

# North East Lincolnshire Five Year Housing Land Supply Assessment 2023

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Covering the five-year period from 1<sup>st</sup> April 2023 to 31<sup>st</sup> March 2028

Published April 2023

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## Executive Summary

This Five Year Housing Supply Assessment covers the five year period from 1<sup>st</sup> April 2023 to 31<sup>st</sup> March 2028. This Five Year Supply Statement takes account of housing allocations set out in the adopted North East Lincolnshire Local Plan.

This assessment is considered a realistic and robust assessment of North East Lincolnshire's housing land supply situation, measured against the housing requirement as set out under the requirements of the National Planning Policy Framework.

**This Five Year Housing Supply Assessment recognises that the Local Plan is five years old and in accordance with NPPF paragraph 74 the requirement has been set against the local housing need calculated using the standard method set out in national planning guidance.**

**Note: The Council has commenced the review of the local plan and will be determining the future housing requirement as part of this process. The fact that the 5 year housing supply assessment must adopt the standard method calculation at this time does not imply that this will be adopted as the local plan future housing requirement.**

This assessment, which is considered to take a conservative approach, concludes that the Council can identify sufficient deliverable sites capable of providing a five-year supply of land for housing, including the 5% buffer required by the NPPF, based upon the results of the Housing Delivery Test. The Council can identify 13.1 years supply.

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## **1. Introduction**

- 1.1 The Council is required by the National Planning Policy Framework (NPPF) to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against its housing requirements.
- 1.2 Based on monitoring data as of 1st April 2023, this report outlines the five year land supply position for North East Lincolnshire Council, for the period 1st April 2023 to 31st March 2028.
- 1.3 Details of the following are provided in this report:
  - The national and local policy context for calculating the five-year supply.
  - The Council's housing requirement during the five-year period, considering buffers required by national policy.
  - The anticipated supply of homes across the Borough in the five-year period; and,
  - The calculation of the Council's five-year housing land supply position.

## **2. Policy context**

### **National policy**

- 2.1 In July 2018, a revised NPPF was published that included substantive amendments to the policy requirements around housing land supply. It also introduced several other policy requirements relating to plan making and decision taking. Following the publication of the revised NPPF, updates were made to National Planning Practice Guidance (PPG), including relevant sections on housing requirements and housing supply.
- 2.2 Paragraph 74 of the NPPF (Feb 2021) requires local planning authorities to identify and update annually a supply of 'specific, deliverable sites sufficient to provide a minimum of five-years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.
- 2.3 The Local Plan was adopted in March 2018 and is therefore now more than five years old. This Five Year Housing Land Supply has therefore followed the requirements set out in paragraph 74 of the NPPF and the guidance set out in Planning Practice Guidance. (PPG Housing and economic assessments Dec 2020 paragraph 011)

- 2.4 The guidance confirms that, where the standard method for assessing local housing need is used, the affordability adjustment is applied to take account of past under-delivery. The standard method identifies the minimum uplift that will be required and therefore it is not a requirement to specifically address under-delivery separately, as Step 2 of the standard method factors in past under-delivery as part of the affordability ratio.
- 2.5 A definition of a deliverable site is provided in the NPPF glossary:

**NPPF definition of ‘Deliverable’**

Deliverable: To be considered deliverable, sites for housing should 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. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years “

**Box 1 NPPF definition of ‘Deliverable’**

- 2.6 Paragraph 74 also requires local planning authorities to...

*‘Include a buffer (moved forward from later in the plan period) of:*

- *5% to ensure choice and competition in the market for land; or*
- *10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or*
- *20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.’*



- 2.7 Footnote 41 makes clear that from November 2018 the 20% buffer is measured against the Housing Delivery Test (HDT) where this indicates that delivery was below 85% of the housing requirement. It is also made clear in the NPPF that these buffers are moved forward from later in the plan period and is not an additional requirement for more housing. The PPG confirms in paragraph 0372 that only one of the buffers should apply and that they are not cumulative. Details of the **5% buffer** applied to this year's housing land supply assessment are set out in section 3 of this report.<sup>1</sup>
- 2.8 The NPPF (paragraph 71) also allows for incorporation of a windfall allowance in the five-year period, where there is evidence that they will provide a reliable source of supply. Minor windfall sites have consistently delivered new housing in the Borough. The windfall completions over 2022/23 provided 104 completions which again surpasses the local plan windfall allowance of 65 per annum. A windfall allowance has been applied to the five-year supply calculation of 65 per annum.
- 2.9 The PPG provides substantial detail of what is expected of local planning authorities to demonstrate a five-year supply of housing. This five-year land supply report seeks to satisfy the requirements of both the NPPF and the detailed guidance. Rather than duplicating the guidance here specific reference to national policy and guidance is drawn out in relevant sections of this report.

## Local policy

- 2.10 The North East Lincolnshire Local Plan was adopted in March 2018, covering the period 2013 to 2032.
- 2.11 As the Local Plan is now more than five years old the standard method for assessing local housing need has been used to determine the five-year housing supply assessment. It establishes that an annual housing requirement of 206 dwellings should form the basis of assessment.
- 2.12 The Local Plan allocates housing on more than 60 sites, ranging from ten dwellings in size to major extensions to the urban area. The largest of which is anticipated to deliver 3,000 homes and supporting infrastructure for the Grimsby area.
- 2.13 Non-allocated sites delivered through Local Plan policies 3 and 4 are also expected to make up an important part of the supply and are accounted for as windfall.

## 3. The five-year housing requirement

- 3.1 Paragraph 74 of the NPPF, and 030 of the PPG, make it clear that for areas with a Local Plan that is more than five-years old, the housing requirement

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<sup>1</sup> As the HDT was passed the appropriate buffer to be applied in North East Lincolnshire is 5%.

should be determined using the standard method for assessing local housing need.

3.2 At present, the standard methodology would result in a local housing need (LHN) figure of 206 dwellings per annum (dpa). This has been generated as follows:

- The LHN is based on the 2014-based household projections for the ten-year period 2023-2033. This equates to household growth of 188 per annum (74,342 households in 2033 minus 72,462 households in 2023 equates to 1,880 households, or 188 per year over ten years).
- The affordability uplift equates to 9.56%, based on a high (above 4) workplace-based affordability ratio of 5.53 in 2021, calculated as follows:
  - Median local workplace-based affordability ratio<sup>2</sup> (2021) = 5.53
  - deduct 4 = 1.53 • divide by 4 = 0.38
  - multiply by 0.25 = 0.0956 (or 9.56%).
- Applying the 9.56% uplift to household growth of 188 per annum equates to 206 dpa.
- In terms of whether a cap should be applied, The PPG states that where relevant strategic policies were adopted more than 5 years previous, the LHN figure is capped at 40% above whichever is the higher of:
  - the projected household growth for the area over the 10-year period identified in step 1 (i.e.,  $188 \times 140\% = 263$  dpa); or,
  - the average annual housing requirement figure set out in the most recently adopted strategic policies (i.e.,  $512 \times 140\% = 717$  dpa).
- As the capped figures in the examples above are greater than the minimum annual LHN figure, this does not limit the increase to the Borough's minimum annual housing need figure which should remain at **206 dpa**.

3.3 The calculation results in a basic five-year land supply requirement of 1,030 dwellings.

Year	Annual requirement
2023 to 24	206
2024 to 25	206
2025 to 26	206
2026 to 27	206
2027 to 28	206
<b>Total</b>	<b>1,030</b>

**Table 1: Five-year housing requirement**

### Past performance

- 3.4 A total of 3,363 dwellings have been built since the start date of the Local Plan (1<sup>st</sup> April 2013) as shown in Table 2 (below). This shows that net completions have historically been significantly above the minimum housing need figure of 206 generated by the standard methodology.

Year	Annual net completions
2013 to 14	314
2014 to 15	366
2015 to 16	357
2016 to 17	266
2017 to 18	190
2018 to 19	431 <sup>2</sup>
2019 to 20	248
2020 to 21	244
2021 to 22	524
2022 to 23	423
<b>Total</b>	<b>3,363</b>

**Table 2: Past Performance 2013 to 2022**

### Buffers

- 3.5 As described in paragraph 2.6 above, the NPPF requires an appropriate buffer to be applied to the housing requirement. The need to apply a buffer

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<sup>2</sup> This figure has been corrected to include an element of key worker flats delivered on the site of the Diana Princess of Wales Hospital as reported through the figures submitted to the Housing Delivery Test.

to this calculation of the five-year housing land requirement is informed by the results of the Housing Delivery Test (HDT), published by the Government each year.

- 3.6 The PPG and the HDT Rule Book detail the process for calculating HDT. The test measures housing delivery over the past three years against the housing requirement. Paragraph 12 of the HDT Rule Book makes it clear that, for the purposes of the HDT, the housing requirement to be used is the **lower** of the adopted housing requirement in a Local Plan or the annual local housing need figure – based on a standardised national method of calculating local housing need.

Year	Number of homes required	Number of homes delivered	Housing Delivery Test (2021 measurement)
2018 to 19	230	431	-
2019 to 20	201	248	-
2020 to 21	141	244	-
<b>Total</b>	<b>571</b>	<b>923</b>	<b>Pass (161%)</b>

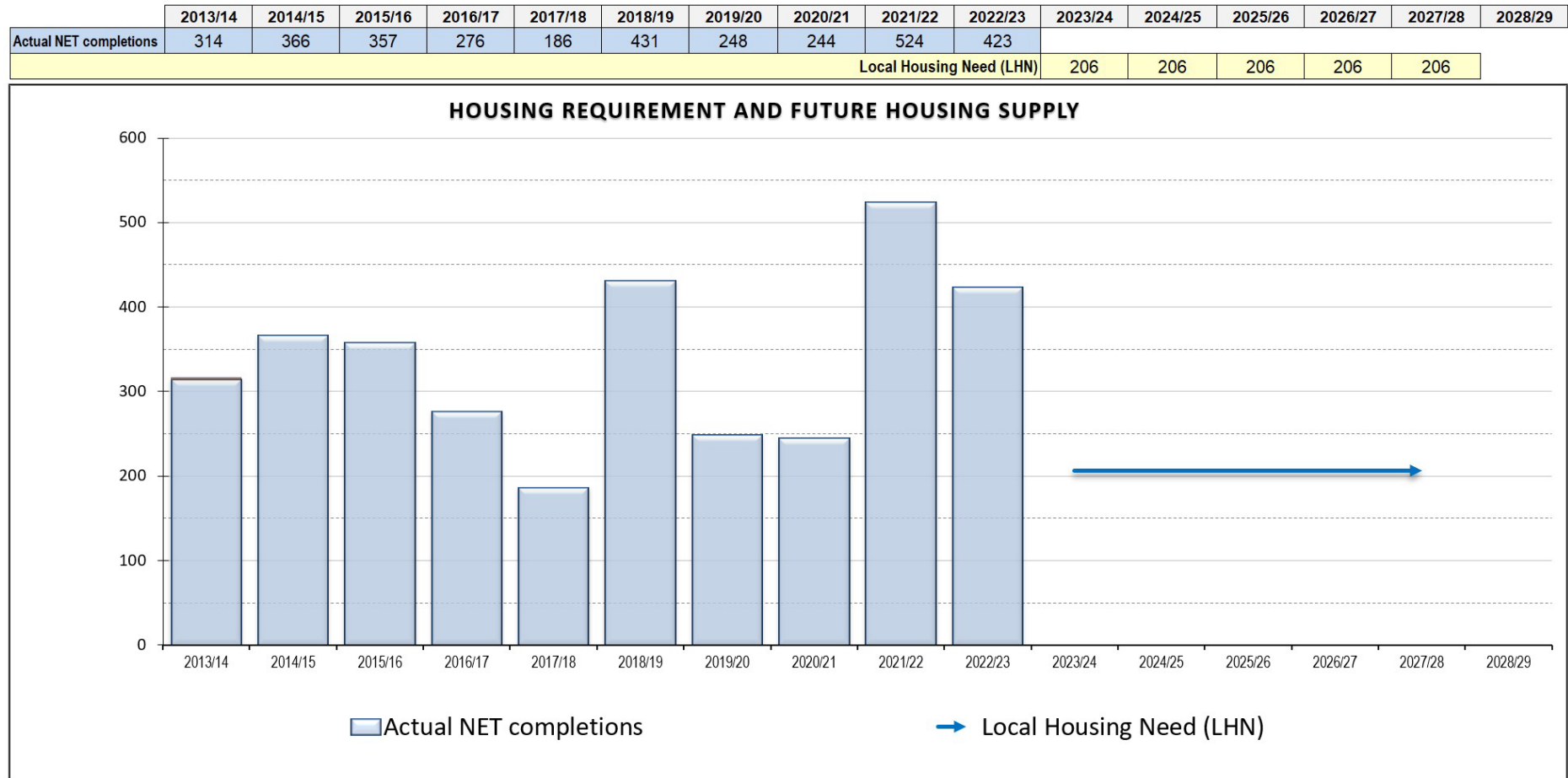
**Table 3: Housing delivery test results**

- 3.7 Note: For the 2021 HDT measurement, there is a reduction in period for measuring total homes required – usually this would be measured over a 3-year period, but an 8-month period has been used for the 2020/21 monitoring year. This is to account for the considerable variations in levels of housing delivery as local planning authorities and construction industry faced disruption on a national, regional, and local level due to the pandemic. Additionally, an 11-month period has been used for the 2019/20 monitoring year. This was to account for disruption to housing delivery and monitoring caused by the first national lockdown in March 2020.
- 3.8 As a result of passing the latest published measurement (January 2022), a buffer of 5% is to be applied. Paragraph 037 of the PPF makes clear that the buffer is to be applied to both the basic five-year land supply requirement and the accruing shortfall where this applies. **This results in a total five-year land supply requirement of 1,082 dwellings** as shown in Table 4 (below) and represented in the graph in Figure 1.

Housing land supply requirement	Number of dwellings
Basic housing requirement	1,030
5% buffer	52
<b>Total</b>	<b>1,082</b>

**Table 4: The five-year housing requirement with shortfall and buffer**

## North East Lincolnshire Five Year Housing Land Supply Assessment, 2023



**Figure 1: Housing requirement and supply over the plan period**

## 4. The five-year supply

### Sources of supply

- 4.1 The NPPF glossary, details that sites that are not major development<sup>3</sup> and sites where detailed planning permission has been granted, should be considered deliverable until such time as permission expires, unless there is clear evidence that they are no longer deliverable. The glossary and the revised PPG also stipulate those sites of ten or more dwellings (or 0.5 hectares or larger), or without detailed planning permission should only be considered deliverable where there is evidence that housing completions will begin on site within five-years.
- 4.2 This five-year housing land supply is made up of sites that accord with the NPPF requirements. This includes:
- Sites which have full planning permission for housing;
  - Sites which have outline planning permission for housing;
  - Sites which have a resolution to grant a full or outline planning permission but where a legal agreement remains to be signed;
  - Sites which have a Local Development Order (LDO) in place which grants outline planning permission for residential development; and,
  - Housing sites identified in the Local Plan.
- 4.3 In order for robust delivery assessments to be made, the Council closely monitors the status of housing sites across the Borough. This enables the Council to understand which sites are deliverable and how many homes will be delivered in the five-year period. Appendix A provides a list of all sites included in the five-year supply and the expected delivery rate. The deliverability expectations of sites without full planning permission have been assessed in accordance with the NPPF requirement.
- 4.4 In Appendix A, where a site already has planning permission, the dwelling figure is that for which permission was granted. Where a site is under construction, the outstanding dwelling figures shown is the remaining number still to be completed (as of 1<sup>st</sup> April 2023) in accordance with the permission. For sites that are allocated but do not yet have planning permission the figure used is that set out in the adopted Local Plan. Unless, through other discussions with landowners, pre-application discussion or, a live planning application it has been identified that an alternative capacity is more appropriate.

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<sup>3</sup> for example: fewer than ten dwellings, or smaller than 0.5 hectares in size

## Delivery rates

- 4.5 The Council published its 'Strategic Housing Land Availability Assessment Update Methodology' in March 2014. It established an average delivery rate across major housing sites of 25 dwellings per annum. There was evidence that larger sites with more than one developer could achieve higher delivery rates of 45 dwellings per annum. These assumptions have been applied to sites that have yet to commence construction, unless discussions with the site promoter have indicated that a different rate is appropriate.
- 4.6 The Council monitors completion rates for sites which are under construction. For these sites, custom delivery rates have been applied. These are generated either through discussion with developers or using a site-specific delivery trend which generally uses an average rate based on the past five-years of delivery.
- 4.7 This has resulted in a reduced delivery rate being applied to some sites and an increased rate applied to others where this is considered appropriate, unless there is site specific evidence which indicates that an alternative delivery rate is appropriate.

## Lead-in times

- 4.8 The following lead-in times apply for the commencement of development of sites within the assessment, unless there is evidence that alternative assumptions should be applied:
- For sites with a resolution to grant planning permission from the Council's Planning Committee for a full planning permission (including hybrid applications) subject to a section 106 agreement completions are identified as commencing in year three.
  - Local Plan allocations are identified with lead-in times relevant to the individual sites, the earliest of which commencing in year three. This includes sites which are being progressed by the North East Lincolnshire Development Company which is focused upon seeking early and rapid development of several key sites.
  - For sites with outline planning permission completions are identified as commencing in year four.

## Demolitions and losses

- 4.9 As set out in the Local Plan (at Table 8.5), the Council will make an allowance for demolitions and losses with its five-year supply calculation. A rate of 45 units per year is to be applied which equates to 225 over the five-years. This figure takes account of:
- Standard demolition and loss expectations (45 per year), for example those arising from property conversions and redevelopment schemes.

- 4.10 The assessment previously made provision for the strategic demolition of 640 properties in the East Marsh, owned by Shoreline Housing Partnership.<sup>4</sup> The planning guidance confirms that where the standard method for assessing local housing need is used, there is no requirement to address under-delivery separately when establishing the annual local housing need figure. Step 2 of the standard method factors in past under-delivery as part of the affordability ratio.

#### **Student and other communal accommodation**

- 4.11 Revised guidance at paragraphs 042 and 043 of the PPG, recommends that local planning authorities count student accommodation and communal accommodation such as older person's housing in institutions, against their housing requirement.
- 4.12 There have been a limited number of developments delivering this form of housing in the Borough over recent years, the Council has adopted the guidance set out in PPG – Housing Land Supply and Delivery. The assessment now recognises the contribution of other forms of housing in its calculations of housing completions and future housing supply. The one significant development of this nature has been the inclusion of accommodation for key workers at the Diana Princess of Wales Hospital site.
- 4.13 The Council is continuing to work with North East Lincolnshire Clinical Commissioning Group and other Partners on the development of homes for the elderly. This is focused on developing Extra Care Housing schemes which is seen as an attractive alternative to traditional residential care. This element of housing provision will play a role in meeting future housing needs for the elderly and needs to be considered alongside alternative housing care models, including extra care housing, and registered care homes, with or without nursing care.

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<sup>4</sup> The six (Shoreline Housing Partnership now Lincolnshire Housing Partnership) high-rise blocks have now been demolished.



## 5. Five-year housing supply calculation

- 5.1 Table 5 (below) provides a summary of the five-year supply of deliverable housing sites based on site status at 1<sup>st</sup> April 2021. Full details are set out in Appendix A.

Identified supply	Number of dwellings
<b>Sites under construction</b>	1,936
<b>Allocated sites with planning permission</b>	378
<b>Sites with resolution to grant permission subject to section 106 agreements</b>	0
<b>Allocated sites without planning permission, permission pending or council asset sites</b>	394
<b>Informally identified major windfall</b>	32
<b>Minor consents (65 per annum)</b>	325
<b>Total supply</b>	3,065
<b>Minus demolitions and losses</b>	(225)
<b>Net housing land supply</b>	2,840
	<b>13.1 years 262%</b>

**Table 5: Five-year supply**

- 5.2 The results show that the Council has sufficient land to meet the five-year requirement of 1,082 dwellings and can demonstrate a **13.1-year supply** – an oversupply of 1,758 dwellings.

## 6. Monitoring and review

- 6.1 The Council will continue to monitor housing delivery and review its five-year housing supply regularly to inform the assessment and determination of planning applications.

## Appendix A – Five-year housing supply spreadsheet

## Formally and informally identified sites under construction on 1 April 2023

Description, location	Settlement	Spatial zone	Brownfield	Local Plan allocation reference	Planning application reference	Remaining site capacity	Five year supply 1 Apr 2023 to 31 Mar 2028	Estimated supply 2023 to 24 (Year 1)	Estimated supply 2024 to 25 (Year 2)	Estimated supply 2025 to 26 (Year 3)	Estimated supply 2026 to 27 (Year 4)	Estimated supply 2027 to 28 (Year 5)	Remaining units (Years 6+)	Commentary
Land to the west of Pilgrims Way	Immingham	Estuary	No	HOU002	DM/1175/17/FUL	111	111	25	25	25	25	11	0	Peter Ward Homes site, development underway
Land north of Grampian Avenue and west of Larkspur Avenue	Healing	Arc	No	HOU010B	DM/0378/15/OUT, DM/0334/17/REM, DM/1080/18/REM, DM/0651/19/REM	133	125	25	25	25	25	25	8	Cyden Homes site underway
Land off Macaulay Lane ('West Marsh Renaissance')	Grimsby	Urban	Yes	HOU018	DM/723/12/WMA, DM/0458/15/NMA, DM/936/16/NMA	99	99	25	25	25	24	0	0	Gleeson Homes site underway
Former Birds Eye site, Ladysmith Road	Grimsby	Urban	Yes	HOU044	DM/0675/15/LDO, DM/0965/17/REM	206	125	25	25	25	25	25	81	YPG Development, development underway
Thrunsoe Centre	Cleethorpes	Urban	Yes	HOU056B	DM/0231/19/FUL, DM/1165/19/CND	20	20	20	0	0	0	0	0	Land Developers (Lincs) site, development underway
Land at Blyth Way	Laceby	Arc	No	HOU068A	DM/0335/14/OUT, DM/0422/16/REM	51	51	25	25	1	0	0	0	Larkfleet Homes site, development underway
Fieldhead Road	Laceby	Arc	No	HOU75A	DM/1133/17/OUT, DM/0522/21/REM, DM/0692/22/REM, DM/0815/21/REM, DM/0868/22/CND	152	75	0	0	25	25	25	77	Lincs land Developers including Keigar.
Scartho Top	Grimsby	Urban	No	HOU076	DM/1201/15/FUL, DM/1049/16/REM, DM/1027/18/FUL	840	225	45	45	45	45	45	615	Landowner and master developer (Brocklesby Estate) delivering infrastructure for serviced phases. Multiple developers on site (Linden Homes and Cyden Homes) and additional developers confirmed to be coming to site. Convenience store completed
Land to rear of 184 Humberston Avenue ('Keystone Development')	Humberston	Arc	No	HOU092	DC/107/12/HUM, DM/0452/19/NMA, DM/0532/21/CND, DM/0433/21/FUL	157	125	25	25	25	25	25	32	Keystone Developments/West Leigh development underway
Land west of Greenlands (Local Plan 2003 Reserve Site) Becklands	New Waltham	Arc	No	HOU095A	DM/0313/16/FUL, DM/0761/19/FUL	33	33	25	8	0	0	0	0	Cyden Homes site underway
Humberston Park Golf Club ('Par 3'), Scouts Lane	Humberston	Arc	No	HOU101B	DC/939/12/HUM	22	22	22	10	0	0	0	0	Cyden Homes site, development underway
Land west of Louth Road	New Waltham	Arc	No	HOU105	DM/0118/15/OUT, DM/1144/19/OUT	366	125	25	25	25	25	25	241	Barratt Homes delivering Phase 1 (239 dwellings DM/0212/20/REM)
Land to the north west of Golf Course Lane	Waltham	Arc	No	HOU112	DM/1130/14/FUL, DM/0547/18/FUL, DM/0667/18/FUL	62	62	25	25	12	0	0	0	Two developers on site (Carr and Carr/Strawsons) development underway
Land r/o Sandon House	Waltham	Arc	No	HOU111	DM/1167/16/FUL, DM/0231/21/CND, DM/1222/21/FUL	199	112	12	25	25	25	25	87	Cyden Homes site

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Description, location	Settlement	Spatial zone	Brownfield	Local Plan allocation reference	Planning application reference	Remaining site capacity	Five year supply 1 Apr 2023 to 31 Mar 2028	Estimated supply 2023 to 24 (Year 1)	Estimated supply 2024 to 25 (Year 2)	Estimated supply 2025 to 26 (Year 3)	Estimated supply 2026 to 27 (Year 4)	Estimated supply 2027 to 28 (Year 5)	Remaining units (Years 6+)	Commentary
Land to the north west of Golf Course Lane	Waltham	Arc	No	HOU112	DM/1130/14/FUL, DM/0547/18/FUL, DM/0667/18/FUL	62	62	25	25	12	0	0	0	Two developers on site (Carr and Carr/Strawsons) development underway
Land at former Western School and to the rear of Grange Primary School	Grimsby	Urban	Mixed	HOU128	DM/0677/15/LDO, DM/0975/20/FUL	400	115	0	0	25	45	45	285	Council asset site. Included in Homes England Accelerated Construction funding programme, initial infrastructure/access completed
Land of College Street	Grimsby	Urban	Yes	HOU144	DM/0251/20/FUL, DM/0167/21/CND, DM/0812/22/FUL	14	14	14	0	0	0	0	0	Commenced on site 2023
Land to south of 32-66 Humberston Avenue (rear of 32-66) ('Millennium Park')	New Waltham	Arc	No	HOU146	DC/268/13/HUM, DM/0851/15/REM	64	64	45	19	0	0	0	0	Persimmon Homes site underway, developing quickly with high development rates achieved
Land at 184 Humberston Avenue	Humberston	Arc	No	HOU147	DM/0973/14/OUT, DM/0207/17/REM	30	30	6	6	6	6	6	0	Site being released as self-build plots
Land at the south of Diana Princess of Wales Hospital site	Grimsby	Urban	Yes	HOU150	DM/0937/15/OUT, DM/0294/17/REM, DM/1142/19/REM, DM/0405/19/REM	169	125	25	25	25	25	25	44	Keyworker apartments complete, reserved matters approved secured for market housing zones.
Land east of Grimsby Road and north of Station Road	Waltham	Arc	No	HOU288	DM/1231/14/FUL, DM/0647/16/CND, DM/0134/21/FUL	45	45	15	15	15	0	0	0	Peter Strawson site, permission implemented. Application pending for variation to house types to include bungalows
25 Enfield Avenue	New Waltham	Arc	No	HOU289	DM/0551/18/OUT, DM/0660/19/REM	12	12	12	0	0	0	0	0	John Collis development
Land west of Bradley Road	Waltham (Barnoldby le Beck)	Arc	No	HOU292	DM/0997/16/OUT, DM/1084/20/REM pending	49	49	25	24	0	0	0	0	Snape Properties pursuing revised layout. Received approval at April Committee but deferred.
Land at Forest Way	Humberston	Arc	No	HOU295	DM/0305/20/FUL	6	6	6	0	0	0	0	0	Development underway
Land off Shaw Drive and Glebe Road, Scartho	Grimsby	Urban	No	HOU296	DC/281/13/SCA, DM/0770/16/REM	113	113	25	25	25	25	13	0	Cyden Homes site, development underway
Land off Trenchard Close	Immingham	Estuary	Yes	HOU301	DC/863/10/IMM, DC/564/13/IMM, DM/0384/16/FUL, DM/0773/16/CND	18	18	0	12	6	0	0	0	Actively marketed, material start made
Former Leaking Boot Pub	Grimsby	Urban	Yes	HOU316	DM/0128/15/FUL	9	9	0	0	9	0	0	0	Development complete on site frontage
Land south of Ings Lane	Waltham	Arc	No	HOU356	DM/1192/15/FUL, DM/0062/19/FUL	2	2	2	0	0	0	0	0	Development underway, final plots to be built out
Land adjacent 156 Waltham Road	Grimsby	Urban	No	No applicable	DM/0301/18/FUL, DM/0998/18/CND	7	7	7	0	0	0	0	0	Keigar Homes site
Former Resource Centre, Margaret Street	Immingham	Estuary	Yes	Not applicable	DM/0269/17/FUL, DM/0998/18/CND	1	1	1	0	0	0	0	0	Gleeson Homes site underway
Grimsby Road	Waltham	Arc	No	Not applicable	DM0719/22/FUL	16	16	16	0	0	0	0	0	Peter Strawson site
<b>SUB TOTAL</b>						<b>3,406</b>	<b>1,936</b>	<b>523</b>	<b>404</b>	<b>369</b>	<b>345</b>	<b>295</b>	<b>1,470</b>	

Table 6 Sites under construction

Formally identified sites – planning permission on allocated sites

Description, location	Settlement	Spatial zone	Brownfield	Local Plan allocation reference	Planning application reference	Status (1 April 2021)	Remaining site capacity	Five year supply 1 Apr 2023 to 31 Mar 2028	Estimated supply 2023 to 24 (Year 1)	Estimated supply 2024 to /25 (Year 2)	Estimated supply 2025 to 26 (Year 3)	Estimated supply 2026 to 27 (Year 4)	Estimated supply 2027 to 28 (Year 5)	Remaining units (Years 6+)	Commentary
Land east of Stallingborough Road	Immingham	Estuary	No	HOU006	DM/0728/18/OUT	Granted with s106	605	90	0	0	0	45	45	515	Yarborough estates, discussions with development partners
Land off Pelham Road	Cleethorpes	Urban	Yes	HOU034B	DC/800/12/SSU, DM/1000/18/CND, DM/0202/19/FUL	Granted with s106	14	0	0	0	0	0	0	14	Not currently being progressed pending discussions on adjacent sites
Former Clifton Bingo, Grant Street	Cleethorpes	Urban	Yes	HOU042	DM/0676/15/LDO, DM/0537/18/REM, DM/0126/21/CND	Granted with s106	99	0	0	0	0	0	0	99	Funding package secured, conditions being discharged and start imminent. Construction expected to take 3 years given complexity of the site
Land at Hewitts Circus	Cleethorpes	Urban	No	HOU074C	DM/0059/15/OUT, DM/0971/17/FUL, DM/0890/18/REM, DM/0049/21/CND	Granted with s106	86	75	0	0	25	25	25	11	YPG Developments Site, discussions re challenges to affordable housing contribution and applications to discharge conditions
Land at Altyre Way, Humberston Road	Humberston	Arc	No	HOU124	DM/0107/14/FUL	Granted hybrid scheme	50	0	0	0	0	0	0	50	Site being developed for commercial uses
Land at Station Road	Habrough	Rural	No	HOU134	DM/0950/15/OUT, DM/0211/20/REM,	Granted with s106	118	50	0	0	0	25	25	68	Keiger Homes Site, pursuing revisions to s106
Land adjacent to railway line, off Station Road	Stallingborough	Rural	No	HOU294	DM/1208/14/OUT, DM/0782/16/OUT, DM/0258/20/REM	Granted with s106	14	14	0	0	14	0	0	0	Reserved matters approved Jan 2021
Land at Humberston Road	Grimsby	Urban	No	HOU074A	DM/0552/21/FUL	Granted with s106	122	75	0	0	25	25	25	47	Kieger Homes site,
Littlefield Lane	Grimsby	Urban	No	HOU045	DM/0237/21/FUL	Granted with s 106	74	74	0	0	25	25	24	0	Keiger Homes site
<b>Subtotal</b>							<b>1,182</b>	<b>378</b>	<b>0</b>	<b>0</b>	<b>89</b>	<b>145</b>	<b>144</b>	<b>804</b>	

# North East Lincolnshire Five Year Housing Land Supply Assessment, 2023

## Formally identified – Resolution to grant planning permission subject to the signing of a Section 106 Agreement

Description, location	Settlement	Spatial zone	Brownfield	Local Plan allocation reference	Planning application reference	Remaining site capacity	Five year supply 1 Apr 2023 to 31 Mar 2028	Estimated supply 2023 to 24 (Year 1)	Estimated supply 2024 to 25 (Year 2)	Estimated supply 2025 to 26 (Year 3)	Estimated supply 2026 to 27 (Year 4)	Estimated supply 2027 to 28 (Year 5)	Remaining units (Years 6+)	Commentary
Freshney Green	Grimsby	Urban	Yes	HOU118	DM/0448/17/FUL	89	0	0	0	0	0	0	89	No evidence of progress
<b>Subtotal</b>						<b>89</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>89</b>	

## Allocations – North East Lincolnshire Local Plan 2018

Description/location	Settlement	Spatial zone	Brownfield	Local Plan allocation reference	Planning application reference	Status (1 April 2021)	Remaining site capacity	Five year supply 1 Apr 2023 to 31 Mar 2028	Estimated supply 2023 to 24 (Year 1)	Estimated supply 2024 to 25 (Year 2)	Estimated supply 2025 to 26 (Year 3)	Estimated supply 2026 to 27 (Year 4)	Estimated supply 2027 to 28 (Year 5)	Remaining units (Years 6+)	Commentary
Land at 71-85 Hamilton Road and Cleethorpe Road	Grimsby	Urban	Yes	HOU017		Allocation	0	0	0	0	0	0	0	0	Brownfield site suitable for redevelopment
Chapmans Pond	Cleethorpes	Urban	Yes	HOU034A		Allocation	110	0	0	0	0	0	0	110	Discussions with site owners seeking to bring forward development
Land off Pelham Road	Cleethorpes	Urban	Yes	HOU034C		Allocation	118	0	0	0	0	0	0	118	Discussions with site owners seeking to bring forward development
Land west of Cartergate	Grimsby	Urban	Yes	HOU037		Allocation	14	0	0	0	0	0	0	14	Currently in use as car park
Weelsby Hall Farm (Strategic Site)	Grimsby	Urban	No	HOU074B		Allocation	1,500	0	0	0	0	0	0	1,500	Land ownership changed, proposals for bringing forward the site discussed with officers
Land at South View adjacent Coach House PH	Humberston	Arc	No	HOU082		Allocation	17	0	0	0	0	0	0	17	Council asset site, preparation for marketing
Midfield Farm	Humberston	Arc	No	HOU084A	DM/0696/19/FUL	Application pending	225	0	0	0	0	0	0	225	Site being advanced by Cyden Homes. Application pending, but ecological issues to resolve
Land adjacent 401 Louth Road	New Waltham	Arc	No	HOU095B	DM/1116/20/FUL	Allocation pending decision	12	12	0	0	0	0	12	0	Land Developers Lincs progressing site scheme
Land at Louth Road	New Waltham	Arc	No	HOU104		Allocation	300	0	0	0	0	0	0	300	Greenfield development site free of constraints
Cheapside	Waltham	Arc	No	HOU110		Allocation	110	50	0	0	0	25	25	60	Greenfield site in hands of developer and progressing pre-application discussions
Cordage Mill	Grimsby	Urban	Yes	HOU119		Allocation	113	0	0	0	0	0	0	113	Commercial options currently being pursued
Land west of Cheapside	Waltham	Arc	No	HOU129		Allocation	120	0	0	0	0	0	0	120	Greenfield site in hands of developer
Land north of Humberston Ave	Humberston	Arc	No	HOU139		Allocation	311	0	0	0	0	0	0	311	Currently still in use as golf course serving fitness centre, but pre-application discussions with developer

North East Lincolnshire Five Year Housing Land Supply Assessment, 2023

Description/location	Settlement	Spatial zone	Brownfield	Local Plan allocation reference	Planning application reference	Status (1 April 2021)	Remaining site capacity	Five year supply 1 Apr 2023 to 31 Mar 2028	Estimated supply 2023 to 24 (Year 1)	Estimated supply 2024 to 25 (Year 2)	Estimated supply 2025 to 26 (Year 3)	Estimated supply 2026 to 27 (Year 4)	Estimated supply 2027 to 28 (Year 5)	Remaining units (Years 6+)	Commentary
Land north west of Hospital	Grimsby	Urban	Yes	HOU151		Allocation	19	0	0	0	0	0	0	19	Brownfield site former hospital site
Fletchers Yard, Wellowgate	Grimsby	Urban	Yes	HOU231	DC/812/12/PAR	Allocation	12	0	0	0	0	0	0	12	Planning consent expired, no current interest when marketed
Land at corner of Park Street/Brereton Avenue	Grimsby	Urban	Yes	HOU249A	DC/729/12/SSU	Application approved on appeal, but now expired	14	0	0	0	0	0	0	14	Brownfield site with detailed scheme for redevelopment, but no current interest
2-6 Littlefield Lane	Grimsby	Urban	Yes	HOU302	DC/106/13/WMA	Application now expired	10	10	0	0	0	0	10	0	Development being pursued
29-31 Chantry Lane	Grimsby	Urban	Yes	HOU303	DC/928/12/WMA	Application now expired	11	11	0	0	0	0	11	0	Development being pursued
Grimsby West Urban Extension (Strategic Site)	Grimsby	Urban	No	HOU342		Allocation	3,337	90	0	0	0	45	45	3,247	Discussions centred on delivery of initial phases (north and south), project team in place undertaking surveys and design work leading up to submission of planning applications. Known developers interested in site.
DEV COMPANY Weelsby Avenue Depot	Grimsby	Urban	Yes	HOU140A		Allocation	23	23	0	0	0	0	23	0	Council asset site, preparation for marketing
DEV COMPANY Former Mathew Humberston Playing Field	Cleethorpes	Urban	No	HOU141A	DM/1032/21/FUL	Allocation	118	118	0	0	0	28	90	0	Council asset site, 90 bed extra care facility being pursued
DEV COMPANY Former Lindsey School Playing Field	Cleethorpes	Urban	No	HOU353		Allocation	80	80	0	0	0	0	80	0	Council asset site, Development options being considered, including possible extra care option
DEV COMPANY Duchess Street Car Park	Grimsby	Urban	Yes	HOU354		Allocation	80	0	0	0	0	0	0	80	Council asset site, Development options being considered, including possible extra care option
DEV COMPANY Scartho Top Playing Field	Grimsby	Urban	No	HOU355		Allocation	100	0	0	0	0	0	0	100	Not currently being progressed
Land north of South Sea Lane	Humberston	Arc	No	HOU097	DM/0615/20/OUT	withdrawn	31	0	0	0	0	0	0	31	Greenfield development but highways constraints. Outline application withdrawn
<b>Subtotal</b>							<b>6,785</b>	<b>394</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>98</b>	<b>296</b>	<b>6,381</b>	

Table 7: Allocations – North East Lincolnshire Local Plan 2018

## Other Majors

Description, location	Settlement	Spatial zone	Brownfield	Local Plan allocation reference	Planning application reference	Status (1 April 2021)	Remaining site capacity	Five year supply 1 Apr 2023 to 31 Mar 2028	Estimated supply 2023 to 24 (Year 1)	Estimated supply 2024 to 25 (Year 2)	Estimated supply 2025 to 26 (Year 3)	Estimated supply 2026 to 27 (Year 4)	Estimated supply 2027 to 28 (Year 5)	Remaining units (Years 6+)	Commentary
Granville Street	Grimsby	Urban	Yes	Not applicable	DM/0381/17/FUL	Approved	9	9	0	0	0	9	0	0	Proposals progressing based on revised plans
Land at Buddleia Close	Healing	Arc	No	Not applicable	DM/0922/16/OUT (September 2018)	Granted with s106	10	10	0	0	0	10	0	0	Extension to existing estate, site cleared
Eleanor House, 19 Eleanor Street	Grimsby	Urban	Yes	Not applicable	DM/0575/20/FUL	Approved	13	13	0	0	0	13	0	0	Variation approved October 2020
<b>Subtotal</b>							<b>32</b>	<b>32</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>32</b>	<b>0</b>	<b>0</b>	

Table 8 Major sites informally identified Windfalls

## Supply calculation

Supply position	Five year supply – 1 Apr 2023 to 31 Mar 2028	Estimated supply 2023 to 24 Year 1	Estimated supply 2024 to 25 (Year 2)	Estimated supply 2025 to 26 (Year 3)	Estimate supply 2026 to 27 (Year 4)	Estimated supply 2027 to 28 (Year 5)
Identified supply	3,065	588	469	523	685	800
Housing requirement	1,030	-	-	-	-	-
Total requirement (Housing requirement with shortfall and 5% buffer)	1,082	-	-	-	-	-
Demos and losses (225)	225					
Net Total supply	2,840	<b>13.1 years</b>	-	-	-	-

## Lead in times

1. Sites without planning permission 36 months.
2. Sites with outline planning permission 24 months.
3. Sites with reserved matters/full planning permission 18 months.
4. Windfall sites with applications pending not included in five-year supply.



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