

# Central Lincolnshire Policies S76 – S82: Sustainable Urban Extensions and Housing Allocations in Lincoln Urban Area, Main Towns, Market Towns, and Large, Medium and Small Villages Evidence Report

March 2022

Please note:

This report is only concerning housing supply, sites and allocations and does not include employment or non-residential sites.

Information on housing completions and commitments is based on monitoring data provided by each District. This information is being refined and will be updated in advance of the plan being finalised.



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## 1. Introduction

- 1.1. The Central Lincolnshire Local Plan team is reviewing the adopted Local Plan to cover the period 2018 to 2040. The plan covers the three local authority areas of City of Lincoln, North Kesteven and West Lindsey and addresses strategic planning issues including the allocation of sites for development. Once reviewed and adopted, the plan will be used in determining future planning applications, alongside adopted Neighbourhood Plans.
- 1.2. As well as identifying the number of houses needed across Central Lincolnshire over the plan period, the Local Plan needs to allocate sufficient land to meet the number of houses identified. The NPPF states that 'strategic policies should set out an overall strategy for the pattern, scale and quality of development and make sufficient provision for housing (including affordable housing), employment, retail, leisure and other commercial development'<sup>1</sup>.
- 1.3. Allocating sites is integral to the Local Plan as it is these sites that will facilitate the delivery of the strategic policies and objectives. In order to ensure that allocated sites are sustainable and deliverable, a robust assessment is needed.
- 1.1 This report details the site selection process and explains how the proposed sites for housing allocations have been identified. It also provides details about assumptions used and sources of information that have informed the selection process and the process of identifying adequate housing land supply to meet the identified needs in the Strategic Housing Market Assessment (SHMA).

## 2. Housing Site Allocation Process

- 2.1. The NPPF<sup>2</sup> requires local authorities to identify a sufficient supply and mix of sites taking into account their availability, suitability and likely economic viability through planning policies. Guidance on how the identification, assessment and allocation of sites should be carried out is provided in the Planning Practice Guidance (PPG), which accompanies the NPPF. The PPG<sup>3</sup> identifies that the Housing and Economic Land Availability Assessment (HELAA) provides the evidence base to underpin policies in development plans and that from that assessment, plan makers are able to proactively choose sites to go forward into their development plan documents to meet housing needs.
- 2.2. A desktop review of existing information including consulting owners and promoters on the sites currently within the HELAA database was carried out between February and March 2019 to make sure sites included within the database were still available for development. This refresh resulted in 440 sites being carried forward in the HELAA May 2019. A call for sites was carried out in June 2019 as part of the wider Local Plan consultation to enable new sites to be put forward by landowners, developers, agents and members of the public. This consultation, taken together with existing sites and land owned by Local Authorities, resulted in a total of more than 800 sites.
- 2.3. The current Local Plan contains existing Allocations, some of which have been completed, some are under construction and others are yet to gain permission. Existing allocations that are being carried forwards have been included in this report.

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<sup>1</sup> Paragraph 20 & 20a) NPPF

<sup>2</sup> Paragraph 68 NPPF

<sup>3</sup> Paragraph: 001 Reference ID: 3-001-20190722 PPG

### 3. Setting a Threshold

- 3.1. Through existing allocations, new sites submitted, and land already submitted, our database has over 800 sites of varying sizes and locations. In order to make the site identification process more efficient and to filter out sites, an initial sift of the identified sites was carried out.
- 3.2. The PPG states that 'plan makers need to assess a range of different site sizes from small-scale sites to opportunities for large-scale developments such as village and town extensions and new settlements where appropriate'. In the current local plan adopted in April 2017, the threshold was set at 25 or more dwellings due to the local and administrative characteristics of the area. The PPG recommends including sites with a threshold of five or more dwellings but does identify that plan makers may wish to consider alternative site size thresholds<sup>4</sup>.
- 3.3. At this point of the process, it was decided to remove any sites that do not meet the requirement of both the NPPF and the Local Plan to promote sustainable development. It was also important to take note of the potential capacity of sites and to identify those sites that meet the allocation threshold in the Central Lincolnshire context.
- 3.4. An initial sifting exercise was carried out in order to discount sites that meet the following criteria:
  - **Threshold** - The site has capacity for less than 10 dwellings
  - **Location** - The site is not within or adjacent the built-up area of settlements identified in the settlement hierarchy as being identified for allocations
- 3.5. Whilst recognising the geographical area covered by the Central Lincolnshire Local Plan, in order to meet this requirement, all sites with a threshold of 10 or more dwellings are proposed to be included in the assessment for allocating residential sites as part of the local plan review process.
- 3.6. Sites which are disconnected from existing settlements would not support the objectives of sustainable development and also have the potential to harm the character of the open countryside. The Central Lincolnshire Local Plan includes a settlement hierarchy, which is also being reviewed and consulted upon as part of the wider Local Plan consultation. Sites within or adjacent to the settlements identified as being suitable and appropriate for allocations will be included in the full assessment. Where a site would not be connected if assessed in isolation but would be connected through another site which is also being assessed, will not be sieved out at this stage.
- 3.7. In addition to the above criteria, any sites that conflicted with National Planning Policy were also discounted. This includes the following constraints:
  - Sites entirely within Flood Zone 3
  - Sites located within a Scheduled Ancient Monument

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<sup>4</sup> Paragraph 009 Reference ID: 3-009-20190722

## 4. Which settlements to consider

- 4.1 In addition to the site size threshold, it was important to focus development in the most sustainable locations in accordance with national policy and the vision and objectives of the draft Local Plan. Given the site size has been reduced to 10 or more, it was considered necessary to consider sites across all levels of the settlement hierarchy, from small villages up to the Lincoln urban area but excluding countryside and hamlets. The settlements where sites have been considered for allocation are:
1. Lincoln Urban Area – including the City of Lincoln administrative area and other areas that are physically connected such as North Hykeham, South Hykeham Fosseway and Waddington Low Fields;
  2. Main Towns – Gainsborough and Sleaford, including areas physically connected to these towns, such as Lea or Morton in Gainsborough;
  3. Market Towns - Market Rasen and Caistor; and
  4. Large, Medium and Small Villages - as listed in the Further Draft Local Plan both within and outside of the Lincoln Strategy Area
- 4.2 Additional village profile assessments were undertaken for the small and medium villages to assess the sustainability of locations. Where villages were found to have limited services and/or connections it was considered that sites should not be allocated in these locations.

### Assessing the Sites – Suitability

- 4.3 The above process focused the sites to be subject to further assessment by the Local Plan Team. These sites were visited in February and March 2020 and a series of data collection and consultation was also undertaken.
- 4.4 Each site was subject to scrutiny to identify what constraints and opportunities existed. This included desk-based assessments, site visits and consultation of specialists to obtain a professional opinion. The following bodies were consulted in 2019:
- Environment Agency
  - Anglian Water & Severn Trent Water
  - Natural England
  - Historic England
  - Lincolnshire County Council - Highways
  - Lincolnshire County Council – Minerals and Waste
  - Lincolnshire County Council – Archaeology; Heritage Lincolnshire; Lincoln City Council - Archaeology
  - Local Authority Conservation Officers
  - Local Authority Development Management Officers
  - Local Authority Environmental Health Officers - Contamination
- Summaries of comments received are included in the Site Assessments in Appendix B.
- 4.5 The GIS system was also used to assess the suitability in terms of a number of different criteria. The assessment criteria for both consultations and GIS data is shown below:

**Table 1: GIS Desktop Based Constraint Check**

Criteria	Source	Red	Amber	Green
Flood Risk	Environment Agency	Area of site within Flood Zone 3 exceeds the remaining undevelopable area of the site as set out in Table 2	Area of the site in Flood Zone 2 exceeds the remaining undevelopable area of the site as set out in Table 2	Site within flood zone 1
Surface water flooding	Environment Agency	Area of the site at high risk of surface water flooding exceeds the remaining undevelopable area of the site as set out in Table 2	Area of the site at medium risk of surface water flooding exceeds the remaining undevelopable area of the site as set out in Table 2	Site at low or very low risk of surface water flooding
Nationally Important Wildlife Sites	SSSI; NIA; NNR; SPA; SAC; Ramsar - Natural England	Site or part of site within a national or international wildlife site	Within 500m of a national or international wildlife site	More than 500m from a national or international wildlife site
Local Wildlife Sites	LWS; SNCI - GLNP LNR – Natural England	Site or part of site within a local wildlife site	Within 500m of a local wildlife site	More than 500m from a local wildlife site
Ancient Woodland	Natural England	Site or part of site within an ancient woodland	Site within 500m of an ancient woodland	Site it more than 500m from an ancient woodland
Local Geological Sites	GLNP	Site or part of site within a Local Geological Site	Site abuts a Local Geological Site	No Local Geological Site within or adjacent to the site
Tree Preservation Order	Local Authority Data	TPOs within site that would likely need to be removed	TPOs within or immediately adjacent to the site that can likely be retained	No TPOs within or immediately adjacent to the site
Agricultural Land Classification	Natural England	50% or more of the site is within Grade 1 and 2 Land and is predominantly undeveloped	Less than 50% of the site is within Grade 1 and 2 land and/or within Grade 3 land and is predominantly undeveloped	Site is grade 4 or lower or is previously developed
Scheduled Ancient Monument	Historic England	Site or part of site in an area identified as a SAM	SAM within 200m of the site and/or would have an impact upon the setting of SAM	No SAM within 200m and/or no impact on the setting of SAM

Criteria	Source	Red	Amber	Green
Listed Buildings Grade I, II* and II	Historic England	Listed Building on the site and/or significant impact upon the setting of LB	Listed Building within 200m and/or limited impact upon the setting of LB	No Listed Building within 200m and/or no impact upon setting of LB
Conservation Area	Local Authority Data	Site or part of site is within a conservation area and would have an impact upon the setting of the CA	Conservation area within 200m of the site and/or impact upon the setting of CA	No Conservation area within 200m and/or would not impact upon the setting of CA
Registered Historic Parks and Gardens	Historic England	Site or part of site within an area identified as a Registered Historic Park and Garden	Registered Historic Park and Garden within 200m and/or would impact upon the setting of a Registered Historic Park and Garden	No Registered Historic Park and Garden within 200m and/or no impact upon the setting of a Registered Historic Park and Garden
Area of Outstanding Natural Beauty (AONB)	Natural England	Site or part of site is within an AONB	Site is within 200m of an AONB	Site is further than 200m from an AONB
Area of Great Landscape Value (AGLV)	2017 adopted Central Lincs Local Plan Data	Site or part of site is within an AGLV	Site is within 200m of an AGLV	Site is further than 200m from an AGLV
Green Wedge	2017 adopted Central Lincs Local Plan Data	Site or part of site is within a green wedge	Site is immediately adjacent a green wedge	Site is not within or adjacent to a green wedge
Proximity to nearest Primary School	Lincolnshire County Council via <a href="https://www.get-information-schools.service.gov.uk/">https://www.get-information-schools.service.gov.uk/</a>	Site is more than 800m (more than 10mins walking time) from the nearest primary school	Site is 400 – 800m (10min walking time) to the nearest primary school	Site is within 400m (5mins walking time) of the nearest primary school
Proximity to nearest secondary School	Lincolnshire County Council via <a href="https://www.get-information-schools.service.gov.uk/">https://www.get-information-schools.service.gov.uk/</a>	Site is more than 1600m (more than 20mins walking time) from the nearest Secondary school	Site is 800 – 1600m (10 to 20mins walking time) to the nearest secondary school	Site is within 800m (10mins walking time) of the nearest secondary school
Distance to nearest Bus Stop	Lincolnshire County Council	Nearest bus stop is further than 800m away from any part of the site	Nearest bus stop is within 800m of part of the site	Nearest bus stop is within 400m of part of the site
Distance to nearest Train Station	Lincolnshire County Council	Nearest train station is further than 1600m from any part of the site	Nearest train station is within 1600m of part of the site	Nearest train station is within 800m of part of the site

Criteria	Source	Red	Amber	Green
Proximity to nearest Health Facilities	Lincolnshire County Council	Nearest GP surgery is further than 800m from any part of the site	Nearest GP surgery is within 800m of any part of the site	Nearest GP surgery is within 400m of any part of the site
Protected Local Green Space	2017 adopted Central Lincs Local Plan Data	Site is located within a local green space	Part of the site is located within a local green space	No part of site is within a local green space
Contaminated Land	Local Authority Data	Site or part of site located on land that has potential for contamination given historic uses	Site is adjacent to land that has potential for contamination given historic uses	No anticipated contaminated land on the site
High Pressure Gas Pipeline	Local Authority Data	The site is in a consultation zone where HSE would advise against development		The site is not in a consultation zone where HSE would advise against development
Hazardous Site	HSE Planning Advice Web App	The site is in a consultation zone where HSE would advise against development		The site is not in a consultation zone where HSE would advise against development
Air Pollution	Local Authority Data	Site is within 100m of Air Quality Management Area	Site is between 100m and 1km from Air Quality Management Area	Site is further than 1km from an Air Quality Management Area
Mineral Resource Safeguarding Area	Lincolnshire County Council Minerals and Waste Local Plan	Site or part of the site is within a Minerals Resource Safeguarding Area where it has not been demonstrated that a minerals resource would not be sterilised in or adjacent to the site or that working the site would be impracticable.	Site or part of the site is within a Minerals Resource Safeguarding Area where it has been demonstrated that prior extraction would be impracticable, and the site would not sterilise the resources in adjacent land	The site is outside of, or partially within a Minerals Resource Safeguarding Area where it has been demonstrated that the development would not sterilise a minerals resource in the site or adjacent land
Site Specific Mineral Safeguarding Area	Lincolnshire County Council Minerals and Waste Local Plan	Site or part of the site is within a Mineral Infrastructure Safeguarding Area where it has not been demonstrated that the site would not have a detrimental impact on the operation/provision of the	Site or part of the site within a Mineral Infrastructure Safeguarding Area where it has been demonstrated that the site would not have a detrimental impact on the	The site is outside of a Mineral Infrastructure Safeguarding Area.



Criteria	Source	Red	Amber	Green
		safeguarded minerals infrastructure	operation/provision of the minerals infrastructure	
Waste Safeguarding Area	Lincolnshire County Council Minerals and Waste Local Plan	Site or part of the site is within a Safeguarding Area and Policy W8 is not met	Policy W8 can only be met with mitigation	The site is not within a Safeguarding Area and Policy W8 is met.
Prioritisation of previously Developed Land	GIS records, HELAA form & Site Survey	Greenfield	Part Brownfield	Brownfield

- 4.6 No individual score was used to dismiss a site outright, but each helped to build a picture of the suitability of each site.

### Assessing the Sites – Capacity

- 4.7 It is important to understand the level of development each site can contribute in order to not only look at specific site issues such as the economic viability of completing a scheme, but also to identify the number of sites that need to be allocated in order to meet the housing need for the area.
- 4.8. There are no policies identifying specific density requirements in the adopted Central Lincolnshire Local Plan. Therefore, an assessment of sites that have been granted planning permission has been used to identify a number of capacity assumptions based on the location in the settlement hierarchy and using a range of different sized sites.
- 4.9. Sites for assessment of capacity have been selected from the different tiers of the settlement hierarchy to ensure that different types of areas are considered. Due to the local context of Lincoln as a major city and its function and form, when comparing it to the rest of the settlements in the Central Lincolnshire area it is important to differentiate between city centre areas where high density, flatted development frequently occurs and suburban areas where a lower density typically occurs. Dividing this area into two, with sites within the City Centre area (within 1km of Lincoln Railway Station) and the wider Lincoln urban area being separated out to assess typical densities of sites in each area allows for a more accurate picture to be developed.
- 4.10. The 1km buffer from Lincoln railway station has been used in response to NPPF paragraph 123 which requires the increase in densities in town and city centres and around transport hubs in order to promote sustainable development. The NPPF identifies the need to ‘seek a significant uplift in the average density of residential development within these areas, unless it can be shown that there are strong reasons why this would be inappropriate’<sup>5</sup>. It is important therefore to identify the increased potential capacity of these more sustainably located sites and to make the most efficient use of land. By optimising the sites available in these locations, the resulting developments will provide more homes with the most sustainable access to employment, facilities and public transport.
- 4.11. In order to identify the potential capacities of sites, a range of schemes with current planning permissions in place have been collated and analysed within the following geographic categories to establish the density assumptions:
- Lincoln City Centre - within 1km buffer of Railway Station
  - Wider Lincoln Urban Area
  - Main Towns
  - Market Towns
  - Large Villages
  - Medium Villages
- 4.12. The sites with current planning permission used in this assessment are identified in Appendix B. As up to date information is required in order to make the assessment of capacities as relevant as possible, only sites with a live planning permission in place are included. These sites are either not started, under construction or have recently been

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<sup>5</sup> Paragraph 125 a) NPPF

completed. A range of sites across the various size categories were included in the data. Some settlement hierarchy categories do not have as many example sites as others in the dataset. This is due to there not being a sufficient number of sites in these categories with a live or recent planning permission in place available for inclusion.

- 4.13. When assessing the potential of each site one key element is the developable area which can play an important part in what the capacity of the site is. Whilst individual sites will have specific constraints to capacity such as protected trees, the shape of the site, or areas at risk of flooding for example, it is necessary to introduce some standardised assumptions so that a large number of sites can have initial assessments undertaken.
- 4.14. Larger sites will have more infrastructure requirements on the site in order to deliver larger scale housing developments, such as roads, open space and schools for example. In order to identify the assumed developable area, a calculation has been carried out to factor in the reduction in developable area, based on the size of the overall site area, set out in Table 2 below.

**Table 2: Developable Area of Sites**

Site Size	Percentage of the site developable
Less than 0.4 hectares	100%
0.4 – 2 hectares	85%
2 – 20 hectares	75%
20 hectares or larger	60%

- 4.15. In addition to the assumed densities, it is also necessary to consider how much of each site can reasonably be expected to be developed for housing. Given the number of sites to be assessed it was proposed that a simple formula could be used to consider the percentage of a site that could reasonably be assumed to come forward. The approach taken was the bigger the site, the more associated infrastructure such as roads, open space and schools will be required, reducing the overall area of land available for houses. This calculation is as follows:

Settlement Hierarchy Category	Density Assumption (dwellings per hectare)
Lincoln City Centre (within 1km of railway station)	90 dph
Wider Lincoln Urban Area	40 dph
Town centres	50 dph
Town suburbs	35 dph
Large Villages	25 dph
Medium and Small Villages	20 dph

- 4.16. These assumptions were used as a starting point in order to provide indicative capacities. Where information was received which provided for greater accuracy for what can be expected on a particular site, either through a suitable planning application or through site specific considerations which justify an appropriate alternative figure, this was used instead of the assumptions identified above. Indicative figures are to provide an estimation of the number of dwellings that a site could deliver, they do not set a target which has to be met in order to make a site acceptable.

## Selecting sites for Allocation

- 4.17 With all of the necessary information gathered and with a clear idea of the amount of housing needed in each geographical area to meet the identified need, officers were able to consider which sites were suitable for allocation. Alongside the information about site-specific constraints and opportunities, officers considered the amount of growth that would be appropriate for each settlement and the most sustainable approaches to meeting the need in each area. These sustainability considerations were applied in each geographical area covered in the distribution and has helped inform the sites that were selected for allocation.

## Sustainable Urban Extensions (SUEs)

- 4.18 Sustainable Urban Extensions were identified and allocated as part of the Local Plan. These are retained within the Local Plan and are included in the evidence document.

## 5. Regulation 18 Consultation

- 5.1. A Consultation Draft of the Local Plan was published for consultation between 30 June and 24 August 2021. During this eight week consultation period comments were received on the plan, the policies within the plan and supporting information and evidence.
- 5.2. The table below contains a summary of comments received that relate to the general site allocations policy and methodology. For comments on individual sites, please see Appendices C-G

Site Allocations
Summary of issues raised
<ul style="list-style-type: none"><li>• Housing supply doesn't have 10% of sites from 1ha or less</li><li>• More detailed trajectory required</li><li>• Broad locations should be included (from 2017 plan)</li><li>• Woodland Trust objection to GAIN/017 Gainsborough Eastern Neighbourhood (previously a broad location)</li><li>• SUE's are likely to have a long lead in time, the HLS should be made up of a range of small, medium and large sites to provide flexibility and short to medium term HLS.</li><li>• Sport England comments – Plan should ensure enough land is retained in Gainsborough for expansion of WLDC Leisure Centre, Trent Valley Academy, Castlewood Academy and Roses Sports Facility.</li><li>• The plan doesn't provide for the inclusion of significant residential development in and around Large, Medium and Small Villages. More development for smaller villages.</li><li>• Housing requirement in 2.27 should not be a range but a single figure</li><li>• Villages that are delivering growth should not receive new allocations</li><li>• Reinstate the previous growth targets/caps for villages</li><li>• Up to 5 dwellings in small villages is too limited – some small villages want to grow to help support and protect their services</li></ul>

- 5.3. The trajectory of the sites will be updated following the most recent five-year land supply monitoring figures from the Districts.
- 5.4. The housing requirement figure range has been calculated in accordance with guidance contained with National Planning Policy Framework and Planning Practice Guidance.

- 5.5. It has not been necessary to make any alterations to the wording of the Policy. Comments and changes to individual sites can be found in Appendices C-G.

## 6. Conclusion

- 6.1 All of this information has informed the selection process for sites to be allocated and the sources of housing growth from 2018-2040 to meet the Objectively Assessed Need. The details about individual sites, scoring for the sites proposed for allocation and those rejected can be found in Appendices C-G.

## Appendix A - Site Survey Form

Site Allocation Methodology Survey Form				
Site Ref:		Date:		Surveyed by:
Site Address:				
Is the Boundary Accurate?	Yes		No (record on location plan the correct boundary and identify reason in notes section)	
Land Type	Brownfield	Greenfield	Mixed (Identify boundaries of different types on location plan and annotate)	
Current Land Use				
Land Use	Existing Use - Primary	Existing Use - Secondary	Adjacent Land Use (N, S, E, W)	
Agriculture				
Allotments				
Community Building				
Disused/ Vacant Buildings				
Disused/ Vacant Land				
Heritage Asset				
Industrial/ Commercial				
Minerals				
Public Open Space				
Residential				
Retail				
Scrubland				
Sports/ Recreation Facility				
Transport				
Utilities/ Infrastructure				
Waste				
Woodland				
Site Survey - Constraints				
Overhead Lines/ Pylons <input type="checkbox"/>	Possible Contamination <input type="checkbox"/>	Trees worthy of protection <input type="checkbox"/>		
Highway Access <input type="checkbox"/>	Bad Neighbours <input type="checkbox"/>	Biodiversity Value <input type="checkbox"/>		
Public Right of Way <input type="checkbox"/>	Proximity to Quarry <input type="checkbox"/>			
Pipeline <input type="checkbox"/>	Proximity to Landfill <input type="checkbox"/>			
Topography				
Relatively flat <input type="checkbox"/>	Gentle Slope <input type="checkbox"/>	Gentle Undulations <input type="checkbox"/>		
Steep Slope <input type="checkbox"/>	Steep Undulations <input type="checkbox"/>	Plateau <input type="checkbox"/>		
Additional Notes (continue overleaf)				

## Appendix B – Sites with live planning permission used to calculate density assumptions

Site Application Reference	District	Settlement	Site Size Category	Gross Site Area (Hectares)	Developable Area %	Net Site Area (Hectares)	Net Number of Dwellings	Net Density - Dwellings per hectare of developable area
<b>Within 1km of Lincoln Railway Station</b>								
2017/0409/FUL	Lincoln	Lincoln	10 to 25	0.13	100%	0.13	13	100.00
2016/0798/FUL	Lincoln	Lincoln	10 to 25	0.14	100%	0.15	22	146.67
2016/0172/F	Lincoln	Lincoln	26-99	0.50	85%	0.43	44	102.33
2016/0813/OUT	Lincoln	Lincoln	100-499	5.71	75%	4.29	300	69.93
<b>Average Density</b>								<b>104.73</b>
<b>Maximum Density</b>								<b>146.67</b>
<b>Minimum Density</b>								<b>69.93</b>
<b>Wider Lincoln area</b>								
2015/0903/RG3	Lincoln	Lincoln	10 to 25	0.51	85%	0.43	16	37.21
2017/1195/FUL	Lincoln	Lincoln	10 to 25	0.34	100%	0.34	10	29.41
2015/0038/F	Lincoln	Lincoln	10 to 25	0.27	100%	0.27	14	51.85
2013/0414/F	Lincoln	Lincoln	10 to 25	0.28	100%	0.28	14	50.00
2016/1008/FUL	Lincoln	Lincoln	26-99	1.12	85%	0.95	39	41.05
2016/1184/FUL	Lincoln	Lincoln	26-99	3.07	75%	2.30	88	38.26
2015/0106/F	Lincoln	Lincoln	26-99	1.54	85%	1.31	52	39.69
18/0220/FUL	NKDC	Lincoln	26-99	1.14	85%	0.97	44	45.36
2017/1393/RG3	Lincoln	Lincoln	100-499	10.81	60%	6.49	303	46.69
2011/0389/O	Lincoln	Lincoln	100-499	1.14	85%	0.97	150	154.64
2006/0605/RM	Lincoln	Lincoln	100-499	2.38	75%	1.79	170	94.97
15/0212/RESM	NKDC	Lincoln	100-499	4.98	75%	3.73	194	52.01
132932	WLDC	Lincoln	500+	21.72	60%	13.03	500	38.37
<b>Average Density</b>								<b>55.35</b>
<b>Maximum Density</b>								<b>154.64</b>
<b>Minimum Density</b>								<b>29.41</b>

Site Application Reference	District	Settlement	Site Size Category	Gross Site Area (Hectares)	Developable Area %	Net Site Area (Hectares)	Net Number of Dwellings	Net Density - Dwellings per hectare of developable area
<b>Main Towns</b>								
17/1008/FUL	NKDC	Sleaford	10 to 25	0.13	100%	0.13	10	76.92
135643	WLDC	Gainsborough	10 to 25	0.65	85%	0.55	24	43.63
133393	WLDC	Gainsborough	10 to 25	0.16	100%	0.16	14	87.50
133439	WLDC	Gainsborough	10 to 25	0.80	85%	0.68	23	33.82
133351	WLDC	Gainsborough	26-99	3.46	75%	2.59	80	30.89
136488	WLDC	Gainsborough	26-99	0.21	100%	0.21	39	185.71
15/0569/RESM	NKDC	Sleaford	100-499	10.09	60%	6.05	284	46.94
17/0049/FUL	NKDC	Sleaford	100-499	6.40	75%	4.80	178	37.08
124663	WLDC	Gainsborough	100-499	7.49	75%	5.62	186	33.10
14/1257/OUT	NKDC	Sleaford	100-499	8.77	75%	6.57	199	30.29
13/0498/OUT	NKDC	Sleaford	500+	60.50	60%	36.30	1450	39.94
<b>Average Density</b>								<b>58.71</b>
<b>Maximum Density</b>								<b>185.71</b>
<b>Minimum Density</b>								<b>30.29</b>
<b>Market Towns</b>								
137074	WLDC	Caistor	10 to 25	0.26	100%	0.26	10	38.46
132281	WLDC	Market Rasen	10 to 25	0.83	85%	0.71	19	26.76
136394	WLDC	Market Rasen	10 to 25	0.13	100%	0.13	10	76.92
135013	WLDC	Caistor	100-499	11.53	60%	6.92	300	43.35
133156	WLDC	Market Rasen	100-499	5.88	75%	4.41	150	34.01
123208	WLDC	Caistor	100-499	5.48	75%	4.11	148	36.01
<b>Average Density</b>								<b>42.59</b>
<b>Maximum Density</b>								<b>76.92</b>
<b>Minimum Density</b>								<b>26.76</b>
<b>Large Villages</b>								
134507	WLDC	Cherry Willingham	10 to 25	0.63	85%	0.54	21	38.89



Site Application Reference	District	Settlement	Site Size Category	Gross Site Area (Hectares)	Developable Area %	Net Site Area (Hectares)	Net Number of Dwellings	Net Density - Dwellings per hectare of developable area
14/1104/RESM	NKDC	Heckington	10 to 25	0.55	85%	0.47	18	38.30
132418	WLDC	Cherry Willingham	10 to 25	0.73	85%	0.62	13	20.97
16/0612/OUT	NKDC	Heighington	10 to 25	0.45	85%	0.38	10	26.32
133646	WLDC	Welton	26-99	2.37	75%	1.78	61	34.37
15/0861/RESM	NKDC	Ruskington	26-99	2.54	75%	1.91	67	35.08
16/1265/RESM	NKDC	Branston	26-99	2.49	75%	1.87	73	39.04
16/1285/FUL	NKDC	Washingborough	26-99	4.39	75%	3.30	98	29.70
16/1682/RESM	NKDC	Waddington	100-499	5.15	75%	3.86	139	36.01
14/1553/OUT	NKDC	Billinghay	100-499	5.14	75%	3.86	132	34.20
15/1515/FUL	NKDC	Skellingthorpe	100-499	10.64	60%	6.39	280	43.82
131174	WLDC	Saxilby	100-499	10.05	60%	6.03	230	38.14
<b>Average Density</b>								<b>34.57</b>
<b>Maximum Density</b>								<b>43.82</b>
<b>Minimum Density</b>								<b>20.97</b>
<b>Medium Villages</b>								
15/0854/FUL	NKDC	Brant Broughton	10 to 25	0.50	85%	0.43	13	30.23
15/0620/FUL	NKDC	Eagle	10 to 25	0.57	85%	0.48	14	28.17
136671	WLDC	Blyton	10 to 25	0.60	85%	0.50	19	38.00
15/0620/FUL	NKDC	Eagle	10 to 25	0.61	85%	0.52	14	26.92
134496	WLDC	Ingham	26-99	1.32	85%	1.12	47	41.96
132027	WLDC	Scothern	26-99	1.06	85%	0.90	44	48.89
16/0875/OUT	NKDC	Cranwell	26-99	0.93	85%	0.79	29	36.71
133344	WLDC	Hemswell Cliff	26-99	1.28	85%	1.09	40	36.70
<b>Average Density</b>								<b>35.95</b>
<b>Maximum Density</b>								<b>48.89</b>
<b>Minimum Density</b>								<b>26.92</b>