

COUNCILS RESPONSES TO METACRES AND NORTH SOMERCOTES PARISH COUNCIL ON MATTER 3A - SITES

Site Address	Presently shown in 5 Year Supply	Presently shown in overall Supply	Council Comments	5 year supply loss/gain	Overall Supply loss/gain
RESPONSE TO METACRE`S REPRESENTATION					
Para 6 - SPY310 - Spilsby	120	390	During the discussion at the examination hearing with the developer`s agent for the site they confirmed that they would get on site by June 2019 and could develop at 30 per year. This would mean that they could deliver 15 in 2019 and then 11 years of x 30 a year which would be in total 345 for the plan period. This means that within the 5 years they could deliver 75 homes.	Less 45	Less 45
Para 6 - MLF328 - Mareham Le Fen	32	32	During the examination hearing the owner confirmed that there was no drainage impediment to the site and that they were going to deliver the site within 5 years, also that there was an access to the rear which was shown on the approved application for the dwellings at the front	No change	No change
Para 6 - HLC206 - Holton le Clay	14	19	Agreed at the examination hearing that the supply should be reduced to that on the planning approval	No change	Less 5
Para 6 - HLC302/HLC303 - Holton le Clay	90	307	Agreed at the examination hearing that the supply should be reduced to that on the planning approval which was 300	No change	Less 7
Para 6 - LEG303 - Legbourne	13	20	Though there is a planning approval for 13 the developer has left an access into the rear - plan passed to the Inspector	No change	No change
Para 8 - TNY320 - Tetney	0	15	The Council owns the land adjacent to the site and this is also proposed for	No change	No change

			allocation, the Council is willing to facilitate the access.		
Para 8 – C&T313 - Coningsby	0	96	The adjacent site is in the same ownership so access can be facilitated	No change	No change
Para 8 – MLD021 and MLF303 – Mareham le Fen	46	46	The developer's agent confirmed that they are working together now to bring the sites forward.	No change	No change
Para 8 HOG309 – Hogsthorpe	9	9	Agreed at the examination hearing that the supply should be reduced to that on the planning approval which was 2	Less 7	Less 7
Para 8 C&T311 – Coningsby	0	44	The capacity has already been reduced for a buffer to be provided and it would be for development control to assess the detail.	No change	No change
Para 8 FRIS321 – Friskney	20	20	Requesting an odour assessment is normal process for Anglian Water if sites are within a certain distance, it does not mean there is an issue just that the matter needs to be assessed in more detail, there is no indication that this will prevent the site coming forward, Anglian Water did not object to the site.	No change	No change
Para 8 SIB303 - Sibsey	90	200	The developer confirmed at the examination hearing the amount of development and site boundary which was as per the submitted plan, this removed the site from the need for an odour assessment. The developer confirmed that heritage and landscape work had been done. They also confirmed to the Council afterwards that the application would be in by the end of the year with an on-site start by the end of 2018 and it would be developed at 30 a year. That is 4 years of 30 a year = 120	Plus 30	No change

Para 32 C&T305 – Coningsby	150	220	The developer confirmed at the examination hearing that they will develop at 30 per year, this site has already started and they confirmed that there was no impediment to delivery.	No change	No change
Para 32 FRIS317 – Friskney	26	26	This is a large local business with many sites and they could easily and quickly relocate their business to another site, it would not be as if they had to buy a site or close down completely. This site is considered to be deliverable as the owner as stated	No change	No change
Para 32 LO302 and LO311 – Louth	190	515	The developer for LO311 at the examination hearing confirmed that they are developing the site at 30 per year. They already have planning permission, reserved matters coming in shortly. There are no impediments to delivery the S106 is already signed and therefore they could achieve 100 within the 5 years. With regard to LO302 this has just been sold to a developer who builds out quicker than 30 a year and it is reasonably expected that this site can achieve 90 within 5 years.	No change	No change
Para 32 LO313 - Louth	120	280	The developer has indicated to the Council that they are going to get on with this site, they are talking to development management about conditions, and they have told planning officer they are intending to start on site in 2018.	No change	No change
Para 32 MAR300 and MAR304 – Marshchapel	35	35	The use is an agricultural use and the landowner has already indicated that they will move the use to another part of their farm holdings, which are extensive. They	No change	No change

			have started pre-app discussions with the Council.		
Para 32 WSP314 – Woodhall Spa	90	290	Agreed at the examination hearing to reduce the supply to 250 because there is a planning application in for the reduced amount. There are no concerns with regard to odour on the site as yet come up in the determination of the application, the developer has indicated that they want to get started on site as soon as they can.	No change	No change
Moonfleet, 64 South Road, Chapel St Leonards	1	2	There are two starts on this site but only one building control start, it was a site for three dwellings around the conversion of an existing dwelling. In May 2017 an application was approved for the existing dwelling to be demolished and replaced with three dwellings, which is much more appropriate and modern for the site. Therefore the two dwellings shown in the overall supply should stay and the 1 dwelling should come out of the 5 year supply as we do not know yet what the owners intentions are with regard to the newer proposal.	Less 1	No change
Land to the rear of West View Crescent, Skegness Road, Chapel St Leonards	27	27	The owner of this site has told the Council that this scheme is dependent on government funding, the Council has taken that as they are looking for an affordable housing provider to take on the site. This timeframe is unknown but it could be delivered within the life of the Plan. Therefore the 27 should be removed from the 5 year supply but remain in the supply.	Less 27	No change

Land adj to 52 South Road, Chapel St Leonards	0	111	Site has been sold and has a start on it, it's not in the 5 year supply but considering that it has started and has been sold should remain in the overall supply as it could be delivered within the life of the Plan.	No change	No change
Land off Anchor Lane, Ingoldmells	60	171	The developer has told the Council that they are mobilising construction to complete and sell by 2018. The Council has this in the supply from 2019 so if they do not start by the middle of next year this will be reviewed.	No change	No change
Land west of Albion House, Keeling Street, North Somercotes	0	6	This is parish council land, they have submitted a renewal application for the site in September 2017 and as far as the Council knows is working toward bringing this site forward.	No change	No change
Woolpack, Keeling Street, North Somercotes	33	33	The Council has met the developer in March 2017 and it is his intention to bring the site forward with an amended plan, the numbers on the site he is still considering so until such time as an application comes it he could develop the 33 that already has permission. This should therefore stay as 33 in both the supply and 5 year supply.	No change	No change
5 Veronica Close, Skegness	1	1	The site has a legal start on it with the foundations dug out, it could be delivered within the life of the Plan. Because of the lack of movement on the site and period of time it should come out of the 5 year supply	Less 1	No change
Sandgate Hotel, 44 Drummond Road, Skegness	0	1	On the 5/8/15 the new owner told the Council that the property had been sold as a guest house and the new owners intend to trade as such for 6-9 years.	No change	No change

			This means it could still come forward within the life of the Plan and the new owners could renew the permission if it expires.		
Land off William Way, Skegness	4	45	4 plots are started on this site, it's not in the 5 year supply but it should come forward within the life of the plan, the owner is going to finish the 4 and then is waiting for the market to improve, it surely must within the next 14 years.	No change	No change
Land rear of 2 and 6 Vernon Road, Skegness	0	4	There is a start on this site, with new owners who are going to amend the scheme, there is no indication that it will not come forward within the lifetime of the Plan. It is not in the 5 year supply.	No change	No change
Marine Avenue, Sutton on Sea	50	124	There was an issue with the access on this site and it has been stalled for about 5 years but the Council has been informed about three weeks ago that the issue has now been resolved and the site is now going to come forward. There are already 25 starts and there is now no impediment to the rest coming forward though the Council has only put in 50 in the 5 year supply at the present time.	No change	No change
49 East Street, Alford	1	1	The owners have discharged their conditions in January 2016, the developer around this time also indicated that they could deliver the site within 5 years. This should be 3 dwellings but only 1 has been put in (no issue this has been rectified on the Councils September Position Statement)	No change	No change
Handaby Lane, Alford	0	20	This is not in the 5 year supply, there is a start on site. The Council were discussing this site with the new owner in October	No change	No change

			2016, it has been up for sale but the Council believes the site is now sold, the owners were doing preparation work for bringing the site forward. This site could come forward within the lifetime of the Plan.		
6 Holywell Avenue, Alford	0	2	This has been removed from the Council`s position statement it has expired	No change	Less 2
Wesleyan Chapel, High Street, Binbrook	0	1	There is a new application in approved in April 2017, not in the 5 years supply and could come forward within the lifetime of the Plan.	No change	No change
Land off Greenfield Road, Coningsby	0	35	Info from the developer August 2017 going to progress with the site. Site visit September 2017 and there are now materials on site, there is a start on the site via building control. The site is not at present in the 5 year supply but should stay in the supply. Given that there now seems to be a start on the site, it could go in the supply taking a conservative approach to the amount going to come forward.	Plus 10	No change
Garth House, Covenham St Mary	1	1	Developer has confirmed that a start will happen prior to the expiry of the planning application which is December 2017, this could be delivered within 5 years it is just one plot.	No change	No change
White Cottage, Willoughby, Cumberworth	0	1	This is not in the 5 year supply. The plot is up for sale and the owner has told the Council that they may apply for reserved matters themselves and develop as a self-build, not due to expire until December 2017.	No change	No change

The Retreat, Torrington Lane, East Barkwith	0	1	This is not in the 5 year supply, there is a start on the site and the developer has told the Council that they are selling another site to fund this one and will build when that happens. This could come forward within the life of the Plan	No change	No change
The Old Water Mill, Mill Lane, Horncastle	0	10	This is not in the 5 year supply. There is a start on this site. The developer has told the Council that they will develop it when values improve in Horncastle, this is surely going to happen within the 14 year life of the Plan	No change	No change
113 Brackenborough Rd, Louth	0	6	This is not in the 5 year supply, There is a pre app in for increased numbers, the application does not expire until the 31/10/17 and they could either start or resubmit by that date. It is possible that the site will be delivered within the life of the plan and the pre app shows a continuing developer interest.	No change	No change
Land rear of 70 Church Street, Louth	1	1	This has now expired and has been removed from the Council`s position statement	Less 1	Less 1
Land adj 31 Horncastle Road, Louth	0	5	This was not in the 5 year supply, it has expired and has been removed from the Council`s position statement	No change	Less 5
Warehouse Premises, Cinder Lane, Louth	0	6	There is a start on site, it is not in the 5 year supply, there is no reason why this could not come forward and be completed within the life of the Plan	No change	No change
71 Victoria Road, Mablethorpe	0	1	This is not in the 5 year supply. Site visit on the 19/9/17 has established that there is no start on the site, it expired on the 31/8/17 so has been removed from the Council`s position statement.	No change	Less 1

Former Manby Health and Leisure, Manby	0	23	This is not in the 5 year supply, there is a start on the site and the Council has heard that it is up for sale, it is possible that this site could come forward within the life of the Plan, the Council does not know of any physical impediment to the site coming forward, other than it is unlikely to do so until the other large site in Manby is complete – these seem to be selling well.	No change	No change
The Charterhouse, Manby	0	40	This site is not in the 5 year supply. It has been sold now after being up for sale for quite a period of time, also the land was cleared and site tidied earlier in the summer. This site could come forward within the life of the Plan, there is a start on site and the new owner has been talking to the one of the Planning Officers.	No change	No change
RESPONSE TO NORTH SOMERCOTES REPRESENTATION					
Woolpack, Keeling Street, North Somercotes			See above, Metacre made comments on this site.		
Land adj to Hawthorn Cottage, North Somercotes	1	1	This site is now complete as per a site visit on the 12/9/17, it will be logged as such on the Council`s September position statement.	No change	No change
Land at Henley Cottage, Cemetery Road, North Somercotes	0	1	The Council had a conversation with the owner of the site in 2015 and they hoped to eventually develop the site and wanted to do it within 5 years. The site is not in the 5 year supply but remains in the overall supply because it could be delivered within the life of the Plan	No change	No change
Former Exchange Filling Station, Conisholme Road, North Somercotes	4	4	There is a start on this site and the owner had informed the Council that in 2015 the scheme stalled because of low house prices and shared drives. It would appear	Less 4	Less 4

			as if they have either sold it or taken an option for the Co-op to buy because there is an application in for a change of use on the site. Remove from both the 5 year supply and the overall supply.		
Jubilee House, Jubilee Road, North Somercotes	2	2	12/9/17 site visit, one started nearly up to roof level, the other not started yet but could be when the first one is complete.	No change	No change
Former Methodist Church, Keeling Street, North Somercotes	0	0	This was not in the supply or 5 year supply	No change	No change
Land off Keeling Street, North Somercotes	0	1	Reserved matters approved in 2017, on a site visit there was some tarmac down for the access. This is not in the 5 year supply and could come forward within the life of the Plan. The owner has told the Council they are going to sell it	No change	No change
Lilac House, Keeling Street, North Somercotes	0	2	Both plots started and are up for sale, 12/9/17 site visit men were working on site. Will clearly be complete within 5 years so should go in the 5 year supply.	Plus 2	No change
Land west of Albion House, Keeling Street			Metacre have commented on this – see comments above		
Sunnymeade, Conisholme Road, North Somercotes	0	1	Not in the 5 year supply, this could still come forward and the site could either start or a further application be submitted, it does not expire until February 2018.	No change	No change
Poplar Farm, Piccathorpe Road, North Somercotes	1	1	12/9/17 site visit this site was completed. It will be logged as such on the Council`s September position statement.	No change	No change
Land at Churchill Road, North Somercotes	0	2	Site visit 12/9/17, one plot has started and there are building materials on the second plot, they appear to be going to be completed with the 5 years so should go in the supply.	Plus 2	No change

Land at Wayside, Churchill Road, North Somercotes	0	1	New application has been submitted, no decision yet, this is not in the 5 year supply but could come forward within the life of the Plan.	No change	No change
Tilecraft, Keeling Street, North Somercotes	0	1	This is not in the 5 year supply. There is an existing business on the site but this could still come forward within the life of the Plan	No change	No change
TOTAL	1232	3269		42	77