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# Assessment of 5-year housing land supply as at 31st March 2023





## 1.0 Background

1.1 Paragraph 74 of the National Planning Policy Framework (NPPF) - February 2019 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 sets out Boston Borough Council 5-year housing land supply position in accordance with the NPPF.

## 2.0 Boston Borough’s 5 year housing requirements.

2.1 The Planning Practice Guidance (PPG) indicates that:

*“housing requirement figures identified in adopted strategic housing policies should be used for calculating the 5 year land supply figure where:*

- the plan was adopted in the last 5 years, or.
- The strategic housing policies have been reviewed within the last 5 years and found not to need updating.”

2.2 In the context of the above, the South East Lincolnshire Local Plan (The Plan or SELLP) was adopted on 8 March 2019. The document provides the strategic planning policies, including those relating to housing delivery, for both Boston Borough Council and South Holland District Council. The Plan (Policy 10) identifies a requirement for 7,744 new homes to be built between 2011 and 2036 (an average of 310 per annum in Boston Borough). This is based on evidence in the Peterborough Sub-Regional Strategic Housing Market Assessment Update, which was published in March 2017, as well as a 5% uplift for affordable housing agreed at the Local Plan Examination hearing session on 28<sup>th</sup> November 2017.

**Table 1 - Basic Five Year requirement 2011 to 2036**

Row Label	Criteria	Number	Reasoning
a	Housing requirement 1st April 2011 to 31st March 2036	7,744	
b	Annual requirement	310	a/25
c	Basic 5-year requirement	1,550	b x 5

2.3 However, account must be taken of housing completions between 1<sup>st</sup> April 2011 and 31<sup>st</sup> March 2023, as well as any under or over-supply during that period. Table 2 shows that, since the Local Plan period began, the number of new homes built has fallen 642 short of the 3,720 dwellings required. The 16 losses for this year included 11 flats that were demolished following a fire. An application for their reconstruction was received in May 2023.

**Table 2 – Housing completions in Boston Borough (1<sup>st</sup> April 2011 – 31<sup>st</sup> March 2023)**

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
2019/20	310	337	13	324	14
2020/21	310	306	10	296	-14
2021/22	310	325	7	318	8
2022/23	310	362	16	346	36
<b>Total</b>	<b>3,720</b>	<b>3,213</b>	<b>135</b>	<b>3,078</b>	<b>-642</b>

2.4 It is important to note that:

- the ‘Housing Delivery Test: 2021 measurement’ for Boston Borough is 159%; (the 2022 figures have not been published yet, (May 2023)) and
- the number of dwellings built each year since 2016/17 have been more than the requirement, except for one year in the Covid outbreak where 14 fewer homes were completed than required. Over the period since 2016/17 the number of homes completed exceeds the requirement by 289.

***Under supply to date***

2.5 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’”*.



2.6 The Planning Practice Guidance (PPG) indicates that “Assessments will be expected to include: ...total net completions from the plan base date by year (broken down into types of development e.g. affordable housing)”. Table 3 provides additional information to meet this requirement.

**The buffer**

2.7 Once the 5-year requirement has been calculated, the NPPF (Para 74) requires local authorities to identify a buffer, as set out above, to ensure choice and competition in the market, and where there has been a record of persistent underdelivery of housing, this should be increased to 20%.

2.8 Boston Borough passed the Governments Housing Delivery Test this year with 159%, and has passed the previous three years as well. We have not therefore, faced the three consequences associated with failing the test including having to apply a 20% buffer. See <https://www.gov.uk/government/publications/housing-delivery-test-2021-measurement>

2.9 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.

2.10 Table 3 takes account of the shortfall since the Local Plan period began using the ‘Liverpool’ method and shows the total including the basic requirement in table 1 above.

**Table 3 Five Year requirement 2011 to 2036 including shortfall and buffer**

Row Label	Criteria	Number	5% Buffer	Reasoning
a	Basic 5 year requirement from Table 1	1,550	1,628	
b	Shortfall from Table 2	642	674	
c	Shortfall shared across remaining years of plan and multiplied by 5 years		259	(b/13)5
	Total 5 year requirement		1,887	a+c

**Affordable Housing completions**

2.11 The Planning Practice Guidance (PPG) indicates that “Assessments will be expected to include: ...total net completions from the plan base date by year (broken down into types of development e.g. affordable housing)”. Table 4 provides additional information to meet this requirement.

2.12 The Local Plan in Policy 18: Affordable Housing requires 20% of dwellings to be affordable. Table 4 shows this has been achieved over the plan period thus far and for all but two full years. We are in a good place to achieve this target based on the number of active sites.

2.13 The figures for 2022/23 include 27 First homes, which are contained in the Intermediate Homes column as they are an ownership product.

**Table 4 – Affordable housing completions in Boston Borough (1<sup>st</sup> April 2011 – 31<sup>st</sup> March 2023)**

Year	Number of affordable homes for rent completed	Number of intermediate homes for sale completed	Total number of affordable homes completed	% of total net completions
2011/12	71	22	93	100.0%
2012/13	0	0	0	0.0%
2013/14	46	7	53	30.3%
2014/15	27	10	37	33.9%
2015/16	17	5	22	12.2%
2016/17	148	39	187	53.1%
2017/18	124	33	157	39.8%
2018/19	140	31	171	39.9%
2019/20	63	34	97	29.9%
2020/21	112	30	142	48.0%
2021/22	95	43	138	43.4%
2022/23	82	59	141	40.8%
Total	925	313	1097	35.6%

### **3.0 What is Boston Borough’s deliverable housing supply?**

3.1 Annex 2 to the NPPF (July 2021) 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 which are allocated for residential development in the South East Lincolnshire Local Plan 2011-2036;
- f) sites which have a grant of permission in principle; and
- g) sites which are identified on a brownfield register.

3.3 Taking account of the NPPF definition and the provisions of the PPG (ID:68-007), Boston Borough Council considers that:

1. sites listed in paragraph 3.2 a) to c) should be considered 'deliverable in principle' until permission expires, unless there is clear evidence that homes will not be delivered within five years; and
2. 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. The PPG (ID:68-007) indicates that "*such evidence, to demonstrate deliverability, may include:*"
  - *current planning status – for example, on larger sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;*
  - *firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;*
  - *firm progress with site assessment work; or*
  - *clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects."*

3.4 The Appendix to this report:

- identifies all the sites that the Council considers could potentially contribute to deliverable supply;
- identifies how many new homes the Council expects each site to deliver up to 31<sup>st</sup> March 2028; and
- explains the Council's reasoning/evidence.

3.5 The following paragraphs summarise the detailed information set out in the Appendix, and provide a discussion of the assumptions made.

**Sites where development has begun**

3.6 The Appendix identifies 117 such sites.

3.7 Two sites have capacity for more dwellings than it is considered will be completed in five years and as such have been reduced to 150 dwellings (5 x

30 dpa). Seven sites are also allocated sites. The comments reflect the findings following site visits.

- 3.8 Thus, the Appendix identifies that sites where development has begun will deliver 1,342 dwellings up to 31<sup>st</sup> March 2028.

**Sites with full planning permission where development has not yet begun**

- 3.9 The Appendix identifies 91 such sites. These sites can accommodate a total of 581 new dwellings.

- 3.10 However, inevitably some of the 91 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 29<sup>th</sup> 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 581 dwellings, gives a final total of 523 ( $581 \times 0.9 = 522.9 = 523$ ).

**Sites with outline planning permission, which will deliver 9 or fewer dwellings**

- 3.11 The Appendix identifies 21 such sites. In total, these sites can accommodate 48 new dwellings.

- 3.12 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 3.10) the Borough Council considers that a 10% lapse rate should be applied. Applying a 10% lapse rate to the 48 dwellings, gives a final total of 43 ( $48 \times 0.9 = 43.2 = 43$ ).

**Sites with outline planning permission, which will deliver 10 or more dwellings**

- 3.13 The Appendix identifies 5 such sites. These sites can accommodate a total of 218 new dwellings.

- 3.14 However, there is no clear evidence that housing completions will begin within five years. Thus the appendix identifies that development will not provide any dwellings.

**Sites which are allocated for residential development in an adopted Local Plan**

- 3.15 The Appendix identifies 21 such sites. These sites can accommodate a total of 3772 new dwellings.

- 3.16 Three sites await a decision on a submitted planning application. One has Registered Providers involved and so it is considered half of the dwellings are likely to come forward in the next five years. This produces 100 dwellings.

- 3.17 The Inspectors who conducted the Examination of the South East Lincolnshire Local Plan concluded (in paragraph 78 of their report (dated 29<sup>th</sup> 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 will be applied.



### **Sites which have a grant of permission in principle**

3.18 The Appendix identifies no such sites.

### **Sites which are identified on a Brownfield Land Register**

3.19 The Appendix identifies nine such sites. In total, these sites can accommodate 365 dwellings.

3.20 However, there is no clear evidence that housing completions will begin within five years. This reduces the total number of dwellings to 0 dwellings.

### **Windfall allowance**

3.21 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.”*

3.22 The Inspectors who conducted the Examination of the South East Lincolnshire Local Plan concluded (in paragraph 79 of their report (dated 29<sup>th</sup> 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.”*

3.23 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.”

3.24 The Borough Council considers that the same approach should be taken in this Assessment, and that a windfall allowance should not be applied for the next three years. Thus, windfall sites can be expected to contribute a total of 86 dwellings up to 31<sup>st</sup> March 2028 ( $43 \times 2 = 86$ ).

3.25 Taking account of the revised housing numbers from paragraphs 3.6 to 3.24 inclusive, Table 5 shows the total number of dwellings expected to be completed over the coming five years, i.e. it identifies the supply of deliverable housing sites as at 31<sup>st</sup> March 2023.

**Table 5 – Deliverable housing supply (as at 31<sup>st</sup> March 2022)**

Type of site	Number of dwellings which are expected to be completed between 1st April 2022 and 31 <sup>st</sup> March 2028
Sites where development begun	1342
Sites with full permission, where development has not begun	523
Sites with outline planning permission, which will deliver 9 or fewer dwellings	43
Sites with outline planning permission, which will deliver 10 or more dwellings	0
Sites which are allocated for residential development in an adopted Local Plan	100
Sites which have a grant of permission in principle	0
Sites which are identified on a brownfield register	0
Windfall Allowance	86
<b>TOTAL DELIVERABLE SUPPLY</b>	<b>2094</b>

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

4.1 Table 6 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 1<sup>st</sup> April 2023 and 31<sup>st</sup> March 2028.

**Table 6 – Comparison of the housing requirement and deliverable supply (31<sup>st</sup> March 2023)**

Requirement	
Five year requirement	1887
Supply	
Supply of deliverable housing	2094
5-year Land Supply Results	
Shortfall/Excess	207
Supply(years)	5.5
Supply(%)	111%

4.2 This maintains the figures reported up to 31<sup>st</sup> March 2022. The overall supply remains sound, and delivery rates continue to support the Growth ambitions for the Borough as set out in the Plan.

**5.0 Appendix – All sites potentially contributing to deliverable supply (31<sup>st</sup> March 2023)**

Planning application reference	Address	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 31st March 2028	Notes
Sites where development has begun								
B/01/0170	Plot 2 Main Road, Leverton	1	01/02	0	1	1	0	No activity has been recorded during the plan period. The owner advised he intended to progress the site late 2020 or early 2021 but has not. This hiatus calls into question the site's deliverability.
B/03/0358	High Street, 138-142, Boston	17		9	8	0	0	No activity has been recorded during the plan period. This hiatus calls into question the site's deliverability.
B/05/0230	Rear Denen Cott, South Street, Swineshead	1	05/06	0	1	1	0	No activity has been recorded during the plan period. The owner advised he intended to progress the site late 2020 or early 2021 but has not. This hiatus calls into question the site's deliverability.
B/05/0341	14 Mill Lane, Butterwick	1	05/06	0	1	1	1	After many years of no activity the

								site is now active, roofed.
B/06/0151	Church End Angel Inn, Wrangle	1	06/07	0	1	1	0	No activity has been recorded during the plan period. Attempts to contact the owner have not been successful. This hiatus calls into question the site's deliverability.
B/06/0204	Crossgates Farm, Algarkirk	1	06/07	0	1	1	0	No activity has been recorded during the plan period. B/22/0454 in the Full not started table will supercede this permission if implemented. This hiatus calls into question the site's deliverability.
B/06/0333	51 Church Rd, Old Leake	4		0	4	2	0	No activity has been recorded during the plan period and the owners advise they do not plan to complete the development immediately. This calls into question the site's deliverability.
B/07/0414	Kirton House	19	07/08	0	19	0	0	No activity has been recorded during the plan period. The owner advises options are being considered. This hiatus calls into question the site's deliverability.

B/07/0559	Sea End Farm	1	07/08	0	1	1	0	No activity has been recorded during the plan period. The owner has not replied to a request for an update. This hiatus calls into question the site's deliverability.
B/08/0156	Old Station Yard, Swineshead Bridge	35	09/10	0	35	0	0	Little activity has been recorded during the plan period and the applicant has not replied to a request for an update. In September 2020 further highway work was undertaken to complete the road scheme with a view of LCC taking over the road but no further progress has been made. This hiatus calls into question the site's deliverability.
B/09/0095	The Old School Main Road, Wrangle	1	10/11	0	1	1	0	No activity has been recorded during the plan period. The property was sold in 2020. However, this hiatus calls into question the site's deliverability.
B/10/0100	The Cott, Tattershall Road, Boston	1	11-12	0	1	1	0	No activity has been recorded during the plan period although the dwelling



								appears largely complete. The owner has not replied to a request for an update. This hiatus calls into question the site's deliverability.
B/11/0058	The Piggery Lade Bank, Wrangle	1	11-12	0	1	1	0	No activity has been recorded during the plan period. The floor slab has been constructed. This hiatus calls into question the site's deliverability.
B/11/0119	18, Spain Place, Boston, Lincolnshire, PE21 6HN	2	11-12	0	2	2	0	No activity has been recorded during the plan period. The owner has not replied to a request for an update. This hiatus calls into question the site's deliverability.
B/11/0150	42 Punchbowl Lane, Boston	4	11-12	2	2	0	0	No activity has been recorded since the completion in 2013/14. Another application has been granted and implemented for 1 dwelling (B/17/0111) that prevents the remainder of this permission from being completed.
B/11/0385	49 Norfolk Street, Boston	6	12-13	0	6	3	0	No activity has been recorded during the plan

								period. The owner has not replied to a request for an update. This hiatus calls into question the site's deliverability.
B/11/0509	Adj The Laurels Main Road, Old Leake	1	11-12	0	1	1	1	There is no evidence to suggest that the remaining dwelling(s) will not be delivered in the next five years. We were told in 2020 that the second fix was underway.
B/13/0101	Adj 65 Abbey Road, Swineshead	1	13-14	0	1	1	0	No activity has been recorded during the plan period. The owner advised he hoped to continue late 2020 but has not. This hiatus calls into question the site's deliverability.
B/13/0312	148, London Road, Boston, Lincolnshire, PE21 7HB	3	13-14	0	3	0	0	No activity has been recorded during the plan period. This hiatus calls into question the site's deliverability.
B/14/0211	THE CHAPEL, Chapel Road, Old Leake	4	13-14	0	4	4	0	No activity has been recorded during the plan period. The owner has not replied to a request for an update. This hiatus calls into question the site's deliverability.

B/15/0043	Land off Nelson Way, Boston	1	14-15	0	1	1	0	No activity has been recorded during the plan period. The owner advised he intended to modify the design once the Covid 19 epidemic eases. No application has been received.
B/15/0264	P1 & P2 The Quadrant Land either side of the A16, south of Tytton Lane East, Wyberton	145	18-19	141	4	4	4	These dwellings are occupied but are not recorded as completed.
B/15/0515 FP18073	The Woadman, Church Road, Boston	9	15-16	0	9	9	9	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years. (Weather tight)
B/16/0039	47 Mill Hill House , Boston Road, Kirton	2	17-18	0	2	2	0	The site has been cleared and is garden for an adjacent dwelling. There is no evidence to suggest the dwellings will be delivered in the next five years.
B/16/0041	Streetway, Wyberton,	1	15-16	0	1	1	1	This dwelling is occupied but is not recorded as completed.
B/16/0169	The Conway School, Tunnard Street, Boston	3	16-17	0	3	0	0	No activity has been recorded during the plan period. The building is being used as a children's nursery. There is no evidence to

								suggest these dwellings will be delivered in the next five years.
B/16/0169	The Conway School, Tunnard Street, Boston	3	19-20	0	3	2	2	Two of these dwellings are occupied but are not recorded as completed. The other has not commenced as it requires demolition of part of the building being used as a childrens nursery.
B/16/0197	Land west of, 38, Brand End Road, Butterwick	1	16-17	0	1	1	1	This dwelling is occupied but is not recorded as completed.
B/16/0282	5-7, Witham Bank East, Boston, Lincolnshire, PE21 9JU	23	16-17	0	23		0	Little activity has been recorded over the plan period. This is due to contaminated land investigations being undertaken and discharged on 230420. Two further conditions require discharging before development can commence. Others require discharging during the course of development. It is for sale.
B/17/0041	Robin Hoods Walk, Boston	5	16-17	0	5	2	0	Although the application has been implemented there appears to be no recent activity. This hiatus calls into question

								the site's deliverability.
B/17/0086	Barn to south of Georgian House, Church Road, Freiston	1	16-17	0	1	1	1	This dwelling is occupied but is not recorded as completed.
B/17/0104	110 112 Star of India, West Street, Boston	4		0	4	4	4	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years. (The GIS has address points for 3 flats and there are two doors at first floor in the rear elevation accessed off a balcony structure, in turn accessed via a stair case that suggests this is occupied.)
B/17/0111	Off Somerset Court, Boston, Boston	1	16-17	0	1	1	1	This dwelling is occupied but is not recorded as completed.
B/17/0121	Haven Wharf High Street Boston	61	16-17	0	61	0	0	A non material amendment has been submitted to permit the demolition of a wall as a means of implementing the permission but there is no evidence to suggest the dwelling(s) will be delivered in the next five years. [N.B. This site is Housing Allocation Cen001 in the



								South East Lincolnshire Local Plan 2011-2036.]
B/17/0126	Land to the rear of 143 Norfolk Street, Grand Sluice Lane, Boston	1	16-17	0	1	1	0	A trench has been dug but attempts to contact the owner has not been successful. This calls into question the deliverability of the site.
B/17/0142	Ash Tree Barn, Kirton Drove, Amber Hill	1	17-18	0	1	1	1	This dwelling is occupied but is not recorded as completed.
B/17/0249 B/15/0444 FP17282	Land adj no 40 Abbey Road, Swineshead	1	17-18	0	1	1	1	This dwelling is occupied but is not recorded as completed.
B/17/0271	Bailey Bridge Farm, North Forty Foot Bank, Holland Fen With Brothertoft	2	17-18	0	2	1	0	Although the application has been implemented there appears to be no recent activity. This hiatus calls into question the site's deliverability.
B/17/0362 B/16/0457 B/15/0456 B/14/0282	Land adjacent to, London Road/Drainside South, Kirton	24	17-18	11	13	10	13	There is no evidence to suggest that the remaining dwelling(s) will not be delivered in the next five years. (Activity on site)
B/17/0317 FP19156	Phase 1 Land off Wyberton Low Road, Wyberton	71	17-18	70	1	1	1	This dwelling is occupied but is not recorded as completed.

B/17/0404	Land to the north and west of Cole's Lane, Swineshead	74	17-18	71	3	3	3	These dwellings are occupied but are not recorded as completed.
B/17/0412 IN18017	146, High Street, Boston	8	19-20	0	8	8	8	There is no evidence to suggest that the remaining dwelling(s) will not be delivered in the next five years. (Timber frame awaiting external covering.)
B/17/0500	Highfield House, West End Road, Wyberton	4	16-17	0	4	1	0	Although the application has been implemented there appears to be no recent activity. This hiatus calls into question the site's deliverability.
B/18/0020	29, Old Main Road, Fosdyke	1	17-18	0	1	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years. (Weather tight)
B/18/0032	12 Strait Bargate & 2 New Street (first, second & third floors), Boston	5	17-18	0	5	5	0	Although the application has been implemented there appears to be no recent activity. This hiatus calls into question the site's deliverability.
B/18/0039 B/16/0380	Land north of Middlegate Road (west), Frampton	195	18-19	0	195	52	150	They have developed a site in Boston at about 30 dpa. It is assumed this site will be

								developed at a similar rate (30 x 5 = 150). There is no evidence to suggest these dwellings will not be delivered in the next five years. (Activity on site)
B/18/0110	Oriental Palace, 140-142 West Street, Boston	3	18-19	0	3	3	3	There is no evidence to suggest that the remaining dwelling(s) will not be delivered in the next five years. The entrance is connected to B/18/0111. (There are 5 post boxes and progress from last year.)
B/18/0111	Oriental Palace, 140-142 West Street, Boston	1	17-18	0	1	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years. (The GIS has an address point for 140a)
B/18/0141	Leylandii Farm, Hedgehog Lane, Holland Fen With Brothertoft	1	18-19	0	1	1	1	This dwelling is occupied but is not recorded as completed.
B/18/0169	25A Haven Bank, Boston	2	17-18	0	2	2	2	These dwellings are occupied but are not recorded as completed.
B/18/0233	The Spinney (land south of Cherry Holt Farm), Ralphs Lane, Frampton	1	18-19	0	1	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the

								next five years. (Weather tight)
B/18/0268 B/16/0315 B/15/0343	Land Off Punchbowl Lane, Boston	99	18-19	0	99	0	99	The site is in the hands of a Housebuilder (Larkfleet Homes) who has made a start to preserve the planning permission. They have developed another site in Boston at about 30 dpa. It is assumed this site will be developed at a similar rate and therefore completed in five years. There is no evidence to suggest these dwellings will not be delivered in the next five years.
B/18/0331	The Barn, Fen Road, Frampton West	1	18-19	0	1	0	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/18/0364	Plot adjacent to 19 Acorn Close, Freiston	1	18-19	0	1	1	0	Although the application has been implemented there appears to be no recent activity. This hiatus calls into question the site's deliverability.
B/18/0398 B/15/0391	Mani Firs, London Road, Kirton	105	19-20	89	16	3	16	There is no evidence to suggest the dwelling(s) will not be delivered in the

								next five years. (Activity on site)
B/18/0405 B/16/0436	Land east of Lindis Road (inc former Shooters Yard), Fishtoft	178	18-19	63	115	48	115	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. They intend to complete between 25 and 30 dwellings per annum which is similar to their progress on other sites. It is assumed that, from September 2021 onwards, this site will deliver 25 dwellings per annum (25 x 5 = 125). [N.B. This site is Housing Allocation Fis001 in the South East Lincolnshire Local Plan 2011-2036.] (Activity on site)
B/18/0464 IN19018	The Barns, Clampgate Road, Fishtoft	1	18-19	0	1	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/18/0474	16 Market Place, Boston	6	18-19	0	6	4	6	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.



								(The GIS has address points for 1a-1d and the shop is now occupied. It was not last year, showing progress.)
B/18/0524	114 High Street, Boston	4	18-19	0	4	4	4	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years. (The GIS has address points for the first and top floor flat and property looks renovated.)
B/18/0528	Land adjacent and to the south of Hawthorn Tree School on the east side of Toot Lane, Boston	85	18-19	36	49	38	49	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years. (Activity on site)
B/19/0011 B/16/0313	Yew Lodge, Wigtoft Road, Sutterton	9	18-19	1	8	7	8	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years. (Activity on site)
B/19/0039	Land adjacent to The Bushes, North End, Swineshead	1	19-20	0	1	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years. (Floor slab)
B/19/0040	Land off London Road, Kirton	139	18-19	17	122	31	122	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.

								(Activity on site) [N.B. This site is Housing Allocation Kir041 in the South East Lincolnshire Local Plan 2011- 2036.]
B/19/0078	7-11 Bridge Street, Boston	4	18-19	0	4	4	4	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years. (The GIS has extra address points for a+b at each number and there is activity on site.)
B/19/0134	The Cottage, Washdyke Lane, Old Leake	1	18-19	0	1	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years. (Living on site in mobile home)
B/19/0168	Land Adjoining Glebe Cottage, Main Road, Wrangle	1	20-21	0	1	1	0	Although the application has been implemented there appears to be no recent activity. This hiatus calls into question the site's deliverability.
B/19/0213	Phase 5 - The Quadrant, Land north of Wallace Way, Boston, Wyberton	68	18-19	60	8	8	8	These dwellings are occupied but are not recorded as completed.
B/19/0216 B/17/0167	Land off Carmel Green, Park Road, BOSTON	6	18-19	2	4	4	4	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years. (3

								occupied, 1 nearly complete, 1 roofed, 1 slab down)
B/19/0282	Phase 6 - The Quadrant, Land South of Wallace Way, Boston	101	20-21	0	101	14	101	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years. (Activity on site)
B/19/0317 B/15/0503	Land between Station Road and Wash Road, Kirton	31	19-20	0	31	31	31	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/19/0327 B/17/0491	Land to the rear of 84, Boston Road, Kirton,	3	19-20	1	2	2	2	There is no evidence to suggest that the remaining dwelling(s) will not be delivered in the next five years. (Almost complete)
B/19/0331	44- 46 Wide Bargate, Boston	1	19-20	0	1	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/19/0359 B/17/0491	Land to the rear of 84, Boston Road, Kirton	1	21-22	0	1	1	1	This dwelling is occupied but is not recorded as completed.
B/19/0383	Land at Station Road/Spalding Road, Sutterton	256	19-20	2	254	38	150	There is no evidence to suggest that the remaining dwelling(s) will not be delivered in the next five years. (Activity on site) It is assumed

								they will build at 30dpa. [N.B. This site is Housing Allocation Sut009/028 in the South East Lincolnshire Local Plan 2011-12036.]
B/19/0444 B/17/0035	Agricultural Building, The Farm Yard, Mill Lane, Kirton End	1	19-20	0	1	1	1	This dwelling is occupied but is not recorded as completed.
B/20/0033 B/18/0412	Land to the rear of The Croft, Coles Lane, Swineshead	5	19-20	4	1	1	1	This dwelling is occupied but is not recorded as completed.
B/20/0095, B/16/0256	Land adjacent to Holland House Farm, Kirton Drove, Kirton End	2	19-20	1	1	1	1	This dwelling is occupied but is not recorded as completed.
B/20/0115	Woods Nurseries Site, Woods Nurseries, High Street, Swineshead	41	19-20	23	18	13	18	The site is in the hands of a housebuilder, PJ Towey Construction. There is no evidence to show the dwelling(s) will be not be delivered in the next five years (Activity on site).
B/20/0161 B/16/0463	Land off St Swithins Close, Bicker, Boston	40	19-20	0	40	20	40	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years. (Activity on site) [N.B. This site contains Housing Allocation Bic017 in the South East Lincolnshire Local Plan 2011-2036.]

B/20/0213	Former Axe and Cleaver, 16 West Street, Boston	6	19-20	0	6	2	6	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/20/0293	Land at 31-33, London Road, Kirton	42	19-20	0	42	41	42	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years. [N.B This site is Housing Allocation Kir016 in the South East Lincolnshire Local Plan 2011-2036.] (Activity on site)
B/20/0410	Land to rear of 24-26 High Street, Kirton	3	19-20	0	3	0	3	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years. (Units 1 and 2 appear occupied. Unit 3 is unclear.)
B/20/0415	16, West Street, Boston, PE21 8QH Second Floor	1	21-22	0	1	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.(Some of the roof lights have been inserted and the rear elevation has been altered)
B/20/0422 B/18/0042	Crown House, Lincoln Lane, Boston	24	19-20	0	24	24	24	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.

									This is part of a redevelopment scheme with funding from 'Levelling up' funds.
B/20/0457	Land off Old Main Road, Fosdyke	5	19-20	0	5	1	5	5	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years. (Commenced by excavating part of a footing land the site is for sale)
B/21/0011	Land East of Llewelyn House, Main Road, Wigtoft	4	19-20	0	4	4	4	4	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years. (Roofed)
B/21/0019	Rectory Farm, Great Fen Road, Wyberton Fen	1	20-21	0	1	1	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years. (Almost finished)
B/21/0025	Land to the rear of Walcot, Ralphs Lane, Wyberton	3	19-20	2	1	0	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years. (There are three dwellings here and the site appears complete)
B/21/0039	Phase 3 Heron Park, Wyberton Low Road, Wyberton	75	19-20	21	54	54	54	54	There is no evidence to suggest the dwelling(s) will not be delivered in the

								next five years. (Activity on site)
B/21/0062	Rear of Sunnyside Cottage, Sutterton Drove, Amber Hill	1	18-19	0	1	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years. (Weather tight)
B/21/0067	Barn Conversion, Hurns End, Old Leake	1	20-21	0	1	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/21/0097 B/18/0346	Land west of Millview, Donington Road, Kirton End	8	20-21	7	1	1	1	These dwellings are occupied or for sale but are not recorded as completed.
B/21/0150	Land Adj. to 142, Wyberton Low Road, Boston	1	20-21	0	1	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years. (Roofed)
B/21/0175	Park Cottage, Church End, Frampton	1	20-21	0	1	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years. (The GIS has an address point for this dwelling.)
B/21/0197 B/19/0239	Land at Chapel Road, Old Leake	1	20-21	0	1	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years. (Activity on site)

B/21/0219 B/18/0045	Land adjacent to The Farm, Laceys Lane, Leverton	3	20-21	0	3	3	3	There is no evidence to suggest that the remaining dwelling(s) will not be delivered in the next five years. (A footway and road works complete)
B/21/0228 B/20/0066	Land off Villa Lane (to the South West of Tsalta), Villa Lane, Swineshead	9	21-22	5	4	3	4	These dwellings are occupied or for sale but are not recorded as completed.
B/21/0239	Porters, South Street, Swineshead	1	20-21	0	1	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years. (Weather tight)
B/21/0260	Land adj to 125, High Street, Boston	2	20-21	0	2	2	2	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years. (Weather tight)
B/21/0291	Land Adjacent to 69, Middlegate Road West, Frampton	1	20-21	0	1	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years. (Floor slab constructed)
B/21/0303 B/20/0448	Land adj to Parsley Cottage, Drainside South, Kirton	1	21-22	0	1	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years. (Plot for sale)



B/21/0335 B/18/0434	Land at Puttock Gate, Fosdyke	9	21-22	1	8	6	8	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years. (6 weather tight, 1 floor slab, 1 to start)
B/21/0347	21C, Wide Bargate, Boston	1	22-23	0	1	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years. (The GIS has an address point for 21c)
B/21/0349	Land at Toot Lane, Boston	135	21-22	0	135	45	135	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years. [N.B This site forms part of Housing Allocation Fis033 in the South East Lincolnshire Local Plan 2011-2036.] (Activity on site)
B/21/0401	Sandy Lodge, Fishtoft Road, Fishtoft	1	21-22	0	1	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years. (Weather tight)
B/21/0414	Former Food Factory Site, West End Road, Frampton	15	22-23	0	15	15	15	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years. (Activity on site)

B/21/0456 B/20/0209	Land adjacent to The Cherries, Church End, Wrangle	1	21-22	0	1	1	1	This dwelling is occupied but is not recorded as completed.
B/21/0459	Land to the rear of, Healey Close, Wyberton	16	21-22	6	10	10	10	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years. (Activity on site)
B/21/0468	Land adj to Holly House, 84, Causeway East, Wyberton	1	21-22	0	1	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years. (Activity on site)
B/21/0469	332A, Willington Road, Kirton End,	1	21-22	0	1	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years. (Activity on site)
B/21/0473	44-46 One Stop, Wide Bargate, Boston	2	19-20	0	2	2	2	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/21/0486 B/19/0076	Plot at The Cottage, Oak House Lane, Freiston	1	21-22	0	1	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years. (Foundations constructed)
B/21/0533 B/19/0438	Land off Commonside Road, Old Leake	5	21-22	0	5	2	5	There is no evidence to suggest the dwelling(s) will not be delivered in the

								next five years. (First lift)
B/22/0036 B/17/0321 FP17325	Church End, Wrangle, Boston	1	21-22	0	1	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/22/0037 B/21/0240	Land adjacent to Lynholme, Station Road, Old Leake	1	21-22	0	1	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/22/0099 B/21/0262 B/20/0070 B/18/0058	Land adjacent to Knebworth House, Church End, Wrangle, Boston	1	21-22	0	1	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years. (At first floor)
B/22/0189	Land adjacent to 6 Girls School Lane, Butterwick	2	21-22	0	2	2	2	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years. (Roof plate and first lift)
		2338			1692	657	1342	

Planning application reference	Address	Total capacity	Number of dwellings expected to be built by 31st March 2028	Notes
Sites with full planning permission, where development has not yet begun.				
B/17/0396	Land to the rear of Westminster Terrace, South Street, Swineshead, Boston	18	18	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years. (The frontage dwelling has been demolished and tow condition discharges have been approved)
B/18/0424	Land off Eleys Lane, Algarkirk, Boston, PE20 2HR	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/19/0118	52, Station Road, Kirton, Boston, PE20 1LD	2	2	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/19/0146	Land Off London Road, Kirton	68	68	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years. [N.B. This site is Housing Allocation Kir034 in the South East Lincolnshire Local Plan 2011-2036.]
B/19/0147 IN19044	24, Witham Bank West, Boston, PE21 8PT	6	6	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/20/0043	Hazelnut Barn, Kirton Holme Road, Kirton Holme, PE20 1SY	2	2	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/20/0085	Dial House Barn, Timms Drove, Low Grounds, Boston, PE20 3PG	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/20/0124	The Studio Nightclub, Craythorne Lane, Boston, PE21 6HA	12	12	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/20/0196	Land adjacent to 87, London Road, Kirton, Boston, PE20 1JE	4	4	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years. [N.B. This site is Housing Allocation Kir041 in the South East Lincolnshire Local Plan 2011-2036.]
B/20/0358	Land to the North East of 60c Tattershall Road, Boston, PE21 9LF	2	2	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/20/0373	The Hall, Outgate, Leverton, Boston, PE22 0AA	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/20/0387	Land adjacent to Burton Corner, Sibsey Road, Boston PE21 9QR	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/20/0394	Lochiel Guest House, 69 Horncastle Road, Boston PE21 9HY	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/20/0423	4, Red Lion Street, Boston, Lincolnshire, PE21 6NY	3	3	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/20/0438	Rear of 27, Argyle Street, Boston, PE21 8PJ	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.

B/20/0439	Plots 7 and 8 Freshney Way, Boston, PE21 7PZ	2	2	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years. [N.B. This site is Housing Allocation Wes001 in the South East Lincolnshire Local Plan 2011-2036.]
B/20/0449 B/16/0138 IN7037	The Bungalow, Wortleys Lane, Wyberton, Boston, Lincolnshire, PE21 7JF	3	3	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/20/0485	32, Red Lion Street, Boston, PE21 6PZ	2	2	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/20/0489	Land adj and to the rear of Fishtoft Boy Scouts, Gaysfield Road, Fishtoft, Boston, PE21 0SF	20	20	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/21/0044 B/18/0030	Kings Fish and Chips, 35 Horncastle Road, Boston, Lincolnshire, PE21 9JA	2	2	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/21/0133	17, George Street, Boston, PE21 8XF	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/21/0159 B/17/0402	Land rear of Northorpe House, Wigtoft Road, Sutterton, Boston, Lincolnshire, PE20 2EE	7	7	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/21/0163	65A - 67, Wide Bargate, Boston, PE21 6SG	2	2	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/21/0182 B/19/0108	Land off Ashlawn Drive, Boston	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/21/0193	Land adjacent to Ye Olde Red Lion, Donington Road, Bicker, Boston, PE20 3EF	2	2	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/21/0196	Land to the rear of 1a - 15 Watery Lane, Butterwick, Boston	41	41	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/21/0206	Plot adj to, 53, Tytton Lane East, Wyberton, Boston PE21 7HP	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/21/0236	Rear of the former Axe and Cleaver, 16 West Street, Boston	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/21/0246	43-45 West Street, Boston, PE21 8QN	8	8	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/21/0270 B/18/0096	Land off Milkinghill Lane, Bicker, Boston, Lincolnshire	9	9	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/21/0285	Jessops Bakery 11-13, High Street, Kirton, Boston PE20 1DR	4	4	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/21/0300	Claydyke Barn, adj to Claydyke Farmhouse, Martin Cross Drove, Amber Hill, Boston PE20 3RG	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/21/0308	Mayflower Lodge, Green Lane, Boston PE21 9NB	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/21/0336	Dorothy Perkins, 2 Strait Bargate, Boston PE21 6LR	2	2	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/21/0384	Rear of Crest House, Coles Lane, Swineshead, Boston PE20 3NS	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/21/0387	Ash Court, 1 Park Place, 88-89 Sleaford Road, Boston, PE21 8EY	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.

B/21/0429 B/18/0300	Land adjacent to Excessive, Homers Lane, Freiston, Boston, PE22 OPA	2	2	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/21/0440	Walnut Tree Farm, Tattershall Road, Boston, PE21 9NL	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/21/0442 B/18/0100	Benington Village Hall, David's Lane, Benington, Boston, PE22 OBZ	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/21/0444	Barn North of The Farmhouse, Maryland Bank, Amber Hill, Boston PE20 3RW	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/21/0478	Moore House, Moat Lane, Old Leake, Boston, PE22 9JR	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/21/0481 B/17/0317	Land off Wyberton Low Road, Wyberton, Boston, PE21 7SF	17	17	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/21/0490 B/18/0351	Land to the west of Pitchers Row Lane, Algarkirk, Boston, PE20 2LJ	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/21/0492	Hardy's Farm, White Loaf Hall Lane, Freiston, PE22 OND	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/21/0507	Rear of 41 and 43, Sydney Street, Boston PE21 8NZ	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/21/0513	5, Bridge Street, Boston PE21 8QF	5	5	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/21/0526	Land Adjacent to, Woodbine Cottage, 184 Fishtoft Road, Fishtoft, Boston, PE21 OBS	7	7	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years. [N.B. This site is Housing Allocation Fis002 in the South East Lincolnshire Local Plan 2011-2036.]
B/21/0535 B/18/0418	Land adjacent to Fernlea, Brand End Road, Freiston, Boston, PE22 OJD	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/21/0536	18, Wide Bargate, Boston PE21 6RF	22	22	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/21/0547 B/19/0430	Ivy House, Chain Bridge Road, Wyberton, Boston PE21 7LE	5	5	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/22/0050 B/18/0520	Land adjacent to railway line at Tattershall Road, Boston, PE21 9LF	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/22/0058	Thorpes Barn, Rear of Holly House, Lineside, Amber Hill, Boston PE20 3QZ	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/22/0062	Hardwick Grange, to the North of Boston Road, Swineshead, Boston, PE20 3HB	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/22/0063	7, South Square, Boston, PE21 6JU	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/22/0079 B/18/0245	Fresh Fields, Long Hedges, Fishtoft, Boston, PE22 ORH	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/22/0089	15, Watery Lane, Butterwick, Boston, PE22 OHS	2	2	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/22/0090	Chestnut Farm Barn, Low Grounds, Boston PE20 3PG	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.

B/22/0093	98 - 100 Wide Bargate, Boston PE21 6SE	4	4	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/22/0097	Cowbridge House Inn, Horncastle Road, Cowbridge, Boston PE22 7AX	3	3	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/22/0097	Cowbridge House Inn, Horncastle Road, Cowbridge, Boston PE22 7AX	2	2	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/22/0105	50, High Street, Boston, PE21 8SP	4	4	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/22/0144	Plots 12 and 13, Land adj to London Road/Drainside South, Kirton, Boston PE20 1JH	2	2	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/22/0154 B/18/0328	Land adjacent to Magnolia Lodge, Benington Road, Butterwick, PE22 0EX	17	17	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years. [N.B. This site is Housing Allocation But004 in the South East Lincolnshire Local Plan 2011-2036.]
B/22/0156	The Peacock, 10 High Street, Kirton, Boston PE20 1EG	5	5	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/22/0160	Agricultural barn to the west of Seadyke Road, Kirton, Boston, PE20 1QE	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/22/0197	Keepers Cottage, Middle Mere Bank, Benington, Boston, PE22 0EQ	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/22/0214	The Former Scala Theatre, Pump Square, Boston PE21 6EU	15	15	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/22/0215 B/17/0098	Rear of Fydell Street, Boston, Lincolnshire, PE21 8LG	3	3	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/22/0220	Pizza Hut, 106 - 108 West Street, Boston PE21 8QN	4	4	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/22/0248	73 & 73A, Rosebery Avenue, Boston PE21 7QR	4	4	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/22/0281	Phase 7, The Quadrant, East of London Road, Wyberton, Boston, PE21 7AZ	27	27	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/22/0285	Land adj to Bebbs House, Fenhouses Drove, Fenhouses Lane, Swineshead, Boston PE20 3HF	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/22/0309	Land to the rear of Bridge House, Donington Road, Kirton End, Boston, PE20 1NX	6	6	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/22/0338	Bank Farm, Frampton Bank, Frampton, Boston, PE20 1RX	2	2	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/22/0348	Restore Church, Station Street, Boston PE21 8RL	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/22/0350 B/22/0007	Poplar Farm, Marsh Lane, Algarkirk, Boston PE20 2AY	5	5	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/22/0374	Benington Bridge House, Hobhole Bank, Old Leake, Boston, PE22 9RX	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/22/0392	Plot adj to 22, Revesby Avenue, Boston PE21 8EP	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.

B/22/0393 B/20/0235	Land North of Tytton Lane East, Wyberton, Boston, PE21 7TD	132	132	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years. [N.B. This site is Housing Allocation Wyb033 in the South East Lincolnshire Local Plan 2011-2036.]
B/22/0403	22 Wide Bargate, Boston PE21 6HG	4	4	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/22/0414 B/18/0318	Pygott & Crone, 24 Wide Bargate, Boston, PE21 6RX	5	5	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/22/0421 B/21/0544	Ashtons Plot, Swineshead Road, Frampton Fen, Boston PE20 1SF	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/22/0426	27, Marshall Close, Fishtoft, Boston, PE21 0RX	2	2	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/22/0434 B/20/0409	Boston Organ Centre, 3-5 Pen Street, Boston, PE21 6TJ	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/22/0446 B/20/0310	Land off Penny Gardens, Kirton, Boston PE20 1HN	5	5	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/22/0454	Crossgates Farm, Crossgate Lane, Algarkirk, Boston, PE20 2AJ	3	3	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/22/0463 B/21/0499	Land adj to Dial House, Timms Drove, Low Grounds, Boston, PE20 3PG	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/22/0464	Valley Farm, Martin Cross Drove, Amber Hill, Boston PE20 3RG	5	5	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/22/0479 B/18/0267	6A Priory Road, Fishtoft, Boston, PE21 0RA	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/23/0009	Madeira Lodge Drury Lane, Bicker, Boston PE20 3DT	2	2	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/23/0017 B/22/0061 B/21/0068	Barn on the North side of Boston Long Hedges, Freiston Ings, Boston, PE22 0PX	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
n/a	<b>Total from sites with full planning permission, where development has not yet begun</b>	581	581	n/a



Planning application reference	Address	Total capacity	Number of dwellings expected to be built by 31st March 2028	Notes
Sites with outline planning permission, which will deliver 9 or fewer dwellings				
B/19/0187	22, Brand End Road, Butterwick, Boston, PE22 0JB	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/19/0374	Blue Bungalow, Pode Lane, Old Leake, Boston, PE22 9NB	3	3	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/19/0457	Land to the west of Scania, on the north side of Main Road, Spion Kop Lane, Wigtoft	9	9	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/20/0315	39B Spilsby Road, Boston, PE21 9NX	3	3	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/20/0377	Land adjacent to Sunray, London Road, Frampton, Boston PE20 1BN	2	2	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/20/0378	Land adj to Bramley Gardens Farm, 287 London Road, Wyberton, Boston, PE21 7DD	2	2	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/20/0412	High Street Garage, High Street, Swineshead, Boston, PE20 3LH	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/20/0468	Land Adjacent to Rose Cottage, Station Road, Swineshead, Boston PE20 3PB	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/21/0326	Land north adjacent to, Stoneleigh, Sutterton Drove, Amber Hill, Boston PE20 3RQ	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/21/0424	Jaren Boston Road, Sutterton, Boston PE20 2HD	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/21/0462	Kingstone, Butterwick Road, Freiston, Boston, PE22 0LF	2	2	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/22/0125	Land Adjacent to Barley Sheaf School House, North Forty Foot Bank, Holland Fen, Lincoln LN4 4QH	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/22/0165	Ellen House, Boston Road, Sutterton, Boston PE20 2HD	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/22/0188	Old Main Road, Fosdyke, Boston PE20 2BU	5	5	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/22/0230	Rear of, 81, Sydney Street, Boston, PE21 8NZ	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/22/0298	Bebbs House, Fenhouses Drove, Swineshead, Boston, PE20 3HF	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/22/0302	Land off Browns Drove, Swineshead, Boston, PE20 3PZ	6	6	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/22/0349	Aingarh, Chapel Road, Old Leake, Boston, PE22 9PP	2	2	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.

B/22/0397	Land to the rear of, Upsall Court, Boston Road, Kirton, Boston, PE20 1DS	3	3	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/22/0469	The Old Vicarage, U Haul, Main Road, Wigtoft, Boston PE20 2NJ	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
B/22/0515	Malkiln Farm, Barley Sheaf Court, Holland Fen, Lincoln, LN4 4QH	1	1	There is no evidence to suggest the dwelling(s) will not be delivered in the next five years.
		<b>48</b>	<b>48</b>	

Planning application reference	Address	Total capacity	Number of dwellings expected to be built by 31st March 2028	Notes
Sites with outline planning permission, which will deliver 10 or more dwellings.				
B/17/0515	Land to the west of Stephenson Close, Boston, PE21 7SY	85	0	There is no clear evidence to suggest these dwellings will be delivered in the next five years. [N.B. This site is Housing Allocation Wyb033 in the South East Lincolnshire Local Plan 2011-2036.]
B/20/0488	Land adj and to the rear of, Fishtoft Scouts, Gaysfield Road, Fishtoft, Boston, PE21 0SF	46	0	There is no clear evidence to suggest these dwellings will be delivered in the next five years. [N.B. This site is Housing Allocation Fis046 in the South East Lincolnshire Local Plan 2011-2036.]
B/21/0405	Land adjacent to, Millgate Lodge, Asperton Road, Wigtoft, Boston, PE20 2PJ	20	0	There is no clear evidence to suggest these dwellings will be delivered in the next five years. [N.B. This site is Housing Allocation Wig014 in the South East Lincolnshire Local Plan 2011-2036.]
B/21/0475	Land north of Old Main Road, Old Leake, Boston, PE22 9HR	35	0	There is no clear evidence to suggest these dwellings will be delivered in the next five years. (For Sale)
B/22/0264	36 Fydell Street, Boston PE21 8LF	32	0	There is no clear evidence to suggest these dwellings will be delivered in the next five years. (For Sale)
	<b>Total from sites with outline planning permission, which will be deliver 10 or more dwellings</b>	<b>218</b>	<b>0</b>	<b>n/a</b>

Site reference	Address	Town	Total capacity	Number of dwellings expected to be built by 30st March 2028	Notes
Sites which are allocated for residential development in the adopted South East Lincolnshire Local Plan and do not have planning permission					
Fen006	Land east of Fenside Road	Boston	161	0	Although 79 dwellings have been delivered on part of the site, there is no clear evidence that dwellings will be delivered on this remaining part of the site in the next five years. We are told a further 26 houses could be submitted or the scheme extended to cover the remaining site.
Fen002	Land North of Langrick Road, Boston, PE21 8HT	Boston	46	0	The site had planning permission for 46 dwellings net. It lapsed in march 2023 (For Sale) The agent advised negotiating with a potential buyer but recent probate issues have arisen.
Fis003	Land to the east of Whitehouse Lane, Fishtoft, Boston, PE21 0BH	Boston	83	0	A developer is interested in the site and a contract has been signed for the purchase of the site, subject to obtaining planning permission.
Fis017a	Land south of Wainfleet Road, Boston, PE21 9RN	Boston	200	100	The site received outline consent (B/17/0511) and is subject to an undetermined Reserved Matters (B/21/0441). It is 50% affordable housing backed by Registered Providers.
Fis038	Land west of Church Green Road	Boston	53	0	There is no clear evidence that these dwellings will be delivered in the next five years. An outline application (B/22/0369) on the allocation, and a Full application (B/22/0370) for an affordable exception site, await decisions. These are considered different to the Fis017a allocation because the affordable application is an exception site and not allocated. Even though there is policy support for exception sites no decision has been made and so a conservative view is being taken.
Nor006	Land west of Horncastle Road	Boston	71	0	There is no clear evidence that these dwellings will be delivered in the next five years. We are told a developer is interested.
Pil002	Land south of Main Ridge East	Boston	13	0	There is no clear evidence that these dwellings will be delivered in the next five years. The site has a recent implemented planning permission for a non residential use.
Pil006	Boston Delivery Office, South End	Boston	19	0	There is no clear evidence that these dwellings will be delivered in the next five years. We are told they have no timescales for redevelopment.
Sou006	Land south of Chain Bridge Road (SUE)	Boston	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 as they are active on other sites.
Wes001	Land west of Freshney Way	Boston	11	0	There is no clear evidence that all of these dwellings will be delivered in the next five years. Two plots are granted B/20/0439 and are in the 'Full Not Started' table. They are with an agent to sell. The remaining plots will be applied for if there is interest in first two.
Wes002	Land south of North Forty Foot Bank (SUE)	Boston	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, this awaits a decision and so there is no clear evidence that these dwellings will be delivered in the next five years.

Wyb013	Land south of Swineshead Road	Boston	85	0	There is no clear evidence that these dwellings will be delivered in the next five years although the owners advise the site is available for residential development.
Wyb041	291-293 London Road, Boston	Boston	41	0	There is no clear evidence that these dwellings will be delivered in the next five years. The owner advises they have no definitive plans for disposal or development but are open to offers.
Swi015	Land west of Station Road	Swineshead	116	0	The agent indicates that a scheme is being prepared for a 30 unit housing association scheme on part of the site, and a private scheme for 50 units. However, there is no clear evidence that these dwellings will be delivered in the next five years
Swi018	Land at North End	Swineshead	35	0	There is no clear evidence that these dwellings will be delivered in the next five years. The owners say they may apply for outline in the future.
Swi037	Land west of High Street	Swineshead	59	0	There is no clear evidence that these dwellings will be delivered in the next five years. One owner is keen to develop their land but is dependent on the other who has been updating land registry details, which once complete intends to market the site, but not necessarily with the other owner.
Bic004	Land east of Donington Road	Bicker	27	0	The site is for sale and there is interest in the site. There is no clear evidence that these dwellings will be delivered in the next five years.
Bic015	Land west of Drury Lane	Bicker	10	0	There is no clear evidence that these dwellings will be delivered in the next five years. An architect is involved and we are told an application will be submitted by August.
But002	Land east of Sea Lane	Butterwick	21	0	There is no clear evidence that any dwellings will be delivered in the next five years. The owner indicates that an application may not be submitted before 2030.
But020	Land north of Peter Paine Close	Butterwick	23	0	The site is in the hands of a housebuilder (Broadgate Homes), who indicate that an application will be submitted during 2023.
Wra013	Land west of Tooley Lane/north of Main Road	Wrangle	45	0	There is no clear evidence that any dwellings will be delivered in the next five years. An outline planning application B/17/0443 has lapsed whilst for sale.
	<b>Total</b>		<b>3772</b>	<b>100</b>	

Site reference	Address	Total capacity	Number of dwellings expected to be built by 31st March 2028	Notes
Sites which have a grant of planning permission in principle				
None	None	None	None	None
n/a	<b>Total from sites which have a grant of planning permission in principle.</b>	<b>0</b>	<b>0</b>	<b>n/a</b>

Site reference	Address	Total capacity	Number of dwellings expected to be built by 31 <sup>st</sup> March 2028	Notes
Sites which are identified on a Brownfield Land Register				
BLR/BOS/007	North of Main Ridge East, Boston	8	0	There is no clear evidence that the dwelling(s) will be delivered in the next five years.
BLR/BOS/011	Former Norton Lea (NHS) site, London Road, Boston	60	0	There is no clear evidence that the dwelling(s) will be delivered in the next five years.
BLR/BOS/013	Former Magnadata site, Norfolk/Horncastle Road, Boston	173	0	There is no clear evidence that the dwelling(s) will be delivered in the next five years.
BLR/BOS/027	New Castle Inn, 36 Fydell Street, Boston	9	0	There is no clear evidence that the dwelling(s) will be delivered in the next five years.
BLR/BOS/031	NCP Carpark, Red Lion Street, Boston	15	0	There is no clear evidence that the dwelling(s) will be delivered in the next five years.
BLR/BOS/035	1 Witham Town, Boston	6	0	There is no clear evidence that the dwelling(s) will be delivered in the next five years.
BLR/BOS/036	Boston United and Glider Drome Boston.	62	0	There is no clear evidence that the dwelling(s) will be delivered in the next five years.
BLR/BOS/037	34-40 Wormgate, Boston	5	0	There is no clear evidence that the dwelling(s) will be delivered in the next five years.
BLR/WRA/001	Geo H Kime & Co., Main Road, Wrangle	27	0	There is no clear evidence that the dwelling(s) will be delivered in the next five years.
<b>n/a</b>	Total from sites which are identified on a Brownfield Land Register	365	0	<b>n/a</b>