



**JohnsonMowat**  
Planning & Development Consultants

# North Lincolnshire Five Year Housing Land Supply Assessment

1st April 2025 – 31st March 2030

Housing Supply Report

## Johnson Mowat References

	<b>North Lincolnshire Five Year Housing Land Supply Assessment</b>
<b>Period</b>	1st April 2025 – 31st March 2030
<b>Local Planning Authority</b>	North Lincolnshire
<b>Document Type</b>	Housing Supply Report
<b>Issue / Revision Date</b>	25 August 2025

## Limitations

The assessments and interpretation have been made in line with legislation and guidelines in force at the time of writing, representing best practice at that time.

All of the comments and opinions contained in this report, including any conclusions, are based on the information obtained by Johnson Mowat Planning Limited during our investigations.

Except as otherwise requested by the Client, Johnson Mowat Planning Limited is not obliged and disclaims any obligation to update the report for events taking place after:

- a) the date on which this assessment was undertaken; and
- b) the date on which the final report is delivered.

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Appendix 1. Johnson Mowat's North Lincolnshire Supply Assessment Sheets 2025 - 2030

Appendix 2. North Lincolnshire Council Housing Land Supply Statement 2024 -2029

## 1. Introduction

- 1.1 This Housing Supply Report is prepared by Johnson Mowat. This Report seeks to assess the current housing land supply position within the North Lincolnshire Local Authority. The National Planning Policy Framework (the Framework) is clear at paragraph 78 that Local Planning Authorities should annually update a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing.
- 1.2 The Council's last formal published position, as provided on the authority's website - *North Lincolnshire Council Five Year Housing Land Supply Statement 2024-2029*, covers the period 1<sup>st</sup> April 2024- 31<sup>st</sup> March 2029. The report states that 5 years' worth of supply can be demonstrated with a surplus of 45 dwellings. This document is out of date and should not be relied upon for decision making.
- 1.3 Having regard to available information, this Report sets out the anticipated housing supply within the North Lincolnshire authority for the five-year period 1<sup>st</sup> April 2025 – 31<sup>st</sup> March. The current five year period.
- 1.4 Included at Appendix 1 are anticipated housing trajectory sheets resulting from the research and analysis. This Report should be read alongside that trajectory.
- 1.5 Whilst the Council's last position identified they were able to provide a five-year housing land supply, it is Johnson Mowat's (JM) view that this position is no longer the case. As a result of the research and analysis undertaken it is considered that the Council's housing supply position is closer to 3.78 years' worth of supply.
- 1.6 The consideration of housing delivery is not an exact science. In this instance completion data from the last monitoring year (2024-25) is not available and JM has worked with available information including the Council's Public Access system, latest housing land supply reports, appeal documentation and other desk-based sources to understand the authority's delivery position. The data as presented sets out an informed expectation however delays and unforeseen circumstances can often arise which have an impact on delivery. JM reserves the right to revisit and amend this Report should new information and data come to light.
- 1.7 This Report addresses the following matters:
  - Section 2 – Housing Requirement – identifies the relevant housing requirement for the authority.
  - Section 3 – Housing Supply – sets out general principles in relation to housing supply including understanding what is meant by the term “deliverable”.
  - Section 4 – The North Lincolnshire Assessment – sets out the assessment of the identified supply.
  - Section 5 – The Supply Calculation – brings together the housing requirement and supply to understand the housing land supply position.
  - Section 6 – Summary and Conclusions – sets out the overall summary and conclusions.

## 2. Housing Requirement

- 2.1 To understand whether North Lincolnshire is expected to meet its housing delivery targets it is important to ascertain what the expectation regarding housing delivery is, i.e. the housing requirement.
- 2.2 The Framework provides a clear steer in relation to the housing requirement. At paragraph 78 it states that deliverable supply, sufficient to provide a minimum of five years' worth of housing, should be set against either the housing requirement as set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The starting point is therefore the Development Plan.

### North Lincolnshire Local Plan

- 2.3 The Development Plan for North Lincolnshire comprises of the following documents:
- North Lincolnshire Core Strategy (adopted June 2011)
  - North Lincolnshire Housing and Employment Land Allocations DPD (adopted March 2016)
  - Lincolnshire Lakes Area Action Plan (adopted May 2016)
  - Saved policies of 2003 Local Plan
- 2.4 The Local Development Plan in North Lincolnshire comprises of the documents set out above. The two key Development Plan Documents (DPDs) setting out spatial and strategic policies are the Core Strategy and Housing and Employment Allocations, adopted in 2011 and 2016 respectively.
- 2.5 The Core Strategy sets out strategic policies for the authority during the plan period. Policy CS7: Overall Housing provision states that *"between 2010 and 2026, North Lincolnshire's housing requirement is for 12,063 new dwellings to be provided (754 new dwellings per year)."*
- 2.6 The housing requirement set out in the Local Plan is therefore **754 dwellings per annum**.
- 2.7 Referring to paragraph 78 of the Framework, where policies are more than five years old an alternative requirement figure, the Local Housing Need (LHN) figure, should be used. It is therefore important to consider whether the Local Plan figure is up to date.

### North Lincolnshire Local Plan Review

- 2.8 Paragraph 34 of the Framework sets out that *"policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years, and then should be updated as necessary. Reviews should be completed no later than five years from the adoption of the plan..."*.
- 2.9 Having regard to the adoption dates for the relevant DPDs, a review was to be carried out some time ago. A review has not been carried out and therefore strategic policies are more than five years.
- 2.10 In such circumstances the housing land supply position should be considered against the Local Housing Need (LHN) figure.

### Local Housing Need Figure

- 2.11 The derivation of the LHN is undertaken using the Standard Method, as set out in National Planning Practice Guidance (paragraph 004 Reference ID : 2a-004-20241212).
- 2.12 The calculation below follows the appropriate data sets and methodology:
- Data sources: Table 100: Number of dwellings by Tenure and District (last updated 26<sup>th</sup> June 2025)
- Affordability Data : Table 5C: Ratio of median house price to median gross annual workplace based – earning by local authority district, England and Wales (release date March 2025)

Step 1

- 2.13 North Lincolnshire 2024 dwelling stock = 77,725
- 2.14 0.8% of 77,725 = 622 dwellings (rounded)

Step 2

- 2.15 North Lincolnshire 2020 - 2024 affordability ratio 5 year average = 5.19
- 2.16  $((5.19-5)/5) \times 0.95 + 1 = 1.0361$

Local Housing Need Figure

- 2.17 622 dwellings x 1.0361 affordability ratio = **644 dwellings per annum.**
- 2.18 The Local Housing Need figure is therefore considered to be 644 dwellings per annum, or **3,220 dwellings** in the five-year period.

Shortfall

- 2.19 Given the LHN is recalculated year on year having regard to existing housing stock and affordability ratios, this method builds consideration for any historic undersupply into the calculation. It would therefore not be appropriate to look back at delivery and make any further adjustments by reintroducing any accrued shortfall.

Buffer and Housing Delivery Test

- 2.20 To ensure that there is a realistic prospect of achieving the planned level of housing supply, the local planning authority should always add an appropriate buffer, applied to the requirement in the first five years and including any shortfall (where applicable). Paragraph 78 of the Framework sets out the various buffers;
  - 5% to ensure choice and competition in the market for land; or,
  - 20% where there has been significantly under delivery of housing over the previous three years, to improve the prospect of achieving the planning supply.
- 2.21 It is noted that a third bullet point exist however, the provisions of that bullet point are only relevant following the 1<sup>st</sup> July 2026. As such, it is not currently applicable.
- 2.22 To understand whether there has been significant under delivery of housing, the Framework at footnote 40 directs us to the Housing Delivery Test (HDT). The measure of significant under delivery is identified as delivery below 85% the housing requirement.
- 2.23 The HDT is published annually by central government. The results are not for dispute and the measures set out by the HDT are effective from the day after it is published until the next iteration (PPG ID 68-042-20241212).
- 2.24 The most recent HDT is the 2023 measurement which was published in December 2024. The HDT results for North Lincolnshire are as follows:

Table 1: North Lincolnshire Housing Delivery Results

Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	HDT: 2023 Measurement
2020-2021	2021-22	2022-23		2020-21	2021-22	2022-23		
264	383	386	1033	350	424	520	1293	125%

- 2.25 The HDT clearly identifies a measure of 125% delivery against the number of homes required. Consequently, in line with the provisions of paragraph 78 of the Framework, a **5% buffer** must be applied to the housing requirement.

## Summary on housing requirement

- 2.26 The table below sets out the overall housing requirement against which housing supply should be assessed.

Table 2: North Lincolnshire Housing Requirement as of 1<sup>st</sup> April 2025

Local Housing Need	644
Five Year Requirement (644 x 5)	3,220
Buffer	5%
<b>Total Five-Year Requirement</b>	<b>3,381</b>
<b>Annualised Requirement</b>	<b>676 dwellings</b>

### 3. Housing Supply

- 3.1 Having established the housing requirement, the supply must now be considered.
- 3.2 Again, referencing paragraph 78 of the Framework, it is clear that “a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing” is required. The Framework brings into effect a number of significant considerations for five-year housing land supply including a definition of what could be reasonably considered deliverable.

#### Definition of deliverable

- 3.3 The Framework now provides detail in relation to one of the most disputed aspects of the supply side consideration: what constitutes “deliverable” supply. Annex 2: Glossary the Framework includes a definition of deliverable. There is no presumption of deliverability.
- 3.4 The definition of a ‘deliverable’ site is set out as follows: -
- “Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*
- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”*
- 3.5 The first sentence of the Framework Glossary definition sets out an 'overarching' test for the approach to establishing whether a site can be "considered deliverable". This is: -
- “Sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.”*
- 3.6 The language makes clear timing points about availability and suitability have to be judged “now” and achievability is judged through delivery being realistic within the next five years. The definition then goes on to provide further prescription for specific categories of sites; setting out how they would satisfy the above realistic prospect test. In essence, satisfaction of the more detailed test for the site category provides the basis for concluding whether there is a realistic prospect.
- 3.7 The first specific Category A deals with: -
- “ sites which do not involve major development and have planning permission, and all sites with detailed planning permission ”.*
- 3.8 The test here is that both of these: -
- “should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans)”.*
- 3.9 The above test applies a presumption that a site within this category is deliverable “until” permission expires “unless” there is clear evidence of non-delivery.
- 3.10 For sites in this category that are considered deliverable there is still a need to make a judgement based on the available evidence as to how many units will be likely to deliver in the five year period. This will involve a judgement about the start date and the rate of completions after that in the five

- year period. From the language of the Framework there is no burden or threshold of proof on these matters.
- 3.11 The second specific Category B is: -  
*"[if a] site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register".*
- 3.12 The relevant test here is that these sites  
*"should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years" (underling my emphasis).*
- 3.13 The above test applies a presumption that a site within category B is not deliverable "unless" there is "clear evidence that housing completions will begin" on site within five years. To rebut the presumption, the burden is to positively demonstrate clear evidence of delivery. Recent appeal decisions have rightly placed this onus of proof at the feet of the Local Planning Authority. Again, for sites in this category that are considered deliverable there is still a need to make a judgement based on the available evidence as to how many units will be likely to deliver in the five year period. This will involve a judgement about the start date and the rate of completions after that in the five year period. From the language of Framework there is no burden or threshold of proof on these matters.
- 3.14 The Framework definition places sites allocated in the development plan on the same footing as sites with outline planning permission, in terms of the need for clear evidence of likely completions.
- 3.15 Having regard to what might constitute evidence, to demonstrate deliverability, the PPG adds further detail. The PPG (paragraph ID: 68-007-20190722) states that evidence may include the following:
- current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;
  - firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;
  - firm progress with site assessment work; or
  - clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.
- 3.16 It should be noted that progress towards a planning application does not itself imply that houses will be delivered within five-years. The clear evidence required is to how and when a site start will be made and how dwellings will be completed.
- 3.17 The Framework Glossary definition does not make express reference to the category of sites, where no planning permission is in existence/they are unallocated etc. It seems reasonable however to conclude that in the absence of these attributes (outline permission/allocation etc) it is even less likely that there will be clear evidence that housing completions will begin. Effectively, the first category is a more advanced/complete stage of planning permission than the second category. Therefore, sites with no planning permission/unallocated etc. are at an even less advanced/complete stage.
- 3.18 The Council will now need to demonstrate progress is being made on allocations and outline planning application sites set out within the supply that amounts to clear evidence that homes will begin within five years. For some sites, such evidence may be available, however at present the level of information put forward by the Council in their Housing Land Supply Statement is limited.

- 3.19 The assessment undertaken by JM has had full regard to the Framework and PPG in relation to what may constitute deliverable.

## 4. The North Lincolnshire Assessment

- 4.1 The Council's most recent Housing Land Supply Statement 2024 - 2029 provides the most recent understanding of the authority's housing land supply position. Whilst this addresses the five-year period of 2024-2029, and is therefore now out of date, it remains a good starting point for this assessment. The Council have presented the supply in trajectory format for the five-year period.
- 4.2 The Council's trajectory has been used as the starting point for this assessment, a copy is provided at Appendix 2. At Appendix 1 the JM supply sheets provide site specific commentary on each of the Council's identified sites.
- 4.3 The sites identified by the Council fall predominantly into the following categories:
- Category A sites; and
  - Category B sites.
- 4.4 These are considered in reference to the two categories as identified in the Framework. To bring the application up to date in line with the 1<sup>st</sup> April 2025 base date sites which have been granted planning permission between 1<sup>st</sup> April 2024 and 31<sup>st</sup> March 2025 have also been added into the supply. This is addressed further in relevant sub section below.
- 4.5 In the interest of continuity, the same supply categories have been used, and the commentary below draws on themes and sites of interest.

### Category A sites

- 4.6 A thorough review of the sites identified by the Council as Category A (Cat A) sites has been undertaken by JM. As per section 3 of this Report, sites included within the source of supply are expected to benefit from detailed planning permission and should be considered deliverable unless there is clear evidence to indicate otherwise.

### Completed Sites

- 4.7 Several sites listed by the Council already benefitted from being at an advanced stage of construction/development and therefore as of 1<sup>st</sup> April 2025 were expected to have been completed in line with the Council's anticipated trajectory. Current evidence including up to date Google Earth satellite imagery has demonstrated that to remain accurate. As a result, the following sites are considered to have completed prior to 1<sup>st</sup> April 2025 and therefore will not contribute any further to supply:
- Lakeside (Land west of Dunlin Drive), Scunthorpe
  - Former Ashby Market, Scunthorpe
  - Brumby Resource Centre, East Common Lane, Scunthorpe
  - 10 -12 Shelford Street, Scunthorpe
  - Former Market Development Site, Scunthorpe
  - Coach and Horses Inn 86-88 High Street, Barton
  - Barton Sports Centre, Newport, Barton
  - Falcon Cycles, Bridge Street, Brigg
  - Land at Horstead Avenue, Brigg
  - Victoria Road, Barnetby le Wold
  - Belton Garden Centre, Sandtoft Road, Belton
  - Land west of Station Road, Kirton in Lindsey
  - 13 High Street, Kirton in Lindsey
  - Land off Barrow Road, New Holland
  - Land at Riseholme, Spruce Lane, Ulceby
  - Land at Top Road, Winterton.

- 4.8 The above sites remain in the trajectory for completeness at Appendix 1 however are stated as completed within the commentary.
- 4.9 Where sites are currently under construction, in the absence of formal completion data for the 2024/25 monitoring year, an assumption of how many completions will have been made is undertaken. This allows an assumption to be made in relation to how many dwellings are left to come forward from 2025 onwards.
- 4.10 Should completion data become available, JM reserved the right to revise the position as set out in this Report and appendices. It is not considered that there would be significant variances within the number of completions to alter the overall outcome of this assessment.

### Sites of dispute

- 4.11 Of the remaining identified Cat A sites there several disputes regarding delivery. Disputes arise for several reasons however the most common are:
- Historically implemented application however no current evidence of delivery.
  - Application expired or will expire prior to implementation.
- 4.12 The sites of dispute are set out below.
- Methodist Church, Frodingham Road, Scunthorpe
- 4.13 Planning permission was granted on the 6th December 2017 for a change of use of rear church hall into 14 no. self-contained flats, change of use of front of church hall into a convenience store at ground floor with storage at first floor, kitchen at second floor with alfresco dining and glass balustrade surround, together with an extension to the northern elevation to provide hot food takeaway and two storey extension to the rear of the former church hall.
- 4.14 Whilst it is recognised that the application has been implemented and the retail aspect brought into use, the residential development has not commenced. The area of the site for residential conversion is currently fenced and boarded. This has remained the case for several years without significant progress, as evidenced through Google Earth history mapping. Since the initial grant of planning consent there has been no planning progress associated with the residential element which would suggest this is likely to come forward in the five-year period. The site is removed from the supply.
- Woods Along Scotter Road, Scunthorpe
- 4.15 Outline permission granted for 36 dwellings on the 6th November 2019. Reserved Matters approved on the 29th September 2023. Whilst the site entrance has been created, Google Earth history identifies this was in place by August 2016, prior to the residential application. There is no evidence on Council's system of discharge of conditions. Condition 4 of outline requires development to have begun before the expiration of two years from the approval of the last RM. The permission is therefore likely to expire on 25th September 2025. The Council have stated that the site is owned by a local housebuilder. Ownership by a local house builder, on its own, is not an intention to deliver. The evidence demonstrates there is no intention to deliver this site.
- Oddfellow Hall, High Street, Barton
- 4.16 Full planning permission was granted on the 12th May 2022 to create five flats to the first-floor, creation of a second floor to provide two bedrooms for each flat and associated internal and external works.
- 4.17 The development, under condition 1, is required to have commenced within three years of issue of the decision notice. As of the 1st April 2025 the permission only had 6 weeks left before the expiry of consent. There is no record of any application to discharge conditions of the consent nor the listed building consent. There are pre-commencement conditions to be discharged. No applications have since been submitted and it is considered that the planning consent is expired. The site should not be

included in the housing delivery. Whilst it is acknowledged that the site had planning consent on the 1st April 2025, the lack of any applications to discharge conditions and the limited timespan left of the permission, an 8 week determination period could not be accommodated in the remaining time, it is not considered that the site would result in delivery.

- Island Carr, Brigg
- 4.18 Reserved Matters application for 60 dwellings was approved on the 18th November 2014. Whilst the Council have registered a formal start on site through the implementation of site entrance the scheme has not progressed. This site has continuously been included by the Council within the housing land supply, with delivery rolled on year after year, and no new evidence that the site would come forward. For example, the Council's Position Statement for the 2019-2024 five-year period anticipated 40 completions from this site within the five-year period and it completed by 2025. To the contrary development have not started to the point of housing delivery.
- 4.19 Google Earth imagery identifies that the site has not significantly changed since 2017. There is no evidence available to demonstrate that the development of this site is to be pursued.
- 6 Market Place, Brigg
- 4.20 Full planning consent granted on 29th July 2015 for demolition and mixed-use development comprising 8 town houses, six flats and three shops. Planning permission was granted 10 years ago.
- 4.21 The Decision Notice requires development to have commenced within three years. It is recognised that the Council state the consent has been implemented through clearance work, this must have been prior to the 29<sup>th</sup> July 2018. However, since this time there has been no clear progression towards delivering the planning consent. Within the public domain there is no housebuilder/ developer stated as associated with the site nor any evidence that this planning consent is to be pursued.
- Hillside Road, Broughton
- 4.22 Full planning permission for 24 dwellings granted on appeal on 9th September 2021. The development is not believed to have commenced with no change to the site on Google Earth imagery since 2021 and the time of achieving planning consent. There is no evidence to suggest that conditions have been discharged, there is no planning history to this effect on the Council's public access system. It is therefore considered that as of the 1st April 2025 the application is expired, and planning permission no longer exists. The site should not contribute to delivery.
- Land off Howe Lane and Hawthorne Gardens, Goxhill
- 4.23 The Council's comments reference a signed proforma which is not made available in the Council's 5YHLS assessment. Reserved Matters approval granted on 14th April 2022 for 85 dwellings. Application on behalf of Keigar Homes. The planning consent is due to expire on the 14th April 2025.
- 4.24 As of 1st April 2025 no development has yet to commence on site. There is currently no evidence of any discharge of conditions associated with the Outline or Reserved Matters scheme. Whilst on the 1st April 2025 the application had not yet formally expired, having regard to the lack of discharge of conditions it is not considered a lawful start on site could be managed ahead of the expiry of the planning consent. Without planning consent, this site should not be included in the five-year housing land supply.
- Land opposite The Reindeer Inn, Thorne Road
- 4.25 Johnson Mowat have included delivery from this site in the five year period.
- 4.26 Reserved Matters approval granted for 30 dwellings on the 6th February 2023. The development has commenced on site and is advancing although no dwellings appear to have been formally completed.

The Council's trajectory is considered too optimistic in the delivery of units and completions are not expected until 2025/26. The trajectory has been amended accordingly.

- Manor Farm, Carr Lane, Saxby All Saints
- 4.27 Planning permission for seven dwellings granted on the 5th August 2019. Development has commenced on site through the demolition of the existing farm buildings. According to Google Earth historical imagery the demolition took place between 21st September 2019 and 8th August 2020. No further progress has taken place since 2020. It is understood that the Council confirmed in writing on the 18th July 2022 that it was considered there was a material start on site and that the permission remains extant<sup>1</sup>.
- 4.28 The site is currently listed as a development opportunity by Rightmove and Brown&Co. There is therefore currently no intention to develop the site by the current owner. Given the site history and passage of time, there is no evidence that this site will come forward in the five-year period. The site is removed from the trajectory.
- Land off Station Road, Ulceby
- 4.29 The Council's comments reference a signed proforma which is not made available in the Council's 5YHLS assessment.
- 4.30 Hybrid application for full planning permission for 32 dwellings and outline permission for 85 dwellings granted on 23rd March 2023. No evidence of discharge of conditions or Reserved Matters application. Planning consent was not brought forward by housebuilder. Whilst it is acknowledged that 32 units benefit from full planning consent, there is not considered to be the appropriate evidence that the remaining 85 dwellings in outline will deliver in the five year period. The JM trajectory therefore only allows for delivery of the 32 units with full planning consent as a Cat A site.
- Warehouse, 5 High Street, Wootton
- 4.31 Full planning permission for 16 dwellings granted on the 7th June 2021. Site appears unchanged since April 2021 according to Google Earth. No sign that the development has been implemented. As such the permission is considered to have expired and the development will not come forward in the five year period. The site is removed from the supply.
- Land adjacent to Ridgeway House, Mill Lane, Wrawby
- 4.32 The Council's comments reference a signed proforma which is not made available in the Council's 5YHLS assessment.
- 4.33 Full planning permission granted for 8 dwellings on the 15th March 2019. Planning consent expires on the 15th March 2022. No evidence of discharge of conditions through the Council's Public Access or a lawful start on site. The permission is considered to have expired and should not be included within the supply.

### Summary on Cat A sites

- 4.34 Having regard to the analysis above and the delivery of the remaining Cat A sites set out in Appendix 1, it is considered that this source of supply could deliver 1,186 dwellings between 1<sup>st</sup> April 2025 and 31<sup>st</sup> March 2030.

### Category B Sites

- 4.35 The list of Category B (Cat B) sites is predominantly made up of sites benefitting from Outline planning consent, housing allocations in the Local Development Plan and sites identified on the

<sup>1</sup> Source: marketing material by Brown&Co - <https://www.brown-co.com/services/rural/property/residential-development-brigg-dn20-ap433759>

brownfield register. In line with the requirements of the Framework, as set out in Section 3 of this Report, such sites should only be included where there is clear evidence of delivery.

- 4.36 Generally, the evidence provided by the Council to evidence delivery is limited. Whilst the Housing Land Supply Statement does include a brief site-specific comment these are often without detail. On occasion the Council reference the receipt of a signed proforma to support the trajectory however these are not provided. The Council have also referenced certain sites are owned or have housebuilder interest without naming those involved. Overall, the level of information does not amount to “clear evidence” as required.
- 4.37 In undertaking this assessment, JM have sought to understand whether clear evidence does exist within the public domain. This has included:
- Checking planning application history and status through Public Access.
  - Checking historic Google Earth satellite imagery for changes to the site.
  - Undertaking searches for any new or press articles for the development sites.
  - Searching for marketing particulars for sites sales.
  - Searching for housebuilder sales pages for sites.
  - Another other relevant checks and searches.
- 4.38 The information found has informed JM’s trajectory at Appendix 1. It should be noted that not all dispute results in the removal of sites from the trajectory. Where clear evidence exists a site may deliver, consideration has been had to delivery timescales for grant of permission, discharge of conditions and start on site to the point of delivery of completed dwellings.
- 4.39 The discussion below details the sites where there is dispute between the Council’s and JM’s trajectory.
- Part of Lincolnshire Lakes Area Action Plan Site – West of Scunthorpe, Scunthorpe
- 4.40 This is a part of the wider Lincolnshire Lakes Area which is subject to an Area Action Plan. Various applications have been submitted, granted or remain pending consideration. This entry in the trajectory related specifically to a full planning application for 593 dwellings submitted to the Council in August 2023. The application is submitted on behalf of Keepmoat Homes and remains pending consideration although active with revisions as recently as May 2025. At the 1<sup>st</sup> April 2025 base date the site would therefore have benefitted from an allocation however no planning consent.
- 4.41 Given the application progress it is considered that some delivery is expected from this site however this is unlikely to result in completions in 2025/26 as expected by the Council.
- 4.42 It is understood that offsite highway works are currently underway on the A1770(M) roundabout which will facilitate access. This is not yet completed and further access infrastructure works in the creation of a second roundabout for primary vehicular access still needs to take place. Given the undetermined application and anticipated infrastructure works it is not expected that dwellings will start to be completed until later in the five year period. Delivery is pushed back to 2026/27 at the earliest.
- Land at Burringham Road, Scunthorpe
- 4.43 This site benefits from outline approval which was granted on the 29th June 2021. A Reserved Matters application for development of 130 dwellings validated on the 12th July 2024 but remains pending consideration. The application was submitted on behalf Swan Homes. Application appears to have been last updated in January 2025. Given application remains pending consideration delivery is not expected until 2026/27 at the earliest. Delivery amended to reflect this and the new anticipated yield of 130 dwellings in the five year period.

- Phoenix Parkway Phase 2, Scunthorpe
- 4.44 The site is identified as housing allocation SCUH-2. A Public Access search suggests no application currently associated with site.
- 4.45 Whilst it is noted that the Council reference the site is currently being sold to a developer no details are provided which would constitute clear evidence of delivery. JM have found no publicly available evidence of progress towards delivery of this site;- no public evidence the site is in the hands of a developer, no planning application, no public evidence of public consultation or intent to bring site forward. As a result, the site is removed from the supply.
- Land at Former South Leys School, Enderby Road – Phase 1, Scunthorpe
- 4.46 It is acknowledged that the school closed in September 2010. A recent press release by North Lincolnshire Matters on social media (X and Facebook) (dated 29th July 2025) suggests the school could be demolished "as early as September 2025". An application for prior approval of demolition is currently pending consideration (PA/2025/930). However, there is no evidence on the Council's Public Access page that there are applications submitted/ approved/pending for residential development of the site. There is currently no publicly available information regarding preferred housebuilders/ delivery partners associated with site nor any information which would demonstrate delivery in the next five years.
- 4.47 The Council's comments refer to the receipt of Towns Fund funding to bring the site forward. A review of minutes of the Towns Fund Board identifies limited information in relation to the progress towards delivery on the South Leys School site. The minutes for the 14<sup>th</sup> April 2023 meeting states "NLC have already received a number of enquiries relating to the South Leys site from developers" however two years on there is no tangible progress and the subsequent meetings provide no further detail on the matter. During the last meeting of 24<sup>th</sup> October 2024 it is noted that the Towns Fund Board was formally closed.
- 4.48 The site has therefore been removed from the trajectory.
- Land at Former South Leys School, Enderby Road – Phase 2, Scunthorpe
- 4.49 As above. There is not the clear evidence presented to demonstrate delivery in the five year period. The site should not be included in the supply.
- Former Sanfield House, Scunthorpe
- 4.50 Prior Approval for the demolition of Sanfield House given on 28th June 2024. No planning application or approval associated with the redevelopment of the site at this time. Google Earth demonstrates demolition had taken place by 8th April 2025. However, there is no clear evidence of an associated developer, a planning application or the redevelopment of the site which would result in delivery of dwellings. The site should not be included in delivery.
- 4.51 The Council's comments refer to the receipt of Towns Fund funding to bring the site forward. A review of minutes of the Towns Fund Board identifies limited information in relation to the progress towards delivery. The most recent reference to Sanfield House was noted in July 2023 where "development options were being considered". During the last meeting of 24<sup>th</sup> October 2024 it is noted that the Towns Fund Board was formally closed.
- Land at Farm Road and Horkstow Road, Barton
- 4.52 Outline approval allowed on appeal on 8th June 2023. The appeal was on behalf of Banks Group. Banks marketed the site in October 2023 to interested developers. The Council's commentary suggests that a Reserved Matters submission was due in October 2024. There is no evidence of a Reserved Matters submission. The timetable set out has therefore been delayed and a start on site in Autumn 2025 is no feasible. A delay of two years is considered reasonable given no application has been submitted yet and the Council's track record in relation to timescales to determination.

- Land North of Western Avenue and Wrawby Road, Brigg
- 4.53 Outline application PA/2023/1425 has been withdrawn by Bellway Homes. There is no subsequent application submitted. Whilst the site's status is therefore a housing allocation, there is no clear evidence of delivery. This site should not contribute to delivery in the five year period.
- Atherton Way, Brigg
- 4.54 The Council note that they are in the process of selling the land to a housebuilder. It is stated that the housebuilder has informed the trajectory confirming 45 dwellings per annum. The housebuilder is not stated.
- 4.55 The land is identified as being sold on Rightmove. However, a search on public access does not identify any planning applications associated with the site. It is not considered that the clear evidence exists that the site will come forward. The site has been removed from the supply.
- Former Hewson House, Brigg
- 4.56 This site is identified through the brownfield register. Prior Approval for the demolition of Hewson House given on 26th October 2022. No planning application or approval associated with the redevelopment of the site at this time. Google Earth demonstrates demolition has not yet taken place. There is no clear evidence of an associated developer, a planning application or the redevelopment of the site which would result in delivery of dwellings. The site should not be included in supply.
- Jack Tigne Ltd, Redbourne Mere, Kirton in Lindsey
- 4.57 Outline planning permission granted on the 29th March 2023 for up to 60 dwellings. To date there are no Reserved Matters submissions. Whilst it understood that the site was recently marketed<sup>2</sup> the status of that sale is unknown, there is no publicly available information in relation to a known housebuilder associated with the site. There is no Reserved Matters application currently pending consideration with the Council. It is not considered there is clear evidence of delivery.
- Land South of High Street and West of Swallow Lane, Wootton
- 4.58 Outline planning permission granted on appeal for 38 units on the 24th February 2023. Reserved Matters have not been submitted to date. Despite the outline consent there is no clear evidence that this site will deliver in the five year period.

### Summary Cat B sites

- 4.59 In total it is considered that 1,317 dwellings could be contributed from Cat B sites in the five-year period.

### Sites granted planning permission 1<sup>st</sup> April 2024 – 31<sup>st</sup> March 2025

- 4.60 It is acknowledged that the JM trajectory has been based on the 2024 – 2029 position last published by the Council. Therefore, to bring this up to date to the 1<sup>st</sup> April 2025 base date it is necessary to include any new sites which may be granted planning permission between 1<sup>st</sup> April 2024 and 31<sup>st</sup> March 2025.
- 4.61 A full review of the Council's Planning Committee meetings held between these dates has been undertaken and those sites granted planning consent included within the supply.
- 4.62 Interestingly there were no new major applications granted planning consent within these timescales which hadn't already been accounted for within the supply, e.g. grant of Reserved Matters associated with an Outline already listed.

<sup>2</sup> sales particulars from PPH - <https://pph-commercial.co.uk/view-property/redbourne-mere-former-jack-tigne-group-premises-redbourne-mere-kirton-lindsey-gainsborough-lincolnshire-dn21-21564/>

- 4.63 In total it is considered that 53 dwellings can be added into the supply from planning consents granted between 1<sup>st</sup> April 2024 and 31<sup>st</sup> March 2025.

### Summary of the 2025-2030 Housing Land Supply Position

- 4.64 Based on the analysis set out above, and the detail provided in the supply tables at Appendix 1, JM consider the 2025- 2030 to comprise of circa 2,556 dwellings. Full supply calculations are provided in Section 5 of this Report.

## 5. The Supply Calculation

- 5.1 The Table below sets out the North Lincolnshire Five Year Housing Land Supply Position 1<sup>st</sup> April 2025 to 31<sup>st</sup> March 2030 as assessed by Johnson Mowat.

Table 3: The North Lincolnshire Position 2025 – 2030

<b>Requirement Calculation</b>	
Annual Requirement	644 dwellings per annum
Five Year Requirement (644 x 5)	3,220
Buffer	5%
<b>Total Five-Year Requirement</b>	<b>3,381</b>
<b>North Lincolnshire Identified Supply</b>	
Specific A Sites	1,186
Specific B Sites	1,317
Identified Sites 1 <sup>st</sup> April 2024 to 31 <sup>st</sup> March 2025	53
<b>Total Deliverable Supply</b>	<b>2,556</b>
<b>Housing Land Supply</b>	<b>3.78</b>

- 5.2 In the absence of an up-to-date five-year housing land supply position, it is unclear how the Council currently view their housing land supply position. The last published position demonstrated a surplus of just 45 dwellings over the requirement.
- 5.3 Having regard to information available at the time of writing, full appreciation for the Framework and PPG's understanding of what constitutes the terms "deliverable" and taking a pragmatic approach to sites, it is considered that the Council's housing land supply position is likely in the region of 3.78 years' worth of supply.
- 5.4 The shortfall in housing for the five-year period, equating to 825 dwellings, is significant within the North Lincolnshire authority.

## 6. Summary and Conclusion

- 6.1 This Report has sought to understand the housing delivery in North Lincolnshire and identify whether the housing supply is likely to meet the requisite five-year housing need. The five-year period assessed has been 1<sup>st</sup> April 2025 – 31<sup>st</sup> March 2030.
- 6.2 The section below summarises the key finding:
- The housing requirement for North Lincolnshire is set out in the Core Strategy of the Local Development Plan.
  - Policy CS7 of the Core Strategy identifies a need for 12,063 net additional homes between 2010 and 2026. This equates to 754 dwellings per annum.
  - The Core Strategy was adopted in June 2011 and is therefore over five years old. It has not been subject to review.
  - The starting point for housing delivery is therefore the Local Housing Need as derived by the Standard Method.
  - Following the guidance in the PPG the **Local Housing Need is identified as 644 dwellings per annum.**
  - The Housing Delivery Test: 2023 measurement identifies 125% housing delivery against the identified housing need in the last three years. A **5% buffer should be applied to the housing requirement.**
  - The **annualised housing requirement for the five year period is 676 dwellings per annum.**
  - Johnson Mowat have **identified a supply for the 2025-2030 five year period of 2,556 dwellings.**
  - The Council's housing supply generally comprises sites which benefit from full planning consent, outline planning consent or housing allocations.
  - Several sites have already been completed and will not contribute to the forward supply.
  - Planning permissions associated with a small number of sites are considered to have expired.
  - The majority of dispute arises where sites may only benefit from a principle of development through allocation or outline planning consent however there is no clear evidence of delivery on site.
  - Bringing the supply up to date with a 1<sup>st</sup> April 2025 base date, permissions granted between 1<sup>st</sup> April 2024 and 31<sup>st</sup> March 2025 have been added to the supply.
  - This assessment identifies that North Lincolnshire are currently only able to demonstrate a **3.78 years' worth of housing land supply with a shortfall of 825 dwellings against the housing requirement.**

Appendix 1. Johnson Mowat's North Lincolnshire Supply  
Assessment Sheets 2025 - 2030

Johnson Mowat Assessment of the North Lincolnshire Five Year Housing Land Supply 2025-2030

Local Plan/ Planning Application	Address	Settlement	Site Area	Site Capacity	Supply Assumptions	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	MLC Total	JM Total	North Lincolnshire Commentary (2024-2029)	Johnson Mowat Commentary
<b>North Lincolnshire Five-Year Housing Supply: Specific A Sites</b>															
PA/2017/1483	Methodist Church Frodingham Road	Scunthorpe	0.12	14	North Lincs	0	0	7	7	0	0	14	0	Development has commenced onsite.	Planning Application was granted on the 6th December 2017. Whilst it is recognised that the application has been implemented and the retail aspect brought into use, the residential development has not commenced. The area of the site for residential conversion is currently fenced and boarded this has remained the case for a number of years without significant progress. Since the initial grant of planning consent there has been no planning progress associated with the residential element which would suggest this is likely to come forward in the five year period. The site is removed from the supply.
					JM	0	0	0	0	0	0				
PA/2019/1107	Lakeside (Land West of Dunlin Drive)	Scunthorpe	3.11	39	North Lincs	39	0	0	0	0	0	0	0	Development has commenced onsite with 40 units being completed last financial year. It is a national housebuilder and no reason why development cannot be completed in the next five years.	Application for 122 dwellings on behalf of Linden Homes. Application approved on 19th Feb 2021. Development commenced and at an advanced stage. Agree that scheme is likely to have completed by 1st April 2025.
					JM	39	0	0	0	0	0				
PA/2018/2186 and PA/2021/1990	Woods Along Scotter Road	Scunthorpe	3.55	36	North Lincs	0	0	10	10	16	0	36	0	Access has been created to the site and is owned by a local house builder.	Outline permission granted for 36 dwellings on the 6th November 2019. Reserved Matters approved on the 29th September 2023. Whilst the site entrance has been created, google earth history identifies this in place by August 2016, prior to the residential application. No evidence on Council's system of discharge of conditions. Condition 4 of outline requires development to have begun before the expiration of two years from the approval of the last RM. The permission is therefore likely to expire on 25th September 2025. Ownership by a local house builder, on its own, is not an intention to deliver. It is not considered that there is appropriate evidence of delivery in the five year period.
					JM	0	0	0	0	0	0				
SCUH-1/ PA/2020/2049	Phoenix Parkway Phase 1	Scunthorpe	7.96	132	North Lincs	32	32	32	32	4	0	100	100	Development commenced onsite, a signed proforma has been received from the national house builder who is building out the site. 26 dwellings were completed last year.	Gleeson Homes development site Phoenix Meadows. Development under construction and delivery of the remainder of the site is not disputed.
					JM	32	32	32	32	4	0				
PA/2022/869	Former Ashby Market	Scunthorpe	0.47	40	North Lincs	40	0	0	0	0	0	0	0	Development commenced onsite. The site is owned by a registered provider, a signed proforma has been received to confirm that all dwellings will be completed in November 2024.	Development has now completed. No further delivery is expected from 1st April 2025.
					JM	40	0	0	0	0	0				
PA/2022/866 SCUH-c2	Brumby Resource Centre, East Common Lane	Scunthorpe	1.04	28	North Lincs	28	0	0	0	0	0	0	0	The site has full planning permission and is owned by a registered provider, a signed proforma has been received to confirm that all dwellings will be completed in November 2024.	Development has now completed. No further delivery is expected from 1st April 2025.
					JM	28	0	0	0	0	0				
PA/2021/458	Station House, 8 Station Road	Scunthorpe	0.29	58	North Lincs	30	28	0	0	0	0	28	28	This is a change of use application to convert an office building into 58 apartments, there are no significant constraints of why this cannot be completed in the next five years. Development has commenced onsite.	Conversion development known as Station House Apartments. The apartments are now complete and advertised as new accommodation for travellers, visitors and business people (North Lincolnshire Matter's Facebook article 6th July 2025).
					JM	30	28	0	0	0	0				
PA/2020/1608	10-12 Shelford Street	Scunthorpe	0.045	7	North Lincs	7	0	0	0	0	0	0	0	The site has full planning permission. Building control records confirm works have commenced onsite.	Planning permission for change of use to 7 flats. No dispute.
					JM	7	0	0	0	0	0				
PA/2021/30	Land rear of Minster Road, Day Care Centre, Chesterfield Road	Scunthorpe	0.17	10	North Lincs	0	10	0	0	0	0	10	10	The site has full planning permission and the Council has received a discharge of planning condition application. There are no significant constraints on the site and no reason why the site cannot be brought forward in the next five years. Development has commenced onsite.	Development at an advanced stage of construction. No dispute over delivery.
					JM	0	10	0	0	0	0				
PA/2021/1887 and PA/2023/670	Land rear of 50-62 Scotter Road and 4-6 Hebden Road	Scunthorpe	0.36	9	North Lincs	0	5	4	0	0	0	9	9	The site has reserved matters approval and there are no significant constraints of why development cannot be completed within in the next five years.	Reserved Matters approval for 9 dwellings. No dispute over delivery.
					JM	0	5	4	0	0	0				
PA/2021/811	15 – 17 Trafford Street	Scunthorpe	0.034	20	North Lincs	0	10	10	0	0	0	20	20	The building on the site has been demolished and is ready for development.	Permission granted for new build development of 20 flats following demolition of existing building. Permission granted on 6th December 2022. The building was demolished by July 2022 as evidenced on google street view and no further development has taken place. It is acknowledged that a S73 application (PA/2025/97) to vary condition 2 is currently pending with the Council showing intent of pursuing development.
					JM	0	0	20	0	0	0				
PA/2021/2031	Former Market Development Site	Scunthorpe	0.69	15	North Lincs	15	0	0	0	0	0	0	0	Development has commenced on site and there is no significant constraint why development cannot take place within the next five years.	Planning permission for three storey student block with 46 units. Understanding that the development has commenced there are no disputes in relation
					JM	15	0	0	0	0	0				
PA/2019/1782 and PA/2022/1628	Moorwell Road	Scunthorpe	8.36	200	North Lincs	0	20	30	30	30	30	140	140	The site has outline and reserved matters approval. A developer has purchased the site and discharge of conditions applications are expected Winter 2024.	Reserved Matters approval for 200 units granted on the 4th August 2023. Various applications submitted to vary S106 and substitute house types. Avant indicated as latest housebuilder according to application PA/2024/817. According to google earth, site entrance cleared by April 2025 however development not yet commenced. Trajectory not considered unreasonable.
					JM	0	20	30	30	30	30				
PA/2018/1049 and PA/2021/1661	Land to the rear of 13-19 Pasture Road	Barton	0.35	9	North Lincs	0	4	5	0	0	0	9	9	Development has commenced onsite. The site is currently up for sale however significant works have already commenced on the remaining units.	Development under construction although works halted due to unlawful development and insolvency matters. Planning issues now rectified, lawful permission in place as of May 2024. No disputes over delivery of homes.
					JM	0	4	5	0	0	0				
PA/2016/1763	Coach and Horses Inn 85 - 88 High Street, Barton	Barton	0.34	7	North Lincs	7	0	0	0	0	0	0	0	Development commenced onsite and signed proforma confirms the site will be developed within the five-year period. There has already been housing completions on the site.	Council's comments reference a signed proforma which is not made available in the Council's SYHLS assessment. Development is understood to have commenced and there is no dispute regarding delivery. Development expected to have completed 2024/25 monitoring year.
					JM	7	0	0	0	0	0				

PA/2020/1628 BARG-1 & BARH-2	Pasture Road South	Barton	21.40	317	North Lincs	0	30	30	30	30	30	150	150	Development commenced onsite. Signed proforma from the developer of the site has confirmed 120 dwellings will be completed in the next five years. This is phase five of a larger scheme which have all been completed.	Council's comments reference a signed proforma which is not made available in the Council's SYHLS assessment. Development has commenced on site and within the wider development with early phases having been completed. Full planning permission for Phases 5 and 6 for 317 dwellings was granted on the 31st March 2022. The development of Phases 5 and 6 has commenced on site and the trajectory is considered reasonable. Delivery is not disputed.
					JM	0	30	30	30	30	30				
PA/2019/1846	Former Hewson Mill	Barton	0.20	8	North Lincs	0	4	4	0	0	0	8	8	The site is owned by a house builder and has full planning permission, a signed proforma has been received to confirm that all dwellings will be completed in the next five years. Development has commenced onsite and road base in.	Council's comments reference a signed proforma which is not made available in the Council's SYHLS assessment. The development is brought forward by Keigar Homes. Development has commenced on site. Delivery is not disputed.
					JM	0	4	4	0	0	0				
PA/2019/1728	Barton Sports Centre Newport	Barton	0.11	8	North Lincs	8	0	0	0	0	0	0	0	The site has full planning permission and condition 4 has been discharged. Building control records confirm works have commenced onsite. There are no significant constraints to why development cannot be completed in the next five years.	The development is considered to have been completed prior to April 2025. Rightmove has listed the property in its refurbished state for sale. It is understood the property was at auction on 30th January 2025. No further delivery expected from this site following 1st April 2025. <a href="https://www.rightmove.co.uk/properties/156737849/#?channel=COM_BUY">https://www.rightmove.co.uk/properties/156737849/#?channel=COM_BUY</a>
					JM	8	0	0	0	0	0				
PA/2021/803	Providence House	Barton	0.35	16	North Lincs	0	6	8	2	0	0	16	16	The site is owned by a house builder, a signed proforma has been received to confirm that all dwellings will be completed in the next five years. Various applications to discharge planning conditions have been submitted and discharged. Development has commenced onsite.	Council's comments reference a signed proforma which is not made available in the Council's SYHLS assessment. Development has commenced on site and there is no dispute over delivery.
					JM	0	6	8	2	0	0				
PA/2022/68	Oddfellows Hall High Street	Barton	0.0256	5	North Lincs	0	5	0	0	0	0	5	0	The site has full planning permission. There are no significant constraints to why development cannot be completed in the next five years.	Full planning permission was granted on the 12th May 2022. The development, under condition 1, is required to have commenced within three years of issue of the decision notice. At the 1st April 2025 the permission only had 6 weeks left before the expiry of consent. There is no record of any application to discharge conditions of the consent nor the listed building consent. There are pre-commencement conditions to be discharged. No applications have since been submitted and it is considered that the planning consent is expired. The site should not be included in the housing delivery. Whilst acknowledged that the site had planning consent on the 1st April, the lack of any applications to discharge conditions and the limited timespan left of the permission an (8 week determination period could not be accommodated in the remaining time) it is not considered that the site would result in delivery.
					JM	0	0	0	0	0	0				
PA/2014/0887	Island Carr	Brigg	1.88	60	North Lincs	0	0	0	20	20	20	60	0	Development commenced and entrance to the site has been constructed.	Reserved Matters application for 60 dwellings was approved on the 18th November 2014. Whilst the Council have registered a formal start on site through the implementation of site entrance the scheme has not progressed. This site has continuously been included by the Council within the housing land supply, delivery rolled on year after year, and no new evidence that the site would come forward. Google Earth imagery identifies that the site has not significantly changed since 2017 (date available since the permission was granted). There is no evidence available to demonstrate that the development of this site is to be pursued.
					JM	0	0	0	0	0	0				
PA/2017/1234	Falcon Cycles, Bridge Street, Brigg, DN20 8NQ Phase 1	Brigg	2.2	23	North Lincs	23	0	0	0	0	0	0	0	Development commenced onsite. The site is owned by a house builder, a signed proforma has been received to confirm that all dwellings will be completed in the next five years. There were 27 dwellings completed on the site in 2023/24.	Development has commenced and there is no dispute this was expected to have completed in 2024/25. No further delivery expected from 1st April 2025.
					JM	23	0	0	0	0	0				
Pa/2012/1399	6 Market Place	Brigg	0.21	14	North Lincs	0	0	4	10	0	0	14	0	A building on the site has been demolished as part of the site clearance work. There are no significant constraints to why development cannot be completed in the next 5 years.	Full planning consent granted on 29th July 2015 for demolition and mixed use development comprising 8 town houses, six flats and three shops. The Decision Notice requires development to have commenced within three years. It is recognised that the Council state that the consent has been implemented through clearance work however since this time there has been no clear progression towards delivering the planning consent. There is no clear evidence of delivery as required. There is no housebuilder/ developer associated with the site.
					JM	0	0	0	0	0	0				
PA/2022/610	Land at Horstead Avenue	Brigg	0.46	11	North Lincs	11	0	0	0	0	0	0	0	Development has commenced onsite, a signed proforma has been received to confirm that all dwellings will be completed in the next five years. 5 dwellings were completed in 2- 23/2024.	Development has commenced and there is no dispute this was expected to have completed in 2024/25. No further delivery expected from 1st April 2025.
					JM	11	0	0	0	0	0				
PA/2022/1064	Car Sales and Storage Land Engine Street	Brigg	0.65	9	North Lincs	0	0	5	4	0	0	9	9	The site has outline planning permission however is considered an A site as it less than 10 dwellings (non-major development). There are no significant constraints to why development cannot be completed in the next five years.	Outline planning approval granted on the 10th Feb 2023. To date no Reserved Matters submission made to the Council. Agreed the site is to be considered a Cat A site and there is no dispute regarding delivery from this site, at this time.
					JM	0	0	5	4	0	0				
PA/2023/1389	Car and Caravan Co Ltd Bigby Road	Brigg	0.19	9	North Lincs	0	0	5	4	0	0	9	9	The site has full planning permission. Development can be completed within the next five years.	Full planning permission granted on the 24th January 2024. No applications to discharge conditions yet submitted to the LPA. However, a Cat A site and there is no dispute that this site will deliver in the five year period.
					JM	0	0	5	4	0	0				

PA/2021/295 and PA/2021/1179	Land rear of Hawthorne Way	Athorpe	1.2304	27	North Lincs	0	5	11	11	0	0	27	27	The site is owned by a house builder, a signed proforma has been received to confirm that all dwellings will be completed in the next five years. Various applications to discharge planning conditions have been submitted and discharged.	Council's comments reference a signed proforma which is not made available in the Council's SYHLS assessment. Development site is understood to be under Keigar Homes. Google Earth imagery confirms that the development has commenced and site clearance works were underway on the 10th April 2025. There is no dispute regarding the trajectory of delivery.
					JM	0	5	11	11	0	0				
PA/2019/1454	Victoria Road	Barnetby le Wold	0.97	1	North Lincs	1	0	0	0	0	0	0	0	Development commenced onsite. The site is owned by a house builder, a signed proforma has been received to confirm that all dwellings will be completed in the next five years. The majority of the site has been completed in previous years.	Development has commenced and there is no dispute this was expected to have completed in 2024/25. No further delivery expected from 1st April 2025.
					JM	1	0	0	0	0	0				
PA/2020/603 and PA/2021/514	Land off Ferry Road/Chestnut Rise	Barrow upon Humber	3.05	60	North Lincs	15	20	20	5	0	0	45	45	Development commenced onsite. The site is owned by a house builder, a signed proforma has been received to confirm that all dwellings will be completed in the next five years. Various applications to discharge planning conditions have been submitted and discharged. 5 dwellings were completed in 2023/2024.	Development by Keigar Homes. Development is under construction and development is making good progress. Delivery is not disrupted.
					JM	15	20	20	5	0	0				
PA/2021/970	Land off Ferry Road	Barrow upon Humber	1.16	18	North Lincs	0	8	10	0	0	0	18	18	The site has full planning permission and is owned by a house builder, a signed proforma has been received to confirm that all dwellings will be completed in the next five years. Various discharge of planning condition applications has been submitted and discharged.	Full planning permission granted on 31st March 2022. It is acknowledged that various conditions have been discharged. Google Earth identifies that on the 10th April 2025 the development had commenced on site and delivery in the five year period is not disrupted.
					JM	0	8	10	0	0	0				
PA/2023/145	Lynnton Ferry Road	Barrow Upon Humber	0.3	6	North Lincs	0	0	6	0	0	0	6	6	The site has full planning permission and no significant constraints to why it cannot come forward in the next five years.	Full planning permission granted on 11th September 2023. Google Earth identifies that on the 10th April 2025 the development had commenced on site and delivery in the five year period is not disrupted.
					JM	0	0	6	0	0	0				
PA/2020/252	Hillside Road	Broughton	0.84	24	North Lincs	0	0	12	12	0	0	24	0	The site has full planning permission and no significant constraints to why it cannot come forward in the next five years. The planning permission has been implemented.	Full planning permission granted on appeal on 9th September 2021. The development is not believed to have commenced with the site no changing on Google Earth imagery since 2021 and the time of granting planning consent. There is no evidence to suggest that conditions have been discharged, there is no planning history to this effect. It is therefore considered that at the 1st April 2025 the application is expired and planning permission no longer exists. The site should not contribute to delivery.
					JM	0	0	0	0	0	0				
PA/2022/1857	11 Burnside	Broughton	0.63	16	North Lincs	0	4	4	4	4	0	16	16	The site has full planning permission and no significant constraints to why it cannot come forward in the next five years.	Full planning permission granted to erect 16 dwellings on the 28th February 2024. No reason, at this time, to dispute delivery from this site.
					JM	0	4	4	4	4	0				
PA/2018/660 and PA/2019/1828	Belton Garden Centre Sandtoft Road	Belton	0.34	5	North Lincs	5	0	0	0	0	0	0	0	Development has commenced onsite. All properties on the site are watertight.	Development has commenced and there is no dispute this was expected to have completed in 2024/25. No further delivery expected from 1st April 2025.
					JM	5	0	0	0	0	0				
PA/2021/1136 and PA/2023/56	Land south of King Edward Street	Belton	0.77	5	North Lincs	2	3	0	0	0	0	3	3	Development has commenced onsite on 5/2/2024 and completion expected by 31/12/2025.	Development recognised as commenced. No dispute over delivery.
					JM	2	3	0	0	0	0				
PA/2018/2416 and PA/2023/503	Land of King Edward Street	Belton	0.31	11	North Lincs	0	0	5	6	0	0	11	11	The site has full planning permission and no significant constraints to why it cannot come forward in the next five years.	Reserved Matters granted on the 4th August 2023. Discharge of conditions not yet submitted. As a Cat A site there is no reason to dispute delivery in the five year period, at this time.
					JM	0	0	5	6	0	0				
PA/2019/319 and PA/2021/655	Land north of Sandtoft Road Westgate	Belton	0.6	7	North Lincs	3	0	0	2	2	0	4	4	Development commenced onsite. 5 plots are owned by a developer with 2 dwellings being completed in 2023/2024 with the remaining three being completed in 2024/2025. The other half of the site has been sold to a different developer and development has commenced onsite.	It is recognised that half of the development has been completed and footings for the second half of development site commenced. There is no dispute over delivery of the remainder of the site.
					JM	3	0	0	2	2	0				
PA/2021/1208	Land off Ashtree Close	Belton	1.06	11	North Lincs	0	11	0	0	0	0	11	11	Development commenced onsite. The site is owned by a registered provider, a signed proforma has been received to confirm that the remaining units are expected to be completed May 2025.	Council's comments reference a signed proforma which is not made available in the Council's SYHLS assessment. Development has commenced and appears completed on Google Earth as of 10th April 2025. There may be some lag with monitoring data in relation to the recording of completions. No dispute at this time.
					JM	0	11	0	0	0	0				
PA/2020/1732	Farmyard off South View Avenue	Burringham	0.4	9	North Lincs	0	0	0	4	5	0	9	9	The site has outline planning permission however is considered an A site as it less than 10 dwellings (non-major development). There are no significant constraints to why development cannot be completed in the next five years.	Outline planning permission granted on appeal on 14th September 2021. Application for Reserved Matters validated on the 6th September 2024 for 9 dwellings. Reserved Matters has now been approved 22nd May 2025. At the 1st April 2025 the RM was pending consideration and this forms evidence that there was intent to bring the site forward. There is no dispute regarding delivery.
					JM	0	0	0	4	5	0				
PA/2021/1839	The Laurels Farm Vicarage Lane	Cadney	0.511	7	North Lincs	0	0	7	0	0	0	7	7	The site has outline planning permission however is considered an A site as it less than 10 dwellings (non-major development). There are no significant constraints to why development cannot be completed in the next five years.	Outline planning permission granted on the 9th September 2022. Application for Reserved Matters has subsequently been submitted on the 6th June 2025. At the 1st April 2025 the site is considered to be Cat A deliverable and there was no reason to dispute delivery from this site.
					JM	0	0	7	0	0	0				
PA/2019/904	Land rear of 7 Mill Road	Crowle	0.59	5	North Lincs	0	2	3	0	0	0	5	5	The site has outline planning permission however is considered an A site as it less than 10 dwellings (non-major development). There are no significant constraints to why development cannot be completed in the next five years. There is an application to discharge planning conditions which is currently undetermined.	Outline planning permission was granted on the 30th July 2021 for the erection of 5 dwellings following the demolition of 7 Mill Road. Reserved Matters approved 6th August 2024 for 5 units. No dispute regarding deliverability.
					JM	0	2	3	0	0	0				
PA/2019/943	1 — 9 Eastoft Road	Crowle	0.265	14	North Lincs	0	7	7	0	0	0	14	14	The site has full planning permission there is no significant constraints why development cannot be completed within the next five years. Development has commenced onsite.	Full planning permission granted for 14 units on the 14th May 2021. Development has commenced on site and there is no dispute regarding delivery.
					JM	0	7	7	0	0	0				

PA/2023/1162	Cottage Farm, access road to Cottage Farm	Crowle	0.46	5	North Lincs	0	0	0	5	0	0	5	5	The site has full planning permission there is no significant constraints why development cannot be completed within the next five years.	Full planning permission to convert 5 barns into 5 residential units granted on the 8th March 2024. Category A site and no evidence to dispute delivery.
					JM	0	0	0	5	0	0				
PA/2017/855 and PA/2022/2134	7 Lakes Industrial Estate, Crowle Wharf Site 2	Ealand	0.75	23	North Lincs	5	8	8	2	0	0	18	18	Discharge of planning conditions approved. A reserved matters application has been submitted and is pending approval. The site is owned by a house builder who has already completed a site next to this site.	Reserved matters for residential development of 20 dwellings approved on 17th May 2023. Scheme is under construction and there is no dispute regarding delivery.
					JM	5	8	8	2	0	0				
PA/2017/1929	3a-8 Harris View	Epworth	0.14	7	North Lincs	0	7	0	0	0	0	7	7	Development commenced with all remaining dwellings are externally constructed. Currently working on a drainage discharge of condition.	Planning permission granted on 22nd August 2018. Development at an advanced stage by 1st April 2025 and expect to complete very shortly. No dispute regarding delivery.
					JM	0	7	0	0	0	0				
PA/2020/631	The Farm Yard Ferry Road	Grazeound	0.33	6	North Lincs	0	6	0	0	0	0	6	6	Development commenced onsite and all dwellings externally constructed	Planning permission granted on the 28th August 2020. Development at a very advanced stage. No dispute over delivery.
					JM	0	6	0	0	0	0				
PA/2018/1581 and PA/2022/54	Land off Howe Lane and Hawthorne Gardens	Goxhill	3.35	84	North Lincs	0	0	15	15	15	15	60	0	The site is owned by a house builder, a signed proforma has been received to confirm that 45 dwellings will be completed in the next five years.	Council's comments reference a signed proforma which is not made available in the Council's 5YHLS assessment. Reserved Matters approval granted on 14th April 2022 for 85 dwellings. Application on behalf of Keigar Homes. The planning consent is due to expire on the 14th April 2025. As of 1st April 2025 no development has yet to commence on site. There is currently no evidence of any discharge of conditions associated with the Outline or Reserved Matters scheme. Whilst on the 1st April 2025 the application had not yet formally expired, having regard to the lack of discharge of conditions it is not considered a lawful start on site could be managed ahead of the expiry of the planning consent. Without planning consent, this site should not be included in the five year housing land supply.
					JM	0	0	0	0	0	0				
PA/2018/1716 and PA/2022/636	Land to the West of Station Road	Hibaldstow	4.2	48	North Lincs	24	24	0	0	0	0	24	24	Development commenced onsite. The site is owned by a house builder.	Reserved matters for residential development of 48 no. dwellings approved on the 17th June 2022. Development by Albansie Homes. Development has commenced onsite and is at an advanced stage. There is no dispute regarding delivery.
					JM	24	24	0	0	0	0				
PA/2019/996	Brook House Farm, Church Street	Hibaldstow	0.61	8	North Lincs	4	4	0	0	0	0	4	4	Development has commenced onsite, and 6 dwellings have already been completed on the site.	Planning permission granted for 14 no. dwellings on the 6th April 2020. The development has commenced and the site is at an advanced stage with initial properties completed and evidence of occupation. Trajectory is not disputed.
					JM	4	4	0	0	0	0				
PA/2020/158 and PA/2021/657	Land north of Wheelgates, Brigg Road, Hibaldstow,	Hibaldstow	0.47	5	North Lincs	0	3	2	0	0	0	5	5	The reserved matters application has been approved and there are no significant constraints to why development cannot be completed in the next five years.	Reserved Matters application for 5 dwellings granted on 8th October 2021. Development has commenced on site. No dispute in delivery.
					JM	0	3	2	0	0	0				
PA/2020/248 and PA/2024/687	Pumping Station Ings Lane	Hibaldstow	0.91	20	North Lincs	0	20	0	0	0	0	20	20	The site is owned by a registered provider and we have received a signed proforma stating that the development will be completed in May 2025.	Council's comments reference a signed proforma which is not made available in the Council's 5YHLS assessment. Planning permission granted on appeal. Scheme being brought forward by Ongo Homes. The development has commenced on site with initially properties finished to the exterior. The trajectory is not disputed. A revised application (PA/2024/687) for 20 residential dwellings granted consent on 20th February 2025.
					JM	0	20	0	0	0	0				
PA/2019/2025	Manor Farm East End	Kirmington	0.49	9.00	North Lincs	2	0	5	2	0	0	7	7	The site has full planning permission. 8 conditions have been discharged. The three entrances to the site have been created. Two plots have been self to self builders.	Full planning permission granted on 24th November 2021. Development has commenced on site and delivery is not disputed.
					JM	2	0	5	2	0	0				
PA/2017/389 KIRH-1	Land west of Station Road	Kirton in Lindsey	2.13	91	North Lincs	13	0	0	0	0	0	0	0	Development commenced. The site is owned by a house builder, a signed proforma has been received to confirm that all remaining dwellings will be completed in the next five years. 47 dwellings were completed on the site in 2023/2024.	Council's comments reference a signed proforma which is not made available in the Council's 5YHLS assessment. Full planning permission granted on the 3rd April 2019 for the development of 91 dwellings. Site understood to be delivered by Allison Homes (rebranded Larkfield Homes). The development is at an advanced stage and considered to have completed in advance of 1st April 2025.
					JM	13	0	0	0	0	0				
PA/1999/0920	North of Spa Hill	Kirton in Lindsey	6.52		North Lincs	10	10	12	0	0	0	22	22	Development commenced has recommenced onsite and there has been multiple new planning applications. The site is owned by a house builder, a signed proforma has been received to confirm that all remaining dwellings will be completed in the next five years. 1 dwelling was completed in 2023/2024.	Council's comments reference a signed proforma which is not made available in the Council's 5YHLS assessment. Despite the delay in commencing the original application development has commenced on site. The delivery from this site is not disputed.
					JM	10	10	12	0	0	0				
PA/2020/1869	13 High Street	Kirton in Lindsey	0.08	6	North Lincs	6	0	0	0	0	0	0	0	The site has full planning permission for change of use. There are no significant constraints to why development cannot be completed in the next five years. Development expected to be completed December/January 2025	Development has been completed and apartments are listed for sale online early 2025. The site will therefore not contribute to delivery from 1st April 2025 onwards.
					JM	6	0	0	0	0	0				
PA/2016/1709	Station Road	Kirton in Lindsey	0.3963	4	North Lincs	1	0	1	0	2	0	3	3	1 dwelling already complete and 2 dwellings have commenced onsite. It is anticipated the whole site will be completed within the five year period.	Full planning permission granted on 15th December 2016 for the development of 5 no. new dwellings. Development has commenced on site and first property complete and occupied. No dispute over remaining delivery.
					JM	1	0	1	0	2	0				
PA/2023/631	Vacant Land, Halkon Close	Luddington	0.4	9	North Lincs	0	0	4	5	0	0	9	9	The site has full planning permission and is being purchased by a developer.	Planning permission granted on the 6th November 2023 to erect 9 dwellings. No evidence of discharge of conditions and development does not appear to have commenced on site yet and no evidence. However, no dispute regarding delivery of remainder of site.
					JM	0	0	4	5	0	0				
PA/2020/554	Land at Brigg Road	Messingham	3.88	97	North Lincs	0	25	25	25	24	0	99	97	The site is owned by a house builder, a signed proforma has been received to confirm that 99 dwellings will be completed in the next five years. Work	Hybrid planning application for full permission for 5 no. units and outline permission for 99 no. units approved on 26th February 2021. Reserved Matters for 97 dwellings approved on the 13th June 2023. Development on behalf of Cyden Homes. Recent Google Earth imagery indicates that no start on site has been made as of 8th April 2025 however The Cyden Homes sales and marketing page for Wesley Gardens indicated that the sales room should be available on site by September 2025. A live S73



PA/2020/870	Warehouse 5 High Street	Wootton	0.8726	16	North Lincs	0	6	10	0	0	0	16	0	The site has full planning permission and condition 21 has been discharged.	Full planning permission for 16 dwellings granted on the 7th June 2021. Site appears unchanged since April 2021 According to Google Earth. No sign that the development has been implemented. As such the permission is considered to have expired and the development will not come forward in the five year period. The site is removed from the supply.
					JM	0	0	0	0	0	0				
PA/2018/1381	7 Vicarage Lane	Wootton	1.7	5	North Lincs	3	2	0	0	0	0	2	2	Development commenced onsite. The site is owned by a house builder, a signed proforma has been received to confirm that all dwellings will be completed in the next five years.	Full planning permission to erect five dwellings granted on the 4th July 2019. Development has commenced on site. Delivery is not disputed.
					JM	3	2	0	0	0	0				
PA/2018/440	Land at Worlaby House Farm, Low Road	Worlaby	1.8	37	North Lincs	0	10	10	10	7	0	37	37	The site is owned by a house builder. A number of discharges of planning conditions have been approved.	Planning permission granted including the delivery of 37 net dwellings granted on the 30th September 2019. Various applications since for discharge of conditions and non-material amendment. Development has commenced on site although at early stages. Delivery is not disputed.
					JM	0	10	10	10	7	0				
PA/2018/1718	Land adjacent to Ridgeway House Mill Lane	Wrawby	0.41	8	North Lincs	0	0	8	0	0	0	8	0	The site has full planning permission and there are no significant constraints to why development cannot be completed in the next five years. A signed proforma has been received from the owner of the site.	Council's comments reference a signed proforma which is not made available in the Council's SYHLS assessment. Full planning permission granted for 8 dwellings on the 15th March 2019. Planning consent expires on the 15th March 2022. No evidence of discharge of conditions or a lawful start on site. The permission is considered to have expired and should not be included within the supply.
					JM	0	0	0	0	0	0				
PA/2017/674	Land off Applefields	Wrawby	1.78	22	North Lincs	0	3	12	7	0	0	22	22	The site is owned by a house builder, a signed proforma has been received to confirm that all dwellings will be completed in the next 5 years. Expected to start on site Summer 2024.	Council's comments reference a signed proforma which is not made available in the Council's SYHLS assessment. Outline planning permission granted on 12th September 2019. Reserved Matters for 22 dwellings submitted on behalf of Keigar Homes and approved on 25th November 2022. Development is under construction and there is no dispute regarding delivery.
					JM	0	3	12	7	0	0				
<b>Sub Total</b>												<b>1445</b>	<b>1186</b>		

Johnson Mowat Assessment of the North Lincolnshire Five Year Housing Land Supply 2025-2030

Site Reference/ Planning Application			Site Area	Site Capacity		2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	NLC Total	JM Total	Council's Commentary	JM Commentary
<b>North Lincolnshire Five-Year Housing Supply: Specific B Sites</b>															
Part of Lincolnshire Lakes Area Action Plan Site (PA/2023/1124)	West of Scunthorpe	Scunthorpe	24.95	599	North Lincs	0	25	50	50	100	100	325	175	Keepmoat have submitted a full application of 599 dwellings, the application is currently undetermined.	This is a part of the wider Lincolnshire Lakes Area which is subject to an Area Action Plan. Various applications have been submitted, granted or remain pending consideration. Full planning application for 593 dwellings submitted to the Council in August 2023. The application submitted on behalf of Keepmoat Homes remains pending consideration although active with revisions as recently as May 2025. It is understood that off site highway works are currently underway on the A1770(M) roundabout which will facilitate access. Further access offsite infrastructure works in the creation of a second roundabout for primary vehicular access still need to take place. Given the pending application and anticipated infrastructure works it is not expected that dwellings will start to be completed until later in the five year period. Delivery is pushed back to 2026/27 at the earliest. <a href="https://www.bbc.co.uk/news/articles/cy67d90zpxzo">https://www.bbc.co.uk/news/articles/cy67d90zpxzo</a>
					JM	0	0	0	25	50	100				
PA/2020/1333 and PA/2024/780	Land at Burringham Road	Scunthorpe	5.24	144	North Lincs	0	36	36	36	36	0	144	130	Outline Planning Permission Granted 29/6/2021. The site has been sold to a developer and reserved matters application is expected Summer 2024.	Outline approval granted on the 29th June 2021. Reserved Matters application for development of 130 dwellings validated on the 12th July 2024. Application submitted on behalf Swan Homes. Application appears to have been last updated in January 2025. Given application remains pending consideration delivery is not expected until 2026/27 at the earliest. delivery amended to reflect this and the new anticipated yield of 130 dwellings.
					JM	0	36	36	36	22					
Part of Lincolnshire Lakes Area Action Plan Site (PA/2023/1750)	Land North of Burringham Road	Scunthorpe	6.45	158	North Lincs	0	0	0	30	30	30	90	90	Full planning application has been submitted for 158 dwellings by Gleeson Homes. The application is currently undetermined.	This is a part of the wider Lincolnshire Lakes Area which is subject to an Area Action Plan. Various applications have been submitted, granted or remain pending consideration. Full planning application for 158 dwellings validated on the 18th January 2024. Application remains pending consideration although active with recent submissions in August 2025. Application on behalf of Gleeson Homes. No dispute regarding delivery subject to Reserved Matters approval.
					JM	0	0	0	30	30	30				
Part of Lincolnshire Lakes Area Action Plan Site (PA/2023/1585)	Land south of Silica Lodge Garden Centre	Scunthorpe	3.78	81	North Lincs	0	0	0	30	30	21	81	81	Full planning application has been submitted for 81 dwellings by Gleeson Homes. The application is currently undetermined.	This is a part of the wider Lincolnshire Lakes Area which is subject to an Area Action Plan. Various applications have been submitted, granted or remain pending consideration. Full planning permission for 81 dwellings submitted by Gleeson Homes and validated by Council on 27th September 2023. Application remains pending consideration although application active with recent submissions in August 2025. No dispute regarding delivery subject to Reserved Matters approval.
					JM	0	0	0	30	30	21				
SCUH - 2	Phoenix Parkway Phase 2	Scunthorpe	1.88	40	North Lincs	0	0	20	20	0	0	40	0	The site is currently being sold to a developer and a planning application is expected early 2025.	Site is identified as allocation SCUH-2 in Local Plan. Public Access search suggests no application currently associated with site. Whilst Council reference the site is currently being sold to a developer no details are provided which would constitute clear evidence of delivery. JM have found no publicly available evidence of progress towards delivery of this site - no public evidence the site is in the hands of a developer, no planning application, no public evidence of public consultation or intent to bring forward. As a result the site is removed from the supply.
					JM	0	0	0	0	0	0				
SCUH-C7	Land at Former South Leys School, Enderby Road Phase 1	Scunthorpe	4.95	120	North Lincs	0	0	30	30	30	30	120	0	North Lincolnshire Council has received Towns Fund funding to bring this site forward for housing development. The site will be cleared in 2025 and a preferred developer selected who can achieve the timescales set out for housing delivery.	The school closed in September 2010. a recent press release by North Lincolnshire Matters on social media (X and Facebook) (dated 29th July 2025) suggests the school could be demolished "as early as September 2025". An application for prior approval of demolition is currently pending consideration (PA/2025/930). There is no evidence on the Council's Public Access page that there are applications pending for residential development of the site. There is currently no publicly available information regarding preferred housebuilders/ delivery partners associated with site nor any information which would demonstrate delivery in the next five years. No application is submitted. The site has therefore been removed from the trajectory.
					JM	0	0	0	0	0	0				
	Land at Former South Leys School, Enderby Road Phase 2	Scunthorpe	4.20	70	North Lincs	0	0	10	30	30	0	70	0	North Lincolnshire Council has received Towns Fund funding to bring this site forward for housing development. The site will be cleared in 2025 and a preferred developer selected who can achieve the timescales set out for housing delivery.	As above. There is not the clear evidence presented to demonstrate delivery in the five year period. The site should not be included in the supply.
					JM	0	0	0	0	0	0				
100051968096	Former Sandfield House	Scunthorpe	0.64	25	North Lincs	0	0	0	5	15	5	25	0	North Lincolnshire Council has received Towns Fund funding to bring this site forward for housing development. The site will be cleared in 2025 and a preferred developer selected who can achieve the timescales set out for housing delivery. The site is on the brownfield register.	Prior Approval for the demolition of Sandfield House given on 28th June 2024. No planning application or approval associated with the redevelopment of the site at this time. Google Earth demonstrates demolition has taken place by 8th April 2025. However, there is no clear evidence of an associated developer, a planning application or the redevelopment of the site which would result in delivery of dwellings. The site should not be included in delivery.
					JM	0	0	0	0	0	0				
PA/2021/2151	Land at Park Farm Road and Horkstow Road	Barton	26.3	390	North Lincs	0	15	35	35	35	35	155	85	A marketing exercise has concluded and a preferred housebuilder has been selected. Pre-application discussions on a detailed site layout will progress next month working towards a reserved matters application targeted for submission in October 2024. Please see below indicative timeframe: - Pre-application discussions, June-July 24 - Submission of Reserved Matters Application, Winter 24 - Reserved Matters Approved, summer 25 - Start on site, autumn 25	Outline approval allowed on appeal on 8th June 2023. The appeal was on behalf of Banks Group. Banks marketed the site in October 2023 to interested developers. The Council's commentary suggests that a Reserved Matters submission was due in October 2024. There is no evidence of a Reserved Matters submission. The timetable set out has therefore been delayed and a start on site in Autumn 2025 is not feasible. A delay of two years is considered reasonable given no application has been submitted yet and the Council's track record in relation to timescales to determination.
					JM	0	0	0	15	35	35				
BRIH-4 and BRIH- 3 PA/2023/1236	Land off Wrawby Road	Brigg	11.77	290	North Lincs	0	20	40	40	40	40	180	180	The site is allocated for housing within the Housing and Employment Land Allocation Development Plan. A full planning application has been submitted by Bellways. They are expected to start on site Winter 2024.	Full planning permission for 290 dwellings approved on 12th September 2024 on behalf of Bellway. As of April 2025 development has commenced on site although at early stages. The Council's trajectory is considered reasonable.
					JM	0	20	40	40	40	40				
BRIH-3 and BRIH 2	Land North of Western Avenue	Brinn	12	266	North Lincs	0	0	16	40	40	40	136	0	The site is allocated for housing within the Housing and Employment Land Allocation Development Plan.	Outline application PA/2023/1425 has been withdrawn by Bellway Homes. No subsequent application has been



PA/2021/610	Land South of High Street and West of Swallow Lane	Wootton	2.6	38	North Lincs	0	0	0	0	20	0	20	0	The site has outline planning permission for 38 dwellings.	Outline planning permission granted on appeal for 38 units on the 24th February 2023. Reserved Matters have not been submitted to date. Despite the outline consent there is no clear evidence that this site will deliver in the five year period.	
					JM	0	0	0	0	0	0					
<b>Sub Total</b>											<b>2248</b>		<b>1317</b>			



Appendix 2. North Lincolnshire Council Housing Land Supply  
Statement 2024 -2029



**NORTH LINCOLNSHIRE  
COUNCIL FIVE YEAR  
HOUSING LAND SUPPLY  
STATEMENT 2024 - 2029**

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## Introduction

North Lincolnshire Council is required to deliver a continuous five year supply of housing land to meet its future housing requirement as part of its role as the Local Planning Authority. The purpose of the report is to set out an up-to-date Five Year Housing Land Supply position for the Council covering the five-year period from the 1 April 2024 to the 31 March 2029. The report has been prepared in accordance with relevant guidance in the revised National Planning Policy Framework (December 2024) and relevant Planning Practice Guidance on demonstrating a Five Year Housing Land Supply. All data presented is the most up-to-date available at the time of publication.

## National Planning Policy Framework Update December 2024

The National Planning Policy Framework (NPPF) was updated in December 2024, which included significant changes to housing land supply requirements.

Paragraph 78 of the NPPF states:

*“Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.*”

**North Lincolnshire Council does not have an adopted plan of less than five years so therefore an annual update of a supply of specific deliverable sites sufficient against our local housing need is required.**

## Housing Land Supply Buffer

The updated National Planning Policy Framework also included changes to the requirements of a buffer with housing supply. In previous years North Lincolnshire Council has not had to apply a buffer however as stated below to ensure choice and competition in the market a 5% buffer is required.

Paragraph 78 states that:

*“The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of: a) 5% to ensure choice and competition in the market for land; or b) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply; or c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework, and whose annual average housing requirement is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.”*

Paragraph 79 of the NPPF explains the actions required if delivery falls below 95% of the requirement over the previous three years. The most recent Housing Delivery Test measurement 2023 published in December 2024, shows that North Lincolnshire has delivered 1,293 homes against a requirement of 1,033 resulting in 125% delivery.

This means that North Lincolnshire Council does not need to apply a 20% buffer or prepare an action plan but requires a 5% buffer to ensure choice and competition in the market for land based on the NPPF December 2024 update.

**Table 1: North Lincolnshire Housing Delivery Test 2023 Results**

Area Name	Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	Housing Delivery Test: 2023 measurement	Housing Delivery Test: 2023 consequence
	2020-21	2021-22	2022-23		2020-21	2021-22	2022-23			
North Lincolnshire	264	383	386	1,033	350	424	520	1,293	125%	None

## Demonstrating Deliverability

This section of the report considers what a ‘deliverable’ site is in accordance with national policy and guidance. It also details how the Council has demonstrated the deliverability of sites in the North Lincolnshire.

A ‘deliverable’ site is defined in the NPPF (2024) glossary (Annex 2) as:

*“To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*

*a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*

*b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”*

The Planning Practice Guidance sets out what evidence is required to demonstrate that sites are deliverable. This has been followed in assessing whether sites should be included in the Council’s five year supply of housing which is set out at Table 4, 5 and Appendix 1.

As part of the assessment the Council have considered whether a site is deliverable taking account of the requirements within the NPPF and PPG.

The following Categories have been used as part the assessment and these are included with Table 4 and Table 5:

- **Category A sites:** These are sites that involve non-major development or involve major development that has a detailed planning permission. These types of sites are inherently more certain of delivering within the five-year period given their planning status and/or size (non-major housing development is defined as a development less than 10 units or

development on a site less than 0.5ha in size. The definition allows for smaller sites ('non-major') to be regarded as deliverable whether they have outline or detailed planning permission, unless there is clear evidence that homes will not be delivered.

- **Category B sites:** Category B sites are those that involve major development without a detailed planning permission: for example, a site with an allocation for housing development or an extant outline planning permission. These are sites that are inherently less certain of delivery within the five-year period given a detailed permission must still be applied for and approved before homes can be delivered. Consequently, in accordance with the NPPF (2019), the Council must prepare site specific 'clear evidence' for these sites to be considered deliverable.

There is no complete definition of 'clear evidence'; however, the PPG (ID: 68-007) provides a non-exhaustive list of what type of material can constitute clear evidence in support of Category B sites. It states:

*"Such evidence, to demonstrate deliverability, may include:*

- *current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions.*
- *firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;*
- *firm progress with site assessment work; or*
- *Clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects."*

As part of the assessment the Council has produced a proforma for each site identified within this assessment to confirm the site is deliverable. Each proforma has been sent to developer/landowners/agents asking for information details on site progress and build out rates and to confirm by signature that this information is most up to date. The Council as a starting point used the SHELAA Methodology to anticipate build out rates and this was confirmed by the developer/landowner/ Agent. Where no response has been received the Council has made a judgement of deliverability of the site based on, status of the planning, lead in times, build out rates and constraints on the site.

For sites with detailed planning permission that have already commenced - numbers of dwellings are included within the 5-year supply for remaining dwellings to be completed as of 1 April 2024.

Annual site visits are conducted to confirm the progress of sites under construction, and the trajectory has been updated accordingly. Trajectory and five-year supply figures are also updated based on communication with landowners and developers throughout the year and taking account of the information provided through the proformas.

## The Standard Method

The National Planning Policy Framework (NPPF) states that “the supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old. North Lincolnshire Core Strategy (Local Plan) was adopted more than 5 years ago (June 2011). The standard method should therefore be used to calculate the housing requirement.

The Standard Method is a national formula that takes account of both projected housing growth and historic housing under-supply (through an adjustment to the household projections based on housing affordability) within a given area. The formula is detailed as part of the Planning Practice Guidance.

### Is there a shortfall of supply?

In calculating a five year land supply housing requirement there must be an assessment determining whether there has been a shortfall of housing delivery against adopted planned requirements from previous years. This should be calculated from the base-date of the adopted plan and added to the basic five-year requirement.

However, the PPG advises: “Where the standard method for assessing local housing need is used as the starting point in forming the planned requirement for housing, Step 2 of the standard method factors in past under-delivery as part of the affordability ratio, so there is no requirement to specifically address under-delivery separately when establishing the minimum annual local housing need figure.”

North Lincolnshire Council are using the Standard Method approach and therefore have not added any of additional backlog in supply as this has already been factored into the calculation as part of Step 2 of the Standard Method Calculation.

Table 2 below show the Standard Method figure for North Lincolnshire – with a 2024 base date – is 637 dwellings per annum (‘dpa’). The basic five-year requirement is therefore this figure multiplied by five years, which equals 3,185 units.

**Table 2 Standard Method Calculation for North Lincolnshire Housing Requirement**

	Methodology	Calculations	North Lincolnshire figures
Step 1 – Setting the baseline – providing stability and certainty through housing stock	Set the baseline using percentage of existing housing stock levels <sup>2</sup> - Dwelling stock (including vacant) Table 125	<b>Most recent</b> housing stock estimates- Dwelling stock estimates 2023 (unrounded)	77,196
	Using the most recent dwelling stock estimates available, calculate 0.8% of the existing housing stock to use as the baseline starting point.	0.8% of existing housing stock $(77,196 / 100) \times 0.8$	617.568
	Housing stock has grown nationally by 0.89% per year on average over the past 10 years. Using a figure of 0.8% provides a level of increase in all areas that is consistent with average housing growth, and ensures that all areas, as a minimum, are contributing to a share of the national total, proportionate to the size of their current housing market.	Baseline starting point	617.568
Step 2 – Adjusting for affordability	Adjust the baseline starting point figure (as calculated in Step 1) based on the affordability of homes in the area to increase the significance of affordability.	Affordability ratio for North Lincolnshire- 2023 2022	5.27 5.42

	<p>The workplace-based median house price to median earnings ratio<sup>3</sup> published by the Office for National Statistics at a local authority level, should be used to adjust the stock baseline upwards.</p> <p>The average affordability over the five most recent years is used to calculate the adjustment factor.</p> <p>Increasing the importance of housing affordability in assessing need will direct more homes to where that need is greatest. Thus, the multiplier in the adjustment factor formula (below) has been increased to 0.6%</p> $\text{Adjustment factor} = \left( \frac{\text{five year average affordability ratio} - 5}{5} \right) \times 0.95 + 1$	2021	5.47
		2020	4.74
		2019	4.92
		Five-year average local affordability ratio	5.16
		$5.27 + 5.42 + 5.47 + 4.74 + 4.92 = 25.82$	
		$25.82 / 5 = 5.164$	
		$5.164 - 5 = 0.164$	0.164
$0.164/5 = 0.0328$	0.0328		
$0.0328 \times 0.95 = 0.03116$	0.03116		
$0.03116 + 1 = 1.03116$	1.03116		
	<p>The adjustment factor for North Lincolnshire is 0.208 and reflects the relationship between local house prices and earnings.</p> <p><b>The Government has considered how evidence on rental affordability could be taken account of through the Standard Method but have not yet proposed incorporating this into the current methodology. Any views on the appropriateness and feasibility of reflecting rental affordability alongside price in the methodology would be welcomed.</b></p>	Adjustment factor for North Lincolnshire = 1.03116	1.03116
Step 3 – The new housing need formula result	<p>The new Standard Method does not have a cap applied to limit the level of increase for individual authorities.</p> <p>As such the resultant housing need is the level of need that authorities should be planning to release land for, according to their specific circumstances.</p> <p>The proposed method formula is:</p> $\text{LHN}_t = \text{Dwelling stock}_{(t-1)} \times 0.8\% \times \text{Adjustment Factor}$ <p>Local Housing Need 2024 = Step 1 x Step 2</p>	Step 1	617.568
		Step 2	1.03116
		LHN 2024	
		$617.568 \times 1.03116$	
		$617.568 \times 1.03116$	636.81141888
<b>North Lincolnshire's local housing need-result</b>	<p>The new formula increases targets across all regions relative to the existing standard method. Currently, large parts of the north and midlands have targets well below their existing delivery levels.</p>	<b>The annual local housing need figure for North Lincolnshire is 637</b>	<b>637</b>

## North Lincolnshire Council Five Year Housing Requirement

Bringing the above together the Council's five year housing land requirement is 3344 dwellings including a 5% buffer in the five-year period from 1 April 2024 to the 31 March 2029 as detailed in Table 3 below.

**Table 3 Assessment of North Lincolnshire Council Five Year Land Supply Requirement**

North Lincolnshire Council Five Year Housing Land Supply Requirement	
Annual Requirement	637 dwellings per annum
Shortfall	N/A
Buffer	5%
<b>Total Five Year Requirement</b>	<b>3,344</b>

Therefore, for the Council to be able to demonstrate a five year land supply it must have a deliverable supply equal to or greater than 3,344 units in the five-year period.

### North Lincolnshire Five-Year Housing Supply: Specific Sites

Table 4 (A Sites) and Table 5 (B Sites) below set out the specific site that the council consider to be deliverable based on the evidence provide to the council through the consultation with landowners/developers and agents.

**Table 4: North Lincolnshire Five-Year Housing Supply: A Sites**

Local Plan/ Planning Application	Address	Settlement	Site Area	Site Capacity	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	Commentary
PA/2017/1483	Methodist Church Frodingham Road	Scunthorpe	0.12	14	0	0	7	7	0	Development has commenced onsite.
PA/2019/1107	Lakeside (Land West of Dunlin Drive)	Scunthorpe	3.11	39	39	0	0	0	0	Development has commenced onsite with 40 units being completed last financial year. It is a national housebuilder and no reason why development cannot be completed in the next five years.
PA/2018/2186 and PA/2021/1990	Woods Along Scotter Road	Scunthorpe	3.55	36	0	0	10	10	16	Access has been created to the site and is owned by a local house builder.
SCUH-1/ PA/2020/2049	Phoenix Parkway Phase 1	Scunthorpe	7.96	132	32	32	32	32	4	Development commenced onsite, a signed proforma has been received from the national house builder who is building out the site. 26 dwellings were completed last year.

Local Plan/ Planning Application	Address	Settlement	Site Area	Site Capacity	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	Commentary
PA/2022/869	Former Ashby Market	Scunthorpe	0.47	40	40	0	0	0	0	Development commenced onsite. The site is owned by a registered provider, a signed proforma has been received to confirm that all dwellings will be completed in November 2024.
PA/2022/866 SCUH-C2	Brumby Resource Centre, East Common Lane	Scunthorpe	1.04	28	28	0	0	0	0	The site has full planning permission and is owned by a registered provider, a signed proforma has been received to confirm that all dwellings will be completed in November 2024.

Local Plan/ Planning Application	Address	Settlement	Site Area	Site Capacity	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	Commentary
PA/2021/458	Station House, 8 Station Road	Scunthorpe	0.29	58	30	28	0	0	0	This is a change of use application to convert an office building into 58 apartments, there are no significant constraints of why this cannot be completed in the next five years. Development has commenced onsite.
PA/2020/1608	10-12 Shelford Street	Scunthorpe	0.045	7	7	0	0	0	0	The site has full planning permission. Building control records confirm works have commenced onsite.
PA/2021/30	Land rear of Minster Road Day Care Centre, Chesterfield Road	Scunthorpe	0.17	10	0	10	0	0	0	The site has full planning permission and the Council has received a discharge of planning condition application. There are no significant constraints on the site and no reason why the site cannot be brought forward in the next five years. Development has commenced onsite.
PA/2021/1887 and PA/2023/670	Land rear of 50-62 Scotter Road and 4-6 Hebden Road	Scunthorpe	0.36	9	0	5	4	0	0	The site has reserved matters approval and there are no significant constraints of why development cannot be completed within in the next five years.

Local Plan/ Planning Application	Address	Settlement	Site Area	Site Capacity	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	Commentary
PA/2021/811	15 – 17 Trafford Street	Scunthorpe	0.034	20	0	10	10	0	0	The building on the site has been demolished and is ready for development.
PA/2021/2031	Former Market Development Site	Scunthorpe	0.69	15	15	0	0	0	0	Development has commenced onsite and there is no significant constraint why development cannot take place within the next five years.
PA/2019/1782 and PA/2022/1628	Moorwell Road	Scunthorpe	8.36	200	0	20	30	30	30	The site has outline and reserved matters approval. A developer has purchased the site and discharge of conditions applications are expected Winter 2024.
PA/2018/1049 and PA/2021/1661	Land to the rear of 13-19 Pasture Road	Barton	0.35	9	0	4	5	0	0	Development has commenced onsite. The site is currently up for sale however significant works have already commenced on the remaining units.

Local Plan/ Planning Application	Address	Settlement	Site Area	Site Capacity	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	Commentary
PA/2016/1763	Coach and Horses Inn 86 - 88 High Street, Barton	Barton	0.34	7	7	0	0	0	0	Development commenced onsite and signed proforma confirms the site will be developed within the five-year period. There has already been housing completions on the site.
PA/2020/1628 BARH-1 & BARH-2	Pasture Road South	Barton	21.40	317	0	30	30	30	30	Development commenced onsite. Signed proforma from the developer of the site has confirmed 120 dwellings will be completed in the next five years. This is phase five of a larger scheme which have all been completed.
PA/2019/1846	Former Hewson Mill	Barton	0.20	8	0	4	4	0	0	The site is owned by a house builder and has full planning permission, a signed proforma has been received to confirm that all dwellings will be completed in the next five years. Development has commenced onsite and road base in.
PA/2019/1728	Barton Sports Centre Newport	Barton	0.11	8	8	0	0	0	0	The site has full planning permission and condition 4 has been discharged. Building control records confirm works have commenced onsite. There are no significant constraints to why development cannot be completed in the next five years.

Local Plan/ Planning Application	Address	Settlement	Site Area	Site Capacity	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	Commentary
PA/2021/803	Providence House	Barton	0.35	16	0	6	8	2	0	The site is owned by a house builder, a signed proforma has been received to confirm that all dwellings will be completed in the next five years. Various applications to discharge planning conditions have been submitted and discharged. Development has commenced onsite.
PA/2022/68	Oddfellows Hall High Street	Barton	0.0256	5	0	5	0	0	0	The site has full planning permission. There are no significant constraints to why development cannot be completed in the next five years.
PA/2014/0887	Island Carr	Brigg	1.88	60	0	0	0	20	20	Development commenced and entrance to the site has been constructed.
PA/2017/1234	Falcon Cycles, Bridge Street, Brigg, DN20 8NQ Phase 1	Brigg	2.2	23	23	0	0	0	0	Development commenced onsite. The site is owned by a house builder, a signed proforma has been received to confirm that all dwellings will be completed in the next five years. There were 27 dwellings completed on the site in 2023/24.

Local Plan/ Planning Application	Address	Settlement	Site Area	Site Capacity	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	Commentary
Pa/2012/1399	6 Market Place	Brigg	0.21	14	0	0	4	10	0	A building on the site has been demolished as part of the site clearance work. There are no significant constraints to why development cannot be completed in the next 5 years.
PA/2022/610	Land at Horstead Avenue	Brigg	0.46	11	11	0	0	0	0	Development has commenced onsite, a signed proforma has been received to confirm that all dwellings will be completed in the next five years. 5 dwellings were completed in 2-23/2024.
PA/2022/1064	Car Sales and Storage Land Engine Street	Brigg	0.65	9	0	0	5	4	0	The site has outline planning permission however is considered an A site as it less than 10 dwellings (non-major development). There are no significant constraints to why development cannot be completed in the next five years.
PA/2023/1389	Car and Caravan Co Ltd Bigby Road	Brigg	0.19	9	0	0	5	4	0	The site has full planning permission. Development can be completed within the next five years.
PA/2021/295 and PA/2021/1179	Land rear of Hawthorne Way	Althorpe	1.2304	27	0	5	11	11	0	The site is owned by a house builder, a signed proforma has been received to confirm that all dwellings will be completed in the next five years. Various applications to discharge

Local Plan/ Planning Application	Address	Settlement	Site Area	Site Capacity	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	Commentary
										planning conditions have been submitted and discharged.
PA/2019/1454	Victoria Road	Barnetby le Wold	0.97	1	1	0	0	0	0	Development commenced onsite. The site is owned by a house builder, a signed proforma has been received to confirm that all dwellings will be completed in the next five years. The majority of the site has been completed in previous years.
PA/2020/603 and PA/2021/514	Land off Ferry Road/Chestnut Rise	Barrow upon Humber	3.05	60	15	20	20	5	0	Development commenced onsite. The site is owned by a house builder, a signed proforma has been received to confirm that all dwellings will be completed in the next five years. Various applications to discharge planning conditions have been submitted and discharged. 5 dwellings were completed in 2023/2024.
PA/2021/970	Land off Ferry Road	Barrow upon Humber	1.16	18	0	8	10	0	0	The site has full planning permission and is owned by a house builder, a signed proforma has been received to confirm that all dwellings will be completed in the next five years. Various discharge of planning condition applications has been submitted and discharged.

Local Plan/ Planning Application	Address	Settlement	Site Area	Site Capacity	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	Commentary
PA/2023/145	Lynton Ferry Road	Barrow Upon Humber	0.3	6	0	0	6	0	0	The site has full planning permission and no significant constraints to why it cannot come forward in the next five years.
PA/2020/252	Hillside Road	Broughton	0.84	24	0	0	12	12	0	The site has full planning permission and no significant constraints to why it cannot come forward in the next five years. The planning permission has been implemented.
PA/2022/1857	11 Burnside	Broughton	0.63	16	0	4	4	4	4	The site has full planning permission and no significant constraints to why it cannot come forward in the next five years.
PA/2018/660 and PA/2019/1828	Belton Garden Centre Sandtoft Road.	Belton	0.34	5	5	0	0	0	0	Development has commenced onsite. All properties on the site are watertight.
PA/2021/1136 and PA/2023/56	Land south of King Edward Street	Belton	0.77	5	2	3	0	0	0	Development has commenced onsite on 5/2/2024 and completion expected by 31/12/2025.
PA/2018/2416 and PA/2023/503	Land of King Edward Street	Belton	0.31	11	0	0	5	6	0	The site has full planning permission and no significant constraints to why it cannot come forward in the next five years.

Local Plan/ Planning Application	Address	Settlement	Site Area	Site Capacity	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	Commentary
PA/2019/319 and PA/2021/655	Land north of Sandtoft Road Westgate	Belton	0.6	7	3	0	0	2	2	Development commenced onsite. 5 plots are owned by a developer with 2 dwellings being completed in 2023/2024 with the remaining three being completed in 2024/2025.  The other half of the site has been sold to a different developer and development has commenced onsite.
PA/2021/1208	Land off Ashtree Close	Belton	1.06	11	0	11	0	0	0	Development commenced onsite. The site is owned by a registered provider, a signed proforma has been received to confirm that the remaining units are expected to be completed May 2025.
PA/2020/1732	Farmyard off South View Avenue	Burringham	0.4	9	0	0	0	4	5	The site has outline planning permission however is considered an A site as it less than 10 dwellings (non-major development). There are no significant constraints to why development cannot be completed in the next five years.
PA/2021/1839	The Laurels Farm Vicarage Lane	Cadney	0.511	7	0	0	7	0	0	The site has outline planning permission however is considered an A site as it less than 10 dwellings (non-major development). There are no significant constraints to why development cannot be completed in the next five years.

Local Plan/ Planning Application	Address	Settlement	Site Area	Site Capacity	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	Commentary
PA/2019/904	Land rear of 7 Mill Road	Crowle	0.59	5	0	2	3	0	0	The site has outline planning permission however is considered an A site as it less than 10 dwellings (non-major development). There are no significant constraints to why development cannot be completed in the next five years. There is an application to discharge planning conditions which is currently undetermined.
PA/2019/943	1 – 9 Eastoft Road	Crowle	0.265	14	0	7	7	0	0	The site has full planning permission there is no significant constraints why development cannot be completed within the next five years. Development has commenced onsite.
PA/2023/1162	Cottage Farm, access road to Cottage Farm	Crowle	0.46	5	0	0	0	5	0	The site has full planning permission there is no significant constraints why development cannot be completed within the next five years.
PA/2017/855 and PA/2022/2134	7 Lakes Industrial Estate, Crowle Wharf Site 2	Ealand	0.75	23	5	8	8	2	0	Discharge of planning conditions approved. A reserved matters application has been submitted and is pending approval. The site is owned by a house builder who has already completed a site next to this site.
PA/2017/1929	3a-8 Harris View	Epworth	0.14	7	0	7	0	0	0	Development commenced with all remaining dwellings are externally constructed. Currently working on a drainage discharge of condition.

Local Plan/ Planning Application	Address	Settlement	Site Area	Site Capacity	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	Commentary
PA/2020/631	The Farm Yard Ferry Road	Graizelound	0.33	6	0	6	0	0	0	Development commenced onsite and all dwellings externally constructed
PA/2018/1581 and PA/2022/54	Land off Howe Lane and Hawthorne Gardens	Goxhill	3.35	84	0	0	15	15	15	The site is owned by a house builder, a signed proforma has been received to confirm that 45 dwellings will be completed in the next five years.
PA/2018/1716 and PA/2022/636	Land to the West of Station Road	Hibaldstow	4.2	48	24	24	0	0	0	Development commenced onsite. The site is owned by a house builder.
PA/2019/996	Brook House Farm, Church Street	Hibaldstow	0.61	8	4	4	0	0	0	Development has commenced onsite, and 6 dwellings have already been completed on the site.
PA/2020/158 and PA/2021/657	Land north of Wheelgates, Brigg Road, Hibaldstow,	Hibaldstow	0.47	5	0	3	2	0	0	The reserved matters application has been approved and there are no significant constraints to why development cannot be completed in the next five years.

Local Plan/ Planning Application	Address	Settlement	Site Area	Site Capacity	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	Commentary
PA/2020/248	Pumping Station Ings Lane	Hibaldstow	0.91	0	0	20	0	0	0	The site is owned by a registered provider and we have received a signed proforma stating that the development will be completed in May 2025.
PA/2019/2025	Manor Farm East End	Kirmington	0.49	9	2	0	5	2	0	The site has full planning permission. 8 conditions have been discharged. The three entrances to the site have been created. Two plots have been self to self builders.
PA/2017/389 KIRH-1	Land west of Station Road	Kirton in Lindsey	2.91	13	13	0	0	0	0	Development commenced. The site is owned by a house builder, a signed proforma has been received to confirm that all remaining dwellings will be completed in the next five years. 47 dwellings were completed on the site in 2023/2024.
PA/1999/0920	North of Spa Hill	Kirton in Lindsey	6.52	32	10	10	12	0	0	Development commenced has recommenced onsite and there has been multiple new planning applications. The site is owned by a house builder, a signed proforma has been received to confirm that all remaining dwellings will be completed in the next five years. 1 dwelling was completed in 2023/2024.
PA/2020/1869	13 High Street	Kirton in Lindsey	0.08	6	6	0	0	0	0	The site has full planning permission for change of use. There are no significant constraints to why development cannot be completed in the next five years.

Local Plan/ Planning Application	Address	Settlement	Site Area	Site Capacity	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	Commentary
										Development expected to be completed December/January 2025
PA/2016/1709	Station Road	Kirton In Lindsey	0.3963	4	1	0	1	0	2	1 dwelling already complete and 2 dwellings have commenced onsite. It is anticipated the whole site will be completed within the five year period.
PA/2023/631	Vacant Land, Halkon Close	Luddington	0.4	9	0	0	4	5	0	The site has full planning permission and is being purchased by a developer.
PA/2020/554	Land at Brigg Road	Messingham	3.88	99	0	25	25	25	24	The site is owned by a house builder, a signed proforma has been received to confirm that 99 dwellings will be completed in the next five years. Work to start onsite May/June 2024.
PA/2023/1583	Whaplate Farm, West View	Messingham	0.176	7	0	0	0	3	4	Property is being marketed for sale, there are no significant constraints of why development cannot be completed within the next five years.
PA/2004/1103	Land off Barrow Road	New Holland	1.02	4	4	0	0	0	0	Development has recommenced on the site with a local house builder. Sevens dwellings were completed last financial year and it is anticipated the rest of the dwellings will be completed in the next five years.

Local Plan/ Planning Application	Address	Settlement	Site Area	Site Capacity	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	Commentary
PA/2018/792 and PA/2021/1240	Fairview, Carr Lane, Redbourne, DN21 4QU	Redbourne	0.4	6	0	6	0	0	0	The site has reserved matters approval and an application has been submitted to discharge conditions 1 to 23. Development can be completed in the next five years. Development has commenced onsite.
PA/2022/1829	Roxby Grange Farm, North Street	Roxby	0.503	7	0	0	1	3	3	The site has full planning permission and there are no significant constraints on why the development cannot be completed within in the next five years. First conversion to be completed by resident and the remaining site to be sold.
PA/2017/2095 and PA/2022/634	Land opposite The Reindeer In, Thorne Road	Sandtoft	11.1	30	30	0	0	0	0	The site has reserved matters has approval and commencement onsite expected April 2024.
PA/2019/405	Manor Farm Carr Lane	Saxby All Saints	0.48	7	0	0	3	4	0	The site has full planning permission with a number of conditions have been discharged and development has commenced onsite.
PA/2018/569 and PA/2019/1393	Sturton Nurseries	Sturton	0.42	4	2	2	0	0	0	Development has commenced onsite.
PA/2022/628	Land off Station Road	Ulceby	5.73	117	0	15	15	15	15	A signed proforma has been received significant development can take place in the next five years.

Local Plan/ Planning Application	Address	Settlement	Site Area	Site Capacity	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	Commentary
PA/2020/794	Land at Riseholme Spruce Lane	Ulceby	0.38	1	1	0	0	0	0	Development commenced onsite. The site is owned by a house builder, a signed proforma has been received to confirm that all dwellings will be completed in the next five years.
PA/2015/1390 and PA/2019/1336	Land to the rear of North Street and Cemetery Road	Winterton	6.62	129	15	25	25	25	25	Development commenced onsite with 6 dwellings being completed in 2023/2024. The site is owned by a house builder, a signed proforma has been received to confirm that 115 dwellings will be completed in the next five years.
PA/2020/324	Land at Top Road	Winterton	2.90	20	20	0	0	0	0	Development commenced onsite. The site is owned by a house builder, a signed proforma has been received to confirm that all dwellings will be completed in the next five years.
PA/2019/1497 and PA/2022/1872	5 Northlands Road	Winterton	0.41	5	0	0	5	0	0	Reserved matters application has been approved, there is no significant constraints to why development cannot be completed in the next five years.
PA/2020/870	Warehouse 5 High Street	Wootton	0.8726	16	0	6	10	0	0	The site has full planning permission and condition 21 has been discharged.
PA/2018/1381	7 Vicarage Lane	Wootton	1.7	5	3	2	0	0	0	Development commenced onsite. The site is owned by a house builder, a signed proforma has been received to confirm that all dwellings will be completed in the next five years.

Local Plan/ Planning Application	Address	Settlement	Site Area	Site Capacity	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	Commentary
PA/2018/440	Land at Worlaby House Farm, Low Road	Worlaby	1.8	37	0	10	10	10	7	The site is owned by a house builder. A number of discharges of planning conditions have been approved.
PA/2018/1718	Land adjacent to Ridgeway House Mill Lane	Wrawby	0.41	8	0	0	8	0	0	The site has full planning permission and there are no significant constraints to why development cannot be completed in the next five years. A signed proforma has been received from the owner of the site.
PA/2017/674	Land off Applefields	Wrawby	1.78	22	0	3	12	7	0	The site is owned by a house builder, a signed proforma has been received to confirm that all dwellings will be completed in the next 5 years. Expected to start on site Summer 2024.

**Table 5: North Lincolnshire Five-Year Housing Supply: Specific B Sites**

Site Reference/ Planning Application	Address	Settlement	Site Area	Site Capacity	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	Commentary
Part of Lincolnshire Lakes Area Action Plan Site (PA/2023/1124)	West of Scunthorpe	Scunthorpe	24.95	599	0	25	50	50	100	Keepmoat have submitted a full application of 599 dwellings, the application is currently undetermined.
PA/2020/1333	Land at Burringham Road	Scunthorpe	5.24	144	0	36	36	36	36	Outline Planning Permission Granted 29/6/2021. The site has been sold to a developer and reserved matters application is expected Summer 2024.
Part of Lincolnshire Lakes Area Action Plan Site (PA/2023/1750)	Land north of Burringham Road	Scunthorpe	6.45	158	0	0	0	30	30	Full planning application has been submitted for 158 dwellings by Gleeson Homes. The application is currently undetermined.
Part of Lincolnshire Lakes Area Action Plan Site (PA/2023/1585)	Land south of Silica Lodge Garden Centre	Scunthorpe	3.78	81	0	0	0	30	30	Full planning application has been submitted for 81 dwellings by Gleeson Homes. The application is currently undetermined.
SCUH - 2	Phoenix Parkway Phase 2	Scunthorpe	1.88	40	0	0	20	20	0	The site is currently being sold to a developer and a planning application is expected early 2025.

Site Reference/ Planning Application	Address	Settlement	Site Area	Site Capacity	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	Commentary
SCUH-C7	Land at Former South Leys School Enderby Road Phase 1	Scunthorpe	4.95	120	0	0	30	30	30	North Lincolnshire Council has received Towns Fund funding to bring this site forward for housing development. The site will be cleared in 2025 and a preferred developer selected who can achieve the timescales set out for housing delivery.
	Land at Former South Leys School Enderby Road Phase 2	Scunthorpe	4.20	70	0	0	10	30	30	North Lincolnshire Council has received Towns Fund funding to bring this site forward for housing development. The site will be cleared in 2025 and a preferred developer selected who can achieve the timescales set out for housing delivery.
100051968096	Former Sandfield House	Scunthorpe	0.64	25	0	0	0	5	15	North Lincolnshire Council has received Towns Fund funding to bring this site forward for housing development. The site will be cleared in 2025 and a preferred developer selected who can achieve the timescales set out for housing delivery. The site is on the brownfield register.
PA/2021/2151	Land at Park Farm Road and Horkstow Road	Barton	26.3	390	0	15	35	35	35	A marketing exercise has concluded and a preferred housebuilder has been selected. Pre-application discussions on a detailed site layout will progress next month working towards a reserved matters application targeted for submission in October 2024. Please see below indicative timeframe; - Pre-application discussions, June-July 24

Site Reference/ Planning Application	Address	Settlement	Site Area	Site Capacity	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	Commentary
										<ul style="list-style-type: none"> <li>- Submission of Reserved Matters Application, Winter 24</li> <li>- Reserved Matters Approved, summer 25</li> <li>- Start on site, autumn 25</li> </ul>
BRIH-4 and BRIH-3 PA/2023/1236	Land off Wrawby Road	Brigg	11.77	290	0	20	40	40	40	The site is allocated for housing within the Housing and Employment Land Allocation Development Plan. A full planning application has been submitted by Bellways. They are expected to start on site Winter 2024.
BRIH-3 and BRIH-2 PA/2023/1425	Land North of Western Avenue and Wrawby Road	Brigg	12	266	0	0	16	40	40	The site is allocated for housing within the Housing and Employment Land Allocation Development Plan. An outline planning application has been submitted by Bellways.
BRIH-2 PA/2023/1912	Land to the east of Grammar School Road	Brigg	4.63	112	0	20	30	30	30	The site is allocated for housing within the Housing and Employment Land Allocation Development Plan. A full planning application has been submitted by Gleeson Homes.
BRIH-1 and BRIH-5	Atherton Way	Brigg	4.40	149	0	0	28	45	45	The council are currently in the process of selling the land to a house builder for residential development. The house builder has confirmed that they will deliver 45 dwellings per annum. The allotments on the development site have now been relocated.

Site Reference/ Planning Application	Address	Settlement	Site Area	Site Capacity	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	Commentary
										The house builder is currently undertaking a number of site assessment including ecology, flood risk and transport.
100051972473	Former Hewson House	Brigg	1.1	84	0	0	0	30	30	North Lincolnshire Council has received devolution brownfield funding to bring this site forward for housing development. The site will be cleared in 2025 and a preferred developer selected who can achieve the timescales set out for housing delivery. The site is on the brownfield register.
PA/2020/2046	Land off the B1207	Broughton	2.75	79	0	30	49	0	0	Hoober Homes are to exchange contracts in April 24 and aim to submit reserved matters planning application for 79 dwellings by mid May 24. We anticipate that planning will be granted around September 24 and subject to any pre commencement planning conditions we will aim to start on site following approval. 2 year programme.
PA/2020/1790	Land to the east of Fieldside	Crowle	2.80	75	0	0	0	20	20	The site has outline planning permission, North Lincolnshire Council is in discussion with a developer to bring this site forward. A planning application is expected early 2025.
CROH-2	Godnow Road	Crowle	1.32	41	0	0	10	20	11	Pre application discussions taking place with housebuilder who is looking to bring the site

Site Reference/ Planning Application	Address	Settlement	Site Area	Site Capacity	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	Commentary
										forward for residential development, application expected by January 2025.
PA/2017/824	7 Lakes Industrial Estate, Access Road to Leisure Complex And Industrial Site	Ealand	1.18	23	0	0	10	10	3	Whilst the outline which has been approved, the site is owned by a house builder who has built out the three sites next to this site who has confirmed they have submitted for a re-design to 23 dwellings and is expected to be completed to the timescales inputted.
PA/2020/588	Land north of Ings Road	Kirton In Lindsey	2.81	90	0	0	30	30	20	Outline planning permission has been granted and two reserved matters applications have been submitted.
PA/2023/823	Land at Former RAF	Kirton in Lindsey	13.88	350	0	0	0	30	30	Pending hybrid application for full planning permission for 130 dwellings and outline for 220 dwellings. Application to discharge pre commencement planning conditions expected 2024.
PA/2022/395	Jack Tighe Ltd Redbourne Mere	Kirton In Lindsey	1.65	60	0	0	0	10	20	Outline Planning permission has been approved and the site is currently for sale.
PA/2022/1408	Southdown House Grayingham Road	Kirton In Lindsey	1.32	28	0	10	18	0	0	A signed proforma has been received. Site layouts and design of house types currently under review in advance of reserved matters application.

Site Reference/ Planning Application	Address	Settlement	Site Area	Site Capacity	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	Commentary
PA/2019/1414	99 North Street	Winterton	2.2	66	0	15	15	20	16	A reserved matter pre application has been submitted and feedback given to a housebuilder. A reserved matters application is expected summer 2024.
PA/2021/610	Land south of High Street and west of Swallow Lane	Wootton	2.6	38	0	0	0	0	20	The site has outline planning permission for 38 dwellings.

## Conclusion

In conclusion this section identifies that North Lincolnshire Council can demonstrate 5 years and approximately 1 month supply between 1 April 2024 to the 31 March 2029 as detailed in Table 5.

The following table 5 (below) shows how the five-year housing land supply has been calculated.

**Table 5 Summary of Five-Year Housing Land Supply Calculation**

<b>North Lincolnshire Five Year Housing Land Supply Calculation</b>	
Five Year Requirement	3344 (including 5% buffer)
Total Supply	3389
Years Supply	5
Surplus/ Deficit	+45