

**NORTH LINCOLNSHIRE COUNCIL**

**Planning Committee**

**North Lincolnshire Council Five Year Housing Land Supply Statement 1 April 2021 – 31 March 2026**

**1. OBJECT AND KEY POINTS IN THIS REPORT**

- 1.1 To update Planning Committee on our published a Five Year Housing Land Supply Assessment of deliverable housing sites.

**2. BACKGROUND INFORMATION**

- 2.1 North Lincolnshire Council is required to deliver a continuous five year supply of housing land to meet its future housing requirement as part of its role as the Local Planning Authority. This report sets out North Lincolnshire Council's position in relation to a five year supply of deliverable housing sites in North Lincolnshire taking into account the requirement of the revised National Planning Policy Framework 2021 (NPPF) and Planning Practice Guidance. This five year housing land supply document covers the period 1 April 2021 to 31 March 2026.
- 2.2 The Government published the revised National Planning Policy Framework (NPPF) in 2021. Paragraph 74 of the 2021 NPPF 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 local housing requirement set out in adopted strategic policies or against their local housing need where the strategic policies are more than five years old. The NPPF Annex 2 Glossary currently defines local housing need as the number of homes identified as being needed through the application of the standard method set out in national planning policy guidance or a justified alternative approach.
- 2.3 For North Lincolnshire, the council's five year housing land supply will be calculated against the local housing needs figure using the Standard Method due to the existing strategic policies of the adopted Core Strategy being more than five years old.

- 2.4 The Standard Method figure for North Lincolnshire – with a 2021 base date – is 383 dwellings per annum ('dpa'). The basic five-year housing requirement is therefore this figure multiplied by five years, which equals 1,915 units.
- 2.5 NPPF Paragraph 74 also states the supply of specific deliverable sites should in addition include a buffer (more forward from later in the plan period of):
- a. 5% to ensure choice and competition in the market for land; or
  - b. 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
  - c. 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.
- 2.6 The Five-Year Housing Land Supply Statement is not an Annual Position Statement and therefore a 10% buffer is not appropriate for North Lincolnshire Council. The appropriate buffer for North Lincolnshire is as a consequence either a default 5% or a 20% buffer. As the Council must apply one of these buffers to reflect local circumstances; the appropriate buffer to be applied is the 5% buffer as 85% of the requirement has been surpassed and they are not seeking to confirm a 5 year housing land supply. The latest HDT result means the council does not need to apply the 20% buffer as it has consistently done in the past.
- 2.7 The Government published the Housing Delivery Test 2020 results in January 2021. The table below identifies that North Lincolnshire is required to produce an Action Plan to increase housing delivery over the next five years. Table 2 identifies that North Lincolnshire delivered 94% of its housing requirement within this period therefore a 5% buffer is appropriate for North Lincolnshire Council.

**Table 1: North Lincolnshire Housing Delivery Test 2020 Results**

Area Name	Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	Housing Delivery Test: 2020 measurement	Housing Delivery Test: 2020 consequence
	2017-18	2018-19	2019-20		2017-18	2018-19	2019-20			
North Lincolnshire	399	412	369	1,180	386	327	400	1,114	94%	Action Plan

- 2.8 To demonstrate a five year land housing land supply, the Council must identify specific 'deliverable' sites sufficient to provide 2,011 dwelling between 1 April 2021 and 31 March 2026 in accordance with the NPPF and PPG. The council has undertaken annual site visits to confirm the progress of sites under construction, and the trajectory has been

updated accordingly. Trajectory and five-year supply figures have also been updated based on communication with landowners and developers throughout the year and taking account of the information provided through the proformas consultation exercise. Overall there are 86 sites that meet the relevant requirement set out in the NPPF 2021 and the PPG.

- 2.9 Table 2 (below) shows how the five year housing land supply has been calculated.

**Table 2: Summary of Five year housing land supply calculation**

<b>North Lincolnshire Five Year Housing Land Supply Calculation</b>	
Five Year Requirement	2,011
Total Supply	2,223
Years Supply	5.64 Years
Surplus/ Deficit	+212

- 2.10 In summary this report states that North Lincolnshire currently can demonstrate a 5.64-year supply between 1 April 2021 to the 31 March 2026. The council are working with developers and landowners to bring forward sites, which currently have outline planning permission and allocated housing sites that are not included within this supply.

### 3. **OPTIONS FOR CONSIDERATION**

- 3.1 There are no options – the report is for information.

### 4. **ANALYSIS OF OPTIONS**

- 4.1 N/A

### 5. **FINANCIAL AND OTHER RESOURCE IMPLICATIONS (e.g. LEGAL, HR, PROPERTY, IT, COMMUNICATIONS etc.)**

- 5.1 **Financial:** N/A

- 5.2 **Staffing:** N/A

- 5.3 **Property:** N/A

### 6. **OTHER RELEVANT IMPLICATIONS (e.g. CRIME AND DISORDER, EQUALITIES, COUNCIL PLAN, ENVIRONMENTAL, RISK etc.)**

- 6.1 N/A

### 7. **OUTCOMES OF INTEGRATED IMPACT ASSESSMENT (IF APPLICABLE)**

- 7.1 N/A – the report is for information only.

### 8. **OUTCOMES OF CONSULTATION AND CONFLICTS OF INTERESTS DECLARED**

### 9. **RECOMMENDATIONS**

- 9.1 That the Planning Committee note the position and published Five Year Land Supply Statement.

Report of the Director of Business Development

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Date: 11 August 2021

**Background Papers used in the preparation of this report:**

North Lincolnshire Five Year Housing Land Supply Statement August 2021



**NORTH LINCOLNSHIRE  
COUNCIL FIVE YEAR  
HOUSING LAND SUPPLY  
STATEMENT AUGUST  
2021**

## Introduction

North Lincolnshire Council is required to deliver a continuous five year supply of housing land to meet its future housing requirement as part of its role as the Local Planning Authority. The purpose of the report is to set out an up-to-date Five Year Housing Land Supply position for the Council covering the five-year period from the 1 April 2021 to the 31 March 2026. The report has been prepared in accordance with relevant policy and guidance on demonstrating a Five Year Housing Land Supply. All data presented is the most up-to-date available at the time of publication.

### What is a five-year housing land supply and how is it assessed?

A Five Year Housing Land Supply is a forward-looking measure of whether a Local Planning Authority ('LPA') has sufficient sites to meet its housing requirement in the next five-years. All LPAs in England are required by the National Planning Policy Framework ('NPPF') (2021) (Paragraph 74) to assess their Five Year Housing Land Supply position on an annual basis taking account of relevant national policy in the NPPF (2021), planning policy guidance ('PPG'), and this can be interpreted in the context of planning precedent (for example planning appeal decisions and legal judgments).

The calculation of a Five Year Housing Land Supply is within two parts. Part 1 considers the housing needs requirement for the five year period and Part 2 considers the housing supply of deliverable sites in the five year period and how this compares against the number of homes required identified in part 1.

### Does COVID-19 have an impact on the Council's Five Year Housing Land Supply?

The COVID-19 global pandemic has inevitably had an impact on developers' ability to build homes. This is as a result of both the immediate lockdown – where many developers stopped building works on site for a number of weeks – as well as social distancing measures imposed following lockdown: lengthening the time it takes developers to build homes. There is a further issue of general economic uncertainty and the current recession.

Ultimately, any negative impacts from the pandemic on the construction industry will be borne out of the figures for completions. If there is a shortfall against the Local Housing Need figure, then this will be added to the requirement going forward and would need to be addressed in future assessments on that basis.

## North Lincolnshire Housing Requirement

### The Standard Method

The National Planning Policy Framework (NPPF) states that “Local planning authorities should identify and update annually a supply of specific deliverable sites 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.” The latter should be calculated using the standard method set out in the Planning Practice Guidance.

North Lincolnshire Core Strategy (Local Plan) was adopted more than 5 years ago (June 2011), and the emerging Local Plan has not yet been subject to examination. The standard method should therefore be used to calculate the housing requirement in accordance with Paragraph 74 and Footnote 39 of the NPPF (2021).

The Standard Method is a national formula that takes account of both projected housing growth and historic housing under-supply (through an adjustment to the household projections based on housing affordability) within a given area. The formula is detailed as part of the Planning Practice Guidance.

Table 1 below show the Standard Method figure for North Lincolnshire – with a 2021 base date – is 383 dwellings per annum (‘dpa’). The basic five-year requirement is therefore this figure multiplied by five years, which equals 1915 units.

**Table 1 Standard Method Calculation for North Lincolnshire Housing Requirement**

	Methodology in the guidance <sup>1</sup>	Calculations	North Lincolnshire figures
Step 1 – Setting the baseline	Set the baseline using the national housing growth projections <sup>2</sup>  Using these projections, calculate the projected average annual household growth over a 10 year period (this should be 10 consecutive years, with the current year being used as the starting point from which to calculate growth over that period).	Household projection 2021	75,028
		Household projection 2031	78,679
		10 year difference between 2021 – 2031	3,651
		$78,679 - 75,028 = 3,651$	
		Annual average projected growth	365
		$3,651 / 10 = 365.1$	
Step 2 – An adjustment to take account of affordability	Adjust the annual average projected household growth figure (as calculated in Step 1) based on the affordability of the area.  The most recent median workplace-based affordability rents <sup>3</sup> , published by the Office for National Statistics at a local authority level, should be used.	Affordability factor for North Lincolnshire (2020)	4.77
		Local affordability ratio – 4	0.77
		$4.77 - 4 = 0.77$	

	<p>No adjustment is to be made where the ratio is 4 or below.</p>	$0.77 / 4 = 0.1925$	0.1925
	$\text{Adjustment factor} = \left( \frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25 + 1$	$0.1925 \times 0.25 = 0.048125$	0.048125
		$0.048125 + 1 = 1.048125$	1.048125
		Adjustment factor for North Lincolnshire	1.048125
	<p>The adjustment factor for North Lincolnshire is 1.058125 and is used as:</p> <p>Minimum annual local housing need figure = (adjustment factor) x projected household growth</p>	<p>Minimum annual local housing need figure =</p> $1.048125 \times 365 = 382.565625$	383
Step 3 – Capping the level of any increase	<p>A cap is then applied which limits the increases an individual local authority can face. How this is calculated depends on the current status of relevant strategic policies for housing.</p> <p>Where these policies were adopted in the last 5 years (at the point of making the calculation), the local housing need figure is capped at 40% above the average annual housing requirement figure set out in the existing policies.</p> <p>This also applies where the relevant strategic policies have been reviewed by the authority within the 5 year period and found to not require updating.</p> <p>For areas covered by spatial development strategies, the relevant strategic policies are those contained within the spatial development strategy. For example, where a requirement figure for an authority in a spatial development strategy differs from that in a local plan the figure in the spatial development strategy should be used.</p> <p>Where the relevant strategic policies for housing were adopted more than 5 years ago (at the point of making the calculation), the local housing need figure is capped at 40% above whichever is the higher of:</p> <ol style="list-style-type: none"> <li>The projected household growth for the area over the 10 year period identified in step 1: or</li> <li>The average annual housing requirement figure</li> </ol>	<p>North Lincolnshire adopted the Local Development Framework (LDF) Core Strategy in 2011</p> <p>The average annual housing requirement figure in the existing LDF Core Strategy is 754</p> <p>Average annual household growth over 10 years is 365 (as per Step 1)</p> <p>The minimum annual local housing need figure is 383 (as per Step 2)</p> <p>The cap is set at 40% above the higher of the most recent average annual housing requirement figure (754) or average annual household growth over 10 years (365):</p> $\text{Cap} = 754 + (40\% \times 754) = 754 + 301.6 = 1055.6$	2011
			754
			365
			383
			1056

	set out in the most recently adopted strategic policies (if a figure exists)		
North Lincolnshire's local housing need-result	The capped figure is greater than the minimum annual local housing need figure and therefore does not limit the increase to the local authority's minimum annual housing need figure.	The minimum annual local housing need figure for North Lincolnshire is 383	383

### Is there a shortfall of supply?

In calculating a five year land supply housing requirement there must be an assessment determining whether there has been a shortfall of housing delivery against adopted planned requirements from previous years. This should be calculated from the base-date of the adopted plan and added to the basic five-year requirement.

However, the PPG advises: "Where the standard method for assessing local housing need is used as the starting point in forming the planned requirement for housing, Step 2 of the standard method factors in past under-delivery as part of the affordability ratio, so there is no requirement to specifically address under-delivery separately when establishing the minimum annual local housing need figure."

North Lincolnshire Council are using the Standard Method approach and therefore have not added any of additional backlog in supply as this has already been factored into the calculation as part of Step 2 of the Standard Method Calculation.

### What is the appropriate buffer?

Paragraph 74 of the NPPF (2021) requires an additional buffer should be added to the five-year requirement. It presents three potential buffers as detailed below: "The supply of specific deliverable sites should in addition 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 a planned supply".

This statement is not an Annual Position Statement and therefore a 10% buffer is not appropriate for North Lincolnshire Council. The appropriate buffer for North Lincolnshire is as a consequence either a default 5% or a 20% buffer. As the Council must apply one of these buffers to reflect local circumstances; the appropriate buffer to be applied is the 5% buffer as 85% of the requirement has been surpassed and they are not seeking to confirm a 5 year housing land supply. The latest HDT result means the council does not need to apply the 20% buffer as it has consistently done in the past.

The Government published the Housing Delivery Test 2020 results in January 2021. The table below identifies that North Lincolnshire is required to produce an Action Plan to increase housing delivery over the next five years. Table 2 identifies that North Lincolnshire delivered 94% of its housing requirement within this period therefore a 5% buffer is appropriate for North Lincolnshire Council.

**Table 2: North Lincolnshire Housing Delivery Test 2020 Results**

Area Name	Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	Housing Delivery Test: 2020 measurement	Housing Delivery Test: 2020 consequence
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North Lincolnshire	399	412	369	1,180	386	327	400	1,114	94%	Action Plan

### North Lincolnshire Council Five Year Housing Requirement

Bringing the above together the Council's five year housing land requirement is 2,011 dwellings in the five-year period from 1 April 2021 to the 31 March 2026 as detailed in Table 3 below.

**Table 3 Assessment of North Lincolnshire Council Five Year Land Supply Requirement**

North Lincolnshire Council Five Year Housing Land Supply Requirement	
Annual Requirement	383 dwellings per annum
Shortfall	N/A
Buffer	5% (96 dwellings)
<b>Total Five Year Requirement</b>	<b>2,011</b>

Therefore, for the Council to be able to demonstrate a five year land supply it must have a deliverable supply equal to or greater than 2,011 units in the five-year period. The next sections present an assessment of the Council's deliverable supply including a summary of what constitutes a 'deliverable' site.

## Five Year Housing Land Supply

### The Council Approach to Demonstrating Deliverability

To demonstrate a five year land housing land supply, the Council must identify specific 'deliverable' sites sufficient to provide 2,011 dwelling between 1 April 2021 and 31 March 2026. This section of the report considers what a 'deliverable' site is in accordance with policy and guidance. It also details how the Council has gone about demonstrating the deliverability of sites in the North Lincolnshire.

### Policy and guidance

A 'deliverable' site is defined in the NPPF (2021) glossary (Annex 2) as:

*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.*

The Planning Practice Guidance sets out what evidence is required to demonstrate that sites are deliverable. This has been followed in assessing whether sites should be included in the Council's five year supply of housing which is set out at Table 4 and Appendix 1.

As part of the assessment the Council have considered whether a site is deliverable taking account of the requirements within the NPPF and PPG.

The following Categories have been used as part the assessment and these are included with Table 4:

- **Category A sites:** These are sites that involve non-major development or involve major development that has a detailed planning permission. These types of sites are inherently more certain of delivering within the five-year period given their planning status and/or size (non-major housing development is defined as a development less than 10 units or development on a site less than 0.5ha in size. The definition allows for smaller sites ('non-major') to be regarded as deliverable whether they have outline or detailed planning permission, unless there is clear evidence that homes will not be delivered.

- **Category B sites:** Category B sites are those that involve major development without a detailed planning permission: for example, a site with an allocation for housing development or an extant outline planning permission. These are sites that are inherently less certain of delivery within the five-year period given a detailed permission must still be applied for and approved before homes can be delivered. Consequently, in accordance with the NPPF

(2019), the Council must prepare site specific 'clear evidence' for these sites to be considered deliverable.

What is 'clear evidence' in respect of Category B sites?

There is no complete definition of 'clear evidence'; however, the PPG (ID: 68-007) provides a non-exhaustive list of what type of material can constitute clear evidence in support of Category B sites. It states:

"Such evidence, to demonstrate deliverability, may include:

- current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions.
- firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;
- firm progress with site assessment work; or clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects."

As part of the assessment the Council has produced a proforma for each site identified within this assessment to confirm the site is deliverable. Each proforma has been sent to developer/landowners/agents asking for information details on site progress and build out rates and to confirm by signature that this information is most up to date. The Council as a starting point used the SHELAA Methodology to anticipate build out rates and this was confirmed by the developer/landowner/ Agent. The site proforma for each site can be viewed in Appendix 1.

For sites with detailed planning permission that have already commenced - numbers of dwellings are included within the 5-year supply for remaining dwellings to be completed as of 1 April 2021.

Annual site visits are conducted to confirm the progress of sites under construction, and the trajectory has been updated accordingly. Trajectory and five-year supply figures are also updated based on communication with landowners and developers throughout the year and taking account of the information provided through the proformas.

### North Lincolnshire Five-Year Housing Supply: Specific Sites

Table 4 below set out the specific site that the council consider to be deliverable based on the evidence provide to the council through the consultation with landowners/developers and agents. This information provided is included within Appendix 1.

**Table 4: North Lincolnshire Five-Year Housing Supply: Specific Sites**

Local Plan/ Planning Application	Category A or B	Address	Settlement	Site Area	Site Capacity	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	Commentary relevant at the 1 April 2021
PA/2017/2006	A	Former Crosby Primary School, Frodingham Road	Scunthorpe	0.51	19	19	0	0	0	0	Development commenced and 19 dwellings left to be completed.
PA/2019/1280	A	Land at the Council Depot, Station Road	Scunthorpe	1.00	37	37	0	0	0	0	Development commenced and 37 dwellings left to be completed.
PA/2018/664	A	Land at 1-3 Cliff Gardens Phase 2	Scunthorpe	0.2	10	2	8	0	0	0	Development commenced
PA/2019/1088 and PA/2019/1107	A	Lakeside	Scunthorpe	37.91	210	0	44	44	0	0	Development commenced on the site for PA/2019/1088 for 88 dwellings. However, the developer cannot confirm when development will commence on site for PA/2019/1107 for 122 dwellings due to the site constraints. It is anticipated that this will be resolved later this year.

PA/2018/838	A	Land south of Ashby Turn Primary Care Centre, The Link	Scunthorpe	0.26	18	8	10	0	0	0	Application has been submitted to discharge conditions. Development expected to commence 2021.
PA/2018/2004	A	Land Rear Ashby Link, The Link, Scunthorpe, DN16 2US	Scunthorpe	0.3	10	10	0	0	0	0	Development commenced and expected to be completed 2021/2022.
PA/2017/1399	A	Land at Bottesford Road	Scunthorpe	0.16	10	10	0	0	0	0	Reserved Matters (PA/2020/806) approved in October 2020 and development commenced on site.
PA/2018/1021	A	Site of the Lilcas Warwick Road	Scunthorpe	0.5	25	25	0	0	0	0	Development commenced
SCUH-5 (PA/2017/2137)	A	Land off Burringham Road (Roman Way)	Scunthorpe	2.49	22	22	0	0	0	0	Development commenced and only 22 dwellings left to be completed.
4RKH8 (PA/2018/2266)	A	Former Priory Lane Infants School	Scunthorpe	0.89	21	21	0	0	0	0	Development commenced
SCUH-C8/ PA/2018/2404	A	Land at Dartmouth Road	Scunthorpe	2.49	77	15	30	30	2	0	Development commenced
PA/2019/1260	A	Land Rear of 38 & 40 Ville Road	Scunthorpe	0.12	5	5	0	0	0	0	Development commenced
PA/2019/1180	A	22-24 Cole Street	Scunthorpe	0.04	8	8	0	0	0	0	Development commenced

PA/2018/2186	B	Woods along Scotter Road	Scunthorpe	3.55	36	0	6	12	12	6	Access to the site has been created and the site is owned solely by a housebuilder.
PA/2019/1821	A	Land rear of 50-72 Bellingham Road	Scunthorpe	0.41	12	12	0	0	0	0	Development commended
PA/2019/2110	A	Former Coal Yard Grange Lane South	Scunthorpe	0.18	7	7	0	0	0	0	Development commenced
PA/2019/1729	A	Land at Trent View House	Scunthorpe	0.33	8	8	0	0	0	0	Development commenced in 2021.
PA/2020/1027	A	Former Magistrates Court, Corporation Road	Scunthorpe	0.12	7	0	7	0	0	0	Developer confirmed in proforma that the site will be completed in 2022/2023.
PA/2019/1714	A	50 The Riveter Henderson Avenue	Scunthorpe	0.03	6	0	6	0	0	0	Developer confirmed in proforma that the site will be completed in 2022/2023. The site is in single ownership and there are no significant constraints.

SCUH-1/ PA/2020/2049	B	Phoenix Parkway Phase 1	Scunthorpe	7.96	158	0	30	30	30	30	Planning application (PA/2020/2049) pending at 1/04/2021. it is anticipated to be determined in Summer 2021. The proforma states development expected to commence in 2021/2022. (This has now got planning permission. Granted 30/06/2021.)
PA/2020/1333	B	Land at Burringham Road	Scunthorpe	5.24	144	0	0	30	30	30	The site is in single ownership and the proforma confirms the site will deliver 90 units with the five year period.
SCUH-C7	B	Land at former South Leys School, Enderby Road Phase 1	Scunthorpe	4.95	120	0	0	0	0	30	The site is allocated for housing development and within Council ownership. The site is part of the towns fund that aims to ensure additional housing is delivered in Scunthorpe by 2025. The site has significant housebuilder interest. It is anticipated 30 dwellings will be delivered within the five year period.

	B	Former Ashby Market	Scunthorpe	0.47	40	0	0	0	20	20	The site is identified on the Brownfield Register for housing development and is within council ownership. The site is part of the towns fund that aims to ensure additional housing is delivered in Scunthorpe by 2025. The site has significant housebuilder interest and is expected to be marketed for best and final offer Summer 2021 with the requirement for the site to be delivered within the next five years.
SCUH-C2	B	Brumby Resource Centre, East Common Lane	Scunthorpe	1.04	40	0	0	0	10	10	The final phase of the site is currently being marketed and has developer interested. The site is currently in council ownership and is expected to be developed within the next five years.
PA/2018/1049	A	Land to the rear of 13-19 Pasture Road	Barton	0.35	16	0	6	10	0	0	The site is now owned by a housebuilder and proforma confirms the site will be developed within the five year period.
PA/2019/1798	A	7a Marsh Lane	Barton	0.16	6	6	0	0	0	0	Development commenced and expected to be completed 2021/2022.
PA/2016/1763	A	Coach and Horses Inn 86 - 88 High Street, Barton	Barton	0.34	18	8	10	0	0	0	Application to discharge conditions has been submitted and the developer/ landowner has confirmed that the site will be developed within the next five years.

PA/2020/1612	A	Land Adjacent to White Swan Butts Road	Barton	0.15	5	0	5	0	0	0	The has planning permission and has been purchased by a house builder.
BARH-1 & BARH-2	A/B	Pasture Road South	Barton	21.40	319	30	30	30	30	30	Development commenced. Planning application pending to deliver 317 dwelling on the remaining allocated sites without planning permission. An application is expected to be determined Summer/ Autumn 2021.
PA/2014/0887	A	Island Carr	Brigg	1.88	60	0	0	10	25	25	Allocated site and revised planning application expected in 2021. Development commenced and entrance to the site has been constructed.
PA/2017/1234	A	Falcon Cycles, Bridge Street, Brigg, DN20 8NQ Phase 1	Brigg	2.2	67	6	25	25	11	0	Development commenced and expected to be complete within the next five years based on the signed proforma.
PA/2017/1234	A	Former Falcon Cycles Bridge Street Brigg Phase 2	Brigg	0.18	20	0	20	0	0	0	Reserved matters (PA/2021/288) have been approved in April 2021 and development expected to commence Autumn 2021.
PA/2012/1399	A	6 Market Place	Brigg	0.21	14	0	0	0	10	4	The planning application has been implemented on site. The landowner has confirmed the site will be delivered within the next five years.

BRIH-2		Land at Western Avenue	Brigg	5.54	186	0	0	0	30	30	The site is allocated for housing within the Housing and Employment Land Allocation Development Plan Document. Master planning has commenced, and a planning application is expected later this year. There is strong developer interest in the site. The preliminary design for the Brigg Link Road has been undertaken and the council are working with the landowners to bring the site forward in accordance with planning policy. The council have also applied for grant funding to support the delivery of the road.
BRIH-3		Wrawby Road Phase 2	Brigg	11.97	333	0	0	0	30	30	
BRIH-4		Wrawby Road Phase 1	Brigg	4.31	152	0	0	0	30	30	
PA/2018/510	A	Land at Windsor Way, Barnetby-le-Wold, DN38 6LA	Barnetby Le Wold	0.4	9	9	0	0	0	0	Reserved matters (PA/2020/790) approved October 2020. Development commenced on site.
PA/2019/1454	A	Victoria Road	Barnetby le Wold	0.97	23	3	10	10	0	0	Development commenced
PA/2018/845	B	Former Spencer Group Mill Lane	Barrow upon Humber	1.56	40	0	0	10	10	10	The signed proforma has confirmed 30 dwellings will be completed in the next five years.

PA/2020/603	B	Land off Ferry Road/Chestnut Rise	Barrow upon Humber	3.05	75	0	0	15	15	15	Reserved Matters has been submitted to the Local Planning Authority and is expected to be determined Summer/Autumn 2021.
PA/2020/803	A	Land north of Ferry Road East	Barrow upon Humber	0.56	9	0	5	4	0	0	Planning permission was granted in 2020 and work is anticipated to start on site next year.
PA/2017/124	A	The Red Lion	Broughton	0.35	6	0	6	0	0	0	Application to discharge planning conditions has been submitted to the local planning authority and is expected to be determined Summer 2021.
PA/2019/1973	B	Belwood Lodge, King Edward Street, Belton	Belton	0.21	5	0	0	0	0	5	The signed proforma states the site will be delivered within the next five years. The site is also in single ownership.
PA/2018/2416	B	Land of King Edward Street, Belton	Belton	0.31	11	0	0	0	5	6	The signed proforma states the site will be delivered within the next five years. The site is also in single ownership.
PA/2019/849	A	Land adjacent 1 Belgrave Close, Belton	Belton	0.18	5	0	0	5	0	0	The signed proforma states the site will be delivered within the next five years.
PA/2019/1828	A	Belton Garden Centre Sandtoft Road.	Belton	0.34	5	0	3	2	0	0	Reserved Matters has been approved December 2019. Development expected to commence in 2022.

PA/2019/936	A	Land adjacent 28 North Street	Crowle	0.26	8	4	4	0	0	0	Development is expected to commence in 2021.
CROH-1	B	Land to the east of Fieldside	Crowle	2.80	75	0	0	0	0	20	A planning application (PA/2020/1790) for outline residential development has been submitted for 75 dwelling to the Local Planning Authority. It is expected to be determined Summer 2021.
PA/2017/1929	A	3a-8 Harris View	Epworth	0.14	7	0	0	7	0	0	Development commenced
PA/2019/1804	A	The Sycamores Battle Green	Epworth	0.11	5	0	3	2	0	0	An application to discharge planning conditions has been submitted to the Local Planning Authority.
PA/2018/1581	B	Land off Howe Lane and Hawthorne Gardens	Goxhill	3.35	84	0	0	10	10	10	Reserved Matters is expected to be submitted to the Local Planning Authority late 2021. The developer has confirmed on the proforma that 30 dwellings will be delivered within the next five years.
PA/2019/841	B	Land east of Strathdee, Barrow Road	Goxhill	0.36	9	0	9	0	0	0	The signed proforma states the site will be delivered within the next five years. The site is also in single ownership.

PA/2019/181	A	Orchid House, Howe Lane	Goxhill	0.27	8	0	4	4	0	0	The planning permission is for 9 dwellings however one of the dwellings is a replacement dwelling.
PA/2019/842	B	Land north of 6 Thornton Road	Goxhill	0.34	8	0	0	0	4	4	The signed proforma states the site will be delivered within the next five years. The site is also in single ownership.
PA/2020/538	A	Conway Thornton Road	Goxhill	0.83	6	0	0	3	3	0	The planning permission is for 7 dwellings however one of the dwellings is a replacement dwelling.
PA/2014/0196	A	Willow Farm, East Street	Hibaldstow	1.25	10	10	0	0	0	0	Development commenced and only 10 dwellings are remaining to be developed.
PA/2018/1716	B	Land to the West of Station Road	Hibaldstow	4.2	48	0	6	12	12	12	Reserved Matters expected to be submitted to the local planning authority Summer 2021. The signed proforma confirms the site will be delivered within the next five years.
PA/2019/996	A	Brook House Farm, Church Street	Hibaldstow	0.61	14	0	3	5	5	1	Development commenced and the planning conditions have been discharged. No proforma has been received however site is expected to be complete in the next five years.

PA/2020/158	B	Land north of Wheelgates, Brigg Road, Hibaldstow,	Hibaldstow	0.47	5	0	0	2	3	0	Reserved matters planning application expected to be submitted early summer 2021.
KIRH-1	A	Land west of Station Road	Kirton in Lindsey	2.91	91	10	30	30	21	0	Development commenced
PA/1999/0920	A	North of Spa Hill	Kirton in Lindsey	6.52	20	0	10	10	0	0	Development commenced
PA/2020/588	B	Land North of Ings Road	Kirton in Lindsey	2.81	79	0	0	10	25	25	A discharge of planning conditions will be submitted Spring 2021 for contamination and remediation works. The signed proforma show the site 60 dwellings will be delivered within the next five years.
PA/2020/1869	A	13 High Street	Kirton in Lindsey	0.08	6	0	6	0	0	0	The signed proforma states the site will be delivered within the next five years.
PA/2018/978	A	68 High Street, Messingham	Messingham	0.25	7	0	7	0	0	0	The signed proforma states the site will be delivered within the next five years.
PA/2015/1390	A	Land to the rear of North Street and Cemetery Road,	Winterton	6.62	135	0	5	25	25	25	Reserved Matters (PA/2019/1336) approved December 2019 and development is expected to commence 2021.
PA/2020/324	A	Land at Top Road	Winterton	2.90	110	30	30	30	20	0	Development commenced

PA/2018/1759	A	Land south of Coates Avenue	Winterton	1.47	40	0	0	0	20	20	Application to discharge planning conditions has been submitted to the local planning authority and is expected to be determined Summer 2021.
PA/2017/2080	A	Land north of Front Street, Ulceby	Ulceby	0.97	14	0	7	7	0	0	Development commenced
PA/2017/1450	A	land rear of new convenience store, off Church Lane, Ulceby	Ulceby	0.61	9	9	0	0	0	0	Development commenced
PA/2019/783	A	Land rear of church lane	Ulceby	0.77	10	7	3	0	0	0	Development commenced
PA/2018/2525	B	Land off Station Road	Ulceby	5.73	90	0	0	0	0	30	The signed proforma states 30 dwellings will be delivered within the next five years.
PA/2020/794	A	Land at Riseholme Spruce Lane	Ulceby	0.38	9	0	0	4	5	0	The signed proforma states 9 dwellings will be delivered within the next five years.
PA/2013/1256	A	7 Lakes Industrial Estate, Crowle Wharf Site 1	Ealand	0.61	17	8	9	0	0	0	Reserved Matters planning applications PA/2017/1233 and PA/2016/1730 have been approved to deliver 17 dwellings. Development commenced on site.

PA/2017/352	A	7 Lakes Industrial Estate, Crowle Wharf Site 2	Ealand	0.75	9	9	0	0	0	0	Discharge of planning conditions approved, and development commenced
PA/2018/1884	A	West street	Scawby	0.6	6	6	0	0	0	0	Development commenced only 6 dwelling remaining to be built.
PA/2018/1718	A	Land adjacent to Ridgeway House Mill Lane	Wrawby	0.41	8	0	0	8	0	0	An application to discharge planning conditions has been submitted to the Local Planning Authority.
PA/2017/0674	Outline	Land off Applefields	Wrawby	1.78	22	0	0	0	0	8	The signed proforma states 8 dwellings will be delivered within the next five years.
PA/2019/460	Outline	Land at Kettleby Lane	Wrawby	0.21	6	0	0	0	3	3	The signed proforma states 6 dwellings will be delivered within the next five years.
PA/2017/1208	B	Vacant land, Halkon Close	Luddington	0.4	9	0	0	0	0	0	Reserved Matters application expected to be submitted Spring 2021.
PA/2017/1513	B	Land Rear Of, Hawthorne Way	Althorpe	1.23	27	0	0	10	10	7	Reserved matters application expected to be submitted to the local planning authority summer 2021.
PA/2018/1583	A	25-35 Cherry Lane, Wootton, DN39 6RL	Wootton	0.7	9	0	9	0	0	0	Development commenced and expected to be completed this year.

PA/2017/2017	A	Land rear of Kirmington Primary School, Main Street	Kirmington	0.47	7	3	4	0	0	0	Reserved matters (PA/2019/1167) was approved in March 2020 and development commenced.
PA/2018/792	B	Fairview, Carr Lane, Redbourne, DN21 4QU	Redbourne	0.4	9	0	5	4	0	0	Reserved matters application expected to be submitted to the local planning authority summer 2021.
PA/2018/440	A	Land at Worlaby House Farm, Low Road,	Worlaby	1.8	37	0	0	0	17	20	An application to discharge planning conditions has been submitted to the Local Planning Authority.
PA/2019/405	A	Manor Farm North Carr Lane	Saxby all Saints	0.48	7	0	2	3	2	0	An application to discharge planning conditions has been submitted to the Local Planning Authority.
PA/2018/2294	A	Cottage Farm	Crowle	0.46	5	0	0	2	2	1	The signed proforma states 5 dwellings will be delivered within the next five years.

## Conclusion

In conclusion this section identifies that North Lincolnshire Council can demonstrate a 5.64 year supply between 1 April 2021 to the 31 March 2026 as detailed in Table 5.

The following table 5 (below) shows how the five year housing land supply has been calculated.

**Table 5 Summary of Five Year Housing Land Supply Calculation**

<b>North Lincolnshire Five Year Housing Land Supply Calculation</b>	
Five Year Requirement	2,011
Total Supply	2,223
Years Supply	5.64 Years
Surplus/ Deficit	+212

## Appendices

Appendix 1 Site Proformas