



EAST LINDSEY DISTRICT COUNCIL

5 YEAR HOUSING SUPPLY

POSITION UP TO THE 31ST JANUARY 2017

WIHOUT THE EMERGING LOCAL PLAN ALLOCATIONS

BOX 1 – TARGET

How much housing the Council should be delivering over the next 5 years.

| | |
|--|-------------|
| Development Plan target of 600 per annum (2006 – 10) | 3000 |
| Revised 5 year target 2011 – 21 | |
| Target for 2011 - 2015 (481 x 5) | 2405 |
| Target for 2016 – 2021 (591 x 5) | 2955 |
| | |
| Overall target 2006 -2021 | 8360 |
| | |
| Less dwellings completed Apr 2006 –31 st January 2017 | 5018 |
| | |
| Sub total | 3342 |
| | |
| Plus 5% of overall target (5% of 3342) | 167 |
| | |
| Total target (Y) | 3509 |

BOX 2 – COMMITMENTS

If everything came forward with no constraints

| | |
|--|-------------|
| Windfall sites with planning permission | 3192 |
| Old Allocated sites from the 1995 Local Plan | 1095 |
| Pipeline sites | 796 |
| | |
| Total commitments | 5083 |

BOX 3 – PIPELINE SITES

Pipeline sites for the Council are those that have been approved but are waiting for their S106 to be signed, the Council has contacted the developer and confirmed that they are going to bring the site forward.

| Application No | No of units | Comments on deliverability | No of units to go in 5 year supply |
|-----------------------|--|---|---|
| N/085/00883/15 | 300 | Developer has confirmed that they are going to bring the site forward, with a reserved matters application shortly. It is already allocated in the Local Plan. It is a large site so may only bring forward 100 houses within 5 years | 100 |
| S/086/01335/15 | 21 | Applicant aims to move their business to a more appropriate location and develop the site | 21 |
| S/023/00259/16 | 6 | Developer has confirmed that they are going to bring the site forward, seeking funding at the present time. | 6 |
| N/110/00509/16 | 1 | Unknown, spoke to the agent and they do not know if it is going to come forward | Nil |
| N/215/01572/16 | 150 but with the loss of 2 existing properties = 148 | Developer confirmed that they are going to bring the site forward during the determination of the application. | 148 |
| N/092/1853/16 | 100 but with loss of 2 properties = 98 | Developer confirmed through the Local Plan consultation that they are going to bring the site forward – it is already an allocated site in the Local Plan | 98 |
| S/215/01969/16 | 49 | Developer confirmed that they are going to bring the site forward during the determination of the application. | 49 |
| S/216/02053/16 | 70 | Contacted the applicant they do wish to bring the site forward within 5 years and will be working toward this | 70 |
| N/085/00588/16 | 103 | Developer confirmed that they are going to bring the site forward during the determination of the application. | 103 |
| TOTAL | 796 | | 595 |

DELIVERABILITY OF SITES

The box below shows the deliverable commitments in current market conditions, after the Council has assessed individual sites by speaking to developers and planning officers, checking building control records and carrying out site visits. The Council monitors this monthly through its position statement which is published twice a year on the Councils website.

| BOX 4 – DELIVERABILITY OF SITES | |
|--|-------------|
| Allocated sites from the Old 1995 Local Plan | 407 |
| Windfall sites | 2173 |
| Pipeline sites | 595 |
| Total (X) | 3175 |

CALCULATING THE 5 YEAR HOUSING SUPPLY

Taking the information from boxes 1 and 4 above the calculation of the supply is $(X/Y) \times 100$

After this an allowance is made for windfall sites coming forward over the next 5 years. (See notes below on how this is calculated)

| BOX 5 – CALCULATING THE 5 YEAR HOUSING SUPPLY | |
|--|-------------------|
| $(3175/3509) \times 100$ | 90% |
| 90 % x 5 = 4.50 years | |
| | |
| | |
| | |
| FINAL 5 YEAR SUPPLY FIGURE | 4.50 years |

WINDFALL ALLOWANCE

The NPPF states that Local Authorities may make an allowance for windfall sites in their five year housing land supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Historically, windfall sites have contributed up to 50% of the District's total housing supply. Many of these are very small-scale, infill sites, developed by the many local building companies in the District. These small companies have provided housing 'to order' for customers, thus making them less susceptible to the wider economic fluctuations experienced by volume house builders, thus ensuring a continuous level of delivery. Having an up to date Local Plan with site allocations, phasing sites, monitoring delivery and having a clear delivery pathway for housing should see this reduce. However, because of the long historical trend of this type of delivery, the type of sites that are delivered in this way and the local nature of the delivery, the Council believe it has compelling evidence to make an allowance for windfall sites in its housing supply. This allowance it is believed should be 15% of the total housing target set out at (Y) in Box 1 above added into the deliverable commitments (X).

| BOX 6 – CALCULATING THE 5 YEAR HOUSING SUPPLY INCLUDING WINDFALL SITES | |
|---|--------------------|
| $(3175/3509) \times 100$ | 90% |
| Plus 15% windfall site allowance $3509 \times 15\% = 526$ added onto 3175 | 3701 |
| $(3701/3509) \times 100$ | 105% |
| <u>FINAL 5 YEAR SUPPLY FIGURE</u> | <u>5.25</u> |