

Boston Borough Council

Assessment of 5-year housing land supply as at 31st March 2019

1.0 Background

- 1.1 Paragraph 73 of the National Planning Policy Framework February 2019 (NPPF) requires local planning authorities to *“identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:*
- a) *5% to ensure choice and competition in the market for land; or*
 - b) *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*
 - c) *20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.”*
- 1.2 This report looks at whether there are sufficient deliverable housing sites in Boston Borough to meet requirements between 1st April 2019 and 31st March 2024, taking into account the provisions of the NPPF.

2.0 What are Boston Borough’s 5 year housing requirements?

- 2.1 The Planning Practice Guidance (PPG) indicates that *“housing requirement figures identified in strategic policies should be used as the starting point for calculating the 5 year land supply figure for the first 5 years of the plan”*. Policy 10 of the South East Lincolnshire Local Plan 2011-2036 (adopted on 8th March 2019) indicates that an additional 7,744 dwellings will be required in Boston Borough between 1st April 2011 and 31st March 2036. This equates to an average of 310 per year and, over a five-year period, this amounts to **1,550** homes (310 x 5 = 1,550).
- 2.2 Table 1 shows that, since the Local Plan period began, the number of new homes built has fallen 686 short of the 2,480 dwellings required. Crucially, however:
- the ‘Housing Delivery Test: 2018 measurement’ for Boston Borough is 109%; and
 - the number of dwellings built in 2016/17, 2017/18, and 2018/19 exceeds by 245 the 930 required.

Consequently (and in accordance with the Government policy quoted in paragraph 1.1) it is not necessary for a 20% buffer to be applied. Instead, the

Borough Council considers that a 5% buffer is appropriate, and this increases the requirement to **1,628** ($1,550 \times 1.05 = 1,627.5 = 1,628$).

Table 1 – Housing completions in Boston Borough (1st April 2011 – 31st March 2019)

Year	Requirement	Gross completions	Losses	Net completions	Shortfall/Excess (Requirement – Net completions)
2011/12	310	98	7	91	-219
2012/13	310	73	9	64	-246
2013/14	310	183	8	175	-135
2014/15	310	120	11	109	-201
2015/16	310	189	9	180	-130
2016/17	310	367	15	352	+42
2017/18	310	402	8	394	+84
2018/19	310	451	22	429	+119
TOTAL	2,480	1,883	89	1,794	-686

2.3 Nonetheless, the overall shortfall since 2011/12 still needs to be dealt with, and there are two well-established approaches which are known as the ‘Sedgefield’ and ‘Liverpool’ methods. The ‘Sedgefield’ method seeks to meet any shortfall over the following five years, whereas the ‘Liverpool’ method spreads it equally over all the remaining years of the plan period. Paragraph 5.2.6 of the adopted South East Lincolnshire Local Plan 2011-2036 (March 2019) indicates that the ‘Liverpool’ method will be used because *“the provisions of the Local Plan are significantly ‘back-loaded’”*. Taking account of shortfalls since the Local Plan period began using the ‘Liverpool’ method gives a requirement of **1,840** dwellings ($1,628 + (686 \div 17 \times 5 \times 1.05) = 1,839.9 = 1,840$).

3.0 What is Boston Borough’s deliverable housing supply?

3.1 Annex 2 to the NPPF identifies that *“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 planning*

permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”

- 3.2 Boston Borough Council considers that, taking account of the above definition, the following types of sites can theoretically contribute to deliverable supply:
- a) sites where development has begun;
 - b) sites with full planning permission, where development has not yet begun;
 - c) sites with outline planning permission, which will deliver 9 or fewer dwellings (i.e. which are not ‘major development’);
 - d) sites with outline planning permission, which will deliver 10 or more dwellings (i.e. which are ‘major development’);
 - e) sites where there is a resolution to grant planning permission;
 - f) sites which are allocated for residential development in the South East Lincolnshire Local Plan 2011-2036; and
 - g) sites which are identified on a brownfield register.
- 3.3 Taking account of the NPPF definition, Boston Borough Council considers that sites listed in paragraph 3.2 a) to c) should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years. In contrast, sites listed in paragraph 3.2 d) to g) should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.
- 3.4 The Appendix to this report:
- identifies all the sites that the Borough Council considers could potentially contribute to deliverable supply;
 - identifies how many new homes the Borough Council expects each site to deliver up to 31st March 2024; and
 - explains the Borough Council’s reasoning.
- 3.5 The following paragraphs summarise the detailed information set out in the Appendix, and provide a discussion of the assumptions made.
- 3.6 **Sites where development has begun** – the Appendix identifies 104 such sites. These sites can accommodate a total of 1,089 new dwellings.
- 3.7 However one site is sufficiently large in size that, although it is being actively developed, it is doubtful that the entire site will be completed by 31st March 2024. In this case it is assumed that, over the next five years, development will continue at the rate that has been achieved thus far. This reduces the total number of dwellings by 188.
- 3.8 The development of a further twenty-five sites began 3 or more years ago, with no recent activity. These circumstances suggest that the sites’ availability and/or deliverability may be doubtful. The Borough Council assumes that such sites will deliver no new homes by 31st March 2024. This reduces the total number of dwellings by a further 97.

- 3.9 Thus, the Appendix identifies that sites where development has begun will deliver 804 dwellings up to 31st March 2024 ($1,089 - 188 - 97 = 804$)
- 3.10 **Sites with full planning permission where development has not yet begun** - the Appendix identifies 82 such sites. These sites can accommodate a total of 1,049 new dwellings.
- 3.11 However, three of these sites are sufficiently large in size (more than 100 dwellings) that it may be doubtful that they will be completed by 31st March 2024. In these cases, it is assumed that:
- the sites will not begin to deliver dwellings for 12 months; and
 - over the following four years, development will proceed at the rate achieved by the developer on other sites, or at the rate achieved on other sites in the locality.
- This reduces the total number of dwellings by 81, leaving 968 dwellings ($1,049 - 81 = 968$).
- 3.12 However, inevitably some of the 82 planning permissions will not be implemented and will lapse. The Inspectors who conducted the Examination of the South East Lincolnshire Local Plan concluded (in paragraph 78 of their report (dated 29th January 2019)) that *“a lapse rate should only be applied to sites with planning permission that have not commenced (including outline permission) and those with a resolution to grant permission. In the absence of historical data on such sites, a 10% rate has been applied”*. Applying a 10% lapse rate to the 968 dwellings, gives a final total of 871 ($968 \times 0.9 = 871.2 = 871$).
- 3.13 **Sites with outline planning permission, which will deliver 9 or fewer dwellings** – the Appendix identifies twenty-four such sites. In total, these sites can accommodate 76 new dwellings.
- 3.14 However, inevitably some of the planning permissions will not be implemented and will lapse, and (in order to reflect the Inspectors’ conclusions quoted in paragraph 3.12) the Borough Council considers that a 10% lapse rate should be applied. Applying a 10% lapse rate to the 76 dwellings, gives a final total of 68 ($76 \times 0.9 = 68.4 = 68$).
- 3.15 **Sites with outline planning permission, which will deliver 10 or more dwellings** – the Appendix identifies sixteen such sites. In total, these sites can accommodate 782 new dwellings.
- 3.16 However, for thirteen of these sites there is no clear evidence that housing completions will begin within five years. This reduces the total number of dwellings by 718, leaving 64 dwellings.
- 3.17 However, inevitably some of the planning permissions will not be implemented and will lapse, and (in order to reflect the Inspectors’ conclusions quoted in paragraph 3.12) the Borough Council considers that a 10% lapse rate should

be applied. Applying a 10% lapse rate to the 64 dwellings, gives a final total of 58 ($64 \times 0.9 = 57.6 = 58$).

- 3.18 **Sites where there is a resolution to grant planning permission** – The Appendix identifies no such sites.
- 3.19 **Sites which are allocated for residential development in an adopted Local Plan (without a planning permission or resolution to grant)** – The Appendix identifies twenty-eight such sites. These sites can accommodate a total of 4,543 new dwellings.
- 3.20 However, for twenty-five of these sites there is no clear evidence that housing completions will begin within five years. This reduces the total number of dwellings by 4,227. Furthermore, the housebuilder which owns one site has indicated that they do not anticipate completing the site's development by 31st March 2024. This reduces the total number of dwellings by a further 189, leaving 127 dwellings.
- 3.21 The Inspectors who conducted the Examination of the South East Lincolnshire Local Plan concluded (in paragraph 78 of their report (dated 29th January 2019)) that *“with respect to lapse rates the submitted evidence suggests that there has been very little lapse historically on allocated sites in the Plan area and, therefore, a lapse rate should only be applied to sites with planning permission ...”*. Thus, no lapse rate is applied.
- 3.22 **Sites which are identified on a Brownfield Land Register** – The Appendix identifies seven such sites. In total, these sites can accommodate 306 dwellings.
- 3.23 However, for all seven sites there is no clear evidence that housing completions will begin within five years.
- 3.24 **Windfall allowance** - Paragraph 70 of the NPPF indicates that *“where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.”*
- 3.25 The Inspectors who conducted the Examination of the South East Lincolnshire Local Plan concluded (in paragraph 79 of their report (dated 29th January 2019)) that *“sites of fewer than 10 dwellings have not been allocated in the SELLP, although the evidence suggests that historically such sites have made a significant contribution to housing supply (over 20% on average). Although some of these sites have been on residential gardens, which national policy now discourages, a proportionate windfall contribution is still justified, having made an appropriate discount.”*
- 3.26 The Inspectors sought the modification of the Local Plan (Main Modification 036) to include a windfall allowance of 43 dwellings per annum in Boston

Borough. The windfall allowance was not, however, included in the first three years of the Local Plan’s housing trajectory because *“it is assumed that over the next three years all ‘windfall’ completions will come from the stock of commitments.”*

- 3.27 The Borough Council considers that the same approach should be taken in this Assessment, and that a windfall allowance should not be applied for 2019/20, 2020/21 and 2021/22. Thus, windfall sites can be expected to contribute a total of 86 dwellings up to 31st March 2024 (43 x 2 = 86).
- 3.28 Taking account of the revised housing numbers from paragraphs 3.6 to 3.27 inclusive, table 2 shows the total number of dwellings expected to be completed over the coming five years

Table 2 – Deliverable housing supply (as at 31st March 2019)

Type of site	Number of dwellings which are expected to be completed between 1 st April 2019 and 31 st March 2024
Sites where development has begun	804
Sites with full planning permission, where development has not yet begun	871
Sites with outline planning permission, which will deliver 9 or fewer dwellings	68
Sites with outline planning permission, which will deliver 10 or more dwellings	58
Sites where there is a resolution to grant planning permission	0
Sites which are allocated for residential development in an adopted Local Plan (without a planning permission or resolution to grant)	127
Sites which are identified on a brownfield register	0
Windfall Allowance	86
TOTAL	2,014

4.0 Can Boston Borough meet the 5-year housing target?

4.1 Table 3 compares Boston Borough's housing requirement with its deliverable supply. It shows that there are sufficient deliverable housing sites in Boston Borough to meet requirements between 1st April 2019 and 31st March 2024.

Table 3 – Comparison of the housing requirement and deliverable supply (31st March 2019)

Requirement	
Five year requirement	1,840
Supply	
Supply of deliverable housing sites	2,014
5-year Land Supply Results	
Shortfall/Excess	+174
Supply (years)	5.5
Supply (%)	109.5%

Appendix – All sites potentially contributing to deliverable supply (31st March 2019)

Address	Planning application reference	Total number of dwellings permitted	Year development began	Number of dwellings completed	Remaining capacity (including those under construction)	Number of dwellings under construction	Number of dwellings expected to be built by 31 st March 2024	Notes
Sites where development has begun								
Crossgates Farm, Algarkirk	B/06/0204	1	Prior to 2010/11	0	1	1	0	No activity has been recorded in the last 9 years. This hiatus calls into question the site's deliverability.
Freedom Farm, Marsh Road, Algarkirk	B/15/0217	1	2018/19	0	1	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Ash Tree Barn, Kirton Drive, Amber Hill	B/17/0142	1	2018/19	0	1	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Sea End Farm, Benington	B/07/0559	1	2011/12	0	1	1	0	No activity has been recorded in the last 7 years. This hiatus calls into question the site's deliverability.
Adj. to Barwell Lodge, Sea End Road, Benington	B/11/0209	1	2014/15	0	1	1	0	No activity has been recorded in the last 4 years. This hiatus calls into question the site's deliverability.
Glebe Farm, Spicers Lane, Benington	B/17/0346	1	2018/19	0	1	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Benington Farm Barn, Crowhall Lane, Benington	B/18/0064	1	2018/19	0	1	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
The Farmhouse, Fendike Lane, Bicker	B/15/0187	1	2018/19	0	1	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
138-142 High Street, Boston	B/03/0358	17	Prior to 2010/11	9 (all prior to 2010/11)	8	0	0	No activity has been recorded in the last 9 years. This hiatus calls into question the site's deliverability.
Alfred Street, Boston	B/08/0077	7	Prior to 2010/11	6 (3 in 2010/11 2 in 2017/18 1 in 2018/19)	1	1	1	There is no evidence to suggest that the remaining dwelling will not be delivered in the next five years.
The Cottage, Tattershall Road, Boston	B/10/0100	1	2010/11	0	1	1	0	Although the dwelling appears largely complete, no activity has been recorded in the last 8 years. This hiatus calls into question the site's deliverability.
18 Spain Place, Boston	B/11/0119	2	2014/15	0	2	1	0	No activity has been recorded in the last 4 years. This hiatus calls into question the site's deliverability.
49 Norfolk Street, Boston	B/11/0385	6	2014/15	0	6	3	0	Although there is earth moving equipment on-site, no activity has been recorded in the last 4 years. This hiatus calls into question the site's deliverability.
Rear of 146 Woodville Road, Boston	B/16/0293	1	2016/17	0	1	1	1	The dwelling is advanced and the site is active. There is no evidence to suggest that the dwelling will not be delivered in the next five years.
44-60 Park Road, Boston	B/12/0136	2	2014/15	1 (2017/18)	1	1	1	There is no evidence to suggest that the remaining dwelling will not be delivered in the next five years.
Roseberry Meadows extension, Boston	B/16/0372	106	2016/17	78 (5 in 2016/17 37 in 17/18 36 in 18/19)	28	28	28	There is no evidence to suggest that the remaining dwellings will not be delivered in the next five years.
148 London Road, Boston	B/13/0312	3	2014/15	0	3	0	0	No activity has been recorded in the last 4 years. This hiatus calls into question the site's deliverability.

Address	Planning application reference	Total number of dwellings permitted	Year development began	Number of dwellings completed	Remaining capacity (including those under construction)	Number of dwellings under construction	Number of dwellings expected to be built by 31 st March 2024	Notes
Sites where development has begun (continued)								
Adj. to 18 Glen Drive, Boston	B/13/0353	1	2015/16	0	1	1	1	The site is active and completion appears imminent. There is no evidence to suggest that the dwelling will not be delivered in the next five years.
42 Punchbowl Lane, Boston	B/11/0150	4	2012/13	2 (1 in 2012/13 1 in 2013/14)	2	0	0	No activity has been recorded since the last completion in 2013/14. This hiatus calls into question the deliverability of the remaining 2 dwellings.
Off Nelson Way, Boston	B/15/0043	1	2018/19	0	1	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Rear of 93 West Street, Boston	B/18/0126	2	2018/19	0	2	2	2	There is no evidence to suggest that these dwellings will not be delivered in the next five years.
7 Fydell Crescent, Boston	B/15/0216	2	2016/17	1 (2018/19)	1	1	1	The dwelling appears nearly complete and the site is active. There is no evidence to suggest that the remaining dwelling will not be delivered in the next five years.
Former DeMontfort Campus, Mill Road, Boston	B/15/0100	108	2016/17	85 (7 in 2016/17 42 in 17/18 36 in 18/19)	23	13	23	There is no evidence to suggest that the remaining dwellings will not be delivered in the next five years.
The Woadman, Church Road, Boston	B/15/0515	9	2018/19	0	9	9	9	There is no evidence to suggest that these dwellings will not be delivered in the next five years.
Rear of 27-29 Wide Bargate, Boston	B/13/0148	9	2015/16	0	9	9	9	The development appears largely complete, and the flats are being advertised for sale. There is no evidence to suggest that these dwellings will not be delivered in the next five years.
Rear of 72 Granville Street, Boston	B/16/0260	1	2016/17	0	1	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
37 West Street, Boston	B/16/0318	1	2018/19	0	1	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
5-7 Witham Bank East, Boston	B/16/0282	23	2017/18	0	23	0	23	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
Exchange Buildings, Market Place, Boston	B/16/0382	8	2018/19	4 (all in 2018/19)	4	4	4	There is no evidence to suggest that the remaining dwellings will not be delivered in the next five years.
Off St Thomas Drive, Boston	B/15/0196	26	2017/18	24 (4 in 2017/18 20 in 18/19)	2	2	2	There is no evidence to suggest that the remaining dwellings will not be delivered in the next five years.
180 Freiston Road, Boston	B/17/0471	1	2018/19	0	1	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Off Somerset Court, Boston	B/17/0111	1	2017/18	0	1	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Rear of 143 Norfolk Street, Boston	B/17/0126	1	2018/19	0	1	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
7 Muster Roll Lane, Boston	B/17/0115	1	2017/18	0	1	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
North of Puritan Way, Boston	B/18/0395	79	2018/19	0	79	22	79	There is no evidence to suggest that the dwellings will not be delivered in the next five years. [N.B. Part of Housing Allocation Fen006 in the South East Lincolnshire Local Plan 2011-2036.]
23 Haven Bank, Boston	B/18/0170	4	2018/19	0	4	4	4	There is no evidence to suggest that the dwellings will not be delivered in the next five years.

Address	Planning application reference	Total number of dwellings permitted	Year development began	Number of dwellings completed	Remaining capacity (including those under construction)	Number of dwellings under construction	Number of dwellings expected to be built by 31 st March 2024	Notes
Sites where development has begun (continued)								
18 Spain Place, Boston	B/11/0119	2	2014/15	0	2	2	0	No activity has been recorded in the last 4 years. This hiatus calls into question the site's deliverability.
Broadfield Lane, Boston	B/13/0037 B/17/0519 B/18/0429	182	2015/16	123 (all in 2016/17)	59	0	59	There is no evidence to suggest that the remaining dwellings will not be delivered in the next five years.
110 Robin Hoods Walk, Boston	B/18/0440	4	2018/19	0	4	4	4	There is no evidence to suggest that these dwellings will not be delivered in the next five years.
Sibsey Road/Wainfleet Road, Boston	B/16/0141	66	2018/19	0	66	21	66	There is no evidence to suggest that these dwellings will not be delivered in the next five years.
Adj. to 155 Swineshead Road, Boston	B/07/0282	8	2011/12	6 (2 in 2011/12 1 in 2012/13 1 in 2014/15 1 in 2016/17 1 in 2018/19)	2	1	2	There is no evidence to suggest that the remaining dwellings will not be delivered in the next five years.
Winfield, Fen Road, Boston	B/15/0128	9	2017/18	6 (all in 2018/19)	3	3	3	There is no evidence to suggest that the remaining dwellings will not be delivered in the next five years.
Winfield, Fen Road, Boston	B/16/0262	2	2017/18	0	2	2	2	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
63 Causeway, Boston	B/11/0251	1	2014/15	0	1	1	0	No activity has been recorded in the last 4 years. This hiatus calls into question the site's deliverability.
Between A16 & London Road, Boston	B/14/0165 B/15/0264	502	2017/18	89 (34 in 17/18 55 in 18/19)	413	34	225	There is no evidence to suggest that the site's development will not continue at the pace achieved over the last 2 years (45 p.a.). 45 x 5 = 225.
The Bungalow, Wortleys Lane, Boston	B/17/0236	2	2018/19	0	2	2	2	There is no evidence to suggest that these dwellings will not be delivered in the next five years.
14 Mill Lane, Butterwick	B/05/0341	1	Prior to 2010/11	0	1	1	0	No activity has been recorded in the last 9 years. This hiatus calls into question the site's deliverability.
Girls School Lane, Butterwick	B/18/0430	7	2018/19	0	7	0	7	There is no evidence to suggest that these dwellings will not be delivered in the next five years.
Brand End Road, Butterwick	B/18/0261	2	2018/19	0	2	2	2	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
Girls School Lane, Butterwick	B/18/0431	9	2018/19	0	9	0	9	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
Vere, Wythes Lane, Fishtoft	B/14/0422	1	2015/16	0	1	1	1	The site is active and completion appears imminent. There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Laurel Farm, Pinfold Lane, Fishtoft	B/15/0135	1	2016/17	0	1	1	1	The dwelling is advanced, and the site is active. There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Rose Cottage, Frith Bank, Fishtoft	B/17/0437	1	2017/18	0	1	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.

Address	Planning application reference	Total number of dwellings permitted	Year development began	Number of dwellings completed	Remaining capacity (including those under construction)	Number of dwellings under construction	Number of dwellings expected to be built by 31 st March 2024	Notes
Sites where development has begun (continued)								
Coastguard Row, Moulton Washway, Fosdyke	B/09/0150	1	Prior to 2010/11	0	1	1	1	The site is active and completion appears imminent. There is no evidence to suggest that the dwelling will not be delivered in the next five years.
The Cottage, Bankhouse Farm, Freiston	B/16/0237	1	2016/17	0	1	1	1	Development is advanced, and there is no evidence to suggest that the dwelling will not be delivered in the next five years.
Church Road, Freiston	B/16/0065	4	2017/18	3 (all in 2018/19)	1	1	1	There is no evidence to suggest that the remaining dwelling will not be delivered in the next five years.
Hillcrest, Church Road, Freiston	B/15/0428	1	2018/19	0	1	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Adj. to Park Lane, Freiston	B/17/0267	4	2017/18	1 (2018/19)	3	3	3	There is no evidence to suggest that the remaining dwellings will not be delivered in the next five years.
Park Lane, Freiston	B/17/0445	1	2018/19	0	1	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Plot 5 Church Road, Freiston	B/18/0247	1	2018/19	0	1	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Holland House Farm, Kirton Drove, Kirton Fen	B/15/0417	1	2018/19	0	1	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Kirton House, Kirton	B/07/0414	19	Prior to 2010/11	0	19	0	0	No activity has been recorded in the last 9 years. This hiatus calls into question the site's deliverability.
West of Boston Road, Kirton	B/15/0266 B/17/0171	180	2016/17	136 (18 in 16/17 57 in 17/18 61 in 18/19)	44	44	44	There is no evidence to suggest that the remaining dwellings will not be delivered in the next five years.
London Road/ Drainside, Kirton	B/16/0457	26	2018/19	0	26	0	26	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
Between Bungley Lane & West End Road, Kirton	B/17/0030 B/17/0242	9	2017/18	0	9	7	9	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
Adj. to 21 Horseshoe Lane, Kirton	B/16/0499	8	2018/19	2 (2018/19)	6	6	6	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
Adj. to Orchard House, Kirton	B/08/0289	1	2012/13	0	1	1	0	No activity has been recorded in the last 6 years. This hiatus calls into question the site's deliverability.
Adj. to Watersmeade, Beck Bank, Kirton Holme	B/16/0243	1	2016/17	0	1	1	1	The dwelling is advanced, and the site is active. There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Adj. to Watersmeade, Beck Bank, Kirton Holme	B/18/0417	1	2018/19	0	1	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.

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Sites where development has begun (continued)								
Plot 2, Main Road, Leverton	B/01/0170	1	Prior to 2010/11	0	1	1	0	Although signs are displayed for architect and builder, no activity has been recorded in the last 9 years. This hiatus calls into question the site's deliverability.
The Wooden Bungalow, Leverton	B/13/0278	1	2016/17	0	1	1	1	The dwelling is advanced, and the site is active. There is no evidence to suggest that the dwelling will not be delivered in the next five years.
51 Church Road, Old Leake	B/06/0333	4	Prior to 2010/11	0	4	2	0	No activity has been recorded in the last 9 years. This hiatus calls into question the site's deliverability.
The Snug, Sea Dyke Lane, Old Leake	B/08/0002	1	Prior to 2010/11	0	1	1	0	No activity has been recorded in the last 9 years. This hiatus calls into question the site's deliverability.
Adj. to The Laurels, Main Road, Old Leake	B/11/0509	1	2012/13	0	1	1	0	No activity has been recorded in the last 6 years. This hiatus calls into question the site's deliverability.
The Chapel, Chapel Road, Old Leake	B/14/0211	4	2018/19	0	4	4	4	There is no evidence to suggest that these dwellings will not be delivered in the next five years.
The Stables, Midgate Lane East, Old Leake	B/14/0303	1	2016/17	0	1	1	1	The dwelling is advanced, and there is no evidence to suggest that the dwelling will not be delivered in the next five years.
The Old Chapel, Spalding Road, Sutterton	B/14/0431	1	2013/14	0	1	1	1	The site is active and completion appears imminent. There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Willow Farm, Waterbelly Lane, Sutterton	B/15/0471	1	2016/17	0	1	1	1	The development is advanced, and there is no evidence to suggest that the dwelling will not be delivered in the next five years.
Sutterton Caravan & Camping, Post Office Lane, Sutterton	B/15/0498	3	2018/19	0	3	3	3	There is no evidence to suggest that these dwellings will not be delivered in the next five years.
Malc Firth Nurseries Ltd., Blows Lane, Sutterton	B/17/0258	4	2017/18	0	4	4	4	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
Rear of Denen Cottage, South Street, Swineshead	B/05/0230	1	Prior to 2010/11	0	1	1	0	No activity has been recorded in the last 9 years. This hiatus calls into question the site's deliverability.
Old Station Yard, Swineshead Bridge	B/08/0156	35	Prior to 2010/11	0	35	0	0	No activity has been recorded in the last 9 years. This hiatus calls into question the site's deliverability.
Adj. to 65 Abbey Road, Swineshead	B/13/0101	1	2015/16	0	1	1	0	No activity has been recorded in the last 3 years. This hiatus calls into question the site's deliverability.

Address	Planning application reference	Total number of dwellings permitted	Year development began	Number of dwellings completed	Remaining capacity (including those under construction)	Number of dwellings under construction	Number of dwellings expected to be built by 31 st March 2024	Notes
Sites where development has begun (continued)								
Golden Cross Inn, North End, Swineshead	B/15/0499	4	2018/19	0	4	4	4	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
Former Youth Club site, North End, Swineshead	B/17/0125	8	2017/18	0	8	7	8	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
Adj. to The Chestnuts, South Street, Swineshead	B/15/0111	1	2018/19	0	1	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Drayton Cottage, Drayton, Swineshead	B/15/0035	1	2016/17	0	1	1	1	Development is advanced, and there is no evidence to suggest that the dwelling will not be delivered in the next five years.
Rear of The Elephant & Castle, South Street, Swineshead	B/16/0192	2	2017/18	0	2	2	2	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
Pippin Hall Cottage, Blackjack Road, Swineshead	B/16/0196	1	2017/18	0	1	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Off Station Road, Swineshead	B/16/0052	61	2016/17	56 (18 in 17/18 38 in 18/19)	5	4	5	There is no evidence to suggest that the remaining dwellings will not be delivered in the next five years.
Adj. to Glenhirst, Station Road, Swineshead	B/18/0115	1	2018/19	0	1	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
South of Church Lane, Swineshead	B/18/0053	1	2017/18	0	1	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Pig & Whistle, Market Place, Swineshead	B/17/0092	3	2017/18	0	3	3	3	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
Adj. to 34 King Johns Road, Swineshead	B/17/0022	1	2017/18	0	1	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
North & west of Coles Lane, Swineshead	B/17/0404	74	2018/19	0	74	16	74	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
Off Station Road, Swineshead	B/17/0457	8	2018/19	6 (2018/19)	2	2	2	There is no evidence to suggest that the remaining dwellings will not be delivered in the next five years.

Address	Planning application reference	Total number of dwellings permitted	Year development began	Number of dwellings completed	Remaining capacity (including those under construction)	Number of dwellings under construction	Number of dwellings expected to be built by 31 st March 2024	Notes
Sites where development has begun (continued)								
Greylands Cottage, Wigtoft Bank, Wigtoft	B/17/0237	1	2018/19	0	1	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Angel Inn, Church End, Wrangle	B/06/0151	1	Prior to 2010/11	0	1	1	0	No activity has been recorded in the last 9 years. This hiatus calls into question the site's deliverability.
Oakleigh, Main Road, Wrangle	B/07/00394	1	2011/12	0	1	1	1	The site is active, and there is no evidence to suggest that the dwelling will not be delivered in the next five years.
The Old School, Main Road, Wrangle	B/09/0095	1	2012/13	0	1	1	0	No activity has been recorded in the last 6 years. This hiatus calls into question the site's deliverability.
The Piggery, Lade Bank, Wrangle	B/11/0058	1	2013/14	0	1	1	0	No activity has been recorded in the last 5 years. This hiatus calls into question the site's deliverability.
Darkenwold, Broadgate, Wrangle	B/13/0046	1	2014/15	0	1	1	0	No activity has been recorded in the last 4 years. This hiatus calls into question the site's deliverability.
Acacia Farm, Wrangle Bank, Wrangle	B/16/0030	2	2018/19	1	1	0	1	There is no evidence to suggest that the remaining dwelling will not be delivered in the next five years.
66 Tytton Lane West, Wyberton	B/16/0460	1	2018/19	0	1	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Total from sites where development has begun		1,728	n/a	639	1,089	337	804	n/a

Address	Planning application reference	Total capacity	Number of dwellings expected to be built by 31 st March 2024	Notes
Sites with full planning permission, where development has not yet begun				
West of Pitcher Row Lane, Algarkirk	B/18/0351	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Barn at Dovecote Farm, Sutterton Drove, Amber Hill	B/16/0211	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Mantons Barn, Maryland Bank, Amber Hill	B/16/0204	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Dovecote Farm, Sutterton Drove, Amber Hill	B/18/0112	2	2	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
Admiral Nelson, Main Road, Benington	B/16/0163	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Adj. to Ye Olde Red Lion PH, Donington Road, Bicker	B/18/0144	2	2	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
10 South End, Boston	B/17/0084	2	2	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
20 Spayne Road, Boston	B/16/0094	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Off Punchbowl Lane, Boston	B/16/0315	99	99	The site is in the hands of a housebuilder (Larkfleet Homes). There is no evidence to suggest that the dwellings will not be delivered in the next five years.
Off Chain Bridge Road, Boston	B/16/0105	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
31 Wide Bargate, Boston	B/16/0048	3	3	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
The Garages, Hilda Street, Boston	B/16/0109	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
North of Broadfield Lane, Boston	B/16/0171	8	8	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
2A Albert Street, Boston	B/16/0376	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
New Castle Inn, 36 Fydell Street, Boston	B/16/0424	9	9	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
49-53 London Road, Boston	B/16/0500	2	2	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
East of 5, 6 & 7 Hesse Court, Boston	B/17/0031	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Rear of 148 Spilsby Road, Boston	B/17/0054	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
110-112 West Street, Boston	B/17/0104	4	4	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
Malones Function Room, John Adams Way, Boston	B/17/0312	4	4	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
Robin Hoods Walk, Boston	B/17/0041	5	5	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
The Conway School, Tunnard Street, Boston	B/16/0169	6	6	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
17 Witham Street, Boston	B/17/0484	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Irby House, Irby Place, Boston	B/17/0512	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
80 Sleaford Road, Boston	B/17/0517	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
35 Horncastle Road, Boston	B/18/0030	2	2	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
Crown House, Lincoln Lane, Boston	B/18/0042	16	16	The site is in the hands of a developer (Telereal Trillium). There is no evidence to suggest that the dwellings will not be delivered in the next five years.
146 High Street, Boston	B/17/0412	8	8	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
The Bungalow, Carmel Green, Boston	B/17/0494	8	8	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
35 Horncastle Road, Boston	B/18/0089	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
12 Strait Bargate & 2 New Street, Boston	B/18/0032	5	5	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
Haven Wharf, High Street, Boston	B/17/0121	61	61	The site is in the hands of a developer (Hanseaic Developments). There is no evidence to suggest that the dwellings will not be delivered in the next five years. [N.B. This site is Housing Allocation Cen001 in the South East Lincolnshire Local Plan 2011-2036.]
140-142 West Street, Boston	B/18/0110	3	3	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
25A Haven Bank, Boston	B/18/0169	2	2	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
Rear of 51 Sydney Street, Boston	B/18/0172	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
24 Wide Bargate, Boston	B/18/0318	5	5	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
Wide Bargate/Red Lion Street, Boston	B/18/0060	15	15	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
43-44 Market Place, Boston	B/18/0349	2	2	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
Rear of Fydell Street, Boston	B/17/0098	3	3	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
29 Market Place, Boston	B/18/0373	2	2	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
Adj. to railway line, Tattershall Road, Boston	B/18/0520	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
16 Market Place, Boston	B/18/0474	6	6	There is no evidence to suggest that these dwellings will not be delivered in the next five years.
114 High Street, Boston	B/18/0524	4	4	There is no evidence to suggest that these dwellings will not be delivered in the next five years.
West of 38 Brand End Road, Butterwick	B/16/0197	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Fresh Fields, Long Hedges, Fishtoft	B/18/0245	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.

Address	Planning application reference	Total capacity	Number of dwellings expected to be built by 31 st March 2024	Notes
Sites with full planning permission, where development has not yet begun (continued)				
East of Lindis Road, Boston	B/18/0405	178	112	The site is in the hands of a housebuilder (Cyden Homes), and there is no evidence to suggest that housing will not be delivered on the site in the next five years. However, it may be doubtful that all 178 dwellings will be completed by 31 st March 2024. Cyden Homes have indicated that they intend to commence development in Summer 2019, with the first homes completed in Spring 2020. At its site at Former DeMontfort Campus, Mill Road, Boston (B/15/0100) Cyden Homes has completed an average of 28 dwellings per annum over the last 3 years, and there is no evidence to suggest that the rate of completions on their Lindis Road site will be any different. It is therefore assumed that, throughout 2020/21 to 2023/24, this site will deliver 28 dwellings per annum (28 x 4 = 112). [N.B. This site is Housing Allocation Fis001 in the South East Lincolnshire Local Plan 2011-2036.]
East of Toot Lane, Boston	B/15/0280	79	79	The site is understood to be in the hands of a housebuilder (Lealand Homes), and site investigations have been carried out. There is no evidence to suggest that the dwellings will not be delivered in the next five years
29 Old Main Road, Fosdyke	B/18/0020	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
North of Middlegate Road (West), Kirton	B/18/0039	195	180	The site is in the hands of a housebuilder (Larkfleet Homes), and there is no evidence to suggest that housing will not be delivered on the site in the next five years. However, it may be doubtful that all 195 dwellings will be completed by 31 st March 2024. In the absence of specific information on Larkfleet Homes' development programme for this site, it is assumed that no dwellings will be delivered during 2019/20. The nearby housing site to the west of Boston Road, Kirton (B/15/0266 and B/17/0171) has delivered an average of 45 dwellings per annum over the last 3 years, and there is no evidence to suggest that the rate of completions on this Middlegate Road (West) site will be any different. It is therefore assumed that, throughout 2020/21 to 2023/24, this site will deliver 45 dwellings per annum (45 x 4 = 180).
Manor Farm, Sandholme Lane, Frampton	B/17/0336	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
The Barn, Fen Road, Frampton West	B/18/0331	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
The Spinney, Ralphs Lane, Frampton West	B/18/0233	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Barn south of Georgian House, Church Road, Freiston	B/17/0086	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Adj. to 19 Acorn Close, Haltoft End	B/18/0364	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Holland House Farm, Kirton Drove, Kirton Fen	B/16/0256	2	2	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
Bambers Farm, Langrick Road, Brothertoft	B/16/0356	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Bailey Bridge Farm, North Forty Foot Bank, Holland Fen	B/17/0271	2	2	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
The Old Barn, Bye Lane, Brothertoft	B/18/0117 B/18/0294	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Former Mani Firs, London Road, Kirton	B/18/0398	105	105	The site is in the hands of a housebuilder (Ashwood Homes), and there is no evidence to suggest that housing will not be delivered on the site in the next five years. In the absence of specific information on Aswood Homes' development programme for this site, it is assumed that no dwellings will be delivered during 2019/20. At its site off Station Road, Swineshead Ashwood Homes has completed an average of 28 dwellings per annum, and there is no evidence to suggest that the rate of completions on their Former Mani Firs site will be any different. It is therefore assumed that, throughout 2020/21 to 2023/24, this site will deliver 28 dwellings per annum (28 x 4 = 105).
47 Boston Road, Kirton	B/16/0039	2	2	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
14 Station Road, Kirton	B/16/0180	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
24-26 High Street, Kirton	B/16/0361	4	4	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
Sunnyside Farm, Holme Road, Kirton Holme	B/17/0400	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Bungley Lane, Kirton	B/18/0210	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Rear of 60 & 62 Willington Road, Kirton	B/18/0274	6	6	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
The Farm Yard, Mill Lane, Kirton End	B/17/0035	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Beech Tree Farm, Highgate, Leverton	B/18/0171	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Cowbroads Lane, Leake Commonsides	B/17/0447	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Station Road, Sutterton	B/16/0409	21	21	The site is in the hands of a housebuilder (Applegate Homes), and there is no evidence to suggest that the dwellings will not be delivered in the next five years.
Adj. to 40 Abbey Road, Swineshead	B/17/0249	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Golden Ball Cottage, Fenhouses Lane, Swineshead	B/18/0283	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Dial House Barn, Timms Drove, Swineshead	B/18/0319	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.

Address	Planning application reference	Total capacity	Number of dwellings expected to be built by 31 st March 2024	Notes
Sites with full planning permission, where development has not yet begun (continued)				
Rear of Westminster Terrace, South Street, Swineshead	B/17/0396	18	18	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
Marsh House, Rushy Drove, Wigtoft	B/16/0325	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Lewis Farm, Fishmere End Road, Wigtoft	n/a	2	2	Exceeded 56 day consultation period, and no application number was allocated. There is no evidence to suggest that the dwellings will not be delivered in the next five years.
Church End, Wrangle	B/17/0321	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Highfield House, West End Road, Wyberton	B/17/0500	4	4	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
Castle Nau, West End Road, Wyberton	B/18/0183	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
The Barns, Headland Farm, Great Fen Road, Wyberton Fen	B/17/0304	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Phase 1, Heron Park, Wyberton Low Road, Boston	B/17/0317	71	71	The site is in the hands of a housebuilder (Chestnut Homes), and site investigations have been carried out. There is no evidence to suggest that the dwellings will not be delivered in the next five years.
Adj. to 122 West End Road, Wyberton	B/18/0503	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Phase 2, Heron Park, Wyberton Low Road, Boston	B/18/0489	32	32	The site is in the hands of a housebuilder (Chestnut Homes), and there is no evidence to suggest that the dwellings will not be delivered in the next five years.
Total from sites with full planning permission, where development has not yet begun	n/a	1,049	968	n/a

Address	Planning application reference	Total capacity	Number of dwellings expected to be built by 31 st March 2024	Notes
Sites with outline planning permission, which will deliver 9 or fewer dwellings				
Adj. to Stoneleigh, Sutterton Drove, Amber Hill	B/18/0118	2	2	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
Benington Village Hall, David's Lane, Benington	B/18/0100	2	2	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
Milkinghill Lane, Bicker	B/18/0096	9	9	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
67 Sleaford Road, Boston	B/16/0078	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Adj. to 29 Pettit Way, Boston	B/17/0094	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Carmel Green, Boston	B/17/0167	6	6	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
3 Benington Road, Butterwick	B/15/0056	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Old Main Road, Fosdyke	B/17/0407	5	5	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
The Bungalow, Old Main Road, Fosdyke	B/18/0227	6	6	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
Adj. to Sunray, London Road, Frampton	B/16/0327	2	2	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
Adj. to Excessive, Homers Lane, Freiston	B/18/0300	2	2	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
Adj. to Fernlea, Brand End Road, Freiston	B/18/0418	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Rear of 84 Boston Road, Kirton	B/17/0491	4	4	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
East of 26-34 Boston Road, Kirton	B/16/0407	3	3	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
Leyland, 322A Willington Road, Kirton End	B/18/0226	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Adj. to The Farm, Laceys Lane, Leverton	B/18/0045	3	3	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
Side & rear of The White Hart PH, Church Road, Old Leake	B/15/0514	4	4	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
Jessamine Cottage, Green Lane, Old Leake	B/17/0232	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Rear of The Croft, Coles Lane, Swineshead	B/18/0412	5	5	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
Rear of Northorpe House, Wigtoft Road, Sutterton	B/17/0402	9	9	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
The Cottage, Brick Lane, Wrangle	B/17/0285	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Adj. to Knebworth House, Church End, Wrangle	B/18/0058	1	1	There is no evidence to suggest that the dwelling will not be delivered in the next five years.
Wortleys Lane, Wyberton	B/16/0138	4	4	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
Between 287 London Road & 4 West End Road, Wyberton	B/16/0322	2	2	There is no evidence to suggest that the dwellings will not be delivered in the next five years.
Total from sites with outline planning permission, which will deliver 9 or fewer dwellings	n/a	76	76	n/a

Address	Planning application reference	Total capacity	Number of dwellings expected to be built by 31 st March 2024	Notes
Sites with outline planning permission, which will deliver 10 or more dwellings				
St Swithins Close, Bicker	B/16/0463	40	0	There is no clear evidence to suggest that these dwellings will be delivered in the next five years.
The Duke of York, 7 Lincoln Lane, Boston	B/16/0061	12	0	There is no clear evidence to suggest that these dwellings will be delivered in the next five years.
Heron Park, Wyberton Low Road, Boston	B/17/0317	97	0	The site is in the hands of a housebuilder (Chestnut Homes), and full permission is outstanding (under permission B/17/0317) for the construction of 71 dwellings as phase 1 and 32 dwellings as phase 2 (B/18/0489). However, there is no clear evidence to suggest that the 97 dwellings of later phases will be delivered in the next five years.
Rear of 1a-15 Watery Lane, Butterwick	B/16/0465	42	0	There is no clear evidence to suggest that these dwellings will be delivered in the next five years.
Adj. to Magnolia Lodge, Benington Road, Butterwick	B/18/0328	26	0	There is no clear evidence to suggest that these dwellings will be delivered in the next five years. [N.B. This site is Housing Allocation But004 in the South East Lincolnshire Local Plan 2011-2036.]
Norwood Yard, Church Green Road, Fishtoft	B/15/0424	20	0	There is no clear evidence to suggest that these dwellings will be delivered in the next five years.
East of Whitehouse Lane, Boston	B/18/0012	83	0	There is no clear evidence that these dwellings will be delivered in the next five years. [N.B. This site is Housing Allocation Fis003 in the South East Lincolnshire Local Plan 2011-2036.]
South of Wainfleet Road, Boston	B/17/0511	200	0	There is no clear evidence to suggest that these dwellings will be delivered in the next five years. [N.B. This site is Housing Allocation Fis017a in the South East Lincolnshire Local Plan 2011-2036.]
Between Station Road and Wash Road, Kirton	B/15/0503	30	30	The site is in the hands of a housebuilder (D & R Homes (Kirton) Ltd) who indicate that they envisage the completion of the first dwelling in February 2020, and to complete 15 homes every 12 months thereafter.
North of Old Main Road, Old Leake	B/17/0513	35	0	There is no clear evidence to suggest that these dwellings will be delivered in the next five years.
Yew Lodge, Wigtoft Road, Sutterton	B/16/0313	14	9	The site is in the hands of a housebuilder (Sherridan Homes Ltd.) who indicate that they envisage the completion of the first dwelling in 2020, and to complete 2 to 3 homes per year thereafter. A full planning application (B/19/0011) for the erection of 9 dwellings was submitted in January 2019.
Woods Nurseries, High Street, Swineshead	B/17/0244	41	0	There is no clear evidence to suggest that these dwellings will be delivered in the next five years.
Geo H Kime & Co. Ltd., Main Road, Wrangle	B/16/0296	27	0	Outline planning permission for the residential development of this site has been granted four times in all (B/07/0108, B/10/0116, B/13/0178, and B/16/0296). Consequently, availability may be doubtful, and there is no clear evidence that these dwellings will be delivered in the next five years.
Broadgate, Wrangle	B/17/0147	45	0	There is no clear evidence that these dwellings will be delivered in the next five years.
Tooley Lane, Wrangle	B/17/0433	45	0	There is no clear evidence that these dwellings will be delivered in the next five years. [N.B. This site is Housing Allocation Wra013 in the South East Lincolnshire Local Plan 2011-2036.]
Former Phoenix Poultry Farm, Swineshead Road, Boston	B/16/0298	25	25	The site is in the hands of a housebuilder (Waterloo Housing Group) who indicate that they intend to commence development in 2019, and envisage completing all the dwellings by August/September 2020.
Total from sites with outline planning permission, which will deliver 10 or more dwellings	n/a	782	64	n/a

	Planning application reference	Total capacity	Number of dwellings expected to be built by 31 st March 2024	Notes
Sites where there is a resolution to grant planning permission				
None	None	None	None	None
Total from sites where there is a resolution to grant planning permission	n/a	0	0	n/a

Address	Site reference	Total capacity	Number of dwellings expected to be built by 31 st March 2024	Notes
Sites which are allocated for residential development in the adopted South East Lincolnshire Local Plan (without a planning permission or resolution to grant)				
Land west of Fenside Road, Boston	Fen001	69	0	The site is in the hands of a housebuilder (Seagate Homes), who submitted a full planning application (reference B/18/0399) in October 2018 for the construction of 69 dwellings. However, there is no clear evidence that these dwellings will be delivered in the next five years.
Land north of Langrick Road, Boston	Fen002	43	43	The site is in the hands of a developer (Oxygen Real Estate), who submitted an outline planning application (reference B/18/0435) in October 2018 for the construction of 43 dwellings. They indicate that they envisage: submitting a reserved matters application by February 2020; development commencing in September 2020; and development being completed by March 2023.
Land east of Fenside Road, Boston (those parts which are not the subject of B/16/0106 & B/18/0395)	Fen006	163	0	Although 79 dwellings are currently being delivered on part of the site (under permission B/18/03950), there is no clear evidence that dwellings will be delivered on this remaining part of the site in the next five years.
Land north-east of Fishtoft Road, Boston	Fis002	12	0	There is no clear evidence that these dwellings will be delivered in the next five years.
Land west of Toot Lane, Boston	Fis033	222	0	There is no clear evidence that these dwellings will be delivered in the next five years.
Land west of Church Green Road, Boston	Fis038	53	0	There is no clear evidence that these dwellings will be delivered in the next five years.
Land west of Horncastle Road, Boston	Nor006	71	0	There is no clear evidence that these dwellings will be delivered in the next five years.
Land south of Main Ridge East, Boston	Pil002	13	0	There is no clear evidence that these dwellings will be delivered in the next five years.
Boston Delivery Office, South End, Boston	Pil006	19	0	There is no clear evidence that these dwellings will be delivered in the next five years.
Land south of Chain Bridge Road, Boston	Sou006	1,515	0	The site is in the hands of a housebuilder (Chestnut Homes). However, there is no clear evidence that these dwellings will be delivered in the next five years.
Land west of Freshney Way, Boston	Wes001	11	0	There is no clear evidence that these dwellings will be delivered in the next five years.
Land south of North Forty Foot Bank, Boston	Wes002	1,138	0	The site is in the hands of a housebuilder (Broadgate Homes), who submitted an outline planning application (reference B/17/0367) in September 2017 for the construction of up to 1,200 dwellings. However, there is no clear evidence that these dwellings will be delivered in the next five years.
Land south of Swineshead Road, Boston	Wyb013	85	0	There is no clear evidence that these dwellings will be delivered in the next five years.
Land north of Tytton Lane East, Boston	Wyb033	250	61	The majority (5.04 hectares) of this site is in the hands of a housebuilder (Cyden Homes), who indicate that they: are (as at January 2019) undertaking pre-planning investigations; intend to submit a planning application in 2019; intend to commence development in 2021; and expect the first homes to be delivered at the end of 2021. At its site at Former DeMontfort Campus, Mill Road, Boston (B/15/0100) Cyden Homes has completed an average of 27 dwellings per annum over the last 3 years. Assume $27 \times 2.25 = 61$. The remaining 3.3 hectares of the site is the subject of an undetermined outline application (B/17/0515) for the development of 85 dwellings. There is no clear evidence that these dwellings will be delivered in the next five years.
291-293 London Road, Boston	Wyb041	41	0	There is no clear evidence that these dwellings will be delivered in the next five years.
31-33 London Road, Kirton	Kir016	40	0	The site is in the hands of a housebuilder (Kier Homes). However, there is no clear evidence that these dwellings will be delivered in the next five years.
Land east of Woodside Road, Kirton	Kir034	41	0	The site is in the hands of a housebuilder (Ashwood Homes), and is the subject of an application for the construction of 68 dwellings. However, there is currently no clear evidence that these dwellings will be delivered in the next five years.
Land to the west of London Road, Kirton	Kir041	139	0	The majority (4.21 hectares) of this site is in the hands of a housebuilder (Ashwood Homes), who submitted a full planning application (reference B/19/0040) in February 2019 for the construction of 139 dwellings. However, there is currently no clear evidence that these dwellings will be delivered in the next five years.
Land south of Spalding Road/ west of Station Road, Sutterton	Sut009/ Sut028	263	0	Although the landowners are in contact with the Borough Council concerning this site, there is no clear evidence that these dwellings will be delivered in the next five years.
Land west of Station Road, Swineshead	Swi015	116	0	There is no clear evidence that these dwellings will be delivered in the next five years.
Land at North End, Swineshead	Swi018	35	0	There is no clear evidence that these dwellings will be delivered in the next five years.
Land west of High Street, Swineshead	Swi037	59	0	There is no clear evidence that these dwellings will be delivered in the next five years.
Land east of Donington Road, Bicker	Bic004	27	0	There is no clear evidence that these dwellings will be delivered in the next five years.
Land west of Drury Lane, Bicker	Bic015	10	0	There is no clear evidence that these dwellings will be delivered in the next five years.
Land east of Sea Lane, Butterwick	But002	21	0	There is no clear evidence that these dwellings will be delivered in the next five years.
Land north of Peter Paine Close, Butterwick	But020	23	23	The site is in the hands of a housebuilder (Broadgate Homes), who indicate that they envisage: submitting a full planning application by August 2019; development commencing by September 2020; and development being completed by September 2021.

Address	Site reference	Total capacity	Number of dwellings expected to be built by 31 st March 2024	Notes
Sites which are allocated for residential development in the adopted South East Lincolnshire Local Plan (without a planning permission or resolution to grant) (continued)				
Land east of Gaysfield Road, Fishtoft	Fis046	45	0	There is no clear evidence that these dwellings will be delivered in the next five years.
Land west of Asperton Road, Wigtoft	Wig014	19	0	There is no clear evidence that these dwellings will be delivered in the next five years.
Total from sites which are allocated for residential development in an adopted Local Plan	n/a	4,543	127	n/a

Address	Site reference	Total capacity	Number of dwellings expected to be built by 31 st March 2024	Notes
Sites which are identified on a Brownfield Land Register				
North of Main Ridge East, Boston	BLR/BOS/007	8	0	There is no clear evidence that these dwellings will be delivered in the next five years.
North-east of Freiston Road, Boston	BLR/BOS/010	8	0	There is no clear evidence that these dwellings will be delivered in the next five years.
Former Norton Lea (NHS) site, London Road, Boston	BLR/BOS/011	60	0	There is no clear evidence that these dwellings will be delivered in the next five years.
Former Magnadata site, Norfolk Street, Boston	BLR/BOS/012	36	0	There is no clear evidence that these dwellings will be delivered in the next five years.
Former Magnadata site, Horncastle Road, Boston	BLR/BOS/013	173	0	There is no clear evidence that these dwellings will be delivered in the next five years.
North of Fountain Lane, Boston	BLR/BOS/014	9	0	There is no clear evidence that these dwellings will be delivered in the next five years.
1 Witham Town, Boston	BLR/BOS/035	12	0	There is no clear evidence that these dwellings will be delivered in the next five years.
Total from sites which are identified on a Brownfield Land Register	n/a	306	0	n/a