

Central Lincolnshire
Policy NS23
Custom and Self Build Report
Evidence Report

June 2021



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1. Introduction

- 2.1. The Central Lincolnshire Local Plan is being updated since the first Local Plan for Central Lincolnshire, an area covering the districts of City of Lincoln, North Kesteven and West Lindsey, which was adopted in April 2017.
- 2.2. This Evidence Report (which is one of a collection) provides background information and justification for Policy NS23, which relates to custom and self-build homes and the proposed approach to this form of tenure within the Central Lincolnshire Local Plan.

2. Policy Context

National Policy and Guidance

- 2.1. Since the Central Lincolnshire Plan was adopted the National Planning Policy Framework (NPPF) was updated in July 2018 with subsequent additional changes being published in February 2019.
- 2.2. The introduction of custom and self-build housing came into existence when the Custom and Housebuilding Act 2015 (as amended) was passed which outlined a different type of housing provision. The National Planning Policy Framework (NPPF) published in 2019 notes in paragraph 61 the importance of self-build and custom build housing as a means of providing a wide variety of housing for varying needs.
- 2.3. The Local Planning Authority (LPA) has two key responsibilities regarding the implementation of Self-Build and Custom Housing Act (2015, as amended) and the Self-Build and Custom Housebuilding Regulations (2016). First, is to keep a register for those that wish to complete a self-build or custom home. The second, is to ensure that there is a supply of self-build and custom build housing plots available for applicants within the district.
- 2.4. Each District Authority within the Central Lincolnshire keeps a custom and self-build register. The provision is monitored. Reporting and monitoring cycles of custom and self-build plots run from the 31st October until 30th October of the subsequent year. The regulations require Local Planning Authorities to have sufficient custom and self-build plots built out in line with the needs of applicants on the register. An applicant joining the register should have the opportunity to purchase a custom and self-build plot within the '3 year base period' from entering the register.
- 2.5. Self-build and custom-build housing is defined as; *"housing built by an individual, a group of individuals or persons working with or for them, to be occupied by that individual"* (NPPF). The associated footnote 26 states:

"Self-build and custom-build housing: Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act."
- 2.6. The Self-build and Custom Housebuilding ACT (2015, as amended) defines some key terms in section (A1) and (A2) of the Act:

“A1- Self-build and custom housebuilding means building or completion by, a) individuals, b) associations of individuals, c) persons working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals.”

“A2- But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person.”

Service plots; “means a plot of land which satisfies such requirements about utilities and other matters as may be specified”

- 2.7. The Town and Country Planning, England: The Self-build and Custom Housebuilding (register) Regulations 2016. Defines, Individuals as:

“An individual is eligible for entry in the register if that individual is: aged 18 or over, a British Citizen, a national of an EEA State other than the United Kingdom or national of Switzerland; and seeking (either along or with others) to acquire a serviced plot of land in the relevant authority’s area to build a house to occupy as that individual’s sole or main residence.”

Local Policy

- 2.8. Currently, the Central Lincolnshire Local Plan (adopted 2017) does not have a policy specifically relating to custom or self-build homes. However, each District Council reports the number of individuals that are registered on the ‘self-build and custom build register’ in accordance with Self-Build and Custom Housebuilding Act (2015, as amended), Town and Country Planning, England and the Self-build and Custom Housebuilding (Register) Regulations (2016).

2. Context and Evidence

- 3.0. Table 1, demonstrates the need identified on the custom and self-build register for each district authority by year. For Lincoln City, 14 people on average are on the register; for North Kesteven there are an average of 18 people; and for West Lindsey there are an average of 9 people per year. It is worth noting, West Lindsey went from 29 to 3 people when the register was refreshed and a nominal fee was introduced to remain on the register.

Table 1: Number of people on the register for self-build and custom-build within each authority

Local authority	Number of people registered					Mean average
	01/04/16-30/10/16	31/10/16-30/10/17	31/10/17-30/10/18	31/10/18-30/10/19	31/10/19-30/10/20	
City of Lincoln	11	17	14	13	2 **	14
North Kesteven District Council	15	25	12	20	5 **	18
West Lindsey District Council	29	3	2	2	0 **	9
Central Lincolnshire Total	55	45	28	35	7**	

Note: Mean average based on 2016- 2019 data.

** As at March 2020

- 3.1. Tables 2, 3 and 4 show the number of people held on the register for each base period and the number of permissions that were granted during this base period. It is important to explain that the permission granted in these instances have been collated from annual return data and through the use of CIL exception and Officers knowledge of cases.
- 3.2. Table 2, shows that City of Lincoln have not met the demand for custom and self-build plots. Much of built form of a city location has a significant bearing on the ability to deliver custom and self-build plots. Table 3, shows North Kesteven have met the demand each year without the need to use the three base period. Table 4 shows West Lindsey have met the demand and indeed are now exceeding year on year since a refresh to the register was introduced with a nominal charge being applied.
- 3.3. In broad terms most of the need for custom and self-build (CSB) plots are being met. However, the data does not take into account the potential for applicants being on multiple custom and self-build registers. It does though give a snap shot since the regulations were implemented around 5 years ago.

Table 2: City of Lincoln Council permission granted compared to applicants on the self-build and custom build

City of Lincoln Council				
Base period	Dates	Number of applicants joining the register	Timescale for demand to be met (3 years)	Number of permissions granted
1	01/04/16-30/10/16	11	31/10/16-30/10/19	0
2	31/10/16-30/10/17	17	31/10/17-30/10/20	0
3	31/10/17-30/10/18	14	31/10/18-30/10/21	0
4	31/10/18-30/10/19	13	31/10/19-30/10/22	4
5	31/10/19-30/10/20	2	31/10/20-30/10/23	0
Totals		57	--	4

Table 3: North Kesteven District Council permission granted compared to applicants on the self-build and custom build

North Kesteven District Council				
Base period	Dates	Number of applicants joining the register	Timescale for demand to be met (3 years)	Number of permissions granted
1	01/04/16-30/10/16	15	31/10/16-30/10/19	21*
2	31/10/16-30/10/17	25	31/10/17-30/10/20	25*
3	31/10/17-30/10/18	12	31/10/18-30/10/21	24*
4	31/10/18-30/10/19	20	31/10/19-30/10/22	Not available yet
5	31/10/19-30/10/20	5 (to date)	31/10/20-30/10/23	Not available yet

Totals	77	--	70
*permissions granted within the first year (no rolling data over)			

Table 4: West Lindsey District Council permission granted compared to applicants on the self-build and custom build

West Lindsey District Council					
Base period	Dates	Number of applicants joining the register	Remaining number of applicants following the introduction of a charge (Feb 2018)	Timescales for demand to be met (3 years)	Number of permissions granted
1	01/04/16-30/10/16	29		31/10/16-30/10/19	0
2	31/10/16-30/10/17	38	3	31/10/17-30/10/20	6
3	31/10/17-30/10/18	5	2	31/10/18-30/10/21	18
4	31/10/18-30/10/19	2	2	31/10/19-30/10/22	25
5	31/10/19-30/10/20	0 (to date)	0 (to date)	31/10/20-30/10/23	14
Totals		74	7	--	63

3.3 Table 5, shows the location preference where people would like to build their home when they initially registered on the CSB register. The main proportion of applicants have identified a preference for the top tiers of the settlement hierarchy (Lincoln Urban Area, the Towns and Large Villages). Some applicants have registered an interest in smaller villages too.

Table 5: Preferred location of CSB applicants by settlement type

Preferred location of people on the self/custom build register						
N.B. some applicants are listed more than one place; hence, the numbers will not necessarily transpose to the numbers on the CSB registers.						
Settlement type	City of Lincoln		North Kesteven		West Lindsay	
	Data set used:- Current CSB register		Data set used:- Data 2018-19		Data set used:-Current CSB	
1. Lincoln Urban Area	13	13	5	14	-	14
2. Main Towns	-		4		-	
3. Large Villages	-		5		14	
4. Medium villages	-		3	7	6	12

5. Small villages	-	2		4	
6. Hamlets	-	1		1	
7. Countryside	-	1		1	
8. Anywhere within district area	13	4	4	1	1

4. Issues and Options Consultation

- 4.1 There were no custom and self-build homes questions included in part of the original “Issues and Options Consultation” held in the summer of 2019 and no comments relating to custom and self-build were submitted.

5. Proposed Approach in Draft Local Plan

Proposed methodology

- 5.1 Given the requirements of the NPPF, the new Central Lincolnshire Local Plan should include some policy provision for custom-build and self-build homes as an important element of the tenure mix in Central Lincolnshire and to help meet the needs of those on the register. It will also be important to ensure that any such policy is deliverable and does not place an overly onerous burden on developers.
- 5.2 As of March 2020, there are only a few examples of Local Plans that have been adopted that specifically reference custom and self-build housing. There are two main approaches, either integrating custom and self-build into another wider policy (e.g. through a housing mix policy) or through the development of a standalone policy.
- 5.3 Given the distinction between custom and self-build homes as another form of tenure within the NPPF and the role the Local Planning Authority has in monitoring custom and self-build provision, it is considered that pursuing a discrete policy will allow self-build and custom builds to be addressed directly to ensure there is enough plots being delivered over the plan period should the demand increase further. Having a separate policy, will also make it easier for each district council to directly monitor the supply and demand on this type of housing through permissions granted that reference this proposed policy.
- 5.4 Policy examples from other local plans were reviewed and these demonstrated some general themes and approaches taken by other Local Planning Authorities. Many of the policies adopt a percentage/ratio approach to allocating so many plots for custom and self-builds within major sites. A number of policies also included a ‘fall-back position’ regarding custom and self-build plots to ensure that these plots can revert back to market housing should there be no demand for the plots.
- 5.5 Beyond considering the number of plots needed, it is also important to ensure consistency of design quality and how this relates to creating a sense of place (National Design Guide, 2019). There are a number of approaches that can help achieve this through using design codes, plot passports, or creating zones within developments to integrate custom and self-build within a wider scheme, whilst allowing creativity to flourish and people to make a home that works for them.

5.6 Many plans include a percentage threshold for delivery of plots for custom or self-build development. This is often only sought on the largest sites, but some areas also apply a lower threshold. Table 6 shows some example local plans where a percentage requirement for custom or self-build homes on larger development sites has been included.

Table 6: Options for percentage based ratio of custom and self-build plots

Examples of CSB plots based on % requirement (CSB=Custom and self-build)				
General principles				
-percentage requirement applies when threshold of number of planning dwellings is reached -percentage based on gross total number of dwellings proposed for housing provision. -affordable housing expectation is based on the current LP11 (Affordable Homes) policy of 20% (elsewhere).				
KEY	Typical housing provision in plots			
	Site threshold	Custom Self-Build homes	Affordable homes 20%	Assumed market value homes
Option 1 (East Cambridge District Council) draft policy – consultation February 2019	100 or more	5% (5+ dwellings)	20 dwellings	75 dwellings
Option 2 (Harrogate Borough Council Plan, found sound January, 2020) The gross dwelling number is based on ‘strategic sites’	500	5% (25+ dwellings)	50 dwellings	425 dwellings
Option 3 (Ashford Borough Council, adopted February 2019) The gross figure is based on rural settlement provision	20	5% (1+ dwellings)	4 dwellings	15 dwellings

5.7 Development being delivered and in the pipeline was analysed, provided in Appendix 1. This shows how many custom and self-build plots would be delivered if different thresholds and percentages were applied. The main conclusion from this analysis is that no specific threshold would enable the delivery of enough plots to meet projected need for all of the Central Lincolnshire districts on known sites. However, as this looks back at recent development, this only provides a broad indication of the effects of policy options.

Testing the threshold on expected supply

5.8 The proposed approach for the Central Lincolnshire Local Plan is to include a supportive policy for small sites being progressed as custom or self-build developments, but also seeking delivery of some serviced plots in other sites as per the approaches highlighted in Table 6.

5.9 Given the need to meet the requirements for plots on the self-build register it is important to ensure that whatever approach is followed allows an adequate number of plots to be delivered on sites expected to deliver in the future.

5.10 Table 7, shows what potential CSB supply could look like when only considering sites without permission that are expected to be built.

Table 7: Table showing projected supply of CSB based on HNA allocations** over the plan period

Projected number of CSB homes for the remaining plan period based on a percentage allowance (2, 3 & 5%) by size category (50+ etc.)					
Size category	No. of sites	Number of dwellings	2%	3%	5%
50+	36	6,539	131	196	327
100+	20	5,306	106	159	265
150+	11	4,225	85	127	211
200+	5	3,167	63	95	158
250+	4	2,963	59	89	148
500+	1	2,000	40	60	100

*Please note that each of the categories includes the numbers in the larger categories (i.e. 100+ includes all sites of 150+. 200+, 250+, etc.)(**Data June 16th 2020)

- 5.11 Whilst it is almost impossible to try and predict what the long term need for plots will be when looking back at the register to date there is an average of 28 people joining the CSB register across Central Lincolnshire each year. Therefore projecting 30-35 per year seems a reasonable assumption of the CSB need (allowing for people to build their own plots out without going on the CSB register). Based on this, 660-770 CSB homes would be required over the 22 year plan period.
- 5.12 Clearly when using this assumed need for 660-770 plots and comparing it to what would be expected to be delivered in Table 7 the need greatly exceed the plots being made available for all thresholds and percentages. But these types of sites only make up a small amount of sites that could be delivered under the new custom self-build policy. This is supported by the fact that many homes are delivered each year across Central Lincolnshire at present claiming the CIL relief for self-build homes without such a policy in place.
- 5.13 Based on the information on CSB for Central Lincolnshire, it is recommended that a 5% threshold on sites of 500+ dwellings is applied through policy. Using a lower threshold, such as 100+, is considered to have potential to hinder the housing flow and might cause viability options of sites coming forward. The 2% and 3% options were rejected for the requirement as they would not yield enough plots. A higher percentage requirement could arguably have been considered, it is felt that this would have a substantially greater potential to undermine delivery and be an unreasonable burden.
- 5.14 It is proposed that any percentage-based policy would allow a ‘fall back’ option for developers where plots reserved for CSB can revert back to standard market homes to be built by the developer should they not be taken up for CSB.
- 5.15 The proposed policy put forward for consideration is broken down in three key parts:

Part one: Individual plots

Part two: Multiple plots

Part three: Provision of plots on larger sites

- 5.16 The approach taken is considered balanced in allowing room for additional growth and need to be met. From the findings on the CSB registers, applicants seek plots in a wide variety of locations ranging from towns to the rural areas. Therefore, it is considered appropriate to try and cater for this within the policy proposal. The use of parts one and two try to cater for these opportunities at a smaller scale as often these sites are infill plots are applied for by landowners who do not seek to build the homes themselves. The three parts try to cater for a range of sized sites and needs of those held on the CSB registers in each district.
- 5.17 The use of plot passports seeks to set some requirements that will aid both the developer and applicants on the CSB by being clear what sort of property could be accepted taking into account local vernacular. Larger sites could use design code or a plot passport but must set out clear parameters in terms of key design details so a holistic vision is given to the development to ensure good place making will be achieved.

6. Reasonable Alternative Options

- 6.1 This section of the evidence focuses on the alternative options available for this policy. The three main options in broad terms for this policy are as follows:
- **Option 1:** (preferred option) one discrete development management policy to cover Custom and Self Build (CSB) using a threshold allowance.
 - **Option 2:** Including Custom and Self Build within other policies within the plan with no threshold allowance.
 - **Option 3:** No local policy on Custom and Self Build - rely on national guidance relating to types of tenures set out in the NPPF and NPPG
- 6.2 Having a discrete policy allows greater opportunities for CSB plots to be made available and allows a further way of monitoring the supply of this form of tenure within the Districts. Using a mix of a threshold and an encouraging smaller developments it is considered that this approach will provide enough opportunities to facilitate this.
- 6.3 If a CSB policy were to be included in part of a wider housing planning policy this runs a higher risk that the supply of the CSB registers may not meet the demand in future years during the plan period. Similarly, relying just on national policy does not provide sufficient opportunities for development to bring about opportunities for CSB homes in a localised approach.
- 6.4 These alternatives have been appraised with the Sustainability Appraisal (SA) for this policy.

7 Conclusion

- 7.1 This Evidence Report demonstrates the rationale for the proposed policy as contained in the Draft Central Lincolnshire Local Plan January 2021. This report will be updated following responses received during the Regulation 18 consultation prior to finalising the Local Plan for submission. This helps bring together relevant evidence that has informed this policy and how we have responded to comments received during the plan making process, as well as how the latest evidence and national guidance has been taken into account.

APPENDIX 1

HISTORIC DATA ANALYSIS

1. In order to assist with how a percentage threshold would work, historic planning data has been examined to find out how many large schemes have been approved over a past three year period. This will help to understand what could be the projected outputs from including a percentage threshold.
2. The subsequent tables show a breakdown of the planning application that have been approved within each district authority. Tables 6 and 7 show planning permissions granted broken down into a three year time frame due to the threshold number been lower it gives a smaller breakdown of how this could relate to custom and self-build supply.
3. Table 8 (250 or more) and 9 (500 or more) are slightly differently arranged and include applications approved during the last 5 years as there are fewer applications approved of this scale. However, in order to compare year on year like tables 6 and 7 the number of dwellings approved have been averaged by dividing the total permissions granted over the last 5 years by 5, in order to achieve a per year. This then gives an indication to how many applications typically would be granted over the course of a year for each district authority and can make indicative comparisons with the information presented in table 8 and 9.
4. By completing this exercise it should help ascertain how many schemes the Central Lincolnshire area has improved in recent years. Using this information will then help work out what the custom and self-build rate could be if a percentage threshold was imposed within a policy.

Table 8: Planning permission granted by each district over a 3 year period for 50 dwellings or more

Planning permission granted for 50 or more dwellings							
District	2016		2017		2018		Mean Average
	Number of applications	Total number of dwellings approved	Number of applications	Total number of dwellings approved	Number of applications	Total number of dwellings approved	
City of Lincoln	1	130	5	498	1	330	319
North Kesteven	6	818	9	1220	8	1107	1048
West Lindsey	5	614	9	1253	9	1608	1158
Central Lincolnshire Local Plan totals	12	1562	23	2971	18	3045	1511

Table 9: Permissions granted by each district over a 3 year period for 10 dwellings or more

Planning permission granted for 100 or more dwellings				
	2016	2017	2018	Mean Average

	Number of applications	Total number of dwellings approved	Number of applications	Total number of dwellings approved	Number of applications	Total number of dwellings approved	
City of Lincoln	1	130	2	288	1	330	249
North Kesteven	5	740	5	904	6	965	870
West Lindsey	3	64	5	958	7	1478	833
Central Lincolnshire Local Plan totals	9	934	12	2150	14	2773	1952

Table 10: Planning permissions granted for 250 or more dwellings by district authority

Planning permission granted for 250 or more dwellings			
	5Year land supply period (1.11.19)		
	Number of applications (with OUT or RESM applications approved)	Total number of dwellings approved (over 5 years)	Total number of dwellings / number of years (5)
City of Lincoln	0	0	0
North Kesteven	5	2293	459
West Lindsey	6	4302	806
Central Lincolnshire Local Plan totals	11	6595	1319

Table 11: Permission granted for 500 or more dwellings by each district authority

Planning permission granted for 500 or more dwellings			
	5Year land supply period (1.11.19)		
	Number of applications (with OUT or RESM applications approved)	Total number of dwellings approved (over 5 years)	Mean average total number of dwellings per year
City of Lincoln	0	0	0
North Kesteven	1	1419	284
West Lindsey	2	3000	600
Central Lincolnshire Local Plan totals	3	4419	884

- In broad terms, the number of approved schemes is higher for smaller number of dwellings approved, such as 50 or more dwellings. In contrast, the schemes which approved 250 or more are producing fewer actual sites over the 5 year period. Table 7 (100 or more) suggests there is a steady supply of schemes that produce over 100 or more dwellings for all three district authority. City of Lincoln, produces fewer schemes of 100 or more and indeed no applications have been approved in the past 5 years for 250 or more homes. This is mainly due to the built form of the city with fewer spaces to accommodate such large schemes. This needs to be taken into consideration when testing the various applied percentages to ensure there is sufficient flexible to accommodate the varying circumstance for each district authority.
- The planning applications approved over these time frames have been summarised against how many custom and Self-build homes could be produced based on a 5%

allowance (Option1). However, the indicative indication shows that in many instances there will be a surplus per year of custom and self-build homes for each district yet on others there is no provisions been made. Therefore, option 2 and 3 have been introduced to show what the output would be based on a smaller percentage.

- The mean average is used on data relating to 50 and 100 dwellings as there are several applications per year generated over the past few years in each district authority.

Table 12: Based on historical data, projected output of custom and self-build homes based on 50 or more dwellings

Projected output of custom and self-build housing based on historic yearly mean average (50 or more dwellings)				
District	Mean Average	Option 1	Option 2	Option 3
		5% to be CSB	2% to be CSB	1% to be CSB
City of Lincoln	319	16	6	3
North Kesteven	1048	52	21	10
West Lindsey	1158	58	23	12

Table 13: Based on historical data, projected output of custom and self-build homes based on 100 or more dwellings

Projected output of custom and self-build housing based on historic yearly mean average (100 or more dwellings)				
District	Mean Average	Option 1	Option 2	Option 3
		5% to be CSB	2% to be CSB	1% to be CSB
City of Lincoln	249	12	5	2
North Kesteven	870	43	17	9
West Lindsey	833	42	17	8

- Table 10, option 1, shows that there will still be a high proportion of custom and self-build dwellings built. This would suggest based on current data for each district register an oversupply. Indicative outputs using a 2% and 1% show that the supply is lower but still broadly above that of those on the custom a self-build register for each authority. Table 11, shows a similar picture of data but lower number of dwellings built out. However, there is still an oversupply of need compared to the current registers held by each authority.
- Table 12 shows what supply would be like if a higher threshold of 250 were to be used. Similarly, table 13 shows what the custom and self-build output would be like for 500 or more dwellings.

Table 14: Based on historical data, projected output of custom and self-build homes based on 250 or more dwellings

Projected output of custom and self-build housing based on 5 year Land Supply (250 or more dwellings)				
Data based on 5Year land supply period (1.11.19)		Total number of dwellings approved (average Per Year)	Option 1	Option 2
District	Number of applications (with OUT or RESM applications approved)		5% to be CSB	2% to be CSB

City of Lincoln	0	0	0	0
North Kesteven	5	459	23	9
West Lindsey	6	806	40	16
Central Lincolnshire Local Plan totals	11	1319	63	25

Table 15: Based on historical data, projected output of custom and self-build homes based on 500 or more dwellings

Projected output of custom and self-build housing based on 5 year Land Supply (500 or more dwellings)				
5Year land supply period (1.11.19)		Total number of dwellings approved (average Per Year)	Option 1	Option 2
	Number of applications (with OUT or RESM applications approved)		5% to be CSB	2% to be CSB
City of Lincoln	0	0	0	0
North Kesteven	1	284	14	6
West Lindsey	2	600	30	12
Central Lincolnshire Local Plan totals	3	884	44	18

10. Table 12, shows all districts, with the exception of the City of Lincoln, have been able to produce schemes of 250 or more dwellings on sites. It is important to highlight the gross number of schemes is over a 5 year period. The average has been worked out to give an indicative figure per year. However, a note of caution is attached regarding both table 12 and 13 as the custom and self-build register runs on a 3 year base period for delivery so whilst the 5 year housing supply timings are similar there is still a difference of 2 years. This gives potential for the supply falling short on a particular year dependent on the kind of scheme submitted within the 3 year period. However, based on option 1 at 5% this produces more than is required for West Lindsey. North Kesteven also exceed the mean average number of people on the custom and self-build register. This allows for small amounts of movement on the register for North Kesteven and ample scope for West Lindsey.

11. Table 13, shows an even higher threshold. This produces even fewer custom and self-build dwellings. As with table 12, there is an assumption that schemes of this size come forward and generate the average dwellings per year. West Lindsey would achieve the current demand based on the current register they hold on the indicative option 1. North Kesteven, would not comfortably produce enough to meet the supply and based on the indicative data and could produce 4 fewer homes than the register needs.

12. Table 15, shows and indicative projection of how many CSB plots could be created through the various base dwellings at 2% and 5% thresholds. These are broadly in line with the supply of people on the Custom and Self Build register with the exception of City of Lincoln.

Table 16: RAG rated CSB indicative outputs based on various thresholds using historic permissions granted over the past 5 years

Overall summary of indicative outputs of CSB dwellings using set threshold percentages based on a gross number of dwellings built using historical permissions granted.									
District mean average on the CSB register		Based on 50+ dwellings		Based on 100+ dwellings		Based on 250+ dwellings		Based on 500 dwellings	
		2%	5%	2%	5%	2%	5%	2%	5%
City of Lincoln	14	6	16	5	12	0	0	0	0
North Kesteven	18	21	52	17	43	9	23	6	14
West Lindsey	9	23	58	17	42	16	40	12	30
Central Lincolnshire Local Plan totals	41	50	126	39	97	25	63	18	44

KEY
RAG rating
Red- Well above (more than 20+) or below the mean average on the CSB register for the district
Amber –more dwellings (less than 20) more than the mean average CSB register
Green – Within the mean average on the CSB register and below 15 more.

13. Table 16 summarises the options using a RAG based system. The main observation is that not one methodology would fit all three districts. The higher based thresholds would produce plots without impacting on smaller developments needing produce so many plots. So the likely recommendation is to develop a policy that forms a mix of a threshold based approach but also encourages smaller developers.