

North East Lincolnshire Five Year Housing Land Supply Assessment 2024

Covering the five year period from 1st April 2024 to 31st March 2029

April 2024

Updated December 2024

Executive Summary

This Five Year Housing Supply Assessment covers the five year period from 1st April 2024 to 31st March 2029. It is realistic and robust assessment of North East Lincolnshire's housing land supply, measured in accordance with the requirements of the National Planning Policy Framework (NPPF).

The report updates the calculation of the Council's land supply to accord with the results of the revised standard method for calculating local housing need, released by Government on December 12th. It concludes that the Council can now only identify 4.1 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 requirement. Based on monitoring data as of 1st April 2024, this report outlines the five year land supply position for North East Lincolnshire Council, for the period 1st April 2024 to 31st March 2029.
- 1.2 As the Local Plan was adopted more than five years ago (March 2018), this year's assessment applies the Government's standard method for calculating local housing need.

2. The five year housing requirement

- 2.1 The revised standard methodology results in a local housing need (LHN) figure of 623 dwellings per annum (dpa)¹, which gives a basic five-year land supply requirement of 3,115 dwellings.

Past performance

- 2.2 A total of 3,822 homes have been built since the start date of the Local Plan (1st April 2013), with annual completion rates shown to be consistently above the figure generated by the former version of the standard methodology. This performance is applied to the latest Housing Delivery Test (HDT), which is published by Government each year.
- 2.3 The test measures housing delivery over the past three years against the number of homes requirement. Paragraph 12 of the HDT Rule Book makes it clear that the housing requirement to be used in the test is the lower of either the adopted figure in a Local Plan or the annual local housing need generated by the standard method. In the case of the 2023 measurement (published December 2024) the previous version of the standard method for calculating housing need is applied.

¹ [lhn-outcome-of-the-new-method.ods](#)

Year	Homes required	Homes delivered	Housing Delivery Test 2023 measurement
2020-21	140	89 ²	-
2021-22	206	524	-
2022-23	208	423	
Total	554	1,036	Pass (187%)

Table 1: Housing delivery test results

- 2.4 Having passed the most recently published HDT, there is no requirement for the Council to apply a buffer to the land supply calculation. However, revisions to the NPPF require a minimum of a 5% buffer to ensure choice and competition in the market for land. **This results in a total five-year land supply requirement of 3,270 dwellings** which is represented in the graph in Figure 1.

² Census adjustment applied to figures in [Live Table 122.ods](#). Actual net additions recorded as 244.

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	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Actual NET completions	314	366	357	276	186	431	248	244	524	423	459					
Local Housing Need (LHN) + 5% buffer												654	654	654	654	654

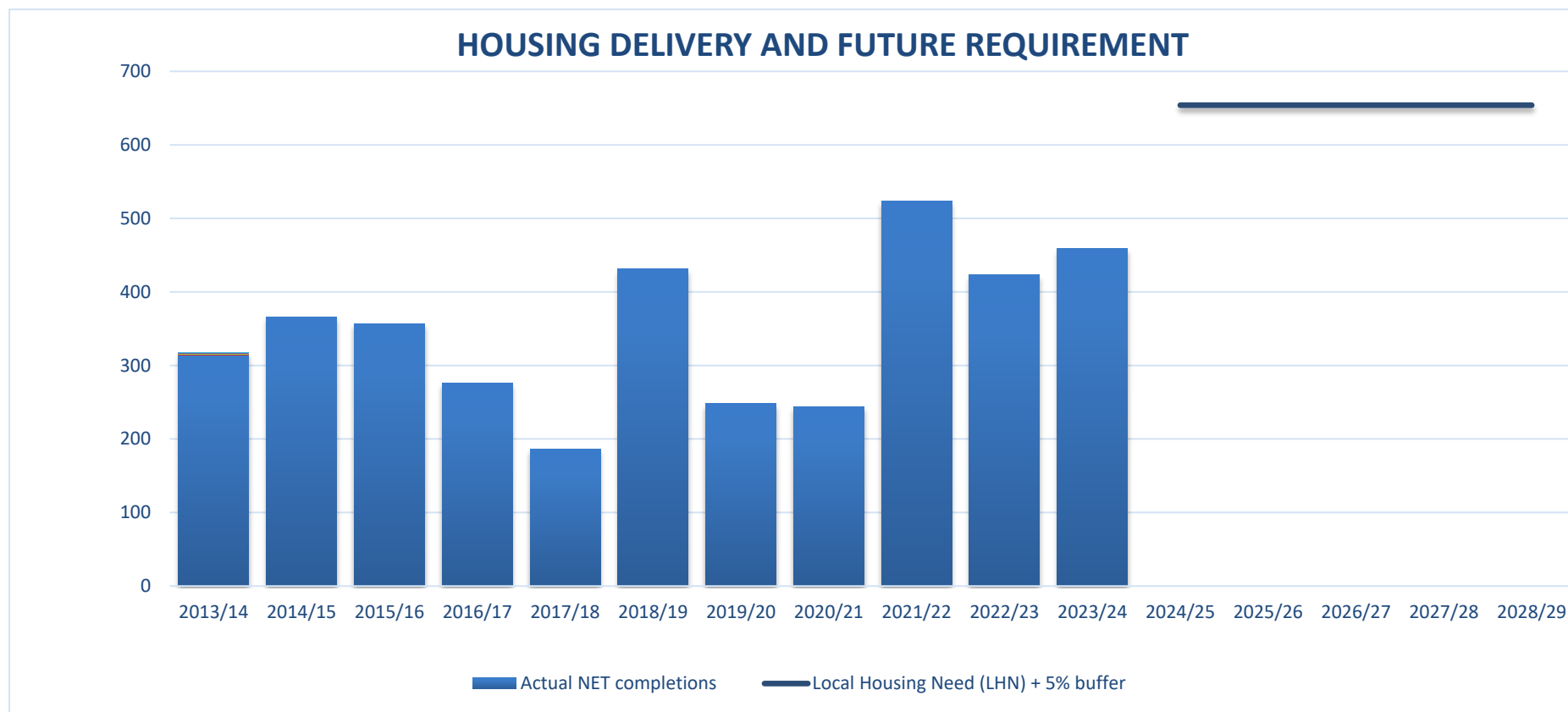


Figure 1: Housing delivery and future housing need

3. Sources of supply

- 3.1 The NPPF defines deliverable for the purposes of including sites within the five year housing land supply. It separates sites into two distinct categories. It states that:

‘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.’

- 3.2 The assessment outlined below applies the deliverability definition to the Council's monitoring of sites. All sites included in the supply are detailed in Appendix A.
- 3.3 Where a site 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 1st April 2024) 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, except where discussions with landowners, pre-application discussion or a live planning application indicates an alternative capacity.
- 3.4 The NPPF 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 to 2023 amounted to 104, and in 2023 to 20/24 117 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.

Delivery rates

- 3.5 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 outlet 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.
- 3.6 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.
- 3.7 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.
- 3.8 Delivery rates may vary through the year dependent on market conditions, however, the 25 dwellings per year average applied to major housing sites is indicative of a typical average year, and therefore reflects the 'ups and downs' that might be experienced over a five year period.

Lead-in times

- 3.9 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 from the Council's Planning Committee to grant full (or hybrid) planning permission 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 Council.
 - For sites with outline planning permission completions are identified as commencing in year four.

Demolitions and losses

- 3.10 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.

4. Five year housing supply calculation

- 4.1 Table 2 (below) summarises the sources of deliverable housing supply based on site status' on 1st April 2024. Full details are set out in Appendix A.

Identified supply	Number of dwellings
Sites under construction	1,886
Allocated sites with planning permission	353
Sites with resolution to grant permission	20
Allocated sites without planning permission, permission pending or council asset sites	292
Major windfall sites	30
Minor consents (65 per annum windfall allowance)	325
Total supply	2,906
Minus demolitions and losses	(225)
Net housing land supply	2,681

Table 2: Estimated land supply

- 4.2 Table 3 (below) shows the five year land supply calculation on 1st April 2024.

A	Housing requirement (inc. buffer)	3,270
B	Annualised housing requirement ($A \div 5$)	654
C	Estimated housing supply in five year period (table 2)	2,681
D	Total years' worth of supply in the five year period ($C \div B$)	4.1 years

Table 3: Estimated land supply

- 4.3 The results show that the Council does not have sufficient land to meet the five year requirement of 3,270 dwellings and can demonstrate only **4.1 years supply** – an undersupply of 589 dwellings.

Appendix A – Five year housing supply spreadsheet

Formally and informally identified sites under construction on 1 April 2024

Description, location	Settlement	Local Plan allocation reference	Planning application reference	Remaining site capacity	Five year supply 1 Apr 2024 to 31 Mar 2029	Estimated supply 2024-25 (Year 1)	Estimated supply 2025-26 (Year 2)	Estimated supply 2026-27 (Year 3)	Estimated supply 2027-28 (Year 4)	Estimated supply 2028-29 (Year 5)	Remaining units (Years 6+)	Commentary
Land to the west of Pilgrims Way	Immingham	HOU002	DM/1175/17/FUL	79	79	25	25	25	4	0	0	Peter Ward Homes site, development underway
Land north of Grampian Avenue and west of Larkspur Avenue	Healing	HOU010B	DM/0378/15/OUT, DM/0334/17/REM, DM/1080/18/REM, DM/0651/19/REM	108	108	25	25	25	25	8	0	Cyden Homes site underway
Land off Macaulay Lane ('West Marsh Renaissance')	Grimsby	HOU018	DM/723/12/WMA, DM/0458/15/NMA, DM/936/16/NMA	63	63	25	25	13	0	0	0	Gleeson Homes site underway
Land off Pelham Road	Cleethorpes	HOU034B	DC/800/12/SSU, DM/1000/18/CND, DM/0202/19/FUL	14	14	0	0	0	0	0	14	Development underway
Former Birds Eye site, Ladysmith Road	Grimsby	HOU044	DM/0675/15/LDO, DM/0965/17/REM	206	125	25	25	25	25	25	81	YPG Development, development underway
Thrunscoe Centre	Cleethorpes	HOU056B	DM/0231/19/FUL, DM/1165/19/CND	6	6	6	0	0	0	0	0	Land Developers (Lincs) site, development underway
Land at Blyth Way	Laceby	HOU068A	DM/0335/14/OUT, DM/0422/16/REM	7	7	7	0	0	0	0	0	Larkfleet Homes site, development underway
Land at Humberston Road	Grimsby	HOU074A	DM/0552/21/FUL	122	100	0	25	25	25	25	22	Keiger Homes site, development underway
Land at Hewitts Circus	Cleethorpes	HOU074C	DM/0059/15/OUT, DM/0971/17/FUL, DM/0890/18/REM, DM/0049/21/CND	86	86	25	25	25	11	0	0	YPG Developments, development underway
Fieldhead Road	Laceby	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	HOU076	DM/1201/15/FUL, DM/1049/16/REM, DM/1027/18/FUL	808	225	45	45	45	45	45	583	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	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 (Becklands)	New Waltham	HOU095A	DM/0313/16/FUL, DM/0761/19/FUL	5	5	5	0	0	0	0	0	Cyden Homes site underway
Land adjacent 401 Louth Road	New Waltham	HOU095B	DM/1116/20/FUL	9	9	9	0	0	0	0	0	Under construction
Humberston Park Golf Club ('Par 3'), Scouts Lane	Humberston	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	HOU105	DM/0118/15/OUT, DM/1144/19/OUT	328	125	25	25	25	25	25	203	Barratt Homes delivering Phase 1 (239 dwellings DM/0212/20/REM)
Land r/o Sandon House	Waltham	HOU111	DM/1167/16/FUL, DM/0231/21/CND, DM/1222/21/FUL	180	125	25	25	25	25	25	55	Cyden Homes site

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Description, location	Settlement	Local Plan allocation reference	Planning application reference	Remaining site capacity	Five year supply 1 Apr 2024 to 31 Mar 2029	Estimated supply 2024-25 (Year 1)	Estimated supply 2025-26 (Year 2)	Estimated supply 2026-27 (Year 3)	Estimated supply 2027-28 (Year 4)	Estimated supply 2028-29 (Year 5)	Remaining units (Years 6+)	Commentary
Land to the north west of Golf Course Lane	Waltham	HOU112	DM/1130/14/FUL, DM/0547/18/FUL, DM/0667/18/FUL	59	59	25	25	9	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	HOU128	DM/0677/15/LDO, DM/0975/20/FUL, DM/1241/23/FUL hybrid pending	318 +extra care	115	0	0	25	45	45	203 + extra care	Council asset site. Included in Homes England Accelerated Construction funding programme, initial infrastructure/access completed. Developer procured Keepmoat
Land of College Street	Grimsby	HOU144	DM/0251/20/FUL, DM/0167/21/CND, DM/0812/22/FUL	7	7	7	0	0	0	0	0	Commenced on site 2023 Under construction
Land to south of 32-66 Humberston Avenue (rear of 32-66) ('Millennium Park')	New Waltham	HOU146	DC/268/13/HUM, DM/0851/15/REM	9	9	9	0	0	0	0	0	Persimmon Homes site underway, developing quickly with high development rates achieved
Land at 184 Humberston Avenue	Humberston	HOU147	DM/0973/14/OUT, DM/0207/17/REM, DM/0204/20/OUT, DM/0247/22/FUL, DM/0109/23/FUL	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	HOU150	DM/0937/15/OUT, DM/0294/17/REM, DM/1142/19/REM, DM/0405/19/REM	146	125	25	25	25	25	25	21	Keyworker apartments complete, reserved matters approved secured for market housing zones.
Land east of Grimsby Road and north of Station Road	Waltham	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	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)	HOU292	DM/0997/16/OUT, DM/1084/20/REM pending	28	28	25	3	0	0	0	0	Snap Properties pursuing revised layout. Received approval at April Committee but deferred.
Land at Forest Way	Humberston	HOU295	DM/0305/20/FUL	6	6	6	0	0	0	0	0	Development underway
Land off Shaw Drive and Glebe Road, Scartho	Grimsby	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	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	HOU316	DM/0128/15/FUL	9	9	0	0	9	0	0	0	Development complete on site frontage
Land south of Ings Lane	Waltham	HOU356	DM/1192/15/FUL, DM/0062/19/FUL	1	1	1	0	0	0	0	0	Development underway, final plots to be built out
Land adjacent 156 Waltham Road	Grimsby	No applicable	DM/0301/18/FUL, DM/0998/18/CND	7	7	7	0	0	0	0	0	Keigar Homes site under construction
Former Resource Centre, Margaret Street	Immingham	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	Not applicable	DM0719/22/FUL	16	16	16	0	0	0	0	0	Peter Strawson site
Total	-	-	-	3,177	1,886	474	381	403	336	292	1,291	-

Table 1 Sites under construction

Allocated sites with planning permission

Description, location	Settlement	Local Plan allocation reference	Planning application reference	Remaining site capacity	Five year supply 1 Apr 2024 to 31 Mar 2029	Estimated supply 2024/25 (Year 1)	Estimated supply 2025/26 (Year 2)	Estimated supply 2026/27 (Year 3)	Estimated supply 2027/28 (Year 4)	Estimated supply 2028.29 (Year 5)	Remaining units (Years 6+)	Commentary
Land east of Stallingborough Road	Immingham	HOU006	DM/0728/18/OUT DM/1019/23/REM pending	525 + extra care	90	0	0	0	45	45	435 = extra care	Beal Homes site, Brockelsby Estates seeking developer for extra care
Former Clifton Bingo, Grant Street	Cleethorpes	HOU042	DM/0676/15/LDO, DM/0537/18/REM, DM/0126/21/CND	99	0	0	0	0	0	0	99	Site currently being marketed (note initial drainage works progressed to implement consent)
Land at Altyre Way, Humberston Road	Humberston	HOU124	DM/0107/14/FUL	50	0	0	0	0	0	0	50	Site being developed for commercial uses
Land at Station Road	Habrough	HOU134	DM/0950/15/OUT, DM/0211/20/REM	118	50	0	0	0	25	25	68	Keiger Homes Site, pursuing revisions to s106
Littlefield Lane	Grimsby	HOU045	DM/0237/21/FUL	74	74	0	0	25	25	24	0	Keiger Homes site
Torbay Drive	Grimsby	HOU368D	DM/0292/24/CND	64	64	0	0	25	25	14	0	Snape Properties site Developer seeking discharge of conditions and undertaking ground investigations
Freshney Green	Grimsby	HOU118	DM/0448/17/FUL	89	75	0	0	25	25	25	14	S106 signed 28/11/23
Land at South View adjacent Coach House PH	Humberston	HOU082	DM/1052/23/FUL and DM/0493/22/OUT	10 +5	0	0	0	0	0	0	15	Consent granted for 10 self build dwellings and outline for 5 dwellings on adjoining land
Total	-	-	-	1,034	353	0	0	75	145	133	681	-

Table 2, allocated sites with planning permission

Resolution to grant planning permission subject to the signing of a Section 106 Agreement

Description, location	Settlement	Local Plan allocation reference	Planning application reference	Remaining site capacity	Five year supply 1 Apr 2024 to 31 Mar 2029	Estimated supply 2024/25 (Year 1)	Estimated supply 2025/26 (Year 2)	Estimated supply 2026/27 (Year 3)	Estimated supply 2027/28 (Year 4)	Estimated supply 2028/29 (Year 5)	Remaining units (Years 6+)	Commentary
Land adjacent to railway line, off Station Road	Stallingborough	HOU294	DM/1208/14/OUT, DM/0782/16/OUT, DM/0258/20/REM, DM/0250/22/FUL subject to signing of s106	20	20	0	0	0	20	0	0	-
Former YMCA site, Peakes Lane	Grimsby	Not applicable	DM/0927/22/OUT subject to signing of s106	40	0	0	0	0	0	0	40	-
Total	-	-	-	60	20	0	0	0	20	40	-	-

Table 3, sites with resolution to grant planning permission

Allocations in the North East Lincolnshire Local Plan 2018

Description/location	Settlement	Local Plan allocation reference	Planning application reference	Status (1 April 2024)	Remaining site capacity	Five year supply 1 Apr 2024 to 31 Mar 2029	Estimated supply 2024/25 (Year 1)	Estimated supply 2025/26 (Year 2)	Estimated supply 2026/27 (Year 3)	Estimated supply 2027/28 (Year 4)	Estimated supply 2028/29 (Year 5)	Remaining units (Years 6+)	Commentary
Land at 71-85 Hamilton Road and Cleethorpe Road	Grimsby	HOU017	Not applicable	Allocation	0	0	0	0	0	0	0	0	Brownfield site suitable for redevelopment
Chapmans Pond	Cleethorpes	HOU034A	Not applicable	Allocation	110	0	0	0	0	0	0	110	Discussions with site owners seeking to bring forward development
Land off Pelham Road	Cleethorpes	HOU034C	Not applicable	Allocation	118	0	0	0	0	0	0	118	Discussions with site owners seeking to bring forward development
Land west of Cartergate	Grimsby	HOU037	Not applicable	Allocation	14	0	0	0	0	0	0	14	Currently in use as car park
Weelsby Hall Farm (Strategic Site)	Grimsby	HOU074B	Not applicable	Allocation	1,500	0	0	0	0	0	0	1,500	Land ownership changed, proposals for bringing forward the site discussed with officers, landowner progressing initial masterplan work.
Midfield Farm	Humberston	HOU084A	DM/0696/19/FUL	Refused on appeal	225	0	0	0	0	0	0	225	Site being advanced by Cyden Homes. Refused on appeal, ecological issues to resolve
Land at Louth Road	New Waltham	HOU104	DM/0761/23/FUL	Allocation decision pending	249	0	0	0	0	0	0	249	Greenfield development site free of constraints
Land west of Cheapside	Waltham	HOU110 and HOU129	DM/0912/23/FUL	Allocation decision pending	154	50	0	0	0	25	25	104	Greenfield site in hands of developer (Carr & Carr) progressing application. Acknowledged pre consent sales interest
Cordage Mill	Grimsby	HOU119	Not applicable	Allocation	113	0	0	0	0	0	0	113	Commercial options currently being pursued
Land north of Humberston Ave	Humberston	HOU139	Not applicable	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
Land north west of Hospital	Grimsby	HOU151	Not applicable	Allocation	19	0	0	0	0	0	0	19	Site now occupied for alternative use
Fletcher's Yard, Wellowgate	Grimsby	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	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	HOU302	DC/106/13/WMA	Application now expired	10	10	0	0	0	0	10	0	No active discussions
29-31 Chantry Lane	Grimsby	HOU303	DC/928/12/WMA	Application now expired	11	11	0	0	0	0	11	0	No active discussions
Grimsby West Urban Extension (Strategic Site)	Grimsby	HOU342	Not applicable	Allocation	3,337	0	0	0	0	0	0	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	HOU140A	Not applicable	Allocation	23	23	0	0	0	0	23	0	Council asset site, marketing underway
DEV COMPANY Former Mathew Humberston Playing Field	Cleethorpes	HOU141A	DM/1032/21/FUL	Allocation	118	118	0	0	0	28	90	0	Council asset site, 90 bed extra care facility being pursued

Description/location	Settlement	Local Plan allocation reference	Planning application reference	Status (1 April 2024)	Remaining site capacity	Five year supply 1 Apr 2024 to 31 Mar 2029	Estimated supply 2024/25 (Year 1)	Estimated supply 2025/26 (Year 2)	Estimated supply 2026/27 (Year 3)	Estimated supply 2027/28 (Year 4)	Estimated supply 2028/29 (Year 5)	Remaining units (Years 6+)	Commentary
DEV COMPANY Former Lindsey School Playing Field	Cleethorpes	HOU353	Not applicable	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	HOU354	Not applicable	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	HOU355	Not applicable	Allocation	100	0	0	0	0	0	0	100	Not currently being progressed
Land north of South Sea Lane	Humberston	HOU097	DM/0615/20/OUT	Withdrawn	31	0	0	0	0	0	0	31	Greenfield development but highways constraints. Outline application withdrawn
Total	-	-	-	-	6,629	292	0	0	0	53	239	6,247	-

Table 4: Allocations in the North East Lincolnshire Local Plan 2018

Other Majors

Description, location	Settlement	Local Plan allocation reference	Planning application reference	Remaining site capacity	Five year supply 1 Apr 2024 to 31 Mar 2029	Estimated supply 2024/25(Year 1)	Estimated supply 2025/26 (Year 2)	Estimated supply 2026/27 (Year 3)	Estimated supply 2027/28 (Year 4)	Estimated supply 2028/29 (Year 5)	Remaining units (Years 6+)	Commentary
Granville Street	Grimsby	Not applicable	DM/0381/17/FUL	9	9	0	0	0	9	0	0	Proposals progressing based on revised plans
Land at Buddleia Close	Healing	Not applicable	DM/1211/21/FUL, DM/0305/23/CND	8	8	0	0	0	8	0	0	Extension to existing estate, site cleared
Eleanor House, 19 Eleanor Street	Grimsby	Not applicable	DM/0575/20/FUL	13	13	0	0	0	13	0	0	Variation approved October 2020
Total	-	-	-	30	30	0	0	0	30	0	0	-

Table 5: Major windfall sites

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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Working in partnership