



EAST LINDSEY DISTRICT COUNCIL

5 YEAR HOUSING SUPPLY

POSITION UP TO THE 1ST MARCH 2017 – WITH AMENDMENTS AS DISCUSSED AT THE LOCAL PLAN EXAMINATION HEARINGS.

WITH THE LOCAL PLAN ALLOCATIONS WITH A 5% BUFFER

Set out below is the Housing Trajectory from the Local Plan for the period 2017 - 2031

| | | | |
|-------------------------------------|------|---------|-----|
| 2017/18 | 565 | 2022/23 | 558 |
| 2018/19 | 558 | 2023/24 | 558 |
| 2019/20 | 558 | 2024/25 | 558 |
| 2020/21 | 558 | 2025/26 | 558 |
| 2021/22 | 558 | 2026/27 | 558 |
| Total for the period 2017 - 2022 | 2797 | 2027/28 | 558 |
| | | 2028/29 | 558 |
| | | 2029/30 | 558 |
| | | 2030/31 | 558 |

BOX 1 – TARGET

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

| | |
|-----------------------------------------------------------------------------------------|------|
| Total housing requirement 2017 – 2031 (Including the shortfall of housing up to 1/3/17) | 7819 |
| 5 year housing requirement 2017 - 2022 | 2797 |
| Plus 5 % buffer | 140 |
| Less completions | Nil |

| | |
|-----------------------------------------------|-------------|
| Overall 5 year housing requirement (Y) | 2937 |
|-----------------------------------------------|-------------|

| BOX 2 – COMMITMENTS | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| If all commitments came forward with no constraints within the 5 years | |
| Allocated sites in the Local Plan to come forward in the next five years. Total amount of dwellings allocated in the Local plan 3810 divided by 14 x 5 | 1360 |
| 5 yrs. of the 5% buffer of allocated sites in the Local Plan. 366 divided by 14 x 5 | 130 |
| Inland dwelling commitments | 3118 |
| Coastal dwelling Commitments | 1257 |
| Pipeline sites | 94 |
| Total commitments | 5959 |

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 – Land east of Holton Le Clay | 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. S106 due to be signed very shortly | Nil – already counted |
| S/086/01335/15 – Elmhurst Road, Horncastle | 21 | Applicant aims to move their business to a more appropriate location and develop the site within 5 years – S106 due to be signed very shortly | 21 |
| S/023/00259/16 – Land off Ingoldmells Rd, Burgh le Marsh | 6 | Developer has confirmed that they are going to bring the site forward, seeking funding at the present time. As this is unknown it is unknown whether this site is to come forward within 5 years | 0 |
| N/110/00509/16 – Sea Lane, Sutton on Sea | 1 | Unknown, spoke to the agent and they do not know if it is going to come forward | Nil |
| S/215/01969/16 – Land off Tattershall Rd, Woodhall Spa | 49 | Developer confirmed that they are going to bring the site forward during the determination of the application. | 49 |

| | | | |
|-----------------------------------------------------|-----------|-----------------------------------------------------|-----------|
| N/110/00529/17 - Crabtree Lane, Sutton on Sea | 17 | Unknown whether they will deliver within 5 years | Nil |
| | | | |
| TOTAL | 94 | | 70 |

DELIVERABILITY OF SITES

The box below shows the deliverable commitments over the 5 years 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 once a year on the Councils website.

| BOX 4 – DELIVERABILITY OF SITES | |
|----------------------------------------|-------------|
| | |
| Allocated sites in the Local Plan | 1720 |
| Inland housing commitments | 2120 |
| Coastal housing commitments | 695 |
| | |
| Total (X) | 4535 |

CALCULATING THE 5 YEAR HOUSING SUPPLY

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

| BOX 5 – CALCULATING THE 5 YEAR HOUSING SUPPLY | |
|------------------------------------------------------|-----------------------|
| $(4535/2937) \times 100$ | 154% |
| 154% x 5 = 7.72 years | |
| 5 YEAR SUPPLY FIGURE | 7.72 years |

FOR ILLUSTRATIVE PURPOSES – THE 5 YEAR SUPPLY WITH A 20% BUFFER IS SHOWN BELOW.

| BOX 1 – TARGET | |
|-----------------------------------------------------------------------------------------|-------------|
| How much housing the Council should be delivering over the next 5 years. | |
| Total housing requirement 2017 – 2031 (Including the shortfall of housing up to 1/3/17) | 7819 |
| 5 year housing requirement 2017 - 2022 | 2797 |
| Plus 20 % buffer | 560 |
| Less completions | Nil |
| Overall 5 year housing requirement (Y) | 3357 |

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CALCULATING THE 5 YEAR HOUSING SUPPLY

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| BOX 5 – CALCULATING THE 5 YEAR HOUSING SUPPLY | |
|------------------------------------------------------|-------------------|
| (4535/3357) X 100 | 135% |
| 135% x 5 = 6.75 years | |
| 5 YEAR SUPPLY FIGURE | 6.75 years |

HOUSING TRAJECTORY

The Council has set out a trajectory of its assumed housing delivery, shown at ED037a. This trajectory shows that there is a total assumed delivery over the plan period 2017 – 2031 of 8193¹ of the following;

2017 – 2022 = 4535
2023 – 2028 = 3285
2029 – 2031 = 373

For the first five years delivery will come from the following sources;

Coastal Commitments – 695
Inland commitments – 2120
Local Plan allocations - 1720

¹ There is a difference of 8 units from the total amount of housing in column D of the trajectory to the total assumed for the plan period delivery, this is because of additional numbers granted permission on LO314 and LO325 over the capacity set down in the Plan.