



NORTH LINCOLNSHIRE
COUNCIL FIVE YEAR
HOUSING LAND SUPPLY
STATEMENT AUGUST
2021

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 2021 to the 31 March 2026. The report has been prepared in accordance with relevant policy and guidance on demonstrating a Five Year Housing Land Supply. All data presented is the most up-to-date available at the time of publication.

What is a five-year housing land supply and how is it assessed?

A Five Year Housing Land Supply is a forward-looking measure of whether a Local Planning Authority ('LPA') has sufficient sites to meet its housing requirement in the next five-years. All LPAs in England are required by the National Planning Policy Framework ('NPPF') (2021) (Paragraph 74) to assess their Five Year Housing Land Supply position on an annual basis taking account of relevant national policy in the NPPF (2021), planning policy guidance ('PPG'), and this can be interpreted in the context of planning precedent (for example planning appeal decisions and legal judgments).

The calculation of a Five Year Housing Land Supply is within two parts. Part 1 considers the housing needs requirement for the five year period and Part 2 considers the housing supply of deliverable sites in the five year period and how this compares against the number of homes required identified in part 1.

Does COVID-19 have an impact on the Council's Five Year Housing Land Supply?

The COVID-19 global pandemic has inevitably had an impact on developers' ability to build homes. This is as a result of both the immediate lockdown – where many developers stopped building works on site for a number of weeks – as well as social distancing measures imposed following lockdown: lengthening the time it takes developers to build homes. There is a further issue of general economic uncertainty and the current recession.

Ultimately, any negative impacts from the pandemic on the construction industry will be borne out of the figures for completions. If there is a shortfall against the Local Housing Need figure, then this will be added to the requirement going forward and would need to be addressed in future assessments on that basis.

North Lincolnshire Housing Requirement

The Standard Method

The National Planning Policy Framework (NPPF) states that “Local planning authorities should identify and update annually a supply of specific deliverable sites 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.” The latter should be calculated using the standard method set out in the Planning Practice Guidance.

North Lincolnshire Core Strategy (Local Plan) was adopted more than 5 years ago (June 2011), and the emerging Local Plan has not yet been subject to examination. The standard method should therefore be used to calculate the housing requirement in accordance with Paragraph 74 and Footnote 39 of the NPPF (2021).

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.

Table 1 below show the Standard Method figure for North Lincolnshire – with a 2021 base date – is 383 dwellings per annum (‘dpa’). The basic five-year requirement is therefore this figure multiplied by five years, which equals 1915 units.

Table 1 Standard Method Calculation for North Lincolnshire Housing Requirement

	Methodology in the guidance ¹	Calculations	North Lincolnshire figures
Step 1 – Setting the baseline	Set the baseline using the national housing growth projections ² Using these projections, calculate the projected average annual household growth over a 10 year period (this should be 10 consecutive years, with the current year being used as the starting point from which to calculate growth over that period).	Household projection 2021	75,028
		Household projection 2031	78,679
		10 year difference between 2021 – 2031	3,651
		$78,679 - 75,028 = 3,651$	
		Annual average projected growth $3,651 / 10 = 365.1$	365
Step 2 – An adjustment to take account of affordability	Adjust the annual average projected household growth figure (as calculated in Step 1) based on the affordability of the area.	Affordability factor for North Lincolnshire (2020)	4.77
	The most recent median workplace-based affordability rents ³ , published by the Office for National Statistics at a local authority level, should be used.	Local affordability ratio $4.77 - 4 = 0.77$	0.77

	No adjustment is to be made where the ratio is 4 or below.	$0.77 / 4 = 0.1925$	0.1925
	$\text{Adjustment factor} = \left(\frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25 + 1$	$0.1925 \times 0.25 = 0.048125$	0.048125
		$0.048125 + 1 = 1.048125$	1.048125
		Adjustment factor for North Lincolnshire	1.048125
	<p>The adjustment factor for North Lincolnshire is 1.058125 and is used as:</p> <p>Minimum annual local housing need figure = (adjustment factor) x projected household growth</p>	<p>Minimum annual local housing need figure =</p> <p>$1.048125 \times 365 = 382.565625$</p>	383
Step 3 – Capping the level of any increase	<p>A cap is then applied which limits the increases an individual local authority can face. How this is calculated depends on the current status of relevant strategic policies for housing.</p> <p>Where these policies were adopted in the last 5 years (at the point of making the calculation), the local housing need figure is capped at 40% above the average annual housing requirement figure set out in the existing policies.</p> <p>This also applies where the relevant strategic policies have been reviewed by the authority within the 5 year period and found to not require updating.</p> <p>For areas covered by spatial development strategies, the relevant strategic policies are those contained within the spatial development strategy. For example, where a requirement figure for an authority in a spatial development strategy differs from that in a local plan the figure in the spatial development strategy should be used.</p> <p>Where the relevant strategic policies for housing were adopted more than 5 years ago (at the point of making the calculation), the local housing need figure is capped at 40% above whichever is the higher of:</p> <ol style="list-style-type: none"> The projected household growth for the area over the 10 year period identified in step 1: or The average annual housing requirement figure 	North Lincolnshire adopted the Local Development Framework (LDF) Core Strategy in 2011	2011
		The average annual housing requirement figure in the existing LDF Core Strategy is 754	754
		Average annual household growth over 10 years is 365 (as per Step 1)	365
		The minimum annual local housing need figure is 383 (as per Step 2)	383
		<p>The cap is set at 40% above the higher of the most recent average annual housing requirement figure (754) or average annual household growth over 10 years (365):</p> <p>Cap = $754 + (40\% \times 754) = 754 + 301.6 = 1055.6$</p>	1056

	set out in the most recently adopted strategic policies (if a figure exists)		
North Lincolnshire's local housing need-result	The capped figure is greater than the minimum annual local housing need figure and therefore does not limit the increase to the local authority's minimum annual housing need figure.	The minimum annual local housing need figure for North Lincolnshire is 383	383

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.

What is the appropriate buffer?

Paragraph 74 of the NPPF (2021) requires an additional buffer should be added to the five-year requirement. It presents three potential buffers as detailed below: "The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- 5% to ensure choice and competition in the market for land; or
- 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
- 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving a planned supply".

This statement is not an Annual Position Statement and therefore a 10% buffer is not appropriate for North Lincolnshire Council. The appropriate buffer for North Lincolnshire is as a consequence either a default 5% or a 20% buffer. As the Council must apply one of these buffers to reflect local circumstances; the appropriate buffer to be applied is the 5% buffer as 85% of the requirement has been surpassed and they are not seeking to confirm a 5 year housing land supply. The latest HDT result means the council does not need to apply the 20% buffer as it has consistently done in the past.

The Government published the Housing Delivery Test 2020 results in January 2021. The table below identifies that North Lincolnshire is required to produce an Action Plan to increase housing delivery over the next five years. Table 2 identifies that North Lincolnshire delivered 94% of its housing requirement within this period therefore a 5% buffer is appropriate for North Lincolnshire Council.

Table 2: North Lincolnshire Housing Delivery Test 2020 Results

Area Name	Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	Housing Delivery Test: 2020 measurement	Housing Delivery Test: 2020 consequence
	2017-18	2018-19	2019-20		2017-18	2018-19	2019-20			
North Lincolnshire	399	412	369	1,180	386	327	400	1,114	94%	Action Plan

North Lincolnshire Council Five Year Housing Requirement

Bringing the above together the Council's five year housing land requirement is 2,011 dwellings in the five-year period from 1 April 2021 to the 31 March 2026 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	383 dwellings per annum
Shortfall	N/A
Buffer	5% (96 dwellings)
Total Five Year Requirement	2,011

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 2,011 units in the five-year period. The next sections present an assessment of the Council's deliverable supply including a summary of what constitutes a 'deliverable' site.

Five Year Housing Land Supply

The Council Approach to Demonstrating Deliverability

To demonstrate a five year land housing land supply, the Council must identify specific 'deliverable' sites sufficient to provide 2,011 dwelling between 1 April 2021 and 31 March 2026. This section of the report considers what a 'deliverable' site is in accordance with policy and guidance. It also details how the Council has gone about demonstrating the deliverability of sites in the North Lincolnshire.

Policy and guidance

A 'deliverable' site is defined in the NPPF (2021) 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 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:

- **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.

What is 'clear evidence' in respect of Category B sites?

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. The site proforma for each site can be viewed in Appendix 1.

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 2021.

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.

North Lincolnshire Five-Year Housing Supply: Specific Sites

Table 4 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. This information provided is included within Appendix 1.

Table 4: North Lincolnshire Five-Year Housing Supply: Specific Sites

Local Plan/ Planning Application	Category A or B	Address	Settlement	Site Area	Site Capacity	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	Commentary relevant at the 1 April 2021
PA/2017/2006	A	Former Crosby Primary School, Frodingham Road	Scunthorpe	0.51	19	19	0	0	0	0	Development commenced and 19 dwellings left to be completed.
PA/2019/1280	A	Land at the Council Depot, Station Road	Scunthorpe	1.00	37	37	0	0	0	0	Development commenced and 37 dwellings left to be completed.
PA/2018/664	A	Land at 1-3 Cliff Gardens Phase 2	Scunthorpe	0.2	10	2	8	0	0	0	Development commenced
PA/2019/1088 and PA/2019/1107	A	Lakeside	Scunthorpe	37.91	210	0	44	44	0	0	Development commenced on the site for PA/2019/1088 for 88 dwellings. However, the developer cannot confirm when development will commence on site for PA/2019/1107 for 122 dwellings due to the site constraints. It is anticipated that this will be resolved later this year.

PA/2018/838	A	Land south of Ashby Turn Primary Care Centre, The Link	Scunthorpe	0.26	18	8	10	0	0	0	Application has been submitted to discharge conditions. Development expected to commence 2021.
PA/2018/2004	A	Land Rear Ashby Link, The Link, Scunthorpe, DN16 2US	Scunthorpe	0.3	10	10	0	0	0	0	Development commenced and expected to be completed 2021/2022.
PA/2017/1399	A	Land at Bottesford Road	Scunthorpe	0.16	10	10	0	0	0	0	Reserved Matters (PA/2020/806) approved in October 2020 and development commenced on site.
PA/2018/1021	A	Site of the Lilcas Warwick Road	Scunthorpe	0.5	25	25	0	0	0	0	Development commenced
SCUH-5 (PA/2017/2137)	A	Land off Burringham Road (Roman Way)	Scunthorpe	2.49	22	22	0	0	0	0	Development commenced and only 22 dwellings left to be completed.
4RKH8 (PA/2018/2266)	A	Former Priory Lane Infants School	Scunthorpe	0.89	21	21	0	0	0	0	Development commenced
SCUH-C8/ PA/2018/2404	A	Land at Dartmouth Road	Scunthorpe	2.49	77	15	30	30	2	0	Development commenced
PA/2019/1180	A	22-24 Cole Street	Scunthorpe	0.04	8	8	0	0	0	0	Development commenced

PA/2018/2186	B	Woods along Scotter Road	Scunthorpe	3.55	36	0	6	12	12	6	Access to the site has been created and the site is owned solely by a housebuilder.
PA/2019/1821	A	Land rear of 50-72 Bellingham Road	Scunthorpe	0.41	12	12	0	0	0	0	Development commended
PA/2019/2110	A	Former Coal Yard Grange Lane South	Scunthorpe	0.18	7	7	0	0	0	0	Development commenced
PA/2019/1729	A	Land at Trent View House	Scunthorpe	0.33	8	8	0	0	0	0	Development commenced in 2021.
PA/2020/1027	A	Former Magistrates Court, Corporation Road	Scunthorpe	0.12	7	0	7	0	0	0	Developer confirmed in proforma that the site will be completed in 2022/2023.
PA/2019/1714	A	50 The Riveter Henderson Avenue	Scunthorpe	0.03	6	0	6	0	0	0	Developer confirmed in proforma that the site will be completed in 2022/2023. The site is in single ownership and there are no significant constraints.

SCUH-1/ PA/2020/2049	B	Phoenix Parkway Phase 1	Scunthorpe	7.96	158	0	30	30	30	30	Planning application (PA/2020/2049) pending at 1/04/2021. it is anticipated to be determined in Summer 2021. The proforma states development expected to commence in 2021/2022. (This has now got planning permission. Granted 30/06/2021.)
PA/2020/1333	B	Land at Burringham Road	Scunthorpe	5.24	144	0	0	30	30	30	The site is in single ownership and the proforma confirms the site will deliver 90 units within the five year period.
SCUH-C7	B	Land at former South Leys School, Enderby Road Phase 1	Scunthorpe	4.95	120	0	0	0	0	30	The site is allocated for housing development and within Council ownership. The site is part of the towns fund that aims to ensure additional housing is delivered in Scunthorpe by 2025. The site has significant housebuilder interest. It is anticipated 30 dwellings will be delivered within the five year period.

Z16EY	B	Former Ashby Market	Scunthorpe	0.47	40	0	0	0	20	20	The site is identified on the Brownfield Register for housing development and is within council ownership. The site is part of the towns fund that aims to ensure additional housing is delivered in Scunthorpe by 2025. The site has significant housebuilder interest and is expected to be marketed for best and final offer Summer 2021 with the requirement for the site to be delivered within the next five years.
SCUH-C2	B	Brumby Resource Centre, East Common Lane	Scunthorpe	1.04	40	0	0	0	10	10	The final phase of the site is currently being marketed and has developer interested. The site is currently in council ownership and is expected to be developed within the next five years.
PA/2018/1049	A	Land to the rear of 13-19 Pasture Road	Barton	0.35	16	0	6	10	0	0	The site is now owned by a housebuilder and proforma confirms the site will be developed within the five year period.
PA/2019/1798	A	7a Marsh Lane	Barton	0.16	6	6	0	0	0	0	Development commenced and expected to be completed 2021/2022.
PA/2016/1763	A	Coach and Horses Inn 86 - 88 High Street, Barton	Barton	0.34	18	8	10	0	0	0	Application to discharge conditions has been submitted and the developer/ landowner has confirmed that the site will be developed within the next five years.

PA/2020/1612	A	Land Adjacent to White Swan Butts Road	Barton	0.15	5	0	5	0	0	0	The has planning permission and has been purchased by a house builder.
BARH-1 & BARH-2	A/B	Pasture Road South	Barton	21.40	319	30	30	30	30	30	Development commenced. Planning application pending to deliver 317 dwelling on the remaining allocated sites without planning permission. An application is expected to be determined Summer/ Autumn 2021.
PA/2014/0887	A	Island Carr	Brigg	1.88	60	0	0	10	25	25	Allocated site and revised planning application expected in 2021. Development commenced and entrance to the site has been constructed.
PA/2017/1234	A	Falcon Cycles, Bridge Street, Brigg, DN20 8NQ Phase 1	Brigg	2.2	67	6	25	25	11	0	Development commenced and expected to be complete within the next five years based on the signed proforma.
PA/2017/1234	A	Former Falcon Cycles Bridge Street Brigg Phase 2	Brigg	0.18	20	0	20	0	0	0	Reserved matters (PA/2021/288) have been approved in April 2021 and development expected to commence Autumn 2021.
PA/2012/1399	A	6 Market Place	Brigg	0.21	14	0	0	0	10	4	The planning application has been implemented on site. The landowner has confirmed the site will be delivered within the next five years.

BRIH-2	B	Land at Western Avenue	Brigg	5.54	186	0	0	0	30	30	The site is allocated for housing within the Housing and Employment Land Allocation Development Plan Document. Master planning has commenced, and a planning application is expected later this year. There is strong developer interest in the site. The preliminary design for the Brigg Link Road has been undertaken and the council are working with the landowners to bring the site forward in accordance with planning policy. The council have also applied for grant funding to support the delivery of the road.
BRIH-3	B	Wrawby Road Phase 2	Brigg	11.97	333	0	0	0	30	30	
BRIH-4	B	Wrawby Road Phase 1	Brigg	4.31	152	0	0	0	30	30	
PA/2018/510	A	Land at Windsor Way, Barnetby-le-Wold, DN38 6LA	Barnetby Le Wold	0.4	9	9	0	0	0	0	Reserved matters (PA/2020/790) approved October 2020. Development commenced on site.
PA/2019/1454	A	Victoria Road	Barnetby le Wold	0.97	23	3	10	10	0	0	Development commenced
PA/2018/845	B	Former Spencer Group Mill Lane	Barrow upon Humber	1.56	40	0	0	10	10	10	The signed proforma has confirmed 30 dwellings will be completed in the next five years.

PA/2020/603	B	Land off Ferry Road/Chestnut Rise	Barrow upon Humber	3.05	75	0	0	15	15	15	Reserved Matters has been submitted to the Local Planning Authority and is expected to be determined Summer/Autumn 2021.
PA/2020/803	A	Land north of Ferry Road East	Barrow upon Humber	0.56	9	0	5	4	0	0	Planning permission was granted in 2020 and work is anticipated to start on site next year.
PA/2017/124	A	The Red Lion	Broughton	0.35	6	0	6	0	0	0	Application to discharge planning conditions has been submitted to the local planning authority and is expected to be determined Summer 2021.
PA/2019/1973	B	Belwood Lodge, King Edward Street, Belton	Belton	0.21	5	0	0	0	0	5	The signed proforma states the site will be delivered within the next five years. The site is also in single ownership.
PA/2018/2416	B	Land of King Edward Street, Belton	Belton	0.31	11	0	0	0	5	6	The signed proforma states the site will be delivered within the next five years. The site is also in single ownership.
PA/2019/849	A	Land adjacent 1 Belgrave Close, Belton	Belton	0.18	5	0	0	5	0	0	The signed proforma states the site will be delivered within the next five years.
PA/2019/1828	A	Belton Garden Centre Sandtoft Road.	Belton	0.34	5	0	3	2	0	0	Reserved Matters has been approved December 2019. Development expected to commence in 2022.

PA/2019/936	A	Land adjacent 28 North Street	Crowle	0.26	8	4	4	0	0	0	Development is expected to commence in 2021.
CROH-1	B	Land to the east of Fieldside	Crowle	2.80	75	0	0	0	0	20	A planning application (PA/2020/1790) for outline residential development has been submitted for 75 dwelling to the Local Planning Authority. It is expected to be determined Summer 2021.
PA/2017/1929	A	3a-8 Harris View	Epworth	0.14	7	0	0	7	0	0	Development commenced
PA/2019/1804	A	The Sycamores Battle Green	Epworth	0.11	5	0	3	2	0	0	An application to discharge planning conditions has been submitted to the Local Planning Authority.
PA/2018/1581	B	Land off Howe Lane and Hawthorne Gardens	Goxhill	3.35	84	0	0	10	10	10	Reserved Matters is expected to be submitted to the Local Planning Authority late 2021. The developer has confirmed on the proforma that 30 dwellings will be delivered within the next five years.
PA/2019/841	B	Land east of Strathdee, Barrow Road	Goxhill	0.36	9	0	9	0	0	0	The signed proforma states the site will be delivered within the next five years. The site is also in single ownership.

PA/2019/181	A	Orchid House, Howe Lane	Goxhill	0.27	8	0	4	4	0	0	The planning permission is for 9 dwellings however one of the dwellings is a replacement dwelling.
PA/2019/842	B	Land north of 6 Thornton Road	Goxhill	0.34	8	0	8	0	0	0	The signed proforma states the site will be delivered within the next five years. The site is also in single ownership.
PA/2020/538	A	Conway Thornton Road	Goxhill	0.83	6	0	0	3	3	0	The planning permission is for 7 dwellings however one of the dwellings is a replacement dwelling.
PA/2014/0196	A	Willow Farm, East Street	Hibaldstow	1.25	10	10	0	0	0	0	Development commenced and only 10 dwellings are remaining to be developed.
PA/2018/1716	B	Land to the West of Station Road	Hibaldstow	4.2	48	0	6	12	12	12	Reserved Matters expected to be submitted to the local planning authority Summer 2021. The signed proforma confirms the site will be delivered within the next five years.
PA/2019/996	A	Brook House Farm, Church Street	Hibaldstow	0.61	14	0	3	5	5	1	Development commenced and the planning conditions have been discharged. No proforma has been received however site is expected to be complete in the next five years.

PA/2020/158	B	Land north of Wheelgates, Brigg Road, Hibaldstow,	Hibaldstow	0.47	5	0	0	2	3	0	Reserved matters planning application expected to be submitted early summer 2021.
KIRH-1	A	Land west of Station Road	Kirton in Lindsey	2.91	91	10	30	30	21	0	Development commenced
PA/1999/0920	A	North of Spa Hill	Kirton in Lindsey	6.52	20	0	10	10	0	0	Development commenced
PA/2020/588	B	Land North of Ings Road	Kirton in Lindsey	2.81	79	0	0	10	25	25	A discharge of planning conditions will be submitted Spring 2021 for contamination and remediation works. The signed proforma show the site 60 dwellings will be delivered within the next five years.
PA/2020/1869	A	13 High Street	Kirton in Lindsey	0.08	6	0	6	0	0	0	The signed proforma states the site will be delivered within the next five years.
PA/2018/978	A	68 High Street, Messingham	Messingham	0.25	7	0	7	0	0	0	The signed proforma states the site will be delivered within the next five years.
PA/2015/1390	A	Land to the rear of North Street and Cemetery Road,	Winterton	6.62	135	0	5	25	25	25	Reserved Matters (PA/2019/1336) approved December 2019 and development is expected to commence 2021.
PA/2020/324	A	Land at Top Road	Winterton	2.90	110	30	30	30	20	0	Development commenced

PA/2018/1759	A	Land south of Coates Avenue	Winterton	1.47	40	0	0	0	20	20	Application to discharge planning conditions has been submitted to the local planning authority and is expected to be determined Summer 2021.
PA/2017/2080	A	Land north of Front Street, Ulceby	Ulceby	0.97	14	0	7	7	0	0	Development commenced
PA/2017/1450	A	land rear of new convenience store, off Church Lane, Ulceby	Ulceby	0.61	9	9	0	0	0	0	Development commenced
PA/2019/783	A	Land rear of church lane	Ulceby	0.77	10	7	3	0	0	0	Development commenced
PA/2018/2525	B	Land off Station Road	Ulceby	5.73	90	0	0	0	0	30	The signed proforma states 30 dwellings will be delivered within the next five years.
PA/2020/794	A	Land at Riseholme Spruce Lane	Ulceby	0.38	9	0	0	4	5	0	The signed proforma states 9 dwellings will be delivered within the next five years.
PA/2013/1256	A	7 Lakes Industrial Estate, Crowle Wharf Site 1	Ealand	0.61	17	8	9	0	0	0	Reserved Matters planning applications PA/2017/1233 and PA/2016/1730 have been approved to deliver 17 dwellings. Development commenced on site.

PA/2017/352	A	7 Lakes Industrial Estate, Crowle Wharf Site 2	Ealand	0.75	9	9	0	0	0	0	Discharge of planning conditions approved, and development commenced
PA/2018/1884	A	West street	Scawby	0.6	6	6	0	0	0	0	Development commenced only 6 dwelling remaining to be built.
PA/2018/1718	A	Land adjacent to Ridgeway House Mill Lane	Wrawby	0.41	8	0	0	8	0	0	An application to discharge planning conditions has been submitted to the Local Planning Authority.
PA/2017/0674	B	Land off Applefields	Wrawby	1.78	22	0	0	0	0	8	The signed proforma states 8 dwellings will be delivered within the next five years.
PA/2019/460	B	Land at Kettleby Lane	Wrawby	0.21	6	0	0	0	3	3	The signed proforma states 6 dwellings will be delivered within the next five years.
PA/2017/1208	B	Vacant land, Halkon Close	Luddington	0.4	9	0	0	0	0	0	Reserved Matters application expected to be submitted Spring 2021.
PA/2017/1513	B	Land Rear Of, Hawthorne Way	Althorpe	1.23	27	0	0	10	10	7	Reserved matters application expected to be submitted to the local planning authority summer 2021.
PA/2018/1583	A	25-35 Cherry Lane, Wootton, DN39 6RL	Wootton	0.7	9	0	9	0	0	0	Development commenced and expected to be completed this year.

PA/2017/2017	A	Land rear of Kirmington Primary School, Main Street	Kirmington	0.47	7	3	4	0	0	0	Reserved matters (PA/2019/1167) was approved in March 2020 and development commenced.
PA/2018/792	B	Fairview, Carr Lane, Redbourne, DN21 4QU	Redbourne	0.4	9	0	5	4	0	0	Reserved matters application expected to be submitted to the local planning authority summer 2021.
PA/2018/440	A	Land at Worlaby House Farm, Low Road,	Worlaby	1.8	37	0	0	0	17	20	An application to discharge planning conditions has been submitted to the Local Planning Authority.
PA/2019/405	A	Manor Farm North Carr Lane	Saxby all Saints	0.48	7	0	2	3	2	0	An application to discharge planning conditions has been submitted to the Local Planning Authority.
PA/2018/2294	A	Cottage Farm	Crowle	0.46	5	0	0	2	2	1	The signed proforma states 5 dwellings will be delivered within the next five years.

Conclusion

In conclusion this section identifies that North Lincolnshire Council can demonstrate a 5.64 year supply between 1 April 2021 to the 31 March 2026 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

North Lincolnshire Five Year Housing Land Supply Calculation	
Five Year Requirement	2,011
Total Supply	2,218
Years Supply	5.64 Years
Surplus/ Deficit	+207

Appendices

Appendix 1 Site Proformas

Planning Reference / Local Plan Reference	PA/2016/1793 BARH-2
Address	Pasture Road South
Permission Date	14/06/2017
Applicant	Keigar Homes
Application Progress	Development commenced on the site
Site Assessment Progress	The relevant site assessment works have been submitted as part of the planning applications approved within Phases 1,2, 3 and 4 of the site.
Viability/ Ownership/Infrastructure	Site within single ownership and there are no significant constraints and development can take place within the five-year period.
Lead in Time (years)	Development has already commenced
Build Rate (per annum)	30
Total Units (application)	115
Year 1: 2021/2022	28 Plots left of 115 in the phase
Year 2: 2022/2023	
Year 3: 2023/2024	
Year 4: 2024/2025	
Year 5: 2025/2026	
Total 5 Years	

I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:

Signed:

Printed Name: G. Whall

Organisation: KEIGAR HOMES

Date: 20-JULY-2021,

Planning Reference / Local Plan Reference	PA/2018/2404
Address	Land north of Dartmouth Road, Scunthorpe
Permission Date	29/03/2019
Applicant	Keigar Homes Ltd
Application Progress	Planning permission to erect 77 dwellings with associated garaging, new estate access road and open space area
Site Assessment Progress	All planning conditions discharged (PA/2019/1018, PA/2019/1017, PA/2019/825 and PA/2019/823)
Viability/ Ownership/Infrastructure	No identified viability/ownership/infrastructure constraints.
Lead in Time (years)	1 year from 1 st April 2020
Build Rate (per annum)	30
Total Units (application)	77
Year 1: 2021/2022	15
Year 2: 2022/2023	30
Year 3: 2023/2024	30
Year 4: 2024/2025	2
Year 5: 2025/2026	0
Total 5 Years	77

I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:

Signed:

Printed Name: G. Whall,

Organisation: KEIGAR Homes

Date: 20 July 2021,

Planning Reference / Local Plan Reference	BARH-1 and BARH-2
Address	Pasture Road South
Permission Date	
Applicant	Keigar Homes
Application Progress	Development commenced on part of the site and the remaining site could deliver approximately 300 dwellings
Site Assessment Progress	The relevant site assessment works have been submitted as part of the planning applications approved within Phases 1,2, 3 and 4 of the site. New application currently in for phase 5 and 6 for 317 dwellings (PA/2020/1628 - undetermined)
Viability/ Ownership/Infrastructure	Site within single ownership and there are no significant constraints and development can take place within the five-year period.
Lead in Time (years)	0 year from 1 ST April 2021 <u>2022</u>
Build Rate (per annum)	30
Total Units (application)	300 <u>317</u>
Year 1: 2020/2021	<u>22-23</u> 30
Year 2: 2021/2022	<u>23-24</u> 30
Year 3: 2022/2023	<u>24-25</u> 30
Year 4: 2023/2024	<u>25-26</u> 30
Year 5: 2024/2025	<u>26-27</u> 30
Total 5 Years	150
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: <u>G. Whall</u></p> <p>Organisation: <u>KEIGAR HOMES</u></p> <p>Date: <u>12 - may - 2021,</u></p> <p><u>Subject to Market Conditions + Detailed Planning</u></p>	

Planning Reference / Local Plan Reference	PA/2014/0196
Address	Willow Farm, East Street, Hibaldstow
Permission Date	03/06/2014
Applicant	Keigar Homes
Application Progress	Planning permission to demolish existing farm out-buildings and erect 37 dwellings with associated garaging and parking, including new access roads. All pre commencement conditions have been discharged – PA/2016/447 and PA/2019/1968.
Site Assessment Progress	<p>The relevant site assessments were submitted as part of the planning application:</p> <ul style="list-style-type: none"> • Remediation Statement • Landscaping and Ecology • Drainage Strategy • Topographical Survey • Phase 1 Desk Top Report • Flood Risk Assessment • Ecology and Protected Species Survey • Heritage Impact assessment • Archaeological Mitigation Strategy • Design and assess Statement • Transport Statement
Viability/ Ownership/Infrastructure	Site within single ownership and there are no significant constraints. Development has commenced and 20 dwellings have already been completed.
Lead in Time (years)	2014/196 year from 1 ST April 2020
Build Rate (per annum)	10
Total Units (application)	40
Year 1: 2021/2022	10
Year 2: 2022/2023	0
Year 3: 2023/2024	0
Year 4: 2024/2025	0
Year 5: 2025/2026	0
Total 5 Years	10
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: G. Whall</p> <p>Organisation: KEIGAR HOMES</p> <p>Date: 12-may-2021,</p>	

Planning Reference / Local Plan Reference	PA/2014/0887
Address	Land Off Island Carr, Brigg
Permission Date	18/11/2014
Applicant	Keigar Homes Ltd
Application Progress	Application for approval of reserved matters following outline planning permission PA/2012/0674 dated 07/09/2012 for the erection of 60 dwellings. A discharge of condition application has been submitted and approved PA/2016/467
Site Assessment Progress	<p>The relevant site assessments were submitted as part of the planning application:</p> <ul style="list-style-type: none"> • Landscaping • Ecology Plan • CEMP • Drainage Layout • Ecology and Biodiversity Management Plan • Flood Risk and Drainage Strategy • Remediation Method Statement • Archaeological Reports • Design and Access Statement
Viability/ Ownership/Infrastructure	Site within single ownership and there are no significant constraints. <i>REVISED Planning Permission</i>
Lead in Time (years)	2 year from 1 ST April 2021
Build Rate (per annum)	25
Total Units (application)	60
Year 1: 2021/2022	0
Year 2: 2022/2023	0
Year 3: 2023/2024	10
Year 4: 2024/2025	25
Year 5: 2025/2026	25
Total 5 Years	60
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: <i>G. WHALL</i></p> <p>Organisation: <i>KEIGAR HOMES</i></p> <p>Date: <i>12-MAY-2021,</i></p> <p><i>Subject to market conditions + Detailed Planning Permission</i></p>	

Planning Reference / Local Plan Reference	PA/2017/1234
Address	Falcon Cycles, Bridge Street, Brigg
Permission Date	24/08/2018
Applicant	Mr C Salmon <i>OWNER KEIGAR HOMES</i>
Application Progress	Planning permission to erect sixty seven dwellings with garages, including landscaping & access and outline application for an over 55's accommodation, with all matters reserved. A discharge of condition application PA/2019/1400 has been submitted and is undetermined. A planning application to vary house types and realign the road has been submitted PA/2020/704 and has been approved.
Site Assessment Progress	The relevant site assessments were submitted as part of the planning application: <ul style="list-style-type: none"> • Site Survey • Site levels • Landscape Plan • Ecology and Protected Species Survey • Flood Risk and Drainage Strategy • Archaeological Evaluation • Design and assess Statement • Traffic and Parking Statement
Viability/ Ownership/Infrastructure	Site within single ownership and there are no significant constraints.
Lead in Time (years)	1 year from January 2021
Build Rate (per annum)	25
Total Units (application)	67
Year 1: 2021/2022	<i>0</i> 6
Year 2: 2022/2023	<i>6</i> 25
Year 3: 2023/2024	<i>25</i> 25
Year 4: 2024/2025	<i>25</i> 11
Year 5: 2025/2026	<i>11</i> 0
Total 5 Years	67
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: <i>G Whall,</i></p> <p>Organisation: <i>KEIGAR HOMES</i></p> <p>Date: <i>12-May-2021,</i></p> <p><i>Subject to Market Conditions</i></p>	

Planning Reference / Local Plan Reference	PA/2017/2080
Address	Land North of Front Street, Ulceby
Permission Date	20/09/2018
Applicant	Keigar Homes Ltd
Application Progress	Planning permission to erect 14 dwellings with associated garaging, driveways, new access road, creation of a pond and open space area. A variation application PA/2019/1946 has been approved to vary house types and materials approved 14/02/2020. Discharge of condition application has been submitted PA/2018/2565 with all pre commencement conditions discharged.
Site Assessment Progress	The relevant site assessments were submitted as part of the planning application: <ul style="list-style-type: none"> • Topographical Survey • Ecology Assessment • Landscaping Plan • Drainage Strategy • Flood Risk Assessment • Archaeological Report and Surveys • Design and Assess Statement • Site Investigation report
Viability/ Ownership/Infrastructure	Site within single ownership and there are no significant constraints.
Lead in Time (years)	1 year from 1 April 2020
Build Rate (per annum)	7
Total Units (application)	14
Year 1: 2021/2022	7
Year 2: 2022/2023	7
Year 3: 2023/2024	0
Year 4: 2024/2025	0
Year 5: 2025/2026	0
Total 5 Years	14
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: G. Whall</p> <p>Organisation: Keigar Homes</p> <p>Date: 12-May-2021,</p>	

Planning Reference / Local Plan Reference	PA/2018/1583
Address	25-35 Cherry Lane, Wootton, DN39 6RL
Permission Date	11/02/2019
Applicant	Keigar Homes
Application Progress	Full planning permission to 14 dwellings with associated driveways and garages and create new access road (including demolition of existing buildings). Discharge of condition application undermined (PA/2019/517). The discharged of condition application will be determined shortly.
Site Assessment Progress	<p>The relevant site assessments were submitted as part of the planning application:</p> <ul style="list-style-type: none"> • Drainage • Landscaping • Topographical Plan • Ecology Plan • Design and Access and Heritage Statement • Site investigation Report • Phase 1 Desk Top • Flood Risk Assessment • Phase 1 Habitat Survey • Tree Plan • CEMP
Viability/ Ownership/Infrastructure	There are no significant constraints. Delivery likely in Year 2.
Lead in Time (years)	1 from 1 April 2020
Build Rate (per annum)	10
Total Units (application)	14
Year 1: 2021/2022	7.9
Year 2: 2022/2023	2.0
Year 3: 2023/2024	0
Year 4: 2024/2025	0
Year 5: 2025/2026	0
Total 5 Years	9
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: G. Wall</p> <p>Organisation: Keigar Homes</p> <p>Date: 12 May 2021</p>	

Planning Reference / Local Plan Reference	PA/2019/783
Address	Land rear of Church Lane, Ulceby
Permission Date	03/10/2019
Applicant	Keigar Homes Ltd
Application Progress	Planning permission to erect 10 dwellings with associated garaging driveways, estate shared access and diversion footpath 112. Discharge of condition application has been submitted PA/2019/1975 with all pre commencement conditions discharged.
Site Assessment Progress	<p>The relevant site assessments were submitted as part of the planning application:</p> <ul style="list-style-type: none"> • Topographical Survey • Ecology Plan • Habitat Survey • Landscaping • Tree report • Drainage Strategy • Flood Risk Assessment • Archaeological Report • Design and assess Statement • Site Investigation report
Viability/ Ownership/Infrastructure	Site within single ownership and there are no significant constraints.
Lead in Time (years)	1 year from 1 April 2020
Build Rate (per annum)	7
Total Units (application)	10
Year 1: 2021/2022	7
Year 2: 2022/2023	23
Year 3: 2023/2024	0
Year 4: 2024/2025	0
Year 5: 2025/2026	0
Total 5 Years	10
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: G. Whall</p> <p>Organisation: KEIGAR HOMES</p> <p>Date: 12-MAY-2021</p>	

Planning Reference / Local Plan Reference	PA/2019/1454
Address	Victoria Road, Barnetby
Permission Date	25/02/2019
Applicant	Keigar Homes Ltd
Application Progress	Planning permission to erect 23 dwellings with associated driveways, new access road and public open space. A discharge of condition application PA/2020/605 has been submitted and approved. A variation application to vary working hours and update CEMP has been submitted and remains undetermined.
Site Assessment Progress	<p>The relevant site assessment works have been submitted as part of the full planning application. This includes:</p> <ul style="list-style-type: none"> • Topographical Survey • Landscaping • Phase 1 habitat and biodiversity • Drainage Strategy • CEMP • Levels • Noise assessment • Archaeology Evaluation • Flood risk assessment • Design and access statement • Phase 1 desk top Survey • Phase 2 Site investigation • Remediation Statement
Viability/ Ownership/Infrastructure	Site is in single ownership and there are no significant infrastructure constraints.
Lead in Time (years)	1 year from 1 April 2020 <u>2021</u>
Build Rate (per annum)	10
Total Units (application)	23
Year 1: 2021/2022	3
Year 2: 2022/2023	10
Year 3: 2023/2024	10
Year 4: 2024/2025	0
Year 5: 2025/2026	0
Total 5 Years	23
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: <u>G. Whall</u></p> <p>Organisation: <u>KEIGAR HOMES</u></p> <p>Date: <u>12 May 2021</u></p>	

Subject to market conditions

Planning Reference	PA/2020/794
Address	Riseholme, Spruce Lane, Ulceby
Permission Date	03/11/2020
Applicant	Keigar Homes Ltd
Site Assessment Progress	Planning permission for 9 dwellings with associated garages and a private shared access has been approved. A Landscape plan, drainage strategy and a Phase 1 Habitat Survey and Biodiversity management Plan has been submitted with the application. A discharge of condition application has been submitted under PA/2020/2096 and is pending consideration.
Viability/ Ownership/Infrastructure	The site is in one ownership and there are no significant infrastructure constraints
Lead in Time (years)	2 from 1 st April 2021
Build Rate (per annum)	5
Total Units (application)	9
Year 1: 2021/2022	0
Year 2: 2022/2023	0
Year 3: 2023/2024	4
Year 4: 2024/2025	5
Year 5: 2025/2026	0
Total 5 Years	9

I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:

Signed:

Printed Name: G. Whall

Organisation: KEIGAR HOMES

Date: 12-may-2021,

Subject to market conditions

Planning Reference	PA/2020/803
Address	Land north of Ferry Road, Barrow
Permission Date	29/09/2020
Applicant	Keigar Homes Ltd
Site Assessment Progress	Planning permission to erect 9 dwellings, including associated access and garages has been approved. A Design and Access Statement, Phase 1 Desk Study report, Habitat Survey and Biodiversity Management Plan, Archaeological reports , Arboricultural report and a drainage strategy has been submitted with the application. No discharge of condition application has been submitted.
Viability/ Ownership/Infrastructure	The site is in one ownership and there are no significant infrastructure constraints
Lead in Time (years)	2 from April 2021
Build Rate (per annum)	5
Total Units (application)	9
Year 1: 2021/2022	0
Year 2: 2022/2023	0 5
Year 3: 2023/2024	4 4
Year 4: 2024/2025	5
Year 5: 2025/2026	0
Total 5 Years	9
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: G. Whall</p> <p>Organisation: KEIGAR HOMES</p> <p>Date: 12-may-2021,</p>	

Planning Reference / Local Plan Reference	PA/2017/1513
Address	Land of the A18 Althorpe
Permission Date	14/01/2019
Applicant	Roger Burnett Promotions
Application Progress	Outline application with access and layout determined at outline stage have been granted. No reserved matters has been submitted or discharge of condition application. A reserved matters application is anticipated shortly.
Site Assessment Progress	The relevant site assessments were submitted as part of the planning application: <ul style="list-style-type: none"> • SUDS Assessment • Flood Risk and Surface Water Assessment • Ecological Appraisal • Design and Access Statement
Viability/ Ownership/Infrastructure	There are no significant constraints.
Lead in Time (years)	4 years from 1 April 2020
Build Rate (per annum)	10
Total Units (application)	27
Year 1: 2021/2022	0
Year 2: 2022/2023	10 0
Year 3: 2023/2024	10
Year 4: 2024/2025	7 10
Year 5: 2025/2026	0 7
Total 5 Years	27
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: G. Whall,</p> <p>Organisation: KEIGAR Homes</p> <p>Date: 12-may-2021,</p> <p>Subject to market conditions,</p>	

Planning Reference / Local Plan Reference	PA/2017/2017
Address	Land rear of Kirmington Primary School, Main Street, Kirmington,
Permission Date	06/08/2018
Applicant	Mr G Wise, Brocklesby Estates
Application Progress	Outline application PA/2017/2017 for 7 dwellings with all matters reserved. A reserved matters application PA/2019/1167 has been approved 12/03/2020. All pre commencement conditions have been discharged PA/2019/1252.
Site Assessment Progress	The relevant site assessments were submitted as part of the planning application: <ul style="list-style-type: none"> • Heritage Statement • Phase 1 Desk Top • Design and Access Statement • Arboricultural Report • Ecology survey
Viability/ Ownership/Infrastructure	There are no significant constraints. The site has been sold to Keigar Homes who will develop the site.
Lead in Time (years)	1 year from 1 April 2020
Build Rate (per annum)	7
Total Units (application)	7
Year 1: 2021/2022	7 3
Year 2: 2022/2023	0 4
Year 3: 2023/2024	0
Year 4: 2024/2025	0
Year 5: 2025/2026	0
Total 5 Years	7
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: G. Whall</p> <p>Organisation: KEIGAR Homes</p> <p>Date: 12-may-2021.</p> <p>Subject to market conditions</p>	

Planning Reference / Local Plan Reference	PA/2015/1390
Address	Land to the rear of North Street and Cemetery Road, Winterton
Permission Date	18/03/2020
Applicant	Keigar Homes
Application Progress	Outline planning permission for demolition of a house and outline planning permission for the erection of dwellings with all matters reserved, the construction of roads, sewers, formation of public open space and ancillary landscaping. (Allowed on appeal). Reserved matters has been approved PA/2019/1336 on 20.12.2019. Discharge of condition applications for have been approved PA/2019/1435 and PA/2019/92
Site Assessment Progress	<p>The relevant site assessments were submitted as part of the planning application:</p> <ul style="list-style-type: none"> • Topographical Survey • Ecology and Protected Species Survey • Flood Risk and Drainage Strategy • Archaeological Assessment/ Mitigation and Report • Design and assess Statement • Transport Statement • Heritage Assessment • Site Investigation Report • Landscape and Visual Appraisal • Bat Survey
Viability/ Ownership/Infrastructure	Site within single ownership and there are no significant constraints.
Lead in Time (years)	1 year from 1 ST April 2020
Build Rate (per annum)	25
Total Units (application)	135
Year 1: 2021/2022	5
Year 2: 2022/2023	25 5
Year 3: 2023/2024	25 25
Year 4: 2024/2025	25 25
Year 5: 2025/2026	25 25
Total 5 Years	105 80
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: G. Wall</p> <p>Organisation: KEIGAR Homes</p> <p>Date: 12-may - 2021</p>	

Planning Reference / Local Plan Reference	PA/2018/1581
Address	Land off Howe Lane and Hawthorne Gardens, Goxhill
Permission Date	27/07/2019
Applicant	Keigar Homes Ltd
Application Progress	Outline planning permission for a residential development (with all matters reserved for subsequent approval) No reserved matters or discharge of condition application has been submitted.
Site Assessment Progress	The relevant site assessments were submitted as part of the planning application: <ul style="list-style-type: none"> • Flood Risk Assessment • Transport Statement • Ecology Report Phase 1 • Design and Access Statement • Archaeology Briefing Note • Tree Report • Topographical Plan
Viability/ Ownership/Infrastructure	Site within single ownership and there are no significant constraints.
Lead in Time (years)	1 year from 1 ST April 2021
Build Rate (per annum)	5 10
Total Units (application)	84
Year 1: 2021/2022	0
Year 2: 2022/2023	15 0
Year 3: 2023/2024	15 10
Year 4: 2024/2025	15 10
Year 5: 2025/2026	15 10
Total 5 Years	60 30
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: G Whall</p> <p>Organisation: KEIGAR Homes</p> <p>Date: 12-may-2021.</p>	

Planning Reference	PA/2020/603
Address	Land off North End, Millfields Way, Barrow
Permission Date	10/02/2021
Applicant	Keigar Homes Ltd
Site Assessment Progress	Outline planning permission with all matters have reserved have been approved. All site assessments have been submitted at outline stage including a Flood risk Assessment, Landscape Statement, Transport Statement and an archaeological evaluation report. A reserved matters application PA/2021/514 has been submitted and is pending consideration. A discharge of condition application has been submitted.
Viability/ Ownership/Infrastructure	The site is in one ownership and there are no significant infrastructure constraints
Lead in Time (years)	2 from 1 st April 2021
Build Rate (per annum)	24 15
Total Units (application)	64
Year 1: 2021/2022	0
Year 2: 2022/2023	0
Year 3: 2023/2024	20 15
Year 4: 2024/2025	20 15
Year 5: 2025/2026	24 15
Total 5 Years	64 45
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: G. Whall,</p> <p>Organisation: KEIGAR HOMES</p> <p>Date: 12-may-2021,</p> <p>Subject to data Reserved matters Application + market conditions,</p>	

Planning Reference / Local Plan Reference	PA/2012/1399
Address	6 Market Place, Brigg
Permission Date	29/07/2015
Applicant	Mrs J Grimley
Application Progress	Demolition of a metal clad shop, a store and a retail stall and planning permission for the erection of a mixed use development comprising eight town houses,six flats and three shops. A variation application PA/2017/1652 was approved. A discharge of condition application PA/2018/709 has been submitted and approved.
Site Assessment Progress	The relevant site assessment works have been submitted as part of the full planning application. This includes: <ul style="list-style-type: none"> • Flood risk assessment • Design and access statement
Viability/ Ownership/Infrastructure	Site is in single ownership and there are no significant infrastructure constraints. The planning permission has been implemented on the site.
Lead in Time (years)	3+ year from 1 April 2021
Build Rate (per annum)	14
Total Units (application)	14
Year 1: 2021/2022	0
Year 2: 2022/2023	0
Year 3: 2023/2024	0
Year 4: 2024/2025	10
Year 5: 2025/2026	4
Total 5 Years	10
I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:	
<div style="border: 1px solid black; height: 100px; width: 100%;"></div>	
Signed:	
Printed Name:	
Organisation:	
Date:	

Planning Reference / Local Plan Reference	PA/2013/1256, PA/2016/1710 and PA/2017/233
Address	7 Lakes Industrial Estate, Crowle Wharf
Permission Date	15/10/2014, 09/06/2017, 09/06/2017
Applicant	Mr C Muscroft
Application Progress	Application for approval of reserved matters pursuant to outline application PA/2015/0481 approved under appeal on 24/08/16 to erect 9 dwellings. No discharge of condition application has been submitted.
Site Assessment Progress	The relevant site assessments were submitted as part of the planning application: <ul style="list-style-type: none"> • Flood Risk Assessment • Design and assess Statement • Drainage Strategy
Viability/ Ownership/Infrastructure	Site within single ownership and there are no significant constraints.
Lead in Time (years)	1 year from 1 st April 2020
Build Rate (per annum)	9
Total Units (application)	17
Year 1: 2021/2022	8 Yes
Year 2: 2022/2023	9 Yes
Year 3: 2023/2024	0
Year 4: 2024/2025	0
Year 5: 2025/2026	0
Total 5 Years	17

I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:

Printed Name:

Howard J Woot

Organisation:

Date:

26-6-21

Planning Reference / Local Plan Reference	PA/2017/352
Address	7 Lakes Industrial Estate, Crowle Wharf
Permission Date	01/10/2018
Applicant	Mr C Muscroft
Application Progress	Application for approval of reserved matters pursuant to outline application PA/2015/0481 approved under appeal on 24/08/16 to erect 9 dwellings. Conditions are discharged on PA/2017/367.
Site Assessment Progress	The relevant site assessments were submitted as part of the planning application: <ul style="list-style-type: none"> • Landscaping Plan • Flood Risk Assessment • Design and assess Statement
Viability/ Ownership/Infrastructure	Site within single ownership and there are no significant constraints.
Lead in Time (years)	1 year from 1 ST April 2020
Build Rate (per annum)	9
Total Units (application)	9
Year 1: 2021/2022	9 Yes correct .
Year 2: 2022/2023	0
Year 3: 2023/2024	0
Year 4: 2024/2025	0
Year 5: 2025/2026	0
Total 5 Years	9

I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:

Printed Name: Howard Wreast

Organisation:

Date:

26-6-21

Planning Reference / Local Plan Reference	PA/2015/0728
Address	Former Darby Glass Offices and Factory, Sunningdale Road
Permission Date	10/02/2016
Applicant	H G Homes (Bottesford) Ltd
Application Progress	Application for approval of reserved matters (appearance, landscaping, layout and scale) for the erection of 68 dwellings
Site Assessment Progress	All necessary assessment work has been undertaken and submitted.
Viability/ Ownership/Infrastructure	Development commenced on site. 4 dwellings are remaining to be completed.
Lead in Time (years)	0
Build Rate (per annum)	17
Total Units (application)	68
Year 1: 2021/2022	4
Year 2: 2022/2023	0
Year 3: 2023/2024	0
Year 4: 2024/2025	0
Year 5: 2025/2026	0
Total 5 Years	4
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: Shaun Hunt</p> <p>Organisation: H.G. Homes (Bottesford) Limited</p> <p>Date: 1st June 2021</p>	

Planning Reference / Local Plan Reference	PA/2016/1763
Address	Coach and Horses Inn, 86-88 High Street, Barton upon Humber
Permission Date	03/09/2018
Applicant	David Dent Building Contractors Ltd
Application Progress	<p>Planning permission for change of use of public house (use class A4) to six apartments (use class C3), demolition of outbuilding and single-storey projection and carry out ancillary external alterations (former Coach & Horses Inn public house) and for the erection of 11 dwellings to the rear of public house (86-88 High Street) and 90, 92, 94 and 96 High Street.</p> <p>PA/2018/253: Application to discharge conditions attached to planning permission PA/2016/1763 (Not yet determined)</p> <p>PA/2018/1075: Planning permission to vary condition 21 of PA/2016/1763 namely to change the strategy for the management of surface water drainage</p>
Site Assessment Progress	Site assessment works been carried out as part of the planning application
Viability/ Ownership/Infrastructure	There are no significant constraints and development can take place with the five year period.
Lead in Time (years)	2 years from April 2020
Build Rate (per annum)	10
Total Units (application)	18
Year 1: 2021/2022	8
Year 2: 2022/2023	10
Year 3: 2023/2024	0
Year 4: 2024/2025	0
Year 5: 2025/2026	0
Total 5 Years	18
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: <i>D. ETRIDGE</i></p> <p>Organisation: <i>ETRIDGE ARCHITECTURE</i></p> <p>Date: <i>02.06.21</i></p>	

Planning Reference / Local Plan Reference	PA/2017/124
Address	Land behind the Red Lion, 45 High Street, Broughton
Permission Date	26/07/2017
Applicant	Mr D Lince
Application Progress	Planning permission to erect six dwellings on land to the rear of The Red Lion, construct an associated private access and amend access to the public house car park. A discharge of condition application has been submitted and the majority of the pre commencement conditions are now discharged PA/2020/659
Site Assessment Progress	The relevant site assessments were submitted as part of the planning application: <ul style="list-style-type: none"> • Archaeological Assessment • Heritage Statement • Design and Access Statement
Viability/ Ownership/Infrastructure	Site within single ownership and there are no significant constraints.
Lead in Time (years)	1 year from 1 st April 2021
Build Rate (per annum)	6
Total Units (application)	6
Year 1: 2021/2022	0
Year 2: 2022/2023	6
Year 3: 2023/2024	0
Year 4: 2024/2025	0
Year 5: 2025/2026	0
Total 5 Years	6
I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:	
<p>Printed Name: Darren Lince</p> <p>Organisation:</p> <p>Date: 24th June 21</p>	

Planning Reference / Local Plan Reference	PA/2017/389
Address	Land west of Station Road, Kirton Lindsey
Permission Date	03/04/2018
Applicant	Larkfleet Homes
Application Progress	Planning permission to erect 91 residential dwellings, including associated garages, infrastructure and public open space. Discharge of condition application has been submitted PA/2019/1137 (undetermined), PA/2019/982 (undetermined)
Site Assessment Progress	The relevant site assessments were submitted as part of the planning application: <ul style="list-style-type: none"> • Topographical Survey • Ecology Phase 1 Report • Flood Risk Assessment • Archaeological Assessment/ Survey/Mitigation • Biodiversity Enhancements • Travel Plan • Design and Access Statement • Transport Assessment • Noise Assessment
Viability/ Ownership/Infrastructure	Site within a single ownership and owned by Larkfleet Homes. <i>The ST water pipe issue has been resolved and a S73 appliciotn submitred to relate tet h front of site.</i> Currently there is a Temporary Stop Notice in place and NO WORK will be continued until after 25 th June 2021. All work is stopped.
Lead in Time (years)	1 year from 1 April 2020
Build Rate (per annum)	30
Total Units (application)	91
Year 1: 2021/2022	10
Year 2: 2022/2023	30
Year 3: 2023/2024	30
Year 4: 2024/2025	21
Year 5: 2025/2026	0
Total 5 Years	91
I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:	
<p>Printed Name: Hannah Guy</p> <p>Organisation: Larkfleet Homes</p> <p>Date: 15.6.21</p>	

Planning Reference / Local Plan Reference	PA/2017/674
Address	Land off Applefields, Wrawby
Permission Date	11/09/2019
Applicant	Mr R Herring
Application Progress	Outline planning permission to erect 22 dwellinghouses with access roads and open space. No reserved matters or discharge of condition application has been submitted.
Site Assessment Progress	<p>The relevant site assessments were submitted as part of the planning application:</p> <ul style="list-style-type: none"> • Landscaping plan • Flood Risk Assessment and Drainage Strategy • Tree survey • Phase 1 Habitat Survey • Phase 1 Desk Top Study • Archaeological Desk Based Assessment and Evaluation Report •
Viability/ Ownership/Infrastructure	<p>No identified viability/ownership/infrastructure constraints.</p> <p>Housebuilder interest most clear for a higher density 'family housing' development in Wrawby. Refused application which sought to address the perceived imbalance and respond to housebuilder feedback is currently at appeal.</p>
Lead in Time (years)	4 year from 1 st April 2021
Build Rate (per annum)	10
Total Units (application)	22
Year 1: 2021/2022	0
Year 2: 2022/2023	0
Year 3: 2023/2024	0
Year 4: 2024/2025	0
Year 5: 2025/2026	8
Total 5 Years	18
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: <i>PHIL SCARTON</i></p> <p>Organisation: <i>GLOBE CONSULTANTS LTD</i></p> <p>Date: <i>7/4/2021</i></p>	

Planning Reference / Local Plan Reference	PA/2017/1234 and PA/2021/288
Address	Falcon Cycles, Bridge Street, Brigg, DN20 8NQ
Permission Date	24/08/2018 and 16/04/2021
Applicant	CLS Civil Engineering Ltd
Application Progress	<p>Planning permission to erect sixty seven dwellings with garages, including landscaping & access and outline application for an over 55's accommodation, with all matters reserved was approved under PA/2017/1234 (split decision).</p> <p>A reserved matters application for (access, appearance, landscaping, layout and scale) pursuant to outline application PA/2017/1234 dated 24/08/2018 for over-55's accommodation has been approved on 16/04/2021.</p>
Site Assessment Progress	
Viability/ Ownership/Infrastructure	<p>The site has now been split into two sections.</p> <p>The section of the site which has planning permission for the 67 dwellings as been sold to Keigar Homes who are currently developing it. For more information on build rate etc. please speak directly to them.</p> <p>The section of the site which has planning permission for the 20 over 55's apartments is still owned by CLS. We are planning to commence the construction in September 2021. Build rate etc. for this section is as follows:</p>
Lead in Time (years)	1 year from 2021
Build Rate (per annum)	20
Total Units (application)	20
Year 1: 2021/2022	0
Year 2: 2022/2023	20
Year 3: 2023/2024	0
Year 4: 2024/2025	0
Year 5: 2025/2026	0
Total 5 Years	20
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: Henry Salmon</p> <p>Organisation: CLS Civil Engineering Ltd.</p> <p>Date: 9/7/21</p>	

Planning Reference / Local Plan Reference	PA/2017/1399
Address	Land off Bottesford Road, Scunthorpe
Permission Date	16/04/2018
Applicant	WFT Developments Ltd
Application Progress	Outline planning permission for 10 dwellings with all matters reserved for subsequent approval. Reserved matters application submitted PA/2020/806 (approved) and discharge of condition application submitted PA/2020/872 (approved).
Site Assessment Progress	Ground investigation works and reserved matters application is being prepared.
Viability/ Ownership/Infrastructure	No identified viability/ownership/infrastructure constraints.
Lead in Time (years)	8 months from 1 ST April 2020
Build Rate (per annum)	10
Total Units (application)	10
Year 1: 2021/2022	10
Year 2: 2022/2023	0
Year 3: 2023/2024	0
Year 4: 2024/2025	0
Year 5: 2025/2026	0
Total 5 Years	10
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: J. C. Sowerby</p> <p>Organisation: T. C. SOWERBY DEVELOPMENTS LTD</p> <p>Date: 7TH APRIL 2021</p>	

Planning Reference / Local Plan Reference	PA/2017/1450
Address	Land rear of new convenience store, off Church Lane, Ulceby
Permission Date	17/01/2019
Applicant	Mr P Strawson
Application Progress	Full planning permission to erect 9 dwellings Discharge of condition application has been submitted PA/2019/715 which is undetermined.
Site Assessment Progress	<p>The relevant site assessments were submitted as part of the planning application:</p> <ul style="list-style-type: none"> • Arboricultural plan and survey • Topographical Survey • Geophysical report • Ecology report • Drainage Plan • Archaeological Report
Viability/ Ownership/Infrastructure	Site within single ownership and there are no significant constraints.
Lead in Time (years)	1 year from 1 ST April 2020
Build Rate (per annum)	9
Total Units (application)	9
Year 1: 2021/2022	9
Year 2: 2022/2023	0
Year 3: 2023/2024	0
Year 4: 2024/2025	0
Year 5: 2025/2026	0
Total 5 Years	9
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: Caroline Chave</p> <p>Organisation: Chave Planning Limited</p> <p>Date: 06/04/2021</p>	

Planning Reference / Local Plan Reference	PA/2017/1929
Address	3a-8 Harris View, Epworth
Permission Date	18/03/2020
Applicant	Mr R Mills
Application Progress	Planning permission to erect seven dwellings and associated garages. A discharge of condition application has been submitted and is undermined PA/2019/387. A variation application for amended house design has been approved PA/2020/199. An application to discharge planning conditions PA/2020/1314 has been submitted.
Site Assessment Progress	The relevant site assessments were submitted as part of the planning application: <ul style="list-style-type: none"> • Structural Report • Flood Risk Assessment • Design and assess Statement
Viability/ Ownership/Infrastructure	Site within single ownership and there are no significant constraints. Some of the dwellings are currently under construction
Lead in Time (years)	2 year from 1 ST April 2021
Build Rate (per annum)	7
Total Units (application)	7
Year 1: 2021/2022	0
Year 2: 2022/2023	0
Year 3: 2023/2024	7
Year 4: 2024/2025	0
Year 5: 2025/2026	0
Total 5 Years	7
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed: D. Fraser (Mark Simmonds Planning Services Ltd – Agent - On behalf of Mr Richard Mills – North Lincs Property)</p> <p>Printed Name: Dawn Fraser</p> <p>Organisation: Mark Simmonds Planning Services Ltd.</p> <p>Date: 01/06/2021</p>	

I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:

Date: 14/5/21

Planning Reference / Local Plan Reference	PA/2017/2137
Address	Land off Roman Way, Scunthorpe
Permission Date	27/03/2018
Applicant	Gleeson Regeneration
Application Progress	Full planning permission to erect 85 dwellings and associated infrastructure.
Site Assessment Progress	Development commenced on site. 27 dwellings were completed in financial year (2019/2020)
Viability/ Ownership/Infrastructure	Application by developer in a viable area. There are no significant constraints and development expected to be completed in 2021/22.
Lead in Time (years)	0
Build Rate (per annum)	30
Total Units (application)	85
Year 1: 2021/2022	22
Year 2: 2022/2023	0
Year 3: 2023/2024	0
Year 4: 2024/2025	0
Year 5: 2025/2026	0
Total 5 Years	22
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: Wayne Sutton</p> <p>Organisation: Gleeson Homes</p> <p>Date: 06/04/21</p>	

Planning Reference / Local Plan Reference	PA/1999/0920
Address	North of Spa Hill, Kirton Lindsey
Permission Date	31/03/2000
Applicant	Truelove Property and Construction Ltd
Application Progress	Planning permission to erect 102 dwellings. Various applications have been submitted for additional dwellings and change of house types.
Site Assessment Progress	The relevant site assessments were submitted as part of the planning application: <ul style="list-style-type: none"> • Archaeological Brief • Drainage Plan
Viability/ Ownership/Infrastructure	Site within single ownership and there are no significant constraints. 20 dwellings are remaining to be built on the site.
Lead in Time (years)	1 year from 1 ST April 2021
Build Rate (per annum)	10
Total Units (application)	145
Year 1: 2021/2022	0
Year 2: 2022/2023	10
Year 3: 2023/2024	10
Year 4: 2024/2025	0
Year 5: 2025/2026	0
Total 5 Years	20

I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:

Signed;

Printed Name: JACKIE TRUEROVE

Organisation: TRUEROVE PROPERTY & CONSTRUCTION LTD

Date: 21/6/2021

Planning Reference / Local Plan Reference	PA/2018/440
Address	Land at Worlabby House Farm, Low Road, Worlabby
Permission Date	30/09/2019
Applicant	Truelove Property and Construction Ltd
Application Progress	Planning permission for the demolition of all steel-framed barns, conversion of existing brick barns to form 4 flexible commercial units (classes A1, A2, A3 and B1), conversion of brick barns to form 11 dwellings, erection of 26 open market homes, landscaping, associated car and bicycle parking, public open space, pedestrian footways, cycleways, access roads, and pedestrian and within-site cycle crossing points
Site Assessment Progress	<p>The relevant site assessments were submitted as part of the planning application:</p> <ul style="list-style-type: none"> • Heritage statement • Flood risk assessment • Ecology report • Drainage strategy • Planning design and access statement
Viability/ Ownership/Infrastructure	Site within single ownership and there are no significant constraints. 20 dwellings are remaining to be built on the site.
Lead in Time (years)	4 year from 1 ST April 2020
Build Rate (per annum)	20
Total Units (application)	37
Year 1: 2021/2022	0
Year 2: 2022/2023	0
Year 3: 2023/2024	17
Year 4: 2024/2025	20
Year 5: 2025/2026	0
Total 5 Years	37
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: JACKIE TRUELOVE</p> <p>Organisation: TRUELOVE PROPERTY & CONSTRUCTION LTD</p> <p>Date: 21/6/2021</p>	

Planning Reference / Local Plan Reference	PA/2018/510
Address	Land off Windsor Way, Barnetby, DN36 6HH
Permission Date	18/01/2019
Applicant	Mr N Hammond
Application Progress	Outline application for residential with all matters reserved for subsequent approval. A Reserved Matters application has been approved under PA/2020/790. A discharge of condition application has been submitted under PA/2020/1525 which is pending consideration.
Site Assessment Progress	The relevant site assessments were submitted as part of the planning application: <ul style="list-style-type: none">• Design and Access Statement
Viability/ Ownership/Infrastructure	Site within single ownership and there are no significant constraints.
Lead in Time (years)	2 year from 1 April 2021
Build Rate (per annum)	9
Total Units (application)	9
Year 1: 2021/2022	9
Year 2: 2022/2023	0
Year 3: 2023/2024	0
Year 4: 2024/2025	0
Year 5: 2025/2026	0
Total 5 Years	9
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: N. HAMMOND</p> <p>Organisation: HAMMOND HOMES LTD</p> <p>Date: 22.6.21</p>	

Planning Reference / Local Plan Reference PA/2018/792
Address Carr Lane, Redbourne, DN21 4QU
Permission Date 06/08/2018
Applicant Mrs M Thompson
Application Progress Outline planning permission with all matters reserved to erect 9 dwellings. No discharge of condition application submitted or a reserved matters application.
Site Assessment Progress The relevant site assessments were submitted as part of the planning application:
• Design and Access Statement
Viability/ Ownership/Infrastructure There are no significant constraints. The site is for sale.

Lead in Time (years) 1 year from 1st April 2021
Build Rate (per annum) 5
Total Units (application) 9
Year 1: 2021/2022 0
Year 2: 2022/2023 5
Year 3: 2023/2024 4
Year 4: 2024/2025 0
Year 5: 2025/2026 0
Total 5 Years 9

I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:

Signed: _____

Printed Name: _____

MELANIE THOMPSON

Organisation: _____

OWNER

Date: 5th April, 2021

Planning Reference / Local Plan Reference	PA/2018/838
Address	Land south of Ashby Turn Primary Care Centre, The Link, Scunthorpe
Permission Date	09/01/2019
Applicant	Mr Ball
Application Progress	Planning permission to erect 18 dwellings
Site Assessment Progress	Application to discharge conditions (PA/2019/1989) attached to planning permission PA/2018/838 not yet determined.
Viability/ Ownership/Infrastructure	No identified viability/ownership/infrastructure constraints.
Lead in Time (years)	12 months from 1 st April 2021
Build Rate (per annum)	10
Total Units (application)	18
Year 1: 2021/2022	0- 8
Year 2: 2022/2023	10
Year 3: 2023/2024	8 0
Year 4: 2024/2025	0
Year 5: 2025/2026	0
Total 5 Years	18
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: S Ball</p> <p>Organisation: Steve Ball Joinery Ltd</p> <p>Date: 24.05.21</p>	

Planning Reference / Local Plan Reference	PA/2018/978
Address	68 High Street, Messingham
Permission Date	01/11/2018
Applicant	Ms T Krajnik
Application Progress	Planning permission for the conversion of barns to create three new properties and four new terraced properties with associated landscaping. A discharge of condition application has been submitted and is undetermined PA/2020/438
Site Assessment Progress	The relevant site assessments were submitted as part of the planning application: <ul style="list-style-type: none"> • Heritage Statement • Impact Statement • Protected Species Survey
Viability/ Ownership/Infrastructure	Site within single ownership and there are no significant constraints.
Lead in Time (years)	3 year from 1 ST April 2020
Build Rate (per annum)	7
Total Units (application)	7
Year 1: 2021/2022	0
Year 2: 2022/2023	7
Year 3: 2023/2024	0
Year 4: 2024/2025	0
Year 5: 2025/2026	0
Total 5 Years	7
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: James Lockwood</p> <p>Organisation: id architecture</p> <p>Date: 01.06.2021</p>	

I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:

Signed:

Printed Name: M Phillips

Organisation: Ongo Homes

Date: 14/5/21

Planning Reference / Local Plan Reference	PA/2018/1049
Address	Land Off Pasture Road, Barton Upon Humber
Permission Date	18/01/2019
Applicant	I G Homes Ltd. The site has now been purchased by Charworth Homes
Application Progress	Planning permission to erect 16 dwellings along with associated infrastructure. A variation to amend the layout and house types have been submitted under PA/2021/968 and is currently being considered.
Site Assessment Progress	The relevant site assessments were submitted as part of the planning application: <ul style="list-style-type: none">• Ecological Appraisal• Highways and Engineering• Flood Risk Assessment• Sequential Test• Design Criteria for Storm• Heritage Statement
Viability/ Ownership/Infrastructure	Site within single ownership and there are no significant constraints and development can take place within the five-year period.
Lead in Time (years)	1 year from 1 ST April 2021
Build Rate (per annum)	10
Total Units (application)	16
Year 1: 2021/2022	0
Year 2: 2022/2023	6
Year 3: 2023/2024	10
Year 4: 2024/2025	0
Year 5: 2025/2026	0
Total 5 Years	16
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: James Pearson</p> <p>Organisation: Charworth Homes</p> <p>Date: 7/2/21</p>	

Planning Reference / Local Plan Reference	PA/2019/1798
Address	7A Marsh Lane Barton Upon Humber
Permission Date	20/05/2020
Applicant	Mr J Pearson – Charworth Homes
Application Progress	Planning permission to erect 6 dwellings with landscaping, private road access and associated parking
Site Assessment Progress	<p>The relevant site assessments were submitted as part of the planning application:</p> <ul style="list-style-type: none"> • Arboricultural plan and survey • Flood risk assessment • Design and access statement • Drainage Plan • Archaeological Report
Viability/ Ownership/Infrastructure	Site within single ownership and there are no significant constraints.
Lead in Time (years)	1 year from 1 ST April 2021
Build Rate (per annum)	6
Total Units (application)	6
Year 1: 2021/2022	6
Year 2: 2022/2023	0
Year 3: 2023/2024	0
Year 4: 2024/2025	0
Year 5: 2025/2026	0
Total 5 Years	6
I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:	

Printed Name: James Pearson

Organisation: Charworth Homes

Date: 7/7/21

Planning Reference / Local Plan Reference	PA/2018/1259
Address	Land adjacent to 17 Low Cross Street, Crowle
Permission Date	18/03/2020
Applicant	Hoops Developments Ltd,
Application Progress	PA/2017/111 Outline planning permission for residential development of 9 building plots. A reserved matters application was approved 07/02/2019. A discharge of condition application has been submitted PA/2019/296 and is partially discharged.
Site Assessment Progress	<p>The relevant site assessments were submitted as part of the planning application:</p> <ul style="list-style-type: none"> • Flood Risk and Drainage Strategy • Phase 1 Desktop • Design and Access Statement
Viability/ Ownership/Infrastructure	Site within single ownership and there are no significant constraints.
Lead in Time (years)	1 year from 1 ST April 2021
Build Rate (per annum)	9
Total Units (application)	9
Year 1: 2021/2022	9
Year 2: 2022/2023	0
Year 3: 2023/2024	0
Year 4: 2024/2025	0
Year 5: 2025/2026	0
Total 5 Years	9
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: Anthony Fry</p> <p>Organisation: Core Architects</p> <p>Date: 01.06.2021</p>	

Planning Reference / Local Plan Reference	PA/2018/1716
Address	Land to the west of Station Road, Hibaldstow
Permission Date	06/02/2020
Applicant	Mr M Graves
Application Progress	Outline planning permission to erect 9 up to dwellings with all matters reserved for subsequent approval. (No Reserved Matters or discharge of condition application has been submitted).
Site Assessment Progress	<p>The relevant site assessments were submitted as part of the planning application:</p> <ul style="list-style-type: none"> • Topographical Survey • Ecology Appraisal • Drainage Strategy • Historic Environment Desk top assessment • Envirocheck Report • Archaeological Assessment • Design and Access Statement • Transport Statement • Utilities assessment • Viability Statement • Drainage Strategy • Geo-Environmental Plan
Viability/ Ownership/Infrastructure	Site within single ownership and there are no significant constraints.
Lead in Time (years)	2 year from 1 April 2020
Build Rate (per annum)	12
Total Units (application)	48
Year 1: 2021/2022	0
Year 2: 2022/2023	6
Year 3: 2023/2024	12
Year 4: 2024/2025	12
Year 5: 2025/2026	12
Total 5 Years	42
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: M A Graves</p> <p>Organisation: Maltgrade Limited</p> <p>Date: 15th May 2021</p>	

Planning Reference / Local Plan Reference	PA/2018/1718
Address	Land adjacent to Ridgeway House, Mill Lane, Wrawby, DN20 8SR
Permission Date	15/03/2019
Applicant	Mr J Dibdin
Application Progress	Full planning permission to erect eight dwellings including garages and access. An application to vary conditions PA/2019/1225 submitted and has been approved on 07/10/2019
Site Assessment Progress	The relevant site assessments were submitted with the application; <ul style="list-style-type: none"> • A phase 1 contamination report • Drainage report
Viability/ Ownership/Infrastructure	No identified viability/ownership/infrastructure constraints. Site within single ownership and there are no significant constraints and development can take place within the five year period .A contamination and remediation survey is required, drainage strategy and biodiversity management plan.
Lead in Time (years)	3 year from 1 st April 2020
Build Rate (per annum)	8
Total Units (application)	8
Year 1: 2021/2022	0
Year 2: 2022/2023	0
Year 3: 2023/2024	8
Year 4: 2024/2025	0
Year 5: 2025/2026	0
Total 5 Years	8
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: J. Dibdin</p> <p>Organisation: J & V A Dibdin</p> <p>Date: 02/06/2021.</p>	

Planning Reference / Local Plan Reference	PA/2018/1884
Address	Land at West Street, Scawby
Permission Date	17/06/2019
Applicant	Mr T Strawson
Application Progress	Planning permission to erect eight dwellings with associated access and landscaping (including reconfiguration of part of previously approved scheme) No discharge of condition applications has been submitted.
Site Assessment Progress	The relevant site assessments were submitted as part of the planning application: <ul style="list-style-type: none">• Landscaping Plan• Design and Assess Statement
Viability/ Ownership/Infrastructure	Site within single ownership and there are no significant constraints.
Lead in Time (years)	1 year from 1 ST April 2021
Build Rate (per annum)	8
Total Units (application)	8
Year 1: 2021/2022	0
Year 2: 2022/2023	8
Year 3: 2023/2024	0
Year 4: 2024/2025	0
Year 5: 2025/2026	0
Total 5 Years	8
I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:	
Signed:	
Printed Name: T R F STRAWSON .	
Organisation: QUODS HOMES LTD.	
Date: 03.06.21.	

Planning Reference / Local Plan Reference	PA/2018/2004
Address	Land Rear, Ashby Link, The Link, Scunthorpe
Permission Date	09/01/2019
Applicant	JK Construction & Building Services Ltd
Application Progress	Planning permission to erect 10 single storey dwellings with associated access and landscaping
Site Assessment Progress	All planning conditions discharged (PA/2019/1591)
Viability/ Ownership/Infrastructure	No identified viability/ownership/infrastructure constraints.
Lead in Time (years)	Development commenced
Build Rate (per annum)	5
Total Units (application)	10
Year 1: 2021/2022	10
Year 2: 2022/2023	0
Year 3: 2023/2024	0
Year 4: 2024/2025	0
Year 5: 2025/2026	0
Total 5 Years	10
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name:</p> <p>Organisation: Flynn Architecture Ltd</p> <p>Date: 22.06.2021</p>	

Planning Reference / Local Plan Reference	PA/2018/2186
Address	Woods Along, Scotter Road, Scunthorpe
Permission Date	05/11/2019
Applicant	Lincolnshire Lakes Limited
Application Progress	Outline planning permission for 36 dwellings including new access road and adoptable sewage pumping station (appearance, landscaping, layout and scale reserved for subsequent approval)
Site Assessment Progress	Outline planning application approved. Application included: <ul style="list-style-type: none"> • Flood risk assessment • Ecological Assessment • Arboricultural Survey & Impact Assessment • Geo-Environmental Report
Viability/ Ownership/Infrastructure	The site is owned by a developer and access to the site has been created.
Lead in Time (years)	1 year from 1 April 2022
Build Rate (per annum)	12
Total Units (application)	36
Year 1: 2022/2023	6
Year 2: 2023/2024	12
Year 3: 2024/2025	12
Year 4: 2025/2026	6
Year 5: 2026/2027	0
Total 5 Years	36
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: Shaun Hunt</p> <p>Organisation: Lincolnshire Lakes Ltd</p> <p>Date: 1st June 2021</p>	

Planning Reference / Local Plan Reference	PA/2018/2266
Address	Former Priory Lane Community School, West Common Gardens, Scunthorpe
Permission Date	19/06/2019
Applicant	HG Homes (West Common) Ltd
Application Progress	Full planning permission to erect 21 bungalows
Site Assessment Progress	All pre commencement planning conditions discharged (PA/2019/1913)
Viability/ Ownership/Infrastructure	No identified viability/ownership/infrastructure constraints.
Lead in Time (years)	1 year from 1 April 2020
Build Rate (per annum)	21
Total Units (application)	21
Year 1: 2021/2022	21
Year 2: 2022/2023	0
Year 3: 2023/2024	0
Year 4: 2024/2025	0
Year 5: 2025/2026	0
Total 5 Years	21
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: Shaun Hunt</p> <p>Organisation: H.G. Homes (West Common) Limited</p> <p>Date: 1st June 2021</p>	

Planning Reference	PA/2018/2294
Address	Cottage Farm, Access Road To Cottage Farm, Crowle, DN17 4BH
Permission Date	24/07/2020
Applicant	Mr Mason, W Mason & Sons Property
Site Assessment Progress	Planning permission to convert barns to 5 residential dwellings has been approved. A design and access statement, contamination desk study, ecology statement, flood risk assessment, structural survey report and an ecological impact assessment report has been submitted with the application. No discharge of condition application has been submitted.
Viability/ Ownership/Infrastructure	The site is in one ownership and there are no significant infrastructure constraints
Lead in Time (years)	2 from 1 st April 2021
Build Rate (per annum)	2
Total Units (application)	5
Year 1: 2021/2022	0
Year 2: 2022/2023	0
Year 3: 2023/2024	2
Year 4: 2024/2025	2
Year 5: 2025/2026	1
Total 5 Years	5

I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:

Signed:

Printed Name: WILLIAM JOHN MASON

Organisation: W. MASON & SONS PROPERTY

Date: 20/4/21.

Planning Reference / Local Plan Reference	PA/2018/2416
Address	Land off King Edward Street, Belton, DN9 1QN
Permission Date	03.04.2020
Applicant	Mr N Mattu
Application Progress	Outline planning permission to erect 11 dwellings, with appearance and landscaping reserved for subsequent consideration
Site Assessment Progress	<p>The relevant site assessments were submitted as part of the planning application:</p> <ul style="list-style-type: none"> • Flood Risk Assessment • Design and Access Statement • Heritage Statement • Ecology and protected species survey
Viability/ Ownership/Infrastructure	Site is within single ownership.
Lead in Time (years)	3 years from 1 ST April 2021
Build Rate (per annum)	5
Total Units (application)	11
Year 1: 2021/2022	0
Year 2: 2022/2023	0
Year 3: 2023/2024	0
Year 4: 2024/2025	5
Year 5: 2025/2026	6
Total 5 Years	23
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: N-S MATTU</p> <p>Organisation:</p> <p>Date: 16/04/21</p>	

Planning Reference / Local Plan Reference	PA/2018/2525
Address	Land off Station Road, Ulceby
Permission Date	18/03/2020
Applicant	Mr P Strawson
Application Progress	Outline planning permission to erect 90 dwellings and construct access with appearance, landscaping, layout and scale reserved for subsequent approval. (Allowed on appeal). No Reserved Matters or discharge of condition application has been submitted.
Site Assessment Progress	<p>The relevant site assessments were submitted as part of the planning application:</p> <ul style="list-style-type: none"> • Topographical Survey • Ecology and Protected Species Survey • Flood Risk and Drainage Strategy • Archaeological Assessment • Design and assess Statement • Transport Statement • Geo-Physical Report and Survey
Viability/ Ownership/Infrastructure	Site within single ownership and there are no significant constraints.
Lead in Time (years)	5 year from 1 ST April 2021
Build Rate (per annum)	30
Total Units (application)	90
Year 1: 2021/2022	0
Year 2: 2022/2023	0
Year 3: 2023/2024	0
Year 4: 2024/2025	0
Year 5: 2025/2026	30
Total 5 Years	30
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: Caroline Chave</p> <p>Organisation: Chave Planning</p> <p>Date: 06.04.2021</p>	

Planning Reference	PA/2019/181
Address	Orchid House, Howe Lane, Goxhill
Permission Date	24/10/2019
Applicant	Mr M Wright
Application Progress	A full planning application for 9 dwellings has been approved under PA/2019/181
Site Assessment Progress	A Planning Statement, Flood Risk Assessment, Noise Report, ecology and protected species survey and full plans and drawings have been submitted. No discharge of condition application has been submitted.
Viability/ Ownership/Infrastructure	The site is in the ownership of Mr M Wright, Mr J Wright & Mrs B Gladwin (all siblings) and there are no significant constraints
Lead in Time (years)	1 years from April 2021
Build Rate (per annum)	3
Total Units (application)	9
Year 1: 2021/2022	0
Year 2: 2022/2023	1
Year 3: 2023/2024	4
Year 4: 2024/2025	4
Year 5: 2025/2026	0
Total 5 Years	9

I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:

Signed:

Printed Name: Carl Forman

Organisation: For-Ward Planning Consultancy Limited

Date: 1st June 2021

Planning Reference / Local Plan Reference	PA/2019/405
Address	Manor Farm, North Carr Lane, Saxby All Saints, DN20 0QH
Permission Date	05/08/2019
Applicant	S H Brown Farms Ltd
Application Progress	Full planning permission to erect seven dwellings including demolition of existing farm building. An application PA/2019/2131 for discharge of conditions have been submitted and has been approved.
Site Assessment Progress	The relevant site assessments were submitted as part of the planning application: <ul style="list-style-type: none"> • Landscaping • Drainage • Ecology • CEMP • Highway information
Viability/ Ownership/Infrastructure	No identified viability/ownership/infrastructure constraints. Site within single ownership and there are no significant constraints and development can take place within the five year period A contamination and remediation survey is required and archaeological written scheme of investigation
Lead in Time (years)	4 year from 1 st April 2020
Build Rate (per annum)	7
Total Units (application)	7
Year 1: 2020/2021	0
Year 2: 2021/2022	0
Year 3: 2022/2023	0
Year 4: 2023/2024	0
Year 5: 2024/2025	7
Total 5 Years	7
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: STEWART BROWN</p> <p>Organisation: S.H. Brown (Farms) Ltd</p> <p>Date: 14/07/21</p> <p>P.S. Probably 2 built 2022 3 built 2023 2 built 2024.</p>	

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15 JUL 2021

Planning Reference	PA/2019/460
Address	Land West of Kettleby Lane, wrawby
Permission Date	28/09/2020
Applicant	Mr G Stephenson
Site Assessment Progress	Outline planning permission has been approved for up to six dwellings with all matters reserved for subsequent consideration. A planning statement has been submitted with the application. No reserved matters or discharge of condition application has been submitted.
Viability/ Ownership/Infrastructure	The site is in one ownership and there are no significant infrastructure constraints
Lead in Time (years)	3 from 1 st April 2021
Build Rate (per annum)	3
Total Units (application)	6
Year 1: 2021/2022	0
Year 2: 2022/2023	0
Year 3: 2023/2024	0
Year 4: 2024/2025	3
Year 5: 2025/2026	3
Total 5 Years	6

I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:

Signed:

Printed Name:

G STEPHENSON

Organisation: KETTLEBY LANE WEST DEVELOPMENTS LTD

Date: 8.4.21

Strategic Team



Planning Reference	PA/2019/841
Address	Land east of Strathdee, Barrow Road, Goxhill, DN19 7LN
Permission Date	28/09/2020
Applicant	Mr R Tyson
Site Assessment Progress	Outline planning permission has been approved to erect nine dwellings with all matters reserved for subsequent consideration. A Design and Access Statement, Ecological appraisal, Arboricultural report, Flood Risk Assessment and SUDS has been submitted with the application. No reserved matters or discharge of condition application has been submitted.
Viability/ Ownership/Infrastructure	The site is in one ownership and there are no significant infrastructure constraints
Lead in Time (years)	3 from 1 st April 2021
Build Rate (per annum)	9
Total Units (application)	9
Year 1: 2021/2022	0
Year 2: 2022/2023	9
Year 3: 2023/2024	0
Year 4: 2024/2025	0
Year 5: 2025/2026	0
Total 5 Years	9
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: <i>ROBIN GEOFFREY TYSON</i></p> <p>Organisation:</p> <p>Date: <i>21st April / 2021</i></p>	

Planning Reference	PA/2019/842
Address	Land north of 6 Thornton Road, Goxhill, DN19 7HN
Permission Date	28/09/2020
Applicant	Mr R Tyson
Site Assessment Progress	Outline planning permission has been approved to erect eight dwellings with all matters reserved for subsequent consideration. A Design and Access Statement, Ecological appraisal, Arboricultural report, Flood Risk Assessment and SUDS has been submitted with the application. No reserved matters or discharge of condition application has been submitted.
Viability/ Ownership/Infrastructure	The site is in one ownership and there are no significant infrastructure constraints
Lead in Time (years)	3 from 1 st April 2021
Build Rate (per annum)	4
Total Units (application)	8
Year 1: 2021/2022	0
Year 2: 2022/2023	8
Year 3: 2023/2024	0
Year 4: 2024/2025	0
Year 5: 2025/2026	0
Total 5 Years	8
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: <i>ROBIN GEOFFREY TYSON</i></p> <p>Organisation:</p> <p>Date: <i>21st April 2021</i></p>	

Planning Reference / Local Plan Reference	PA/2019/849
Address	Land adjacent 1 Belgrave Close, Belton, DN9 1QS
Permission Date	29/06/2020
Applicant	David Brinkley
Application Progress	Planning permission to erect 5 dwellings with single garages including new access
Site Assessment Progress	The relevant site assessment works have been submitted as part of the full planning application. This includes: <ul style="list-style-type: none"> • Flood risk assessment • Heritage Statement • Design and access statement • Archaeological evaluation
Viability/ Ownership/Infrastructure	Site is in single ownership and there are no significant infrastructure constraints.

Lead in Time (years)	2 years from 1 April 2021
Build Rate (per annum)	5
Total Units (application)	5
Year 1: 2021/2022	0
Year 2: 2022/2023	0
Year 3: 2023/2024	5
Year 4: 2024/2025	0
Year 5: 2025/2026	0
Total 5 Years	10

I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:

Signed:

Printed Name:

Organisation:

Date:

DAVID BRINKLEY
HEBRINKLEY LTD
19/04/2021

Planning Reference / Local Plan Reference	PA/2019/936
Address	Land adjacent to 28 North Street, Crowle
Permission Date	18/03/2020
Applicant	Mr S Smith
Application Progress	Application for approval of reserved matters (appearance, landscaping and scale) pursuant to outline application PA/2018/2251 dated 14/01/2019 to erect two detached houses and three pairs of semi-detached houses, including ancillary access road and other infrastructure. A discharge of condition application has been submitted PA/2019/2081 and some conditions are discharged.
Site Assessment Progress	The relevant site assessments were submitted as part of the planning application: <ul style="list-style-type: none"> • Planning Statement
Viability/ Ownership/Infrastructure	Site within single ownership and there are no significant constraints.
Lead in Time (years)	0 year from 1 ST April 2021
Build Rate (per annum)	8
Total Units (application)	8
Year 1: 2021/2022	4
Year 2: 2022/2023	4
Year 3: 2023/2024	0
Year 4: 2024/2025	0
Year 5: 2025/2026	0
Total 5 Years	8

I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:

Printed Name: Howard Woot

Organisation: Ltel.

Date: 6-7-21

Planning Reference	PA/2019/1088
Address	Land west of Turnstone Drive, Scunthorpe
Permission Date	19/02/2021
Applicant	Linden Homes
Site Assessment Progress	Planning permission to erect 88 dwellings with associated access, drainage and landscaping has been approved.
Viability/ Ownership/Infrastructure	<p>The site is in one ownership</p> <p>There are outstanding issues with adjacent adoption agreements which have not been concluded by the adjacent developer</p> <p>There is an outstanding issue with the final SW outfall for all units across the entire Lakeside development. The effects people already living on the estate. The developers are asking the Local Authority to enter into a deed of easement which will enable all affected and outstanding S104 (sewers) and therefore S38 (roads) agreements to be placed on maintenance and ultimately adopted.</p>
Lead in Time (years)	0
Build Rate (per annum)	44
Total Units (application)	88
Year 1: 2021	0
Year 2: 2022	44
Year 3: 2023	44
Year 4: 2024	0
Year 5: 2025	0
Total 5 Years	88
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Printed Name:</p> <p>Organisation: Vistry Partnerships</p> <p>Date: 15th June 2021</p>	

Planning Reference	PA/2019/1107
Address	Land west of Dunlin Drive, Scunthorpe
Permission Date	19/02/2021
Applicant	Linden Homes
Site Assessment Progress	Planning permission to erect 122 dwellings with associated access, drainage and landscaping has been approved.
Viability/ Ownership/Infrastructure	<p>The site is in one ownership</p> <p>There is an outstanding issue with the final SW outfall for all units across the entire Lakeside development. The effects people already living on the estate. The developers are asking the Local Authority to enter into a deed of easement which will enable all affected and outstanding S104 (sewers) and therefore S38 (roads) agreements to be placed on maintenance and ultimately adopted.</p> <p>There is an outstanding issue for the SW connection from the site to the installed infrastructure in the main road. There was supposed to be a run of drainage installed by others into our south site, into which we were due to make a direct connection. It would appear this has not been installed, so this is now delaying our development of the site until such time it is resolved. We have discussed the matter with Severn Trent who have suggested a slightly different route crossing the land just outside our boundary which is owned by the council. This route has been checked by our Engineer and is technically deliverable. The developer has approached the Local Authority for assistance to resolve this together in a timely manner and in order that we can avoid a requisition process.</p>
Lead in Time (years)	Unknown at this stage
Build Rate (per annum)	36
Total Units (application)	122
Year 1: 2021	0
Year 2: 2022	We hope to start delivering units from 2022 but this cannot be confirmed until such time the surface water connection point and route is resolved as noted in the third paragraph above.
Year 3: 2023	0
Year 4: 2024	0
Year 5: 2025	0
Total 5 Years	0
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Printed Name:</p> <p>Organisation: Vistry Partnerships</p> <p>Date: 15th June 2021</p>	

Planning Reference / Local Plan Reference	PA/2019/1180
Address	22-24, Cole Street, Scunthorpe
Permission Date	24/09/2019
Applicant	Lifestyle Express Grimsby Ltd
Application Progress	Planning permission for the change of use from B1 to C3 including alterations to form 8 flats.
Site Assessment Progress	Applicant has submitted all necessary information
Viability/ Ownership/Infrastructure	There are no significant constraints. Delivery likely in Year 2.
Lead in Time (years)	1 year from 1 April 2020
Build Rate (per annum)	8
Total Units (application)	8
Year 1: 2021/2022	8
Year 2: 2022/2023	0
Year 3: 2023/2024	0
Year 4: 2024/2025	0
Year 5: 2025/2026	0
Total 5 Years	8

I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:

Signed:

Printed Name: R. URRY.

Organisation: KEYSTONE ARCHITECTURE LTD.

Date: 04 JUNE 2021.

Planning Reference / Local Plan Reference	PA/2019/1280
Address	Former Council Depot, Station Road, Scunthorpe
Permission Date	19/03/2020
Applicant	Ongo
Application Progress	Full planning permission to erect 37 affordable dwellings and associated works. Discharge of condition application undermined (PA/2020/827).
Site Assessment Progress	<p>The relevant site assessments were submitted as part of the planning application:</p> <ul style="list-style-type: none"> • Landscaping • Drainage • Groundwater contamination Assessment • Air Quality assessment • Remediation Plan • Noise Mitigation Assessment • Transport Statement • Surface Water Strategy • Flood risk Assessment • Geo-technical and geo-environmental Investigation • Arboricultural Report • Ecology survey • Design and Access Statement
Viability/ Ownership/Infrastructure	There are no significant constraints. Delivery likely in Year 1.
Lead in Time (years)	1 from 1 April 2020
Build Rate (per annum)	37
Total Units (application)	37
Year 1: 2021/2022	37
Year 2: 2022/2023	0
Year 3: 2023/2024	0
Year 4: 2024/2025	0
Year 5: 2025/2026	0
Total 5 Years	37
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: M Phillips</p> <p>Organisation: Ongo Homes</p> <p>Date: 14/5/21</p>	

Planning Reference	PA/2019/1714
Address	50 The Riveter, Henderson Avenue, Scunthorpe
Permission Date	11/12/2019
Applicant	Mr D Dowbusz
Application Progress	Full planning permission has been granted under PA/2019/1714 for the change of use of the public house to six self-contained flats
Site Assessment Progress	A Design and Access has been submitted and detailed plans and drawings.
Viability/ Ownership/Infrastructure	The site is in one ownership and there are no significant constraints.
Lead in Time (years)	1 year from 1 st April 2021
Build Rate (per annum)	6
Total Units (application)	6
Year 1: 2021/2022	0
Year 2: 2022/2023	6
Year 3: 2023/2024	0
Year 4: 2024/2025	0
Year 5: 2025/2026	0
Total 5 Years	6

I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:

Signed:

Printed Name: DAWID DOWBUSZ

Organisation: M&J PIDO PROPERTIES LTD

Date: 17/06/2021

Planning Reference / Local Plan Reference	PA/2019/1729
Address	Land at Trent View House, Scunthorpe
Permission Date	10/03/2020
Applicant	Ongo
Application Progress	Planning permission to erect affordable housing consisting of 8 single storey dwellings
Site Assessment Progress	Supported document submitted with the planning application included: <ul style="list-style-type: none"> • Drainage Assessment Report • Site investigation report • Envirocheck report
Viability/ Ownership/Infrastructure	Site within single ownership and there are no significant constraints and development can take place within the five year period.
Lead in Time (years)	1 year from 1 ST April 2020
Build Rate (per annum)	8
Total Units (application)	8
Year 1: 2021/2022	8
Year 2: 2022/2023	0
Year 3: 2023/2024	0
Year 4: 2024/2025	0
Year 5: 2025/2026	0
Total 5 Years	8
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: M Phillips</p> <p>Organisation: Ongo Homes</p> <p>Date: 14/5/21</p>	

Planning Reference / Local Plan Reference	PA/2019/1804
Address	The Sycamores, Battle Green, Epworth
Permission Date	14/05/2020
Applicant	Mr & Mrs McConachie
Application Progress	Planning permission to erect a detached three-bedroomed bungalow and four semi-detached bungalows with shared private drive (including demolition of existing bungalow)
Site Assessment Progress	The relevant site assessment works have been submitted as part of the full planning application. This includes: <ul style="list-style-type: none"> • Design and access statement
Viability/ Ownership/Infrastructure	Site is in single ownership (sold to Mr J Broadway) Planning conditions were submitted and released. There are no significant constraints.
Lead in Time (years)	1 year from 1 April 2021
Build Rate (per annum)	5
Total Units (application)	3
Year 1: 2021/2022	0
Year 2: 2022/2023	3
Year 3: 2023/2024	2
Year 4: 2024/2025	0
Year 5: 2025/2026	0
Total 5 Years	5
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: SD Snow</p> <p>Organisation: Cadworx Ltd</p> <p>Date: 01-06-21</p>	

Planning Reference / Local Plan Reference	PA/2019/1821
Address	land rear of 50-72 Bellingham Road, Scunthorpe
Permission Date	19/03/2020
Applicant	Ongo
Application Progress	Planning permission to erect two three-storey apartment blocks consisting of 6 apartments each
Site Assessment Progress	Supported document submitted with the planning application included: <ul style="list-style-type: none"> • Drainage Assessment Report • Site investigation report • Envirocheck report • Air Quality Assessment •
Viability/ Ownership/Infrastructure	Site within single ownership and there are no significant constraints and development can take place within the five year period.
Lead in Time (years)	1 year from 1 ST April 2020
Build Rate (per annum)	12
Total Units (application)	12
Year 1: 2021/2022	12
Year 2: 2022/2023	0
Year 3: 2023/2024	0
Year 4: 2024/2025	0
Year 5: 2025/2026	0
Total 5 Years	12
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: M Phillips</p> <p>Organisation: Ongo Homes</p> <p>Date: 14/5/21</p>	

Planning Reference	PA/2019/1828
Address	Belton Garden Centre, Sandtoft Road, Belton
Permission Date	23/12/2019
Applicant	Mr Riley
Application Progress	Outline planning permission was approved on 06.08.2018 for 5 dwellings under PA/2018/660 with all matters reserved. Reserved matters has been approved for access, appearance, landscaping, layout and scale under PA/2018/2066. An application for discharge of conditions under PA/2018/2066 has been approved.
Site Assessment Progress	
Viability/ Ownership/Infrastructure	The site is in one ownership and there are no significant constraints.
Lead in Time (years)	2 years from 1 st April 2021
Build Rate (per annum)	3
Total Units (application)	5
Year 1: 2021/2022	0
Year 2: 2022/2023	3
Year 3: 2023/2024	2
Year 4: 2024/2025	0
Year 5: 2025/2026	0
Total 5 Years	5
I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:	
<p>Printed Name: PAUL WATSON</p> <p>Organisation: Max Design Consultancy Limited</p> <p>Date: 11.06.2021</p>	

Planning Reference	PA/2019/1973
Address	Belwood Lodge, King Edwards Street, Belton
Permission Date	16/01/2020
Applicant	Mr A Storrs
Application Progress	Outline planning permission has been granted under PA/2019/1973 for 5 bungalows with access, layout, landscaping and scale reserved for subsequent approval. No Reserved matters or discharge of condition application has been submitted.
Site Assessment Progress	Elevations has been submitted.
Viability/ Ownership/Infrastructure	The site is in one ownership and there are no significant constraints.
Lead in Time (years)	5 Years for 1 st April 2020
Build Rate (per annum)	5
Total Units (application)	5
Year 1: 2021/2022	0
Year 2: 2022/2023	0
Year 3: 2023/2024	0
Year 4: 2024/2025	0
Year 5: 2025/2026	5
Total 5 Years	5
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: Stephen Charles Garner</p> <p>Organisation: SCG Designs</p> <p>Date: 1/6/21</p>	

Planning Reference / Local Plan Reference	PA/2019/2110
Address	Former Coal Yard, Grange Lane South, Scunthorpe
Permission Date	12/03/2020
Applicant	T G Sowerby Developments Ltd
Application Progress	Planning permission to erect seven dwellings including associated works
Site Assessment Progress	Supported document submitted with the planning application included: <ul style="list-style-type: none"> • Drainage Assessment Report • Flood risk assessment • Arboricultural Report • Geotechnical & Geo-Environmental Site Investigation
Viability/ Ownership/Infrastructure	Site within single ownership and there are no significant constraints and development can take place within the five-year period.
Lead in Time (years)	1 year from 1 April 2020
Build Rate (per annum)	7
Total Units (application)	7
Year 1: 2021/2022	7
Year 2: 2022/2023	0
Year 3: 2023/2024	0
Year 4: 2024/2025	0
Year 5: 2025/2026	0
Total 5 Years	7
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: S. G. Sowerby</p> <p>Organisation: T. G. SOWERBY DEVS LTD.</p> <p>Date: 1ST APRIL 2021.</p>	

Planning Reference	PA/2020/158
Address	Land north of Wheelgates, Brigg Road, Hibaldstow, DN20 9PB
Permission Date	09/06/2020
Applicant	Mr P Craven
Site Assessment Progress	Outline planning permission has been approved for five dwellings with all matters reserved. A planning statement and flood risk assessment has been submitted with the application. No reserved matters or discharge of condition application has been submitted.
Viability/ Ownership/Infrastructure	The site is in one ownership and there are no significant infrastructure constraints
Lead in Time (years)	2 from 1 st April 2021
Build Rate (per annum)	3
Total Units (application)	5
Year 1: 2021/2022	0
Year 2: 2022/2023	0
Year 3: 2023/2024	2
Year 4: 2024/2025	3
Year 5: 2025/2026	0
Total 5 Years	5
I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:	

Printed Name:

PETER CRAVEN

Organisation:

—

Date:

21/5/21

Planning Reference / Local Plan Reference	WINH-3 PA/2020/324
Address	Land off Top Road, Winterton
Permission Date	26/06/2020
Applicant	Gleeson Regeneration Ltd
Application Progress	Planning permission to erect 110 dwellings. A discharge of condition application has been submitted and is pending consideration
Site Assessment Progress	<p>The relevant site assessments were submitted as part of the planning application:</p> <ul style="list-style-type: none"> • Topographical Survey • Landscaping • Ecological Impact Assessment • Noise Assessment • Tree Survey • Flood Risk and Drainage Strategy • Design and Access Statement • Viability Assessment • Geophysical Survey • Transport Statement • Geotechnical Report
Viability/ Ownership/Infrastructure	Site within single ownership and there are no significant constraints.
Lead in Time (years)	1 year from 1 April 2020
Build Rate (per annum)	30
Total Units (application)	110
Year 1: 2021/2022	30
Year 2: 2022/2023	30
Year 3: 2023/2024	30
Year 4: 2024/2025	20
Year 5: 2025/2026	0
Total 5 Years	110
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: Wayne Sutton</p> <p>Organisation: Gleeson Homes</p> <p>Date: 06/04/21</p>	

Planning Reference	PA/2020/538
Address	Conway, Thornton Road, Goxhill, DN19 7HN
Permission Date	23/11/2020
Applicant	Mr M Wright
Site Assessment Progress	Planning permission to erect seven dwellings with associated garages, and vehicular and pedestrian access (including demolition of existing dwelling) has been approved. An arboricultural report, Flood Risk Assessment and an ecology report has been submitted with the application. No discharge of condition application has been submitted.
Viability/ Ownership/Infrastructure	The site is in one ownership and there are no significant infrastructure constraints
Lead in Time (years)	3 from 1 st April 2021
Build Rate (per annum)	3
Total Units (application)	7
Year 1: 2021/2022	0
Year 2: 2022/2023	0
Year 3: 2023/2024	3
Year 4: 2024/2025	3
Year 5: 2025/2026	1
Total 5 Years	7

I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:

Printed Name: Carl Forman

Organisation: For-Ward Planning Consultancy Limited

Date: 1st June 2021

Planning Reference / Local Plan Reference	PA/2020/588
Address	Land north of Ings Road, Kirton Lindsey
Permission Date	26.03.2021
Applicant	The Strategic Land Group
Application Progress	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
Site Assessment Progress	<p>The relevant site assessments were submitted as part of the planning application:</p> <ul style="list-style-type: none"> • 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
Viability/ Ownership/Infrastructure	Site within single ownership and there are no significant constraints.
Lead in Time (years)	2 year from 1 ST April 2021
Build Rate (per annum)	25
Total Units (application)	79
Year 1: 2021/2022	0
Year 2: 2022/2023	0
Year 3: 2023/2024	10
Year 4: 2024/2025	25
Year 5: 2025/2026	25
Years 6-11 – 2026/2027-2031/32	19
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: PAUL SMITH</p> <p>Organisation: THE STRATEGIC LAND GROUP LTD</p> <p>Date: 9 JULY 2021</p>	

Planning Reference	PA/2020/1027
Address	Magistrates Court, Corporation Road, Scunthorpe, DN15 6QB
Permission Date	08/09/2020
Applicant	Mr D Omar
Site Assessment Progress	Planning permission for change of use to residential and alterations to form seven flats has been approved. A Design and Access Statement has been submitted with the application. No pre commencement planning conditions have been placed on the planning permission.
Viability/ Ownership/Infrastructure	The site is in one ownership and there are no significant infrastructure constraints
Lead in Time (years)	1 from 1 st April 2021
Build Rate (per annum)	7
Total Units (application)	7
Year 1: 2021/2022	0
Year 2: 2022/2023	7
Year 3: 2023/2024	0
Year 4: 2024/2025	0
Year 5: 2025/2026	0
Total 5 Years	7
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed: _____</p> <p>Printed Name: <i>DANA OMAR</i></p> <p>Organisation: <i>Grewt Life Homes Ltd</i></p> <p>Date: <i>13/07/21</i></p>	

Planning Reference / Local Plan Reference	PA/2018/664
Address	Land at 1-3 Cliff Gardens Phase 2, Scunthorpe
Permission Date	30/10/2018
Applicant	Sevo Living Ltd
Application Progress	Full planning permission to erect ten apartments
Site Assessment Progress	The pre commencement planning conditions have been discharged (PA/2019/3740).
Viability/ Ownership/Infrastructure	The site is owned by a developer and development is expected to commence 2020/21
Lead in Time (years)	1 year
Build Rate (per annum)	5
Total Units (application)	10
Year 1: 2021/2022	2
Year 2: 2022/2023	8
Year 3: 2023/2024	0
Year 4: 2024/2025	0
Year 5: 2025/2026	0
Total 5 Years	10
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: <i>DANA OMAR</i></p> <p>Organisation: <i>Great Life Homes Ltd</i></p> <p>Date: <i>13/07/21</i></p>	

Planning Reference / Local Plan Reference	PA/2020/1333
Address	Land Off, Burringham Road, Ashby Parklands, Scunthorpe
Permission Date	29/6/2021
Applicant	Mr W Foster-Thornton, C/o DDM Agriculture Ltd
Application Progress	Outline planning permission to erect up to 144 dwellings with appearance, landscaping, layout and scale reserved for subsequent consideration
Site Assessment Progress	
Lead in Time (years)	18
Build Rate (per annum)	30
Total Units (application)	144
Year 1: 2021/2021	0
Year 2: 2022/2023	0
Year 3: 2023/2024	30
Year 4: 2024/2025	30
Year 5: 2025/2026	30
Years 6-11: 2026/2027 to 2031/2032	54
Year 12-18: 2032/2033 to 2037/2038	0
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: TORI HEATON</p> <p>Organisation: DDM Agriculture</p> <p>Date: 16/07/2021.</p>	

Planning Reference	PA/2020/1612
Address	Land adj to White Swan, Butts Road, Barton upon Humber
Permission Date	12/02/2021
Applicant	Mr A Parker, Platform Housing Group
Site Assessment Progress	Full planning permission has been granted for five dwellings . A flood risk assessment, heritage statement and tree survey have been submitted with the application. No discharge of condition application has been submitted
Viability/ Ownership/Infrastructure	The site is in one ownership and there are no significant infrastructure constraints
Lead in Time (years)	1 from 1 st April 2021
Build Rate (per annum)	5
Total Units (application)	5
Year 1: 2021/2022	0
Year 2: 2022/2023	5
Year 3: 2023/2024	0
Year 4: 2024/2025	0
Year 5: 2025/2026	0
Total 5 Years	5

I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:

Printed Name: A.Parker

Organisation: Platform Housing Ltd

Date: 1st June 2021

Planning Reference	PA/2020/1869
Address	13 High Street, Kirton Lindsey
Permission Date	26/02/2021
Applicant	Mr P Moxon MXN Investments Ltd
Site Assessment Progress	Full planning permission has been granted for change of use and associated works for the conversion of the first floor and ground floor entrances of 13 High Street from retail (E(a)) to residential (C3) to provide six one-bedroom flats. No pre commencements conditions have been placed on the planning permission.
Viability/ Ownership/Infrastructure	The site is in one ownership and there are no significant infrastructure constraints
Lead in Time (years)	2 from 1 st April 2021
Build Rate (per annum)	6
Total Units (application)	6
Year 1: 2021/2022	0
Year 2: 2022/2023	6
Year 3: 2023/2024	0
Year 4: 2024/2025	0
Year 5: 2025/20260	0
Total 5 Years	6
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name:</p> <p>PETER MOXON</p> <p>Organisation:</p> <p>MXN INVESTMENTS LIMITED</p> <p>Date:</p> <p>28th May 2021</p>	

Phoenix Parkway Phase 1 (36-40)

Settlement	Scunthorpe
Site Reference	36-40
Site Address	Phoenix Parkway Phase 1
Site Area (Ha)	8.53
Existing Land Use (s)	Vacant grassland
Site and Surrounding Description	Vacant land surrounded by existing residential and employment uses
Land Class	Greenfield
Future Use	Residential
Future Yield/ Density Options	261 dwellings at 40 dph
Vehicular Access Options	Possible to serve the development via Phoenix Way
Pedestrians/ Cycle Options	Good pedestrian links to local services

Availability		Ownership	Single ownership
		Owner/ Agent Promotion	Owner
	Constraints	Infrastructure/ Utilities	<ul style="list-style-type: none"> A clean water supply can be made available to the site. Water mains reinforcement and both on/ off site main laying may be required Further investigation is required to ensure that adequate public sewage capacity is available.
		Access	<ul style="list-style-type: none"> Access to the site via Phoenix Way It is unlikely that this site can be accessed directly from Crosby Avenue or Buckingham Avenue.
		Legal/ Covenants	No known issues
		Other	N/A
		Phasing	After 2014
Viability		Market Appraisal/ Competing Potential Uses	There are no known higher value uses competing for the site that would make housing less viable
		Planning Obligations	
	Site Preparation Cost	Demolition	No known issues
		Ground Conditions	No known issues
		Contamination	No known issues
		Flood Risk Mitigation	<ul style="list-style-type: none"> The site is within SFRA Flood Risk Zone 1. All land uses are suitable in flooding terms, but development must take into account other sources of flooding (in addition to fluvial) and whether it will result in flooding elsewhere As the site measures more than 1Ha a Flood Risk Assessment should be undertaken. This should include consideration of Sustainable Urban Drainage Systems and how the layout and form of development can reduce the overall level of Flood Risk.
		Other	<ul style="list-style-type: none"> Possible improvements to pedestrian and cycle links to the town centre There is potential for nuisance such as noise, odour and dust for future residents, associated with the nearby industrial uses. For any future planning application further information would be required to

			assess suitability and appropriate mitigation if necessary.			
			<ul style="list-style-type: none">• Potential NO2 issues due to the A1077 when its busy although monitoring on the A1077 is currently showing no problem at the moment• Overhead power lines• This site requires an archaeological assessment and field evaluation to be submitted with a planning application• The site will require an ecological survey to be submitted with a planning application. Mitigation and biodiversity enhancement may be required• Landscaping and habitat buffer will be required between the existing Local Nature Reserve and the site.			
Suitability	Planning History	Application	PA/2020/2049			
		Current Local Plan Designation/ Area Based Policy	The site lies within the development limit of Scunthorpe (ST3)			
		Other Development Studies	None			
		Other Plans/ Strategies/ Assessments	None			
		Tree Preservation Orders	None			
		Other Constraints and Opportunities	None			
		Vehicular Access/ Traffic Generation				
	Accessibility	9/10*	Primary School 1 Secondary School 1 Railway Station 0 GP Surgery 1 Bus Stop 1	Town Centre 1 Local Stores 1 Supermarket 1 Footpath/Cyclepath 1 Employment Area 1		
Summary	<ul style="list-style-type: none">• The site has a positive score for accessibility to jobs, shops and services, therefore residents are considered to be able to access local services by non-car modes of transport• Site is available for development <p>Site is available, but constraints that will need to be addressed before any development takes place include:</p> <ul style="list-style-type: none">• Planning application for housing may require air quality impact assessment• Overhead power lines• Flood mitigation• An archaeological assessment and ecological survey will be required.					

Planning Reference / Local Plan Reference	PA/2020/2049
Address	Land to the south of Phoenix Parkway, Scunthorpe, DN15 8NH
Permission Date	30/6/2021
Applicant	Gleeson Developments
Application Progress	Planning permission for the construction of 158 two, three and four bedroomed, 2 storey traditional residential homes with associated garages and access infrastructure. [Amendment]: Reduction in number of dwellings to 158 dwellings and alterations to the layout including new footpath links. [Amendment]: alterations to the pedestrian link on the southern boundary
Site Assessment Progress	All necessary assessment work has been undertaken and submitted as part of the planning application.
Lead in Time (years)	6 months
Build Rate (per annum)	30
Total Units (application)	158
Year 1: 2021/2022	
Year 2: 2022/2023	30
Year 3: 2023/2024	30
Year 4: 2024/2025	30
Year 5: 2025/2026	30
Years 6-11: 2026/2027 to 2031/2032	38
Year 12-18: 2032/2033 to 2037/2038	0
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: <u>MIKE REYNOLDS</u></p> <p>Organisation: <u>GLEESON HOMES</u></p> <p>Date: <u>30/07/21</u></p>	

Planning Reference / Local Plan Reference	SCUH-C2 and H1C-9
Address	Former Brumby Resource Centre, East Common Lane, Scunthorpe
Permission Date	No planning permission has been approved on the site.
Owner	North Lincolnshire Council
Site Progress	The site is available and is to be remarketed in August 2021.
Site Assessment Progress	
Viability/ Ownership/Infrastructure	The site is in one ownership and there are no significant constraints.
Lead in Time from 2021 (years)	0
Build Rate (per annum)	10
Total Units (application)	40
Year 1: 2021/2022	0
Year 2: 2022/2023	0
Year 3: 2023/2024	0
Year 4: 2024/2025	10
Year 5: 2025/2026	10
Total 5 Years	20
Year 6-11	20
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: Paul Nicholson</p> <p>Organisation: NLC</p> <p>Date: 22 July 2021</p>	

Planning Reference / Local Plan Reference	
Address	Former South Leys School, Enderby Road Phase 1
Permission Date	No planning permission has been approved on the site.
Owner	North Lincolnshire Council
Site Progress	The site comprises of a vacant building, car park, open space and playing field.
Site Assessment Progress	The site is available for development
Viability/ Ownership/Infrastructure	The site is in one ownership and there are no significant constraints. Access is available from Enderby Road or Sunningdale Road.
Lead in Time from 2021 (years)	10 years from 2021
Build Rate (per annum)	30
Total Units	120
Year 1: 2021/2022	0
Year 2: 2022/2023	0
Year 3: 2023/2024	0
Year 4: 2024/2025	0
Year 5: 2025/2026	30
Total 5 Years	30
Years 6-11	90
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: Paul Nicholson</p> <p>Organisation: NLC</p> <p>Date: 22 July 2021</p>	

Wrawby Road (10-2) BRIH-4

Settlement	Brigg
Site Reference	10-2 BRIH-4
Site Address	Wrawby Road
Site Area (Ha)	4.29
Existing Land Use (s)	Agricultural land
Site and Surrounding Description	<ul style="list-style-type: none"> The site represents a small urban extension to Brigg and is located to the west of Wrawby Road The site comprises one large field which is in agricultural use.
Land Class	Greenfield
Future Use	Residential
Future Yield/ Density Options	152 dwellings at 40 dph
Vehicular Access Options	Access should be gained to the site opposite Churchhill Avenue, possibly by means of a signalised junction or Roundabout or ghost island right turning lane.
Pedestrians/ Cycle Options	The site can be linked to the footpath and cycle network on Wrawby Road (A18)

Availability		Ownership	Single ownership
		Owner/ Agent Promotion	Agent
	Constraints	Infrastructure/ Utilities	<ul style="list-style-type: none"> Water treatment work – capacity available Water supply network – capacity available Sewage Treatment works- limited capacity, infrastructure upgrade required Foul sewage capacity – limited capacity, infrastructure upgrade required Surface water network- capacity available.
		Access	<ul style="list-style-type: none"> New road infrastructure required Currently the site has a temporary haul road access across it, which feeds a new development to the north of the site via Wrawby Road.
		Legal/ Covenants	No known issues
		Other	N/A
		Phasing	After 2021
Viability		Market Appraisal/ Competing Potential Uses	There are no known higher value uses competing for the site that would make housing less viable
		Planning Obligations	Highways work required to be secured through a S278 or S106 agreement
	Site Preparation Cost	Demolition	No known issues
		Ground Conditions	No known issues
		Contamination	No known issues
		Flood Risk Mitigation	<ul style="list-style-type: none"> The site is within SFRA Flood Risk Zone 1. All land uses are suitable in flooding terms, but development must take into account other sources of flooding (in addition to fluvial) and whether it will result in flooding elsewhere. As the site measures more than 1ha a Flood Risk Assessment should be undertaken. This should include consideration of Sustainable Urban Drainage Systems and how the layout and form of development can reduce the overall level of Flood Risk.
		Other	<ul style="list-style-type: none"> Access to the site opposite Churchhill Avenue possibly by signalised junction or roundabout or right turn ghost island The site requires an archaeological assessment and field evaluation to be submitted with a planning application

			<ul style="list-style-type: none"> Drains would need checking for water voles and some large trees may be worth retention. 	
Suitability	Planning History	Application	No current applications	
		Current Local Plan Designation/ Area Based Policy	The site is allocated for housing within the adopted Local Plan BRIH-4	
		Other Development Studies	Transport Assessment undertaken by LTP regarding the Brigg North Link Road	
		Other Plans/ Strategies/ Assessments	None	
		Tree Preservation Orders	None	
		Other Constraints and Opportunities	None	
		Vehicular Access/ Traffic Generation		
	Accessibility	9/10*	Primary School 1 Secondary School 1 Railway Station 0 GP Surgery 1 Bus Stop 1	Town Centre 1 Local Stores 1 Supermarket 1 Footpath/Cyclepath 1 Employment Area 1
Summary	<ul style="list-style-type: none"> The site has a positive score for accessibility to jobs, shops and services, therefore residents are considered to be able to access local services by non-car modes of transport. Constraints that will need to be addressed before any development takes place: <ul style="list-style-type: none"> New road and access to the site Upgrade to foul sewage capacity and sewage treatment works. 			

Planning Reference / Local Plan Reference	BRIH-4
Address	Land at Wrawby Road Phase 1
Permission Date	TBC
Applicant	Mr Day
Application Progress	There is strong interest in the site from housebuilders. Masterplan work about to commence alongside BRIH 2 and 3 which will be coordinated with pre applications submission and discussions with housebuilders.
Site Assessment Progress	Assume start on site mid 2022
Lead in Time (years)	1
Build Rate (per annum)	30
Total Units (application)	152
Year 1: 2021/2021	0
Year 2: 2022/2023	15
Year 3: 2023/2024	30
Year 4: 2024/2025	30
Year 5: 2025/2026	30
Years 6-11: 2026/2027 to 2031/2032	47
Year 12-18: 2032/2033 to 2037/2038	0
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: James Hobson</p> <p>Organisation: JEH Planning Ltd</p> <p>Date: 16 July 2021</p>	

Western Avenue (10-1) BRIH-2

Settlement	Brigg
Site Reference	10-1 BRIH-2
Site Address	Western Avenue
Site Area (Ha)	5.42
Existing Land Use (s)	Agricultural land
Site and Surrounding Description	<ul style="list-style-type: none"> The site lies between the M180 and Western Avenue The site is currently used for arable farming The site is an allocated urban extension to the northern edge of Brigg Residential properties lie to the east of the site.
Land Class	Greenfield
Future Use	Residential
Future Yield/ Density Options	186 dwellings at 40 dph
Vehicular Access Options	Possible access to the site via adjacent land Grammar School Road and BRIH-3
Pedestrians/ Cycle Options	Good pedestrian links to Brigg town centre and local services

Availability		Ownership	Two land ownerships
		Owner/ Agent Promotion	Agent
	Constraints	Infrastructure/ Utilities	<ul style="list-style-type: none"> Water treatment work – capacity available Water supply network – capacity available Sewage Treatment works- limited capacity, infrastructure upgrade required Foul sewage capacity – limited capacity, infrastructure upgrade required Surface water network- capacity available.
		Access	<ul style="list-style-type: none"> New road infrastructure required Possible issue relating to site access via Grammar School Road.
		Legal/ Covenants	No known issues
		Other	Public Right of Way runs along the western and northern boundary
		Phasing	After 2021
Viability		Market Appraisal/ Competing Potential Uses	There are no known higher value uses competing for the site that would make housing less viable
		Planning Obligations	
	Site Preparation Cost	Demolition	No known issues
		Ground Conditions	No known issues
		Contamination	No known issues
		Flood Risk Mitigation	<ul style="list-style-type: none"> The site mainly lies within SFRA Flood Risk Zone 1 with a small area in the south western corner located in SFRA Flood Risk Zone 2/3a. All land uses are suitable in flooding terms, but development must take into account other sources of flooding (in addition to fluvial) and whether it will result in flooding elsewhere. Within Flood Zone 3a, dwellings (except those for the elderly/people with impaired mobility and residential institutions), retail employment and some type's of community development are not appropriate unless the Sequential Test and then its Exception Test is low/medium. It recommends against developing the site

			for the proposed uses unless the Exception Test is passed.	
		Other	<ul style="list-style-type: none">landscaping and noise buffering will be required on the boundary to the M180Public Right of Way runs along the western and northern boundaryThis site requires an archaeological assessment and field evaluation to be submitted with a planning applicationDrains may need checking for water voles if present, mitigation of water voles will be required.	
Suitability	Planning History	Application	No current applications	
		Current Local Plan Designation/ Area Based Policy	The site lies within the development limit of Brigg and is allocated for housing in the adopted Local Plan BRIH-2	
		Other Development Studies	Brigg North Development Brief	
		Other Plans/ Strategies/ Assessments	Transport Assessment undertaken by LTP regarding the Brigg North Link Road	
		Tree Preservation Orders	None	
		Other Constraints and Opportunities	The site will require landscaping on the north western boundary to reduce noise impacts from the motorway	
		Vehicular Access/ Traffic Generation		
	Accessibility	9/10*	Primary School 1 Secondary School 1 Railway Station 0 GP Surgery 1 Bus Stop 1	Town Centre 1 Local Stores 1 Supermarket 1 Footpath/Cyclepath 1 Employment Area 1
Summary	<ul style="list-style-type: none">The site has a positive score for accessibility to jobs, shops and services; therefore residents are considered to be able to access local services by non-car modes of transport. Constraints that will need to be addressed before any development takes place: <ul style="list-style-type: none">Connection to public sewage networkPossible drainage issuesPossible issues to site access and road infrastructure along Grammar School RoadPublic Rights of WayFlood mitigation <ul style="list-style-type: none">landscaping and noise buffering will be required on the boundary to the M180.			

Planning Reference / Local Plan Reference	BRIH-2
Address	Land at Western Avenue Brigg
Permission Date	TBC
Applicant	Mr Day and Mr Albone
Application Progress	There is strong interest in the site from housebuilders. Masterplan work about to commence alongside BRIH 3 and 4 which will be coordinated with pre applications submission and discussions with housebuilders.
Site Assessment Progress	Assume start on site mid 2022
Lead in Time (years)	1
Build Rate (per annum)	30
Total Units (application)	186
Year 1: 2021/2021	0
Year 2: 2022/2023	15
Year 3: 2023/2024	30
Year 4: 2024/2025	30
Year 5: 2025/2026	30
Years 6-11: 2026/2027 to 2031/2032	81
Year 12-18: 2032/2033 to 2037/2038	0
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: James Hobson</p> <p>Organisation: JEH Planning Ltd</p> <p>Date: 16th July 2021</p>	

Wrawby Road (10-31) BRIH-3


Settlement	Brigg
Site Reference	10-31 BRIH-3
Site Address	Wrawby Road
Site Area (Ha)	11.97
Existing Land Use (s)	Agricultural land
Site and Surrounding Description	<ul style="list-style-type: none"> The site represents a small urban extension to Brigg and is located to the west of Wrawby Road The site is comprised of agricultural land.
Land Class	Greenfield
Future Use	Residential
Future Yield/ Density Options	333 dwellings at 40 dph
Vehicular Access Options	Site to be accessed either through BRIH-2(10-2), via an improved junction at Wrawby Road/ Churchill Avenue or via a separate junction arrangement directly off Wrawby Road
Pedestrians/ Cycle Options	The site can be linked to the footpath and cycle network on Wrawby Road (A18)

Availability		Ownership	Two Land ownership
		Owner/ Agent Promotion	Agent
	Constraints	Infrastructure/ Utilities	<ul style="list-style-type: none"> Water treatment work – capacity available Water supply network – capacity available Sewage treatment works – limited capacity, infrastructure upgrade required Foul sewage capacity – limited capacity ,infrastructure upgrade required Surface water network – capacity available.
		Access	Site to be accessed either through BRIH-2 (10-2), via an improved junction at Wrawby Road/Churchill Avenue or via a separate junction arrangement directly off Wrawby Road
		Legal/ Covenants	No known issues
		Other	N/A
		Phasing	After 2021
Viability		Market Appraisal/ Competing Potential Uses	There are no known higher value uses competing for the site that would make housing less viable
		Planning Obligations	
	Site Preparation Cost	Demolition	No known issues
		Ground Conditions	No known issues
		Contamination	No known issues
		Flood Risk Mitigation	<ul style="list-style-type: none"> The site is within SFRA Flood Risk Zone 1. All land uses are suitable in flooding terms, but development must take into account other sources of flooding (in addition to fluvial) and whether it will result in flooding elsewhere. As the site measures more than 1Ha a Flood Risk Assessment should be undertaken. This should include consideration of Sustainable Urban Drainage Systems and how the layout and form of development can reduce the overall level of Flood Risk.
		Other	<ul style="list-style-type: none"> landscaping and noise buffering will be required on the boundary to the M180

			<ul style="list-style-type: none"> The site requires an archaeological assessment and field evaluation to be submitted with a planning application 	
Suitability	Planning History	Application	No current applications	
		Current Local Plan Designation/ Area Based Policy	The site is allocated for housing within the adopted Local Plan BRIH-3	
		Other Development Studies	None	
		Other Plans/ Strategies/ Assessments	Transport Assessment undertaken by LTP regarding the Brigg North Link Road	
		Tree Preservation Orders	None	
		Other Constraints and Opportunities		
		Vehicular Access/ Traffic Generation	Recommend that the site is accessed through allocation BRIH-410 – 2, via an improved junction at Wrawby Road/Churchill Avenue or via a separate junction arrangement directly off Wrawby Road	
	Accessibility	9/10*	Primary School 1 Secondary School 1 Railway Station 0 GP Surgery 1 Bus Stop 1	Town Centre 1 Local Stores 1 Supermarket 1 Footpath/Cyclepath 1 Employment Area 1
Summary	<ul style="list-style-type: none"> The site has a positive score for accessibility to jobs, shops and services, therefore residents are considered to be able to access local services by non-car modes of transport. Constraints that will need to be addressed before any development takes place: <ul style="list-style-type: none"> New road and access to the site from Wrawby Road and to the north from potential housing land to north of Western Avenue Upgrade to foul sewage capacity and sewage treatment works landscaping and noise buffering will be required on the boundary to the M180. 			

Planning Reference / Local Plan Reference	BRIH-3
Address	Land at Wrawby Road Phase 2
Permission Date	TBC
Applicant	Mr Day and Mr Albone
Application Progress	There is strong interest in the site from housebuilders. Masterplan work about to commence alongside BRIH 2 and 4 which will be coordinated with pre applications submission and discussions with housebuilders.
Site Assessment Progress	Assume start on site mid 2022
Lead in Time (years)	1
Build Rate (per annum)	30
Total Units (application)	333
Year 1: 2021/2021	0
Year 2: 2022/2023	15
Year 3: 2023/2024	30
Year 4: 2024/2025	30
Year 5: 2025/2026	30
Years 6-11: 2026/2027 to 2031/2032	180
Year 12-18: 2032/2033 to 2037/2038	48
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: James Hobson</p> <p>Organisation: JEH Planning Limited</p> <p>Date: 16 July 2021</p>	

Planning Reference / Local Plan Reference	H1P-7
Address	Ashby Market, High Street, Scunthorpe
Permission Date	No planning permission has been approved on the site.
Owner	North Lincolnshire Council
Site Progress	The site is available and is currently on the market for best and final offers.
Site Assessment Progress	The site is cleared. Access is off School Road.
Viability/ Ownership/Infrastructure	The site is in one ownership and there are no significant constraints.
Lead in Time from 2021 (years)	3 years from 2021
Build Rate (per annum)	20
Total Units (application)	40
Year 1: 2021/2022	0
Year 2: 2022/2023	0
Year 3: 2023/2024	0
Year 4: 2024/2025	20
Year 5: 2025/2026	20
Total 5 Years	40
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Printed Name: Paul Nicholson</p> <p>Organisation: Acting Head of Estates and Asset Management, North Lincolnshire Council</p> <p>Date: 22 July 2021 11 August 2021 11 August 2021 11 August 2021</p>	

Planning Reference / Local Plan Reference	PA/2020/1790
Address	Fieldside Nurseries, Fieldside, Crowle, DN17 4HH
Permission Date	Undetermined
Applicant	Mr S Tune
Application Progress	Outline planning permission PA/2020/1790 for a residential development with appearance, landscaping, layout and scale reserved for subsequent consideration has been submitted and is pending consideration.
Site Assessment Progress	The site is in one ownership and there are no significant constraints. The relevant surveys archaeology, Flood Risk Assessment, heritage statement, drainage strategy, ecological statement has been submitted with the application.
Lead in Time (years)	4 years from 2020
Build Rate (per annum)	20
Total Units (application)	75
Year 1: 2020/2021	0
Year 2: 2021/2022	0
Year 3: 2022/2023	0
Year 4: 2023/2024	0
Year 5: 2024/2025	20
Years 6-11: 2025/2026 to 2030/2031	55
Year 12-18: 2031/2032 to 2037/2038	0
I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:	
Signed: 	
Printed Name: STEPHEN DAVID TUNE.	
Organisation: FIELDSIDE NURSERIES CROWLE,	
Date: 15/7/21	

Planning Reference / Local Plan Reference	PA/2018/845
Address	C Spencer Ltd, Mill Lane, Barrow Upon Humber, DN19 7BD
Permission Date	07.08.2020
Applicant	Spencer Group
Application Progress	Outline planning permission (with all matters reserved) for residential development, including demolition of existing buildings. No discharge of condition or reserved matters application has been submitted.
Site Assessment Progress	The relevant site assessments were submitted as part of the planning application: <ul style="list-style-type: none"> • Flood Risk Assessment • Design and Access Statement • Contamination Report • Transport Assessment
Viability/ Ownership/Infrastructure	Site within single ownership and there are no significant constraints.
Lead in Time (years)	5 year from 1 ST April 2021
Build Rate (per annum)	10
Total Units (application)	50
Year 1: 2021/2022	0
Year 2: 2022/2023	0
Year 3: 2023/2024	10
Year 4: 2024/2025	10
Year 5: 2025/2026	10
Total 5 Years	30
<p>I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:</p> <p>Signed:</p> <p>Printed Name: Malcolm Scott</p> <p>Organisation: Private</p> <p>Date: 21 04 2021</p>	