cannot be overcome.	-2
Assessment / Comments	Score

Amenity Issues**Question 24) Land Use Conflicts**

Would the development of the site be compatible with adjoining land uses (now or in the future) or are there conflict / amenity issues?

Yes	Development compatible.	2
Yes	With mitigation, development would be compatible.	2
No	Incompatible with adjoining uses and mitigation unlikely to be available.	-3
Assessment / Comments		Score

Question 25) Other Issues and Constraints

Are there any other constraints that prevent the site from being developed?

No	No known constraints
No	Some constraints but mitigation possible
Yes	Constraints exist and mitigation unlikely.
Assessment / Comments	

Availability and Deliverability**Question 26) Ownership**

Are there any ownership constraints?

No	Owner has submitted site and is willing to sell
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Yes	Ownership constraints or little developer interest
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Question 27) Timescale for Development

Is the site likely to be developed within the Local Plan period up to 2032?

Within 5 years	Site can be developed within first 5 years and any constraints can be overcome.
6-12 years	Constraints exist but likely to be overcome and delivered within short-medium term.
Mid-to-late period and prior to the end of Local Plan	Although constraints could be mitigated against it would be deemed unlikely in the short-medium period although still anticipated within Plan period.
Not likely to be developed prior to 2032	Constraints exist and mitigation unlikely before 2032. Not allocated but re-considered at a future date.

Overall Assessment of Deliverability

Any comments on estimated yield; overarching constraints, justification or mitigation; revised site boundary where necessary for instance.

Indicative Yield	

Explanation of Site Assessment Methodology

This section is intended to provide detail to each aspect of the site assessment process and explain how the scoring system works. The robust and responsive requirement for this assessment provides scope for ensuring each proposed site is tested in terms of its suitability for development, is deliverable and economically viable for developers and is economically, socially and environmentally sustainable.

The NPPF, in paragraph 47, requires the identification of sites deliverable within 5 years of the adoption of the Local Plan, sites or broad locations developable within 6-10 years, and where possible, the longer term period. Information may be obtained from the Strategic Housing and Employment Land Availability Assessment (SHELAA) in order to assist with this process, in addition to the following site assessment methodology. A flexible approach enables the reassessment of sites therefore allowing for a maintained delivery of sites at a manageable rate thus preserving a responsive supply of land. This will be carried out through the monitoring process.

Stage A(i) Conformity with the evolving Scarborough Borough settlement strategy and the need for housing.

Stage A provides an overview into the role of the site within the strategic framework as identified within local and national policy and furthermore, takes consideration of any constraints whereby development may be wholly inappropriate. For example, it may negatively impact upon a nationally designated archaeological structure or where substantial flood risks may threaten development.

If sites pass all of these tests of conformity and have no major constraints, they will progress to the next stage of assessment.

Question 1) The initial assessment of housing sites will be against the settlement hierarchy within the Local Plan.

The current settlement hierarchy (See Policy SH1) is as below:

- Scarborough Urban Area (including Scalby, Newby, Osgodby, Eastfield, Crossgates and Cayton);
- Whitby (including Ruswarp);
- Filey;
- Service Villages: Burniston, East & West Ayton, Hunmanby, Seamer¹⁶, Sleights¹⁷ and Snainton;
- Rural Villages: All other villages with defined Development Limits; and
- Other hamlets and settlements not defined by Development Limits.

The scale of the smaller villages and settlements ('Rural Villages' and other hamlets and settlements) is such that they will generally be inappropriate for allocation of

¹⁶ Including Irton

¹⁷ Including Briggswath and Eskdaleside

housing sites except for small infill sites, wholly affordable developments or mixed private/affordable schemes in line with the NPPF.

Proposed housing sites will be dismissed if they do not lie within or adjacent to Scarborough Urban Area, Whitby, Filey, or the Borough's Service Villages unless they are located within rural villages and there are particular circumstances that would warrant an allocation.

The term 'adjacent to' relates to sites that are close to existing settlement boundaries. Submitted sites that appear unrelated to existing settlement boundaries, for example, separated by fields or tracts of open countryside are unlikely to be considered appropriate for inclusion.

Question 2)

The Local Plan will set out the Borough's settlement hierarchy. The requirements for settlements will depend on the overall allocations, taking into account planning permissions that have or are likely to be built.

In line with the settlement hierarchy ascribed in the Local Plan, sites outwith the Development Limits of settlements that have no further requirement for housing development will not be taken forward.

Question 2a)

If under question 2a a site is considered to be too large for the settlement or area in question it should be determined if the site could be reduced in scale to a more appropriate scale. If not the site should be dismissed. If the only suitable scale is less than 10 dwellings then the site will not be appropriate for allocation but could be considered for a development limit alteration.

Where sites may not be appropriate for allocation they may be suited for affordable exception schemes. Where this may be the case it is a better (and potentially quicker) option for these sites to be referred to the Borough Council's Rural Housing Enabler to be considered under the current policy and, if appropriate, taken through the planning application process.

Stage A(ii) Major Constraints

Question 3)

Is the site within the prescribed distance of any national or international site of biodiversity or geological value; e.g. RAMSAR, SSSI, SAC, SPA, National Nature Reserves? YES / NO

Question 3b) If YES would the development have a negative impact on the associated area of protection? YES / NO

Explain Answer.... *(A brief explanation should be included here)*

The Government sets out within the NPPF, policies to protect important areas and species. The main aims of the policies are to protect, enhance and maintain important areas of conservation with weight given, as appropriate, to international, national and locally designated areas.

International (Natura 2000) Sites are those with the following status:

- Special Protection Areas (SPA) including pSPA's;
- Special Areas of Conservation (SAC) including pSAC's; and
- RAMSAR sites.

Within the Borough, the sites are as follows;

- a) Flamborough Head Special Area of Conservation (partly in East Riding of Yorkshire Council);
- b) Flamborough Head and Bempton Cliffs Special Protection Area (partly in East Riding of Yorkshire Council);
- c) Flamborough Head proposed Special Area of Conservation; and
- d) Flamborough and Filey Coast proposed Special Protection Area.

In addition, parts of the following areas fall within the Borough as a whole, although the planning authority is the North York Moors National Park Authority:

- e) North York Moors Special Area of Conservation;
- f) North York Moors Special Protection Area;
- g) Beast Cliff Special Area of Conservation, Whitby;
- h) Arnecliff and Park Hole Special Area of Conservation;
- i) Eller's Wood and Sand Dale Special Area of Conservation;
- j) Fen Bog Special Area of Conservation; and
- k) River Derwent Special Area of Conservation (Ryedale).

The housing assessments identify where any of the following impacts are relevant to any of the above protection areas and if they are of such significance that the site should be dismissed:

1. Increased recreational pressure, particularly if the site is within 5km of a protection designation area. This includes walking / trampling which causes soil compaction and erosion. Walkers with dogs contribute to pressure on sites through nutrient enrichment via dog fouling and also have potential to cause greater disturbance.
2. Impact from major urbanisation (100 plus dwellings) most notably associated with increased fly-tipping and cat predation. Within 5km of designated sites.
3. Increased pollution - Sulphur dioxide and ammonia emissions not relevant as they result from industrial processes & agriculture. 92% of Nitrogen Oxide emissions (NOx) from the sites will be vehicle exhaust emissions. Only consider localised rather than diffuse pollution levels. This is relevant where site is within 200m of a protection designation area.

4. Impact on water levels and quality and other water abstraction impacts (particularly relevant to River Derwent SAC). Sites that lie upstream and drain into the River Derwent could potentially have an impact.

Nationally designated sites are also legally protected under the Wildlife and Countryside Act 1981 (amended) whereby Local Planning Authorities must seek to protect and enhance their conservation. These sites include:

- Sites of Special Scientific Interest (SSSI); and
- National Nature Reserves (NNR).

Development that would adversely affect an SSSI would not normally be permitted, unless the benefits of any proposed development were such that it would outweigh any negative impacts.

It should be determined whether development sites on, adjacent or within close proximity to such national designations have the potential to adversely impact the above NNR's and SSSI's.

Any proposal that would cause significant negative impact on an international or national designation will be dismissed.

Sites located in or around, or that may impact upon regional or local designations or further areas of biodiversity will be covered in a later stage of assessment.

Question 4)

Does the site lie within an area considered to be unsuitable due to its position within a flood risk zone (high risk)?

The NPPF, in paragraph 100, retained the risk based and sequential approach for developments in designated flood risk areas. In addition, the Local Planning Authority, along with a number of other North Yorkshire Authorities, commissioned a Sub-regional Strategic Flood Risk Assessment (SFRA) to provide greater detail as to the flood risk within defined areas. The NPPF and its supporting technical guidance and the Northeast Yorkshire SFRA define flood risk areas as below:

- Flood Zone 1: Low probability;
- Flood Zone 2: Medium probability.

In addition to the above, Flood Zone 3 is sub-divided into the following:

- Flood Zone 3a: High probability of flooding that should only be used for housing if the exception test is passed;
- Flood Zone 3b: Area at high risk which is currently classed as a functional floodplain.

For the purposes of this housing assessment methodology, the areas identified as being of greatest risk are Flood Risk Zones 3a and 3b.

Any proposals that lie within Flood Risk Zones 3b will be dismissed. Should any proposal fall within Flood Risk Zone 3a such sites will only be carried forward if it is not possible for development to be located in zones of lower risk. Such proposals would be considered an exception and only be considered appropriate if there were clear and identifiable mitigating reasons for development within these areas (for example there were wider sustainable benefits or lower areas of risk were inappropriate due to international; or national designations).

Question 5)

Does the site lie within an area considered to be at significant risk of coastal erosion?

The risk to land from coastal erosion is and will continue to be an important consideration for Scarborough Borough, bearing in mind previous landslips at Holbeck Hill and, more recently, Knipe Point. An updated Shoreline Management Plan (version 2) was published in February 2007 and identifies areas of risk from coastal erosion, plotting predicted shorelines as a result of 20, 50 and 100 years coastal erosion.

The NPPF continues to ensure Local planning authorities protect against the risks of climate change including coastal change. As the information is readily available any proposals that would fall within the area likely to be subject to coastal erosion within the next 100 years will be dismissed.

Question 6)

Would the development of the site have an adverse negative impact upon nationally-important archaeology (including Scheduled Monuments) or other high-Grade historic assets or their settings?

Nationally-designated historical preservations include archaeological remains, scheduled monuments, Historic Parks and Gardens and Listed Buildings of any grade and due to their designations means they are of national importance where a presumption should be held in favour of preservation. Archaeological remains and Scheduled Ancient Monuments are protected by the Ancient Monuments and Archaeological Areas Act (1979).

Further to nationally designated buildings, Scarborough Borough has internationally important listed buildings with Scarborough Castle, Whitby Abbey and the Rotunda Museum. It is important to consider not only a direct effect of proposals on the asset of such designations but also where the setting of these may be compromised.

Any proposals that would significantly adversely affect the asset or the setting of an internationally or nationally important archaeological site, scheduled ancient monument or Grade I Listed Building will be dismissed.

When considering proposed sites, input from Historic England will be sought where a site adjoins or has the potential to affect any of the above. The consideration of further heritage protection such as other listed buildings and Conservation Areas will be assessed later in the process.

Question 7)

The amending of site boundaries is to be considered where sites may be restricted to development of the full submitted site due to one of the above significant constraints. The site should still be able to yield at least 10 dwellings post-amendment.

Stage B: First Round Scoring

The following are anticipated to provide an overview of the sustainability of each proposed site. The scoring system in place gives both a representation of the efficient use of land and the success by which each proposed site can contribute to sustainable travel patterns. Using this as a foundation, the sites can then be determined in terms of their deliverability from later stages of the assessment.

Question 8)

Is the site classified as previously developed land (Brownfield), Greenfield or is it a mixture of both land types?

Although not all brownfield sites will be suitable for housing, this methodology scores such sites higher than proposals for developing on Greenfield land as a consequence of being a more 'effective' use of land as mentioned within NPPF. The definition of brownfield land is that as is contained within the NPPF which states, 'previously-developed land is that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure'. It should be noted that the curtilage of dwellings is classed as Greenfield.

Local policy can determine targets and a trajectory for developing on brownfield land. Sites will be scored favourably dependent on the proportion of the development site that is brownfield, therefore, further encouraging sustainable reuse of previously developed land.

Questions 9a & b and 10)

9a & b) Calculations of accessibility of site to 'pre-determined' areas by public transport and cycling / walking.

Both of these questions relate to the calculation of accessibility of sites. The use of software that calculates accessibility to services enables a comparison of how accessible necessary services are from a range of sites relating to public transport, car and non-car methods of travel.

In this instance, the software can determine the accessibility of proposed sites to each of the following destinations;

- To retail centres such as the defined town centres of Scarborough, Whitby or Filey in addition to district centres of Eastfield, Falsgrave, Ramshill Road and Hunmanby village centre. In addition, retail centres outside the Borough such as Bridlington and Pickering town centres have been included. The smaller neighbourhood centres of Newlands Parade, Whitby West Parade and Newby Centre have also been included as they provide a range of retail and wider services offering convenient, sustainable living;
- To major employment centres (town centres or Business Parks);
- To major indoor leisure facilities (Scarborough and Whitby Sports Centres, Scarborough Pool, Pickering Pool, Bridlington Sports Centre and Bridlington Leisure World Pool);
- To public transport interchanges (including train stations and the major bus terminals for Scarborough, Whitby and Filey) thus connecting to the wider region;
- To Doctors Surgeries¹⁸;
- To Primary and Secondary Schools.

The NPPF highlights the importance of the role of housing developments in achieving sustainable travel through public transport, stating ‘plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised’ (Paragraph 34). The accessibility calculations, therefore, consider appropriate durations for travel for the relevant criteria. Here, we are concerned with ‘door-to-door’ calculations, as opposed to time taken on public transport alone exclusive of factors such as interchange times and walking to and from bus stops.

It should also be noted, that where a site performs relatively poorly through this criteria, it may still contribute to achieving sustainability due to the implementing of further infrastructure and bus routes etc. The assumption in this methodology is accessibility prior to development, unless considered otherwise.

The accessibility software also allows the inputting of non-motorised forms of transport. Similar exercises are undertaken to gauge the accessibility of sites to specific destinations by walk or cycle means. Walking offers the greatest opportunity to reduce short car trips, particularly less than 2 kilometres. In addition to this, it is estimated cycle journeys are realistic alternatives for distances of less than 5 km. It is for this reason, similar calculations to the same destinations are also undertaken to further establish the appropriateness of sustainable travel modes.

10) Calculations on the accessibility of sites to pre-determined areas for leisure and recreation.

This question relates to the promotion of healthy living by having accessible open space, recreation and play areas.

¹⁸ This includes all Doctors Surgeries and Satellite Surgeries that are available five days a week.

The assessment ties in with work into the Council's Green Infrastructure Study and uses the criteria set out relating to access to informal open space, sports pitches and outdoor facilities and play areas. This links closely to the Sustainability Appraisal which seeks to promote developments that would assist in the promotion of good mental and physical health. Exercise and recreational opportunities are fundamental to this aim.

The distances used to calculate the accessibility to these facilities directly relate to the stature of the site; for example it is reasonable that the average resident would walk further for sports pitches than to a toddlers play area.

The three questions will provide a set of numerical results (Eg: 6 – 55 – 4; 6 being the makeup of the land from brown or Greenfield, 55 being general accessibility to services and 4 being the open space and recreation accessibility result) that will be assessed against the results of other sites within the same settlement or at the same level of the settlement hierarchy, i.e. sites within service villages should be considered against other sites within other service villages (*see Question 1 explanation*).

Stage C: Detailed Site Implications

The following questions are weighted in such a way to allow a transparent and robust assessment of the deliverability of each proposed site. However, where any particular constraint or issue may be deemed significant enough to render a site undevelopable, the site could be dismissed at any stage during the process.

This section aims to assess the deliverability of the proposed sites in accordance with the requirements of the NPPF which states deliverable sites are those which are, at the point of adoption of the Local Plan, available for development now; suitable in terms of its contribution to sustainable, mixed communities; and achievable, i.e. where delivery of the site within 5 years is a reasonable prospect.

Questions 11)

Would the development of the proposed site affect a regional or local site of biodiversity or geological value or affect any protected species/habitats, including those identified within the Biodiversity Action Plan (BAP)?

In addition to national and international important areas of conservation (Question 3), the Borough has a wide range of locally important sites and species. Locally important sites include Local Nature Reserves (LNR), Local Geological Sites (LGS) and Sites of Importance for Nature Conservation (SINCS).

Furthermore, in partnership with the Scarborough Biodiversity Action Group, the Council produced and adopted a BAP in April 2005 which identified a series of priority habitats and species considered to be important to the Borough. Other areas that play a valuable role in the natural habitat of the Borough are the Esk and Derwent river catchments, whilst the Borough Council continues to assist in the Cayton and Flixton Carrs Wetland Project which aims to provide abundant habitats

based around the River Hertford catchment taking advantage of the peaty soils of the eastern end of the Vale of Pickering.

The maintaining of all areas will be sought throughout the process with the aim of integrating all social, economic and environmental benefits. The Council continues to consult the Biodiversity Action Group and Parks and Countryside Officers on such issues.

Question 12)

Would the development of the site affect trees or hedgerows not covered by statutory protection or by the BAP?

The Borough has a significant number of protected trees, either under Tree Preservation Order legislation or by the fact that they are situated in a Conservation Area. Where areas of Ancient (semi-natural) woodland and Veteran Trees are not covered by national designation, they should be recognised as locally important because they are a valuable biodiversity resource and once lost cannot be recreated or replaced. The continued protection of these trees is essential in safeguarding the role they play in providing abundant environmental quality and wildlife habitats in addition to supplying enhanced public enjoyment.

In relation to hedgerows, since 1997, hedgerows in the countryside have received protection due to their relative importance in terms of providing a natural habitat for wildlife. Hedgerows have also received some protection under the BAP. Hedgerows have the ability to provide vast migration networks for wildlife and, as such, should be assessed on a wider scale.

Sites where hedgerows and veteran trees can be successfully integrated into development with no loss of wildlife habitat and possible enhancement of features would be deemed favourable.

Question 13)

Would the proposed development affect the historic environment including the setting of an historic asset?

The impact of the development on the historic environment will take account of the impact on non-Grade I Listed Buildings, Parks and Gardens of Historic Interests not only on the assets themselves but the setting thereof. Developments that may significantly impact upon Grade I Listed Buildings or nationally important archaeological structures are likely to have been dismissed in Stage 1 of this assessment. Historic sites contribute toward the heritage of an area and it is important to protect and retain, wherever possible, such areas.

This section will also take account of Conservation Areas. These play an intrinsic part in the maintaining of areas that characteristically represent the architectural or historic appearance of the setting in which they are located and should be preserved or enhanced where possible. Further to protection, the NPPF in paragraph 137 also indicates the role new development may play in enhancing the settings of such sites

and areas. The integration of any new development either within or adjacent or development that directly or indirectly affects historic buildings and areas needs thorough investigation and the Council's Conservation Officer will be consulted upon in relation to developments that have the potential to impact on these areas.

Question 14)

Would the development affect the built character of the town or village?

This is more general than the specific impact on a Listed Building or historic park, but refers to the impact on the wider built environment and natural characteristics of the settlement. Impacts could be positive or negative depending on the existing characteristics of the settlement. Positive impacts could be the conversion or replacement of an unsightly building or building on a derelict site. The introduction of new features may improve the wider environment.

Conversely, a development could result in the loss of important open spaces, recreational green spaces or cramming of the environment with inappropriate high density development.

Consideration should be placed on the level of amenity and function on which the area currently provides and whether this can be maintained, replicated, or promoted as a result of development. As such, the consideration of proposals will also assess whether mitigation (e.g. off site open space or improvements) may compensate for any adverse effects.

An additional aspect to be considered is the success with which the proposed site could integrate with, not only the existing townscape character, but the intrinsic character of the community. The formation of sustainable communities is regarded as an integral characteristic of social sustainability and, therefore, an understanding of how proposed developments may comply with this should be sought. A key notion here is also to assess the opportunities and benefits that new developments may bring to the wider existing community, for instance a proposed site may maintain, promote and enhance the range of local facilities within the area.

Question 15)

What is the capacity of the landscape to accommodate development with respect to the conservation and enhancement of distinctive rural and coastal landscape character areas?

The importance of maintaining and improving landscape diversity is highlighted in the NPPF (Paragraph 109). A landscape character assessment has been produced and is used to inform the individual site allocation assessments. It describes and classifies the different landscapes in the Borough. For the larger strategic options, the study undertook detailed assessments, whilst for other sites, the assessments will use the wider characterisations used as part of the study as a basis for considering the impact on a site-by-site basis. The Borough incorporates the National Park fringes, the Wolds and Carrs, as well as areas of important coastal landscape importance (Heritage Coast). Where possible these landscapes should be

protected from development unless they are shown to have no impact or have a positive impact on the landscape setting.

Rights of Way networks play an intrinsic role in the public enjoyment of such landscape environments and should be safeguarded or improved where possible. New developments within or around Rights of Way networks could have the affect of severance for example, or equally, may provide improved or further links thus meeting needs of accessible greenspace. North Yorkshire County Council's Rights of Way Improvement Plan should be referred to whilst the Borough Council's Parks and Countryside Officers will continue to be consulted upon where developments may have an impact, either positive or negative, on the Rights of Way network.

Question 16)

Is the proposal within an area at risk of flooding?

Sites that lie within the highest risk flood zones are likely to have been dismissed at stage 1 of the assessment. This assesses the other sites that fall within other flood zones and these comprise:

- Zone 1 – Low probability
- Zone 2 – Medium probability

The Strategic Flood Risk Assessment will advise on the level of risk identifying the areas which may be more appropriate for development. In addition to this, local knowledge can be utilised to establish further areas where flooding or drainage issues may persist.

Question 17)

Would the development of the site result in the loss of the best and most versatile agricultural land?

The protection of the best and most versatile agricultural land is a determining factor when assessing sites for residential development. Where agricultural land is to be developed on, wherever possible this should be on the poorer quality land.

Question 18)

Would the development adversely affect a water supply?

Source Protection Zones have been identified by the Environment Agency within the Borough. They protect aquifers and other groundwater flows used for public drinking water and define areas where if contamination were to happen, would have an impact on the water supply. The closer the development may be located to the aquifer, the greater the risk. These zones are split into:

- Zone 1 (Inner Protection Zone)
- Zone 2 (Outer Protection Zone)
- Zone 3 (Total Catchment)

The impact of any developments within or near to SPZ's will be discussed with the Environment Agency whom may also advise as to required distances and assessments. Where any sites are determined to pose a serious contamination risk to the public drinking water supply, they will be dismissed. Where sites are in close proximity to protection zones mitigation may allow development although significant buffer zones and assessment costs could affect viability.

Question 19)

Would the development of the land impact on mineral resources?

The Borough has limited mineral resources; however, an area in Wykeham has been identified for sand and gravel extraction. Updates to the North Yorkshire Minerals and Waste Development Framework will be monitored and any further allocations or areas of search identified will be taken into account when assessing housing sites.

Question 20)

What is the capacity of schools to cope with the development?

All developments must have adequate access to schooling, whether that be existing schooling, programmed improved facilities or additional schools or school places that would be generated by a development. Any proposals that cannot be accommodated in terms of impact on educational facilities and where no solution exists will be dismissed.

The Local Education Authority will be consulted upon regarding the existing status of each school in closest proximity to any particular proposed site, assessing capacity issues and potential for any further expansion in order to accommodate estimated increases in pupil numbers.

Where housing proposals are for a specific use, for example, retirement facilities, they will not be subject to these criteria.

Question 21)

What is the capacity of existing utilities (Water, Sewage, etc) to cope with the development?

The capacity of infrastructure providers is central to any proposed developments. Capacity issues can be determined from discussions with the individual providers, for example, Yorkshire Water. Where there is no spare capacity and the scale of the proposal would not warrant or justify the investment required to upgrade infrastructure these are likely to be dismissed. Although general capacity levels are location-specific, the capacity will be assessed on a site-by-site basis due to a number of varying factors including site size, thresholds, and previous site uses determining the requirement. In addition, the cumulative impact of development is considered when determining the range of sites. If a scheme is considered of a scale

that would warrant and provide the funding to upgrade the infrastructure this would be taken into account.

Question 22)

Does the development have an adverse impact on the Strategic Road Network?

There is scope for any development to have an impact on the strategic highway network, in Scarborough's case, the A64. The A64 is described as a 'Core' Trunk Road thus is deemed to be of national strategic importance and also plays a key role in the continued investment and growth of the Scarborough area as it provides vital linkages to the rest of the region.

Highways England will be involved in any assessment of major proposals that could have an impact on the A64 at its present operating capacity, ensuring the safe and efficient operation is not jeopardised. In addition, Highways England identify significant areas from which a cumulative impact may have further repercussions on the A64's strategic importance. Highways England stress they are not able to provide new or additional capacity to facilitate development, and this consideration would be prevalent throughout assessment, although they could consider the feasibility of improving the A64 between Musham Bank and Dunslow Road. Schemes that will have a significant adverse effect on the A64 and cannot be mitigated against will likely be dismissed.

Question 23)

Is the highway network (local) able to cope with this development?

In a similar context to the impact on the strategic highways network, development can impact on local road networks. Where there is likely to be an unacceptable impact on the local network and this cannot be mitigated against through improvements such sites will likely be dismissed. One such method of mitigation could be through the use of Travel Plans which may help in emphasising the importance and value of influencing individuals travel behaviour towards more sustainable travel modes; the utilisation of these will be considered when assessing such impacts as they could be deemed beneficial in assisting the achieving of wider spatially strategic aims.

Also incorporated within this aspect will be issues regarding safe access to the site. In some instances, there may not be a readily available point of access thus may affect both the deliverability of the site, and the suitability in terms of where the creation of an access may impact upon surrounding land uses. Furthermore, sites on a larger scale may require secondary or emergency access points which again would require assessment. In each instance, the Council will consult with North Yorkshire County Council highways to determine any issues and seek mitigation where may be necessary.

Question 24)

Would the development of the site be compatible with adjoining land uses (now or in the future) or are there conflict / amenity issues?

It is critical that all development is compatible with its neighbouring uses, both existing and any proposed uses. The degree of success a development has in integrating with its surroundings is a vital component of sustainable development thus helping to ensure the vitality of an area is maintained and, where possible, enhanced.

Suggested considerations include the impact of any development in terms of noise, smell, light and other effects on residential amenity. Adjacent land uses that may pose potential problems could include:

- Sewage treatment works;
- Livestock uses (intensive);
- Industrial sites;
- Sites that have minimum distance requirements to other development through Health and Safety Executive regulations;
- Electricity Pylons;
- Telecomms Installations;
- Ministry of Defence sites;
- Main Roads.

Conversely, it is important to consider the impact of any proposed residential scheme on adjacent land uses.

In all instances, consultation will progress with relevant bodies such as landowners, the Borough Council's Development Management Officers and any appropriate stakeholders in order to determine any potential conflicting land uses or the requirements of how they may be protected or enhanced through adjacent or nearby new development.

Question 25)

Are there any other constraints that affect the site?

This is a catch-all for other issues that may affect the deliverability of sites. This could include, for example, ransom strips, drainage and runoff, topographical issues or potential contamination issues. Legal problems outside of the control of planning such as covenants can also prevent housing sites being developed and, if possible, should be assessed at this time for the potential of overcoming such issues. The detailed assessment of all sites should yield information regarding any such further constraints, and should, therefore be determined on a site-by-site basis.

The issue of air quality is one that continues to be monitored. Scarborough Borough only currently has one area of air quality below that of currently prescribed levels (an Air Quality Management Area). This is within Staithes, which actually lies outside of the Council's Planning Boundary and within the North York Moors National Park, although the AQMA status is likely to be rescinded shortly. There are currently no

other areas approaching prescribed levels. Where a development site has the potential to have an adverse impact on air quality levels, they will be dismissed.

Availability and Deliverability

Question 26)

Are there any ownership constraints?

The planning system places significant importance on deliverability and a major factor is ownership and the ability to deliver housing without significant ownership constraints. The assumption stands that the submission of sites by or on behalf of landowners demonstrates a commitment to release the land for housing. It will be necessary to check further on sites that have been submitted by agents or developers to ensure that landowners are on board with the release of the land. Some sites may be in multiple ownership and the unavailability of a single component could potentially prevent the site coming forward. Where these scenarios may exist, emphasis will be placed on consulting with such parties.

Question 27)

Is the site likely to be developed within the Local Plan period?

Taking into account the responses to the previous questions, the development should be categorised into the timescales for delivery. Whilst being precise with delivery of development estimates is difficult, undergoing an approximation can provide assistance in planning the phased delivery of schemes ensuring the managed approach whereby issues regarding any capacity constraints, for instance, can be assured. Providing a number of distinguishable timescales assists with ensuring a steady flow of developments continues to come forward in a timely manner and may also assist in informing any phasing or managed release policy contained within the Local Plan.

In order to gauge approximate timescales, continued consultation with relevant agents, landowners or developers will take place, thus enabling a responsive and effective monitoring system. With the use of evidence submitted by such parties that may support deliverability, more informed estimations can take place.

Where no specific information may be available, the recognition of constraints as previously identified contribute to provide estimates of timescales at which sites may come forward. The Strategic Housing and Employment Land Availability Assessment, along with continued consultation with relevant parties, may assist in this process.

Overall Assessment of Deliverability

This provides an overview of all associated constraints and issues that may affect upon the delivery potential of each individual site. The assessment forms a tie-in of timescales, ownership constraints, estimated yields and concluding comments including any comments on marketability. This section is ultimately responsible for

establishing those sites that have the ability to come forward within the prescribed timeframe, and those that could be deemed suitable for allocation within the Local Plan.

Yields are estimated by a number of methods. Where specific knowledge or officers' expertise could be utilised, an estimated figure is given. There may be instances where indicative plans submitted as supporting information could also be used. Where this may not be the case, a density multiplier may be used such as with calculations contained within the Strategic Housing and Employment Land Availability Assessment.

The undertaking of this aspect of the assessment allows a clear summary of overarching issues and the ability of a particular site to yield development within prescribed timescales. From achieving these results, clarity will allow a greater understanding of those sites that can deliver in accordance with allocation.

APPENDIX B - SCARBOROUGH URBAN AREA SITE ASSESSMENT RESULTS

Table B1 – Sites within Scarborough Urban Area dismissed at Stage A of Assessment

PARISH	SITE REF	SITE ADDRESS	AREA (ha)	STATUS	REASON FOR DISMISSAL
Scarborough	10/16	Land at Jacobs Mount	18.46	DISMISSED	Unrelated to settlement.
Scarborough	10/22	Land at Racecourse Road / Stepney Hill, adjacent to Pinewood	2.73	DISMISSED	Unrelated to settlement.
Scarborough	10/72	Land at Stoney Haggs Rise / Seamer Road	0.27	DISMISSED	Unrelated to settlement.
Cayton	08/01	Land adjacent to Tudor Lodge, Killerby	0.13	DISMISSED	Unrelated to settlement and Under 10 units.
Cayton	08/10	Eldin Hall Holiday Park, Osgodby Lane	0.03	DISMISSED	Unrelated to settlement and Under 10 units.
Cayton	08/11	Land to North of Alma Farm, Mill Lane	5.55	DISMISSED	Unrelated to settlement.
Cayton	08/16	Land at Killerby Old Hall, Main Street	2.27	DISMISSED	Unrelated to settlement.
Cayton	08/19	Land adjacent Killerby Old Hall and Killerby Croft, Main Street	11.86	DISMISSED	Unrelated to settlement.
Cayton	08/22	Land between Station Road and B1261	4.69	DISMISSED	Unrelated to settlement.
Newby/Scalby	18/06	Land to East of Hackness Road	4.16	DISMISSED	Site located within flood zone 3. Sufficient sites in lower risk areas.
Newby/Scalby	18/13	Land at Highfield Cottage	2.1	DISMISSED	Unrelated to settlement.

Table B2 – Remaining sites within Scarborough Urban Area ranked by Stage C score

PARISH	SITE REF	NE W REF	SITE ADDRESS	AREA (ha)	YIELD (WHERE ALLOCATED)	STAGE B SCORE	STAGE C SCORE	STATUS	REASON FOR DISMISSAL
Scarborough	10/03		Redevelopment of Market St / Queen St and Newborough	0.26		6-81-1	31	DISMISSED	Site scores well, however, no guarantee site will be delivered over the Plan period.
Eastfield	56/02	HA10	Braeburn House, Moor Lane	0.39	10	6-79-5	29	ALLOCATED	
Scarborough	10/73	HA3	101 Prospect Mount Road	0.43	30	6-60-4	29	ALLOCATED	
Scarborough	10/19		Land between Columbus Ravine and Melrose Street	1.19		6-84-3	29	DISMISSED	Site scores well, however, no guarantee site will be delivered over the Plan

								D	Housing Background Paper period.
Scarborough	10/27		Manor Road Nursery, Manor Road	0.78		6-77-5	29	DISMISSED	Site scores well, however, no guarantee site will be delivered over the Plan period.
Newby/Scalbby	18/10		Land at Cross Lane Hospital, Cross Lane	0.87		4-71-0	28	DISMISSED	Site scores well, however, no guarantee site will be delivered over the Plan period.
Newby/Scalbby	18/04		Land off Moor Lane	2.24		1-66-4	27	DISMISSED	Site scores well, however, no guarantee site will be delivered over the Plan period.
Scarborough	10/24	HA1	Land off Springhill Lane	2.08	40	2-70-4	27	ALLOCATED	
Scarborough	10/32	HA2	Westwood Campus Site, Valley Bridge	0.83	50	4-85-3	27	ALLOCATED	
Newby/Scalbby	18/17	HA5	Land off Lady Edith's Drive	1.78	60	1-59-0	26	ALLOCATED	
Scarborough	10/75	HA4	Yorkshire Coast College, Lady Edith's Drive	4.62	100	4-59-0	26	ALLOCATED	
Eastfield	56/09	HA8	Land to West of Middle Deepdale	8.49	100	1-70-2	25	ALLOCATED	
Cayton	08/03	HA11	Land west of Church Lane	2.12	40	1-58-5	24	ALLOCATED	
Cayton	08/02	HA12	Land east of Church Lane	3.82	80	2-60-4	24	ALLOCATED	
Osgodby	53/01	HA14	Land off Rimington Way	3.52	90	1-51-5	24	ALLOCATED	
Eastfield	56/05	HA7	Land North of Middle Deepdale (east of Deep Dale Valley)	22.93	600	1-57-4	23	ALLOCATED	
Eastfield	56/10	HA9	Land North of Middle Deepdale (west of Deep Dale Valley)	16.5	500	1-48-2	23	ALLOCATED	
Newby/Scalbby	18/19	HA6	Land to east of Lancaster Park	35.42	900	1-56-5	23	ALLOCATED	
Newby/Scalbby	18/07		Land at No. 171 Burniston Road	0.43		2-46-1	23	DISMISSED	Due to location, it is likely a low yield, therefore DL are amended to include this site.

Cayton	08/28	HA1 3	Land South of Cayton (Strategic Growth Area)	131.1 6	2500	1-51-5	22	ALLOCATE D	Although this site scores the same as sites recommended for dismissal, throughout the Local Plan process it has been accepted allocating a site of such a scale that offers strategic benefits would be the most suitable way of meeting a large portion of the housing requirement in the Plan. As such, the South of Cayton Strategic Growth Area has been identified as the preferred option for this strategic site and is allocated accordingly.
Cayton	08/07		Land at Cayton Leys Field	9.39		1-59-5	22	DISMISSE D	
Cayton	08/15		Land adjacent No. 157 Main Street	1		1-58-5	22	DISMISSE D	
Newby/Scalb y	18/21		Land North of Field Lane	2.45		1-56-5	21	DISMISSE D	
Scarborough	10/21		Land at Lightfoots Road	2.81		1-69-5	21	DISMISSE D	
Cayton	08/12		Land to North of Glebe Farm, Mill Lane	6.05		1-55-2	20	DISMISSE D	
Osgodby	53/02		Land off 'The Intake'	0.69		1-51-5	20	DISMISSE D	
Cayton	08/13		Land at Scarborough Business Park	22.66		1-44-1	19	DISMISSE D	
Cayton	08/29		Land south of Plaxton Park	11.11		1-44-1	19	DISMISSE D	
Scarborough	10/13		Land between Stepney Hill and Woodlands Drive	9.34		1-49-1	19	DISMISSE D	
Scarborough	10/20		Land at Holbeck Hill	2.1		1-66-3	19	DISMISSE D	
Scarborough	10/25		Osgodby Service Reservoir, off Reservoir Lane	1.28		1-52-2	19	DISMISSE D	
Scarborough	10/12		Land off Re-Aligned A165	15.37		2-57-3	19	DISMISSE D	
Cayton	08/08		Land to south of Killerby	17.1		1-46-5	18	DISMISSE D	

Cayton	08/21		Land adjacent to Eldin Hall Holiday Park, Osgodby Lane	5.54		1-59-5	18	DISMISSED	
Scarborough	10/68		Land between Overdale and Osgodby Hall Road	1.83		1-57-5	18	DISMISSED	
Cayton	08/14		Land to the South of Seafield Avenue and North of A165	6.86		1-50-3	16	DISMISSED	
Scarborough	10/23		Land West of Oliver's Heights / off Edgehill Road	25		1-51-3	15	DISMISSED	
Newby/Scalby	18/01		Land to rear of Stoneway House, North Street	7.89		1-60-5	14	DISMISSED	
Newby/Scalby	18/12		Land at Barmoor Lane / North Street	3.4		1-49-4	6	DISMISSED	
Newby/Scalby	18/18		Land at Lady Edith's Drive / Red Scar Lane	28.64		1-58-3	5	DISMISSED	

APPENDIX C-WHITBY SITE ASSESSMENT RESULTS

Table C1 – Sites within Whitby dismissed at Stage A of Assessment

PARISH	SITE REF	SITE ADDRESS	AREA (ha)	STATUS	REASON FOR DISMISSAL
Whitby	35/05	Land at Esk Leisure Centre, The Carrs, Ruswarp	0.09	DISMISSED	Unrelated to settlement and site would not yield 10 dwellings.
Whitby	35/09	Land to West of Carr Hall Gardens, The Carrs, Ruswarp	0.81	DISMISSED	Unrelated to settlement.
Whitby	35/10	Land at Stonegate Lodge Farm, Ruswarp	2.9	DISMISSED	Unrelated to settlement.
Whitby	35/17	Land either side of White Bridge Road	0.19	DISMISSED	Site would not yield 10 dwellings.
Whitby	35/21	Land at Larpool Lane	1.71	DISMISSED	Unrelated to settlement.
Whitby	35/22	Land adjacent No 1 Links View, Love Lane	0.08	DISMISSED	Site would not yield 10 dwellings.
Whitby	35/30	Land at Folly Gardens, Green Lane	1.13	DISMISSED	Site would not yield 10 dwellings due to topography.
Whitby	35/31	Land at Larpool Drive / Larpool Lane	1.74	DISMISSED	Unrelated to settlement.
Whitby	35/46	Land at Broomfield Cottage, Stainscare Lane	2.47	DISMISSED	Unrelated to settlement.
Whitby	35/49	Land South of Lambert Hill Farm, The Carrs, Ruswarp	2.37	DISMISSED	Unrelated to settlement.
Whitby	35/51	Land south of Abbey Lane	7.1	DISMISSED	Dismissed due to the impact on Whitby Abbey as confirmed by Historic England.

Table C2 – Remaining sites within Whitby ranked by Stage C score

PARISH	SITE REF	NEW REF	SITE ADDRESS	AREA (ha)	YIELD (WHERE ALLOCATED)	STAGE B SCORE	STAGE C SCORE	STATUS	REASON FOR DISMISSAL
Whitby	35/11	HA16	Land between West Thorpe and The Nurseries	0.3	10	6-85-7	30	ALLOCATED	
Whitby	35/12 & 35/16	HA15	Land off Stakesby Road	1.45	80	6-85-7	29	ALLOCATED	
Whitby	35/04 & 35/52	HA17	Land opposite Whitby Business Park and to the South of Eskdale Park	17.91	320	1-65-1	27	ALLOCATED	
Whitby	35/53	HA19	Residential Care Home, 1	0.7	20	6-83-6	27	ALLOCATED	

			Larpool Lane						
Whitby	35/50a	HA18	Land off Captain Cook Crescent	2	40	1-76-4	25	ALLOCATED	
Whitby	35/08		Land to the Rear of Mayfield Road, off Resolution Way	2.6		1-72-3	25	DISMISSED	Site scores well, however, was included within DL in 1999 LP and has never come forward. Site remains in DL.
Whitby	35/23	HA20	Land at 'Upper Bauldbyes'	2.39	50	1-74-6	23	ALLOCATED	
Whitby	35/54	HA21	Whitby Golf Club (East)	2.55	60	1-65-1	23	ALLOCATED	
Whitby	35/27		Land adjacent No. 2 Larpool Drive	0.66		1-65-6	20	DISMISSED	
Whitby	35/50b		Land off Captain Cook Crescent	2.49		1-76-4	17	DISMISSED	
Whitby	35/24		Land at Prospect Farm, Mayfield Road	0.54		1-75-4	15	DISMISSED	
Whitby	35/47		Land to the North-East of The Avenue, Ruswarp	16.24		1-67-3	15	DISMISSED	
Whitby	35/03		Land to East of Ruswarp Lane	1.18		2-62-1	10	DISMISSED	

APPENDIX D - FILEY SITE ASSESSMENT RESULTS

Table D1 – Sites within Filey dismissed at Stage A of Assessment

PARISH	SITE REF	SITE ADDRESS	AREA (ha)	STATUS	REASON FOR DISMISSAL
Filey	03/09	Crescent Grange Farm, Royal Oak	0.61	DISMISSED	Royal Oak is not defined as a Rural Village and classed as open countryside.

Table D2 – Remaining sites within Filey ranked by Stage C score

PARISH	SITE REF	NEW REF	SITE ADDRESS	AREA (ha)	YIELD (WHERE ALLOCATED)	STAGE B SCORE	STAGE C SCORE	STATUS	REASON FOR DISMISSAL
Filey	03/11	HA24	Silver Birches, Station Avenue	0.33	30	6-84-7	27	ALLOCATED	
Filey	03/01	HA22	Land to North of Scarborough Road	4.86	60	2-61-6	25	ALLOCATED	
Filey	03/06	HA23	Land at Church Cliff Drive, opposite Church Cliff Farm	1.62	30	1-71-3	25	ALLOCATED	
Filey	03/14		Land south of Brigg Road	2.85		2-70-7	24		This site was submitted after the Proposed Submission Local Plan consultation, as such, the merits of the allocation of this site would be debated during the examination process.
Filey	03/03		Land between The Dams and Scarborough Road	7.17		1-65-6	22	DISMISSED	
Filey	03/05		Land at Mill Farm, Muston Road	5.91		1-64-2	20	DISMISSED	

APPENDIX E - SERVICE VILLAGES SITE ASSESSMENT RESULTS

Table E1 – Sites within Service Villages dismissed at Stage A of Assessment

PARISH	SITE REF	SITE ADDRESS	AREA (ha)	STATUS	REASON FOR DISMISSAL
Hunmanby	02/02	Land between Sheepdyke Lane and Sands Lane	4.1	DISMISSED	Unrelated to settlement.
Hunmanby	02/04	Land off Filey Road	0.17	DISMISSED	Unrelated to settlement.
Hunmanby	02/05	Land south of Bridlington Road	4.15	DISMISSED	Unrelated to settlement.
Hunmanby	02/09	Land opposite Rosedale Close Farm, Sands Road	4.67	DISMISSED	Unrelated to settlement.
Hunmanby	02/10	Land to the West of Muston Road adjacent Reservoir	0.42	DISMISSED	Due to a form of development most likely (frontage only), the site would not yield 10 dwellings.
Hunmanby	02/11	Land off Malton Road	0.5	DISMISSED	Due to a form of development most likely (frontage only), the site would not yield 10 dwellings.
Hunmanby	02/12	Land adjacent to No. 126 Bridlington Street	0.15	DISMISSED	Site would not yield 10 dwellings.
Hunmanby	02/15	Land at No. 24 Northgate	0.15	DISMISSED	Site would not yield 10 dwellings.
Hunmanby	02/18	Land at Windmill Farm, Malton Road	1.49	DISMISSED	Unrelated to settlement.
Hunmanby	02/25	Land to Rear of No. 34 Northgate	0.39	DISMISSED	Site would not yield 10 dwellings.
Hunmanby	02/28	Land south of No. 111 Bridlington Street	0.16	DISMISSED	Site would not yield 10 dwellings.
Seamer	09/01	Land at Crab Lane / Long Lane	0.97	DISMISSED	Unrelated to settlement.
Seamer	09/03	Field to Rear of No. 37 Main Street	0.42	DISMISSED	Unrelated to settlement.
Seamer	09/07c	Land to the North of B1261, between 'Yew Court' and 'Broadacres'	1.98	DISMISSED	Unrelated to settlement.
Seamer	09/12	Land adjacent Riverside Garage, Main Street	0.21	DISMISSED	Site would not yield 10 dwellings.
Seamer	09/13	Land at Main Street / Ratten Row	0.23	DISMISSED	Site would not yield 10 dwellings.
Seamer	09/14	Land to the North of B1261, between Seamer and Crossgates	1.48	DISMISSED	Unrelated to settlement.
Seamer	09/16	Land to the South of 'Deans Garden Centre', Seamer Road	1.54	DISMISSED	Unrelated to settlement.
Seamer	09/17	Land at Main Street / Ratten Row	1.77	DISMISSED	Unrelated to settlement.

Seamer	09/18	Land adjacent No.30 Main Street	0.34	DISMISSED	Unrelated to settlement.
Seamer	09/26	Land at Rear of Burtondale Road, Crossgates	0.62	DISMISSED	Site would not yield 10 dwellings due to topography.
Seamer	09/27	Land at Green Acres, Stoney Haggs Road	0.58	DISMISSED	Unrelated to settlement.
West Ayton	13/03	Land adjacent to No. 103 Garth End Road	0.41	DISMISSED	Site within Flood Zone 3. Sufficient sites within lower risk areas.
Snainton	17/02	Land at West Lane	1.37	DISMISSED	Due to a form of development most likely (frontage only), the site would not yield 10 dwellings.
Snainton	17/03	Land at and to rear of No. 2 High Street	1.12	DISMISSED	Due to a form of development most likely (frontage only), the site would not yield 10 dwellings.
Snainton	17/06	Land between West Lane and Foulbridge Lane	0.19	DISMISSED	Site would not yield 10 dwellings.
Snainton	17/07	Land off West Lane (opposite Jasmine Farm)	0.23	DISMISSED	Site would not yield 10 dwellings.
Snainton	17/09	Land adjacent to 'Greenacres', High Street	0.63	DISMISSED	Due to a form of development most likely (frontage only), the site would not yield 10 dwellings.
Snainton	17/12	Land adjacent No. 36 Station Road	0.05	DISMISSED	Site would not yield 10 dwellings.
Snainton	17/13	Land to the South of Green Lane, adjacent South View Farm	1.69	DISMISSED	Unrelated to settlement.
Snainton	17/14	Land to South of No. 13 High Street and Stables Court and to North of Green Lane	1.95	DISMISSED	Unrelated to settlement.
Snainton	17/15b	Land off Green Lane	0.17	DISMISSED	Site would not yield 10 dwellings.
Snainton	17/16a	Land West of Cliff Lane	4.43	DISMISSED	Unrelated to settlement.
Snainton	17/16b	Land East of Cliff Lane	13.22	DISMISSED	Due to a form of development most likely (frontage only), the site would not yield 10 dwellings.
Burniston	20/01	Land at 'Windyridge', Limestone Road	0.4	DISMISSED	Site would not yield 10 dwellings.
Burniston	20/05	Land adjacent 'Beech Ville', Limestone Road	0.51	DISMISSED	Site would not yield 10 dwellings due to topography.
Burniston	20/07	Land off Hawthorne Close, rear of 'Mount View'	0.66	DISMISSED	Due to location, it is likely a low yield, therefore DL are amended to include this site.
Burniston	20/12	Land at White Cabin Camping Site, Coastal Road	0.71	DISMISSED	Unrelated to settlement.
Burniston	20/13	Land adjacent to Overgreen View	1.05	DISMISSED	Site reduced due to presence of flood zone 3, would then not yield 10 dwellings.
Burniston	20/16	Land at Beck Farm	0.44	DISMISSED	Unrelated to settlement.
Burniston	20/18b	Land to East of Scalby Road to Scalby Beck	5.5	DISMISSED	Unrelated to settlement.

Burniston	20/19	Land to the rear of No. 3 High Street	0.76	DISMISSED	Due to a form of development most likely (frontage only), the site would not yield 10 dwellings.
Burniston	20/21	Land to West of No. 2 Limestone Road	0.07	DISMISSED	Site would not yield 10 dwellings.
Burniston	20/22	Longfield', 11 High Street, Burniston	1	DISMISSED	Due to a form of development most likely (frontage only), the site would not yield 10 dwellings.
Eskdaleside	34/02	Land to North of Brook Park, Briggswath	0.24	DISMISSED	Site would not yield 10 dwellings.
Eskdaleside	34/04 to 34/06	Land around remains of Eskdale Chapel, Sleights	2.09	DISMISSED	Unrelated to settlement.

Table E2 – Remaining sites within Service Villages ranked by Stage C score

PARISH	SITE REF	NEW REF	SITE ADDRESS	AREA (ha)	YIELD (WHERE ALLOCATED)	STAGE B SCORE	STAGE C SCORE	STATUS	REASON FOR DISMISSAL
Hunmanby	02/08		Land at rear of Outgaits Lane and off Burlin Road	0.54		2-64-4	29	DISMISSED	Site scores well, however, was a 1999 LP allocation and has never come forward. Site remains in DL.
Hunmanby	02/26	HA26	Land at Sands Lane	3	60	1-65-4	27	ALLOCATED	
Burniston	20/20	HA32	Land to west of The Grange	1.87	60	2-50-5	25	ALLOCATED	
Burniston	20/11	HA34	Land to south of Limestone Road	1.61	40	1-46-2	25	ALLOCATED	
Hunmanby	02/07 & 02/14	HA27	Land between Stonegate and Sheepdyke Lane	1.6	20	1-59-4	25	ALLOCATED	
East Ayton	12/01	HA29	Land to North and East of the Nurseries	3.58	40	2-30-0	24	ALLOCATED	
Burniston	20/02	HA33	Land to north of Limestone Road	1.92	40	2-49-3	23	ALLOCATED	
Hunmanby	02/27	HA25	Land off Outgaits Lane	3	60	1-59-3	23	ALLOCATED	
Seamer	09/15	HA28	Land to west of Napier Crescent	3	60	1-44-4	23	ALLOCATED	

East Ayton	12/04		Land North of Chantry Drive	8.46		1-32-0	22	DISMISSED	**See note below
Snainton	17/15a		Land at Carr House, Green Lane	0.7		1-34-3	22	DISMISSED	Due to location, it is likely a low yield, therefore DL are amended to include this site.
Burniston	20/09		Land between 18 and 26 Scalby Road	0.38		1-49-1	21	DISMISSED	Due to a form of development most likely (frontage only), the site would not yield 10 dwellings.
East Ayton	12/02	HA30	Land to South of Racecourse Road	4.57	100	1-43-3	21	ALLOCATED	
East Ayton	12/06		Land to South of Racecourse Road	1.88		1-43-3	21		This site was submitted after the Proposed Submission Local Plan consultation, as such, the merits of the allocation of this site would be debated during the examination process.
Burniston	20/03		Land to South of No. 4 Scalby Road	1.03		1-47-3	19	DISMISSED	
Cloughton †	24/03		Land adjacent No. 2 Limestone Road	1		1-54-6	19	DISMISSED	Site fully assessed as adjoins Burniston even though in Cloughton Parish.
Cloughton †	24/06 & 24/08		Land West of Mill Lane	0.88		1-53-6	19	DISMISSED	Site fully assessed as adjoins Burniston even though in Cloughton Parish.
East Ayton	12/05		Land south of Racecourse Road	6.35		1-43-3	19	DISMISSED	
Eskdaleside	34/07		Land adjacent and rear of 34-40 Eskdaleside, Sleights	1.92		2-48-0	19	DISMISSED	
Eskdaleside	34/03		Land to the North of Ridge Lane, Briggswath	1.5		1-41-0	19	DISMISSED	Site scores well, however, NYCC Highways have confirmed they would object to the development of this site, therefore, is dismissed.
Eskdaleside	34/08		Land at rear of 75 Carr Hill Lane, Briggswath	1.99		1-38-0	19	DISMISSED	
Snainton	17/08		Land to the rear of High Street / Lairs Crescent	1.72		1-38-5	19	DISMISSED	
Cloughton †	24/09a		Land at Quarry Bank	1.33		1-53-6	17	DISMISSED	Site fully assessed as adjoins Burniston even though in Cloughton Parish.
Seamer	09/23		Land adjacent No. 55 Stoney Hags Road	0.5		1-47-3	17	DISMISSED	
Seamer	09/24		Land to the North of Beacon Road	3.23		1-44-3	17	DISMISSED	

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Seamer	09/25		Land to the North-West of Beacon Road	0.69		1-44-3	17	DISMISSED	
West Ayton	13/04		Land south-west of Pearson Garth, off Farside Road	5.23		1-31-4	17	DISMISSED	
Burniston	20/06 & 20/17		Land at Rocks Lane	1.1		1-47-3	16	DISMISSED	
Burniston	20/10		Land at Beaconsfield Farm	0.69		1-49-1	16	DISMISSED	
Hunmanby	02/06		Land off Malton Road to Park House Farm	5.43		1-58-3	16	DISMISSED	
Snainton	17/01		Land to West of Croft Lane	0.66		1-38-1	16	DISMISSED	
Burniston	20/18a		Land adjacent No. 54 Scalby Road	5.93		1-46-1	15	DISMISSED	
Seamer	09/10		Land to Rear of School House Drive	0.71		1-44-4	15	DISMISSED	
Seamer	09/11		Land between A64 and Coniston Gardens	1.34		1-66-1	15	DISMISSED	
Snainton	17/11		Land off Cliff Lane to rear of Fire Station	0.4		1-40-1	15	DISMISSED	
Cloughton †	24/15a		Land adjacent to The Old Mill House, Mill Lane	1.43		1-53-6	14	DISMISSED	Site fully assessed as adjoins Burniston even though in Cloughton Parish.
Seamer	09/02 North		Land between Seamer and Crossgates	12.79		1-46-5	14	DISMISSED	
Seamer	09/02 South		Land to the South of Long Lane	10.57		1-48-2	14	DISMISSED	
Seamer	09/07a		Land to the South of B1261	10.95		1-51-6	13	DISMISSED	
West Ayton	13/02		Land to East of Garth End Road	3.37		1-37-5	13	DISMISSED	
West Ayton	13/05		Land West of Morley Drive, off Farside Road	2.07		1-39-3	13	DISMISSED	
Hunmanby	02/23		Land to North-East of Outgaits Lane (opp Nos. 69-95)	2.02		1-61-3	12	DISMISSED	
Seamer	09/07b		Land to the North of B1261	7.78		1-51-5	12	DISMISSED	

Snainton	17/04 & 17/10		Land between High Street and Beech Lane	4.9		1-40-4	11	DISMISSED	
Hunmanby	02/22		Land to North-East of Outgaits Lane (opp Nos. 51-59)	3.07		1-61-4	10	DISMISSED	
Seamer	09/21		Former Crossgates Quarry, North-East of Rowan Fields, Crossgates	2.26		1-52-2	Dismissed	DISMISSED	
Seamer	09/22		Land at B1261, West of Rowan Fields, Crossgates	0.94		1-54-2	Dismissed	DISMISSED	

**The service village hierarchy is considered cumulatively in relation to the contribution these settlements make to the overall delivery. Whilst some settlements may be more suitable in accommodating growth than others, it is important to consider the cumulative impacts on individual settlements. East Ayton is a case in point. The Local Education Authority has confirmed the levels of development proposed are appropriate and due to the local schools' requirements, the levels of growth potentially served by the development of site 12/04 would necessitate a new school. This site scores relatively well when compared to other sites at this hierarchy, however, is not considered an appropriate extension to the settlement at this time. Site 12/02 is considered to be located in a more sustainable location and is better related to the village itself. The site scores down in terms of the loss of Grade 2 Agricultural Land, however, the availability of large swathes of Grade 2 land means the loss of this is considered acceptable in this instance.

†Although these sites are located within Cloughton parish, they are physically attached or related to Burniston, therefore considered as a Service Village option.

APPENDIX F - RURAL VILLAGES SITE ASSESSMENT RESULTS

Table F1 – Sites within Rural Villages dismissed at Stage A of Assessment

*As explained in Section 4d, the general approach in Rural Villages is not to allocate land for housing. Sites may be considered as a Rural Exceptions Housing site where proposals are considered to accord with Policy HC4.

PARISH	SITE REF	SITE ADDRESS	AREA (ha)	STATUS	REASON FOR DISMISSAL
Reighton	01/01	Land opposite 'Beacon View', Wide Lane, Speeton	0.21	DISMISSED	See above note.
Reighton	01/02	Field to the East of Car Park at Honeypot Inn, Speeton	0.32	DISMISSED	See above note.
Reighton	01/04	Land off Church Hill	0.62	DISMISSED	See above note.
Reighton	01/06	Little Croft and adjacent land, St Helens Lane	0.55	DISMISSED	See above note.
Reighton	01/07	Field No. 8059 / Land at Butts Hill	1.97	DISMISSED	See above note.
Reighton	01/08	Land North of the Dotterel Inn	0.99	DISMISSED	See above note.
Reighton	01/09a	Land at Watson's Lane, adjacent to 'Gaith Garth'	0.28	DISMISSED	See above note.
Reighton	01/09b	Land at Butts Hill, adjacent to 'Compass Points'	0.27	DISMISSED	See above note.
Reighton	01/09c	Land adjacent 'Westholm', Sands Road	0.42	DISMISSED	See above note.
Reighton	01/10a	Land East of Church Hill	0.11	DISMISSED	See above note.
Reighton	01/10b	Land North of St Peter's Church, Church Hill	1.93	DISMISSED	See above note.
Reighton	01/10c	Land at Church Farm, Church Hill	0.28	DISMISSED	See above note.
Reighton	01/11	Land at Reighton House, Church Hill	0.91	DISMISSED	See above note.
Reighton	01/12	Land to the South of Reighton House, Church Hill	3.09	DISMISSED	See above note.
Reighton	01/13a	Land to the North-East of A165 adjacent to 'Mount Pleasant'	1.12	DISMISSED	See above note.
Reighton	01/13b	Land between A165 and Hunmanby Road	0.55	DISMISSED	See above note.
Reighton	01/14	Reighton Nurseries, Hunmanby Road	3.39	DISMISSED	See above note.
Reighton	01/15	Land to the East of Sands Road	0.33	DISMISSED	See above note.
Reighton	01/16	Land at Church Hill, adjacent Vicarage	3.21	DISMISSED	See above note.
Reighton	01/17	Land alongside Reighton Bypass, opposite Reighton Nursery	3.15	DISMISSED	See above note.
Reighton	01/18	Wold Edge, St Helen's Lane	2.9	DISMISSED	See above note.

Reighton	01/19	Land adjacent 'Ash Lea', St Helen's Lane	0.4	DISMISSED	See above note.
Folkton	04/02	Land adjacent to Meadowcroft	0.1	DISMISSED	See above note.
Folkton	04/03	Land between Fir Trees and Dunromin, Main Street, Flixton	1.45	DISMISSED	See above note.
Folkton	04/04	Land at Filey Road, Folkton (opp Folkton Hall)	0.1	DISMISSED	See above note.
Folkton	04/05	Land at Back Lane / Limekiln Lane, Flixton	3.67	DISMISSED	See above note.
Folkton	04/06	Land to east of Limekiln Lane, Flixton	0.57	DISMISSED	See above note.
Folkton	04/07	Land at Granary Farm, Main Street, Folkton	0.55	DISMISSED	See above note.
Folkton	04/08	Land at Back Lane, Flixton	0.29	DISMISSED	See above note.
Folkton	04/09	Land opposite Spring Farm, off North Street, Flixton	0.53	DISMISSED	See above note.
Folkton	04/10	Land at Back Lane (rear of 'Hill View'), Flixton	0.9	DISMISSED	See above note.
Folkton	04/11	Land to Rear of Ness Cottage, North Street, Flixton	0.26	DISMISSED	See above note.
Folkton	04/12	Land to west of Flixton Caravan Park, Main Street	2.04	DISMISSED	See above note.
Muston	05/01	Redundant Nursery Gardens, Main Street	0.81	DISMISSED	See above note.
Muston	05/02	Land adjacent to Drewton Cottage, West End	0.05	DISMISSED	See above note.
Muston	05/03	Land to rear of 1-8 Carr Lane, between Carr Lane and A165	0.59	DISMISSED	See above note.
Muston	05/04	Land at Sandpit Farm, King Hill	0.34	DISMISSED	See above note.
Muston	05/05	Mount Pleasant, King Hill	1.6	DISMISSED	See above note.
Muston	05/06	Land to the rear of White Horse Cottage, Hunmanby Street	0.36	DISMISSED	See above note.
Muston	05/07	Land to the south-west of Muston, off Hunmanby Street	0.27	DISMISSED	See above note.
Muston	05/08	Weir Bridge Farm, King Street	0.2	DISMISSED	See above note.
Gristhorpe	06/03	Land opposite East Lea Farm, Scarborough Road, Filey	2.44	DISMISSED	See above note.
Lebberston	07/01	Land at junction of Lingholm Lane and Filey Road	0.56	DISMISSED	See above note.
Lebberston	07/02	Land at Filey Road and rear of Manor View Road	0.33	DISMISSED	See above note.
Irton	11/01	Land to the North of Main Street	0.9	DISMISSED	See above note.
Irton	11/03	Land at Ayton Road, adjacent to 'Mobberley'	1.14	DISMISSED	See above note.
Wykeham	15/01 & 15/02	Land at Manor Farm and Ruston Farm, Ruston	1.04	DISMISSED	See above note.

Wykeham	15/03	Land to North of No. 108 Wykeham	0.49	DISMISSED	See above note.
Wykeham	15/06 a-d & f	Various DL alterations across Wykeham	N/A	DISMISSED	See above note.
Wykeham	15/06e	Land North of A170, Estate Office	1.4	DISMISSED	See above note.
Brompton	16/01	Land at Woodgate, Sawdon	0.38	DISMISSED	See above note.
Brompton	16/02	Land to West of West Brow	0.16	DISMISSED	See above note.
Cloughton	24/01	Land at Cloughton Hall, Mill Lane	1.66	DISMISSED	See above note.
Cloughton	24/02	Land to Rear of Little Moor Close	2.93	DISMISSED	See above note.
Cloughton	24/07	Land North of Hay Lane Terrace	0.44	DISMISSED	See above note.
Cloughton	24/09b	Land off Quarry Bank	0.69	DISMISSED	Site assessed as closer to Burniston however, unrelated to settlement.
Cloughton	24/11 & 24/12	Land at Rear of Reading Room and Croft Farm, High Street	1.21	DISMISSED	See above note.
Cloughton	24/13	Land to Rear of Red Lion, High Street	0.75	DISMISSED	See above note.
Cloughton	24/14	Land to the South of Cloughton Beeches Care Home, No. 2 Station Lane	0.05	DISMISSED	See above note.
Cloughton	24/15b	Land at Cloughton Bridge, Mill Lane	0.17	DISMISSED	Site assessed as closer to Burniston however, would not yield 10 dwellings.
Cloughton	24/17	Land adjacent and to rear of No. 18 Station Lane	0.62	DISMISSED	See above note.

APPENDIX G - OVERVIEW OF SITE-BY-SITE COMMENTS FOR TRAJECTORY

Delivery of Housing Allocations

The following will set out the suggested timescales for commencement and completion of the proposed allocations contained within the Scarborough Borough Local Plan. This will set out the individual sites and assists in producing a housing trajectory for delivery (as shown in section 5).

Site HA1 – Springhill Lane, Scarborough

(Based on Landowners)

A verbal update from Stephanie Walden, Yorkshire Water, was received on 09/01/15. The site remains available for development during the Plan period although this will be available in the long term (beyond 5 years) and is subject to Yorkshire Water replacing the current facility.

Response from Keyland (the Property Arm of Yorkshire Water) 29/10/15 – It appears unlikely to cease operational use in this Asset Management Plan, i.e. before 2020. It is being looked at for release in 2020-2025.

Site HA2 – Westwood Campus Site, Valley Bridge, Scarborough & Site HA4 – Land at Yorkshire Coast College, Lady Ediths Drive, Scarborough

(Based on Landowners)

Email from Adrian Clarke (Yorkshire Coast College) 29/10/15

The email confirmed that the college could be in a position to release Westwood Campus within 18 months to 2 years if the right offer for the property was available. The release of Lady Edith Drive is likely to be a minimum of 36 months due to the need to replace the accommodation. The college is currently working on the relocation of the campuses and talking to a developer who feels the amount of capital needed for a new College building could be potentially generated from the sale of the two sites.

The college confirm that there is a desire to invest in post 16 establishments in Scarborough.

This information shows the desire to release the sites in the short term, however, this is reliant on relocation (completion). As such, it is proposed that the larger site (HA4) be pushed till later in plan period.

Recent press articles have suggested the college may be looking at the University site for its future co-location of sites. This recent update now suggests that the site will be available in the short term – possibly within the next 24 months as an alternative site has been identified. It is not proposed to move this forward at this stage but it could be brought forward from approximately 2018/19 if this moves forward quickly.

Site HA3 – 101 Prospect Mount Road, Scarborough

Site HA10 – Braeburn House, Moor Land, Eastfield

Site HA19 – Larpool Lane Residential Care Home, Larpool Lane, Whitby

Site HA24 – Silver Birches, Muston Road, Filey

(Based on Landowner and Purchaser)

All of these sites are within the ownership of North Yorkshire County Council and are within the same 'pot' of sites currently integrated with the replacement of Elderly Persons Homes and associated facilities. There is a rolling programme of providing more modern facilities generally in the form of extra-care and these sites are to be released for development to forward fund such schemes. Jazz Court (Middle Deepdale, Eastfield) is the first of these to be completed in the Borough and this has seen the closure of Braeburn House in Eastfield. This programme will continue through the Plan period and the most recent update from NYCC has suggested the current programme for replacement is as follows:

- 101 Prospect Mount Road, Scarborough – March 2017
- Larpool Lane, Whitby – October 2018
- Silver Birches, Filey – October 2018

It is intended that all of the Elderly Persons Homes in the County will be replaced by 2020.

Braeburn House, Scarborough – following the opening of Jazz Court extra care scheme in Eastfield and the closure of Braeburn House EPH, the Braeburn site was transferred to Yorkshire Coast Homes for housing.

An approximate delivery for these sites is therefore highlighted below:

Braeburn House – 2017/18 (33 units – recent discussions propose a 1 and 2 bed flat scheme). Officers have spoken to Karen Howard (Portfolio Development Manager) from Yorkshire Coast Homes on 26/10/15. A likely application in and approved by spring 2016 and an 18 month build out period. As such, completions can be factored in for 2017/18.

On this basis it is proposed to retain a similar assumption that the remaining sites will become available for development on the previously referred to dates and that subject to planning, will complete within 18 months of commencement. On the basis that planning and site preparation is likely to be circa 12 months, this would put completions down to 30 months after replacement date. Therefore:

- 101 Prospect Mount Road, Scarborough – March 2017 Replacement. Complete Sept 2019.
- Larpool Lane, Whitby – October 2018 Replacement. Complete April 2021.
- Silver Birches, Filey – October 2018 Replacement. Complete April 2021.

NYCC has again re-iterated (3/3/16 – Dale Owens) that whilst specific dates cannot be provided due to them being subject to formal consultation in each area, 'The Care and Support Where I live Strategy which is effective to 2020 and states the Councils intent to replace the Councils remaining Elderly Persons Homes with Extra Care housing schemes.'

Therefore it can be assumed that if the consultation is successful then these sites would be released by no later than 2020.

HA5 – Lady Edith's Drive, Newby

(Based on Housebuilder response)

An application was submitted (March 2016). There are some technical issues to resolve and this has required the withdrawal and re-submission of the application. Notwithstanding this the scheme is considered, in general, to be acceptable subject to the resolution of these outstanding matters. The earlier timescales for start dates are, however, unachievable now. It is proposed for the purposes of the trajectory to push the development back by six months and not see any completions until 2017/18. Furthermore the scheme as submitted is now for 54 units, not the previously referred to 60.

Initial Response from the Housebuilder (Persimmon – D Gilling) of 20/11/14 projected annual sales rate of 25 sales per annum. On the basis of this submission and that completions are unlikely for 6 months from commencement, a delivery of 12 units (2016/17), 25 units (2017/18) and 23 units (2018/19) has been proposed. As the timescale has slipped this has been pushed back by 12 months.

There remains a small parcel of land to the north of this site within the allocation that is not controlled by Persimmon and does not form part of the application. An access will be retained but in the absence of a firm proposal the completion of the remaining dwellings proposed in the allocation is added to the year after the completion of the Persimmon scheme (6 dwellings).

HA6 – Land to the east of Lancaster Park, Scalby

(Based on Site Promoter info)

The submission in November 2013 of the Strategic Masterplan suggested a delivery trajectory in 4 phases as shown below.

- Phase 1.....Years 1-3 (2014/17).....210 dwellings
- Phase 2.....Years 3-6 (2017/20).....240 dwellings
- Phase 3.....Years 6-9 (2020/23).....240 dwellings
- Phase 4.....Years 9-12 (2023/26).....210 dwellings

Whilst the commencement of delivery is now not achievable it remains reasonable for the site to be fully completed within the Plan period.

The updated position as received through the Proposed Submission consultation from the site promoter (Robert Murphy - Savills) has suggested that development is now likely to accord with the following table:

Year	Commentary	Build Per Annum	Total Build
2016	Likely Examination in Public into the Local Plan held.	N/A	N/A
2017	Outline planning application submitted and consent obtained. Submission of Reserved Matters Application(s).	N/A	N/A
2018	Determination of Reserved Matters Application(s). Lead in time to prepare site.	N/A	N/A
2019	Reduced delivery in Year 1 with 1 outlet delivering 20 units.	20	20
2020	Increased delivery in Year 2 – 2 outlets delivering 25 units each.	50	70
2021	Increased delivery in Year 3 – 2 outlets delivering 35 units each.	70	140
2022	Delivery rate maintained – 2 outlets delivering 35 units each.	70	210
2023	Delivery rate maintained – 2 outlets delivering 35 units each.	70	280
2024	Delivery rate maintained – 2 outlets delivering 35 units each.	70	350
2025	Delivery rate maintained – 2 outlets delivering 35 units each.	70	420
2026	Delivery rate maintained – 2 outlets delivering 35 units each.	70	490
2027	Delivery rate maintained – 2 outlets delivering 35 units each.	70	560
2028	Delivery rate maintained – 2 outlets delivering 35 units each.	70	630
2029	Delivery rate maintained – 2 outlets delivering 35 units each.	70	700
2030	Delivery rate maintained – 2 outlets delivering 35 units each.	70	770
2031	Delivery rate maintained – 2 outlets delivering 35 units each.	70	840
2032	Delivery rate reduced to allow completion of development – 2 outlets delivering 30 units each.	60	900

This shows that the site promoter considers the completion of the development achievable during the Plan period.

HA7 - Land to north of Middle Deepdale (east of Deep Dale Valley), Eastfield,
HA8 – Land to west of Middle Deepdale, Eastfield &
HA9 – Land to north of Middle Deepdale (west of Deep Dale Valley), Eastfield
& Extant Middle Deepdale Planning Consents

(Based on Site Promoter, Land Owner and Housebuilder info)

A full trajectory (as follows) has been submitted which has been prepared by Kebbell Homes and Keepmoat Homes for both the Middle Deepdale permission and the future phases as proposed for allocation in the Local Plan.

In brief this shows the completion of the current permitted sites by 2022 and the commencement of HA6 in 2022 (complete by 2029), HA7 in 2021 (complete by 2023) and HA8 in 2023 (complete by 2028).

The dwellings coming forward for the sites with planning consent has been amended to accord with actual completions over the previous two years which has totalled 114 and 61 respectively (168 completions against a prediction of 175).

A further meeting with relevant landowners was held on 19th April 2016. This confirmed that the development is progressing as planned and the trajectory is still valid and on track.

KEBBELL HOMES KEEPMOAT HOMES
Middle Deepdale

Development Trajectory

Projected Dwelling Completions per Year over Local Plan Period

Year			2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total	%
Allocation		Tenure/Type																			Affordable
Site	Dwellings																				
Ha1	625	Open Market			30	60	60	60	60	60	55									385	
		Affordable			60	30	30	30	30	30	30									240	38.4%
		Total			90	90	90	90	90	90	85									625	
Ha2	665	Open Market		85	105	75	75	75	75	75	50									615	
		Affordable	15	15	20															50	7.5%
		Extra Care	60																	60	
		Total	75	100	125	75	75	75	75	75	50									725	
Ha6	600	Open Market									25	75	75	75	75	75	60	50		510	
		Affordable										15	15	15	15	15	15			90	15.0%
		Total										25	90	90	90	90	90	75	50	600	
Ha7	90	Open Market									25	15								40	
		Affordable																		0	0.0%
		Extra Care							60											60	
		Total							60	25	15	0	0	0	0	0	0	0		100	
Ha8	500	Open Market										45	60	60	60	60	50			335	
		Affordable										30	30	30	30	30	15			165	33.0%
		Total											75	90	90	90	90	65	0		500
Totals																					
Open Market			0	85	135	135	135	135	135	135	155	135	135	135	135	135	110	50	0	1885	
Affordable			15	15	80	30	30	30	30	30	30	45	45	45	45	45	30	0	0	545	22.4%
Sub Total			15	100	215	165	165	165	165	165	185	180	180	180	180	180	140	50	0	2430	
Extra Care			60	0	0	0	0	0	0	60	0	0	0	0	0	0	0	0	0	120	
Total			75	100	215	165	165	165	165	225	185	180	180	180	180	180	140	50	0	2550	
Percentage Affordable			100%	15.0%	37.2%	18.2%	18.2%	18.2%	18.2%	18.2%	16.2%	25.0%	25.0%	25.0%	25.0%	25.0%	21.4%	0.0%		22.4%	

HA11 – West of Church Lane, Cayton

(Based on Landowner and Site Promoter)

Response from John Senior (Landowner) 4/11/15 – *“Following late decision by one housebuilder not to pursue due to other schemes they are already committed to nearby. Anyway we have now regrouped and are moving forward under Iain Simpson's guidance, the initial housebuilder have also very kindly given us access to their site information and plans etc., which confirms that this is indeed an excellent development opportunity.*

“Finally it is important to the Senior Family that we secure a good and well balanced scheme for this site and therefore we will not be rushing in to accept the first offer. “

Response from Iain Simpson (Agent) 3/11/15 -

“You have asked me to comment on anticipated timescales for delivery of units from the site and at this stage it can only be a prediction. If I can identify a willing developer within the next six months I would expect an application to be submitted at some point during 2016 and a start on site during 2017. I would expect the development to be completed within 18 - 24 months of commencement – this will be driven by the rate of sales. As you are aware Taylor Wimpey were looking at this opportunity and had prepared a scheme detailing 47 units.”

Further information has now been submitted from Iain Simpson (10/2/16):

“A schedule of house types that the house builder feels are appropriate for this site was provided – you will note that potentially they feel the site could accommodate up to 75 units. The layout that Taylor Wimpey prepared (47 units) indicated too many big units (4-5 bed detached) for the location. The attached schedule is indicative at this stage and a scheme based on this mix is currently being prepared.”

Officer response – based on this information it is suggested that this be held back from contributing to housing numbers until 2019/20. Furthermore, in the absence of firm discussions over yield and in the absence of a layout it is proposed to retain the Local Plan yield of 40 dwellings. This does not prevent a higher yield and builds in further flexibility on the overall housing numbers.

HA12 – East of Church Lane, Cayton

(Based on Site Promoter)

Spoke to site promoter (27/10/15 – Roy Edwardson Associates). Promoter has been instructed by landowner to submit outline application to be submitted late 2015 or early 2016. Reserved matters would follow shortly after. Interest from housebuilders and suggested timescale therefore:

- Outline – late 2015/early 2016
- RM – middle 2016
- Commencement 2017/18 with three year build out.

Notwithstanding this the timescale for upgrading the trunk sewer is now likely to be completion by 2020. Additionally, as an application has not been submitted yet it is proposed to push the completions back from 2020/21 for three years.

HA13 – Land to south of Cayton

(Based on Housebuilder)

Email received 23/9/15 with an attached trajectory of development for the site.

This confirmed a similar calculation for a larger site recently and also used 150 dwelling completions a year. It was agreed that it would be unrealistic to propose 2,500 houses will be completed at Cayton South before 2032. It is important to be realistic and not unduly pessimistic when considering delivery rates for big developments.

A delivery programme was prepared and attached. There are some notes included which provide a brief explanation of the figures and their build up.

(Trajectory overleaf)

Followed up with housing mix information 16/02/16.

Cayton South

Dwellings	Total	%
1 Bed	63	2.5
2 Bed	625	25
3 Bed	1,050	42
4 Bed	750	30
Total	2,500	100

It was confirmed that on a site of this scale the developer would be interested in providing land for extra care. An extra care provider is interested in about 0.4 ha (1 acre) on which they would provide a unit with about 60 beds. It is expected that there would be potential for a number of similar units as the development progresses.

An additional meeting with landowners and site promoters was held on 13th April 2016. This confirmed the timescales and trajectory estimations remain valid.

Cayton South

Development Programme

	Dwelling Completions																		
	Financial Year																		
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	Total
Phase 1																			
A	50	50	50	50	50	50	25	0	0	0	0	0	0	0	0	0	0	0	325
B	0	25	50	50	50	50	50	0	0	0	0	0	0	0	0	0	0	0	275
C	0	0	0	50	50	50	50	0	0	0	0	0	0	0	0	0	0	0	200
Phase 2																			
A	0	0	0	0	0	0	25	50	50	50	50	25	0	0	0	0	0	0	250
B	0	0	0	0	0	0	0	50	50	50	50	50	50	0	0	0	0	0	300
C	0	0	0	0	0	0	0	50	50	50	50	50	50	0	0	0	0	0	300
Phase 3																			
A	0	0	0	0	0	0	0	0	0	0	0	25	50	50	50	55	50	50	330
B	0	0	0	0	0	0	0	0	0	0	0	0	0	50	50	60	50	50	260
C	0	0	0	0	0	0	0	0	0	0	0	0	0	50	50	60	50	50	260
Annual	50	75	100	150	150	150	150	150	150	150	150	150	150	150	150	175	150	150	
Cumulative	50	125	225	375	525	675	825	975	1125	1275	1425	1575	1725	1875	2025	2200	2350	2500	2,500

Assumptions

General 1 Houses per development per annum:

Market Houses	40
Affordable Houses	25% 10
Total	50

General 2 A development over this period will be affected by varying market conditions. Figures given are an average.

Phase 1 Capacity 850, accessed off Cayton Low Road

Phase 2 A is South of Phase 1 with additional access from west

B is east of Phase 1 with additional access from west

C is access via Station Road as link road built

Phase 3 Balance of development accessed by completed link road

Start Date 2016 September: Application submitted

2017 June: Application approved

2018 November: Development Commences

2018 April: First Legal completion

HA14 – Land off Rimington Way, Osgodby

(Based on Housebuilder)

Response from R McLackland, Taylor Wimpey, 28/10/15

“Taylor Wimpey has the land held under an Option Agreement with the owner and have previously made representations to the Council supporting the development of the allocation.

“As the draft Local Plan is soon to be submitted to the SoS, it may be prudent to supply further information in relation to the anticipated timescales for the submission of a planning application and forecast build out rates.

“We anticipate commencing pre-application discussions shortly, with a planning application targeted early in 2016. In the event of gaining planning consent, we would wish to begin development of the site immediately, with a forecast of delivering 35 dwellings per annum. You will gather from these timescales, that plot delivery could realistically commence by early 2017.”

Further information provided verbally by Ian Pay (4/11/15) – confirmed above and based on 90 units would look for completion within 3 years.

Taking into account the above and that as of April 2016 an application is awaited, completions are considered to be more likely from 2018/19 onwards.

HA15 – Land off Stakesby Road, Whitby

(Based on Officer and Estates Dept)

This is a part Borough Council-owned site which is to be marketed in 2017/18. The remainder of the site was County Council owned but has recently been sold off.

Subject to this being sold off in accordance with the timescale above it is not likely to see a planning application until 2018 and following consent and site preparation and demolition would most likely see completions from 2020/21. Completion is likely to be two years in a similar manner to the adjacent Yuill development at the former Creamery.

HA16 – Land between West Thorpe and The Nurseries, Whitby

(Based on Officer and Estates Dept)

This Borough Council-owned site is to be marketed in the same timescale as the previous site. It has already been vacated and on this basis it is proposed that completion of this small site would be quicker than Stakesby Road once approved. Hence application expected in 2018 and completions from 2019/20 factoring in the planning process and site preparation.

HA17 – Land opposite Whitby Business Park and to the south of Eskdale Park, Whitby

(Based on landowner and site promoter)

The latest position from Keyland (the development arm of Yorkshire Water) who own the critical part of the site is that the Potash Construction Village / Park & Ride, if required, will

be up and running from April 2016 and they have an option on it for 6 years, though this could be extended if necessary.

Subject to the site being used for the construction village, they will be submitting a planning application 12-18 months prior to the closure of the construction village so that a developer can be on site immediately once available. Full timescales for completion are not yet known, however, in the absence of this a modest 40 dwellings per annum is assumed once up and running. This is in the same region as the adjacent Larpool Lane site currently under construction.

Matt Naylor (Keyland) response of 29/10/15 – *“Keyland have an agreement with York Potash, who have permission for a construction village and park & ride on part of our land, that will run for approximately 5 years from commencement on site (estimated Spring 2016). It is Keyland’s intention to submit an Outline planning application prior to York Potash completing on site, in order for our layout to include any infrastructure (drainage, electricity, etc.) that can be left in situ. This will allow us to sell the land to a housebuilder as soon as Potash are finished, estimated 2021.”*

Clearly if the site was not to be required for a Potash Construction Village, the development could come forward sooner, however, for the purposes of the trajectory it is not scheduled to deliver any completions until at least 2022/23.

HA18 – Captain Cook Crescent, Whitby

(Based on land agent)

Response from P Markham (Agent), 20/11/14

“The site is still available for development and has received great interest from developers, both local and nationally. 40 homes would be considered acceptable, at this time (subject to HA/RSL considerations). Unable to give an exact date for commencement as this will be subject to contract completion, though I would expect it to be as soon after forward plan allocation and any planning approval were gained. I understand that the development will be in two phases, of equal proportion, with one following on from the other.”

Therefore, subject to the Local Plan being adopted in early 2017 and planning application submitted shortly thereafter commencement would likely be in 2018/19 taking two years to complete.

It should also be noted that the indicative yield of 40 dwellings has been questioned by respondents to the Local Plan consultation. Persimmon Homes suggested this should be circa 70 dwellings, however, for the purposes of this trajectory the yield of 40 is being used. Any additional can be factored in at the point of planning consent.

HA20 – Land to the south of Upper Bauldbyes, Prospect Hill, Whitby

(Based on potential housebuilder)

Responses from Ben Stephenson (Persimmon) 5/11/15 - confirmed that they would be looking at developing the site within the next 5 years for circa 90 units. Additional follow up response confirmed they are hoping to submit an application sometime in 2016 if everything

goes to plan with a view to starting on site as soon as possible after permission has been granted. *“On this basis realistically the earliest we would envisage units coming off the site would be 2017 and we would work on the basis of delivering 30 units per annum.”*

In a similar manner to the previous scheme this one has also raised the issue of yield through the consultation. A modest yield of 50 was used and this was queried by both Barratt Homes and Persimmon with suggestions of 80 to 90 dwellings being put forward. For the purposes of this trajectory the yield of 50 is being used and any additional can be factored in at the point of planning consent.

HA21 – Land at Whitby Golf Club (east), Whitby

(Based on landowner and tenant)

This site could be marketed within around 18 months as 12 months' notice is required to the tenant prior to the Borough Council taking back the land. This would suggest that an application will not be forthcoming for at least two years (late 2017 to 2018) and on site work by late 2018. This is a fairly small scheme and would likely take 24 to 30 months to complete so completions by 2020/21 are expected.

The latest position as agreed by Whitby Golf Club Board is as set out below:

The board of WGC met and have confirmed that they are happy with the wording of the statement:

“The site has been allocated for housing following the close partnership working of the Borough Council and Whitby Golf Club. This will help to ensure the longevity of the Golf Club following what has been a difficult period for golf due to the 'nationwide' trend of declining golf club membership. Through this joint-working the Borough Council has now agreed a new 5 year lease with the Golf Club with affordable rents to benefit the Golf Club and the option for the Borough Council to 'take-back' the allocated land subject to a 12 month notice to the Golf Club. The Golf Club has confirmed that alterations to the course will ensure it retains its 18 hole status and fully support this way forward. This is a mutually beneficial agreement to both parties which also releases this site for housing.”

HA22 – North of Scarborough Road, Filey &

HA23 – Church Cliff Drive, Filey

(Based on Officer and Agent)

Further to response (below) the Filey Flood Alleviation Scheme has progressed to an application and approved in March 2016. The boundaries of this site had previously been amended accordingly to extend the developable area.

The Borough Council is the applicant for the Filey Flood Alleviation Scheme and the indicative timetable for development is commencement in March 2017 for a period of around 18 months. This would suggest that both this site (HA22) and HA23 at Church Cliff Drive would likely not commence until at least later in 2018, though this does provide some greater clarity to the response below and suggests that a scheme can come forward sooner than initially expected.

Response (verbal) from Pat Gray, Hickling Gray Associates, 29/10/15

Likely timescales are for the Church Cliff Drive site to come forward first with Scarborough Rd site after due to involving three landowners, all of which are working together. Church Cliff Drive could actually come forward soon and deal with its own part of the Filey Flood Alleviation Scheme if necessary.

HA25 – Land off Outgaits Lane, Hunmanby

(Based on Agent)

Verbal response received from Peter Mawer (30/10/15).

There has been an approach from a national housebuilder for an option. Not agreed as yet. Three landowners are all working together and likely to submit an application prior or immediately after Plan adoption with work on site likely within three years.

On this information and taking into account the submission of planning and site preparation it is suggested completions could start from 2019/20 for three year period.

HA26 – Sands Lane, Hunmanby

(Based on Agents)

Response received from Andrew McBeath. 28/11/14

“We have entered into an option with a house-builder. I will ask them for their comments relating to the queries raised.”

Response received from D Hickling. 01/12/14

“Further to your recent letters in respect of the above I can confirm that my client, who is a part owner of both sites, confirms: -

(a) that the sites (in so far as his ownership is concerned) are still available for development

(b) that the overall figure of 60 units for each site is a reasonable estimate of dwelling numbers, and,

(c) that development could commence on land within his ownership within 5 years of the site being allocated.”

Response from Taylor Wimpey to Local Plan consultation (Dec 2015)

Additionally a response to the Local Plan consultation provided by Taylor Wimpey confirmed that they have recently sought formal pre-application advice from the Council on the site with a view to submitting a planning application shortly. *“In view of the above, the delivery of the site for residential development is achievable within 5 years. Indeed, we would submit that dependant on planning permission being granted there are no reasons why the site could not come forward immediately. Ian Pay had previously confirmed (9/1/15) a likely two year build out phase.”*

HA27 – Land between Stonegate and Sheepdyke Lane, Hunmanby

(Based on Land Owner and Officer)

The landowner of the northern part of the site has confirmed that the site remains available for development (27/10/15 to Officer (Peter Harrap) but has no firm details for delivery. As such a conservative estimate would put this to the later part of the Plan as the other sites within Hunmanby are considered to be more attractive to site promoters / housebuilders in the earlier years of the Plan.

The southern part of the site is actively being marketed; <http://www.rightmove.co.uk/commercial-property-for-sale/property-55186949.html?premiumA=true> .

HA28 – West of Napier Crescent, Seamer

(Based on Officer)

No formal response to delivery timescales was received. An assumption by officers will have to be made. In the absence of any formal approach relating to planning consent or pre-application negotiations it is suggested that a planning application is most likely to be submitted in 2017 (beyond the EiP and Adoption of the Plan). On this basis and that site preparation will take circa 18-24 months completions are not likely to come on track until 2019/20 and take around 3 years to complete. It is understood that a housing developer is linked to this site.

The last point on the timetable is considered to be achievable as discussions in relation to the development of this site have commenced with a site promoter (and housebuilder) in April 2016.

HA29 – North of the Nurseries, East Ayton

(Based on Landowner)

A response from D Horsley, 20/11/14 was received confirming the availability of the site and that the yield proposed was consistent with their proposals. No further information has been received and an officer assumption will have to be used in this matter.

As the site to the south of Racecourse Road (HA30) is progressing through a planning application, it is proposed to stagger the development of sites within this service village as it is unlikely that three separate developments (Farside Road, West Ayton and Racecourse Road) will progress concurrently. As such the assumption being made for this site is that it will be a mid-Local Plan site.

HA30 – Racecourse Road, East Ayton

(Based on Site Promoters)

2016 - It should be noted that (outline) planning consent for the first phase of this scheme was approved at Committee in April for 40 dwellings. This would suggest a Reserved Matters later in 2016 and commencement some time in 2017. It is therefore proposed that this first phase would deliver 20 units a year for 2017/18 to 2018/19.

Discussions have also taken place with the promoters of the remainder of the site and for the purposes of this trajectory an assumption is made that their delivery will follow on from Phase 1, hence a further 3 years producing 20 dwellings per annum.

HA32 – Land to the west of The Grange, High Street, Burniston

(Based on Agent)

Response to the Local Plan consultation (Dec 15):

“Our client (Duchy of Lancaster) also controls land forming part of the land to the west of The Grange, High Street, Burniston identified as Site HA32. Our client has entered a formal Collaboration Agreement with the two adjoining landowners and they are all fully supportive of residential development on the site.”

The site is also being actively marketed by Savills: <http://commercialsearch.savills.co.uk/property-detail/2598>. This was re-confirmed by Matthew Jones (Savills) 15/1/16 who is actively speaking to housebuilders at the current time and expects disposal by the end of the year (2016).

On this basis it is safe to assume that this site will not be an immediate development with planning applications most likely to be submitted in 2017 or 2018. Factoring in the time for planning permissions and site preparation completions are most likely to be around 2020.

HA33 – Land to the north of Limestone Road, Burniston

(Based on Site Promoter)

In regard to a suggested Delivery Timetable the following was submitted as part of the Local Plan consultation (16/12/15) from Pegasus Group:

Outline Planning Application consideration	Jan 2016 – Spring 2016
Grant of Outline Planning permission	Spring 2016
Disposal of site to developer	Spring 2016
Reserved Matters application submission and consideration	Summer – Autumn 2016
Grant of Reserved Matters Planning permission	Autumn/Winter 2016
Commencement on site	Winter 2016/Spring 2017

*Please note that there is expressed developer interest in the site.

An application has been submitted and is under consideration.

SBC Officer comment – there are matters to address prior to a decision being made specifically in relation to the education contribution. As such this is reliant on the resolution of the Town Farm proposal in Cloughton or sorting the education contribution (land)

themselves. A solution has been identified and can be implemented and negotiations are ongoing. This has delayed the above timetable as an application is in now (April 2016) but is on hold pending the resolving of education and other technical matters. As such it is proposed to amend the delivery timetable put forward by the site promoter by 12 months to allow this matter to be fully resolved.

HA34 – South of Limestone Road, Burniston

(Based on Officer)

SBC notified that owners have passed away as confirmed to officer 18/1/16. Officers are awaiting contact from person to whom land has/is being passed. As such this is scheduled for completion later in the Plan period due to any current unknowns in relation to any estate or probate.

Planning Permissions (PP) (over 10 units) and Known Sources of Housing (KS) (As of 1st April 2016)

Newby – Scalby

High Mill Farm, Station Road, Scalby (PP) – spoke to Ian Pay (Taylor Wimpey) on 4/11/15. Current Phase will be complete in 2 ½ to 3 years. Future phases not signed up though negotiations are ongoing. Suggests site will come forward post the completion of this phase at a rate of circa 30 – 40 dwellings per annum.

Rugby Club, Scalby Road (PP) - Spoke to Ben Briggs (RJ Consulting) – expected start on extra care in Jan 2016 with a 12 / 18 month completion on 59 Extra Care units. Other market housing will have outline only and RM or Full expected mid-2016. Subject to this being approved most likely this will follow on from Extra Care completions in 2017/18.

Due to changes in Government funding this would appear to have been delayed (April 2016) although site promoters are in discussion with a housebuilder and the HCA. As such the completions are pushed back by 12 months from what was initially expected / suggested above.

Danes Dyke, Newby (PP) – This scheme for 10 units for a Women's Refuge has been granted planning consent and the landowner (Borough Council) has resolved to release the land for its development. It was initially suggested that start will likely be 2016 so completion most likely to fall within the period 2017/18.

Update: Similar issue to Rugby Club site in that it is affected by current Government funding matters. As such it is proposed to push completions back till 2018/19.

Newby Farm Road / Danes Dyke, Scalby (KS) – This scheme has been approved (Post 2015/16 monitoring period) and is likely to see development within the period 2017/18.

Scarborough

35 Trinity Road (PP) – Update received from site owner, Mr Willen, 30/10/15. Consent is extant and following removal of Knotweed progress is being made. Inspection of Knotweed successful but has to have a second inspection in Spring 2016. Subject to this being successful can proceed, therefore suggest conservative completions in 2018/19.

Edgehill, Seamer Road (PP) – This is now under construction with the final phase.

St Thomas Hospital, 11 Foreshore Road (PP) – Site Owner update (Gary Ledden 30/10/15) – This has an extant consent and confirms will happen but is not an immediate priority due to other commitments. Suggest a few years down line, hence added in for 2019/20 completion.

Carlton Hotel, Belmont Road (PP) – Work is currently under way.

'Atlantis', Peasholm Gap (PP) – Outline approval has been granted for 24 apartments as part of a wider development site. No definitive date for commencement although a Reserved Matters application is proposed for submission in June 2016. On this basis and the need to develop the site for the cinema, restaurants and apartments holistically, it is likely to be a number of years beyond the approval of reserved matters. Suggested completion of this scheme is 2020/21.

Former McCain Stadium Football Ground, Seamer Road (PP) – Approval has been granted for a foodstore and 45 dwellings. Revised application in for the foodstore but housing expected to progress with Gleeson Homes in short term. Completions suggested for 2017/18 for a two year period.

17-23 Aberdeen Walk (Former Evening News Office) (PP) – Part Consent / Part Permitted Development under Office to Residential rules. Completion anticipated during 2016/17 period.

Salisbury Arcade, Huntriss Row (PP) – Email received from James Goodall 15/1/16. We currently have no timescale for the start of this project. I would envisage that it will be phased with the 6 flats accessed from Bar Street to be completed first followed by the 16 accessed from Huntriss Row. On this basis completions for this site will not be proposed until 2018/19 for a two year period.

Holbeck Hill, South Cliff (KS) – Updated received from Nick Brazier (Thompson Homes) 27/10/15 confirmed subject to planning (which is under consideration) will be on site in June 2016. Planning & Development Committee resolved to approve the scheme in April 2016 so a summer commencement remains reasonable with an 18 month completion period. Hence 22 completions anticipated for 2017/18.

Bramcote School, Filey Road (KS) – McCarthy Stone are taking this site forward and an application has been submitted this year (2016) for 54 unit retirement facility. They have already provided a presentation to elected Members on the likely scheme and are keen to progress this site. Due to the substantial demolition that will likely be involved, the completion of the scheme is not likely to be until 2019/20.

Filey Road Sports Centre (KS) – This is to be released upon completion of the new leisure centre at Weaponness so it is available with vacant possession. Interest already in site from housing developers and initial discussions have taken place on layout, yield, etc. The replacement leisure centre is scheduled for completion in mid-2017. On this basis it is

proposed a planning application could be submitted in early 2018. Due to the need for considerable site preparation through demolition and the need to retain listed elements to the tennis pavilion it is likely that completions will be some time after determination. It is therefore proposed to predict completions from 2020/21 for a period of 2 years.

Brooklands Hotel, Esplanade Gardens (KS) – Planning & Development Committee resolved to approve this scheme for 22 units in April 2016. The latest position is it will be completed in three phases for 5 dwellings, 5 dwellings and 12 dwellings over a three year period.

South Scarborough

West Garth, Cayton (PP) – Scheme is now under final phases of construction. 20 dwellings (of the 162 permitted) remain as of April 2016. Scheme is expected to be completed within 16/17.

Filey and Hunmanby

Muston Road, Filey (PP) (10/01893/RM) – development continues with Muston Road, Filey. This has seen over 180 dwellings complete in a little over three years. There remains permission for 117 further dwellings. The latest position from the developer during a meeting with Officer (David Hand) is the completion of circa 30 dwellings per annum with final completion in 2020.

Filey Tennis Courts, Southdene, Filey (KS)5 – Update received from Nick Brazier (Thompson Homes) 27/10/15, confirmed subject to planning permission will be on site in early 2016. This has been approved by Members subject to the S106 and agreement of drainage matters with Yorkshire Water as of March 2016. Decision was issued on 18th April 2016.

The proposal would firstly see the replacement of tennis courts and then commence with work on 30 dwellings. It is expected to be an 18 to 24 month completion period. Hence put 30 completions in for 2017/18 to 2018/19.

Western Villages

West of Farside Road, West Ayton (PP) (HA31 in Proposed Submission Local Plan)

This site has received planning approval. It can come forward in the short term and there are no outstanding issues to resolve. Confirmation from Peter Crabbe on 26/10/15 (telephone conversation) that likely commencement is January 2016 with the first completion in September 2016. Following that will be average of one completion a week.

Agent confirmed a similar delivery of a January start with completions of up to 35 per annum.

Taking into account the above and the latest position, the likely commencement has been pushed back slightly. On this basis it is proposed the completion rates will be 25 units in 2017/18, 25 units in 2018/19 and 23 units in 2019/20.

Scarborough Road / Pasture Lane, Seamer (PP) – This is a Council-owned site. Currently sorting out due process with tenant farmer so construction likely to be 2018/19 with completions the following year.

Spoke to Andrew Rowe (SBC Housing Officer). This site will be coming forward once issue of agricultural land compensation is resolved. It is owned by SBC and is farmed by a tenant farmer. Suggested it should make its way into delivery timetable in circa 3 years as Yorkshire Coast Homes are committed to delivering this site.

Small Villages

Town Farm, High Street, Cloughton (KS - PP subject to S106) – This has been granted consent subject to s106 Agreement on Education. Once completed there is a period of notice for the tenant farmer so it is likely that commencement will be in 2017/18 with final completion most likely the following year.

Electricity Building, Filey Road, Gristhorpe (PP) – Former Electricity Building (known as TT Electronics) has consent for the replacement of industrial buildings with 45 units.

Electricity Building, Filey Road, Gristhorpe (Phase 2) (KS) – The above site is being supplemented with a further Phase 2 to the south. It was initially proposed for an additional 29 units but this was seen as an inefficient use of land. Further discussions has suggested 53 units, however, a mid-point of 40 dwellings is most likely and will be used for the purposes of the trajectory. Confirmed by applicant, application expected May 2016.

Whitby

Eskdale Park (PP) – As of March 2016 there were 91 completions which are running at an approximate rate of 40 dwellings per annum. This rate is rolled forward for the next three years for completion of the scheme at a rate of 40, 40 and 23.

Land off Highfield Road (PP) – This site commenced with the completion of 1 dwelling and remains extant. Developer now in process of discharging conditions and expects to be on site imminently. It is suggested a delivery of two years.

Helredale Gardens and St Peters Road (PP) – This is under construction at Helredale Gardens and St Peters Road will follow shortly. Contractual dates for start and completion are 1/9/15 and 22/10/17. Helredale is proposed for completion in (provision date) January 2017 with St Peter's being demolished Autumn 2017.

Based on the above indicative completions are proposed as follows; 48 units on Helredale (2016/17) (net after demolition) and 33 units at St Peters (2017/18).

Sneaton Castle Farm, Castle Road – (PP)

Response from Chris Hale (Harrisons) 29/10/15 – Permission has been granted.

Response from developer, 'We anticipate commencing work in Spring 2016 possibly April, the build out is likely to be up to three years, this is for the Tees Valley Housing element which is circa 190 units however, this is still subject to refinement and some flexibility on completions.' The Reserved Matters application was approved at Committee in April 2016 for this part of the site.

On this basis the Tees Valley Housing element is spread over 16/17 to 19/20 as it will generally take some time to reach completions stage. Whilst the remainder of the private housing (by Harrisons) could come forward simultaneously; a modest expectation of these being completed in the following two years has been assumed.

Since this update the process has been slowed with the sorting of some technical matters relating to SUDS. It is therefore proposed to shift the completions back by 12 months.

Argyle Garage, Argyle Road (KS) – Recent discussions with officers and an application has now been submitted; Subject to approval DM officers confirmed discussions have suggested will be on site and construction within a year.

Whitby Hospital Site (KS) – The latest position was provided by Abigail Barron from the CCG (18/1/16). Application is still expected in second quarter of 2016. This is currently for the re-jig of hospital with other uses on site. These will include an extra care facility re-providing that of NYCC's current facility at Larpool Lane. Circa 60 bed extra care scheme. Anticipate being on site in October 2016 for the hospital element with other phases coming on-stream thereafter. Most likely completion for housing element would be 2019/20.



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