



Central Lincolnshire Local Plan Site Allocations Sequential Test

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1. Introduction

- 1.1 The National Planning Policy Framework (NPPF) requires that Local Plans should take account of climate change over the longer term, including factors such as flood risk. New development should be planned to avoid increased vulnerability and to direct development away from areas with the highest risk from flooding, but where necessary making it safe without increasing flood risk elsewhere.
- 1.2 The approach to managing development and flood risk in Local Plan site allocations seeks to ensure that development sites will be situated in areas at little or no risk of flooding, wherever possible. This sequential test ensures that flooding is taken into account in the selection of sites and ensures that developers do not waste their time promoting proposals which are inappropriate in flooding terms.
- 1.3 This sequential test has been produced in accordance with national policy and guidance and has been used to inform the decisions on which sites to allocate in the Central Lincolnshire Local Plan.

2. National Policy and Guidance

- 2.1 The NPPF provides a clear expectation that Local Planning Authorities should take full account of climate change and flood risk through the adoption of proactive strategies for mitigation and adaptation. More specifically in paragraph 100 the NPPF states that *'inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk.'* It goes on to state:

'Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by:

- *applying the Sequential Test;*
- *if necessary, applying the Exception Test;*
- *safeguarding land from development that is required for current and future flood management;*
- *using opportunities offered by new development to reduce the causes and impacts of flooding; and*
- *where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to facilitate the relocation of development, including housing, to more sustainable locations.'*

- 2.2 Paragraph 101 states:

'The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. The Strategic Flood Risk Assessment will provide the basis for applying this test. A sequential approach should be used in areas known to be at risk from any form of flooding.'

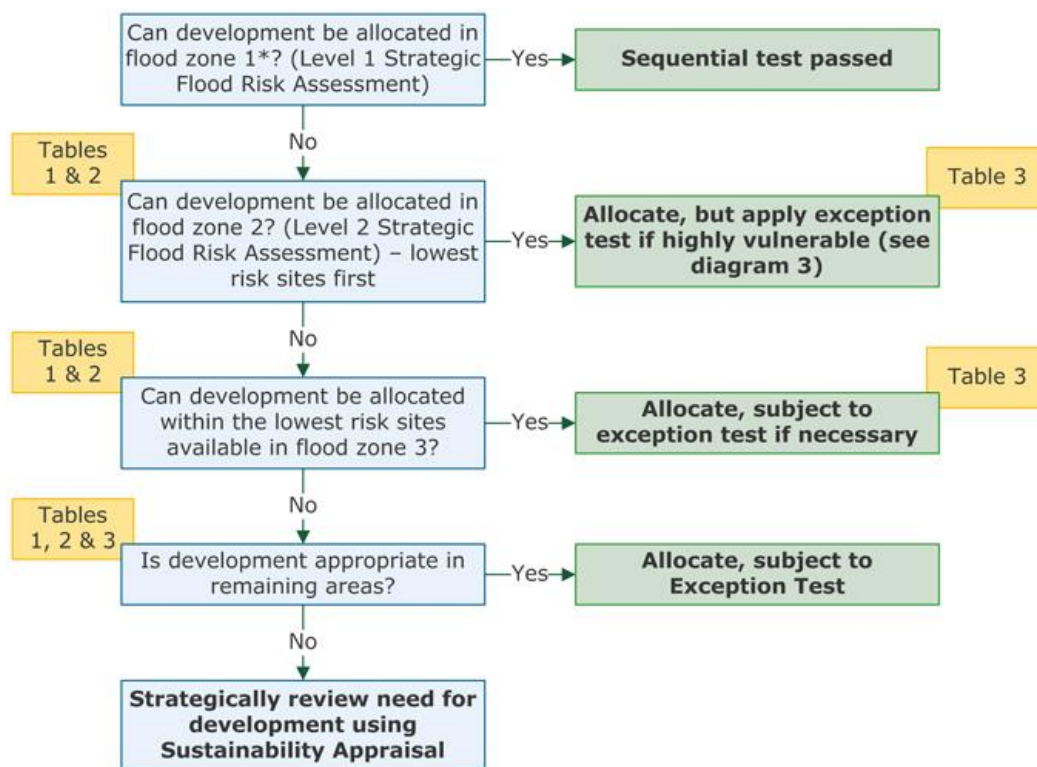
- 2.3 Paragraph 102 states:

'If, following application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, the Exception Test can be applied if appropriate. For the Exception Test to be passed:

- *it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and*
- *a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.*

Both elements of the test will have to be passed for development to be allocated or permitted.'

2.4 The National Planning Practice Guidance (PPG) provides additional guidance on the implementation of this policy to guide how flooding is intended to be taken into account in the production of a Local Plan and the site allocation process. Diagram 2 of the PPG as shown below shows this process:



2.5 The tables referred to in the above diagram set out what the flood zones are (Table 1), the flood risk vulnerability classification of different uses (Table 2), and the flood risk vulnerability and flood zone ‘compatibility’ (Table 3). These tables are included in Appendix A of this document for reference.

2.6 Essentially the sequential test is intended to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk.

3. Methodology

3.1 The methodology of the sequential test for Central Lincolnshire housing site allocations has followed the approach advised in the PPG, prioritising sites with little or no risk of flooding above sites with greater risk, and only considering sites at greater risk where no other suitable alternatives are available.

3.2 However, the sequential approach has also sought to take into account the overall strategy and distribution that are being applied in the Local Plan. The strategy and distribution elements are central to the delivery of the Local Plan and are key to delivering sustainable development.

3.3 The settlement hierarchy in the Local Plan seeks to focus growth in the most sustainable settlements in order to make the best use of existing infrastructure. Therefore sites are only being allocated in settlements in the top four tiers of the hierarchy (Lincoln urban area; main towns – Gainsborough and Sleaford; market towns – Caistor and Market Rasen; and large villages – listed in the Local Plan).

3.4 The only exceptions to this are where sites have a planning permission or, for Hemswell Cliff, where there a food enterprise zone is being pursued by West Lindsey District Council and significant employment growth is to occur.

3.5 In addition to this, the Local Plan seeks to apportion growth in accordance with the strategy. This distribution is:

Area	% age of overall target	Amount of growth proposed
Lincoln Strategy Area	64	23,654
Gainsborough	12	4,435
Sleaford	12	4,435
Elsewhere	12	4,435

3.6 The approach to allocation of housing sites has been to select the most appropriate sites in the most sustainable settlements to meet these target growth levels.

3.7 Therefore the sequential test has been broken down into the following geographical elements, with the sequential approach being applied to each sub area, to ensure that the growth targets are achieved for each area:

1. Lincoln Strategy Area:
 - a. Lincoln urban area
 - b. Villages in the Lincoln Strategy Area
2. Main Towns:
 - a. Gainsborough
 - b. Sleaford
3. Elsewhere:
 - a. Market towns and large villages not within the Lincoln Strategy Area

3.8 The approach to allocating sites in the urban areas of Lincoln, Gainsborough and Sleaford includes two independent elements – the first being the allocation of suitable sites within and on the edge of the built area, and the second being the allocation of Sustainable Urban Extensions (SUEs) as key areas to deliver development on a scale to deliver additional facilities and infrastructure to support the growing population. Both of these are important elements of the supply picture in the larger settlements but the approach to selecting and assessing these components is independent and as such have been dealt with separately in this sequential test.

4. Understanding the Sequential Test Tables

4.1 Please note the following explanations when using the tables in the sequential test:

Flood Zone column: This indicates the flood zone of the site. Where there is some flood zone 2 or flood zone 3 flood zone 1 is not mentioned.

% age of site affected: This indicates the approximate amount (if any) of the site that is in flood zone 2 or flood zone 3. Where there is both flood zone 2 and flood zone 3, flood zone 3 is listed first as it is at higher risk.

Percentages for flood zone 2, where there are proportions in both flood zone 2 and flood zone 3, include the area that is also within flood zone 3. Any unmentioned percentage is in flood zone 1. See example below:

Flood Zone	% age of site affected
Flood Zone 3 / Flood Zone 2	20% / 40%

In this example 20% of the site would be in flood zone 3, 40% would be in flood zone 2 (including the 20% in flood zone 3) and the remaining 60% of the site would be in flood zone 1.

Compatibility check: This indicates whether the proposed use is compatible with the flood zone on the site as required in the NPPG and as shown in Table 3 in Appendix A.

Reason not selected: This is a brief summary as to why a site has not been selected. It is not a substitute for the full reasoning which can be found in other evidence documents. However, it hopefully assists the reader in seeing a quick 'snap shot' as to why the site has not been selected. For the avoidance of doubt, if there is any conflict between the wording in this column, and the wording in the main evidence reports relating to why a site has not been selected, the wording in the main evidence reports should be used.

Surface Water Flood Risk: Whilst the tables below do not include a column for flood risk from other sources, such as surface water flooding, the risk from these other sources has been considered. Where risk from surface water flooding is considered to be manageable through design layout and use of Sustainable Drainage Systems (SuDS) details are not necessarily included in this assessment, but this would be expected to be included in support of a planning application. Where the risk from surface water flooding is expected to have potential to constrain the delivery of a site, commentary is included in the last column of each table.

Applying the Sequential Test to Residential Allocations

According to Table 2: Flood Risk Vulnerability Classification (see appendix A) residential development is classified as ‘more vulnerable’ and Table 3: Flood risk vulnerability and flood zone ‘compatibility’ (appendix A) highlights that ‘more vulnerable’ uses are compatible with flood zones 1 and 2, that an exception test is required where a site is in flood zone 3a and that it is incompatible with zone 3b.

Lincoln Strategy Area

The target for growth for the Lincoln Strategy Area set in the Local Plan is 23,654 recognising Lincoln’s role as a regional hub. As such, Lincoln is the most sustainable settlement in Central Lincolnshire and is the focus for development within the Lincoln Strategy Area.

Lincoln Urban Area – Preferred Allocations

Ref	Name	Area (ha)	No. Dwellings	Flood Zone	% age of site affected	Compatibility check	Sequential Test Passed	Exception Test Needed	Comments
CL428	South East Quadrant, Canwick	475	3500	Flood zone 1	n/a	Compatible	Yes	No	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout.
CL526	Former Main Hospital Complex, St Anne's Road, Lincoln	4.2	126	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout.
CL532	Land North of Ermine West	13.52	250	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low and medium risk of surface water flooding, but this could be dealt with through design and layout.
CL572	Home Farm, Boultham Park Road	0.35	36	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low and medium risk of surface water flooding, but this could be dealt with through design and layout. This site has been granted planning permission.
CL698	Land to the rear of Birchwood Centre	1.86	62	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low and medium risk of surface water flooding, but this could be dealt with through design and layout.

Ref	Name	Area (ha)	No. Dwellings	Flood Zone	% age of site affected	Compatibility check	Sequential Test Passed	Exception Test Needed	Comments
CL699	Land at Nettleham Road, (Junction with Searby Road), Lincoln	1.14	39	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout.
CL703	Land adjacent to Yarborough School, Riseholme Road, Lincoln	1.16	39	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout.
CL705	Site of Moorland Infant and Nursery School, Westwick Drive	1.40	48	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout.
CL706	Site at Ermine Community Infant School, Thoresway Drive	1.06	63	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low and medium risk of surface water flooding, but this could be dealt with through design and layout.
CL818	North East Quadrant, (Greetwell Quarry), Lincoln	83.44	1400	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout. Part of this site has planning permission.
CL824	Land off Ingleby Crescent, Lincoln	2.27	81	Flood Zone 1	n/a	Compatible	Yes	No	
CL1099	Land at Thorpe Lane, South Hykeham	1.47	38	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low and medium risk of surface water flooding, but this could be dealt with through design and layout. This site has been granted planning permission.
CL1882	Land off Millbeck Drive, Lincoln	1.34	46	Flood Zone 1	n/a	Compatible	Yes	No	
CL4379	Land at Junction of Brant Road and Station Road Waddington	6	135	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout.
CL4615	North West of Lincoln Road Romangate, Lincoln	3.291	99	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low, medium and high risk of surface water flooding,

Ref	Name	Area (ha)	No. Dwellings	Flood Zone	% age of site affected	Compatibility check	Sequential Test Passed	Exception Test Needed	Comments
									but this could be dealt with through design and layout.
CL808	Westbrooke Road, off Western Crescent	1.5	52	Flood Zone 2	80%	Compatible	Yes	No	This site includes areas at low, medium and high risk of surface water flooding. Most of the site is in flood zone 2. Planning permission granted for 52 dwellings
CL4394	Land North of Hainton Road, Lincoln	1.144	39	Flood Zone 2	15%	Compatible	Yes	No	Extent of flood risk along western edge of site and not expected to impact suitability of site. There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout.
CL4652	Land at North of Usher Junior School	3.57	81	Flood Zone 2	10%	Compatible	Yes	No	This site includes areas at low, medium and high risk of surface water flooding and a small area in flood zone 2. These constraints could be dealt with through design and layout.
CL4668	Grange Farm	76.3	2000	Flood Zone 2	7%	Compatible	Yes	No	This site includes some areas in flood zone 2 along a watercourse and some areas of low, medium and high risk of surface water flooding. It is a proposed Sustainable Urban Extension which will deliver housing and other infrastructure. The size of the site will require substantial landscaped area and open space. Given the location and amount of the site that is at risk from flooding, risk on site can be managed through design and layout.
CL4704	Land off Western Avenue, Lincoln	0.88	30	Flood Zone 2	85%	Compatible	Yes	No	This site includes areas at low and medium risk of surface water flooding. Most of the site is in flood zone 2. These constraints could be

Ref	Name	Area (ha)	No. Dwellings	Flood Zone	% age of site affected	Compatibility check	Sequential Test Passed	Exception Test Needed	Comments
									dealt with through design and layout.
CL525	Former Cegb Power Station, Spa Road	5.71	300	Flood Zone 3 / Flood Zone 2	50% / 75%	Part of site compatible	No	Yes	Large parts of the site are in flood zones 2 and 3 and are at low and medium risk of surface water flooding. All suitable and potentially deliverable sites in and around Lincoln city centre allocated wherever possible. This site is located close to the city centre and is a brownfield site providing key sustainability benefits. Sites in this area are essential to delivering adequate levels of growth for Lincoln in line with the overall strategy. Please see the Level 2 SFRA for exceptions Test.
CL704	Land to rear of 283-335 Newark Road	1.14	149	Flood Zone 3 / Flood Zone 2	35% / 100%	Not compatible	No	No	Entire site is in flood zone 2 and some parts in zone 3 and the majority of the site is at medium and high risk of surface water flooding. Planning permission has been granted on this site.
CL819	Western Growth Corridor	355.4	3200	Flood Zone 3 / Flood Zone 2	85% / 90%	Not compatible	No	Yes	The majority of this site is in flood zones 2 and 3 and there are areas at low, medium and high risk of surface water flooding. This site is a Sustainable Urban Extension and has been part of an ongoing dialogue between the Environment Agency and the Local Plan Team/City of Lincoln. Work to identify mitigation and other sustainability benefits will be included with the submission

Ref	Name	Area (ha)	No. Dwellings	Flood Zone	% age of site affected	Compatibility check	Sequential Test Passed	Exception Test Needed	Comments
									version. Please see the Level 2 SFRA for exceptions Test.

Lincoln Urban Area – Rejected Sites

Ref	Name	Area (ha)	No. Dwellings	Flood Zone	% age of site affected	Comments
CL413	Land to the west of Cross O'Cliff Court, Bracebridge Heath	23.3	979	Flood zone 1	n/a	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout. This site is within a green wedge and an area of great landscape value and development here would link Bracebridge Heath and the Lincoln urban area.
CL416	Land at Urban Street, Bracebridge Heath	3.24	97	Flood Zone 1	n/a	There are areas in the site at low risk of surface water flooding. The site is within a green wedge and an area of great landscape value. There is potential for conflict with neighbouring uses and the site is near to a hazardous installation, although this is due to be decommissioned.
CL522	Myle Cross Junior School, Macaulay Drive, Lincoln	1.30	44	Flood Zone 1	n/a	Currently in use as a teacher training centre and not known to be available for development.
CL693	Land South of 32 - 38 Albion Crescent	3.8	64	Flood Zone 1	n/a	Access difficulties to the site preventing site from being deliverable. There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout.
CL696	Core site (Col) and Pot extended site to North, off Clayton Road, Lincoln	2.14	64	Flood Zone 1	n/a	There are areas at low, medium and high risk of surface water flooding on the site. It is in use as a car garage, and there is potential for conflict with neighbouring uses and the site is near to a hazardous installation, although this is due to be decommissioned. Deliverability and suitability of the site is questionable.
CL700	Allotment site at Blankney Crescent	0.84	29	Flood Zone 1	n/a	This site is going through the process of be de-designated as an allotment, but this status is yet to be confirmed.
CL707	Site of Lowfields County Infant School, 248 Calder Road, Lincoln, LN5 9TL	1.26	75	Flood Zone 1	n/a	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout. This site is not available for development as it is in ongoing use as a school.
CL736	City bus station, Melville Street, Lincoln	0.98	58	Flood Zone 1	n/a	There are areas at low and medium risk of surface water flooding, but this could be dealt with through design and layout This site is a key part of the city centre regeneration as part of the transport hub and so is not considered to be available.
CL744	Post Office Headquarters, Firth Road, Lincoln	0.76	26	Flood Zone 1	n/a	There are areas at low, medium and high risk of surface water flooding, and the western edge is in flood zone 2 but this could be dealt with through design and layout. This site is currently in use by the royal mail and the site is within an area

Ref	Name	Area (ha)	No. Dwellings	Flood Zone	% age of site affected	Comments
						where there is flexibility for change of use to residential. Given the uncertainty at the site it is not proposed for allocation.
CL813	Land east of Urban Street and South of the Priory LSST School	1.5	51	Flood Zone 1	n/a	There are areas at low, medium and high risk of surface water flooding on the site. Northern part of the site in use by businesses and there is potential for conflict with neighbouring uses and the site is near to a hazardous installation, although this is due to be decommissioned. Deliverability and suitability of the site is questionable.
CL848	Wilkinson Site, Station Road, North Hykeham	1.19	40	Flood Zone 1	n/a	There are areas at low and medium risk of surface water flooding, but this could be dealt with through design and layout. It is within an industrial estate and so is not suitable for residential uses due to potential for conflict.
CL917	Land off 437/439 Newark Road, North Hykeham	8.54	192	Flood Zone 1	n/a	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout. Majority of site is designated a Local Wildlife Site and it is within a green wedge.
CL928	Former Lincoln Castings Site C, Station Road, North Hykeham	6.85	154	Flood Zone 1	n/a	The site is within a green wedge and there is potential conflict with neighbouring uses, if residential development on this site.
CL929	Former Lincoln Castings Site D, Station Road, North Hykeham	26.15	471	Flood Zone 1	n/a	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout. It is within a green wedge. Potential for conflict with neighbouring uses if developed for housing.
CL1058	Land behind Brick pit, Station Road, Waddington	3.15	71	Flood Zone 1	n/a	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout. Within a green wedge and an area of great landscape value and access and deliverability issues on the site.
CL1060	Land at Station Road, Middle, Waddington	1.13	29	Flood Zone 1	n/a	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout. Site on proposed route of Lincoln southern bypass. Site is within a green wedge and an area of great landscape value. Development would significantly close the gap between Waddington and Waddington Low Fields.
CL1066	Land fronting Station Road, Waddington	0.49	12	Flood Zone 1	n/a	The site includes an area at low risk of surface water flooding. Site would not meet dwelling threshold for consideration as allocation in isolation needs to be considered alongside CL2106. The site is within a larger Broad Location for Growth.
CL1069	Land behind 121/123 Station Road, Waddington	3.78	85	Flood Zone 1	n/a	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout. It is within a larger area identified as a Broad Location for Growth.
CL1096	Land north of 48 Thorpe Lane, South Hykeham	3.19	72	Flood Zone 1	n/a	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout. There are extensive TPOs across the site, adjacent to Local Wildlife Site. Less well located for access to services and facilities than other sites in the Lincoln urban area.

Ref	Name	Area (ha)	No. Dwellings	Flood Zone	% age of site affected	Comments
CL1205	Adj Robert Pattinson School, N. Hykeham	2.84	64	Flood Zone 1	n/a	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout. Loss of playing fields and car parking that are important to the area.
CL1896	Land off Washdyke Lane, Brant Road, Waddington	3.26	73	Flood Zone 1	n/a	There are areas at low risk of surface water flooding, but this could be dealt with through design and layout. Within a green wedge, impact on important landscape views.
CL1897	Land off Griffins Lane, Station Road, Waddington	6.64	149	Flood Zone 1	n/a	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout. Within a green wedge and an area of great landscape value. It is quite isolated from nearby built areas.
CL2088	93 Station Road, Waddington	1.45	37	Flood Zone 1	n/a	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout. Within an area of great landscape value and a green wedge.
CL2106	Land adj 127 - 165 Station Road, Waddington	2.00	51	Flood Zone 1	n/a	Site would need adjacent site CL10666 to come forward alongside this site to provide adequate direct access. It is within a larger area identified as a Broad Location for Growth.
CL2178	Land at Thorpe Lane, South Hykeham	2.91	65	Flood Zone 1	n/a	There is a small area at low and medium risk of surface water flooding, but this could be dealt with through design and layout. Farther than other sites to nearby services and facilities. Better sites available in the North Hykeham area.
CL3073	Land off Thorpe Lane, South Hykeham	9	202	Flood Zone 1	n/a	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout. Looks to be used in connection with the garden centre – availability questionable. Farther than other sites to nearby services and facilities. Better sites available in the North Hykeham area.
CL4431	Land off Lee Road, Lincoln	2.56	134	Flood Zone 1	n/a	There is a small area at low risk of surface water flooding. The site is a valued open space and sports facility.
CL4432	Land off Wolsey Way, Lincoln	1.079	37	Flood Zone 1	n/a	The site forms an important separation between two housing estates.
CL4685	Four Acres, Land to the West of 67 Station Road, Waddington	1.43	47	Flood Zone 1	n/a	There are areas at low risk of surface water flooding, but this could be dealt with through design and layout. It is within an area of great landscape value and a green wedge. It would contribute to closing the gap between Waddington Low Fields and Waddington village.
CL4713	Land to the North of Waddington Brick Pits, Station Road, Waddington	11.67	218	Flood Zone 1	n/a	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout. It is within a green wedge and an area of great landscape value. It is quite isolated from nearby built areas.
CL4722	Land to the North West of the Allotments, Long Leys Road, Lincoln	1.97	59	Flood Zone 1	n/a	Most of the site is at low, and smaller parts are at medium and high risk of surface water flooding. It is within a green wedge and it is not well connected to the built area.

Ref	Name	Area (ha)	No. Dwellings	Flood Zone	% age of site affected	Comments
CL4734	Land between Riseholme Road and Blankney Crescent, Lincoln	0.52	18	Flood Zone 1	n/a	The site is small and would only be suitable for allocation if alongside the neighbouring allotment site, which is yet to be de-designated.
CL745	Tentercroft Street Car Park	1	60	Flood Zone 2	35%	Parts of the site are in flood zone 2 and there are areas at low risk of surface water flooding, but this could be dealt with through design and layout. The site is an important part of the transport hub in the city centre regeneration.
CL930	Land at Richmond Lakes, North Hykeham	27.15	489	Flood Zone 2	10%	Southern parts of the site are in flood zone 2 and there are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout. It is within a green wedge and the site is a designated Local Wildlife Site.
CL1894	Land to rear of Nos. 320 - 378 Brant Road, Waddington	3.26	73	Flood Zone 2	30%	There are areas at low risk of surface water flooding and the western parts of the site are in flood zone 2, but this could be dealt with through design and layout. The site is within a green wedge. No identified access to the site.
CL1895	Land to rear of Nos. 382 - 418 Brant Road, Waddington	3.80	85	Flood Zone 2	5%	There are areas at low risk of surface water flooding and some small parts of the western edge of the site are in flood zone 2, but this could be dealt with through design and layout. The site is within a green wedge. No identified access to the site.
CL1904	Land to the South of Gateway Business Park	8.644		Flood Zone 2	20%	Northern parts of the site are in flood zone 2 and there are large parts of the site at low and medium risk of surface water flooding. It is beyond existing extents of the urban area and adjacent to employment uses with potential for conflict if developed for residential. It is within the route of the proposed southern bypass.
CL528	Land south of YMCA, Waterside North, Lincoln	0.39	29	Flood Zone 3	100%	The site is wholly within flood zone 3 and there is an area at low risk of surface water flooding. It is within an area where there is flexibility in the Local Plan to allow for redevelopment to residential uses. The site is centrally located but is linked to existing employment use and given the uncertainty of the deliverability of this site it has not been allocated.
CL531	Land at 6 Rivermead Close	0.88	30	Flood Zone 3 / Flood Zone 2	2% / 70%	Most of the site is in flood zone 2 and there is a small area at low risk of surface water flooding. It is within a green wedge.
CL533	Ruston Works, Pelham Street, Lincoln	9.10	490	Flood Zone 3 / Flood Zone 2	10% / 60%	Most of the site is in flood zone 2 and some of it is in flood zone 3 and there are some areas at low, medium and high risk of surface water flooding on the site. It is well located near to the city centre, but it is allocated and used for employment and as such its availability is not known.
CL534	Land at Firth Road	7.75	407	Flood Zone 3 / Flood Zone 2	90% / 100%	Most of this site is in flood zone 3 and all remaining areas are in flood zone 2. There are areas at low, medium and high risk of surface water flooding. The site is currently in employment use. It is within a location where the Local Plan allows for flexibility to change use to residential and, as such, it is not proposed to allocate this site.
CL692	Sunningdale Trading Estate, off Dixon Close, Lincoln	1.72	102	Flood Zone 3	100%	This site is wholly within flood zone 3 and there are some areas at medium risk of surface water flooding. It is within an allocated industrial estate and it is in employment use.

Ref	Name	Area (ha)	No. Dwellings	Flood Zone	% age of site affected	Comments
CL723	Surface car park, Waterside North, Lincoln	0.46	35	Flood Zone 3	40%	Part of this site is in flood zone 3. It is within an area where there is flexibility in the Local Plan to allow for redevelopment to residential uses. As such it has not been allocated in the plan.
CL724	Land adjacent to Environment Agency, Waterside North, Lincoln	0.27	25	Flood Zone 3	100%	The site is wholly within flood zone 3 and there is an area at low risk of surface water flooding. It is within an area where there is flexibility in the Local Plan to allow for redevelopment to residential uses. The site is centrally located and is in employment use. Given the uncertainty of the deliverability of this site it has not been allocated.
CL772	Walnut House, Matilda Road, Lincoln	2.22	67	Flood Zone 3 / Flood Zone 2	85% / 100%	Site wholly within flood zone 2 and almost all in flood zone 3 and there are some areas at low risk of surface water flooding. It is currently in retail and leisure use and is not clear that it would be available for development.
CL809	Land to the East of Hykeham Road, North Hykeham	13.08	314	Flood Zone 3 / Flood Zone 2	15% / 35%	The eastern parts of the site are in flood zones 2 and 3. It is within a green wedge.
CL816	Farmland North of Long Leys Road	46.47	836	Flood Zone 3 / Flood Zone 2	30% / 35%	Western parts of the site are in flood zones 2 and 3 and large parts of the site are at low, medium and high risk of surface water flooding. It is outside of the bypass and is within a green wedge.
CL817	Farmland South of Long Leys Road	21.1	506	Flood Zone 2	30%	Western parts of the site are in flood zones 2 and there are large areas at low, medium and high risk of surface water flooding across the site. It is within a green wedge and is not well connected to the built area of the city.
CL1067	The Nurseries, Brant Road, Waddington	3.59	81	Flood Zone 3 / Flood Zone 2	7% / 35%	Western parts of the site are in flood zones 2 and 3 and there are large areas at low, and smaller areas at medium and high risk of surface water flooding across the site. Western parts are within a green wedge. There is planning permission for houses at the eastern end of this site, but this is below the 25 dwelling threshold and this is the most suitable part of the site for housing.
CL1381	Land to the West of Lincoln Road, Nettleham	109.75	1975	Flood Zone 3 / Flood Zone 2	7% / 10%	This is a very large site with parts in flood zones 2 and 3 and there are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout. Within a green wedge and outside of the bypass.
CL4203	Land to the rear of 23 Windsor Park Close and Hyde Park Close	1.37	47	Flood zone 3 / flood zone 2	97% / 99%	The site is almost entirely within flood zones 2 and 3 and there are areas at low, medium and high risk of surface water flooding. It is within a green wedge.
CL4643	Kesteven/Clifton Street, Lincoln	1.304	44	Flood Zone 3	100%	Site wholly within flood zone 3 and there are areas at low and medium risk of surface water flooding. It is within an industrial and retail area.
CL4703	Land off Conway Drive, North Hykeham	1.52	90	Flood Zone 3 / Flood Zone 2	20% / 35%	The eastern end of the site is in flood zones 2 and 3 is at low risk of surface water flooding. It is within a green wedge.

Villages in the Lincoln Strategy Area – Preferred Allocations

Ref	Name	Area (ha)	No. Dwellings	Flood Zone	% age of site affected	Compatibility check	Sequential Test Passed	Exception Test Needed	Comments
CL415	Land South of Bracebridge Heath	11.8	213	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout.
CL417	Land off Moor Lane, Branston	2.65	73	Flood Zone 1	n/a	Compatible	Yes	No	This site has been granted planning permission.
CL4666	Land to the west of Station Road, Branston	4.56	91	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout. This site has been granted planning permission.
CL1179	Land North of Rudgard Ave, Cherry Willingham	1.57	40	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout.
CL1181	Land East of Thornton Way, Cherry Willingham	8.87	200	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low risk of surface water flooding, but this could be dealt with through design and layout.
CL4433	Land East of Rudgard Avenue, Cherry Willingham	5.93	133	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low risk of surface water flooding, but this could be dealt with through design and layout.
CL1190	Land to the south of Honeyholes Lane, Dunholme	8.55	275	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low risk of surface water flooding, but this could be dealt with through design and layout. This site has been granted planning permission.
CL4084	Land north of Honeyholes Lane, Dunholme	3.6	49	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout. This site has been granted planning permission.
CL4667	Land South of Fen Lane, Heighington	2.24	50	Flood Zone 1	n/a	Compatible	Yes	No	

Ref	Name	Area (ha)	No. Dwellings	Flood Zone	% age of site affected	Compatibility check	Sequential Test Passed	Exception Test Needed	Comments
CL904	Land Northwest of village, Metheringham	15.3	276	Flood Zone 1	n/a	Compatible	Yes	No	There is a small area at low risk of surface water flooding, but this could be dealt with through design and layout.
CL906	Land at Top Farm, Navenby	4.9	125	Flood Zone 1	n/a	Compatible	Yes	No	
CL907	Land off Winton Road, Navenby	1.54	42	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low and medium risk of surface water flooding, but this could be dealt with through design and layout.
CL908	Land off High Dyke, Navenby	1.99	36	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low and medium risk of surface water flooding, but this could be dealt with through design and layout.
CL4660	Neighbourhood Plan Allocation A Part of Site CL4503 Land at Deepdale Lane, Nettleham	3.74	50	Flood Zone 1	n/a	Compatible	Yes	No	
CL4661	Neighbourhood Plan Allocation B Part of Site CL3045 Land off High Leas, Nettleham	4.76	68	Flood Zone 1	n/a	Compatible	Yes	No	There is an area at low risk of surface water flooding, but this could be dealt with through design and layout. This site has been granted planning permission.
CL4662	Neighbourhood Plan Allocation C Part of Site CL1376 East of Brookfield Avenue, Nettleham, Lincoln	2.79	50	Flood Zone 1	n/a	Compatible	Yes	No	There are some small areas at low risk of surface water flooding, but this could be dealt with through design and layout.
CL4663	Neighbourhood Plan Allocation D	0.38	30	Flood Zone 1	n/a	Compatible	Yes	No	There are some small areas at low risk of surface water flooding, but this could be dealt with through design and layout.
CL4726	Land off Lodge Lane, Nettleham	1.55	39	Flood Zone 1	n/a	Compatible	Yes	No	There are some small areas at low risk of surface water flooding, but this could be dealt with through design and layout. This site has been granted planning permission.
CL1432	Land off Church Lane, Saxilby	9.8	221	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low, medium and high risk of surface water flooding,

Ref	Name	Area (ha)	No. Dwellings	Flood Zone	% age of site affected	Compatibility check	Sequential Test Passed	Exception Test Needed	Comments
									but this could be dealt with through design and layout.
CL986	Land south of Ferry Lane, Skellingthorpe	4.65	39	Flood Zone 1	100%	Compatible	Yes	No	There are areas at low and medium risk of surface water flooding, but this could be dealt with through design and layout.
CL1061	Land off Grantham Road/High Dike, Waddington	6.22	187	Flood Zone 1	n/a	Compatible	Yes	No	There is a small area at low risk of surface water flooding but it is expected that this can be managed through design and layout.
CL4496	Grantham Road, Waddington	4.4	142	Flood Zone 1	n/a	Compatible	Yes	No	
CL4671	Land off Grantham Road, Waddington	3.93	88	Flood Zone 1	n/a	Compatible	Yes	No	There is a small area at low risk of surface water flooding, but this could be dealt with through design and layout.
CL4469	Land east of Canterbury Drive, Washingborough	8.3	185	Flood Zone 1	n/a	Compatible	Yes	No	Only a very small area at the north of the site in flood zone 2. This site has been granted planning permission.
CL1491	Land to East of Prebend Lane, Welton, and incorporates SHLAA 2008 site W/NPD/1	8.1	350	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout. This site has been granted planning permission.
CL4089	Cliff Road, Welton	3.08	63	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout. This site has been granted planning permission.
CL1100	Land to the north of Witham St. Hughs (Phase 3)	69.9	1259	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout.
CL4725	Land off Meadowsweet Lane, Witham St Hughs	2.99	105	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout.

Ref	Name	Area (ha)	No. Dwellings	Flood Zone	% age of site affected	Compatibility check	Sequential Test Passed	Exception Test Needed	Comments
CL994	Land east of Lincoln Road, Skellingthorpe	10.3	280	Flood Zone 3 / Flood Zone 2	30% / 30%	Not compatible	No	No	A central corridor through the site is in flood zones 2 and 3 and is at risk of surface water flooding. Majority of site not at risk of flooding, it is considered that design and layout can manage impacts. There is an extant permission for residential development on site.
CL1208	Off Lincoln Road, Skellingthorpe	5.73	129	Flood Zone 3 / Flood Zone 2	2% / 1%	Compatible	Yes	No	Only a very small area of the eastern part of the site in flood zones 2 and 3 and at low risk of surface water flooding. It is considered that these can be managed through design and layout.

Villages in the Lincoln Strategy Area – Rejected Sites

Ref	Name	Area (ha)	No. Dwellings	Flood Zone	% age of site affected	Comments
CL1129	Land off Horncastle Road, Bardney	1.09	28	Flood Zone 1	n/a	There is a small area at low risk of surface water flooding on the site. The site extends beyond existing built extent of village. Better sites for growth in the Lincoln strategy area.
CL1133	Former Social Club and Sports Facilities, Wragby Road, Bardney	2.38	54	Flood Zone 1	n/a	There are some areas at low and medium risk of surface water flooding. Potential access issues with no clear solution. Better sites for growth in the Lincoln strategy area.
CL1134	Land at Manor Farm, Bardney LN3 5SU	1.13	29	Flood Zone 1	n/a	The site is adjacent to a number of listed buildings. It is proposed as green space in local plan and in the current application at appeal. Better sites for growth in the Lincoln strategy area.
CL4007	Phase three, Manor Farm Development, Horncastle Road, Bardney	4.7	106	Flood Zone 1	n/a	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout. It is in the setting of a number of listed buildings. Better sites for growth in the Lincoln strategy area.
CL4504	Henry Lane, Bardney	1.42	36	Flood Zone 1	n/a	Potential access issues with no clear solution. Better sites for growth in the Lincoln strategy area.
CL4715	Land South of Henry Lane, Bardney	2.32	51	Flood Zone 1	n/a	Very small area at low risk of surface water flooding. Better sites for growth in the Lincoln strategy area.

Ref	Name	Area (ha)	No. Dwellings	Flood Zone	% age of site affected	Comments
CL1416	Land off Grantham Road, Bracebridge Heath	1.55	40	Flood Zone 1	n/a	There is an area at low risk of surface water flooding at the southern edge of the site. The site is used as allotments.
CL419	Land off Thacker's Lane, Branston	1.46	37	Flood Zone 1	n/a	Access to site appears inadequate. The site would not be a logical extension to the village. Existing permissions provide adequate growth for Branston.
CL4387	Land between Mere Road and Sleaford Road	21.7	391	Flood Zone 1	n/a	Site beyond existing extents of the village and would extend it significantly. Connected to the village by recent planning permission. Existing permissions provide adequate growth for Branston.
CL4388	Lincoln Road, Branston, LN4 1NS	32.7	589	Flood Zone 1	n/a	Site not well connected to the village and would result in developing behind existing ribbon development. Existing permissions provide adequate growth for Branston.
CL1180	Land South of Green Lane, Cherry Willingham	1.28	33	Flood Zone 1	n/a	There are areas of the site at low, medium and high risk of surface water flooding. Site not well connected to village and access is inadequate for large developments.
CL4363	Bleak House Farm, Cherry Willingham, Lincoln	50.6	911	Flood Zone 1	n/a	There are areas at medium and low risk of surface water flooding on the site, but it is considered that these could be dealt with through design and layout. There are concerns about access to and from the site following proposed Lincoln Eastern Bypass which would close off access along Hawthorn Road to the north.
CL4434	Land East of Rosedale Close/Lady Meers Road, Cherry Willingham	9.88	222	Flood Zone 1	n/a	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout. Better sites available in village.
CL4510	Cherry Willingham Airfield Land	27.9	503	Flood Zone 1	n/a	There are areas at low and medium risk of surface water flooding, but this could be dealt with through design and layout. Part of site proposed for allocation, remaining area of site not well connected to the village and extends the village extents significantly.
CL1187	Land to the West of Ryland Road, Dunholme	4.52	102	Flood Zone 1	n/a	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout. Within a key green wedge separating Dunholme and Welton. An adequate level of growth is being delivered in Dunholme and Welton through existing planning permissions.
CL4197	Land to the north of Honeyholes Lane, Dunholme	3.17	71	Flood Zone 1	n/a	There is an area at low risk of surface water flooding. It is within a green wedge. An adequate level of growth is being delivered in Dunholme and Welton through existing planning permissions.
CL4198	Land to the north of Waltham House and to the south of Honeyholes Lane, Dunholme	5.64	127	Flood Zone 1	n/a	Site not well connected to village. Better sites available in the village. An adequate level of growth is being delivered in Dunholme and Welton through existing planning permissions.
CL4676	Land South of Garratt Close, Heighington	4.44	100	Flood Zone 1	n/a	The site would extend beyond the existing built extents as a linear extension. There are better sites for development in the Lincoln strategy area.
CL900	Land adj to the Moorlands, Metherringham	18.3	329	Flood Zone 1	n/a	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout. Potential conflict with neighbouring

Ref	Name	Area (ha)	No. Dwellings	Flood Zone	% age of site affected	Comments
						industrial uses if developed for residential use, site separated from the village by railway line. Better site available in Metheringham.
CL4524	Land west of Metheringham	2.26	51	Flood Zone 1	n/a	There is an area at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout. Not well connected to the village and extends beyond existing extents of the built area of the village.
CL909	Land adjoining Medical Centre, Grantham Road, Navenby	3.17	71	Flood Zone 1	n/a	Development at this site would close the gap between Wellingore and Navenby and within an area of great landscape value.
CL4040	Land to the east of Pottergate Road, Navenby	22.9	412	Flood Zone 1	n/a	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout. Development of this site would further reduce the gap between Navenby and Wellingore.
CL4200	Land adjoining The Rise, Navenby, Lincolnshire	3.16	71	Flood Zone 1	n/a	Access issues – would require access through neighbouring site which, if developed, would close the gap between Navenby and Wellingore. Within an area of great landscape value.
CL1374	Land off Larch Avenue (rear of 67 Sudbrooke Lane) Nettleham	3.31	74	Flood Zone 1	n/a	There are areas at low and medium risk of surface water flooding, but this could be dealt with through design and layout. Not one of the sites being allocated in the Nettleham Neighbourhood Plan which are considered to deliver adequate growth in the plan period.
CL1379	Agricultural land to West of Scothern Road & North of Cotton Smith Way, Nettleham (Part Field Number: TF0176 0717)	4.21	95	Flood Zone 1	n/a	Not one of the sites being allocated in the Nettleham Neighbourhood Plan which are considered to deliver adequate growth in the plan period.
CL1384	Land at Nettleham off Mill Hill, Allotments, Nettleham	9.53	214	Flood Zone 1	n/a	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout. Not one of the sites being allocated in the Nettleham Neighbourhood Plan which are considered to deliver adequate growth in the plan period.
CL3041	Land Adj to Greetwell Lane, Nettleham	21.3	384	Flood Zone 1	n/a	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout. Not one of the sites being allocated in the Nettleham Neighbourhood Plan which are considered to deliver adequate growth in the plan period. Adjacent to Scheduled Ancient Monument. Western part of site within a green wedge.
CL3042	Land off High Leas, Nettleham	15.1	271	Flood Zone 1	n/a	There is an area at low risk of surface water flooding, but this could be dealt with through design and layout. Part of site being allocated in line with the Nettleham Neighbourhood Plan.

Ref	Name	Area (ha)	No. Dwellings	Flood Zone	% age of site affected	Comments
CL3043	Land Adj Deepdale Lane, Nettleham	8.66	195	Flood Zone 1	n/a	Not one of the sites being allocated in the Nettleham Neighbourhood Plan which are considered to deliver adequate growth in the plan period. Disconnected from the village.
CL3045	Land adjacent to 20 Deepdale Lane, Nettleham	1.87	48	Flood Zone 1	n/a	Most of this site is part of an area being allocated in this plan and the Nettleham Neighbourhood Plan.
CL4000	Land North side Deepdale Lane, Nettleham	10.1	183	Flood Zone 1	n/a	Quite disconnected from the village. Not one of the sites being allocated in the Nettleham Neighbourhood Plan which is considered to deliver adequate growth in the plan period.
CL4385	Scothern Road, Nettleham, Lincoln	17.9	322	Flood Zone 1	n/a	Not one of the sites being allocated in the Nettleham Neighbourhood Plan which is considered to deliver adequate growth in the plan period. Not well connected to the village. Extends beyond existing extents of built area of the village.
CL4503	Land at Deepdale Lane, Nettleham	3.73	84	Flood Zone 1	n/a	Part of site being allocated in the local plan and in the Nettleham Neighbourhood Plan.
CL2183	Land East of Sturton Road, Saxilby	1.2	31	Flood Zone 1	n/a	Extends beyond existing extent of village built up area. An adequate level of growth for Saxilby in the plan period is considered to be delivered through existing permissions.
CL2184	Land to the West of Sturton Road, Saxilby	5.5	124	Flood Zone 1	n/a	There are areas at low and medium risk of surface water flooding, but this could be dealt with through design and layout. Extends beyond existing extent of village built up area. An adequate level of growth for Saxilby in the plan period is considered to be delivered through existing permissions.
CL4383	Church Lane Field, Church Lane, Saxilby, Lincoln	6	135	Flood Zone 1	n/a	There are large areas at low, medium and high risk of surface water flooding. The likely access is unsuitable at present. Would only be considered if neighbouring sites were developed too. An adequate level of growth for Saxilby in the plan period is considered to be delivered through existing permissions.
CL4447	Land off Mays Lane, Saxilby	1.25	32	Flood Zone 1	n/a	It is unclear if an acceptable direct access can be provided for the site. An adequate level of growth for Saxilby in the plan period is considered to be delivered through existing permissions.
CL987	Land at Jerusalem Farm, 63 Jerusalem Road, Skellingthorpe	24.8	446	Flood Zone 1	n/a	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout. Not a logical extension to the village as is beyond extents of the village built area. Not well connected with village centre. Potential conflict with neighbouring industrial use if developed for residential.
CL988	Land at Jerusalem Farm, 63 Jerusalem Road, Skellingthorpe	21.3	383	Flood Zone 1	n/a	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout. Not a logical extension to the village as is beyond extents of the village built area. Not well connected with the village centre.
CL989	Land at Jerusalem Farm, 63 Jerusalem Road, Skellingthorpe	12.6	226	Flood Zone 1	n/a	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout. Access difficulties with no clear way to access site. Extends beyond existing built extents of village.

Ref	Name	Area (ha)	No. Dwellings	Flood Zone	% age of site affected	Comments
CL990	Land at Jerusalem Farm, 63 Jerusalem Road, Skellingthorpe	25.6	461	Flood Zone 1	n/a	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout. Not a logical extension to the village as is beyond extents of the village built area. Not well connected with village centre.
CL4043	Woodbank Farm, Woodbank Lane, Skellingthorpe, Lincoln	3.12	70	Flood Zone 1	n/a	There are areas at low and medium risk of surface water flooding, but this could be dealt with through design and layout. Unclear if a suitable direct access can be achieved at this site. Would not be a logical extension to the village unless neighbouring site were also developed.
CL4044	Skellingthorpe Moor, off bottom end of Waterloo Lane, Skellingthorpe, Lincoln	9.2	207	Flood Zone 1	n/a	There are areas at low risk of surface water flooding, but this could be dealt with through design and layout. Not a logical extension to the village as is beyond extents of the village built area.
CL4729	Land to the West of Lancaster Way, Skellingthorpe	3.38	76	Flood Zone 1	n/a	There are areas at low and medium risk of surface water flooding on the site, but this could be dealt with through design and layout. Not the most logical extension and not very well enclosed site. There are better sites available in Skellingthorpe.
CL4732	Land off Woodbank, Skellingthorpe	0.82	21	Flood Zone 1	n/a	There are large areas at low, medium and high risk of surface water flooding on the site. Not the most logical extension and not very well enclosed site. There are better sites available in Skellingthorpe.
CL4739	Land North of Jerusalem Road, Skellingthorpe	2.02	51	Flood Zone 1	n/a	There are areas at low and medium risk of surface water flooding on the site. Site is well enclosed and quite near to services and facilities in the village. There are better sites available in Skellingthorpe.
CL1062	Land off Grantham Road, Waddington South	8.73	196	Flood Zone 1	n/a	There are areas at low and medium risk of surface water flooding on the site, but this could be dealt with through design and layout. Part of site within proposed allocation with planning permission. MOD have raised concerns with development at eastern parts of the site.
CL1065	Land off Grantham Road, Waddington	10.6	191	Flood Zone 1	n/a	There are areas at low and medium risk of surface water flooding on the site, but this could be dealt with through design and layout. Within a green wedge and an area of great landscape value.
CL1070	Hillside Nursery, Station Road, Waddington	3.47	78	Flood Zone 1	n/a	There are areas at low and medium risk of surface water flooding on the site, but this could be dealt with through design and layout. Within a green wedge and would contribute to closing the gap between Waddington Village and Waddington Low Fields.
CL4701	Land at Green Farm, Waddington	7.15	161	Flood Zone 1	n/a	There is a very small area at low risk of surface water flooding. It is within a green wedge.
CL1085	Land at Church Hill, Washingborough	1.22	30	Flood Zone 1	n/a	There is an area at low and medium risk of surface water flooding on the site, but this could be dealt with through design and layout. Site adjacent to listed building. Other sites with permission and those being allocated in the Local Plan in Washingborough provide an adequate level of growth for the village.

Ref	Name	Area (ha)	No. Dwellings	Flood Zone	% age of site affected	Comments
CL1087	Land at Sheepwash Grange, Washingborough	102	1851	Flood Zone 1	n/a	There are some small areas of the site at low and medium risk of surface water flooding, but these could be dealt with through design and layout. It is within a green wedge. Development would impact on many long distance views, including of the Lincoln skyline and it would be quite disconnected from the village.
CL4719	Land at Pitts Road / Church Hill, Washingborough	1.88	48	Flood Zone 1	n/a	The site is constrained by protected trees and heritage assets. There are better sites delivering adequate levels of growth for the village in the plan period.
CL1489	Hackthorn Road, Welton, Lincoln (3rd one)	2.24	50	Flood Zone 1	n/a	Not well connected with the current built area of the village – would require neighbouring sites to be developed first. Sites with planning permission have provided adequate growth levels for Welton.
CL2175	Land at Ryland, Welton	3.59	81	Flood Zone 1	n/a	There are small areas at low risk of surface water flooding on the site, but this can be dealt with through layout and design. Access is not suitable for development and site is not well connected with village centre. Sites with planning permission have provided adequate growth levels for Welton.
CL2181	Adjacent Dunholme Close, Welton	3.5	79	Flood Zone 1	n/a	There are small areas at low risk of surface water flooding on the site, but this could be dealt with through design and layout. It is within a key green wedge separating Welton from Dunholme. Sites with planning permission have provided adequate growth levels for Welton.
CL4087	Prebend Lane, Welton	8.3	187	Flood Zone 1	n/a	There are areas at low, medium and high risk of surface water flooding, but this could potentially be dealt with through design and layout. The site is not well connected to the village centre and would extend beyond the existing built extents of the village. Sites with planning permission have provided adequate growth levels for Welton.
CL4520	Land at Hackthorn Road, Welton	6.2	139	Flood Zone 1	n/a	There is a small area at low and medium risk of surface water flooding, but this could be dealt with through design and layout. Sites with planning permission have provided adequate growth levels for Welton.
CL4697	Land off Moor Lane, Witham St Hughs	7.35	165	Flood Zone 1	n/a	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout. There are better sites delivering substantial growth in Witham St Hughs.
CL4698	Land off Sorrel Road, Witham St Hughs	11.35	204	Flood Zone 1	n/a	There are areas at low risk of surface water flooding, but this could be dealt with through design and layout. There are better sites delivering substantial growth in Witham St Hughs.
CL4699	Land off Satterley Close, Witham St Hughs	2.77	55	Flood Zone 1	n/a	There are areas at low and medium risk of surface water flooding, but this could be dealt with through design and layout. There are better sites delivering substantial growth in Witham St Hughs.
CL4700	Land off Moor Lane, Witham St Hughs	2.9	65	Flood Zone 1	n/a	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout. The site is poorly connected to the village. There are better sites delivering substantial growth in Witham St Hughs.

Ref	Name	Area (ha)	No. Dwellings	Flood Zone	% age of site affected	Comments
CL1376	East of Brookfield Avenue, Nettleham, Lincoln	4.47	101	Flood Zone 2	25%	Northern parts of the site are in flood zone 2 and are at low risk of surface water flooding. The growth from permissions and allocations in the neighbourhood plan are considered to be adequate for Nettleham in the plan period.
CL1430	Land off Mill Lane, Saxilby	9.89	223	Flood Zone 2	7%	Flood zone 2 at southern part of the site and There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout. There are potential difficulties in delivering a suitable direct access difficulties onto main road. There is adequate growth from permissions for Saxilby in the plan period.
CL4092	Land adjacent farm access road, off Sykes Lane, Saxilby	3.07	69	Flood Zone 2	65%	A large proportion of the site is in flood zone 2 and there are areas at low, medium and high risk of surface water flooding, but this could potentially be dealt with through design and layout. Access currently unsuitable for development. Extends beyond the existing extents of the built areas of the village.
CL4130	Land off Sykes Lane, Saxilby, Lincoln	7.19	162	Flood Zone 2	30%	Western parts of this site are in flood zone 2 and are at low, medium and high risk of surface water flooding, but this could potentially be dealt with through design and layout. Extends beyond existing extent of village built up area, but neighbouring site now has permission. There is considered to be sufficient growth for Saxilby in the plan period from permissions.
CL4051	Land at "Kelvindale", Old Wood, Skellingthorpe	11.5	2017	Flood Zone 2	5%	The northern end of the site is in flood zone 2 and there are areas at low, medium and high risk of surface water flooding, but this could potentially be dealt with through design and layout. It is disconnected from the village and is designated as a Site of Nature Conservation Importance.
CL1492	Hackthorn Road (2 nd one), Welton	7.03	158	Flood Zone 2	20%	Some flood zone 2 and areas at low and medium risk of surface water flooding across eastern parts of the site but this could be dealt with through design and layout. Sites with planning permission have provided adequate growth levels for Welton.
CL1131	Field 6100, Abbey Road, Bardney	2.57	58	Flood Zone 3 / Flood Zone 2	25% / 30%	Western parts of the site are in flood zones 2 and 3 and at low risk of surface water flooding. The access to this site would not be suitable for development of this scale.
CL1135	British Sugar Factory, Station Road, Bardney	17.4	313	Flood Zone 3 / Flood Zone 2	3% / 30%	Western and southern parts of the site within flood zones 2 and 3 and there are areas at low, medium and high risk of surface water flooding, but this could potentially be dealt with through design and layout. There are better sites to deliver growth in the Lincoln strategy area.
CL1135a	Former Sugarbeet Factory, Station Road, Bardney	89.5	1611	Flood Zone 3 / Flood Zone 2	50% / 55%	North-western parts of the site are in flood zone 3 and additional central parts are in flood zone 2. There are areas at low, medium and high risk of surface water flooding. Land west of the river is disconnected from the village and beyond existing built extent. There are better places to deliver growth in the Lincoln strategy area.
CL3006	Fishing Pond, rear of Laburnum Close, Beach Road, Branston, Lincoln	1.35	34	Flood Zone 3 / Flood Zone 2	15% / 25%	Central parts of the site are in flood zones 2 and 3 and extensive areas of the site are at low, medium and high risk of surface water flooding. Sites with permission are considered to deliver adequate growth for Branston in the plan period.

Ref	Name	Area (ha)	No. Dwellings	Flood Zone	% age of site affected	Comments
CL4684	Land off Cherry Avenue, Branston	7.4	167	Flood Zone 3 / Flood Zone 2	25% / 30%	Southern parts of the site are in flood zones 2 and 3 and extensive areas of the site are at low, medium and high risk of surface water flooding. Sites with permission are considered to deliver adequate growth for Branston in the plan period.
CL4511	Fen Lane, Cherry Willingham	31.6	568	Flood Zone 3 / Flood Zone 2	80% / 85%	Most of the site in flood zones 2 and 3 and at low and medium risk of surface water flooding. Extends significantly beyond existing extent of the village, within a green wedge.
CL1189	Land North of Market Rasen Road, Dunholme	24.8	446	Flood Zone 3 / Flood Zone 2	2% / 3%	Some small areas in flood zones 2 and 3 and small areas at medium and low risk of surface water flooding. The site extends significantly beyond the extents of the village built area. It is considered that there is sufficient growth for Dunholme in the plan period from permissions.
CL4522	Land north and east of Market Rasen Road, Dunholme	26.19	471	Flood Zone 3 / Flood Zone 2	15% / 20%	Northern areas in flood zones 2 and 3 and areas at low, medium and high risk of surface water flooding. The site extends significantly beyond the extents of the village built area. It is considered that there is sufficient growth for Dunholme in the plan period from permissions.
CL1375	Land North of The Hawthorns & Larch Avenue, Nettleham	7.49	169	Flood Zone 3 / Flood Zone 2	15% / 20%	Northern parts of the site in flood zones 2 and 3 and at low, medium and high risk of surface water flooding. Part of site being allocated in line with the Nettleham Neighbourhood Plan. The growth from permissions and allocations in the neighbourhood plan are considered to be adequate for Nettleham in the plan period.
CL3091	The Brown Cow Public House and Adjacent Land off the A46, Nettleham	2.1	47	Flood Zone 3 / Flood Zone 2	15% / 15%	Eastern parts of the site are in flood zones 2 and 3 and are at low risk of surface water flooding. The site is quite disconnected from the village and is within a green wedge. The growth from permissions and allocations in the neighbourhood plan are considered to be adequate for Nettleham in the plan period.
CL3097	Land to the North of Kingsway, Nettleham LN2 2PY	3.54	80	Flood Zone 3 / Flood Zone 2	8% / 15%	South-eastern parts of the site are in flood zones 2 and 3 and are at low risk of surface water flooding. The growth from permissions and allocations in the neighbourhood plan are considered to be adequate for Nettleham in the plan period.
CL4702	Land off Larch Avenue, Nettleham	14.5	261	Flood Zone 3 / Flood Zone 2	10% / 25%	Northern parts of the site in flood zones 2 and 3 and at low, medium and high risk of surface water flooding. Part of site being allocated in line with the Nettleham Neighbourhood Plan. The growth from permissions and allocations in the neighbourhood plan are considered to be adequate for Nettleham in the plan period.
CL4093	Land adjacent Sykes Lane, off Sykes Lane, Saxilby LN1 2PA	6.26	141	Flood Zone 3 / Flood Zone 2	2% / 90%	Majority of the site is in flood zone 2 and large parts of the site area in area of low, medium and high risk of surface water flooding. Access is currently unsuitable for development here. The site extends beyond the existing extents of the built areas of the village. Would only be considered if neighbouring site were developed too. It is considered that sites with permission provide adequate growth for Saxilby in the plan period.
CL4512	West Bank, Saxilby	29.14	525	Flood Zone 3 / Flood Zone 2	1% / 85%	Most of the site in flood zone 2 and large areas across the site are at low, medium and high risk of surface water flooding. The site is separated from main built area of

Ref	Name	Area (ha)	No. Dwellings	Flood Zone	% age of site affected	Comments
						village by the railway line and the river and it is unclear whether suitable direct access can be achieved. It is considered that sites with permission provide adequate levels of growth for Saxilby in the plan period.
CL985	Land north of Ferry Lane, Skellingthorpe	10.6	191	Flood Zone 3 / Flood Zone 2	60% / 100%	Most of the site is in flood zone 3 and it is wholly within flood zone 2 and a large area is at low risk of surface water flooding. The site extends beyond existing built extents of the village and there are many better sites available in Skellingthorpe.

Gainsborough

The target for growth for Gainsborough set in the Local Plan is 4,435. This figure has been selected, based on population levels, to make the most of regeneration opportunities for the town and focusing a significant amount of Central Lincolnshire’s growth at this main town.

It should be noted that Gainsborough is the subject of Government backed funding to deliver Local Development Orders (LDO) on a number of brownfield ‘Housing Zone’ sites. Where the below sites are the subject of a proposed LDO, this is referred to in the comments column.

Gainsborough – Preferred Allocations

Ref	Name	Area (ha)	No. Dwellings	Flood Zone	% age of site affected	Compatibility check	Sequential Test Passed	Exception Test Needed	Comments
CL1217	Tesco Car Park, Gainsborough	0.36	25	Flood Zone 1	n/a	Compatible	Yes	No	
CL1238	East of Allocation G1, Gainsborough DN21 1HN	3.39	80	Flood Zone 1	n/a	Compatible	Yes	No	This site has been granted planning permission.
CL1241	Land East of Belt Farm, Gainsborough	117.4	2500	Flood Zone 1	n/a	Compatible	Yes	No	There are quite large areas at low, medium and high risk of surface water flooding, but given the overall site size, this could be dealt with through design and layout.
CL1610	Land between North Street and Church Street, Gainsborough	0.58	48	Flood Zone 1	n/a	Compatible	Yes	No	This site is the subject of an LDO.
CL3044	Land south of Willingham Road, Lea, Gainsborough	3.04	68	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout.
CL4690	Amp Rose Housing Zone, Gainsborough	2.28	78	Flood Zone 1	n/a	Compatible	Yes	No	This site is the subject of an LDO. There are areas at low, medium and high risk of surface water flooding,

Ref	Name	Area (ha)	No. Dwellings	Flood Zone	% age of site affected	Compatibility check	Sequential Test Passed	Exception Test Needed	Comments
									but this could be dealt with through design and layout.
CL4691	Former Castle Hills Community College Site, Gainsborough	4.99	130	Flood Zone 1	n/a	Compatible	Yes	No	This site is the subject of an LDO. There are small areas at low and medium risk of surface water flooding, but this could be dealt with through design and layout.
CL1244	Site between Wembley/Hickman St, Gainsborough	0.81	34	Flood Zone 3	100%	Not compatible	No	Yes	This site is wholly within flood zone 3, but is in an area protected by flood defences. Eastern parts of the site are at low, medium and high risk of surface water flooding. It is a brownfield site at an edge of centre location and as such is a regeneration opportunity. See Level 2 SFRA for exception test.
CL1246	West of Primrose Street, Gainsborough	2.22	83	Flood Zone 3	100%	Not compatible	No	Yes	This site is wholly within flood zone 3, but is in an area protected by flood defences. Eastern parts of the site are at low, medium and high risk of surface water flooding. It is a brownfield site at an edge of centre location and as such is a regeneration opportunity. See Level 2 SFRA for exception test.
CL1247	Site at Thornton St, land enclosed between Thornton St, Bridge St, King St and Bridge Rd, Gainsborough	0.58	25	Flood Zone 3 / Flood Zone 2	75% / 95%	Not compatible	No	Yes	This site is almost wholly within flood zones 2 and 3, but is in an area protected by flood defences. There is an area at low risk of surface water flooding. It is a brownfield site at an edge of centre location and as such is a regeneration opportunity. See Level 2 SFRA for exception test.
CL1253	Sinclairs, Ropery Road, Gainsborough	3.03	114	Flood Zone 3	100%	Not compatible	No	Yes	This site is wholly within flood zone 3, but is in an area protected by flood defences. There are some small areas of the site at low,

Ref	Name	Area (ha)	No. Dwellings	Flood Zone	% age of site affected	Compatibility check	Sequential Test Passed	Exception Test Needed	Comments
									medium and high risk of surface water flooding. It is a brownfield site at an edge of centre location and as such is a regeneration opportunity. See Level 2 SFRA for exception test.
CL4686	Gateway Riverside Housing Zone, Gainsborough	6	450	Flood Zone 3 / Flood Zone 2	90% / 95%	Not compatible	No	Yes	This site is the subject of an LDO. The site is almost entirely within flood zones 2 and 3 and there are some areas at low and medium risk of surface water flooding across the site. LDOs will be subject to flood risk assessments as part of the process.
CL4687	Town Centre Riverside Housing Zone a, Gainsborough	1.73	74	Flood Zone 3 / Flood Zone 2	99% / 100%	Not compatible	No	Yes	This site is the subject of an LDO. The site is almost entirely within flood zone 3 and is wholly within flood zone 2 and there are some areas at low, medium and high risk of surface water flooding in eastern parts of the site. LDOs will be subject to flood risk assessments as part of the process.
CL4688	Town Centre Riverside Housing Zone b, Gainsborough	1.3	55	Flood Zone 3 / Flood Zone 2	30% / 45%				This site is the subject of an LDO. Much of the site is within flood zones 2 and 3. LDOs will be subject to flood risk assessments as part of the process.
CL4689	Riverside North Housing Zone, Gainsborough	13.74	170	Flood Zone 3 / Flood Zone 2	75% / 80%	Not compatible	No	Yes	This site is the subject of an LDO. Most of the site is within flood zones 2 and 3 and there are some areas at low, medium and high risk of surface water flooding across the site. LDOs will be subject to flood risk assessments as part of the process.

Gainsborough – Rejected Sites

Ref	Name	Area (ha)	No. Dwellings	Flood Zone	% age of site affected	Comments
CL1232	Land to the south of Heapham Road, Gainsborough	1.93	82	Flood Zone 1	n/a	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout. This site is part of a green corridor and is not a logical location for development unless rest of corridor is developed.
CL1251	Environment Agency, Corringham Rd, Gainsborough	1.15	39	Flood Zone 1	n/a	There are small areas at low risk of surface water flooding, but this could be dealt with through design and layout. Ongoing discussions with applicant on proposals for a local centre on site. Deliverability and availability for residential development questionable.
CL1324	Land Adjacent to Lea Park, Lea	69.5	1251	Flood Zone 1	n/a	A very small area is in flood zone 2 at the western edge of the site. There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout. Within an area of great landscape value. It is not very well connected to the main urban areas of Gainsborough / Lea extending development as a ribbon.
CL4436	White's Wood Lane Gainsborough DN21 1RL	1.27	54	Flood Zone 1	n/a	Large parts of the site are areas at low, medium and high risk of surface water flooding. The site is a designated Site of Nature Conservation Importance and a publically accessible area of open space.
CL4438	Gainsborough Leisure Centre, Gainsborough	4.52	170	Flood Zone 1	n/a	There is a small area at low risk of surface water flooding on the site. Site currently used as a leisure centre and not available for development.
CL4553	Foxby Lane, Gainsborough	2.17		Flood Zone 1	n/a	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout. Site possibly better suited for employment use due to neighbouring uses and better sites available to deliver growth in Gainsborough.
CL4554	Long Wood Road, Gainsborough	0.94		Flood Zone 1	n/a	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout. The site more suited for employment development due to neighbouring uses.
CL2107	Lea Estate Farm, Gainsborough Road	9.34	210	Flood zone 3 / Flood Zone 2	8% / 10%	Parts of the site are in flood zones 2 and 3, including the likely access. There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout. This would not be a logical extension to the built area in Lea and there are many better locations to deliver growth in Gainsborough.
CL1348	Land behind 51 Walkerith Rd, Morton	4.87	110	Flood Zone 3	100%	This site is wholly within flood zone 3 and there are some small areas at low risk of surface water flooding. There are many better locations in Gainsborough to deliver growth.
CL1349	Land East of Morton, Morton	87.48	1575	Flood Zone 3	100%	This site is wholly within flood zone 3 and there are some areas at low, medium and high risk of surface water flooding. There are many better locations in Gainsborough to deliver growth.

Ref	Name	Area (ha)	No. Dwellings	Flood Zone	% age of site affected	Comments
CL1351	Land off Mill Lane, Morton, Gainsborough, Lincs	2.94	66	Flood Zone 3	100%	This site is wholly within flood zone 3 and there are some small areas at low risk of surface water flooding. There are many better locations in Gainsborough to deliver growth.

Sleaford

The target for growth for Sleaford set in the Local Plan is 4,435. This figure has been selected, based on population levels, to make the most of regeneration opportunities for the town and focusing a significant amount of Central Lincolnshire’s growth at this main town.

Sleaford – Preferred Allocations

Ref	Name	Area (ha)	No. Dwellings	Flood Zone	% age of site affected	Compatibility check	Sequential Test Passed	Exception Test Needed	Comments
CL1002	Land at Stump Cross Hill, Quarrington, Sleaford	6.81	204	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout.
CL1007	The Hoplands Depot, Boston Road, Sleaford	1.84	63	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low and medium risk of surface water flooding, but this could be dealt with through design and layout.
CL1014	Land off Grantham Road, Sleaford	14.8	377	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout.
CL1013a	Land to the East of CL1013, Poplar Farm, South of A17, Sleaford (Part A)	13.37	200	Flood Zone 3 /Flood Zone 2	45% / 55%	Part compatible	Yes/No	Yes	Central parts of this site are in flood zones 2 and 3 and there are some small areas at low risk of surface water flooding. Part of the site meets the sequential test. Please see the Level 2 SFRA for the exceptions test.
CL3036	The Drove, Sleaford West Quadrant	72.9	1600	Flood Zone 3 /Flood Zone 2	25% / 30%	Compatible	Yes	No	Southern parts of the site are in flood zones 2 and 3 and there are some small areas at low, medium and high risk of surface water flooding. Much of the site is in flood

Ref	Name	Area (ha)	No. Dwellings	Flood Zone	% age of site affected	Compatibility check	Sequential Test Passed	Exception Test Needed	Comments
									zone 1. Please see Level 2 SFRA for exceptions test.

Sleaford – Rejected Sites

Ref	Name	Area (ha)	No. Dwellings	Flood Zone	% age of site affected	Comments
CL1004	Eastgate Centre, Eastgate, Sleaford	1.66	56	Flood Zone 1	n/a	There are some small areas at low risk of surface water flooding on the site, but this could be dealt with through design and layout. Site is currently used as library and community services centre and there is potential for conflict with neighbouring industrial uses if developed for residential.
CL1021	Land off Mareham Lane (sites A2, B1, B2), Sleaford	26.4	634	Flood Zone 1	n/a	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout. Within the setting of the former Bass Maltings, residential development here would harm the setting of the listed buildings.
CL1420	Land west of King Edward Street, Sleaford	0.90	31	Flood Zone 1	n/a	Currently in use as a play area for the surrounding housing estates. Difficult to achieve suitable access.
CL3033	Land off Mareham Road (site C), Sleaford	14.21	256	Flood Zone 1	n/a	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout. Site disconnected from urban areas of Sleaford. Would not be considered unless neighbouring sites between the urban area and the site were developed.
CL4399	Land to south of Sleaford Maltings, Off Keepers Way and Chapel Hill Court, Sleaford	3.83	144	Flood Zone 1	n/a	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout. Within the setting of the former Bass Maltings, residential development here would harm the setting of the listed buildings.
CL4409	Land to the west of the A15, Sleaford, Lincolnshire	23	552	Flood Zone 1	n/a	Site outside of the bypass and not well connected to the main urban area.
CL4494	Bone Mill Lane, Sleaford	10.78		Flood Zone 1	n/a	There are areas at low and medium risk of surface water flooding, but this could be dealt with through design and layout. Poor accessibility to site across a level crossing, not well connected to urban area as separated by railway line.
CL997	North of Hoplands, Sleaford	3.86	116	Flood Zone 3 / Flood Zone 2	50% / 75%	Most of the site is in flood zones 2 and 3 and there are some small areas at low risk of surface water flooding. The site is within a green corridor and there are better places to deliver growth in Sleaford.
CL1025	Land to the north east of Sleaford	120.5	2892	Flood Zone 3 / Flood Zone 2	2% / 20%	Northern parts of the site in flood zone 2 and there are areas at low, medium and high risk of surface water flooding, but, given the site size, this could be dealt with through design and layout. Not well connected to the urban area with site split on

Ref	Name	Area (ha)	No. Dwellings	Flood Zone	% age of site affected	Comments
						two sides of the A17 and with open land and the railway separating the site from the town. Not clear how access would be achieved satisfactorily.
CL1003	County Council Offices, Eastgate, Sleaford	1.32	45	Flood Zone 3 / Flood Zone 2	60% / 100%	This site is almost entirely within flood zone 2 and most of it is within flood zone 3 and much of the site is at low, medium and high risk of surface water flooding. It is a central site there are access difficulties as Kesteven Street could not support access to residential development and no other access points but through car parks.
CL1012	Land at Northfield Farm, North of A17, Sleaford	91.27	2738	Flood Zone 3 / Flood Zone 2	5% / 6%	Eastern parts of the site are in flood zones 2 and 3 and there are some small areas at risk of surface water flooding. The site is outside of the bypass, not well connected to the urban area, and development here would significantly close the gap with Leasingham.
CL1026	Land at Electric Road, Sleaford	2.52	76	Flood Zone 3	100%	Flood zone 3 across entire site and there are some areas at low risk of surface water flooding. It is questionable whether a suitable direct access can be delivered.
CL4391	Land off Boston Road, Sleaford	141	2538	Flood Zone 3 / Flood Zone 2	2% / 2%	Northern parts of the site in flood zone 2 and there are areas at low, medium and high risk of surface water flooding, but, given the site size, this could be dealt with through design and layout. Not well connected with the urban area as separated by railway line. Power station adjacent to the site and pylons running across it.

Rural Settlements not within the Lincoln Strategy Area

The target for growth for the remaining areas of Central Lincolnshire set in the Local Plan is 4,435. This figure has been selected, based on population levels, to ensure that smaller settlements in the rural parts of the area receive some growth whilst not overburdening them.

Other Settlements – Preferred Allocations

Ref	Name	Area (ha)	No. Dwellings	Flood Zone	% age of site affected	Compatibility check	Sequential Test Passed	Exception Test Needed	Comments
CL2089	Land off Carlton Road and Whites Lane, Bassingham	1.8	35	Flood Zone 1	n/a	Compatible	Yes	No	This site has planning permission.
CL1101	Land at Mill Lane, Billingham	3.25	65	Flood Zone 1	n/a	Compatible	Yes	No	There is a small area at low risk of surface water flooding, but this can be dealt with through design and layout.
CL1110	Land off Park Lane, Billingham	2.90	65	Flood Zone 1	n/a	Compatible	Yes	No	There is a small area at low risk of surface water flooding, but this can be dealt with through design and layout.
CL2091	Land off West Street, Billingham	5.1	132	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout.
CL3018	Billingham Field, Mill Lane, Billingham	6.86	154	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low risk of surface water flooding, but this could be dealt with through design and layout.
CL3031	Land to the south of the Whyche, Billingham	4.36	98	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout.
CL4721	Land off Waterside, Billingham	2.05	46	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low risk of surface water flooding, but this could be dealt with through design and layout.
CL1170	Land at Sunnyside, Caistor, west of Tennyson Close LN7 6NZ	5.68	128	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low and medium risk of surface water flooding, but this could be dealt with through design and layout.

Ref	Name	Area (ha)	No. Dwellings	Flood Zone	% age of site affected	Compatibility check	Sequential Test Passed	Exception Test Needed	Comments
CL1888	Land adjacent and to the rear of Roman Ridge on Brigg Road, Caistor	2.21	50	Flood Zone 1	n/a	Compatible	Yes	No	
CL2093	Land North of North Street, Caistor	1.10	28	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low risk of surface water flooding, but this could be dealt with through design and layout.
CL3086	Land to the South of North Kelsey Road, Caistor	6.01	135	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout.
CL875	Land opposite the cemetery, Boston Road, Heckington	4.72	106	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout.
CL4673	Land at Hemswell Cliff	7.56	180	Flood Zone 1	n/a	Compatible	Yes	No	
CL1305	Land at Church Lane, Keelby, Lincs	4.45	100	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout.
CL1359	Land off Linwood Road & The Ridings, Market Rasen	5.91	133	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout.
CL1369	Land to the rear of Walesby Road, Market Rasen LN8 3EY	1.18	30	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low risk of surface water flooding, but this could be dealt with through design and layout.
CL4028	Field between properties known as "Mayfield" & "Wodelyn Cottage", Linwood	1.86	47	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout.
CL4189	Land to the east of Gordon Field & south of Chapel Street, adjoining Market Rasen Railway Station	1.42	36	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low and medium risk of surface water flooding, but this could be dealt with through design and layout.

Ref	Name	Area (ha)	No. Dwellings	Flood Zone	% age of site affected	Compatibility check	Sequential Test Passed	Exception Test Needed	Comments
CL957	Land off Lincoln Road, Ruskington	3.45	78	Flood Zone 1	n/a	Compatible	Yes	No	
CL958	Land North of Ruskington	7.63	172	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low risk of surface water flooding, but this could be dealt with through design and layout.
CL960	Land south of Poplar Close, East of Railway, Ruskington	2.27	67	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low risk of surface water flooding, but this could be dealt with through design and layout. The site has been granted planning permission
CL965	Land at Whitehouse Road, Ruskington	3.24	73	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout.
CL1892	South of Winchelsea Road, Ruskington	3.36	76	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low and medium risk of surface water flooding, but this could be dealt with through design and layout.
CL4710	Field 8, Lincoln Road, Ruskington	3.7	83	Flood Zone 1	n/a	Compatible	Yes	No	
CL1456	Land to the east of North Moor Road, Scotter	1.68	42	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low and medium risk of surface water flooding, but this could be dealt with through design and layout.
CL4674	North Road, Scotter	2.06	51	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low risk of surface water flooding, but this could be dealt with through design and layout.
CL1358	Land off Gallamore Lane, Market Rasen, Lincolnshire LN8 3HZ	3.41	77	Flood Zone 3 / Flood Zone 2	20% / 25%	Compatible	Yes	No	Northern parts of the site are in flood zones 2 and 3 and there are some small areas at low risk of surface water flooding, but these could likely be dealt with through design and layout. Please see Level 2 SFRA for exceptions test.

Ref	Name	Area (ha)	No. Dwellings	Flood Zone	% age of site affected	Compatibility check	Sequential Test Passed	Exception Test Needed	Comments
CL1364	Caistor Road, Market Rasen	16.67	300	Flood Zone 3 / Flood Zone 2	60% / 85%	Not compatible	No	Yes	Large parts of this site are in flood zones 2 and 3 and there are areas at low and medium risk of surface water flooding across the site. The site is well contained and is the largest site in Market Rasen. Please see Level 2 SFRA for exceptions test.

Other Settlements – Rejected Sites

Ref	Name	Area (ha)	No. Dwellings	Flood Zone	% age of site affected	Comments
CL1105	Land off Sprite Lane, Billinghamay	3.88	87	Flood Zone 1	n/a	There are areas at low risk of surface water flooding, but this could be dealt with through design and layout. Not a logical extension to the village. Development here would extend beyond existing extents of the village built area.
CL3009	Land adjacent Field Road, Billinghamay	2.17	49	Flood Zone 1	n/a	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout. No clear adequate access to site, development here would extend beyond existing extents of the village built area.
CL4360	Fen Lane, Billinghamay	5.76	130	Flood Zone 1	n/a	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout. Adequate access to site difficult to demonstrate. Impact on landscape setting and public right of way with long distance rural views. Development here would extend beyond existing extents of the village built area.
CL4718	Former Lafford School, Billinghamay	0.99	25	Flood Zone 1	n/a	There are areas at low and medium risk of surface water flooding, but this could be dealt with through design and layout. This site was a late submission and it is being pursued for alternative uses in the neighbourhood plan in Billinghamay.
CL1164	Land North of Navigation Lane, Caistor	4.17	94	Flood Zone 1	n/a	There are areas at low, medium and high risk of surface water flooding. The site contains a scheduled ancient monument and is adjacent to a water treatment works.
CL2092	South (SE) of A46 and south of Whitegate Hill, Caistor	3.02	68	Flood Zone 1	n/a	There are areas at low risk of surface water flooding, but this could be dealt with through design and layout. Within an area of great landscape value. This site is separated from the village by a main A Road and would not be a logical extension to the town.
CL3089	Land to the West of and Rear (North) of the Meadows, North Kelsey Rd, Caistor	1.48	38	Flood Zone 1	n/a	Site extends beyond existing extents of Caistor, other better contained sites available, closer to the centre.

Ref	Name	Area (ha)	No. Dwellings	Flood Zone	% age of site affected	Comments
CL4045	Land south of the C7 allocation, off Navigation Lane, Caistor	21.5	387	Flood Zone 1	n/a	There are areas at low, medium and high risk of surface water flooding, but this could be dealt with through design and layout. Within an area of great landscape value. Development at this site would significantly reduce the gap between Caistor and Nettleton.
CL4716	Land South of Canada Lane and East of Brigg Road, Caistor	0.6	15	Flood Zone 1	n/a	This site is too small to be allocated in the plan in isolation. Northern parts are at low risk of surface water flooding. There are better sites available in Caistor.
CL868	Land off Sleaford Road, Heckington	2.05	46	Flood Zone 1	n/a	There are small areas at low and medium risk of surface water flooding on the site, but these could be dealt with through design and layout. This site is a significant distance to village centre. Well contained site, but better locations for development in Heckington.
CL869	Land adj Heckington Mill, Heckington	13.5	246	Flood Zone 1	n/a	There are some small areas at low risk of surface water flooding, but these could be dealt with through design and layout. Within the setting of the listed mill and development here would likely impact this. Access issues with level crossing close to the site.
CL870	Land to East of Cameron Street, Heckington	2.60	59	Flood Zone 1	n/a	There are areas at low and medium risk of surface water flooding on the site, but these could potentially be dealt with through design and layout. Access to site would need to be through neighbouring sites. Not a logical extension to the village in isolation.
CL871	Land at 67 Boston Road, Heckington	1.18	30	Flood Zone 1	n/a	This site is not well connected to the village only being connected through the adjacent site that is proposed as an allocation. It is a fair distance to village centre and there are better sites available.
CL873	Land off Burton Road, Heckington	12.9	232	Flood Zone 1	n/a	There are areas of low, medium and high risk of surface water flooding across the site, but it is likely that these could be dealt with through design and layout. The site is disconnected from the village by railway line. Access road inadequate for development of this scale and access questionable. Not a logical extension to the village.
CL876	Land at Kyme Road, Heckington	4.03	91	Flood Zone 1	n/a	There are areas of low, medium and high risk of surface water flooding across the site, but it is likely that these could be dealt with through design and layout. Better sites are available in Heckington.
CL1020	Land off Howell Road, Heckington	37.5	674	Flood Zone 1	n/a	There are areas of low, medium and high risk of surface water flooding across the site, but it is likely that these could be dealt with through design and layout. The site is not well connected with the village and the likely access road inadequate. There are better sites available in Heckington.
CL1464	Adj to Cottage Farm, south of Ambourne Way, Heckington	17	306	Flood Zone 1	n/a	There are areas of low, medium and high risk of surface water flooding across the site, but these could potentially be dealt with through design and layout. The site is disconnected from the village by railway line and the likely access road inadequate

Ref	Name	Area (ha)	No. Dwellings	Flood Zone	% age of site affected	Comments
						for development of this scale and access questionable. Not a logical extension to the village.
CL2087	Land off Kyme Road, Heckington	1.58	40	Flood Zone 1	n/a	There are areas of low, medium and high risk of surface water flooding across the site, but it is likely that these could be dealt with through design and layout. There are better sites available in Heckington.
CL2105	68, 68A and Paddock to the Rear of Sleaford Road, Heckington	2.2	50	Flood Zone 1	n/a	There are areas of low, medium and high risk of surface water flooding across the site, but it is likely that these could be dealt with through design and layout. The site is not well connected to the village with significant distance to village centre. Not a logical extension to village.
CL4034	Land at Boston Road, Heckington	4.5	101	Flood Zone 1	n/a	There are areas of low, medium and high risk of surface water flooding across the site, but it is likely that these could be dealt with through design and layout. Within an employment allocation in the local plan.
CL4367	Wadeley Grange 52 Kyme Road Heckington	1.63	42	Flood Zone 1	n/a	There are areas of low, medium and high risk of surface water flooding across the site, but it is likely that these could be dealt with through design and layout. Access to site would need to be through neighbouring sites. Not a logical extension to the village in isolation.
CL4500	Land to the East of Heckington, North of Boston Road, Heckington	45.9	826	Flood Zone 1	n/a	There are large areas of low, medium and high risk of surface water flooding across the site, but, given the site size, it is likely that these could be dealt with through design and layout. Large site currently used for farming and the Heckington Show. Less growth is being pursued for village.
CL4695	Sleaford Road Site 2, Land South of Sleaford Road, Heckington	2.995	67	Flood Zone 1	n/a	There are large areas of low, medium and high risk of surface water flooding across the site. The site relates poorly to the existing built up area, only connected through a neighbouring site and the site is quite a distance to the village centre and services and facilities.
CL4717	Land to the East of Heckington, North of Boston Road, Heckington	4.81	108	Flood Zone 1	n/a	There are areas of low, medium and high risk of surface water flooding across the site, but it is likely that these could be dealt with through design and layout. This site relates poorly to the village only being connected through neighbouring sites and is located beyond existing built extents.
CL4706	Caenby Corner Field, Hemswell Cliff	3.75	84	Flood Zone 1	n/a	This site is disconnected from the village of Hemswell Cliff and there is a better site available to deliver growth in the village.
CL4727	Lancaster Green, Hemswell Court, Hemswell Cliff	1.28	33	Flood Zone 1	n/a	This site would not deliver adequate growth in isolation for Hemswell Cliff and there is a better site available.
CL1360	Land adjacent to Davens Court, Legsby Road, Market Rasen	1.83	47	Flood Zone 1	n/a	There are areas of low, medium and high risk of surface water flooding at northern parts of the site, but it is likely that these could be dealt with through design and layout. Site not well connected to Market Rasen with a significant distance to the town centre. There are better sites available in Market Rasen.

Ref	Name	Area (ha)	No. Dwellings	Flood Zone	% age of site affected	Comments
CL4113	Land at Glebe Farm, Willingham Road, Market Rasen, LN8 3RQ	2.04	46	Flood Zone 1	n/a	There are areas of low risk of surface water flooding across the site, but these could be dealt with through design and layout. The site is not well connected to Market Rasen as it is at the end of a ribbon development. Significant distance to town centre. Better sites available in Market Rasen.
CL4498	Land to the south of Gainsborough Road, Market Rasen	1.05	27	Flood Zone 1	n/a	A large proportion of the site is at low risk of surface water flooding and there are small areas of medium and high risk of surface water flooding, but these could potentially be dealt with through design and layout. The site is within a green wedge and the site is an important open space for the setting of listed buildings.
CL4723	Land West of Market Rasen C of E Primary School	2.2	49	Flood Zone 1	n/a	There are areas of low and medium risk of surface water flooding across the site, but it is likely that these could be dealt with through design and layout. The site is within a green wedge and there are better sites available in Market Rasen.
CL959	Land off Fen Road, Ruskington	1.82	46	Flood Zone 1	n/a	There are areas of low and medium risk of surface water flooding, but these could potentially be dealt with through design and layout. The site is not well connected to the urban area. There are many better sites available in village.
CL961	Land to the East of Sleaford Road	10.6	191	Flood Zone 1	n/a	There is an area at low risk of surface water flooding on the site, but it is likely that this could be dealt with through design and layout. Development at this site would extend beyond existing extents of built area and is not a natural extension of the village. Better sites available in village.
CL962	Land at Leasingham Lane	4.35	98	Flood Zone 1	n/a	There are areas at low risk of surface water flooding on the site, but it is likely that these could be dealt with through design and layout. The access road is narrow and questionable whether there is space to widen it and there are some concerns about a nearby junction. Better sites available in village.
CL4709	Field 1, Sleaford Road, Ruskington	1.6	40	Flood Zone 1	n/a	There are areas at low and medium risk of surface water flooding across the site. There are better sites available in Ruskington.
CL1454	Land to South of Westcliffe Road/West of Scotton Road, Scotter	6.64	149	Flood Zone 1	n/a	There is an area of low risk of surface water flooding on the site, but it is likely that this could be dealt with through design and layout. Development of site would close off distance views. Growth in Scotter is being focused downstream of the village to avoid any increase in flood risk here. Better sites available.
CL1455	Gainsborough Road, Scotter	7.58	171	Flood Zone 1	n/a	Access to the site would result in a significant distance to the village centre. Would extend the village beyond existing extents. Not a logical extension to the village. Growth in Scotter is being focused downstream of the village to avoid any increase in flood risk here.
CL4014	Land to the North-east of Scotter	4.22	95	Flood Zone 1	n/a	Development at the site would extend beyond current built extents. It is a fair distance to village centre. Potential for conflict with neighbouring industrial site. Growth in Scotter is being focused downstream of the village to avoid any increase in flood risk here. Better sites available in the village.

Ref	Name	Area (ha)	No. Dwellings	Flood Zone	% age of site affected	Comments
CL4123	Land off Scotton Road, Scotter	1.12	29	Flood Zone 1	n/a	Development here would extend the village beyond existing extents, creating ribbon development. Not a logical extension to the urban area. Growth in Scotter is being focused downstream of the village to avoid any increase in flood risk here.
CL4125	Land south of Kirton Road, Scotter	4.98	112	Flood Zone 1	n/a	Development here would extend beyond existing built extents, potential issues with providing an adequate access due to bend in road. Growth in Scotter is being focused downstream of the village to avoid any increase in flood risk here.
CL4126	Land north of Kirton Road, Scotter	5.38	121	Flood Zone 1	n/a	Development here would extend the village out beyond existing extents. Growth in Scotter is being focused downstream of the village to avoid any increase in flood risk here. Better sites available.
CL4127	Land off Becks Lane, Scotter	1.34	34	Flood Zone 1	n/a	There is an area at low, medium and high risk of surface water flooding on the site. Access is not currently adequate. Pylons running across site. Development here would extend beyond the existing built extents of the village. Better sites available in the village.
CL4361	Land off Gainsborough Road, Scotter	2.2	50	Flood Zone 1	n/a	There is a small area at low risk of surface water flooding on the site. The site is quite far from the village centre. Better sites available in the village. Growth in Scotter is being focused downstream of the village to avoid any increase in flood risk here.
CL4002	Gainsborough Road, Middle Rasen	1.1	28	Flood Zone 2	20%	There is a small area at low risk of surface water flooding on the site. The focus for growth in this area is around Market Rasen as a more sustainable settlement.
CL1103	Land west off Fen Road, Billingham	3.34	75	Flood Zone 3 / Flood Zone 2	30% / 40%	Northern parts of the site are in flood zones 2 and 3 and there is an area at low risk of surface water flooding. The access road is too narrow for a large development. Development here would extend beyond built extents of the village and would not be a natural extension. There are better sites available in Billingham.
CL1104	Land east off Fen Road, Billingham	3.27	74	Flood Zone 3 / Flood Zone 2	70% / 80%	Flooding across majority of northern part of the site and there are some areas at low risk of surface water flooding. The access road is too narrow for a large development. Development here would extend beyond built extents of the village and would not be a natural extension. There are better sites available in Billingham.
CL1106	Land West of Skirth Road, Billingham	1.98	50	Flood Zone 3 / Flood Zone 2	80% / 100%	Almost all of the site is in flood zone 3 and remaining area in flood zone 2 and there is an area at medium risk of surface water flooding. Development here would be unnatural extension to the village along a ribbon development. There are many better sites available in Billingham.
CL3028	Land to rear of 43 Skirth Road, Billingham	2.2	50	Flood Zone 3	100%	The whole site is in flood zone 3 and there are areas at low risk of surface water flooding at its boundaries. It would rely on access across neighbouring site. There are many better sites available in Billingham.
CL3029	Land adjacent to Ingshill, southeast side of Tattershall Road, Billingham	1.6	41	Flood Zone 3 / Flood Zone 2	85% / 100%	Almost all of this site is in flood zone 3 and remaining areas are in flood zone 2. The site is disconnected from the village and there are many better sites available in Billingham.

Ref	Name	Area (ha)	No. Dwellings	Flood Zone	% age of site affected	Comments
CL1363	Land adjoining Brimmer Beck, Caistor Rd, Market Rasen	2.96	67	Flood Zone 3 / Flood Zone 2	98% / 100%	There are areas of low risk of surface water flooding. The site would extend beyond existing built extents. There are many better sites available.
CL2190	Walesby Road, Market Rasen	9.13	205	Flood Zone 3 / Flood Zone 2	7% / 9%	There is a small area of low, medium and high risk of surface water flooding in the north west corner of the site, but it is likely that these could be dealt with through design and layout. The site is not well connected to Market Rasen and would not be a logical extension.
CL4053	Land adj to Gallamore Lane Industrial Estate, Market Rasen	5.04	113	Flood Zone 3 / Flood Zone 2	45% / 65%	There are areas of low risk of surface water flooding on the site. The site is within a green wedge. The site is poorly connected to Market Rasen and there are many better sites available.
CL1343	Land East of Manor Drive (Marsh Lane), Middle Rasen	1.24	32	Flood Zone 3	100%	There are areas of low, medium and high risk of surface water flooding across the site. There are many better sites available.
CL3098	Land at Brook Cottage	6.99	164	Flood Zone 3 / Flood Zone 2	65% / 80%	There are areas of low and medium risk of surface water flooding, but it is likely that these could be dealt with through design and layout. Part of the site is within a green wedge. The site does not relate well to the village and there are many better sites available.
CL4396	Land at Manor Drive, Middle Rasen	2.61	59	Flood Zone 3 / Flood Zone 2	75% / 80%	There are areas of low risk of surface water flooding, but it is likely that these could be dealt with through design and layout. The site does not relate well to the village and there are many better sites available.
CL4521	Land North of Old Gallamore Lane, Middle Rasen	3.95	89	Flood Zone 3 / Flood Zone 2	40% / 50%	The site is within a green wedge. Growth in this area is being focused around Market Rasen as the more sustainable settlement.
CL4711	Land at Brook Cottage, Middle Rasen	5.56	125	Flood Zone 3 / Flood Zone 2	60% / 75%	There are areas of low and medium risk of surface water flooding, but it is likely that these could be dealt with through design and layout. The site does not relate well to the village and there are many better sites available.
CL956	Smiths Farm, Land off Fen Road, Ruskington	10.4	187	Flood Zone 3 / Flood Zone 2	40% / 50%	Flood zones 2 and 3 across much of the site and there are areas at low, medium and high risk of surface water flooding on the site. Site is not well connected with the urban area and neighbouring site would need to be developed first. There are many better sites available in Ruskington.
CL4013	Priory Road, Ruskington, Sleaford, Lincs	2.5	56	Flood Zone 3 / Flood Zone 2	50% / 70%	Flood zones 2 and 3 across much of the site and there is an area at low risk of surface water flooding on the site. Development here would not be a natural extension to the village. Better sites available in the village.
CL1453	Land to the East of the Granary development off High Street, Scotter	4.75	107	Flood Zone 3	40%	Much of the site is in flood zone 3 and there are areas at low, medium and high risk of surface water flooding across the site. It is downstream of the village, but there are better sites, less at risk of flooding available.
CL3085	North Road, Scotter	5.23	118	Flood Zone 3	10%	Part of site is taken forward as preferred allocation. Western parts of the site is in flood zone 3.

Broad Locations for Future Growth

In addition to the above residential allocations, the Local Plan identifies some additional sites that may be brought forward beyond the plan period, or during, should the net increase in jobs be above the target levels identified in the plan. The below list only includes those sites not assessed in the tables above nor those with planning permission.

Ref	Name	Area (ha)	No. Dwellings	Flood Zone	% age of site affected	Compatibility check	Sequential Test Passed	Exception Test Needed	Comments
CL1240	Land East of White's Wood Farm, Gainsborough (Eastern Extension)	94.9	2500	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low, medium and high risk of surface water flooding across the site, but given the site size these could likely be dealt with through design and layout. Unlikely to come forward during the plan period.
CL1001	Land at Quarrington, Sleaford	80.75	1900	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low, medium and high risk of surface water flooding across the site, but given the site size these could likely be dealt with through design and layout. There are no major constraints on the site, but there are better sites to deliver growth during the plan period in Sleaford.
CL4679	Land South of Bracebridge Heath	20.9	350	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low, medium and high risk of surface water flooding across the site, but these could likely be dealt with through design and layout. This is a logical location to develop once the proposed southern bypass is built, but there are better sites available during the plan period.
CL4680	Land South of Waddington Low Fields	63.2	1000	Flood Zone 1	n/a	Compatible	Yes	No	There are areas at low, medium and high risk of surface water flooding across the site, but these could likely be dealt with through design and layout. This is a logical location to develop once the proposed southern bypass is built, but there

Ref	Name	Area (ha)	No. Dwellings	Flood Zone	% age of site affected	Compatibility check	Sequential Test Passed	Exception Test Needed	Comments
									are better sites available during the plan period.

Conclusions

The overall conclusions of this Flood Risk Sequential Test for the proposed site allocations in the Proposed Submission Local Plan are as follows:

- The majority of sites proposed to be allocated for housing are within flood zone 1;
- Some sites proposed for allocation are within areas at higher risk of flooding but these sites:
 - already have consent; or
 - are one of the Gainsborough Housing Zones sites (for which LDOs are being prepared, and for which separate Flood Risk Assessments will be undertaken); or
 - there are clear sustainability reasons for these in line with the Local Plan strategy. These sites have been assessed through a Level 2 Strategic Flood Risk Assessment which is available on the Central Lincolnshire Local Plan website.
- In the majority of cases, where sites that are categorised as 'rejected sites' are in flood zone 1 there is a clear reason why the site has not been chosen, often relating to them being less suitable or sustainable than the sites that are preferred for allocation, or because there is an adequate level of growth from other, more suitable sites.

APPENDIX A – Tables from PPG

Table 1: Flood Zones

Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 1 in 1,000 annual probability of river or sea flooding.
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or Land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding.
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding.
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency.

Table 2: Flood Risk Vulnerability Classification

<p><u>Essential Infrastructure</u></p> <ul style="list-style-type: none"> • Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk. • Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including electricity generating power stations and grid and primary substations; and water treatment works that need to remain operational in times of flood. • Wind turbines.
<p><u>Highly Vulnerable</u></p> <ul style="list-style-type: none"> • Police and ambulance stations; fire stations and command centres; telecommunications installations required to be operational during flooding. • Emergency dispersal points. • Basement dwellings. • Caravans, mobile homes and park homes intended for permanent residential use. • Installations requiring hazardous substances consent. (Where there is a demonstrable need to locate such installations for bulk storage of materials with port or other similar facilities, or such installations with energy infrastructure or carbon capture and storage installations, that require coastal or water-side locations, or need to be located in other high flood risk areas, in these instances the facilities should be classified as 'Essential Infrastructure').
<p><u>More Vulnerable</u></p> <ul style="list-style-type: none"> • Hospitals • Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels.

- Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels.
- Non-residential uses for health services, nurseries and educational establishments.
- Landfill* and sites used for waste management facilities for hazardous waste.
- Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.

Less Vulnerable

- Police, ambulance and fire stations which are not required to be operational during flooding.
- Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'More Vulnerable' class; and assembly and leisure.
- Land and buildings used for agriculture and forestry.
- Waste treatment (except landfill* and hazardous waste facilities).
- Minerals working and processing (except for sand and gravel working).
- Water treatment works which do not need to remain operational during times of flood.
- Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place.

Water-Compatible Development

- Flood control infrastructure.
- Water transmission infrastructure and pumping stations.
- Sewage transmission infrastructure and pumping stations.
- Sand and gravel working.
- Docks, marinas and wharves.
- Navigation facilities.
- Ministry of Defence installations.
- Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location.
- Water-based recreation (excluding sleeping accommodation).
- Lifeguard and coastguard stations.
- Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms.
- Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.

Table 3: Flood risk vulnerability and flood zone 'compatibility'

Flood Zones	Flood risk vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	✗	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	✗	✗	✗	✓*

Key:

✓ Development is appropriate

✗ Development should not be permitted.

Notes to table 3:

- This table does not show the application of the Sequential Test which should be applied first to guide development to Flood Zone 1, then Zone 2, and then Zone 3; nor does it reflect the need to avoid flood risk from sources other than rivers and the sea;
- The Sequential and Exception Tests do not need to be applied to minor developments and changes of use, except for a change of use to a caravan, camping or chalet site, or to a mobile home or park home site;
- Some developments may contain different elements of vulnerability and the highest vulnerability category should be used, unless the development is considered in its component parts.

† In Flood Zone 3a essential infrastructure should be designed and constructed to remain operational and safe in times of flood.

* In Flood Zone 3b (functional floodplain) essential infrastructure that has to be there and has passed the Exception Test, and water-compatible uses, should be designed and constructed to:

- remain operational and safe for users in times of flood;
- result in no net loss of floodplain storage;
- not impede water flows and not increase flood risk elsewhere.