

South East Lincolnshire Local Plan

Housing Implementation Strategy

**(up-dated to include completions and commitments as at 31st
March 2017)**

(June 2017)

1. Introduction

- 1.1. This background paper sets out information on how the housing requirement in the South East Lincolnshire Local Plan will be monitored and managed over the lifetime of the plan. It fulfils the expectation set out in paragraph 47 of the National Planning Policy Framework (NPPF) that local planning authorities identify deliverable and developable sites that meet their objectively assessed housing need.
- 1.2. This background paper is structured in the following way:
- A summary of the spatial strategy and housing requirement set out in the South East Lincolnshire Local Plan (Pre-Submission Draft);
 - Latest information on the components of supply consisting of the housing completions; commitments and other sources of housing supply derived from the five year land supply reports produced separately by Boston and South Holland Councils; and
 - Commentary on the mechanisms that will be deployed to ensure the delivery of key allocations and the overall housing requirement for the plan area.
- 1.3. The approach adopted in this background paper is based on policy and guidance contained in the NPPF; the Planning Practice Guidance (PPG); Planning Advisory Service (PAS) guidance; and good practice identified from other local authority approaches to housing implementation strategies.

2. Spatial Strategy and Housing Requirement in the South East Lincolnshire Local Plan

- 2.1. The South East Lincolnshire Local Plan (SELLP) sets out a spatial strategy that identifies a hierarchy of settlements within the plan area consisting of:
- the sub-regional centres of Boston and Spalding where the bulk of development is expected to occur;
 - Nine main service centres where much of the remaining development is expected to be delivered;
 - 20 minor service centres where limited development will take place ; and
 - 43 other service centres/ settlements where some limited incremental development may occur.

- 2.2. The level of housing need at the local authority level (i.e. Boston and South Holland) has been determined by evidence gathered principally to inform Strategic Housing Market Assessments (SHMAs). South Holland sits within a joint Housing Market Area (HMA) that consists of itself plus Peterborough City Council, South Kesteven District Council and Rutland County Council. Boston is within a self-contained HMA. The respective SHMAs provide full details on how the objectively assessed housing need (OAN) has been derived for each HMA, which in turn has determined the housing requirement for South Holland and Boston. The accompanying technical paper on the spatial strategy and housing need/requirement provides a summary of the information contained in the SHMAs¹.
- 2.3. The housing requirement in the SELLP is expressed as two figures – one covering Boston and the other South Holland. Table 1 below sets out the figures for each of the two local authorities.

Table 1 – Housing Requirement for Boston Borough Council and South Holland District Council (South East Lincolnshire Local Plan): 2011-2036

Area	Housing Requirement (2011-2036)	Annual Average Requirement
Boston	7,550	302 per annum
South Holland	11,125	445 per annum
South East Lincolnshire	18,675	747 per annum

3. Components of Housing Supply

- 3.1. Paragraph 47 of the National Planning Policy Framework (NPPF) requires Councils to:
- “use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;
 - identify and update annually a supply of specific deliverable² sites sufficient to provide five years worth of housing against their housing

¹ South East Lincolnshire Joint Committee (February 2017), South East Lincolnshire Local Plan Spatial Strategy Technical Background Paper

² To be considered deliverable, sites 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 and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

requirements with an additional buffer of 5% (moved from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;

- identify a supply of specific, developable³ sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;
- for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target...”

3.2. The SELLP sets out in Policy 11 the expected distribution of housing requirements by settlement. This includes the current supply of completed dwellings since 2011; existing commitments (sites with planning permission); and proposed allocations. Appendix 1 of this technical paper provides the detail on individual allocations that make up the expected supply of sites to be delivered alongside existing housing commitments.

3.3. Boston and South Holland Councils produce separate five year land supply reports. This section draws on data contained in each report to demonstrate the various components of supply that make up the respective five year land supply (the deliverable sites specified in the NPPF). An analysis of the expected supply over the plan period is also provided which includes the deliverable and developable sites defined in the NPPF.

Housing Completions

3.4. Table 2 sets out the annual completions for South Holland and Boston since 2011, which is the commencement date for the SELLP. The level of completions reflects the economic climate that has prevailed in recent years as a result of global recessionary effects.

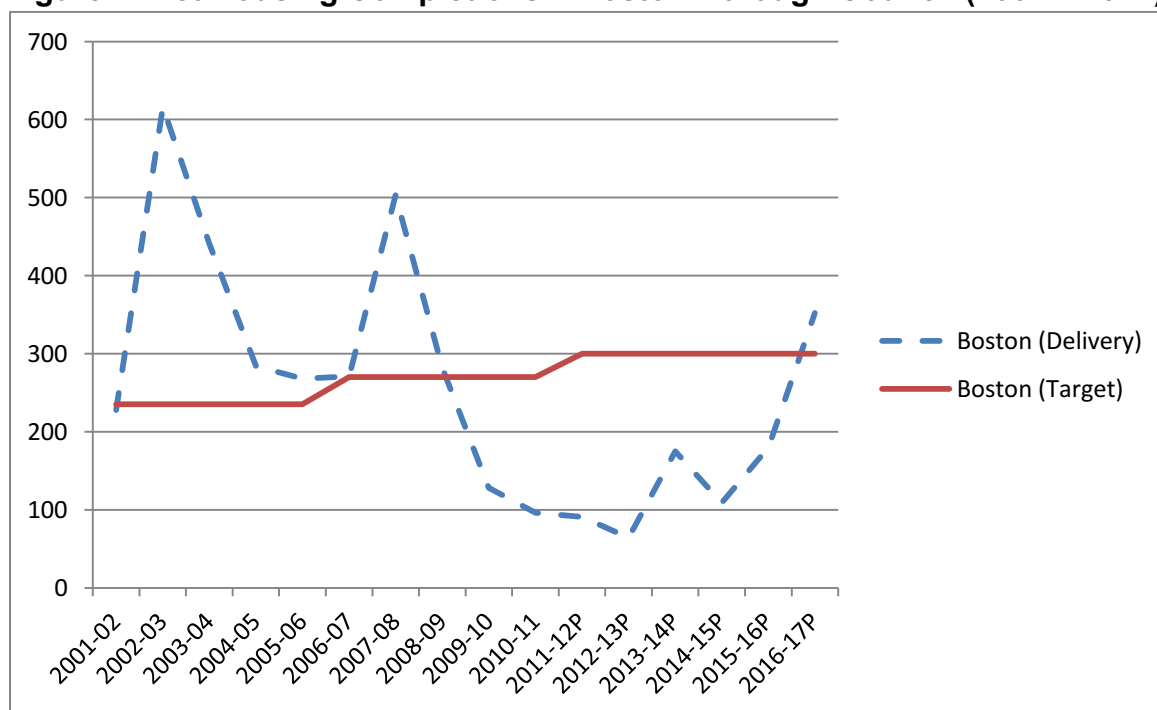
³ To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged

Table 2: Net Housing Completions (1st April 2011 – 31st March 2017)

Year	Boston	South Holland	Total (South East Lincolnshire)
2011/12	91	167	258
2012/13	64	200	264
2013/14	175	270	445
2014/15	109	302	411
2015/16	180	293	473
2016/17	352	266	618

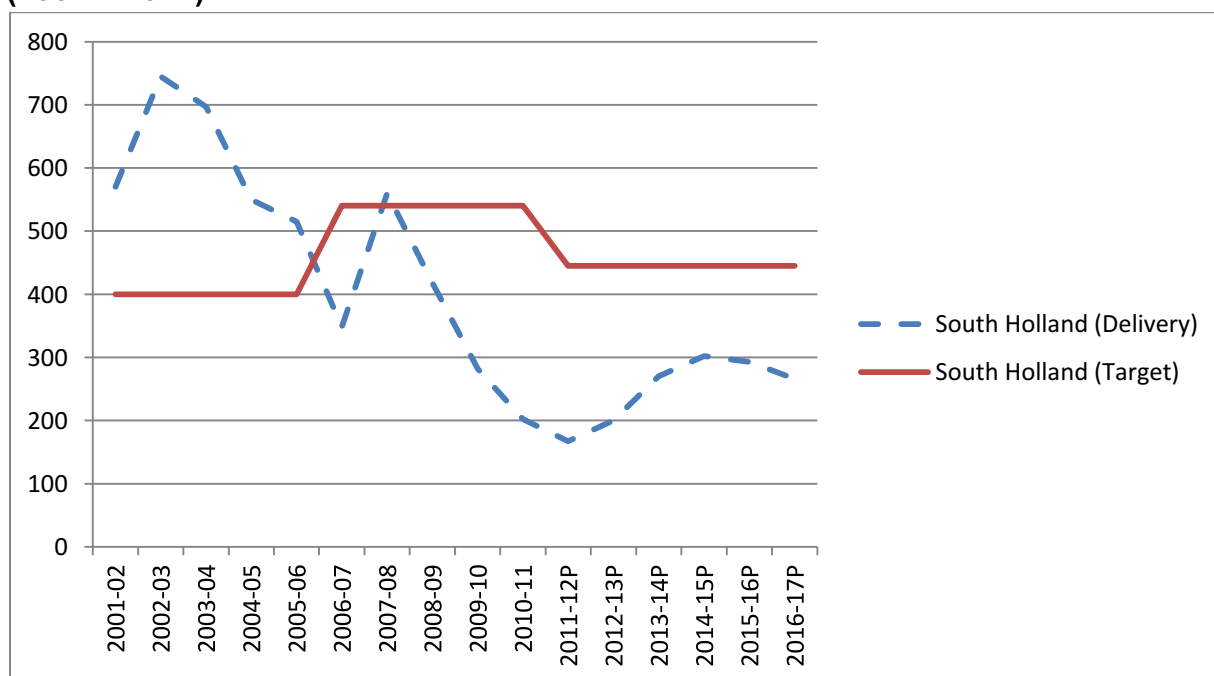
3.5. Historical analysis of housing completions in the two local authority areas reveals that housebuilding rates were somewhat higher in the early 2000s illustrated in Figures 1 and 2 below albeit with a varying pattern of delivery from year to year. This reflects the relatively more positive economic fortunes of the area at the time.

Figure 1: Net Housing Completions – Boston Borough Council (2001 – 2017)



Source: Boston Borough Council (Housing Completions Records)

Figure 2: Net Housing Completions – South Holland District Council (2001 – 2017)



Source: South Holland District Council (Housing Completions Records)

3.6. Data held by the two councils on housing completions (Table 3) from previous decades illustrates that there has been a variable history in terms of delivery of housing in the two local authority areas. It is instructive to consider the annual delivery of housing since 1970 relative to the proposed requirements in the draft Local Plan for Boston (302 per annum) and South Holland (445 per annum). In the case of both districts, delivery has exceeded the current housing requirements on fifteen occasions (i.e. around of the third of the time period covered).

Table 3 – Annual Average Housing Completions by decade (1970 – 2000)

Decade	Boston	South Holland
1970s	376	434
1980s	211	323
1990s	235	464

Source: Boston Borough Council and South Holland District Council (Housing Completion Records)

Housing Commitments

3.7. The site threshold used for allocations in the SELLP is ten or more dwellings. For sites below ten dwellings, all sites with planning permission are included. The respective five year land supply reports for Boston Borough Council and South Holland District Council set out the full details of the commitments included in the deliverable supply for plan area.

- 3.8. Housing commitments include sites that have planning permission (either full or outline permission) and any relevant allocations identified in the SELLP. This is in line with the NPPF definition with respect to sites with planning permission included in the five year land supply where, "...Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans."
- 3.9. No additional allowance is made for small sites as the current monitoring undertaken for assessing five year land supply includes all sites with no lower site threshold applied (see next section).
- 3.10. Table 4 below provides a summary of the commitments expected to be delivered over the next five years (the deliverable supply) and over the plan period to 2036 (the developable supply from 2022 to 2036). The data in the table includes all known commitments as at 31st March 2017.

Table 4: Summary of Housing Commitments

Years	Boston		South Holland		South East Lincolnshire	
	Allocations	Commitments	Allocations	Commitments	Allocations	Commitments
1 April 2017 – 31 March 2022	1,101	1,895	2,080	2,827	3,181	4,722
1 April 2022 – 31 March 2027	1,887	445	1,953	750	3,840	1,195
1 April 2027 – 31 March 2032	1,233	443	780	750	2,013	1,193
1 April 2032 – 31 March 2036	638	0	615	600	1,253	600
TOTAL	4,859	2,783	5,428	4,927	10,287	7,710

4. Five Year Land Supply

- 4.1. Boston and South Holland Councils produce separate five year land supply reports with the format of the reports following a common approach. The latest reports⁴ have been included in the evidence base for the SELLP.
- 4.2. It has been previously noted in this background paper (paragraph 3.1) that the NPPF requires Local Authorities to demonstrate five years' housing supply of deliverable sites, setting out that for sites to be considered deliverable they should:

“...be available now, offer a suitable location for housing development now, and be achievable with a realistic prospect that housing will be delivered on site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.”
- 4.3. This has been taken into account within this assessment and any site with planning permission has been considered deliverable unless evidence has been put forward that development will not take place within five years.
- 4.4. Housing requirement calculations have used the 'Liverpool approach', whereby the past shortfall in delivering dwellings needs to be made up over the remaining local plan period. An additional buffer should be added to the requirement to: *“ensure choice and competition in the market for land”*⁵. For the respective local authority areas a 20% buffer has been applied. It is acknowledged that in both areas there has been a record of persistent under delivery of dwellings.
- 4.5. No allowance has been made for demolitions as neither local authority area has evidence of a trend of demolitions that would warrant making such an allowance.

⁴ Boston Borough Council (2017), Assessment of 5-year housing land supply as at 31 March 2017; and South Holland District Council (2017), 5-year Housing Land Supply Assessment (as at 31st March 2017)

⁵ See paragraph 47, and footnote to paragraph 47 of the NPPF as previously noted in Paragraph 3.1 of this background paper.

Boston (Five Year Land Supply)

4.6. Table 5 sets out the latest position with respect to the five year land supply for Boston. Section 5 provides further detail on the general approach that will be taken to ensure an increased level of delivery of dwellings over the rest of the plan period. It also provides information on how key sites will be delivered.

**Table 5: Boston Borough Council
Five Year Land Supply (1st April 2017 – 31st March 2022)**

Supply	
Allocations from SELLP	1,101
Sites where development has commenced	718
Sites with Full Planning Permission	548
Sites with Outline Planning Permission	526
Sites with resolution to grant permission (S106)	103
Five Year Supply (TOTAL)	2,996
Requirement	
Five Year Requirement (302 dwellings per year plus 20% buffer)	1,812
Shortfall from 1 st April 2011 – 31 st March 2017 plus 20% buffer (Liverpool approach applied)	266
Requirement (TOTAL)	2,078
Average Annual Requirement	416
Five Year Supply (Years)	7.2

South Holland (Five Year Land Supply)

4.7. Table 6 sets out the latest position with respect to the five year land supply for South Holland. Section 5 provides further detail on the general approach that will be taken to ensure an increased level of delivery of dwellings over the rest of the plan period. It also provides information on how key sites will be delivered.

**Table 6: South Holland District Council
Five Year Land Supply (1st April 2017 – 31st March 2022)**

Supply	
Allocations from SELLP	2,080
Sites where development has commenced	1,223
Sites with Full Planning Permission	736
Sites with Outline Planning Permission	553
Sites which are allocated in the South Holland Local Plan (July 2006), but with no planning permission	315
Five Year Supply (TOTAL)	4,907
Requirement	
Five Year Requirement (445 dwellings per year plus 20% buffer)	2,670
Shortfall from 1 st April 2011 – 31 st March 2017 plus 20% buffer (Liverpool approach applied)	370
Requirement (TOTAL)	3,040
Average Annual Requirement	608
Five Year Supply (Years)	8.1

5. Strategy for Managing Delivery of Housing

5.1. There is a considerable challenge ahead for the two local authorities to significantly boost housing supply within the joint local plan area. The challenge can be broken down into the following key areas:

- Ensuring each of the councils bring forward renewed strategic approaches to housing delivery;
- Continuing the dialogue with specific landowners, developers and agents with respect to the proposed allocations and commitments identified within the SELLP and supporting documents;
- Addressing the existing shortfall in delivery from the commencement of the local plan period (2011); and
- Maintaining a robust monitoring framework to flag any specific challenges that may require corrective action.

Strategic Approach to Housing Delivery

5.2. The two councils have Housing Strategies in place that seek to deliver robust solutions in meeting the various housing challenges faced in the area. The SELLP provides a critical component of the Housing Strategies by setting the trajectory of housing delivery on allocated sites and through existing

commitments (primarily planning permissions). Moreover the SELLP provides clarity via the land use policy framework it contains that will ensure the delivery of a mix of housing that meets the needs of the local community.

- 5.3. In terms of delivery, both Boston Borough and South Holland have a track record of meeting housing targets through completions over the long term as evidenced in Figures 1 and 2 above. Therefore, whilst completion rates have been significantly down over the last five years there is evidence that with more favourable economic conditions and an established, long term, plan-led system, the higher housing need figures are achievable. The monitoring of completions and on-going commitments through new planning permissions will provide a more detailed account of delivery, especially for the purposes of assessing five year housing land supplies.
- 5.4. The councils identify in the monitoring framework that forms an appendix to the SELLP the key mechanisms they will deploy if the level of housing delivery falls behind the expected trajectory. Depending on the scale and nature of the potential under-delivery/deviation, actions may include:
- engaging with stakeholders (see next section);
 - the preparation of an interim position statement;
 - bringing forward additional allocations; and/or
 - a partial review of the Local Plan

Dialogue with Landowners, Developers and Agents

- 5.5. A critical aspect in achieving an improved level of housing delivery will be maintaining constructive dialogue with landowners, developers and agents promoting sites either identified as allocations in the SELLP or other sites that come forward that meet the sustainable development requirements of the plan.
- 5.6. In the case of South Holland District Council, consideration is being given to opportunities to encourage the delivery of housing granted planning permission and sites identified in the previous district wide local plan by reducing the policy requirement on affordable housing (based on the 2006 Local Plan) as an interim measure.
- 5.7. The proposed allocations in the SELLP constitute a mix of strategic sites with a complementary set of smaller sites. The benefit of this is to avoid the reliance on too few strategic sites that could cause issues in maintaining the housing trajectory of the plan and consequential problems for the five year land supply. The SELLP therefore contains a range of sites to ensure a robust delivery of the housing trajectory set out in the plan.

- 5.8. Appendix 1 of this technical paper provides a brief commentary on the status of each of the proposed allocations in the SELLP. The information in the appendix demonstrates that a number of the sites are being actively promoted through the planning process by the relevant landowner(s) with a housebuilder(s) involved and planning applications/discussions in hand.
- 5.9. It is acknowledged that there are sites where the current activity is the promotion of a site by the relevant landowner(s) with no specific development partner identified (i.e. housebuilder). It is a priority action of the two councils to ensure that the proposed allocations that fall within this category move into the development process at the appropriate time.

Addressing Existing Shortfall

- 5.10. Tables 4 and 5 above identify the current shortfall in housing delivery for the period 2011 to 2016. Planning Practice Guidance identifies that any shortfall in delivery needs to be dealt with in the following manner:

“...The factors behind persistent under delivery may vary from place to place and, therefore, there can be no universally applicable test or definition of the term. It is legitimate to consider a range of issues, such as the effect of imposed housing moratoriums and the delivery rate before and after any such moratoriums.

The assessment of a local delivery record is likely to be more robust if a longer term view is taken, since this is likely to take account of the peaks and troughs of the housing market cycle.

Local planning authorities should aim to deal with any undersupply within the first 5 years of the plan period where possible. Where this cannot be met in the first 5 years, local planning authorities will need to work with neighbouring authorities under the duty to cooperate.⁶”

- 5.11. In each case for Boston and South Holland, the respective shortfall has been rolled forward across the remaining local plan period. This is a pragmatic approach given the current relatively low level of delivery of housing. The two councils are still “significantly boosting the supply of housing” as evidenced by the proposed housing trajectory. It is acknowledged that both authorities have experienced a period of persistent under delivery – certainly since the commencement of the plan period (2011).
- 5.12. The possibility of an element of the housing requirement for Boston and South Holland to be taken up by a neighbouring authority has been explored under the duty to cooperate process⁷. South Holland sits within a joint Housing

⁶ Planning Practice Guidance - Paragraph: 035 Reference ID: 3-035-20140306

⁷ For more detail see the Duty to Cooperate Statement (February 2017)

Market Area (HMA) with Peterborough City Council, South Kesteven District Council and Rutland County Council. The four authorities have worked on a joint SHMA for a number of years and have reached agreement on the distribution of housing within the HMA. It has been confirmed via duty to cooperate discussions that in terms of South Holland, there is no intention for South Holland to redistribute any of its housing requirements into the three neighbouring authorities in the HMA. Conversely, none of the three authorities (Peterborough, South Kesteven and Rutland) require South Holland to take any of their housing requirements. Boston has previously featured in a Coastal Lincolnshire SHMA covering Boston Borough Council and East Lindsey District Council. Subsequent work on a stand-alone SHMA for Boston⁸ has concluded that the borough can be considered a HMA in its own right, distinct from East Lindsey. Moreover, agreement has been reached via the duty to cooperate between the two respective councils that they operate within separate HMAs⁹.

Monitoring

- 5.13. The SELLP includes a monitoring framework that identifies in a succinct manner how the policies in the local plan and key matters such as housing delivery will be monitored. The production of annual reports on five year land supply provide a robust mechanism for determining how well housing delivery is following the trajectory set out in the local plan. Moreover, the recently published Housing White Paper is proposing the introduction of a “Housing Delivery Test” that will provide a benchmark measure on the how well the delivery of housing is being implemented.

⁸ JG Consulting for Boston Council (July 2015), Strategic Housing Market Assessment

⁹ For more detail see the Duty to Cooperate Statement (February 2017)

Appendix 1

Proposed Allocations in the

South East Lincolnshire Local Plan

Site reference	Number of dwellings	Status
Boston		
Cen001	50	The site is being promoted by a willing landowner.
Fen001	55	The site is being promoted by willing landowners.
Fen002	35	The site is being promoted by a willing landowner.
Fen006	240	The site is being promoted by willing landowners, and part of the site is the subject of an undetermined (as at 1 st January 2017) planning application for the construction of 86 dwellings (reference B/16/0106).
Fis001	180	The site is being promoted by a housebuilder, and the site is the subject of an undetermined (as at 1 st January 2017) planning application for the erection of up to 180 dwellings (reference B/16/0436).
Fis002	12	The site is being promoted by a willing landowner.
Fis003	90	The site is being promoted by a willing landowner.
Fis033	224	The site is being promoted by willing landowners.
Fis038	53	The site is being promoted by a willing landowner.
Nor006	71	The site is being promoted by willing landowners.
Pil002	13	The site is being promoted by a willing landowner.
Pil006	19	The site is being promoted by a willing landowner.
Sou006	1,515	The site is being promoted by a housebuilder.
Wes001	11	The site is being promoted by a willing landowner.
Wes002	1,138	The site is being promoted by a housebuilder. The site's residential development has been the subject of recent discussions with the LPA.
Wyb013	85	The site is being promoted by a willing landowner.
Wyb033	250	The site is being promoted by willing landowners. The residential development (85 dwellings) of part of the site has been the subject of recent discussions with the LPA.
Wyb041	41	The site is being promoted by a willing landowner.

Site reference	Number of dwellings	Status
Spalding		
Mon005	88	The site is being promoted by a willing landowner.
Mon008	434	The site is being promoted by a willing landowner.
Pin024	3,350	The site is being promoted by a housebuilder. The site's residential development has been the subject of recent discussions with the LPA.
Pin025	11	The site is being promoted by a willing landowner.
Pin045 (Phase 1)	508	The site is being promoted by a housebuilder. The site's residential development has been the subject of recent discussions with the LPA.
Pin045 (Phase 2)	168	The site is being promoted by a housebuilder. The site's residential development has been the subject of recent discussions with the LPA.
Pin050	50	The site is being promoted by a willing landowner.
Stm004	140	The site is being promoted by a willing landowner.
Stm010	63	The site is being promoted by a willing landowner.
Stm028	108	The site is being promoted by a willing landowner.
Crowland		
Cro011	31	The site is being promoted by a housebuilder.
Cro036	30	The site is being promoted by a willing landowner.
Cro043	31	The site is being promoted by a willing landowner. Planning permission, subject to a S106A.
Cro044	29	The site is being promoted by a willing landowner. Planning permission, subject to a S106A.
Cro046	14	The site is being promoted by a willing landowner.
Cro050	70	The site is being promoted by a willing landowner.

Site reference	Number of dwellings	Status
Donington		
Don001	53	The site is being promoted by a willing landowner.
Don006	110	The site is being promoted by a willing landowner.
Don008	72	The site is being promoted by a willing landowner. Planning application pending consideration.
Don018	52	The site is being promoted by a willing landowner.
Don030	12	The site is being promoted by a willing landowner.
Holbeach		
Hob004	109	The site is being promoted by a housebuilder. Planning application for the development of around half the site is pending consideration.
Hob010	10	The site is being promoted by a willing landowner. Planning application is pending consideration.
Hob032	185	The site is being promoted by a housebuilder.
Hob048	844	The site is being promoted by a housebuilder. Planning permission, subject to a S106A.
Kirton		
Kir016	25	The site is being promoted by a housebuilder.
Kir034	41	The site is being promoted by a willing landowner.
Kir041	102	The site is being promoted by willing landowners.
Long Sutton		
Los008	34	The site is being promoted by a willing landowner.
Los015	215	The site is being promoted by willing landowners.
Los026	46	The site is being promoted by a willing landowner.
Los046	24	The site is being promoted by willing landowners.

Site reference	Number of dwellings	Status
Pinchbeck		
Pin002	26	The site is being promoted by a willing landowner.
Pin019	34	The site is being promoted by willing landowners.
Pin065	49	The site is being promoted by willing landowners.
Sutton Bridge		
Sub013	210	
Sutterton		
Sut009/028	263	The site is being promoted by willing landowners.
Swineshead		
Swi015	116	The site is being promoted by a willing landowner. The site's residential development has been the subject of recent discussions with the LPA.
Swi018	35	The site is being promoted by willing landowners.
Swi037	59	The site is being promoted by willing landowners.
Swi038	75	The site is being promoted by willing landowners. Part of the site is the subject of an undetermined (as at 1 st January 2017) planning application from a housebuilder for the erection of 63 dwellings (reference B/16/0436).
Bicker		
Bic005	10	The site is being promoted by a willing landowner.
Bic015	10	The site is being promoted by a willing landowner.
Bic017	18	The site is being promoted by willing landowners. An undetermined (as at 1 st January 2017) planning application for the construction of up to 40 dwellings (reference B/16/0463) has been submitted for a site which includes most of Bic017.

Site reference	Number of dwellings	Status
Butterwick		
But002	21	The site is being promoted by a willing landowner.
But004	21	The site is being promoted by a willing landowner.
But020	15	The site is being promoted by a housebuilder.
Cowbit		
Cow004	33	The site is being promoted by a willing landowner.
Cow008	13	The site is being promoted by a willing landowner.
Cow009	21	The site is being promoted by a willing landowner.
Fishtoft		
Fis046	45	The site is being promoted by a willing landowner.
Fleet Hargate		
Fle003	38	The site is being promoted by willing landowners.
Gedney Hill		
Geh003	67	The site is being promoted by a willing landowner.
Geh004	16	The site is being promoted by a willing landowner.
Geh015	29	The site is being promoted by a willing landowner.

Site reference	Number of dwellings	Status
Gosberton		
Gos001	76	The site is being promoted by willing landowners.
Gos003	81	The site is being promoted by a housebuilder.
Gos006	10	The site is being promoted by a willing landowner.
Gos023	70	The site is being promoted by a willing landowner.
Moulton Chapel		
Mou029	46	The site is being promoted by willing landowners. Planning application for the development of this site (and additional land to the west) is pending consideration.
Mou042	78	The site is being promoted by willing landowners.
Moulton		
Mou016	17	The site is being promoted by a willing landowner.
Mou023	10	The site is being promoted by willing landowners.
Quadring		
Qua002	14	The site is being promoted by willing landowners. Planning application is pending consideration.
Qua003	83	The site is being promoted by a willing landowner.
Qua004	18	The site is being promoted by a housebuilder.
Surfleet		
Sur003	20	The site is being promoted by willing landowners. Planning permission subject to a S106A.
Sur006	26	The site is being promoted by a willing landowner. Planning permission, subject to a S106A.
Sur016	44	The site is being promoted by willing landowners.

Site reference	Number of dwellings	Status
Sutton St James		
Suj007	11	The site is being promoted by a willing landowner.
Suj012	42	The site is being promoted by a willing landowner. Planning permission subject to a S106A.
Tydd St Mary		
Tyd014	31	The site is being promoted by a willing landowner.
Weston		
Wsn003	135	The site is being promoted by willing landowners. Planning permission subject to a S106A.
Wsn022	60	The site is being promoted by a willing landowner. Planning permission subject to a S106A.
Wsn029	57	The site is being promoted by a willing landowner.
Whaplode		
Wha002	39	The site is being promoted by a willing landowner.
Wha019	27	The site is being promoted by a willing landowner.
Wha029	33	The site is being promoted by willing landowners.
Wigtoft		
Wig014	19	The site is being promoted by a willing landowner.
Wrangle		
Wra013	45	The site is being promoted by a willing landowner.