North East Lincolnshire
Five Year Housing Land Supply Assessment

October 2011

Shaping the Future of North East Lincolnshire

Balfour Beatty
WorkPlace

Working in Partnership
North East Lincolnshire
Five Year Housing Land Supply Assessment

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1.0 Introduction

1.0.1 This paper sets out the assessment of whether there is a five year supply of deliverable housing sites in the North East Lincolnshire in compliance with the Planning Policy Statement 3: Housing (PPS3) as part of the statutory Development Plan and emerging draft National Planning Policy Framework (NPPF) as a material consideration. This assessment will inform decisions on future planning applications for housing developments.

1.1 Why does North East Lincolnshire Council have to identify a five-year supply of housing land?

1.1.1 PPS3 requires all Local Planning Authorities in England to identify a five-year supply of housing land on deliverable sites. To be deliverable a site must be available to develop now, be suitable for residential development in terms of location and sustainability terms, and be achievable, in that there is a reasonable prospect that housing will be delivered (completed) on the site within five years.

1.1.2 The draft NPPF states that there is a requirement for the identification and maintenance of a 5 year housing land supply based upon the Local Authority’s housing requirements, plus an additional 20% to ensure choice in the market place. This 5 year supply should be deliverable as set out in the draft NPPF and is currently a material consideration in its draft format.

1.1.3 It is important to note that, if the Council could not prove that it has a five year supply of deliverable housing sites, then it would be required to consider favourably planning applications for housing, having regard to the policies in PPS3 (see below).

2.0 How to demonstrate a Five Year Housing Land Supply

2.1 Extracts from PPS3 and NPPF regarding the five year supply

Planning Policy Statement 3 Housing

Local Planning Authorities will need to assess and demonstrate the extent to which existing plans already fulfil the requirement set out in this statement to identify and maintain a rolling five-year supply of deliverable land for housing, particularly in connection with making planning decisions.

Once identified, the supply of land should be managed in a way that ensures that a continuous five year supply of deliverable sites is maintained i.e. at least enough sites to deliver the housing requirements over the next five years of the housing trajectory.

Where Local Planning Authorities have an up-to-date five year supply of deliverable sites and applications come forward for sites that are allocated in the overall land supply, but which are not yet in the up-to-date five year supply, Local Planning Authorities will need to consider whether granting permission would undermine achievement of their policy objectives.
Where LPAs cannot demonstrate an up-to-date five year supply of deliverable sites, for example, where Local Development Documents have not been reviewed to take into account policies in this PPS or there is less than five years supply of deliverable site, they should consider favourably planning applications for housing, having regard to the policies in this PPS including the considerations in para 39 (see below)

In general, in deciding planning applications, LPAs should have regard to:

- Achieving high quality housing
- Ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular, families and older people.
- The suitability of a site for housing, including its environmental sustainability
- Using land effectively and efficiently
- Ensuring the proposed development is in line with planning for housing objectives, reflecting the need and demand for housing in, and the spatial vision for, the area and does not undermine wider policy objectives e.g. addressing housing market renewal issues.

LPAs should not refuse application solely on the grounds of prematurity.

National Planning Policy Framework

The NPPF uses the following term for sites to be included in the Five Year Supply. The term ‘deliverable’ meaning that sites should be, at the point of adoption of the Local Plan be available now, offer a suitable development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable i.e. that it would provide acceptable returns to a willing landowner and a willing developer based on current values and taking account of all likely infrastructure, standards and other costs. To be ‘developable’, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.
3.0 North East Lincolnshire’s Housing Land Supply

3.1 Regional Strategy Revocation

3.1.1 On 27 May 2010, the Secretary of state for Communities and Local Government announced the Government’s intention to revoke or abolish the regional tier of plan making and all Regional Spatial Strategies. This was confirmed again on 6 July 2010, when the Secretary of State declared that regional spatial strategies (RSSs) were revoked with immediate effect. At that time, work on North East Lincolnshire’s Core Strategy had reached an advanced stage. Three rounds of public consultation had been held, on issues and options, preferred options and revised preferred options, and the Core Strategy was due to be published prior to submission for examination. The announced revocation of the relevant Regional Spatial Strategy, in this case, the Yorkshire and Humber Plan, therefore presented some challenges about how the Core Strategy should best be finalised in these circumstances. This has been compounded by uncertainties arising from a legal challenge to the Secretary of State’s decision.

3.1.2 North East Lincolnshire Council has reappraised the housing growth figures within its Core Strategy to ensure that they continue to be robust, appropriate and justified.

3.1.3 Following review of the various sources of data available, three possible options for finalising the Core Strategy were identified. These options were then presented to a Developers Workshop on 11th August, 2010, as an engagement exercise. The purpose of this workshop was to present the evidence that had been collated and to seek informed opinions on the deliverability of the three options, market prospects, planning, technical constraints and general views on the robustness of the options.

3.2 Managed Trajectory and Targets

3.2.1 Following the developer workshop in August 2010 a new trajectory has been agreed.

3.2.2 Of the three options put forward, Option C was considered the most appropriate; it represents an evolutive growth trend rather than an immediate step change. The steps in growth are considered to be challenging yet deliverable and are aligned with key elements of timing in the development of the Local Development Framework. The step to 410 per annum is in 2011/12, whilst the first year may be challenging, the programmed adoption of the Core Strategy and initial work on the Allocations DPD will provide greater certainty to landowners and developers, so allowing the potential for meeting and then exceeding the target in 2012/13 and 2013/14 respectively. This accords with organic growth over time. The step to 510 per annum in 2016/17 is approximately two years post the programmed adoption of the Allocations DPD. This timing also aligns with the period when potential large scale economic investments will become live.
3.2.3 This new trajectory now sets the figures which are used for the five year housing land supply. Further detail on the process is available in the document Revocation of the Regional Spatial Strategy: Housing – A Response Background Paper for LDF Core Strategy Submission August 2010 (Reviewed December 2010). The agreed new trajectory is shown below.

3.2.4 Following the CALA homes case in the High Court the revocation of the RSS was postponed until the Localism Bill is enacted, meaning that for the time being RSS housing targets would continued to be used up to this moment. From the adoption of the Core Strategy/enactment of the Localism Bill, the locally derived figures will be used. Figures based on both figures will be produced to ensure an accurate picture is given moving forward.

3.2.5 North East Lincolnshire’s future housing targets are set out in the document Revocation of the RSS – Housing – A Response. A Background Paper for the LDF Core Strategy August 2010. Reviewed December 2011. This paper sets out for the 5 year period starting from April 2012, the required five year housing land supply will be 2050 based on 410 per annum to the year ending March 2017. These housing targets are present in the emerging draft Core Strategy.

3.2.6 At the present time, the RSS figure of 510 per annum remains in place following the CALA homes judgement and a five year supply calculation will also be made on the basis of this, to enable a transitional approach until the enactment of the Localism Bill, when the locally derived figures will be used.

![Figure 1 North East Lincolnshire Housing Land Trajectory 2010/2011](image)

3.3.1 The annual target figure and managed trajectory have been produced in the
2010 SHLAA. The managed trajectory, which distributes market expectations across the five years, indicated that 189 completions were to be expected in 2010/11. In 2010/11 actual 206 completions were made, on this basis NELC will not be amending the managed trajectory as we are currently on target.

4.0 **North East Lincolnshire’s Five Year Housing Land Supply**

<table>
<thead>
<tr>
<th>Year</th>
<th>5 Year Housing Land Supply</th>
</tr>
</thead>
<tbody>
<tr>
<td>2007/08</td>
<td>87.4%**</td>
</tr>
<tr>
<td>2008/09</td>
<td>318%**</td>
</tr>
<tr>
<td>2009/10</td>
<td>96.53%*</td>
</tr>
<tr>
<td>2010/11</td>
<td>103.90%* / 83.53%**</td>
</tr>
</tbody>
</table>

Table 1 Historic Housing Land Supply
* based on locally derived figures ** based on RSS figures

4.0.1 Due to the complexity of the current situation regarding five year supply figures these have been published to cope with the changing picture up until the enactment of the Localism Bill and the adoption of the Local Development Framework Core Strategy.

1) **Five Year Supply figures based on RSS** - (This is the figure currently accepted five-year supply figure October 2010)

83.53% or 4.18 years

2) **Five Year Supply figures based on locally derived figures** (SHLAA 2010 & Emerging Core Strategy)

103.90% or 5.20 years

1 & 2 Use a combination of its allocated sites (with and without planning permission), those sites with consent, and those where housing will be acceptable in principle.

3) **Contingent five year supply figures based on RSS**

122.35% or 6.12 years

4) **Contingent five year supply figures based on locally derived (SHLAA 2010 & Emerging Core Strategy) figures**

152.20% or 7.61 years

3 & 4 Use a combination of the above plus, using the principles of plan, monitor, manage and consider those sites that have been identified as available, suitable and achievable as part of this SHLAA process. This SHLAA has identified those sites as “contingent” sites and via the evaluation process has estimated which sites are most likely to contribute new dwellings within the five year period.
Appendices
Appendix A – Sites which have been put forward for inclusion in the 0-5 year period.

Sites to be considered putting forward to the five year supply (both standard and the contingent approach)

**Red** = Sites not being included in the 5 year supply

**Green** = Sites included in one of either the “standard” 5 year supply or the “contingent” 5 year supply

**Sites proposed from 6-10 years**

- Land west of Laceby Acres (HOU060) – NELC have pursued further clarity and believe infrastructure constraints still require this to be included in the 6-10 year slot.

- Weelsby Hall Farm (HOU074) - GDBA feel this could come forward in phases. NELC have pursued clarity and believe infrastructure constraints, and the strategic nature of the site still require this to be included in the 6-10 year slot as infrastructure need to be fully considered.

- British Legion, Oak Road Healing (HOU011) – JB Highlighted this will be dependant on the outcome of Playing Pitch Strategy. Until a solution is found for the relocation of the playing pitch this will need to remain in the 6-10 year slot.

- South East of Humberston (HOU084) – GDBA feel this could come forward in phases - NELC have pursued this further clarity and believe infrastructure constraints still require this to be included in the 6-10 year slot as infrastructure needs to be fully considered.

- Rear of 31 Enfield Avenue, New Waltham (HOU099) – GDBA believe that ownership constraints have been overcome and due to current site boundary relates to land all in one ownership – This has now been moved to the 0-5 year slot.

- Humberston Park Golf Club, Humberston (HOU101) – This is now included in the 5 year supply

- Land at Sunningdale, Waltham (HOU107) – NELC owned, GDBA believe this could be delivered in the first five years – This has now been added to the 0-5 year slot.

**Sites put forward not currently in the SHLAA**

- Sandon House, Waltham – Although the highways issues regarding the road link to the junction on the site have been resolved, this site is not included in the 5 year supply as the footpath issue on the site has not yet been resolved.
• Littlefield Lane Playing Pitch (Dependent on the outcome of the playing pitch strategy) – The site also has issues relating to a number of other issues of flood risk, greenfield site and playing pitch issues.

• Land to the west of Cheapside Waltham (HOU128) – This adjoins site Hou110 on the west side and has a natural landscaped tree boundary on the east side. – This site is now included as a contingent site.

• Bradley Yard, Bradley - This is an old farmyard in the centre of Bradley village. – This site is not currently being included due to the requirement for a survey to be undertaken to establish whether it is suitable for potential conversion.

• Site to the west of Grimsby Golf Course – This site is not to be included as it has a number of issues this is an area partly at risk from flooding and located in an area of defined amenity open space in the local plan and not considered suitable for development.

Sites put forward by NELC/BBW

• Western Offices (HOU121) – This is now included as a 0-5 year site (excluding playing pitch until a solution for new provision is resolved/awaiting outcome of the playing pitch strategy.

• Lindsey Lower School (HOU120) - This is now included as a 0-5 year site (excluding playing pitch until a solution for new provision is resolved/awaiting outcome of the playing pitch strategy.
Appendix B – 5 Year Supply Spreadsheet 2011 (Final Version)
(Please see separate Excel spreadsheet)