

# Central Lincolnshire Housing Delivery Paper

March 2022



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# 1. Introduction

- 1.1. This paper sets out the details behind the sites in the Local Plan and should be read alongside the Housing Site Allocations Evidence Report (reference HOU002a-f), the Housing Growth Options Paper (ref. STA011), the Housing and Economic Land Availability Assessment (HELAA) (ref. HOU003), and the latest Five Year Land Supply Report October 2021 (ref. HOU008) in particular to provide an overview of housing growth in the plan.
- 1.2. It looks at how the approach taken in Central Lincolnshire is consistent with national policy and seeks to summarise some of the evidence behind the sites to demonstrate its deliverability across the plan period.

# 2. Context

## National policy and guidance

- 2.1. The National Planning Policy Framework (NPPF) was most recently updated in July 2021 and it sets out in some detail the expectations of Local Plans in relation to the delivery of housing development.
- 2.2. Paragraph 23 of the NPPF is within the plan-making chapter of the document. It requires that:

*... Strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period, in line with the presumption in favour of sustainable development. This should include planning for and allocating sufficient sites to deliver the strategic priorities of the area (except insofar as these needs can be demonstrated to be met more appropriately through other mechanisms, such as brownfield registers or non-strategic policies).*

- 2.3. Paragraph 68 of the NPPF states that:

*Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:*

- a) *specific, deliverable sites for years one to five of the plan period; and*
- b) *specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.*

The glossary then goes onto set out the definition of 'deliverable' and 'developable' as follows:

***Deliverable:*** *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 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.*

***Developable:*** *To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.*

This sets out the expectations for sites being allocated in a Local Plan in terms of how they should be assessed. Only deliverable sites should be included in the first five years with sites that are developable being included for the remainder of the plan period.

- 2.4. Paragraph 69 of the NPPF then goes onto set out the national approach for small and medium sites:

*Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:*

- a) *identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;*
- b) *use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward;*
- c) *support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and*
- d) *work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.*

This further emphasises the requirement to include a diverse range of sites in the housing supply, particularly smaller sites that will usually be built out by small and mid-sized enterprise (SME) developers. Paragraph 70 also encourages neighbourhood plans to give particular consideration to the opportunities for allocating small and medium-sized sites.

- 2.5. Paragraph 71 of the NPPF then sets out the national policy for windfall sites where it says:

*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...*

- 2.6. Paragraph 73 recognises the value of large scale development, particularly in delivering new infrastructure.

*The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities (including a genuine choice of transport modes). Working with the support of their communities, and with other authorities if appropriate, strategic policy-making authorities should identify suitable locations for such development where this can help to meet identified needs in a sustainable way. In doing so, they should:*

- a) consider the opportunities presented by existing or planned investment in infrastructure, the area's economic potential and the scope for net environmental gains;*
- b) ensure that their size and location will support a sustainable community, with sufficient access to services and employment opportunities within the development itself (without expecting an unrealistic level of self-containment), or in larger towns to which there is good access;*
- c) set clear expectations for the quality of the places to be created and how this can be maintained (such as by following Garden City principles); and ensure that appropriate tools such as masterplans and design guides or codes are used to secure a variety of well-designed and beautiful homes to meet the needs of different groups in the community;*
- d) make a realistic assessment of likely rates of delivery, given the lead-in times for large scale sites, and identify opportunities for supporting rapid implementation (such as through joint ventures or locally-led development corporations);...*

- 2.7. The National Planning Practice Guidance (PPG) provides 'live' guidance to accompany the NPPF and this includes guidance relevant to local plans and the delivery of housing.

- 2.8. The housing and economic land availability assessment section of the PPG provides a breakdown of the method for developing evidence to inform housing allocations in local plans. It says that:

***Should plan-makers override constraints, such as Green Belt, when carrying out the assessment to meet identified needs?***

*Plan-making bodies should consider constraints when assessing the suitability, availability and achievability of sites and broad locations. For example, assessments should reflect the policies in footnote 6 of the National Planning Policy Framework, which sets out the areas where the Framework would provide strong reasons for restricting the overall scale, type or distribution of development in the plan area (such as the Green Belt and other protected areas).<sup>1</sup>*

***Can plan-making authorities use a different method?***

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<sup>1</sup> Planning Practice Guidance, Ref ID: 3-002-20190722

*This guidance indicates what inputs and processes can lead to a robust assessment of land availability. Plan-making bodies are expected to have regard to the guidance in preparing and updating their assessments. Where they depart from the guidance, it will be important to explain the reasons for doing so when setting out the evidence base that informs the plan. Assessment needs to be thorough but proportionate, building where possible on existing information sources outlined within the guidance.<sup>2</sup>*

***Can the assessment be constrained by the need for development?***

*The assessment needs to identify all sites and broad locations (regardless of the amount of development needed) in order to provide a complete audit of available land. The process of the assessment will, however, provide the information to enable an identification of sites and locations that are most suitable for the level of development required.<sup>3</sup>*

***What can be considered by plan-makers when assessing whether sites / broad locations are likely to be developed?***

*Plan-makers will need to assess the suitability, availability and achievability of sites, including whether the site is economically viable. This will provide information on which a judgement can be made as to whether a site can be considered deliverable within the next five years, or developable over a longer period.<sup>4</sup>*

***What factors can be considered when assessing the suitability of sites / broad locations for development?***

*A site or broad location can be considered suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated.*

*When considering constraints, plan-makers may wish to consider the information collected as part of the initial site survey, as well as other relevant information, such as:*

- national policy;*
- appropriateness and likely market attractiveness for the type of development proposed;*
- contribution to regeneration priority areas;*
- potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation.*

*Plan-makers need to assess the suitability of identified sites or broad locations for different forms of development where appropriate, taking into account the range of needs for housing, economic and other uses.*

*When assessing sites against the adopted development plan, plan-makers will need to take account of how up to date the plan policies are and consider the relevance of identified constraints on sites / broad locations and whether such constraints may be overcome. When using the emerging plan to assess suitability, plan-makers will need to account for potential policy changes or other factors which could impact the suitability of the site / broad location. For example, an emerging site allocation may*

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<sup>2</sup> Planning Practice Guidance, Ref ID: 3-004-20190722

<sup>3</sup> Planning Practice Guidance, Ref ID: 3-008-20190722

<sup>4</sup> Planning Practice Guidance, Ref ID: 3-017-20190722

*enable development to come forward. This will have to be reflected in the assessment of achievability.*

*Sites in existing development plans or with planning permission can generally be considered suitable for development although it may be necessary to assess whether circumstances have changed which would alter their suitability. This can be informed by a range of factors including the suitability of the land for different uses and by market signals, which will be useful in identifying the most appropriate use.<sup>5</sup>*

***What factors can be considered when assessing availability?***

*A site can be considered available for development, when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership impediments to development. For example, land controlled by a developer or landowner who has expressed an intention to develop may be considered available.*

*The existence of planning permission can be a good indication of the availability of sites. Sites meeting the definition of deliverable should be considered available unless evidence indicates otherwise. Sites without permission can be considered available within the first five years, further guidance to this is contained in the 5 year housing land supply guidance. Consideration can also be given to the delivery record of the developers or landowners putting forward sites, and whether the planning background of a site shows a history of unimplemented permissions.<sup>6</sup>*

***What factors should be considered when assessing achievability including whether the development of the site is viable?***

*A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.<sup>7</sup>*

***What happens when constraints are identified that impact on the suitability, availability and achievability?***

*Where constraints have been identified, the assessment will need to consider what action could be taken to overcome them. Examples of constraints include policies in the National Planning Policy Framework and the adopted or emerging development plan, which may affect the suitability of the site, and unresolved multiple ownerships, ransom strips tenancies or operational requirements of landowners, which may affect the availability of the site.<sup>8</sup>*

***How can the timescale and rate of development be assessed and presented?***

*Information on suitability, availability, achievability and constraints can be used to assess the timescale within which each site is capable of development. This may include indicative lead-in times and build-out rates for the development of different scales of sites. On the largest sites allowance should be made for several*

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<sup>5</sup> Planning Practice Guidance, Ref ID: 3-018-20190722

<sup>6</sup> Planning Practice Guidance, Ref ID: 3-019-20190722

<sup>7</sup> Planning Practice Guidance, Ref ID: 3-020-20190722

<sup>8</sup> Planning Practice Guidance, Ref ID: 3-021-20190722

*developers to be involved. The advice of developers and local agents will be important in assessing lead-in times and build-out rates by year.<sup>9</sup>*

***Following the assessment, what are the outputs?***

*The following set of standard outputs are expected to be produced following the assessment:*

*a list of all sites or broad locations considered, cross-referenced to their locations on maps;*

- an assessment of each site or broad location, including:*
- where these have been discounted, evidence justifying reasons given;*
- where these are considered suitable, available and achievable, the potential type and quantity of development, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when;*
- an indicative trajectory of anticipated development based on the evidence available.*

*The assessment will need to be made publicly available in an accessible form. Following the assessment authorities can use it to demonstrate whether there is a 5 year housing land supply when plan-making and decision-taking.<sup>10</sup>*

## Local context

- 2.9. The approach to allocating sites in the Central Lincolnshire Local Plan has followed the approach set out in national policy and guidance as a starting point, only deviating where local circumstances dictate it is necessary and only where to do so would be sustainable and deliverable.
- 2.10. This paper does not seek to demonstrate how each piece of national policy or guidance has been followed, and this additional information can be found in other pieces of evidence including, but not limited to:
- HOU002 – Residential Allocations Evidence Document – this provides the methodology used in selecting sites, understanding potential capacity, and the site-specific assessments of constraints;
  - HOU003 – Housing and Economic Land Availability Assessment – sets out the details of sites submitted and high level presentation of constraints;
  - STA008 – Site Allocations Settlement Analysis – an assessment of the suitability of for the principle of site allocations in each village in Central Lincolnshire;
  - STA011 – Central Lincolnshire Growth Options Paper – sets out the assessment behind decisions on the strategic distribution of growth; and
  - HOU010 – Sustainable Urban Extensions Evidence Paper.
- 2.11. The overall approach to selecting sites for allocation builds on the approach followed in the 2017 adopted Local Plan. Many of the sites allocated in the adopted plan remain as proposed allocations in this plan with many either having made progress towards receiving a permission, now having received permission, or even having started construction. Sites allocated in the 2017 plan which have been completed or where the

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<sup>9</sup> Planning Practice Guidance, Ref ID: 3-022-20190722

<sup>10</sup> Planning Practice Guidance, Ref ID: 3-026-20190722



likelihood of delivery within the plan period is not clear have not been brought forward in the new plan.

- 2.12. The 2017 Local Plan allocated sites of 25 dwellings or more with smaller sites being left for windfall development. The reason for this approach is the sheer scale of the area and the rurality of much of Central Lincolnshire. Neighbourhood plans and windfall development being delivered under a strategic policy framework in the Local Plan is a more appropriate approach for the Central Lincolnshire context to deliver sustainable development that is responsive to local circumstances.
- 2.13. This approach remains largely the same, however, with the introduction of the requirement of small and medium sites to contribute to housing supply in the NPPF, the threshold for considering sites has been reduced to 10 dwellings. This figure was chosen as only 23 sites below this threshold were put forward in the HELAA, and under the policies of the Local Plan sites of below 10 dwellings can come forward as windfall in most locations.
- 2.14. Also in the 2017 Local Plan was a focus of development at eight Sustainable Urban Extensions (SUEs) in the three main urban areas of Central Lincolnshire – Lincoln, Gainsborough and Sleaford. These SUEs have made progress, largely as anticipated, and so this approach is also carried forward.
- 2.15. The changes to national policy in relation to identifying housing need for a Local Plan, using the nationally derived Local Housing Need figure, despite this requirement figure being proposed to be increased to help meet the need for economic growth, has resulted in relatively few additional housing sites being needed for allocation in this Local Plan above existing allocations and permissions.

### 3. Overall approach to development in the plan

- 3.1. As is set out in the Growth Options Paper (STA011) the approach to development in Central Lincolnshire will retain the eight SUEs as the focus for growth delivering some 12,000 dwellings (approximately 40% of the requirement) and associated infrastructure within the plan period. Outside of these SUEs the focus will be in the other main urban areas of Lincoln, North Hykeham, Waddington Lowfields, South Hykeham Fosseway, Gainsborough, Sleaford, Market Rasen and Caistor.
- 3.2. Sites will also be allocated in villages taking into account the accessibility to major service centres, presence of facilities and services within the village or close by, and taking into account the size of each settlement and the constraints present.
- 3.3. Sites with permission for 10 or more dwellings are also being allocated to provide a comprehensive picture of land supply.
- 3.4. The combination of all of these sources will deliver more than 32,000 homes, enough to meet the overall housing requirement of 29,150 dwellings in this plan sustainably and with adequate buffer of approximately 10% of the requirement to provide some flexibility. The plan also sets out a positive framework to allow for growth that is appropriate to its location through windfall development in appropriate locations. Policy S1, S3 and S4 of the plan in particular provide a positive framework for delivering windfall applications.

- 3.5. Overall in the past few years we have seen that the market has been delivering in accordance with the adopted Local Plan. With the new Local Plan following a very similar pattern of distribution and retaining all sites that are making progress and making additional allocations that are developable or deliverable to supplement these, it can be concluded that the overall approach to development will be deliverable.
- 3.6. Table 1, taken from the Five Year Housing Land Supply Report (October 2021), shows the delivery since the start of the plan period of the adopted Local Plan (2012-2036).

Table 1: Delivery of housing in Central Lincolnshire since 1 April 2012

District	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total
City of Lincoln	233	236	166	235	188	191	346	205	167	1,967
West Lindsey	256	289	378	284	300	259	407	573	485	3,231
North Kesteven	348	379	458	473	468	577	698	760	469	4,630
<b>Total</b>	<b>837</b>	<b>904</b>	<b>1,002</b>	<b>992</b>	<b>956</b>	<b>1,027</b>	<b>1,451</b>	<b>1,538</b>	<b>1,121</b>	<b>9,828</b>

- 3.7. The red columns are those years prior to the adoption of the Local Plan and the green columns are those years post adoption. In the five years prior to the Local Plan being adopted an average of 938 dwellings per year. In the four years post-adoption the average was 1,284 dwellings per year. It should be noted that these figures do not include homes released to the market from the development of student or other communal accommodation.
- 3.8. It can also be noted that (with the exception of 2020/21 which was hampered by the Covid pandemic) there were increases in supply of new houses in the post-adoption years and with more allocations – including SUEs – now obtaining permission and starting to be developed this increased delivery is expected to be maintained.
- 3.9. All in all the new Local Plan makes 165 allocations, distributed across Central Lincolnshire in some 65 different settlements. 83 of these sites are in the Lincoln Strategy Area, of which 23 are in the Lincoln Urban Area. There are 16 sites in Gainsborough and a further 3 sites in villages nearby and 7 in Sleaford with a further 8 sites in villages nearby. Elsewhere there are 48 sites, 17 of which are in North Kesteven and a further 31 in other parts of West Lindsey.
- 3.10. This shows the variety of locations with sites being allocated in the plan to ensure that there is not market saturation in any sub-area.
- 3.11. This variety of sites being allocated is further demonstrated by the range of site sizes being allocated as is shown in Table 2:

Table 2: Number of sites under five site size bands

Number of sites under each site size band				
10-24	25-49	50-99	100-499	500+
32	39	38	47	9

- 3.12. On some of these larger sites (particularly SUEs) it is also important to note that multiple developers are bringing forward different phases of development.
- 3.13. Beyond sites being allocated in this plan, the policies allow for additional delivery from windfall sites within the settlements identified in the settlement hierarchy in Policy S1 and for neighbourhood plans to bring forward sites. These two sources will help ensure a varied supply of sites throughout the plan period responding to local markets across Central Lincolnshire.

## 4. Deliverability or developability of sites in the plan

- 4.1. In line with national policy a detailed trajectory has been produced to show the contributions to the overall supply throughout the plan period (see Appendix 1). For the purposes of this paper the sites will be separated into two categories, Deliverable and Developable.

### Deliverable sites

- 4.2. The definition of a deliverable site in the NPPF has been used to define any sites that are expected to deliver in the five year period. As part of the annual monitoring of permissions and existing allocations in the Five Year Land Supply Report a detailed assessment is undertaken to understand:
- The planning status of a site – i.e. pre-application advice sought, application submitted, permission granted (including whether it is outline or detailed permission), conditions discharged or that still need discharging, site preparation commenced, construction, etc.;
  - The availability of the site now, including whether the site is controlled by a developer or is in the process of being secured by a builder;
  - Any outstanding constraints to development on the site that need to be resolved before it can be developed; and
  - The anticipated timescales for delivery and delivery rate expected from evidence available.
- 4.3. This assessment includes making contact with the owners, promoters and developers of sites as well as with case officers dealing with applications.
- 4.4. However, whilst details of delivery on sites are primarily based on the evidence gathered from this annual exercise it is also sense-checked against some delivery assumptions that have been developed against real sites that have been built in recent years. These assumptions are set out in the Housing Land Supply Assumptions document from October 2019 (ref HOU009).
- 4.5. The only sites that are considered to be deliverable at this time in Central Lincolnshire are those with detailed planning permission or potentially those where evidence shows that progress is being made to achieving detailed permission **and** the site is available to develop now **and** that it is both very likely that permission will be obtained and work

commence on site with homes being delivered within the five year period **and** there are no significant constraints to delivery.

- 4.6. There are a large number of sites which, despite making good progress and being likely to start delivering within the five year period, cannot be considered to be deliverable at this time, either because of the evidence not being robust enough or because there are outstanding constraints that are yet to be resolved. There is every possibility that these sites will deliver within the five year period, but this cautious approach is considered necessary to avoid overly optimistic assumptions being included in projections.

### Developable sites

- 4.7. In order for a site to be included as an allocation in the Local Plan it has to be considered to be developable – essentially this means that the site is in a suitable location for development taking into account constraints with a reasonable prospect that it will come forward within the plan period.
- 4.8. Sites with permission or that are making progress towards an application are generally considered to be developable, providing they are not within a location where the constraints show it is not a suitable site for development.
- 4.9. For sites without permission, information was sought as part of the HELAA site submission process which included details about land ownership, and availability of the site as well as other information.
- 4.10. For existing allocations in the 2017 Local Plan, attempts were made to contact the owners of sites where no progress towards applications had been made. In most cases the land owner or their agent responded to reconfirm the site as being available and also about when the site was expected to be delivered.
- 4.11. In cases where the owner either was not contactable or did not respond, reasonable efforts were taken to obtain confirmation. Where no confirmation was obtained, sites have not been brought forward into this plan.
- 4.12. All sites, including previous allocations, have been assessed for suitability based on their constraints and this too has been factored into decisions about allocations in the new Local Plan.

## 5. Contribution from small and medium sized sites and windfall

- 5.1. The NPPF states that Local Planning Authorities should identify land to accommodate at least 10% of the housing requirement on sites no larger than 1 hectare, unless there are strong reasons why this cannot be achieved. As the proposed housing requirement is a range of between 23,320 and 29,150 dwellings between 2018 and 2040 the 10% for sites of 1 hectare or less would need to deliver between 2,320 and 2,915 dwellings.
- 5.2. Since 1 April 2018, sites of 1 hectare or less have delivered 1,211 dwellings as is shown in Table 1 below.

Table 3: Dwellings delivered on small and medium sites of 1 hectare or less since 1 April 2018.

District	2018/19 <sup>11</sup>	2019/20 <sup>12</sup>	2020/21 <sup>13</sup>	Total
City of Lincoln	101	105	144	350
North Kesteven	144	190	135	469
West Lindsey	96	172	124	392
Total	341	467	403	1,211

- 5.3. In addition to the 1,211 dwellings already delivered, a further 2,088 dwellings have outstanding permission on sites smaller than 1 hectare across Central Lincolnshire at 1 April 2021 as is shown in Table 2 below.

Table 4: Dwellings on small and medium sites of 1 hectare or less with permission at 1 April 2021.

District	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	Total
City of Lincoln	219	82	56	35	4	0	20	27	20	463
North Kesteven	143	148	196	102	44	13	0	0	0	646
West Lindsey	156	138	180	160	107	45	146	47	0	979
Total	518	368	432	297	155	58	166	74	20	2,088

- 5.4. Once sites already delivered and with permission are taken into account this equates to 3,299 which exceed the 10% requirement of the NPPF. The Local Plan policies continue to allow for windfall to occur in most settlements on small sites and as such it can reasonably be expected that a healthy supply of small sites will continue to deliver throughout the plan period, above the growth planned for in the Local Plan allocations.
- 5.5. In particular, Policies S1, S3 and S4 provide a positive framework for appropriately located and designed proposals in the main urban areas, in the villages across Central Lincolnshire and also, to a limited degree, within hamlets. A summary of what can be delivered in the proposed policies above is provided below:

- Policy S1 – this is the Spatial Strategy and Settlement Hierarchy which sets out the principle of development in each tier. Specifically it sets out the roles of various tiers of the hierarchy, clarifying that development will be focused in tiers 1. *The Lincoln Urban Area*; and 2. *The Main Towns of Gainsborough and Sleaford*. In tier 3. *The Market Towns of Caistor and Market Rasen* there will be significant but proportionate development. In the villages in tiers 4. *Large Villages* (20 villages within this tier); 5. *Medium Villages* (36 villages in this tier); and 6. *Small Villages* (86 villages in this tier) allocations are made and then proposals outside of these allocations that accord with Policy S4 will be allowed. In tier 7. *Hamlets*, development is restricted to single dwelling infill or development identified in a neighbourhood plan. Elsewhere, i.e. the Countryside, development of dwellings is restricted subject to Policy S5.
- Policy S3 – this sets out the general policy position for housing development in the main urban areas of Lincoln, the Main Towns and the Market Towns (tiers 1-3 of the hierarchy). In these areas there is in-principle support for development within the developed footprint of the settlement where these are appropriate locations,

<sup>11</sup> Five Year Land Supply Report published October 2019

<sup>12</sup> Five Year Land Supply Report published November 2020

<sup>13</sup> Five Year Land Supply Report published October 2021

when considered against the policies of the plan. Outside of and adjoining the developed footprint proposals will be considered on their merits against policies and allocations in the plan.

- Policy S4 – this sets out how housing proposals at the villages in tiers 4-6 of the settlement hierarchy will be considered (i.e. the Large, Medium and Small Villages). This sets out that, outside of sites allocated in the Local Plan or a neighbourhood plan, development proposals will be supported where they are on appropriate sites and of a suitable scale and design within the developed footprint and are up to 10 dwellings within Large and Medium Villages or up to 5 dwellings in Small Villages. Proposals on unallocated sites above these thresholds will not normally be supported unless there are clear material planning considerations to indicate otherwise, and sites outside of the villages will be limited to first home exception sites or rural affordable housing exception sites.

5.6. These policies are largely a continuation of a positive approach to appropriate development in these settlements that were in the 2017 Local Plan although the growth percentages that were applied in the Medium and Small Villages have now been removed. As such it is reasonable to expect that a supply from these sources will continue.

## 6. Contribution from Sustainable Urban Extensions (SUEs)

6.1. A substantial proportion of the housing supply in Central Lincolnshire is made up of dwellings on eight Sustainable Urban Extensions (SUEs) at Lincoln, Gainsborough and Sleaford. Combined, these will deliver in the region of 14,000 dwellings in the plan period of 2018-2040 – approximately 48% of the top end of the housing requirement which is being planned for in the Local Plan. It is also approximately 42% of the overall planned development from the overall housing supply (32,672 dwellings) identified in this plan.<sup>14</sup>

6.2. The delivery of these SUEs is an important part of the strategy of the Local Plan in ensuring the delivery of supporting infrastructure and was established in the adopted Local Plan. Work on these SUEs has been ongoing for a number of years, and many of them are delivering now. A very brief summary is provided below for the status of each SUE:

- COL/ABB/001 – North East Quadrant, Lincoln – First phase within West Lindsey District has outline permission for 500 dwellings and reserved matters permission for 150 dwellings and is under construction. A reserved matters application was received for phase 2 (340 dwellings) in January 2022. Future phases within the City of Lincoln administrative area are expected to come forward and deliver within the plan period.
- COL/BOU/001 – Western Growth Corridor, Lincoln – A hybrid planning application was approved in January 2022. This permission was for a total of 3,200 dwellings with means of access to the site being considered in full. The partners bringing this site forward are now working on reserved matters applications for early phases of the scheme.
- NK/CAN/003 – South East Quadrant, Canwick Heath, Lincoln – This site is expected to deliver a total of 6,000 homes with some being delivered beyond the plan period. A Broad Concept Plan and Design Code was adopted by North Kesteven in December 2020. Detailed permission has been granted on some small parts of the site and delivery has commenced on these areas. Outline applications were received for two

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<sup>14</sup> See Table 2 of the Local Plan page 170.

additional phases for 450 and 1,083 dwellings and both have been approved in late 2021 and early 2022 subject to S106.

- NK/NHYK/001 – South West Quadrant, North Hykeham, Lincoln – An early phase at this SUE has permission for 167 dwellings and construction has commenced on this phase. A concept masterplan has been developed for this site and negotiations are well underway with principle land owners and promoters of the site. The delivery of this site is linked to the delivery of the North Hykeham Relief Road which has also received £110 million grant funding from DfT. It is expected that this site will deliver in the region of 1,000 dwellings in the plan period.
- WL/GAIN/001 – Gainsborough Northern Neighbourhood – Outline permission granted in September 2020 for 750 dwellings and reserved matters expected in early 2022.
- WL/GAIN/015 – Gainsborough Southern Neighbourhood – Outline permission granted in 2011 for up to 2,500 dwellings. Reserved matters application approved for the first phase of the development of 454 dwellings in August 2019 and this phase is currently under construction. Approximately 1,250 dwellings are expected to be delivered within the plan period.
- NK/SLEA/014 – Sleaford South Quadrant (Handley Chase) – Outline permission granted in July 2015 for 1,450 dwellings. Numerous subsequent detailed applications and permissions for early phases secured by a number of developers and are at various different stages of construction. The entirety of this SUE is expected to be complete within the plan period.
- NK/SLEA/015 – Sleaford West Quadrant – Outline application for up to 1,400 dwellings approved subject to s106 in November 2017. Since this time progress has been made to resolve land ownership issues and other challenges to achieving a signed s106 and its signature is expected in mid-2022. Approximately 800 homes are anticipated to be delivered within the plan period.

6.3. As is shown above, and more detail is provided in the SUEs Topic Paper (ref HOU010) these strategic sites and vital sources of housing in the plan period are making progress and many of which have commenced delivery. A variety of builders are bringing forward these sites and it is considered that this supply is robust for inclusion in the overall housing land supply.

## 7. Five Year Supply

7.1. As is detailed in section 4 only sites that are considered to be deliverable are included in the five year supply. Government policy requires local plans to be able to demonstrate a five year supply.

7.2. In Central Lincolnshire the five year land supply is set out annually in the Five Year Land Supply report. At the time of consulting on the Proposed Submission Local Plan the latest Five Year Land Supply Report was published in October 2021 (ref. HOU008). This update of the report covers the five year period of 1 April 2022 to 31 March 2027.

7.3. The Five Year Land Supply Report sets out the expected delivery from deliverable sites across this period in Table 12 of the report on page 13. The total delivery in each of these years is provided in Table 5 below for ease of reference:

Table 5: Delivery by year within five year period from Central Lincs Five Year Land Supply Report 2021.

2021/22 (current year)	2022/23 (year 1)	2023/24 (year 2)	2024/25 (year 3)	2025/26 (year 4)	2026/27 (year 5)	Total five years
2,085	1,932	2,327	2,183	1,762	1,480	9,683

- 7.4. It should be noted that these numbers includes 259 ‘dwellings’ which is based on the amount of accommodation being released into the wider housing market through the development of student accommodation and other communal accommodation as allowed for in the PPG.<sup>15</sup> It also includes 324 dwellings from windfall in small sites as is justified in paragraphs 4.13-4.29 of the report.
- 7.5. The number of homes that are considered deliverable and are expected to come forward within the five year period equates to an annual average of 1,936 dwellings.
- 7.6. When this expected delivery is compared against the housing requirement of the local plan it is clear that it is greatly in excess of the both the bottom and the top of the proposed annualised range of 1,060-1,325 dwellings per year.
- 7.7. However, the PPG also sets out the need to include a buffer, brought forward from later in the plan period of 5% to ensure choice and competition in the market<sup>16</sup> for locations, such as Central Lincolnshire, which have achieved more than 85% of the local housing need assessment in the Housing Delivery Test Measurement<sup>17</sup>. When this is added onto the base requirement it becomes 1,113 dwellings per year at the bottom end of the range, based on the Local Housing Need Assessment figure and 1,391 dwellings per year at the top end of the range.
- 7.8. Therefore it can be concluded that when considered against the nationally derived Local Housing Need figure Central Lincolnshire can demonstrate 8.7 years of deliverable supply and it can demonstrate 6.96 years of deliverable supply against the top end of the proposed housing requirement range.

## 8. Detailed trajectory

- 8.1. In accordance with the requirement of paragraph 74 of the NPPF 2021 to include a trajectory illustrating the expected rate of housing delivery over the plan period, the Local Plan includes a trajectory from categories of sites in Table 2 on page 170 of the plan and this is also presented in graph format in Figure 1 on page 171.
- 8.2. Appendix 1 of this report includes the detailed trajectory which includes the expected delivery timescale for every site being allocated in the local plan. This trajectory is based on the evidence gathered through the Five Year Land Supply review, updated to take account of known changes since the latest annual review. For sites not in the five year land supply, the timing is based on officer knowledge of each site, informed by information provided on the site by its owner or promoter and then checked against the

<sup>15</sup> Planning Practice Guidance Ref ID: 68-034-20190722

<sup>16</sup> Planning Practice Guidance Ref ID: 68-022-20190722

<sup>17</sup> In the latest Housing Delivery Test published in January 2022, Central Lincolnshire achieved 175% of the housing requirement in the Local Housing Need Assessment. Test results available at <https://www.gov.uk/government/publications/housing-delivery-test-2021-measurement>



delivery assumptions in the Housing Land Supply Assumptions document from October 2019 (ref HOU009).

## 9. Conclusion

- 9.1. This report shows that the Central Lincolnshire housing land supply position is robust, compliant with national policy and will deliver both a housing land supply for the short term (five year period) and across the plan period.
- 9.2. Substantial work has been undertaken by the Central Lincolnshire authorities in partnership with land owners and developers to both progress delivery of sites and to understand through an evidence-based approach what will be built and when. This partnership work will continue to ensure that this land supply position is maintained and strengthened further.

APPENDIX 1 – Site trajectories

Site Ref	Site Address	Site area (ha)	Total complete prior to 2018/19	total complete 18/19	total complete 19/20	total complete 20/21	Outstanding plan period	Current 21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	Total	Total Plan period 2018-2040	
COL/ABB/001	North East Quadrant, Land at Greetwell area, Lincoln	82.94				25	1375	60	60	60	60	60	60	120	115	65	75	80	80	80	80	80	80	80	80	80	80	1400	1400
COL/ABB/002	Former Main Hospital Complex, St Anne's Road, Lincoln	0.98					50							10	20	20												50	50
COL/BIRCH/001	Land at Birchwood Centre, Birchwood, Lincoln	1.86					49		20	20	9																	49	49
COL/BOU/001	Western Growth Corridor, Lincoln	390.70					2200				60	60	60	200	200	170	150	100	150	150	150	150	150	150	150	150	150	2200	2200
COL/BOU/002	Monson Arms, Skellingthorpe Road, Lincoln	0.27					10		10																			10	10
COL/BOU/003	Former Victory Public House, Boultham Park Road, Lincoln	0.27					14							7	7													14	14
COL/CAR/004	Church at Long Leys Road, Lincoln	0.46					10			5	5																	10	10
COL/CAR/005	128-130 Carholme Road, Lincoln	0.08					14			7	7																	14	14
COL/CAS/001	Land north of Ermine West (Queen Elizabeth Road), Lincoln	13.54				-22	325				60	60	60	60	60	25												303	303
COL/GLE/001	Land off Wolsey Way, Lincoln	1.08					14			7	7																	14	14
COL/MIN/001	Roman Gate 2, Land off Flavian Road, Lincoln	2.17					60							20	20	20												60	60
COL/MIN/003	Romangate Development, land at Nettleham Road, Lincoln	6.36	10	19	6	10	124	20	25	25	25	29																169	159
COL/MIN/005	Land at Cathedral Quarry, Riseholme Road, Lincoln	2.74					40									10	10	10	10									40	40
COL/MIN/006	Land west of Nettleham Road, Lincoln	1.17					39					20	19															39	39
COL/MOOR/001	Land north of Hainton Road, Lincoln	1.14					40		25	15																		40	40
NK/AUB/001A	Land south of Thorpe Lane, South Hykeham	5.20					144			25	25	25	25	25	19													144	144
NK/CAN/003	South East Quadrant, Canwick Heath	464.99				4	3268	56	55	112	100	100	100	120	200	200	200	225	225	225	225	225	225	225	225	225	225	3272	3272

Site Ref	Site Address	Site area (ha)	Total complete prior to 2018/19	total complete 18/19	total complete 19/20	total complete 20/21	Outstanding plan period	Current 21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	Total	Total Plan period 2018-2040	
NK/NHYK/001	South West Quadrant, Land at Grange Farm, Lincoln	133.52					1217	25	25	25	25	25	25	67	50	50	50	50	100	100	100	100	100	100	100	100	100	1217	1217
NK/WAD/004A	Land south of Station Road, Waddington Lowfields	10.70					321											20	21	40	40	40	40	40	40	40	321	321	
NK/WAD/025	Land off Palm Road, Brant Road, Waddington	1.06					20		10	10																	20	20	
WL/NHAM/001	Land West of Nettleham Road, Lincoln Fringe (Romangate)	3.78		3	11	7	76			12	12	13	13	13	13												97	97	
WL/NHAM/033	Land north of Wolsey Way, Lincoln	16.56	131	18	15	12	198	25	25	25	25	25	25	25	23												374	243	
WL/RISE/001	Land off Millbeck Drive, Lincoln	1.00					46							20	26												46	46	
NK/KIRK/004	Former Hoplands Depot, Boston Road, Sleaford	1.83					37				18	19															37	37	
NK/SLEA/002	Land to the East of CL1013, Poplar Farm, South of A17, Sleaford (Part A) and Furlong Way, Sleaford	38.91					315		30	60	60	60	60	45													315	315	
NK/SLEA/014	Sleaford south SUE	59.82		2	8	29	1411	31	87	45	45	45	45	45	118	120	120	120	120	120	120	120	110				1450	1450	
NK/SLEA/015	Sleaford West Quadrant SUE	77.95					780							60	60	60	60	60	60	60	60	60	60	60	60	60	780	780	
NK/SLEA/016	Land west of London Road, Sleaford	6.86				10	177	25	25	25	25	25	25	25	2												187	187	
NK/SLEA/017	Land at Grantham Road, Sleaford	14.74					377		70	70	70	70	70	27													377	377	
NK/SLEA/018	Land to the rear of Grantham Road Car Park, Grantham Road, Sleaford, Lincolnshire	0.51					12		12																		12	12	
WL/GAIN/001	Gainsborough Northern Neighbourhood SUE	128.87					600					40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	600	600	
WL/GAIN/003	Land south of the Belt Road, Gainsborough, DN21 1HN	3.39					80	35	35	10																	80	80	
WL/GAIN/005	Riverside North Housing Zone, Gainsborough	4.29					138		49	29	60																138	138	

Site Ref	Site Address	Site area (ha)	Total complete prior to 2018/19	total complete 18/19	total complete 19/20	total complete 20/21	Outstanding plan period	Current 21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	Total	Total Plan period 2018-2040	
WL/GAIN/007	Land west of The Avenue, Gainsborough	2.87					43					35	8														43	43	
WL/GAIN/008	Land west of Horsley Road, Gainsborough	2.03					49							24	25													49	49
WL/GAIN/013	Former Middlefield School, Middlefield Road, Gainsborough	7.26					95			5	30	30	30															95	95
WL/GAIN/014	Former Environment Agency Office, Corringham Road, Gainsborough	1.15					34								10	12	12											34	34
WL/GAIN/015	Gainsborough Southern Neighbourhood SUE (Land at Foxby Lane, Gainsborough)	140.45					1260	40	40	40	40	40	40	60	80	80	80	80	80	80	80	80	80	80	80	80	80	1260	1260
WL/GAIN/019	Gainsborough Riverside Gateway	4.04					220		20	20	20	20	20	20	20	20	20	20	20									220	220
WL/GAIN/020	AMP Rose site, Heapham Road, Gainsborough	2.28					78							30	30	18												78	78
WL/GAIN/021	Former Castle Hills Community College site, The Avenue, Gainsborough	4.94					112						27	35	35	15												112	112
WL/GAIN/022	Former Ropery Inn, 202 Ropery Road, Gainsborough	0.11					14			7	7																	14	14
WL/GAIN/023	The Maltings, 2B Lea Road, Gainsborough	0.16					15				5	5	5															15	15
WL/GAIN/024	Land to the rear of 227 - 257 Lea Road, Gainsborough	0.52					16			5	5	6																16	16
WL/GAIN/025	Land at The Beckett School, Whites Wood Lane, Gainsborough	0.64					25	10	10	5																		25	25
WL/GAIN/026	Land at Marshalls Rise, Gainsborough	0.66	56				39													10	10	10	9					95	39
WL/CAI/001	Land to the South of North Kelsey Road, Caistor	5.90					135						15	15	15	15	15	15	15	15	15							135	135
WL/CAI/002	Land at Sunnyside, west of Tennyson Close, Caistor, LN7 6NZ	2.67					60							10	10	10	10	10	10									60	60

Site Ref	Site Address	Site area (ha)	Total complete prior to 2018/19	total complete 18/19	total complete 19/20	total complete 20/21	Outstanding plan period	Current 21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	Total	Total Plan period 2018-2040
WL/CAI/007	Caistor Hospital Site, North Kelsey Road	5.44	39	13	11	17	71	20	20	20	11																151	112
WL/CAI/008	Land adjacent and to the rear of Roman Ridge, Brigg Road, Caistor	2.21					69				24	24	21														69	69
WL/MARK/001	Land adjacent to Davens Court, Legsby Road, Market Rasen	1.84					55									5	10	10	10	10	10						55	55
WL/MARK/002	Land off Linwood Road & The Ridings, Market Rasen	5.91					131		72	36	23																131	131
WL/MARK/003	Land to the east of Gordon Field & south of Chapel Street, adjoining Market Rasen Railway Station	1.39					36							7	7	7	7	7	1								36	36
WL/MARK/007	Land at Highfield, Linwood Road, Market Rasen	0.91					27							9	9	9											27	27
WL/MARK/008a	Land north of Willingham Road, south-west of Glebe Farm, Market Rasen	4.42					48		12	12	12	12															48	48
WL/MARK/010	Land between properties known as Mayfield and Wodelyn Cottage, Linwood Road, Market Rasen	1.82					45							15	15	15											45	45
WL/MARK/011	Land west of Linwood Road, Market Rasen	1.14					32		16	16																	32	32
WL/MIDR/016	Land north of Gallamore Lane, Market Rasen	3.46					71			34	37																71	71
WL/MIDR/018	Land east of Caistor Road, Market Rasen	16.67					300		25	25	25	25	25	25	25	25	25	25	25	25							300	300
NK/BBH/003	Land South of Bracebridge Heath	13.20					241			50	50	50	50	41													241	241
NK/BBH/005	St John's Hospital, Caistor Drive, Bracebridge Heath	6.92	52	7			123	27	15	19	26	24	12														182	130
NK/BIL/002	Land at Mill Lane, Billingham	3.07			11	8	46	21	20	5																	65	65
NK/BIL/003	Billingham Field, Mill Lane, Billingham	6.86					154							20	20	20	20	20	20	20	14						154	154

Site Ref	Site Address	Site area (ha)	Total complete prior to 2018/19	total complete 18/19	total complete 19/20	total complete 20/21	Outstanding plan period	Current 21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	Total	Total Plan period 2018-2040
NK/BIL/004	Land to the south of the Whyche, Billingham	4.35					98														6	20	20	20	20	12	98	98
NK/BIL/005	Land off Park Lane, Billingham	2.90					65				6	6	6	6											20	21	65	65
NK/BIL/006A	Land to the rear of 79 & 79a Walcott Road, Billingham	1.53					33								8	8	9	8									33	33
NK/BIL/007	Land off Waterside, rear of 27 High Street, Billingham	2.05					33												8	8	9	8					33	33
NK/BIL/012	Land off West Street, Billingham	5.03					128			15	30	30	30	23													128	128
NK/BRAN/007	Land to the west of Station Road and north of Nettleton Close, Branston	1.64					35							17	18												35	35
NK/BRAN/012	Land To West Of Station Road Branston	4.56					109	12	30	30	30	7															109	109
NK/HEC/004	Land off Sleaford Road, Heckington	2.05					38							20	18												38	38
NK/HEC/007	Land east of Kyme Road, Heckington	1.06					33	33																			33	33
NK/MET/003	Land Northwest of village, Metheringham	15.33					329	10	40	40	40	40	40	40	40	39											329	329
NK/NAV/005A	Land Off High Dike And Headland Way and Winton Road, Navenby	3.56				15	62	30	30	2																	77	77
NK/NAV/007	Land at Top Farm, Navenby	4.94		50	25	20	32	22	10																		127	127
NK/RUSK/005A	Land To The East Of Lincoln Road (B1188) And North Of Springfield Road, Ruskington.	7.27					190	10	40	40	40	40	20														190	190
NK/RUSK/007	Land North of Ruskington	7.63					172							40	40	40	40	12									172	172
NK/RUSK/018	Land north of Whitehouse Road, Ruskington	3.23					73		12	25	25	11															73	73
NK/SKEL/001	Land south of Woodbank, Skellingthorpe	4.23					94			20	18	18	19	19													94	94
NK/SKEL/007	Land east of Lincoln Road, Skellingthorpe	10.52					280		25	25	25	25	25	25	25	25	25	30									280	280
NK/SKEL/015	Manor Farm, Church Road, Skellingthorpe	1.50					51	5	25	21																	51	51

Site Ref	Site Address	Site area (ha)	Total complete prior to 2018/19	total complete 18/19	total complete 19/20	total complete 20/21	Outstanding plan period	Current 21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	Total	Total Plan period 2018-2040
NK/SKEL/016	Land south of Ferry Lane, Skellingthorpe	4.65	4	16	16	6	62	10	30	22																	104	100
NK/WAD/014	Land off Grantham Road, South of Millers Road	3.03				31	60	30	30																		91	91
NK/WAD/015	Land east of Grantham Road, Waddington	4.39					82							10	10	10	10	10	10	10	10	2					82	82
NK/WAD/023	Land north of Waddington village, Grantham Road, Waddington	6.22		4	47	60	76	66	10																		187	187
NK/WAD/024	Land east of Grantham Road, Waddington	5.22		3	15	42	79	32	32	15																	139	139
NK/WASH/003	Land at Pitts Road, Washingborough	4.39			42	3	53	8	9	9	9	9															98	98
NK/WASH/006	Land south of Fen Road, Washingborough	8.28					185			10	20	30		20	20	20	20	20	20	5							185	185
NK/WSH/002	Land to the north of Witham St Hughs (Phase 3)	69.11					1250	10	95	125	125	125	98	120	120	120	120	120	72								1250	1250
WL/BARD/012A	Land to the north of Abbey Road and Wragby Road, Bardney	2.88					54									15	15	15	9								54	54
WL/BARD/020	Land at Field Lane, east of Wragby Road, Bardney	3.41	26				65			32	33																91	65
WL/BARD/021	Land west of Hancock Drive, Bardney	4.80		30	9	5	118	1	15	15	15	15	15	15	15	12											162	162
WL/CW/001	Land North of Rudgard Avenue, Cherry Willingham	5.17					97							25	25	25	22										97	97
WL/CW/002	Land East of Rudgard Avenue, Cherry Willingham	5.93					133										3	25	25	25	25	25	5				133	133
WL/CW/003	Land East of Thornton Way, Cherry Willingham	8.87					95																20	25	25	25	95	95
WL/CW/009	Land at Eastfield Rise Farm, Fiskerton Road, Cherry Willingham	29.25					155					20	20	20	20	20	20	20	15								155	155
WL/DUNH/010	Land south of Honeyholes Lane, north of Waltham House, Dunholme	3.38					63							20	23	20											63	63
WL/DUNH/011	Land north of Honeyholes Lane, Dunholme	3.73				8	56	17	25	14																	64	64

Site Ref	Site Address	Site area (ha)	Total complete prior to 2018/19	total complete 18/19	total complete 19/20	total complete 20/21	Outstanding plan period	Current 21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	Total	Total Plan period 2018-2040	
WL/DUNH/012	Land to the south of Honeyholes Lane, Dunholme	8.55		1	35	17	211	35	35	35	35	35	36														264	264	
WL/KEE/001	Land south of Stallingborough Road, Keelby	3.83					80							15	15	15	15	15	5									80	80
WL/KEE/003	Land at Church Lane, Keelby	4.45					100							20	20	20	20	20										100	100
WL/NHAM/010	Land off Larch Avenue (rear of 67 Sudbrooke Lane), Nettleham	2.44					46									6	20	20										46	46
WL/NHAM/011	East of Brookfield Avenue, Nettleham, Lincoln	3.04					57							25	25	7												57	57
WL/NHAM/018	Land north of The Hawthorns, Nettleham	2.79					63			28	35																	63	63
WL/NHAM/024A	Land north of Lechler Close, Nettleham	3.85					72											15	15	15	15	12						72	72
WL/NHAM/032	Linelands, All Saints Lane, Nettleham	0.38					30							30														30	30
WL/NHAM/034	Land off High Leas, Nettleham	4.42					68	20	20	20	8																	68	68
WL/SAXI/004	Land off Sykes Lane, Saxilby, Lincoln	7.17					134							9	25	25	25	25	25									134	134
WL/SAXI/007	Land west of Rutherglen Park, Saxilby	0.82					17													10	7							17	17
WL/SAXI/013	Land off Church Lane, Saxilby	10.09		16	75	41	101	35	25	25	16																	233	233
WL/SAXI/014	Land off Sturton Road, Saxilby	5.54			21	29	83	30	30	23																		133	133
WL/SCO/011	Land west of North Moor Road, Scotter	2.07					51							20	20	11												51	51
WL/SCO/012	Land east of North Moor Road, Scotter	1.68					42							10	10	10	10	2										42	42
WL/WELT/001A	Prebend Lane, Welton, Lincoln, LN2 3JR	10.38					195								15	15	15	15	20	20	20	15	15	15	15	15		195	195
WL/WELT/003	Land at The Hardings, Welton	2.26					50							10	20	20												50	50
WL/WELT/007	Land east of Prebend Lane, Welton	4.88					104								14	30	30	30										104	104
WL/WELT/008A	Land north of 77 Eastfield Lane, Welton	5.82					109												9	20	20	20	20	20				109	109
WL/WELT/011	Land east of Prebend Lane, Welton	28.35				27	261	35	35	35	45	35	35	35	6													288	288



Site Ref	Site Address	Site area (ha)	Total complete prior to 2018/19	total complete 18/19	total complete 19/20	total complete 20/21	Outstanding plan period	Current 21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	Total	Total Plan period 2018-2040
NK/BAS/007	Land south of Torgate Road and east of Carlton Road	2.68					24							6	6	6	6										24	24
NK/BAS/010	Land at Whites Lane, Bassingham	1.77					35							7	7	7	7	7									35	35
NK/DIG/001	Land North of Station Road, Digby	3.08				2	44	15						15	14												46	46
NK/DIG/006	Land off Station Road, Digby	1.23					0																				0	0
NK/DUNS/001	Land off Fen Lane, Dunston	1.49					25			4	7	2		6	6												25	25
NK/EAG/005	Land at Back Lane, Eagle	0.94					16							8	8												16	16
NK/GHAL/002	Land at Hall Farm, Great Hale	1.10					19	4	4					4	4	3											19	19
NK/GREY/001	Orchard House, Rauceby Hospital, Grantham Road South, Greylees, Sleaford	1.95					40		10	20	10																40	40
NK/LEAS/001	Land off Meadow Lane, Leasingham	2.01					25														7	9	9				25	25
NK/LEAS/006	Land north of Moor Lane, Leasingham	5.22					78							10	10	10	10	10	10	10	8						78	78
NK/POT/007	Land at Station Road and Cross Street, Potterhanworth	1.30					18		6	6	6																18	18
NK/WELB/006	Land at Borfa-Wen Farm, Hall Orchard Lane, Welbourn	0.50					14		2	3	3	3	3														14	14
NK/WELL/002A	Land at Highcliffe, Wellingore	1.00					17			3	3	3		4	4												17	17
NK/WELL/004	Land at Walnut Tree Field, Off Memorial Hall Drive, Wellingore	1.57					13		2	3	3	3	2														13	13
WL/BLYT/006	Land to south of Rowan Drive	4.15					62							10	10	10	10	10	10	2							62	62
WL/FISK/001A	Land North of Corn Close, Fiskerton	8.13					122								12	20	20	20	20	20	10						122	122
WL/HEMC/001	Land south of A631, Hemswell Cliff	7.56					180							20	20	20	20	20	20	20	20						180	180
WL/HEMC/006	Land north of A631 and east of Minden Place, Hemswell Cliff	6.87					103														20	20	23	20	20		103	103
WL/HEMC/007	Land off Lancaster Green, Hemswell Court, Hemswell Cliff, Lincolnshire	1.33					38	14	14	10																	38	38

Site Ref	Site Address	Site area (ha)	Total complete prior to 2018/19	total complete 18/19	total complete 19/20	total complete 20/21	Outstanding plan period	Current 21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	Total	Total Plan period 2018-2040
WL/ING/006	The Old Scrapyard, Stow Road, Ingham, Lincolnshire	1.68					34							10	10	10	4										34	34
WL/LEA/003	Land south of Willingham Road, Lea, Gainsborough	3.04					60		30	30																	60	60
WL/MAR/016	Land off Stow Park Road, Marton	4.37					39		19	20																	39	39
WL/MIDR/002	Gainsborough Road, Middle Rasen (North & West of the Nags Head Public House)	1.21					21							7	7	7											21	21
WL/NTON/003	Land north of Moortown Road, Nettleton	1.96					25				7	6	6	6													25	25
WL/SC/003	Land to the southwest of Main Street, Scothern	3.53					53							3	10	10	10	10	10								53	53
WL/SC/004A	Land off Juniper Drive, Scothern	2.72					41										10	10	11	10							41	41
WL/STUR/003	Land at High Street, south of School Lane, Sturton by Stow	1.76					30										10	10	10								30	30
WL/STUR/006A	Land to rear of Gilberts Farm, Saxilby Road and Tillbridge Lane, Sturton by Stow	2.62					39							10	10	10	9										39	39
WL/STUR/007	Land adj Obam Lift Services Ltd, Tillbridge Lane, Sturton by Stow, Lincolnshire	0.70					10			3	3	4															10	10
WL/STUR/008	Queensway, off Saxilby Road, Sturton by Stow	0.38					14		14																		14	14
WL/SUD/002	Sudbrooke Farm, Sudbrooke	20.93			1	14	140	30	40	40	30																155	155
WL/WAD/007	Land west and north of 4 Kirton Road, Waddingham	2.28					34												5	5	5	5	5	5	5	4	34	34
WL/WAD/008	Land south of Kirton Road, Waddingham	0.91					15										5	5	5								15	15
NK/ANW/001	Land at Anwick Manor, 80 Main Road, Anwick, Sleaford, Lincolnshire	0.65					12		6	6																	12	12

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NK/LEAD/001	Station Yard, Leadenham, Cliff Road, Leadenham, LN5 OPL	1.31					22										7	8	7								22	22
NK/LEAD/002	Land off Main Road, Leadenham	1.08					25			12	13																25	25
NK/MART/001	Land at 114 High Street, Martin, Lincoln, LN4 3QT	1.08					18										6	6	6								18	18
NK/MART/008	Land off Mill Lane, Martin, Lincolnshire	0.69					14		7	7																	14	14
NK/OSB/008	Land south of The Drove, Osbournby, Sleaford	0.69					16		4	8	4																16	16
NK/SKYM/006	Home Farm, 73 High Street, South Kyme	0.79					10				5	5															10	10
NK/SWI/006	Land south of Moor Lane, Swinderby	8.20					140				20	40	40	40													140	140
WL/BARL/002	Land at Barlings Lane, Langworth	2.33					20		10	10																	20	20
WL/BUR/005A	Land at Bay Willow Road, Burton Waters, Lincolnshire	5.40				29	26							6	10	10											55	55
WL/BUR/005	Land north of Leisure Centre, Burton Waters, Lincolnshire	4.43					100								25	25	25	25									100	100
WL/COR/002A	Land north of High Street, Corringham	1.78					30							10	10	10											30	30
WL/GLH/009	The Willows Garden Centre (north), Gainsborough Road, Glentham	1.34					19		8	8	3																19	19
WL/SCAM/006	Manor Farm, High Street, Scampton	1.00				4	14	4	4	4	2																18	18