



EAST LINDSEY DISTRICT COUNCIL
5 YEAR HOUSING SUPPLY
POSITION UP TO THE 31ST JANUARY 2017
WITH 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

Allocated sites in the Emerging Local Plan to come forward in the next five years.	2955
5 yrs. of the 7.3% buffer of allocated sites in the Emerging Local Plan. (8336 – 7768 / 15 *5)	189
Windfall sites with planning permission	3192
Old Allocated sites from the 1995 Local Plan	1095
Pipeline sites	398
Total commitments	7829

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	Nil – already counted	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.	Nil – already counted
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	Nil – already counted	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	Nil – already counted
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	398		397

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 in the emerging Local Plan	2955
5 yrs. of the 7.3% buffer of allocated sites in the Emerging Local Plan. (8336 – 7768 / 15 *5)	189
Allocated sites from the Old 1995 Local Plan	407
Windfall sites	2173
Pipeline sites	397
Total (X)	6121

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	
$(6121/3509) \times 100$	174%
174% x 5 = 8.70 years	
FINAL 5 YEAR SUPPLY FIGURE	8.70 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	
$(6122/3509) \times 100$	174%
Plus 15% windfall site allowance $3509 \times 15\% = 526$ added onto X which is 6122	6648
$(6648/3509) \times 100$	189%
<u>FINAL 5 YEAR SUPPLY FIGURE</u>	<u>9.45</u>