

Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register)

Proposed Housing Allocations in Local Plan in first five years

Site name	West of Scunthorpe (Lincolnshire Lakes)				
Local plan ref	SSH1 and SSH2				
Total capacity	2150				
Plan period completions	Years 6-18				
Five-year completions Since 1 st April 2022	75				
	2022/3	2023/4	2024/5	2025/6	2026/7
Completions	0	0	0	25	50

Clear evidence relating to:

Developer's delivery intentions including anticipated start and build out rates.

Buildout rates expected to be 40-60 per annum per developer. It is anticipated that four developers will be delivering dwellings across the two strategic allocation sites.

Current planning status and progress towards the submission of an application

PA/2015/0396: Outline planning permission for the development of up to 2500 new homes including a village centre (Use Classes A1, A2, A3, A4, A5, B1 and D1), a health care facility (Use Class D1), community facilities (Use Class D1), a 3 form of entry primary school (Use Class D1), new roads and footpaths, informal areas of open space, play spaces and new wildlife habitats, water bodies and wetlands with all matters reserved for subsequent approval

PA/2015/0627: Planning permission for highway works to deliver the new terminating junction to the M181 motorway (due to the de-trunked section of the highway to the north and south of the terminating junction) and the development of the eastern and western sections of the east west link road connecting to the B1450 Burringham Road

PA/2015/0628: Hybrid application for full planning permission for new road and footpaths, informal areas of open space, parklands, play areas and new wildlife habitats, attenuation ponds, recreational lakes and wetlands community; and outline planning permission with all matters reserved for non-residential institutions (Use Classes D1 and D2), leisure facilities (Use Classes A1 and A3) and storage (Use Class B8)

PA/2017/1977: Planning permission for the construction of a Flood Defence Scheme comprising of sheet piling along the right bank of the River Trent; the

placing of scour protection along the right bank of the River Trent; localised property protection within a managed overflow area at land to the north of the M180 Bridge; the raising of existing earth embankments and flood walls; and associated construction works. Flood defence scheme completed.

Progress with site assessment work:

Site investigations works are currently taking place on southern section of SS7-1 including ecology, flood mitigation, archaeology, and biodiversity net gain matrix.

Site viability: The council has secured additional funding to assist in delivering the upfront infrastructure on this site to make the development viable.

Availability: ownership, any existing uses, etc

Planning Permissions granted 5 August 2021. Maltgrade (Southern section of SS7-1) are in the process of selling the first phase of the development to a national housebuilder and they are commitment to progressing this project to deliver 599 new homes including the delivery of the two roundabouts (Eastern and western) from Burringham road to the newly created roundabout on the M181. Planning submission expected May 2023, (subject to Planning timescales) expecting to commence development on site no later than November 2023. Buildout rates expected to be 40-60 per annum.

The council are in detailed pre application discussions with the developer regarding their proposal and have also received an EIA screening opinion (PA/SCR/2022/2).

The council are also in discussions with the landowners within SS7-2. It anticipated a full planning application to deliver the first 100 dwellings within village three will be submitted later this year with expected build out rate of 40 dwellings per annum. The council are currently in pre- application with the developer for this application. As previously discussed, the council is committed to delivering the Lincolnshire Lakes project and will work in partnership with statutory consultees to enable landowners/ developers to bring forward the council's aspiration and vision for Lincolnshire Lakes.

Infrastructure provision

To assist with the delivery of Lincolnshire Lakes, the Council has secured a total of £23m of funding to bring forward critical high cost infrastructure in advance of development. The provision of critical infrastructure up front will assist the wider viability and deliverability of the project. This funding includes the following:

- £13.3m has been secured through the Humber Local Enterprise Partnership (LEP) to deliver 3.8km of continuous steel piling to improve the existing flood defence and associated works reduce the risk of flooding to the Lincolnshire Lakes site and existing communities.
- £4.5m of funding was secure for the northern junction by the Greater Lincolnshire LEP.
- £7.9m has been secured for the delivery of the southern junction through the Housing and Growth Fund by Highways England.

•The Council in 2021 was successful in securing £21.9m as part of the Towns Fund with £5m being apportioned to the delivery of an Advanced Manufacturing Park. Advanced manufacturing involves the use of innovative technologies and methodologies for improved competitiveness in the manufacturing sectors. The advanced manufacturing uses within the strategic mixed use area will combine manufacturing facilities alongside an innovation centre, which will bring together the public, private and education sector to collaborate on research and development projects, to explore decarbonisation, renewable energies and productivity improvements within existing and new markets.

Site name	Land at former South Leys School, Enderby Road Phase 1				
Local plan ref	H1P-4				
Total capacity	120				
Plan period completions	120				
Five-year completions	60				
	2022/3	2023/4	2024/5	2025/6	2026/7
Completions	0	0	0	30	30

Clear evidence relating to:

Developer’s delivery intentions including anticipated start and build out rates.

The site is within Council ownership who are looking to dispose of the site. The Council have identified this site as part of the Towns Fund to be delivered before 2027 and will be using towns fund grant to demolish the existing former schools building and support the delivery of upfront infrastructure.

Soft market testing indicates large developer interest in the site.It identified the site could deliver 30 dwellings per annum. The council are currently undertaking site investigation works and will marketing the site in Summer 2023 for disposal.

Current planning status and progress towards the submission of an application

Using the Town Fund grant funding the council are currently undertaking the SIs/work necessary to submit outline application in preparation for disposal. Planning application expected Autumn 2023 alongside the disposal of the site.

Progress with site assessment work

Site investigation works are currently being undertaken.

Site viability

Town Fund grant funding has been identified to assist with enabling works – demolitions – to support site overall viability.

Availability: ownership, any existing uses, etc

The site is in Council ownership. The site is largely vacant with one remaining occupier. The Council is currently working to enable the relocation of this occupier to secure vacant possession. The site can still be delivered prior to the relocation of the occupier.

Infrastructure provision

Demolition of the existing building onsite and will be funded by the town fund grant monies.

Site name	Moorwell Road				
Local plan ref	H1P-6				
Total capacity	200				
Plan period completions	200				
Five-year completions	100				
	2022/3	2023/4	2024/5	2025/6	2026/7
Completions	0	0	20	30	50

Clear evidence relating to:

Developer's delivery intentions including anticipated start and build out rates.

A signed proforma was received from the developer Persimmon Homes who submitted the reserved matters application stating that all that dwellings will be completed by 2030. The developer identified the build rate will be between 20 dwelling in the first year, second year 30 dwellings and remaining years 50 dwellings per annum.

Current planning status and progress towards the submission of an application

Reserved matters application PA/2022/1926 has been submitted to North Lincolnshire Council and is not yet determined. Alongside this application there has also been an application to discharge conditions 28 and 34 and an application to modify the section 106 agreement (PA/2022/1628) which is currently undetermined.

Progress with site assessment work

Outline application which has been approved on 03/04/2022 included flood risk assessment; drainage strategy; Arboricultural Survey & Impact Assessment; Topographical surveys; Design and access statement and Geo-environmental report.

Site viability

A Viability Assessment was submitted as part of the Reserved Matters application due to the abnormal costs associated with the high-water table onsite. The viability assessment is currently being considered independently as part of PA/2022/1628.

Availability: ownership, any existing uses, etc

The site is one ownership.

Infrastructure provision

None required.

Site name	Former Ashby Market and Former Rustys Car Garage				
Local plan ref	H1P-7 and H1P -10				
Total capacity	40				
Plan period completions	40				
Five-year completions	40				
	2022/3	2023/4	2024/5	2025/6	2026/7
Completions	0	0	40	0	0

Clear evidence relating to:

Developer’s delivery intentions including anticipated start and build out rates.

A signed proforma was received from the register provider who submitted the application stating that all the dwellings will be completed in 2024/5. The land is now in their ownership.

Current planning status and progress towards the submission of an application

In 2022 an application for full planning permission PA/2022/869 was approved at committee. Planning permission was granted on 27/01/2023 alongside the land sale from the council and private landowner.

Progress with site assessment work

Relevant site assessment work has been completed as part of the full planning application. The site is cleared for development.

Site viability

No known issues.

Availability: ownership, any existing uses, etc

The registered provider is buying the majority of the site from North Lincolnshire Council. The remaining of the site is in the process of buying purchased by the owner of this land.

Infrastructure provision

None required.

Site name	Brumby Resource Centre East Common Lane				
Local plan ref	H1P-11				
Total capacity	28				
Plan period completions	28				
Five-year completions	28				
	2022/3	2023/4	2024/5	2025/6	2026/7
Completions	0	0	28	0	0

Clear evidence relating to:

Developer's delivery intentions including anticipated start and build out rates.

A signed proforma was received from the register provider who submitted the application stating that all the dwellings will be completed in 2024/5.

Current planning status and progress towards the submission of an application

An application for full planning permission PA/2022/866 was granted on 11/01/2023.

Progress with site assessment work

Relevant site assessment work has been completed as part of the full planning application. The site is cleared for development.

Site viability

No known issues.

Availability: ownership, any existing uses, etc

The registered provider owns the site.

Infrastructure provision

None required.

Site name	Wrawby Road Phase 2				
Local plan ref	H1P-16				
Total capacity	333				
Plan period completions	333				
Five-year completions	140				
	2022/3	2023/4	2024/5	2025/6	2026/7
Completions	0	0	0	20	20

Clear evidence relating to:

Developer's delivery intentions including anticipated start and build out rates.

Developer is intending to submit an application in summer 2023 following pre application advice from the council. A signed proforma has been received from the developer who has interest in the site and after commencement year the site is expected to deliver 20-40 units per annum.

Current planning status and progress towards the submission of an application

Developer is intending to submit an application in summer 2023 following pre application advice from the council. Site investigation survey have been undertaken including the relevant studies. A screening opinion has also been undertaken for the site.

Progress with site assessment work

Transport assessment has already been undertaken regarding the Brigg North Link Road, along with a community consultation event. Along with the normal assessments which need to be submitted for a proposal of this size. The developer is also aware of an archaeological assessment and field evaluation which needs to be submitted as part of the application.

Site viability

No known issues.

Availability: ownership, any existing uses, etc

A national housebuilder has an interest in the land and a contractual position with the landowners for progressing a planning application for residential development on allocations BRIH-2, BRIH-3, and BRIH-4. The site is greenfield agricultural land.

Infrastructure provision

Sewage treatment works and foul sewage capacity is limited and infrastructure upgrade is required.

A new link road to be constructed between Atherton Way, Grammar School Road and Wrawby Road including new roundabouts and associated junctions connecting to the existing local highway network.

Site name	Wrawby Road Phase 1				
Local plan ref	H1P-17				
Total capacity	152				
Plan period completions	152				
Five-year completions	135				
	2022/3	2023/4	2024/5	2025/6	2026/7
Completions	0	0	0	20	20

Clear evidence relating to:

Developer’s delivery intentions including anticipated start and build out rates.

Developer is intending to submit an application in summer 2023 following pre application advice from the council. A signed proforma has been received from the developer who has interest in the site and after commencement year the site is expected to deliver 20-40 units per annum.

Current planning status and progress towards the submission of an application

Developer is intending to submit an application in summer 2023 following pre application advice from the council. Site investigation survey have been undertaken including the relevant studies. A screening opinion has also been undertaken for the site.

Progress with site assessment work

Transport assessment has already been undertaken regarding the Brigg North Link Road, along with a community consultation event. Along with the normal assessments which need to be submitted for a proposal of this size. The developer is also aware of an archaeological assessment and field evaluation which needs to be submitted as part of the application.

Site viability

No known issues.

Availability: ownership, any existing uses, etc

A national housebuilder has an interest in the land and a contractual position with the landowners for progressing a planning application for residential development on allocations BRIH-2, BRIH-3, and BRIH-4. The site is greenfield agricultural land.

Infrastructure provision

Sewage treatment works and foul sewage capacity is limited and infrastructure upgrade is required.

A new link road to be constructed between Atherton Way, Grammar School Road and Wrawby Road including new roundabouts and associated junctions connecting to the existing local highway network.

Site name	Land at Horstead Avenue				
Local plan ref	H1P-18				
Total capacity	16				
Plan period completions	16				
Five-year completions	16				
	2022/3	2023/4	2024/5	2025/6	2026/7
Completions	0	6	10	0	0

Clear evidence relating to:

Developer’s delivery intentions including anticipated start and build out rates

The developer has started demolition on the site.

Current planning status and progress towards the submission of an application

An application for full planning permission PA/2022/660) has been submitted and approved on 18/10/2022.

Progress with site assessment work

The relevant site assessment has been submitted as part of the full planning application.

Site viability

No known issues.

Availability: ownership, any existing uses, etc

The site is in full ownership of the developer who bought the site from North Lincolnshire Council.

Infrastructure provision

None required.

Site name	Land to the east of Fieldside				
Local plan ref	H1P-22				
Total capacity	75				
Plan period completions	75				
Five-year completions	20				
	2022/3	2023/4	2024/5	2025/6	2026/7
Completions	0	0	0	0	20

Clear evidence relating to:

Developer's delivery intentions including anticipated start and build out rates

Proforma has been received from the owner of the land who has said heads of terms have been agreed with a developer subject to approval of reserved matters application.

Current planning status and progress towards the submission of an application

An outline planning application has been submitted and approved with the reference PA/2020/1790, decision dated 12/01/2022. The council have been in discussion with the developer regarding the reserved matters application proposed layout. Based on these discussions it is anticipated a planning application will be submitted Winter 2023.

Progress with site assessment work

Relevant site assessments were submitted with the outline planning permission.

Site viability

No known issues.

Availability: ownership, any existing uses, etc

The site is in single ownership and the landowner is in contract with a housing association subject to approval of reserved matters.

Infrastructure provision

None required.

Start of committed housing sites from local plan which are category B sites.

Site name	Land of King Edward Street Belton				
Local plan ref	H1C-40				
Total capacity	11				
Plan period completions	11				
Five-year completions	11				
	2022/3	2023/4	2024/5	2025/6	2026/7
Completions	0	0	0	5	6

Clear evidence relating to:

Developer's delivery intentions including anticipated start and build out rates.

A signed proforma has been received from the owner of the site.

Current planning status and progress towards the submission of an application

An outline application has been approved on 03/04/2020 and the proforma indicates delivery to commence in 2025/2026 and completed in 2026/2027.

A reserved matters application (PA/2023/503) has been submitted and currently is not yet determined.

Progress with site assessment work

The relevant site assessments were submitted with the outline planning permission which include a flood risk assessment; design and access statement; heritage statement and ecology and protected species survey.

Site viability

No known issues.

Availability: ownership, any existing uses, etc

The site is in ownership of the applicant who submitted the outline planning application. The site is cleared as the Sir Solomon Public House was demolished in 2014.

Infrastructure provision

None required.

Site name	Land North off Ings Road Kirton in Lindsey				
Local plan ref	H1C-59				
Total capacity	79				
Plan period completions	79				
Five-year completions	54				
	2022/3	2023/4	2024/5	2025/6	2026/7
Completions	0	0	4	25	25

Clear evidence relating to:

Developer's delivery intentions including anticipated start and build out rates.

It is anticipated the site will deliver approximately 25 dwellings per annum.

Current planning status and progress towards the submission of an application

Outline planning permission for residential development, open space and associated infrastructure (appearance, landscaping, layout and scale reserved for subsequent consideration) has been approved. No reserved matters application has been submitted. A discharge of condition application has been submitted under PA/2021/1053 for contamination/remediation which is pending consideration

Progress with site assessment work

The relevant site assessments were submitted as part of the outline planning application:

- Flood Risk Assessment and Drainage Strategy
- Design and Access Statement
- Contamination Report
- Transport Assessment
- Noise Assessment
- Landscape Assessment
- Topographical Survey
- Ecological Assessment
- Phase 1 Habitat Assessment
- Tree Survey
- Heritage Assessment
- Air Quality Assessment

Site viability

No known issues

Availability: ownership, any existing uses, etc

Single ownership

Infrastructure provision

No known issues

Site name	Woods Along Scotter Road Scunthorpe				
Local plan ref	H1C-16				
Total capacity	36				
Plan period completions	36				
Five-year completions	30				
	2022/3	2023/4	2024/5	2025/6	2026/7
Completions			10	10	10

Clear evidence relating to:

Developer's delivery intentions including anticipated start and build out rates.

A local developer owns the site it is anticipated the site will deliver 10 dwellings per annum starting in 2024.

Current planning status and progress towards the submission of an application

The outline application (PA/2018/2186) was approved on 05/11/2019 and the reserved matters application has been submitted but not yet determined.

Progress with site assessment work

The relevant site assessment work has been submitted as part of the outline and reserved matters application.

Site viability

No known issues.

Availability: ownership, any existing uses, etc

The site is in single ownership of a local house building.

Infrastructure provision

None required.

Site name	Former Spencer Group, Mill Lane, Barrow Upon Humber				
Local plan ref	H1C-33				
Total capacity	40				
Plan period completions	40				
Five-year completions	30				
	2022/3	2023/4	2024/5	2025/6	2026/7
Completions	0	0	0	10	10

Clear evidence relating to:

Developer's delivery intentions including anticipated start and build out rates.

It is anticipated site will deliver 10 dwellings per annum.

Current planning status and progress towards the submission of an application

The council are in preapplication discussions with the developers' planning agents.

Progress with site assessment work

The relevant site assessments were submitted as part of the outline planning application:

- Flood Risk Assessment
- Design and Access Statement
- Contamination Report
- Transport Assessment

Site viability

No known issues

Availability: ownership, any existing uses, etc

Single ownership

Infrastructure provision

No known issues

Site name	Land off Station Road Ulceby				
Local plan ref	H1C-70				
Total capacity	117				
Plan period completions	90				
Five-year completions	90				
	2022/3	2023/4	2024/5	2025/6	2026/7
Completions	0	0	30	30	30

Clear evidence relating to:

Developer's delivery intentions including anticipated start and build out rates.

A signed proforma has been received from the developer's agent cover the developers anticipated start date of site preparation in 2023 enabling housing completions in 2024/25 with a build out rate of 30 a year.

Current planning status and progress towards the submission of an application

Hybrid planning application PA/2022/628 has been submitted for 117 dwellings on this site and is pending consideration and was approved 23/03/2023. This permission will be delivered instead of the outline planning permission PA/2018/2525. The increase in dwellings is due to the more detailed site layout planning revealing additional capacity within the site. The hybrid application includes a phase which would be subject of full planning permission for 32 dwellings. there is a clear intention to deliver development in the next 5 years.

Progress with site assessment work

The relevant site assessments were submitted as part of the planning application include Topographical Survey; Ecology and Protected Species Survey; Flood Risk and Drainage Strategy; Archaeological Assessment; Design and assess Statement; Transport Statement and Geo-Physical Report and Survey.

Site viability

No known issues.

Availability: ownership, any existing uses, etc

The site is in single ownership of the developer which is a greenfield site.

Infrastructure provision

None required.