

Central Lincolnshire Local Plan Review Examination, Vistry
Group Ltd, 4th November 2022

Hearing Statement – Matter 9 – Housing Land Supply

Issue 1 – Total Housing Supply

Q2. Is the projected supply of housing justified and has sufficient land been identified to ensure that housing needs will be met?

1. No, the projected supply is not justified. It is noted from the Inspector's Questions that the Council will be providing an update on all aspects of supply to the Hearings. However, the following initial points are made in response to the Sustainable Urban Extension Topic Paper (HOU011) of January 2022.
2. The supply from the SUEs represents 60% of the overall requirement in the Plan, and therefore any unrealistic assumptions in their trajectories are likely to have the greatest effect on the ability to demonstrate a five year housing land supply on adoption and meet the housing requirement.

Western Growth Corridor (COL/BOU/001)

3. First completions are expected in 2024/25, with a full year's worth of completions (60 dwellings). Although the site benefits from outline planning permission, no reserved matters applications have been made. If that is still the case, it has to be questioned whether first completions will be in April 2024 (less than 18 months away). It is not known whether a housebuilder has an interest in the site, or to what extent they have commenced preparing reserved matters. One would expect to see a trajectory to show the timeline to first completions.
4. Any slippage in the programme would have implications for five year housing land supply. Depending on when the Plan is adopted, and when the five year land supply assessment is taken from, this could be significant given the site is expected to deliver 200 dwellings per year in 2027/28.

South East Quadrant SUE (NK/CAN/003)

5. Completions have commenced and are estimated to be 56 and 55 for 2021/22 and 2022/23 respectively. However, completions increase to 112 in 2023/24 which can only be on the basis more housebuilders are on site. As at January 2022, only one housebuilder has a detailed permission (Linden Homes). If it is still the case that there is no outline planning permission, a housebuilder on board, preparation of reserved matters, approvals, etc., completions from April 2023 would be unrealistic.
6. Any delay is likely to impact on five year housing land supply.
7. Completion rates of 225 dwellings per year are envisaged from 2031/32 onwards. Give the three other SUEs in the Lincoln Strategy Area will be delivering 330 dwellings per year during this period, this is a significant level of growth over a sustained period to 2040. The ability of the market to absorb this scale of growth on the SUEs has not been evidenced.

North East Quadrant SUE (COL/ABB/001)

8. It is noted there is a discrepancy between the figures within the Topic Paper and the Housing Delivery Paper (HOU008).
9. More generally, the anticipated trajectories and delivery rates at the SUEs do not appear to tally with assumptions made in the Housing Assumptions Report (HOU10 / HOU10a).
10. Accordingly, the housing supply has not been justified. The implications on five year housing land supply and whether the housing requirement can be met within the plan period will need to be considered once there is certainty on the housing requirement and updates required.