

Appendix Main Modifications

The main modifications are expressed in the form of ~~strikethrough~~ for deletions and **bold underlining** for additions of text, or by *specifying the main modification in italicised words*.

Ref	Policy/ paragraph	Modification
SECTION 1. INTRODUCTION		
MM01	Paragraph 1.1 (p.8)	1.1 The Local Plan covers the period from 2011 to 2032 and covers the area of the Borough...
SECTION 4. THE SETTLEMENT HIERARCHY		
MM02	Figure 1 (p.33)	<i>Amend the Settlement Plan as shown in Annex A</i>
MM03	Settlement Hierarchy Statement 2 Part b (p.35)	"b. deliver a range of modern housing focused on meeting that helps to meet local needs as far as possible ;"
MM04	Settlement Hierarchy Statement 3 Part d (p.36)	"d. secure an appropriate mix of housing, an element of which will help to meet locally generated housing needs."
SECTION 5. DESIGN AND CONSTRUCTION		
MM05	Policy DEC1 Principles of Good Design Criterion b (p.40)	"... and, how buildings have been made more energy efficient thereby reducing carbon emissions from development;"
MM06	Policy DEC2 Electric Vehicle Charging Points (p.45)	<p>There will be a requirement that eEvery new residential property which has a garage and or dedicated marked out residential car parking space within the its curtilage of the property should to should include an electrical socket suitable for charging electric vehicles. The minimum requirement would be a single phase 13 amp socket. An exemption would be made for residential apartments and residential care homes with communal parking areas.</p> <p>For non-residential developments providing 100 car parking spaces or more, it is required that at least 2% of those spaces bays should provide well managed rapid charging points for electric vehicles, where the local electricity network is technically able to support this.</p> <p><i>END OF POLICY DEC2</i></p> <p>The Government expect local authorities to encourage electric vehicle charging infrastructure in new development where this does not affect its overall viability. The Government want to see the majority of recharging taking place at home, at night, after the peak in electricity demand. Home recharging should be supported by workplace recharging, with a targeted amount of public infrastructure where it will be most used, allowing people to make the journeys they want.</p> <p>The installation of, at a minimum a single phase 13 amp socket during construction, would allow domestic vehicle charging and the ability to easily upgrade to a dedicated fast charging unit. An option to upgrade to a fast charging unit at the point of purchase would be encouraged.</p> <p>Electric vehicles are a relatively new development, the technology is continuing to evolve and the take up of electric vehicles is to date fairly limited. This situation may change significantly during the plan period, new products may emerge and the cost of electric vehicles and their associated charging infrastructure may decrease as the technology is further developed.</p> <p>It is recognised electric vehicles will make an important contribution to reducing the UK's greenhouse emissions. The NPPF makes it clear that developments should 'be designed and located where practicable to incorporate facilities for charging plug-in'. It is therefore considered appropriate to establish a positive policy approach to support and encourage the development of an electric vehicle charging network.</p> <p>It is recognised that for development of residential apartment blocks or communal parking areas it may not always be suitable or feasible to require charging points because of the cost of providing the points, the management arrangements, and the security and servicing of the location. In such instances it will be for the developer to demonstrate why it is not possible to comply with the requirements of the policy.</p>

Ref	Policy/ paragraph	Modification
MM07	Policy DEC 6 Archaeology 2 nd paragraph (p.52)	Proposals that may affect scheduled ancient monuments or non-designated archaeological assets will require the submission of an archaeological desk based assessment and an evaluation report with their planning application. <u>This is to provide a consideration of the possible impact of a proposal on a heritage asset and avoid or minimise any conflict that may arise.</u> Where archaeological remains survive, whether designated or not, there will be a presumption in favour of their preservation in situ. The level of information required will be proportionate to the asset's significance and to the scale of impact of the proposal.
SECTION 6. HOMES AND COMMUNITIES		
MM08	Policy HC1 (p.56)	<p>New opportunities for housing development will be encouraged across the Local Plan area by:</p> <ul style="list-style-type: none"> a. making provision, during the Local Plan period, for the delivery of a minimum of 9,450 9681 net additional dwellings through allocations 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. <p><u>At any point in the Local Plan period where there is no longer a demonstrable supply of sites to fully meet the five year land requirement, sustainable housing sites that would both make a positive contribution to the five year supply of housing land and be well related to the development limits of settlements of at least the Service Village classification as defined in Policy SH1 will be supported where these proposals comprise sustainable development and are consistent with relevant policies in the Local Plan.</u></p> <p><u>Proposals that come forward under this mechanism will not be required to comply with Policy ENV6 but must be of a scale that both respects the physical size of the settlement it relates to and its position within the Settlement Hierarchy, as set out in policy SH1.</u></p>
MM09	Supporting text for Policy HC 1 (p.57-60)	<p><i>Amend paragraphs 6.4 up to Policy HC2:</i></p> <p>6.4 The scale of housing to be planned for is one of the most fundamental issues to be resolved by the Local Plan. In developing the figure set out in Policy HC1 the Local Planning Authority has followed the approach advocated within the NPPF. In line with the objectives of the NPPF, the devised figure represents growth and a scale of delivery above that consistently achieved in the Local Plan area.</p> <p>6.5 A figure of 9,450 9681 dwellings was derived following the production of the Objective Assessment of Housing Need, informed by consultation with housing and infrastructure providers, adjoining authorities and other relevant bodies. The methodology for quantifying housing need is complex but took into account</p> <ul style="list-style-type: none"> • population statistics from the Census 2011; • population projections; • DCLG 2014-based household projections; • local affordable housing need; • demographic trends; • economic forecasts and proposed major developments; and • the ageing population and its impact on employment succession. (Footnote: For the purposes of this plan, employment succession is defined as the recycling of jobs vacated from people retiring.) <p>6.6 The calculation of housing delivery also had to make a number of assumptions in relation to the working age population, unemployment rates, economic activity rates, the current trend of people working beyond former retirement ages, part time working trends and commuting rates. This list is by no means exhaustive but all factors will ultimately have an impact on the required level of housing. Further information on how the housing figure was derived can be found in the Background Paper: Delivering Housing in the Borough: An Objective Assessment of Housing Need.</p> <p>6.7 The housing target demonstrates that the Borough Council has not changed its overall aspirations since the revocation of the Regional Spatial Strategy (RSS), which set housing targets across the region and established a scale of delivery in excess of that which had been achieved historically. From the perspective of the Borough Council, RSS provided the platform from which to develop plans and strategies to implement a concept that had been developed through the Urban Renaissance programme; that of achieving the meaningful growth of Scarborough itself.</p> <p>6.8 Taking into account the desire to grow and the identified need for housing, the scale of housing proposed represents a substantial increase over the previous Local Plan (1999) target of 366 dwellings per annum. The figure in Policy HC1 is considered to represent a challenging but realistic target. The</p>

Ref	Policy/ paragraph	Modification
		<p>delivery of the level of housing proposed will assist in dealing with the identified affordable housing shortage and generate a critical mass to support and assist economic growth.</p> <p>6.9 In view of the challenging market circumstances likely to exist in the early years of the plan period, levels of development may fall below those outlined in Policy HC1. The overall target will therefore be delivered over the plan period as a whole, and it is likely that there will be an acceleration in delivery as market recovery takes place [and if the proposed Potash Mine is constructed and accelerates production beyond 2020.</p> <p>6.10 As set out below, the identified housing target will be met in full through the delivery of housing from a combination of sources.</p> <p>Sources of Housing Supply</p> <p>6.11 In planning to meet the housing target, account has been 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 (including those currently under consideration or awaiting a legal agreement) and new site allocations. <u>Developments specifically for second/holiday homes whereby their occupation is limited by condition will not be included as a source of housing in calculating housing delivery as reported within the Authority Monitoring Report.</u></p> <p>6.12 For the most recent monitoring period, completions for the period 2011 to 2016 2015 total 1,435 1083 dwellings (net). There are also substantial extant permissions in the system totalling 3,063 2833. Taking into account discounting rates agreed with the SHELAA Working Group, this results in a net of 2,980 dwellings <u>(of which 2,227 are expected to be delivered in the next 5 years)</u>. Further housing will be delivered from what is categorised as known sources of housing. This source that takes account of proposals currently in the pipeline, either under consideration, awaiting a legal agreement or in advanced pre-application negotiations and can account for circa 393 720 dwellings <u>(of which 288 are expected to be delivered in the next 5 years)</u>.</p> <p>6.13 There is a resultant need to allocate sites to accommodate a minimum of 4,642 5130 dwellings up to 2032. The allocations to achieve this are set out in policy HC2.</p> <p>6.14 The build-out of the strategic housing allocation south of Cayton (see Policy SGA1) will extend beyond 2032, the end date of the Local Plan period, however, the overall allocations under Policy HC2 provide sufficient headroom for this eventuality <u>(this is reflected in the table of allocations in Policy HC2).</u></p> <p>6.15 While the Borough Council is planning to meet the identified housing target in full through the policies set out within this Local Plan, additional flexibility in terms of overall housing delivery will be provided through the development of windfall sites (and other sources) over the plan period. This supply of housing is explained in more detail in the following paragraphs. <u>A full trajectory for the delivery of housing sites throughout the Plan period is shown in Appendix E and is a representation of the position as of 1 April 2016.</u></p> <p>Ensuring Flexibility of the Housing Supply</p> <p>6.16 The Local Plan makes provision for the delivery of 9,450 9681 dwellings over the plan period, but does not include the contribution that will be made from the sources identified below.</p> <p>Flexible sources of Housing in Scarborough Borough</p> <ul style="list-style-type: none"> • Windfall sites (including those identified in the Strategic Housing and Employment Land Availability Assessment); and • Rural exception schemes. <p>6.17 During the previous 10 year period, approximately 2,093 dwellings have been completed on windfall sites, which includes a total of 735 dwellings since the start of the Local Plan period (2011/12). Furthermore, the Strategic Housing and Employment Land Availability Assessment (SHELAA) has identified a substantial number of sites that are deliverable within the Local Plan period. Whilst it cannot be categorically stated which sites will be completed, these sites, or at least a proportion of them, have a realistic prospect of coming forward. Potential rural exception sites have also been identified following the assessment of sites that were submitted by landowners through the plan making process.</p> <p>6.18 As demonstrated above, the historic delivery levels point to the contribution these housing sources could make and allow a suitable level of flexibility to be built into the housing supply. It is therefore considered that any delay in delivery of the identified housing allocations will be adequately compensated by the delivery of housing from these other sources.</p> <p>6.19 It should also be noted that the housing target is a 'net' figure, as it must take into account any dwellings that are lost during that period through demolition or change of use. However, the loss of housing through demolition and change of use has been relatively low and there are no planned</p>

Ref	Policy/ paragraph	Modification												
		<p>demolition or regeneration schemes identified.</p> <p><u>Five Year Supply</u></p> <p><u>6.20 As of 1 April 2016 the five year requirement for housing, taking into account the shortfall in delivery since 2011 (815 dwellings from 2011-16), was 3,678 dwellings. This includes a 20% buffer for both the shortfall since 2011 and the five year period to 2021.</u></p> <p><u>6.21 The Plan allocates sites to meet and surpass the requirement for 9,450 dwellings over the Plan period and builds in flexibility through the sources of housing referred to previously. It also ensures that there is a deliverable five year supply of around 3,844 dwellings at 1 April 2016, including around 1,329 dwellings on allocated sites.</u></p> <p><u>6.21A Notwithstanding the position in April 2016, there is a need to continually monitor delivery and the supply of housing sites to ensure a rolling five year supply throughout the Plan period. Should the local planning authority be unable to demonstrate a deliverable five year supply at any point Policy HC1 provides the mechanism for the delivery of sites not allocated within the Plan that are well related to the development limits of settlements, are of an appropriate scale in relation to that settlement and that meet the requirements of other relevant local and national policies, including the Presumption in Favour of Sustainable Development (Policy SD1).</u></p> <p><u>6.22 In such cases, proposals will not be required to accord with Policy ENV6 (Development Affecting the Countryside) but will have to demonstrate that they will be deliverable in the short term and contribute to any identified shortfall in the five year supply of housing sites. The local planning authority may seek to reduce the timescale of any such planning consent to ensure every effort is made to deliver the proposed housing within the subsequent five year period. Any development granted permission under the auspices of making up shortfalls in the five year supply will not be renewed automatically if the permission expires.</u></p> <p><u>6.23 Should there be persistent and significant under delivery then a partial review of the housing chapter would be instigated.</u></p> <p>Distribution of Housing</p> <p>6.24 The Settlement Hierarchy states that the broad distribution of development will be shaped by the role and function of places. With regard to housing, development opportunities should be primarily focused in those areas that provide (or will be able to provide) the level of services, facilities and employment opportunities that are required to support an increase in population. Therefore, in planning to meet the identified housing target within the Local Plan (taking account of completions, extant planning permissions and allocations) housing has been distributed accordingly:</p> <table border="1" data-bbox="670 1255 2650 1528"> <thead> <tr> <th colspan="2" data-bbox="670 1255 2650 1304">Spatial Distribution of Housing</th> </tr> </thead> <tbody> <tr> <td data-bbox="670 1304 1659 1350">Scarborough Urban Area</td> <td data-bbox="1659 1304 2650 1350">76%</td> </tr> <tr> <td data-bbox="670 1350 1659 1396">Whitby</td> <td data-bbox="1659 1350 2650 1396">11%</td> </tr> <tr> <td data-bbox="670 1396 1659 1442">Filey</td> <td data-bbox="1659 1396 2650 1442">5%</td> </tr> <tr> <td data-bbox="670 1442 1659 1488">Service Villages</td> <td data-bbox="1659 1442 2650 1488">6.5%</td> </tr> <tr> <td data-bbox="670 1488 1659 1528">Smaller Villages</td> <td data-bbox="1659 1488 2650 1528">1.5%</td> </tr> </tbody> </table> <p>6.25 The purpose of setting out the distribution of housing is to provide an indication of the overall Local Plan approach. It should be recognised that as windfall sites come forward over the plan period, the distribution of development will differ to that set out in the table above. This will be reflected in the annually produced Authority Monitoring Report (AMR). Therefore, the distribution figures are not to be used retrospectively, i.e. as a restrictive tool to limit development opportunities in given locations.</p> <p>6.26 Nevertheless, should a site identified within the Local Plan fail to come forward within a particular settlement, the expectation will be that where possible an alternative site should be found elsewhere within the same settlement, or, in a settlement that falls within the same tier of the Settlement Hierarchy. This ensures consistency between planned housing delivery and the role and function of places.</p> <p><u>6.27 The rural villages as defined in the Settlement Hierarchy are generally considered to be unsustainable due to their remote locations and limited facilities/services. Unless otherwise enabled through a Neighbourhood Plan, the delivery of housing in such locations should be sought through rural exceptions schemes (Policy HC 4) and the lack of a five year supply is unlikely to be of sufficient weight to allow substantial market housing growth in such locations.</u></p>	Spatial Distribution of Housing		Scarborough Urban Area	76%	Whitby	11%	Filey	5%	Service Villages	6.5%	Smaller Villages	1.5%
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MM10	Policy HC2 Site HA4 Land at Yorkshire Coast College, Lady Edith's Drive (p.60)	<p><i>Amend site yield from 100 to 140:</i></p> <table border="1"> <thead> <tr> <th>Site Ref and Address</th> <th>Site Area</th> <th>Indicative Yield</th> </tr> </thead> <tbody> <tr> <td>Site HA4 Land at Yorkshire Coast College, Lady Edith's Drive</td> <td>4.62ha</td> <td>100 140</td> </tr> </tbody> </table>	Site Ref and Address	Site Area	Indicative Yield	Site HA4 Land at Yorkshire Coast College, Lady Edith's Drive	4.62ha	100 140
Site Ref and Address	Site Area	Indicative Yield						
Site HA4 Land at Yorkshire Coast College, Lady Edith's Drive	4.62ha	100 140						
MM11	Policy HC2 Site HA36 Land at Dean Road, Scarborough (p.60)	<p><i>Addition of new site allocation. Add new row to Policy HC2 under Site HA 4:</i></p> <table border="1"> <thead> <tr> <th>Site Ref and Address</th> <th>Site Area</th> <th>Indicative Yield</th> </tr> </thead> <tbody> <tr> <td>Site HA36 Land at Dean Road, Scarborough</td> <td>1.3 ha</td> <td>95</td> </tr> </tbody> </table>	Site Ref and Address	Site Area	Indicative Yield	Site HA36 Land at Dean Road, Scarborough	1.3 ha	95
Site Ref and Address	Site Area	Indicative Yield						
Site HA36 Land at Dean Road, Scarborough	1.3 ha	95						
MM12	Policy HC2 Site HA10 Braeburn House, Moor Lane, Eastfield (p.60)	<p><i>Amend yield from 10 to 30:</i></p> <table border="1"> <thead> <tr> <th>Site Ref and Address</th> <th>Site Area</th> <th>Indicative Yield</th> </tr> </thead> <tbody> <tr> <td>Site HA10 Braeburn House, Moor Lane, Eastfield</td> <td>0.39ha</td> <td>10 30</td> </tr> </tbody> </table>	Site Ref and Address	Site Area	Indicative Yield	Site HA10 Braeburn House, Moor Lane, Eastfield	0.39ha	10 30
Site Ref and Address	Site Area	Indicative Yield						
Site HA10 Braeburn House, Moor Lane, Eastfield	0.39ha	10 30						
MM12B	Policy HC2 Site HA11 Land to west of Church Lane, Cayton (p.60)	<p><i>Amend yield from 40 to 60:</i></p> <table border="1"> <thead> <tr> <th>Site Ref and Address</th> <th>Site Area</th> <th>Indicative Yield</th> </tr> </thead> <tbody> <tr> <td>Site HA11 Land to west of Church Land, Cayton</td> <td>2.12ha</td> <td>40 60</td> </tr> </tbody> </table>	Site Ref and Address	Site Area	Indicative Yield	Site HA11 Land to west of Church Land, Cayton	2.12ha	40 60
Site Ref and Address	Site Area	Indicative Yield						
Site HA11 Land to west of Church Land, Cayton	2.12ha	40 60						
MM13	Policy HC2 Site HA 13 Land to south of Cayton (p.60)	<p><i>Clarify that 1575 dwellings will be delivered during the plan period:</i></p> <table border="1"> <thead> <tr> <th>Site Ref and Address</th> <th>Site Area</th> <th>Indicative Yield</th> </tr> </thead> <tbody> <tr> <td>Site HA13 Land to south of Cayton (see separate Policy SGA 1 South of Cayton Strategic Growth Area)</td> <td>131.16ha</td> <td>2500(1575 up to 2032)</td> </tr> </tbody> </table>	Site Ref and Address	Site Area	Indicative Yield	Site HA13 Land to south of Cayton (see separate Policy SGA 1 South of Cayton Strategic Growth Area)	131.16ha	2500(1575 up to 2032)
Site Ref and Address	Site Area	Indicative Yield						
Site HA13 Land to south of Cayton (see separate Policy SGA 1 South of Cayton Strategic Growth Area)	131.16ha	2500(1575 up to 2032)						
MM14	Policy HC2 Site HA14 Land of Rimington Way, Osgodby (p.60)	<p><i>Amend site area:</i></p> <table border="1"> <thead> <tr> <th>Site Ref and Address</th> <th>Site Area</th> <th>Indicative Yield</th> </tr> </thead> <tbody> <tr> <td>Site HA14 Land off Rimington Way, Osgodby</td> <td>3.52ha 4.26ha</td> <td>90</td> </tr> </tbody> </table>	Site Ref and Address	Site Area	Indicative Yield	Site HA14 Land off Rimington Way, Osgodby	3.52ha 4.26ha	90
Site Ref and Address	Site Area	Indicative Yield						
Site HA14 Land off Rimington Way, Osgodby	3.52ha 4.26ha	90						
MM15	Policy HC2 Site HA 15 Land off Stakesby Road, Whitby (p.60)	<p><i>Reduce yield from 80 to 50:</i></p> <table border="1"> <thead> <tr> <th>Site Ref and Address</th> <th>Site Area</th> <th>Indicative Yield</th> </tr> </thead> <tbody> <tr> <td>Site HA15 Land off Stakesby Road, Whitby</td> <td>1.45ha</td> <td>8050</td> </tr> </tbody> </table>	Site Ref and Address	Site Area	Indicative Yield	Site HA15 Land off Stakesby Road, Whitby	1.45ha	80 50
Site Ref and Address	Site Area	Indicative Yield						
Site HA15 Land off Stakesby Road, Whitby	1.45ha	80 50						
MM15B	Policy HC2 Site HA18 Land adjacent to Captain Cook Crescent, Whitby (p.61)	<p><i>Amend yield from 40 to 60:</i></p> <table border="1"> <thead> <tr> <th>Site Ref and Address</th> <th>Site Area</th> <th>Indicative Yield</th> </tr> </thead> <tbody> <tr> <td>Site HA18 Land adjacent to Captain Cook Crescent, Whitby</td> <td>2ha</td> <td>4060</td> </tr> </tbody> </table>	Site Ref and Address	Site Area	Indicative Yield	Site HA18 Land adjacent to Captain Cook Crescent, Whitby	2ha	40 60
Site Ref and Address	Site Area	Indicative Yield						
Site HA18 Land adjacent to Captain Cook Crescent, Whitby	2ha	40 60						
MM15C	Policy HC2	<i>Amend yield from 50 to 70:</i>						

Ref	Policy/ paragraph	Modification						
	Site HA20 Land to the south of Upper Bauldbyes, Prospect Hill, Whitby (p.61)	<table border="1"> <thead> <tr> <th>Site Ref and Address</th> <th>Site Area</th> <th>Indicative Yield</th> </tr> </thead> <tbody> <tr> <td>Site HA20 Land to the south of Upper Bauldbyes, Prospect Hill, Whitby</td> <td>2.39ha</td> <td>5070</td> </tr> </tbody> </table>	Site Ref and Address	Site Area	Indicative Yield	Site HA20 Land to the south of Upper Bauldbyes, Prospect Hill, Whitby	2.39ha	50 70
Site Ref and Address	Site Area	Indicative Yield						
Site HA20 Land to the south of Upper Bauldbyes, Prospect Hill, Whitby	2.39ha	50 70						
MM16	Policy HC2 Site HA35 Land south of Brigg Road, Filey (p.61)	<p><i>Addition of new site allocation. Add new row to Policy HC 2 under Site HA 24.</i></p> <table border="1"> <thead> <tr> <th>Site Ref and Address</th> <th>Site Area</th> <th>Indicative Yield</th> </tr> </thead> <tbody> <tr> <td>Site HA35 Land south of Brigg Road, Filey</td> <td>2.85ha</td> <td>80</td> </tr> </tbody> </table>	Site Ref and Address	Site Area	Indicative Yield	Site HA35 Land south of Brigg Road, Filey	2.85ha	80
Site Ref and Address	Site Area	Indicative Yield						
Site HA35 Land south of Brigg Road, Filey	2.85ha	80						
MM17	Policy HC2 Site HA28 Land to north of Beacon Road and west of Napier Crescent, Seamer (p.61)	<p><i>Expand site to include land to the north of Beacon Road. Amend site area and yield.</i></p> <table border="1"> <thead> <tr> <th>Site Ref and Address</th> <th>Site Area</th> <th>Indicative Yield</th> </tr> </thead> <tbody> <tr> <td>Site HA28 Land to north of Beacon Road and west of Napier Crescent, Seamer</td> <td>3ha 8.37ha</td> <td>60225</td> </tr> </tbody> </table>	Site Ref and Address	Site Area	Indicative Yield	Site HA28 Land to north of Beacon Road and west of Napier Crescent, Seamer	3ha 8.37ha	60 225
Site Ref and Address	Site Area	Indicative Yield						
Site HA28 Land to north of Beacon Road and west of Napier Crescent, Seamer	3ha 8.37ha	60 225						
MM18	Policy HC2 Site HA30 Land to south of Racecourse Road, East Ayton (p.61)	<p><i>Expand site to include land to the east of the existing allocation up to Betton Farm. Amend site area and yield.</i></p> <table border="1"> <thead> <tr> <th>Site Ref and Address</th> <th>Site Area</th> <th>Indicative Yield</th> </tr> </thead> <tbody> <tr> <td>Site HA30 Land to south of Racecourse Road, East Ayton</td> <td>4.57ha 6.45ha</td> <td>100140</td> </tr> </tbody> </table>	Site Ref and Address	Site Area	Indicative Yield	Site HA30 Land to south of Racecourse Road, East Ayton	4.57ha 6.45ha	100 140
Site Ref and Address	Site Area	Indicative Yield						
Site HA30 Land to south of Racecourse Road, East Ayton	4.57ha 6.45ha	100 140						
MM19	Policy HC2 Site HA31 Land to west of Farside Road, West Ayton (p.61)	<p><i>Delete allocation as planning permission has been granted.</i></p> <table border="1"> <thead> <tr> <th>Site Ref and Address</th> <th>Site Area</th> <th>Indicative Yield</th> </tr> </thead> <tbody> <tr> <td>Site HA31 Land to west of Farside Road, West Ayton</td> <td>2.9ha</td> <td>70</td> </tr> </tbody> </table>	Site Ref and Address	Site Area	Indicative Yield	Site HA31 Land to west of Farside Road, West Ayton	2.9ha	70
Site Ref and Address	Site Area	Indicative Yield						
Site HA31 Land to west of Farside Road, West Ayton	2.9ha	70						
MM20	Policy HC2 Totals and Yield (p.61)	<p><i>Further to modification MM13, amend the total row in Policy HC2 to provide both the full yield from allocations and that proposed during the Local Plan period (up to 2032):</i></p> <table border="1"> <tbody> <tr> <td>Total Yield from Allocations</td> <td>6350 6,750</td> </tr> <tr> <td>Total (2011-2032)</td> <td>5,825</td> </tr> </tbody> </table>	Total Yield from Allocations	6350 6,750	Total (2011-2032)	5,825		
Total Yield from Allocations	6350 6,750							
Total (2011-2032)	5,825							
MM20B	Paragraph 6.22 (p.62)	<p><i>Amend first sentence:</i></p> <p>6.22 The policy identifies sites capable of accommodating around 6350 6,750 homes across the Local Plan area, 5,825 of which are expected to be delivered in the plan period and 1,329 by 2021.</p>						
MM21	After Paragraph 6.23 (p.62-63)	<p><i>After Paragraph 6.23 and before Policy HC 3, relocate paragraphs 6.52 and 6.53:</i></p> <p><u>6.24 The development of accommodation for students will be supported (University or privately run) where this provides a suitable level of accommodation and does not harm the character or amenity of the area in which it is situated. Recent changes to Government Housing Policy have also increased the likelihood of shared accommodation in the form of Houses in Multiple Occupation. Well designed and well run facilities can provide much needed accommodation for people without adversely impacting on the area in which it is located.</u></p> <p><u>6.25 There are, however, issues to consider when assessing proposals for new or converted properties that fall into this category especially in relation to the cumulative impact such uses can have on the character of a defined area or location. To provide further guidance to aid the consideration of such proposals, the Council has published a supporting Supplementary Planning Document. Where proposals for new units of student accommodation or Houses in Multiple Occupation accord with other policies in the Local Plan and the Supplementary Planning</u></p>						

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		<u>Document, they will be supported.</u>																																		
MM22	Policy HC3 and Supporting Text (p.63-66)	<p>In order to meet the needs of people who are not able to access the general housing market, the provision of affordable housing will be expected in all types of residential development with the exception of uses within Use Class Order C2 and homes provided by almshouse charities. The location, layout and design of affordable housing within any scheme should create an inclusive development.</p> <p>The level of affordable housing required in residential developments is as follows:</p> <table border="1" data-bbox="670 531 2119 835"> <thead> <tr> <th rowspan="2">No of Dwellings</th> <th colspan="3">Housing Market Area</th> </tr> <tr> <th>Scarborough</th> <th>Filey, Hunmanby and Southern Parishes</th> <th>Whitby, Northern and Western Parishes</th> </tr> </thead> <tbody> <tr> <td>15 and over</td> <td>20%</td> <td>30%</td> <td>40%</td> </tr> <tr> <td>10-14</td> <td>20%</td> <td>20%</td> <td>30%</td> </tr> <tr> <td>5-9</td> <td colspan="2">Financial Contribution</td> <td>20%</td> </tr> <tr> <td>1-4</td> <td colspan="3">Financial Contribution</td> </tr> </tbody> </table> <table border="1" data-bbox="670 873 2119 1037"> <thead> <tr> <th rowspan="2"><u>No. of dwellings</u></th> <th colspan="3"><u>Housing Market Area</u></th> </tr> <tr> <th><u>Scarborough (footnote 1)</u></th> <th><u>Filey, Hunmanby and Southern Parishes (footnote 2)</u></th> <th><u>Whitby, Northern and Western Parishes (footnote 3)</u></th> </tr> </thead> <tbody> <tr> <td><u>11 or more</u></td> <td><u>10%</u></td> <td><u>15%</u></td> <td><u>30%</u></td> </tr> </tbody> </table> <p>(Footnotes: <u>1.</u> Scarborough consists of the Town area (Wards of North Bay, Northstead, Woodlands, Stepney, Falsgrave Park, Central, Castle, Ramshill and Weaponess) and the Parishes of Osgodby and of Eastfield <u>2.</u> Filey and the Southern Parishes consist of Filey, Hunmanby, Cayton, Seamer, Irton, Muston, Gristhorpe, Leberston, Reighton, Speeton <u>and Osgodby.</u> <u>3.</u> Whitby, Northern and Western Parishes consists of Whitby, Eskdaleside, Sandsend, Ruswarp, Newby, Scalby, Burniston, Cloughton, East Ayton, West Ayton, Brompton, Sawdon, Wykeham, Ruston, Snainton)</p> <p><u>In line with the Government's online Planning Practice Guidance, a 'vacant building credit' will be applied to appropriate developments where a vacant building is either converted or demolished. This credit will be equivalent to the gross floorspace of the building to be demolished or brought back into use. This credit does not apply when a building has been 'abandoned'.</u></p> <p>Where on-site affordable housing is required, a minimum of 70% of the affordable housing units should be social rented and a minimum of 50% of the rented should be social rented, unless the Local Planning Authority is satisfied that an alternative mix meets proven local need.</p> <p>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 above requirements would render the overall scheme unviable, a reduced level of on-site provision or a financial contribution <u>(footnote: calculated in line with SPD)</u> towards off-site provision may be acceptable. <u>Where the Local Planning Authority has accepted a lower affordable provision it reserves the right through the legal agreement to re-assess the viability of a site, especially on large and strategic scale sites to ensure the maximum amount of affordable homes is achieved.</u></p> <p>Proposals for housing will not be permitted where the scale of the development (in terms of site area and/ or number of units) is manipulated to fall below the threshold requiring provision of on-site affordable housing.</p> <p><i>END OF POLICY HC3</i></p> <p>6.24 The planning system has an important part to play in providing affordable housing for those unable to access the housing market. The need to provide affordable housing is important for two main reasons; firstly to enable people who cannot afford to rent or buy on the open market to live in a home that is suitable for their needs and that they can afford, and secondly, to provide housing for people working in different aspects of the local economy, thus underpinning economic activity. This remains a key housing policy goal of the Government to be achieved through the provision of a wide choice of high</p>	No of Dwellings	Housing Market Area			Scarborough	Filey, Hunmanby and Southern Parishes	Whitby, Northern and Western Parishes	15 and over	20%	30%	40%	10-14	20%	20%	30%	5-9	Financial Contribution		20%	1-4	Financial Contribution			<u>No. of dwellings</u>	<u>Housing Market Area</u>			<u>Scarborough (footnote 1)</u>	<u>Filey, Hunmanby and Southern Parishes (footnote 2)</u>	<u>Whitby, Northern and Western Parishes (footnote 3)</u>	<u>11 or more</u>	<u>10%</u>	<u>15%</u>	<u>30%</u>
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		<p>quality affordable and market homes.</p> <p>6.25 Policy HC3 will help contribute towards achieving the ambition of increasing the delivery of affordable housing and tackling the identified high need for low cost homes.</p> <p>6.26 The Scarborough Borough Strategic Housing Market Assessment 2015 (SHMA) provides the main body of evidence in relation to the required level of affordable housing need. This research provides an up-to-date analysis of the social, economic, housing and demographic situation across Scarborough Borough.</p> <p>6.27 The 2015 SHMA comprises:</p> <ul style="list-style-type: none"> • A major household survey which was completed by 4,192 households, representing a 16.9% response rate; • Interviews/online survey with stakeholders; and • A review of existing (secondary) data. <p>6.28 The findings from the study provide an up-to-date, robust and defensible evidence base for policy development which conforms to the Government's National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).</p> <p>6.29 An analysis of 2011 Census migration data suggests that 66.9% of households move within Scarborough area and 84.6% of residents in employment work within the Borough. Therefore, Scarborough can be described as a broadly self-contained housing market on the basis of migration, and is strongly self-contained in terms of workplace. Of households of planning to move, 78.2% intend on remaining in Scarborough Borough. This evidence confirms that Scarborough Local Plan area is an appropriate housing market area for the purposes of Local Plan policy making.</p> <p>6.30 The SHMA has identified an affordable need of 526 dwellings per annum for the next five years which includes previously unmet demand. Subsequently beyond the five years a need for 161 dwellings per annum is predicted. This confirms that the plan must address affordable need.</p> <p>6.31 Policy HC3 sets out the levels of contribution by local housing market area. On larger sites affordable housing should normally be provided as units on site.</p> <p>6.32 The Affordable Housing Economic Viability Assessment (2011) examined the impact of various levels of affordable housing on the viability of housing development across the Local Plan area and demonstrated that the percentages set out in Policy HC3 are realistic. In view of the level of need there is no case for setting the requirement below the maximum level that would maintain viability. On smaller sites in the majority of housing market areas it is accepted that on-site provision could not be justified on viability grounds. The assessment recommends a contribution based on a £/sq.m but this would only apply to developments involving a net increase in the number of dwellings. It is acknowledged that in some individual cases these proposed levels of affordable housing may not be viable. Evidence from applicants will be considered to substantiate this, and where this evidence is satisfactory, achievable (lower) levels of affordable housing will be explored. Where the Local Planning Authority requires independent advice to validate a viability appraisal submitted by the developer/applicant seeking to justify a variation, reasonable costs will be met by the developer/applicant.</p> <p><u>6.32 The Affordable Housing Economic Viability Assessment (2016) examined the impact of various levels of affordable housing on the viability of housing development across the Local Plan area and demonstrated that the percentages set out in Policy HC 3 are realistic. It is acknowledged that in some individual cases these proposed levels of affordable housing may not be viable. Evidence from applicants will be considered to substantiate this, and where this evidence is satisfactory, achievable (lower) levels of affordable housing will be explored. Where the Local Planning Authority requires independent advice to validate a viability appraisal submitted by the developer/applicant seeking to justify a variation, reasonable costs will be met by the developer/applicant.</u></p> <p>6.33 In addition, where the Local Planning Authority has accepted a lower affordable provision it reserves the right through the legal agreement to re-assess the viability of a site, especially on large and strategic scale sites to ensure the maximum amount of affordable homes is achieved. To enable this the policy makes provision for the Local Planning Authority to re-assess levels of affordable housing proposed on subsequent phases of development where further full or reserved matters applications are submitted for consideration. This is considered a fair means of achieving the appropriate level of affordable housing as it will not only allow the increase of provision but also, in times of a downturn in the housing market, avoid the retention of unachievable targets that would stymie residential development.</p> <p>6.34 Affordable housing can be comprised of a range of different models including social rented, intermediate housing (which includes shared ownership) and affordable rented. Taking account of the level and nature of need, the Local Planning Authority will expect at least 50% to be social rented. However on a site by site basis the specific balance of rent and intermediate housing provided should reflect identified local need.</p>

Ref	Policy/ paragraph	Modification
		<p>6.34 <u>Affordable housing can be comprised of a range of different models including social rented, intermediate housing (which includes shared ownership) and affordable rented. Taking account of the level and nature of need, the Local Planning Authority will expect at least 70% to be rented.</u></p> <p>6.35 Any financial contributions received in lieu of on-site provision will be used to contribute to the overall affordable housing provision in the Borough through a range of projects including supporting the development of rural affordable housing, forward / gap funding schemes, improving tenure mix and refurbishing or bringing empty homes back into use.</p> <p>6.36 The Local Planning Authority will expect the provision of affordable housing to be secured through the involvement of a Registered Provider. The Borough Council has 'preferred' partners in this regard, and their local expertise and experience may speed up the process of agreement in development schemes. Where a developer wishes to involve an organisation other than a registered provider as part of a wider private housing development in order to meet the on-site requirement regarding affordable housing, it would be expected that the organisation proposed to offer an equivalent arrangement to affordable housing provided by a Register Provider. In these instances, the Local Planning Authority would need to be satisfied that:</p> <ul style="list-style-type: none"> • the rents of the homes being proposed were affordable; • there were adequate safeguards in place to ensure that the homes remain affordable in perpetuity; • the proposed lettings and management arrangements were equivalent to those provided by a regulated Registered Provider; • the level of security of tenure offered was equivalent to that offered by a Registered Provider; and • the proposals complied with required design standards expected of Registered Providers. <p>6.37 In some cases independent local charitable trusts provide affordable housing for local people in housing need. Most are for older or disabled people living in a specific geographical area or connected with a particular trade (for instance Almshouses). It is accepted that whilst such Trusts do not fully meet the criteria of the affordable housing definition as outlined in National Planning Prctice Guidance, they can provide a form of social housing that plays a part in meeting local housing need, therefore the Local Planning Authority will adopt a flexible approach to the consideration of standalone applications for proposed developments by such bodies.</p> <p>6.38 Planning permission will be refused for development that makes no contribution or inadequate contribution to affordable housing where provision could reasonably be made under the terms of Policy HC3. This extends to schemes whereby the level of housing proposed is deliberately restricted to a scale below which would normally be expected to be accommodated on a site, thereby circumventing the requirement to make an affordable contribution (on or off-site). Similarly the 'subdivision' of a site and submission of individual planning applications in order to avoid an affordable contribution will be challenged. Where this is clearly the intention of the developer, subsequent schemes will be required to provide the appropriate level of affordable homes or a financial contribution based upon the scheme in totality up to that point.</p> <p>6.39 <u>The Housing and Planning Act 2016 includes a general duty for local authorities to promote the supply of "starter homes", including through the preparation of local plans and other means. A "starter home" is defined in the 2016 Act as a new dwelling that is available for purchase by qualifying first time buyers only; is to be sold at a discount of at least 20% of the market value; is to be sold for less than the price cap; and is subject to any restrictions on sale or letting specified in regulations made by the Secretary of State. The Act also includes a new definition of "affordable housing" to encompass "starter homes". However, whilst the Government is committed to seeing "starter homes" being built on housing sites across the country, at the time of the adoption of this local plan the relevant parts of the 2016 Act had not been commenced, secondary legislation was not in place, and national planning policy had not been updated. Accordingly, policy HC3 does not include a requirement for the provision, or take account of the implications, of "starter homes". However, if "starter homes" are required to be provided by legislation and national policy, it could affect the implementation of policy HC3 in which case the Council will take appropriate action. This could include the preparation of a Supplementary Planning Document or an early review of policy HC3.</u></p>
MM23	Policy HC5 A Balanced Housing Market (p.68-69)	<p>Delete Policy HC5 and amend paragraphs 6.44 to 6.54:</p> <p>A Balanced Housing Market</p> <p>Policy HC-5</p> <p>A-Balanced Housing Market</p> <p>Proposals for residential development will be required to contribute to the provision of housing to meet the needs of the whole community. The means by which this will be achieved includes</p>

Ref	Policy/ paragraph	Modification
		<p>a. maximising the delivery of affordable housing;</p> <p>b. providing a range of dwellings tenures, types and sizes to meet housing needs;</p> <p>c. providing housing that meets a range of community requirements including</p> <p>d. providing homes that meet the Lifetime Homes Standard where appropriate.</p> <p>6.44 The population of the area is diverse and has varying housing needs. These needs include family housing, starter homes, smaller family accommodation, homes for young single people and housing suitable for older people. In some areas, larger houses may be desirable to address imbalances in existing housing stock.</p> <p>6.45 The mix of housing required is set out in the Strategic Housing Market Assessment, however, it is recognised that the findings are a snapshot in time and only set out short term needs. The mix of house types required further into the plan period should be informed by future research into local housing needs.</p> <p>6.46 Neighbourhoods with a good mix of housing tenures, types and sizes will be more able to meet the changing needs and aspirations of its residents, through changing life stages, household shapes and sizes or changes in income. Providing greater housing choice increases the opportunities for households to remain within their communities and promotes social equality and inclusion by easing geographical constraints on the search for appropriate homes.</p> <p><u>Older Persons Housing</u></p> <p>6.47 A particular issue is the ageing population. This area has experienced some of the largest increases in the proportion of the elderly population in the region, compounded by the relocation of many retired persons to the area. At the time of the 2011 census, Scarborough Borough had the highest proportion of elderly people in North Yorkshire. This number reached 22,748 in 2011 and is predicted to rise to 31,000 by 2021 and 38,000 by 2032 (based on the 2012 based Sub-National Population Projections). It is projected that the Borough's population aged over 65 could reach 34.5% by the end of the Local Plan period in 2032.</p> <p>6.48 To address the issue of an ageing population, the provision of specialist housing such as supported housing, care facilities and retirement communities will be supported. In addition to specialist housing, smaller properties including bungalows are attractive to the older persons market. Many older persons wish to downsize from their property whilst retaining the benefits of independent living such as a garden but do not require or want to move into specialist accommodation. The provision of such property has been limited over recent years. Schemes for bungalows or smaller properties targeted towards the older population and other groups are an important means of stimulating the housing market, freeing up larger properties for younger families and reducing the under-occupation of property. Where proposals for housing incorporate bungalows, the viability of a scheme may decrease due to a less efficient use of a site, however, such issues can be factored into viability assessments and if appropriate, a lower proportion of affordable units agreed.</p> <p>6.49 Of all the local authorities in North Yorkshire, Scarborough Borough is predicted to have the greatest unmet need for older person's accommodation. North Yorkshire County Council research shows that under a 'medium growth scenario' there could be a requirement for 13 extra care homes by 2030 and the provision under the County's delivery mechanism for accommodation with care is 50% below total market demand in the Borough. This excludes any replacement demand from the closure of existing Elderly Person Homes.</p> <p>6.50 Issues in relation to providing housing for an ageing population are addressed further in the subsequent policy, Policy HC 6: Older Persons Housing.</p> <p>6.51 The Local Planning Authority will work with developers to ensure that an appropriate mix of units is delivered on sites through the planning application process.</p> <p>6.52 The development of accommodation for students will be supported (University or privately run) where this provides a suitable level of accommodation and does not harm the character or amenity of the area in which it is situated. Recent changes to Government Housing Policy has also increased the likelihood of shared accommodation in the form of Houses in Multiple Occupation. Well designed and well run facilities can provide much needed accommodation for people without adversely impacting on the area in which it is located.</p> <p>6.53 There are, however, issues to consider when assessing proposals for new or converted properties that fall into this category especially in relation to the cumulative impact such uses can have on the character of a defined area or location. To provide further guidance to aid the consideration of such proposals, the Council has published a supporting Supplementary Planning Document. Where proposals for new units of student accommodation or Houses in Multiple Occupation accord with other policies in the Local Plan and the Supplementary Planning Document, they will be supported.</p> <p>6.54 Through the Authority Monitoring Report, the effectiveness of the policy will be monitored with reference to any changes in need as evidenced through updates to the Strategic Housing Market Assessment or other relevant evidence. The Local Planning Authority will consider reviewing the mix set out in this</p>

Ref	Policy/ paragraph	Modification
		policy should the monitoring process highlight any issues concerning delivery or any changes in local evidence.
MM24	Policy HC6 Older Persons Housing – paragraph 2 (p.70)	The Borough Council aims to ensure that older people are able to secure and sustain independence in a home appropriate to their circumstances and actively encourage developers to build all new homes so that they can be readily adapted to meet the needs of those with disabilities as well as assisting independent living at home. All units should be designed to be wheelchair accessible or readily adaptable
MM25	Policy HC11 Health Care and Education Facilities (p.77)	Access to high quality education and health care facilities will be encouraged by a. allocating land within the Local Plan making provision for the development of new health care facilities in Scarborough, Whitby and Filey ; b. supporting and facilitating proposals for the development of new and/or improved the retention and improvement of existing education and health care facilities; c. protecting safeguarding existing health care facilities, including those in rural areas, from redevelopment unless the proposal forms part of a wider health service delivery strategy ; and ...
MM26	Policy HC15 Open Space and Sports Facilities (p.80)	a. ...will be supported by: i. allocating land for development to meet identified sports and recreation needs; ii. i. allowing for the development of new or improved sites where it would not detract from the character and appearance of the surrounding area, including the character of the landscape, where appropriate; and iii. ii. requiring developers to make provision for open space through development, in line with the Borough's adopted standards.
MM27	Policy HC16 Site Ref OS6 (p.84)	Amend Site Area of Site OS6 from 3.1ha to 2.74ha
SECTION 7. ECONOMIC GROWTH		
MM28	Paragraph 7.6 (p.88)	7.6 Over the plan period there will be a need to increase the Borough's workforce in order to meet the demands generated by new job growth and to fill existing jobs freed up by retiring employees. It is anticipated that 5,000 new (net) Full Time Equivalent jobs will be created over the plan period.
MM29	Policy EG1 Supporting Industry and Business (p.89)	a. Making provision for the delivery of 49.1 40.35 hectares (net) of 'B-Use' employment land...
MM30	Paragraph 7.11 (p.89)	7.11 In total, provision has been made to enable the delivery of 49.1 hectares of employment land. Sites within the Local Plan area covering 39.1 hectares (net) are allocated or committed (see policy EG3), with a further 10 hectares (net) allocated within the Whitby Business Park Area Action Plan. It should be noted that the land allocated at Whitby Business Park crosses the boundary into the North York Moors National Park with 1.25 hectares within the Scarborough Borough Local Plan area and 8.75 hectares within the National Park. Nevertheless, the land allocated within the Business Park that falls within the National Park will contribute towards meeting the needs generated in the Borough as a whole and is therefore taken into account within this Local Plan In total, provision has been made to enable to delivery of 40.35 hectares of employment land. Sites covering 39.1 hectares (net) are allocated in this Local Plan (see Policy EG 3). A further 1.25 hectares of employment land is allocated within the Whitby Business Park Area Action Plan. The Area Action Plan also covers land in the North York Moors National Park area, where a further 8.75 hectares of employment land is allocated. While this land cannot be counted within this Local Plan, it will help to provide employment opportunities in the north of the Borough.
MM31	Policy EG3 Employment Land Delivery (p.92)	Industrial and business uses will be delivered across the Local Plan area through the use of allocated sites, the development of other sites and the re-use of existing buildings within the development limits of the towns and villages. The following sites as shown on the Policies Map are allocated or committed for the development of uses identified in the 'Use Classes' column of the table and will be available throughout the plan period.

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MM32	Paragraph 7.20 (p.92)	<p data-bbox="670 1142 2653 1230">7.20 As the main strategic location for long-term economic growth in the Borough, 37.2 hectares (net) of employment land is has been made available at Scarborough Business Park through Policy EG3. This will allow Scarborough Business Park to capitalise upon the opportunities presented by emerging economic sectors.</p> <p data-bbox="670 1262 2653 1413">Furthermore, it should be noted that allocated site EMP-A4 some of the land could come forward has outline planning permission for the development of uses that are compatible to the main employment uses in the area, e.g. car showrooms, hotels, restaurants and small-scale retail units, of which, some provide services for workers of the park. However, these ancillary uses should generally be limited to the Cayton Approach frontages of the sites. The development of these sites for such uses would ultimately reduce the supply of traditional 'B-Use' employment land, whilst also retaining some form of alternative employment generating use.</p>																														
MM33	Policy EG4 Safeguarding the Strategic Role of the Scarborough Business Park (p.93)	<p data-bbox="670 1446 2653 1476">Safeguarding the Strategic Role Protecting Land for the Expansion of Scarborough Business Park</p> <p data-bbox="670 1507 2653 1596">7.23 Scarborough Business Park is the main economic driver in the Local Plan area, providing more than half of all employment land and hosting some of the area's major employers. This Local Plan seeks to protect and enhance the role of the Business Park during this plan period (up to 2032) and beyond by protecting land for its expansion; reflecting its long-term strategic importance.</p> <p data-bbox="670 1627 804 1656">Policy EG 4</p> <p data-bbox="670 1688 2653 1717">Safeguarding the Strategic Role Protecting Land for the Expansion of Scarborough Business Park</p> <p data-bbox="670 1749 2653 1871">Land shown on the Policies Map (ref: EG 4) will be reserved for the expansion of Scarborough Business Park and for the development of B1, B2 and B8 uses only, throughout the plan period. Proposals in the safeguarded area will be permitted where they can demonstrate that there are no other sites available elsewhere in the existing Business Park area (inside the Development Limits within those sites allocated by Policy EG 3) that are suitable for the proposed development, either due to</p> <p data-bbox="715 1902 2653 1923">a. the scale of the proposal, which means that it could not be accommodated on an allocated or committed site in the existing Business Park area;</p>																														

Ref	Policy/ paragraph	Modification
		<p>and/or,</p> <p>b. the proposal being for the development of a "bad neighbour" use that would have a significant adverse impact upon the marketability of the existing Business Park area, e.g. a "heavy industry" use that generates significant noise, smells or other disturbances; and/or,</p> <p>c. other technical or operational requirements.</p> <p>Proposals for the expansion of existing businesses into the safeguarded protected area will also be permitted.</p>
MM34	Paragraph 7.26 (p.94)	<p>7.26 It is recognised that within the period of this Local Plan there are likely to be some circumstances in which development within the protected safeguarded area might be preferable to development inside the existing Business Park allocations (see Policy EG 3), even where land is available inside the Development Limits. These circumstances are set out in the policy itself. <u>Any development on this site should be mindful of the potential impact on the Strategic Road Network (SRN) and particularly the Dunslow Road Roundabout. Development proposals will have to demonstrate that they will not have an unacceptable adverse impact on the SRN and its junctions or mitigate such impacts if considered appropriate. Policy INF 2 (Highway Schemes) safeguards land to allow improvements to Dunslow Road Roundabout.</u></p>
MM35	Policy EG5 Safeguarding Existing and Committed Employment Sites (p.94)	<p>Safeguarding Existing and Committed Employment Sites and Premises</p> <p>In order to ensure that there is an adequate supply of employment sites and premises across the Local Plan area, existing all sites and premises operating within the B use classes, including those identified as being committed for employment uses which are allocated for such uses, will be safeguarded. Proposals that result in the loss of these sites and premises to other uses will only be permitted where</p> <p>a. It is clearly demonstrated that there is no reasonable prospect of the site being retained in an employment use in its current use, or being developed/re-developed for an alternative form of employment (B-Class) use; and</p> <p>b. There are substantial environmental, amenity or employment benefits; and</p> <p>c. The proposed use is compatible with the nature of surrounding uses, including both existing and planned uses.</p>
MM36	Paragraph 7.38 (p.96)	<p>7.38 Planning applications for the expansion of existing businesses at Scarborough Business Park into land outside of the Development Limits will be specifically assessed against the provisions of Policy EG 4: Safeguarding the Strategic Role of Scarborough Business Park.</p>
MM37	Policy EG7 Conversion of Buildings in the Rural Area to Business Use (p.96)	<p>Where planning permission is required for the conversion of rural buildings to non-residential business uses outside of the defined development limits, permission will be granted subject to meeting the following criteria:</p> <p>a. The building is of permanent construction and capable of conversion without major reconstruction or rebuilding as demonstrated by a structural survey;</p> <p>b. The proposed use including its curtilage does not result in an unacceptable impact on the character of the area and the landscape;</p> <p>c. The conversion in itself will not generate a the need for future further buildings in the countryside <u>by means of requiring a replacement building for any existing or previous use contained within the building to be converted;</u> and</p> <p>d. The access to the site and approach roads are suitable for the levels and type of traffic likely to be generated.</p> <p>7.40 Not all changes of use or conversions require planning consent. Up to date regulations on Permitted Development Rights can be checked either on the Planning Portal website or by contacting the Local Planning Authority.</p> <p>7.41 The re-use of rural buildings (including agricultural buildings) for business use can aid the development and diversification of the rural economy without detracting from the character and amenity of the countryside. The National Planning Policy Framework supports sustainable growth of rural business through the conversion of existing buildings, which also includes rural tourism and leisure developments. <u>For clarification criteria (C) of Policy EG 7 does not prevent the future expansion of successful enterprises established under this policy in rural areas as these would be considered in light of Policy EG 6 (Expansion of Existing Businesses in the Countryside).</u></p>
MM38	Paragraph 7.70 (p.102)	<p><i>Add to end of para 7.70:</i></p> <p><u>The site would also be suitable for housing development and has been allocated under Policy HC 2 (Site HA 36). The allocation of the whole of the site for housing will not compromise the delivery of other non-housing uses; it is intended to complement the current allocation under Policy TC 4.</u></p>
MM39	Policy TOU1 New Tourism Facilities	<p>The diversification of the tourism industry throughout the plan area will be supported and encouraged. Proposals for the development of new or the enhancement or expansion of existing tourism facilities will be permitted where they</p> <p>a. Respect the distinctive tourism character of the area in which the development is proposed, both in terms of scale and nature of development; and</p>

Ref	Policy/ paragraph	Modification
	(p.104)	b. <u>Wherever possible</u> , help to reduce the seasonal nature of the tourism industry in the area.
MM40	Paragraph 7.88 (p.107)	Development proposals must demonstrate how they satisfy the criteria to ensure they can be accommodated in their landscape setting. Fully utilising the natural topography of land rather than the artificial modification and manufacturing of landscapes can assist in minimising the impact of development. <u>There may be instances where screening by existing vegetation would only partially achieve the successful integration of the proposed development into its surrounding landscape and in such an instance, proposals should demonstrate how this can be augmented with appropriate planting to ensure an acceptable level of screening is achieved.</u>
MM41	Policy TOU5 Amusement Arcades (p.108)	<p><i>Add after paragraph 7.92:</i></p> <p><u>7.93 A distinction is made between the aims of the policy to control amusement centres of the open fronted arcade type within the areas where amusements are designed to attract holiday visitors and the alternative adult gaming centres, a modern form of amusement centre offering a closed and relatively discreet use of casual entertainment using electronic machines principally situated within shopping areas.</u></p> <p><u>7.94 In assessing any applications for adult gaming centres the Local Planning Authority would consider each one on a case by case basis, taking into account the mix of existing uses present in the locality and potential impacts that the use may have upon the amenity of an area.</u></p> <p><u>7.95 Bingo games of the sessional kind, often called cash bingo would not be permitted within an adult gaming centre.</u></p>
SECTION 8. RESOURCES AND THE ENVIRONMENT		
MM42	Policy ENV1 Low Carbon and Renewable Energy (p.111)	<p><u>A.</u> Proposals for the development of renewable energy technologies including associated service roads and connections to the grid will be permitted where it can be demonstrated that, individually or cumulatively, the proposal will not, <u>either individually or cumulatively</u>, have an unacceptable impact on,</p> <ol style="list-style-type: none"> i. a. the character or appearance of the landscape or built environment including the setting of the North York Moors National Park; ii. b. nature conservation interests, including proximity to and impact on sites of designated importance and other habitats and species; iii. c. historical or archaeological features and their setting; iv. d. air quality, soil and water sources; v. e. residential amenity, including through noise pollution and light flicker from wind turbines; vi. f. aircraft, radar and telecommunications; and vii. g. footpaths, bridleways and cycle routes. <p><u>B.</u> Where possible, grid connections to and from any renewable energy facility should be provided underground.</p> <p><u>C.</u> Unless otherwise covered by Policy ENV2 (<u>Small Scale Wind Energy</u>), the development of <u>all other</u> wind turbines will only be permitted where the above criteria are met and:</p> <ul style="list-style-type: none"> • the site is located within an area defined as being suitable for such use within a Neighbourhood Plan; and, • following consultation it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.
MM43	Policy ENV2 Wind Energy (p.114)	<p><u>Small Scale</u> Wind Energy</p> <p>Proposals for the development of small scale turbines <u>measuring up to 35 metres in total height</u> will be approved where they meet the requirements <u>accord with parts A and B</u> of Policy ENV1 and:</p> <ol style="list-style-type: none"> a. <u>following consultation it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing; and,</u> b. they are directly related to, and generate power principally for, the operation of a farmstead, other rural business or a local settlement; or, c. the site is identified as being suitable for the development of wind turbines within a Neighbourhood Plan.
MM44	Policy ENV3	<i>Amend criteria a:</i>

Ref	Policy/ paragraph	Modification
	Environmental Risk (p.115)	<p>Avoiding development in high flood risk areas by following a sequential approach in giving priority to lowest risk areas as identified by the North-East Yorkshire Strategic Flood Risk Assessment or any subsequent update or replacement. Where the Sequential Test cannot be passed, the Exception Test should be utilised in order to demonstrate how any flood risk can be fully mitigated <u>the Exception Test should be utilised in order to demonstrate whether the development's wider benefits to the community outweigh the flood risks, whether the development can be made safe, and whether it has, wherever possible, reduced flood risk overall;</u></p> <p><i>Amend criteria b:</i></p> <p>Seeking opportunities from new development that may help to reduce the causes and impacts of flooding, <u>and safeguarding land which is needed for flood risk management purposes (as identified in DEFRA's Programme of flood and coastal erosion risk management schemes and other Environment Agency or Lead Local Flood Authority documents).</u></p>
MM45	Paragraph 8.30 (p.117)	<p><i>Insert new paragraph after 8.30:</i></p> <p><u>Water Framework Directive</u></p> <p><u>8.31 The Water Framework Directive requires that developments should contribute towards achieving "good" status and prevent the deterioration of water bodies under the Water Framework Directive by conserving and enhancing:</u></p> <p><u>a) the natural geomorphology of watercourses</u> <u>b) ground and surface water quality; and</u> <u>c) the ecological value of the water environment, including watercourse corridors.</u></p>
MM46	Policy ENV5 The Natural Environment (p.122)	<p><i>Amend criteria d:</i></p> <p>"Ensuring that development does not result in the deterioration in the <u>Water Framework Directive</u> ecological status of surface, ground or coastal water bodies."</p>
MM47	Paragraph 8.50 (p.124)	<p><i>Insert new paragraph after 8.50:</i></p> <p><u>8.51 Where necessary, proposals will be required to demonstrate that developments are in compliance with Water Framework Directive objectives, particularly for developments which result in physical modifications to water bodies or which pose a substantial pollution risk.</u></p>
MM48	Policy ENV6 Development Affecting the Countryside (p.124-125)	<p>The character of the open countryside will be protected, maintained and where possible enhanced. Outside the defined Development Limits, new developments will be limited to those for which a countryside location is essential, including:</p> <ul style="list-style-type: none"> a. Development that is demonstrated to be essential for farming, forestry or other essential land management activities, or, exceptions sites in accordance with Policy HC4; b. Development that relates to the functional needs of, or consolidates or diversifies and established rural business in accordance with Policy EG7; c. Development that facilitates the re-use of an existing building that is worthy of retention given its contribution to the character of the area; d. Development involving the replacement of existing non-agricultural buildings that have a negative impact on the character of the area with one of a higher quality: <ul style="list-style-type: none"> • Replacement of residential buildings must be on a one for one basis; e. Development relating to an appropriate recreational or tourism related activity requiring a countryside location; or f. Other forms of development requiring a countryside location that can be shown to be necessary in the proposed location for technical or operational reasons. <p>Providing that the type of development accords with one or more of the above criteria, <u>or any other relevant policies in the plan,</u> the scale of the proposal should be compatible with its surroundings and not have an unacceptable impact on the character and appearance of the open countryside or the wider landscape including the setting of the North York Moors National Park.</p>
MM49	Paragraph 8.58 (p.126)	<p>Proposals for the development of tourism accommodation in the open countryside including caravans, chalets and other related forms of holiday accommodation will be considered against the provisions of Policy TOU4: Visitor Accommodation and Facilities in the Countryside. <u>There are other policies</u></p>

Ref	Policy/ paragraph	Modification
		<u>in the Local Plan that relate to development in the open countryside, including policies HC4, HC7, HC8, EG6 and TOU4. Proposals that accord with these other policies will not be required to also comply with the requirements of Policy ENV 6.</u>
SECTION 9. TRANSPORT AND INFRASTRUCTURE		
MM50	Policy INF3 Sustainable Transport and Travel Plans (p.138)	Amend Criteria D to: d. encourage the use of Park and Ride <u>where appropriate.</u>
MM51	Policy INF6 Telecommunications Development (p.142)	Amend criteria (a) to: a. The siting and appearance of the proposed apparatus and associated structures should seek to minimise impact on the visual amenity, character or <u>and</u> appearance of the surrounding area.
SECTION 10. SOUTH OF CAYTON STRATEGIC GROWTH AREA		
MM52	Section 10 Policy SGA1 and Supporting Text (p.144-147)	<p>Delete the whole of Section 10 and insert:</p> <p><u>South of Cayton Strategic Growth Area</u></p> <p><u>10.1 The level of growth derived from objectively assessing the current level of housing need and promoted in the Local Plan has resulted in the requirement for allocating a substantial number of sites for housing development. To fully meet the objective assessed need for housing, the Local Plan proposes the allocation of a strategic growth area to the south of Cayton in addition to a range of sites of different sizes in different locations across the Local Plan area.</u></p> <p><u>Policy SGA1</u></p> <p><u>South of Cayton Strategic Growth Area</u></p> <p><u>An area of 131 hectares is proposed as a Strategic Growth Area (SGA) to the south of the Scarborough Urban Area (see Allocation HA13 / SGA1 on Policies Map). The area lies to the east of Scarborough Business Park and south of Cayton and Eastfield and its development will be expected to achieve a pedestrian and cycle focussed development that will contribute to the creation of a sustainable southern part of the Scarborough Urban Area, and support an expanded role for Eastfield centre.</u></p> <p><u>Each phase of development will contribute to the delivery of the SGA in an equitable manner to achieve all necessary infrastructure, community facilities and buildings and planning obligations.</u></p> <p><u>Development will be guided by a comprehensive Development Framework and supporting masterplan(s), the main requirements of which are set out below (footnote 1):</u></p> <ul style="list-style-type: none"> a. <u>The provision of around 2,500 new homes;</u> b. <u>An accessible central 'hub' of local facilities including shops and a community centre to serve future residents, including a clear strategy for the provision and phasing of necessary new and/or expanded education facilities. The scale and type of new facilities should complement the pattern of existing local facilities;</u> c. <u>A clear highways strategy that sets out:</u> <ul style="list-style-type: none"> 1. <u>The most effective route(s) for the link road (shown indicatively on Figure 10.1); and</u> 2. <u>Provides a road connection from the link road to Cayton Low Road; and</u> 3. <u>Identifies and contributes towards the provision of improvements to the wider road network (including the A64)</u> d. <u>Strong links (prioritising pedestrian, cycle and public transport based modes) to Scarborough Business Park, Cayton and Eastfield district centre, and to key facilities and services in the wider Scarborough Urban Area through the preparation and implementation of a strategic 'green travel' plan;</u> e. <u>A connected network of high quality green spaces totalling at least 10.5 hectares (not including the net area of the existing Cayton Playing Fields Association facility) to provide a mix of formal and informal recreational opportunities. The detailed masterplan will be</u>

Ref	Policy/ paragraph	Modification
		<p><u>required to demonstrate how the pattern of green space is integrated into the design concept of the overall development and actively promotes integration with the existing area of Cayton and provides an adequate degree of separation from the Business Park (footnote 2);</u></p> <p>f. <u>The existing Cayton Playing Fields Association facility, if developed as part of this scheme, must be re-provided in full;</u></p> <p>g. <u>The submission of a Hydrogeological Risk Assessment to ensure the development does not have an unacceptable adverse impact on groundwater and the drinking water abstraction points for Scarborough;</u></p> <p>h. <u>The identification of the means by which surface water from new development in this area will be drained;</u></p> <p>i. <u>A comprehensive assessment (footnote 3) of the archaeology and scheme for the recording and protection of heritage assets. This should also seek to promote the archaeological heritage of the site and where appropriate, encourage its interpretation and presentation to the public.</u></p> <p><u>To ensure delivery of the scheme in a co-ordinated, comprehensive manner, the preferred method of consideration for any development of the site will be the submission of a single outline planning application covering the whole site accompanied by a Development Framework and associated masterplan. The Development Framework will be prepared in consultation with the Council and local and wider community. It will take into account connectivity and relationships with other parcels of land within and beyond the Strategic Growth Area. This will ensure the continuity of delivery with reference to road infrastructure, social provision, landscaping, form and density of development and other requirements.</u></p> <p><u>Alternatively, if the SGA is to be delivered in phases the following procedure must be followed, and any initial planning application will be for not less than 33% of the total area of the SGA and will include a Development Framework for the whole SGA.</u></p> <p><u>The Council may at any time prepare a Supplementary Planning Document that will on its adoption supersede any previously approved Development Framework.</u></p> <p><u>Planning applications for each phase of development will be accompanied by the following:</u></p> <ul style="list-style-type: none"> • <u>A detailed illustrative Masterplan for the area of the application that will clearly demonstrate how the development will fit in and correlate with the Development Framework/SPD for the area, and set out requirements for the phase of development including triggers for infrastructure delivery (footnote 4)</u> <p><u>Subsequent planning applications will be expected to be in accordance with any approved Development Framework or SPD as appropriate and contribute accordingly to the infrastructure requirements, facilities and services required for the site as a whole.</u></p> <p><i>END OF POLICY SGA1</i></p> <p><u>10.2 The policy incorporates mechanisms to ensure the delivery of the site in a co-ordinated manner and developers are expected to liaise with the Council and the local community in preparing plans for the development of the site.</u></p> <p><u>10.3 The Development Framework will reflect the above policy and ensure that the appropriate infrastructure is provided alongside the development at the correct time and will be the basis for formulating future planning applications.</u></p> <p><u>10.4 The SGA has the potential to provide wide ranging benefits other than the provision of market housing that will play a strategic contribution to achieving the aims and objectives identified in the Plan. The policy will deliver the following substantial benefits which are essential to the achievement of the plan's vision, aims and objectives:</u></p> <ul style="list-style-type: none"> • <u>Affordable Housing - owing to the potential levels of development, the number of affordable homes would be significant and contribute towards the identified requirement for more affordable homes in the Borough;</u> • <u>Road Improvements - the development will provide a link road to the south of Cayton with an east-west route from the Business Park to the B1261 and the A165 beyond. This would provide substantial improvements for existing residents of Cayton by reducing congestion through the settlement by improving A64/A165 connectivity. This will benefit business and industrial users travelling between the Scarborough Business Park and the A165 South (Bridlington and Hull). A link road could also potentially reduce usage of the 'final-portion' of the A64 between Dunslow Road Roundabout and Musham Bank providing additional capacity to this part of the Strategic Road Network;</u> • <u>A Sustainable Community - the position of the site in relation to the Business Park, the neighbourhood facilities of Eastfield and the potential to incorporate recreation and leisure facilities allow the development to be highly sustainable in accordance with the main requirements of both local and national planning policy. The policy will promote:</u> <ul style="list-style-type: none"> • <u>Efficient links to the Business Park for walking and cycling;</u>

Ref	Policy/ paragraph	Modification
		<ul style="list-style-type: none"> • <u>The regeneration of Eastfield by supporting existing businesses, services and community facilities and promoting Eastfield as the central hub for the southern part of Scarborough Urban Area;</u> • <u>A healthy lifestyle with easy access to formal and informal recreation facilities (formal sports pitches, informal trails and walking areas and a potential pedestrian link that would allow unhindered access from this site north through The Dell and Oliver's Mount to Scarborough Town Centre).</u> <div data-bbox="685 485 2119 1486" style="text-align: center;"> </div> <p>Figure 10.1 Indicative Road Layout in the South of Cayton Strategic Growth Area</p> <p>Footnotes to policy SGA1:</p> <ol style="list-style-type: none"> <u>1. The list of issues and requirements is not exhaustive and early discussion should take place with the Local Planning Authority and its partners to determine if further matters will require consideration.</u> <u>2. This approximate figure is for on-site provision only, calculated in line with the Green Space SPD. The figure consists of around 2 ha for Outdoor Sports Facilities, 1 ha for Equipped Play Areas, 2.7 ha of Amenity Green Space and 4.9 ha of Urban Parks. A financial contribution equivalent to 6.4 hectares of provision will be required for the improvement of Outdoor Sports Facilities in the wider area, making a total requirement of 8.4 hectares for such provision.</u> <u>3. Further information on archaeology including the background to this location and likely requirements associated with an archaeological</u>

Ref	Policy/ paragraph	Modification
		<p><u>assessment can be found in Appendix A (Archaeological Informative 2)</u></p> <p><u>4. An example of this would be the provision of a site for a primary school to cope with the full development of the allocation or at least the land to allow the future expansion of any school to meet the needs of the full site.</u></p>
APPENDIX A. HOUSING ALLOCATION STATEMENTS		
MM53	Appendix A Housing Allocation Statement Site HA 4 Land at Yorkshire Coast College, Lady Edith's Drive, Scarborough (p.161)	<p><i>Amend second sentence to read:</i></p> <p>"...indicative yield of 100 140 dwellings."</p>
MM54	Appendix A Housing Allocation Statement Site HA 10 Braeburn House, Moor Lane, Eastfield (p.167)	<p><i>Amend fourth sentence to read:</i></p> <p>"...indicative yield of 10 30 dwellings."</p>
MM54B	Appendix A Housing Allocation Statement Site HA 11 Land to west of Church Lane, Cayton (p.167)	<p><i>Amend second sentence to read:</i></p> <p>"...indicative yield of 40 60 dwellings."</p>
MM55	Appendix A Housing Allocation Statement Site HA 12 Land to east of Church Lane, Cayton (p.168)	<p><i>Amend the Issues and Requirements:</i></p> <ol style="list-style-type: none"> 1. The site will be accessed off Church Lane to the north end to minimise loss of hedgerows for sight lines; 2. The development and any access (non-vehicular) taken from Limekiln Lane should have special particular regard to the adjacent Grade I Listed Building (St John the Baptist Church) and ensure the scheme respects the character and setting of the building. Building heights should be single storey to the south end of the site set back from the road with reinforced planting. The hedge which forms the boundary of the site with Limekiln Lane should be retained. 3. The positioning of open space at this part of the site would further minimise any impact on the adjacent Listed Building. This site may alternatively be appropriate for the siting of a new cemetery required for Cayton. This would be considered an appropriate type of open space and in lieu of other more typical forms of open space. The open space should be of at least 40m in depth; 4. Development should be set back 15m from Church Lane with reinforced planting; 5. Development should be set back 15m from the north and west boundaries with additional landscaping (to reduce the impact of the development on open countryside at a point when the first views of the development in the context of the listed church and Conservation Area are visible). 6. A substantial buffer zone will be required to the east and north of the site to ensure adequate separation between the residential development and the caravan park in the interests of providing an appropriate level of amenity for future residents; 7. Any proposal should seek to create key views from internal road and footpath networks. (These views of the church and the churchyard are not at present available to the public and their creation, along with complimentary internal landscaping would create new elements of significance which would then visually tie the land to the Church, enhancing both). 8. It will have to be demonstrated, potentially through the submission of appropriate evidence, that development of the site will not adversely affect the groundwater resource."

Ref	Policy/ paragraph	Modification
MM56	Appendix A Housing Allocation Statement Site HA 14 Land off Rimington Way, Osgodby (p.170)	<i>Delete Issue and Requirement 2:</i> 2. The scale, massing and heights of the proposed properties should closely reflect the character of the adjoining area with single storey dwellings required to the southernmost portion of the site and other dwellings to the south of Fenton Close, Knolls Close and Redcliff Close limited to a maximum of one and a half storeys in height;
MM57	Appendix A Housing Allocation Statement Site HA 15 Land off Stakesby Road, Whitby (p.171)	<i>Amend second sentence:</i> ...indicative yield of 80 50 dwellings.
MM57B	Appendix A Housing Allocation Statement Site HA 18 Land adjacent Captain Cook Crescent, Whitby (p.173)	<i>Amend second sentence:</i> ...indicative yield of 40 60 dwellings.
MM58	Appendix A Housing Allocation Statement Site HA 20 Land to the south of Upper Bauldbyes, Prospect Hill, Whitby (p.174)	<i>Amend second sentence:</i> ...indicative yield of 50 70 dwellings. <i>Amend Issue and Requirement 1 to read:</i> 1. Access to the site can be taken from shall be from Shackleton Close and, subject to meeting the requirements of the following bullet point, Anchorage Way.
MM59	Appendix A Housing Allocation Statement Site HA 22 Land to north of Scarborough Road, Filey (p.175)	<i>Amend first sentence:</i> The site lies on the western fringe of Filey, off Scarborough Road. The proposed line of development should not extend beyond the western boundary hedge, although additional land take for the access road may be appropriate. The site has been allocated for residential development with an indicative yield of 60 dwellings. <i>Amend Issue and Requirement 4:</i> 4. Although shown outside development limits, As shown in Open Space Allocation OS9, ...
MM60	Appendix A Housing Allocation Statement Site HA 23 Land off Church Cliff Drive, Filey (p.176)	<i>Amend Issue and Requirement 3:</i> 3. Although shown outside development limits, As shown in Open Space Allocation OS10, ...
MM61	Appendix A Housing Allocation Statement Site HA 26	<i>Amend Issue and Requirement 2:</i> 2. A buffer will be required between the site and the adjacent railway to ensure no adverse effect on the ability to access and maintain the railway line railway line and to fully retain any required access to the line.

Ref	Policy/ paragraph	Modification
	Land off Sands Lane, Hunmanby (p.178)	
MM62	Appendix A Housing Allocation Statement Site HA 28 Land to west of Napier Crescent (p.179)	Land to <u>north of Beacon Road and</u> west of Napier Crescent, Seamer The site is a field at the edge of Napier Crescent running towards sporadic development on the northern side of the B1262 <u>B1261 and land to the north of Beacon Road</u> . The site has been allocated for residential development with an indicative yield of 60 <u>225</u> dwellings. <u>Issues and Requirements:</u> 1. The site will be primarily accessed from the existing entrance point previously constructed off Beacon Road <u>and directly from Stoney Hags Road</u> . Primary access will not be taken from the B1262 <u>B1261</u>
MM63	Appendix A Housing Allocation Statement Site HA 30 Land to south of Racecourse Road, East Ayton (p.180)	<i>Amend first sentence:</i> The site comprises the fields to the immediate south of Racecourse Road (A170). The site has been allocated for residential development with an indicative yield of 100 <u>140</u> dwellings.
MM64	Appendix A Housing Allocation Statement Site HA 35 Land South of Brigg Road, Filey	<i>Insert additional housing allocation statement:</i> <u>Site HA 35</u> <u>Land south of Brigg Road, Filey</u> <u>The site comprises an open field and land used as a caravan park. The site has been allocated for residential development with an indicative yield of 80 dwellings.</u> <u>Issues and Requirements:</u> 1. <u>The site will be accessed from Brigg Road and/or through the Muston Road development (Mill Meadows).</u> 2. <u>A substantial buffer zone will be required to the southern edge of the site to ensure adequate separation between the residential development and the relocated caravan park in the interests of providing an appropriate level of amenity for future residents; and</u> 3. <u>A buffer will be required between the site and the adjacent railway to ensure no adverse effect on the ability to access and maintain the railway line.</u>
MM65	Appendix A Housing Allocation Statement Site HA 36 Land at Dean Road, Scarborough	<i>Insert additional housing allocation statement:</i> <u>Site HA 36</u> <u>Land at Dean Road, Scarborough</u> <u>The site is a brownfield site. The site has been allocated for residential development with an indicative yield of 95 dwellings.</u> <u>Issues and Requirements:</u> 1. <u>The site will be accessed from Dean Road;</u> 2. <u>A mixed use scheme would be appropriate on this site and is supported by Policy TC 4.</u>
APPENDIX B. EMPLOYMENT LAND STATEMENTS		
MM66	Appendix B Employment Land Statement	<i>Amend site reference:</i> EMP-C1 <u>EMP-A4</u>

Ref	Policy/ paragraph	Modification
	EMP-C1 Land to north and south of Cayton Approach, Scarborough Business Park) (p.185)	
MM67	Appendix B Employment Land Statement EMP-C 2 Land to south of Plaxton Park Industrial Estate (p.186)	<p><i>Amend site reference and text:</i></p> <p>EMP-C2 EMP-A5</p> <p>Land to south of Plaxton Park Industrial Estate</p> <p>The site is located to the south of the existing Plaxton Park Industrial Estate and to the east of Cayton Approach. The site has an extant outline approval for B1, B2 and B8 uses and other ancillary and complementary uses that are appropriate within the Business Park environment and comprises approximately 11ha of developable land.</p>
APPENDIX E. HOUSING TRAJECTORY		
MM68	Appendix E	<p><i>Include new Appendix E in the Plan, as referred to in modification MM09, setting out a full trajectory and graph for housing delivery. See Annex B and Annex C to this report.</i></p>