

Appendix A - North Somercotes Parish Council - analysis of extant commitments compared to ELDC analysis

		North Somercotes Households		750							
		North Somercotes allocation in plan		0							
		North Somercotes extant - Parish Council analysis of 5 year deliverable- see below		11	ELDC 5 year figure is 29 corrected for Exchange filling Station and Sycamores						
		Marshchapel households		317							
		Marshchapel allocation in plan		84							
		percentage growth, excluding extant		26.50%							
		Grainthorpe households		309							
		Grainthorpe allocation in plan		18							
		percentage growth, excluding extant		5.83%	what are the number of extant permissions in Grainthorpe?						
Parish	Planning App No.	Location	new build starts	new build Outline PP	New build full PP	beds	Type	ELDC 5 year deliverable	Parish council count	parish council comments on current position	
ALLOCATED SITES - North Somercotes											
NS Ref 6B	LR569/68	<u>The Sycamores, Keeling St.</u> Please note that the LPA has this as an extension of the Woolpack site which is incorrect. The Woolpack extension site was completed some years ago. This is a completely separate plot behind Sycamore House belonging to a different developer with a different access/entrance further down Keeling St near the Village Hall.	0		19			33	25	NB - LPA count 33 but developer had always intended max of 19 and had no intention of bringing these to the market in next five years when regulary asked by the Parish Council between 2012 and 2016. Recent discussions however indicate that these could possibly come forward within the next five years, and possibly 23 or maximum of 25, which the developer says has been agreed in principle with ELDC. So a maximum for this site would be 25 and not 33 as stated.	
WINDFALL SITES - North Somercotes											
NS	N/132/1374/06	Adj. to Hawthorne Cottage, Jubilee Road	1			3	dormer bungalow	1	1	recently completed and now occupied, 10 years since PP	
NS	N/132/2960/09	Land at Henley Cottage, Cemetery Road	1			3	dormer bungalow	1	0	house in rear garden, partially built and awaiting sale of house at front, but that has now been taken off the market. Owner has been asked to update the parish council, reply awaited.	
NS	N/132/1951/06	Former Exchange Filling Station, Conisholme Road	1		3	2	bed detached bungalows	4	0	10 years since pp granted. This did not go ahead in 2016 and is now subject to new planning application for national food retailer development (Manchester Cooperative) which is expected to go ahead. Either way it should not be counted	
NS	N/132/0241/14	Jubilee House, Jubilee Road	2		2	3	dormer bungalow	2	2	nearing completion of shell	
NS	N/132/0388/14	Former Methodist Church Keeling St						0	1	conversion of former methodist chapel was completed and occupied over a year ago	
NS	N/132/2468/13	Land off Keeling Street	1		1	5/6	detached house and stabling	0	0	land sold and application for reserved matters and various changes made but no indication if delivery is expected within 5 years	

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NS	N/132/1032/14	Lilac House, Keeling Street	2		2	3	dormer bungalow	0	0	building work on shell well in hand on both properties as of August 2017 but as of March it was unsold and no developer intention
NS	N/132/1160/14	Land west of Albion House, Keeling Street		6		2/3	one pair semi detached house with 3 bedrooms, block of three 2 bed and one 3 bedded terraced house.	0	0	Outline PP for Parish council building development; 9 local applicants already on waiting list. Full pp to be submitted shortly following receipt of additional Government Grant. Formal tender process to follow and Public Works Loan to be secured, so hoping to be able to deliver in next 5 years providing funding can be secured, but cannot be counted as this is not certain.
NS	N/132/2264/14	Sunnymeade, Conisholme Road	0	1		3	dormer bungalow	0	0	this was only outline so cannot be counted, and in any case has been removed from the market. OPP will expire feb 2018
NS	N/132/1150/15	Poplar Farm, Piccathorpe Road						1	1	completed and occupied since August 2016
NS	N/132/0631/16	Land at Churchill Road	2		2	2	1 pair semi detached houses	0	0	as at march was unsold, but as at August 2017 building commenced, and shell currently at roof level
NS	N/132/0630/16	Land at Wayside, Churchill Road			1	3	detached house	0	0	superseded by PP 01252/17 was single detached house now terrace of 3 by removing house on adjacent plot
NS	N/132/01252/17	Land at Wayside, Churchill Road			3	3	terrace of 3 houses	0	0	planning permission now applied for, to demolish existing house and and replace this and plot 0630 with a terrace of three, decision pending - see 01252/17 below. Probably deliverable in 5 years but as PP not yet granted cannot be counted.
NS	N/132/01944/16	Tilecraft, Keeling St			1	2		0	0	NB - commercial premises which is still trading as tile shop
			total extant permissions on ELDC list deliverable in 5 years					42	30	Parish Council count of total extant permissions deliverable in 5 years
						maximum of 25 not 33 according to developer of the Sycamores, so minus 8		33	5	minus 25 at sycamores which may not deliver some/all in next 5 years
						minus 4 from Exchange Filling Station		29	11	plus 6 if parish council can complete the tender exercise and fund the proposed development within the 5 years
						plus one for completion of methodist chapel and minus 1 for Henley cottage		29		