



Central Lincolnshire 2011
LOCAL PLAN 2036

Central Lincolnshire

Strategic Housing and Economic Land Availability Assessment (SHELAA)

October 2014

Please note:

This is a new style review of available site in Central Lincolnshire. It updates and supersedes previous work on the Strategic Housing Land Availability Assessment (SHLAA) and now incorporates employment sites.

This document has been produced using sites previously submitted to us by developers, agents, landowners and others as possible locations for future development. We have not included sites submitted that are less than 0.5ha or for under 25 dwellings.

At this stage we are not committed to any sites identified in this document. The inclusion of a site in this document does not represent any decision by the Central Lincolnshire authorities and does not provide the site with any kind of planning status. They are sites promoted to us, not by us.

If you have a new site you would like included please let us know by filling in the [site submission form](#) available on the website.

If you have already submitted a site please let us know if anything has changed (eg. site boundary or site capacity) or if you think we have got something wrong by filling in the [site submission form](#).

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Central Lincolnshire Strategic Housing and Economic Land Availability Assessment SHELAA 2014

1. Introduction

This is the Strategic Housing and Economic Land Availability Assessment (SHELAA) for Central Lincolnshire. It is a technical document that informs the Local Plan preparation, and will help to identify potential site allocations that may be required to meet future housing and employment need within Central Lincolnshire.

Central Lincolnshire covers the City of Lincoln, North Kesteven and West Lindsey. These three councils have come together to prepare a joint Local Plan for the area and this includes a joint evidence base.

We are currently consulting on the [preliminary draft Local Plan](#) (October 2014), and this SHELAA has been published alongside the draft Local Plan. This document lists all sites over 0.5ha or with an estimated capacity of 25 dwellings or more that have been suggested as future housing or employment sites (See Section 4). All sites will be subsequently assessed against the site selection methodology as set out in Appendix A of the Local Plan. The preferred sites will be included in the next consultation draft of the Local Plan (summer 2015).

However, it is important to note this list is not the final list of sites that will be assessed, this is only the starting point. As part of the Local Plan consultation we are also carrying out a call for sites. Please let us know if you have any additional sites you would like to be considered as part of the site selection process by filling in a [Site Submission Form](#) and returning it to us by e-mail at: talkplanning@central-lincs.org.uk

Or by post to:

Central Lincolnshire Local Plan Team
c/o North Kesteven District Council
5th Floor, City Hall
Beaumont Fee
Lincoln
LN1 1DF

Please can you provide a map showing the location of your site and assessment of the capacity and the likely delivery rate.

We will only include sites over 0.5 ha or with an estimated capacity of 25 dwellings or more.

All Site Submission Forms must be received by **11 November 2014**. We cannot guarantee that any sites submitted after this date will be assessed as a potential allocation. We will publish an updated SHELAA by around the end of 2014 (publication date being subject to quantity of new sites received) that will list all sites suggested to us and all sites that will be assessed.

Please also let us know if any site information set out in Section 4 is incorrect or out of date. We would like to know if the boundary of the site has changed, if the proposed uses has changed, or if the site is no longer available.

The sites identified in this document are not in any way 'approved' or supported by the Central Lincolnshire authorities; they are merely a collection of sites as submitted by developers or landowners. All sites will be fully assessed against the detailed site selection

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methodology. We will publish a report alongside the next version of the Local Plan that will identify all sites suggested to us and will include a full reason and justification for the proposed selection of a site or not.

The timetable for the production of the Local Plan is set out below. This also includes the stages involved in the site selection and site assessment process.

October 2014	Local Plan consultation and call for sites
December 2014	Updated SHELAA published. Identifies all sites to be assessed
December 2014 to March 2015	Site selection and assessment process
Summer 2015	Consultation on draft Local Plan including preferred sites
January 2016	Final Local Plan public consultation.
April to September 2016	Examination of Local Plan
November 2016	Adoption of Local Plan

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2. National Policy

The [National Planning Policy Framework](#) (NPPF)¹ requires councils to have a 'clear understanding of housing need in their area and should prepare a Strategic Housing Land Availability Assessment (SHLAA) to establish realistic assumptions about the availability, suitability and likely economic viability of land to meet the identified need for housing over the plan period'.

The Central Lincolnshire authorities have produced SHLAA reports each year which were updated with new sites and new information about the availability of sites.

However, this year we are now producing a new style land availability assessment that also incorporates employment sites. This new report is called SHELAA and supersedes and updates the previous SHLAAs produced by the Central Lincolnshire authorities. In all other respects it meets the same purposes as a SHLAA and we have followed the requirements of the NPPF and approach set out in the [National Planning Practice Guidance](#)² in preparing this document.

This new approach is supported by national policy and guidance. There are a number of advantages to carrying land assessments for housing and employment as part of the same exercise. This provides better links to the Local Plan and the site assessment process and allows sites to be assessed for a mix of different uses to make sure a site is allocated for the most appropriate uses.

¹ Paragraph 159

² ID 06032014

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3. Methodology

National guidance requires land availability assessments to:

- identify sites and broad locations with potential for development;
- assess their development potential;
- assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

The diagram on the following page identifies the different stages involved in preparing a land assessment, and how this links with the site assessment and selection process. We are currently at Stage 1 and are in the process of identifying sites and broad locations for future growth.

This assessment is an important evidence source to inform plan making. This assessment identifies all sites and broad locations that have been suggested for future development to provide an audit of available land. Sites which have particular policy constraints should be included in the assessment for the sake of comprehensiveness.

It is not the role of this documents to determine whether a site should be allocated for development or not. Its role is to provide information on the range of sites that are available. It is for the Local Plan to determine which of the sites are the most suitable to meet the future needs for Central Lincolnshire taking into account policy constraints.

The decision to allocate a site for development in the Local plan requires detailed site assessment process and in-depth study of the nature and potential of all sites identified in this report. Each site must be compared and assessed against reasonable alternatives, in order to determine which sites offer the most suitable solution to meet identified future need. Any constraints identified must be set out clearly, including where they severely restrict development.

The process of identifying suitable sites is as follows:

- **Stage 1 – Site/broad locations identification.**

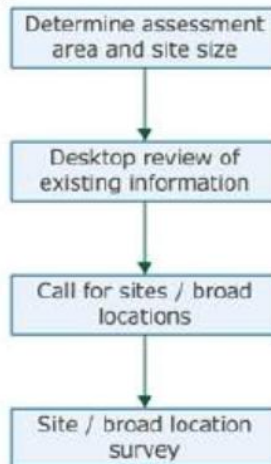
We are currently at the first stage in the process. This document has been published alongside the draft Local Plan for public consultation, it identifies all sites and broad locations that have been suggested as potential location for future growth.

At this stage no assessment has been carried out and no preference is attached to any site listed in this document. All sites have been published to make the process transparent. The inclusion of a site in this document does not represent a decision by the Central Lincolnshire authorities and does not provide the site any planning status.

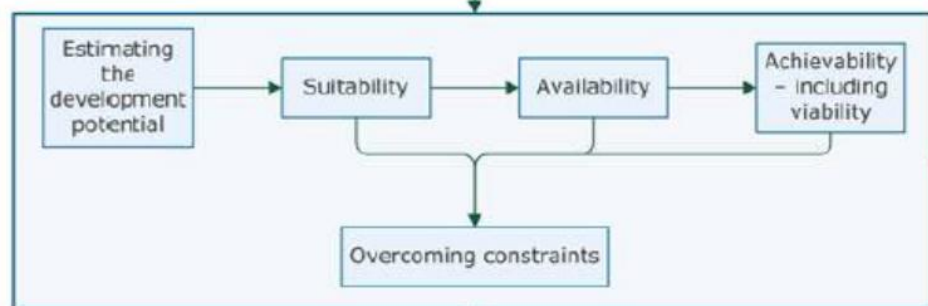
However, the sites listed in this document are not inclusive. We are currently carrying out a call for additional sites (see page 1). Any additional sites suggested as part of the public consultation will be added to the existing list published at the end of 2014. All sites will be full assessed against the Site Screening Methodology set out in Appendix A of the preliminary draft Local Plan.

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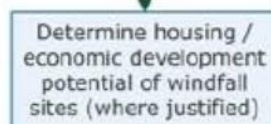
Stage 1- Site / broad location identification



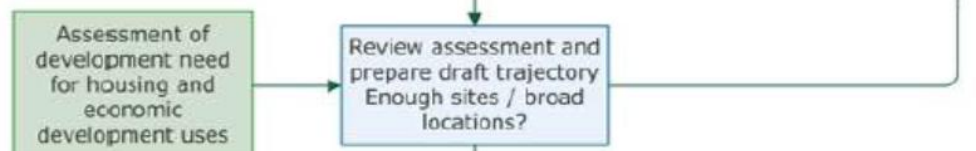
Stage 2 - Site / broad location assessment



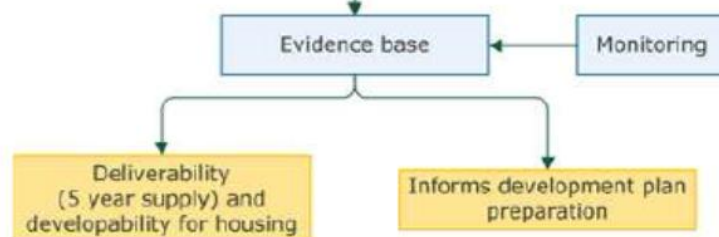
Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base



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The only criteria that has been applied at this stage is the site size threshold. Any sites under 0.5ha or sites with an estimated capacity of less than 25 dwellings have not been included in this report. Any new sites suggested that are below this threshold are will not be assessed as a potential allocation.

Following the end of the Local Plan consultation in November 2014, we will publish an updated version of the SHELAA to make it clear what sites will be assessed. We will then move on to Stage 2 of the process.

- **Stage 2 Site/broad location assessment**

All sites suggested will be fully assessed against the detailed assessment criteria set out in Appendix A of the preliminary draft Local Plan.

The site assessment process will link closely to the Integrated Impact Assessment (IIA), which incorporates the requirements of Sustainability Appraisal as required by Government legislation. The IIA objectives mirror the proposed assessment methodology.

The site assessment process will include a detailed desk based data collection process to identify any constraints. This will include the use of extensive mapped information held on Geographical Information System (GIS), to develop an overall picture of each site, its key characteristics and surrounding areas to provide an initial assessment of site suitability. We will also carry out a review of all sites using planning history and existing local reports and other evidence documents.

Every reasonable site will be visited by a member of the Local Plans team.

The site assessment process will be split into three stages:

1. **Proximity Test:** all sites will be assessed against a range of distance criteria, mainly held on GIS, to allow comparison against key criteria e.g. located adjacent or within a flood risk area.
2. **Professional Assessment:** Advice from specialist officers within the three districts and the county council, such as Transport, Education, and Natural Environment teams, as well as advice from other organisations such as Natural England, the Environment Agency and English Heritage.
3. **Site Selection process:** All reasonable alternative sites will be compared and discussed in detail by members of the Local Plans team to recommend the most suitable and sustainable sites to meet the growth requirements of the Local Plan. The Central Lincolnshire Joint Strategic Planning Committee will make the final decision on which sites should be put forward in the next draft of the Local Plan).

The following factors should be considered to assess a site's suitability for development now or in the future:

- physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
- potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;

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- appropriateness and likely market attractiveness for the type of development proposed;
- contribution to regeneration priority areas;
- Environmental/amenity impacts experienced by would be occupiers and neighbouring areas.
- Deliverability will also be a key factor as to whether a site will be allocated or not.

- **Stage 3 - Windfall assessment**

The NPPF³ states that a windfall allowances may be included as part of the supply of housing if there is compelling evidence.

For Central Lincolnshire the Local Plan is proposing to not allocate any sites under 0.5ha or for less than 25 dwellings. This means that any sites under 25 dwellings will be classified as windfall development.

Evidence of housing completions over the last five years indicates a high proportion of development under 25 dwellings, with many sites for 1 or 2 houses in rural areas. It is expected that this trend will continue in the future, particularly as it is proposed that the Local Plan will not define settlement boundaries.

Therefore, there is justification for the Local Plan to include an element of windfall development as part of the overall housing need. This windfall allowance will be set out in the next version of the Local Plan.

- **Stage 4 - Assessment review**

Once we have completed the site assessment process, set out in stage 2, we can move on to identifying the allocated sites to be included in the Local Plan.

From the initial site assessment we should be able to rule out any unsuitable sites that have major constraints which cannot be easily overcome, such as sites located in areas at risk of flooding.

All the remaining reasonable alternative sites will be reassessed and compared against each other to identify the most sustainable sites and most appropriate locations for future growth in Central Lincolnshire.

The site selection process will have to comply with the emerging policies in the Central Lincolnshire Local Plan and the overall distribution of growth. At the preliminary draft stage Policy LP2 sets out the overall settlement hierarchy and places each village or town into one of the following categories.

- Lincoln and surrounding area
- Main towns
- Small towns
- Limited growth villages
- Small villages

³ Paragraph 48

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Policy LP3 sets out the level and distribution of growth. Approximately 50% of the housing need is proposed to be located in Lincoln and the surrounding areas, 15% for both Sleaford and Gainsborough and 20% in other rural areas.

This will be used as starting point for the site selection process (Subject to the consultation response to the above proposed distribution).

There may be several suitable sites in a settlement that may appear to be equally appropriate, but only one site is needed, in which case it will come down to a matter of judgment as to which is the most suitable, taking into account specific local factors.

- **Stage 5 –Final evidence base**

The full site assessment process will be published in a report to support the next version of the Local Plan (Summer 2015). This document will set out clearly how each site has been assessed and how it has scored against each criteria. The report will provide the evidence to support the allocation of a site in the Local Plan.

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4. Site Profiles

This section provides a two page summary (profile) of all sites suggested.

At this stage no assessment has been carried out and no commitment is made.

However, it is important to note that these sites are not in any way 'approved' or supported by the Lincolnshire authorities; they are merely a collection of sites as submitted by developers. Nevertheless, they act as a starting point for finding any sites.

All sites, and any new sites submitted, will be full assessed against the assessment criteria set out in Appendix A of the Local Plan.

The document is split by district and then by ward.

All sites can also be viewed on our interactive mapping system. <http://aurora.central-lincs.org.uk/map/Aurora.svc/run?script=%5cShared+Services%5cJPU%5cJPUJS.AuroraScript%24&nocache=1206308816&resize=always>

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4.1 City of Lincoln

Sites identified within City of Lincoln local authority area.

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City of Lincoln

SHLAA Map Reference	CL528
Site Address	Land south of YMCA, Waterside North, Lincoln
Site Area (ha)	0.3846
Ward	Abbey
Estimated Site Capacity	35
Site Description	This site is currently in use as a car park for the industrial units on the opposite site of the river.

The inclusion of this site or any other sites in this document does not represent a decision by the Central Lincolnshire authorities and does not provide the site with any kind of planning status.

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Map CL528

<http://aurora.central-lincs.org.uk/map/Aurora.svc/run?script=%5cShared+Services%5cJPU%5cJPUJS.AuroraScript%24&nocache=1206308816&resize=always>



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City of Lincoln

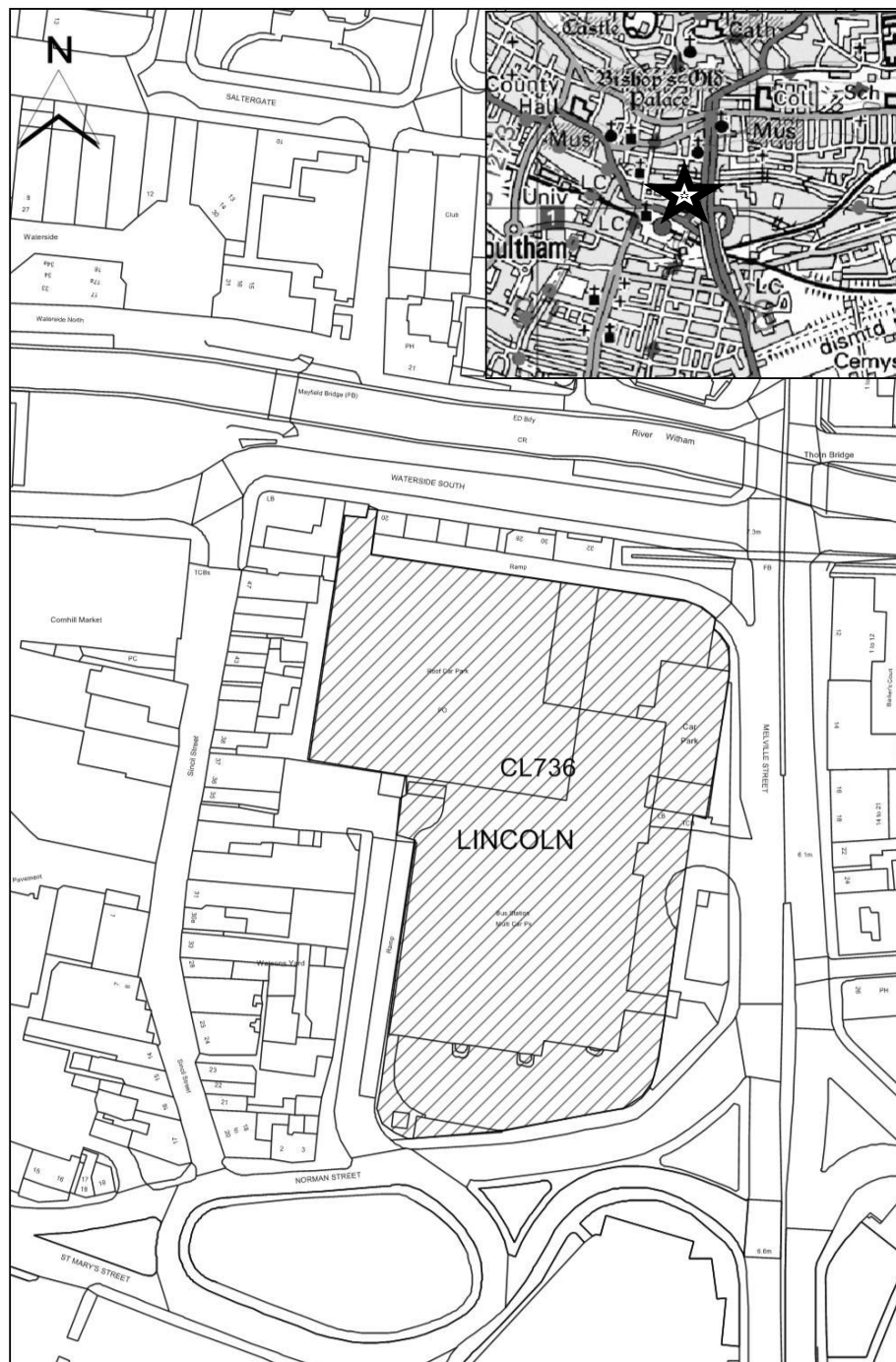
SHLAA Map Reference	CL736
Site Address	City bus station, Melville Street, Lincoln
Site Area (ha)	0.98
Ward	Abbey
Estimated Site Capacity	180
Site Description	This site has been subject to proposals for the Lindongate development for a major mixed use development in the City Centre to include retail, office, a new public transport interchange and housing or a hotel.

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Map CL736

<http://aurora.central-lincs.org.uk/map/Aurora.svc/run?script=%5cShared+Services%5cJPU%5cJPUJS.AuroraScript%24&nocache=1206308816&resize=always>



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City of Lincoln

SHLAA Map Reference	CL745
Site Address	Tentercroft Street Car Park
Site Area (ha)	1
Ward	Abbey
Estimated Site Capacity	91
Site Description	The site is currently constrained by existing users. This site has been promoted for mixed use development through the City Centre Masterplan.

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Map CL745

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**Central Lincolnshire Strategic Housing and Economic Land Availability
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City of Lincoln

SHLAA Map Reference	CL533
Site Address	Ruston Works, Pelham Street, Lincoln
Site Area (ha)	9.10
Ward	Abbey
Estimated Site Capacity	819
Site Description	This site has been put forward for housing as part of a comprehensive redevelopment of the area to the south of the river.

The inclusion of this site or any other sites in this document does not represent a decision by the Central Lincolnshire authorities and does not provide the site with any kind of planning status.

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Map CL533

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City of Lincoln

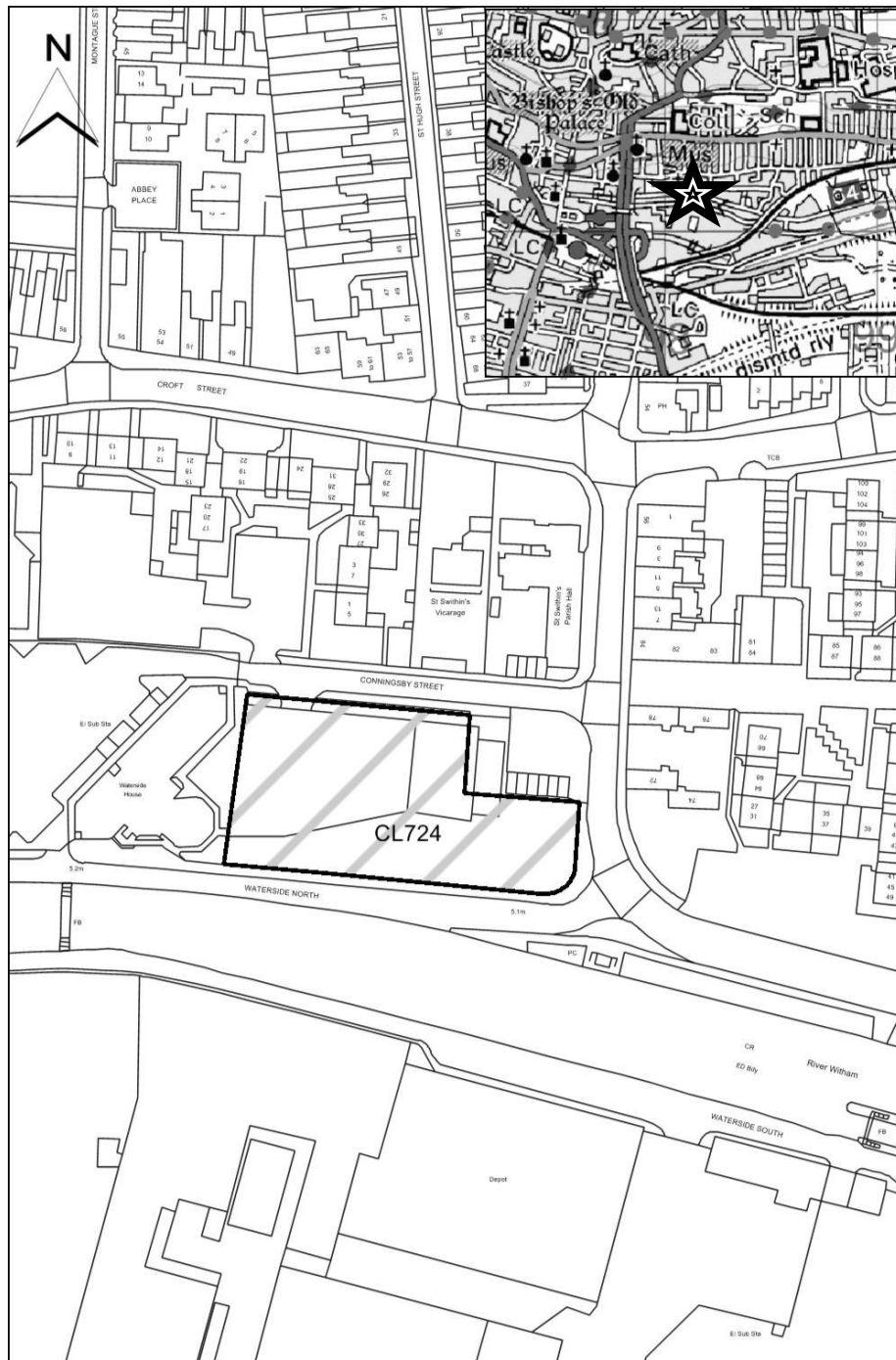
SHLAA Map Reference	CL724
Site Address	Land adjacent to Environment Agency, Waterside North, Lincoln
Site Area (ha)	0.27
Ward	Abbey
Estimated Site Capacity	25
Site Description	This site is within the curtilage of an existing business and used as their car park.

The inclusion of this site or any other sites in this document does not represent a decision by the Central Lincolnshire authorities and does not provide the site with any kind of planning status.

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Map CL724

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City of Lincoln

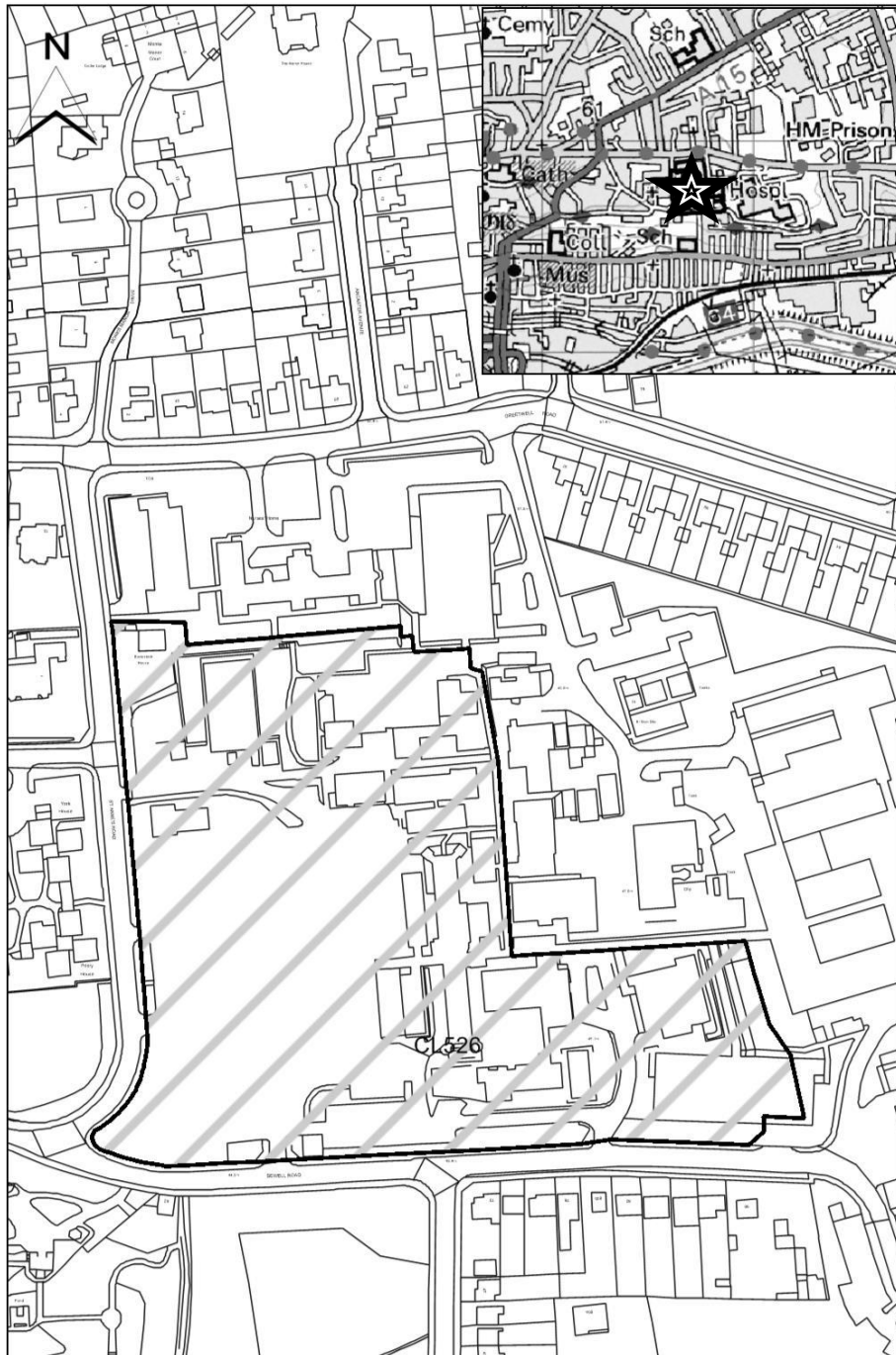
SHLAA Map Reference	CL526
Site Address	Former Main Hospital Complex, St Anne's Road, Lincoln
Site Area (ha)	3.53
Ward	Abbey
Estimated Site Capacity	141
Site Description	Much of the site is currently in use as a hospital, thus the developable area has been adjusted to cover only those areas that lie derelict.

The inclusion of this site or any other sites in this document does not represent a decision by the Central Lincolnshire authorities and does not provide the site with any kind of planning status.

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Map CL526

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City of Lincoln

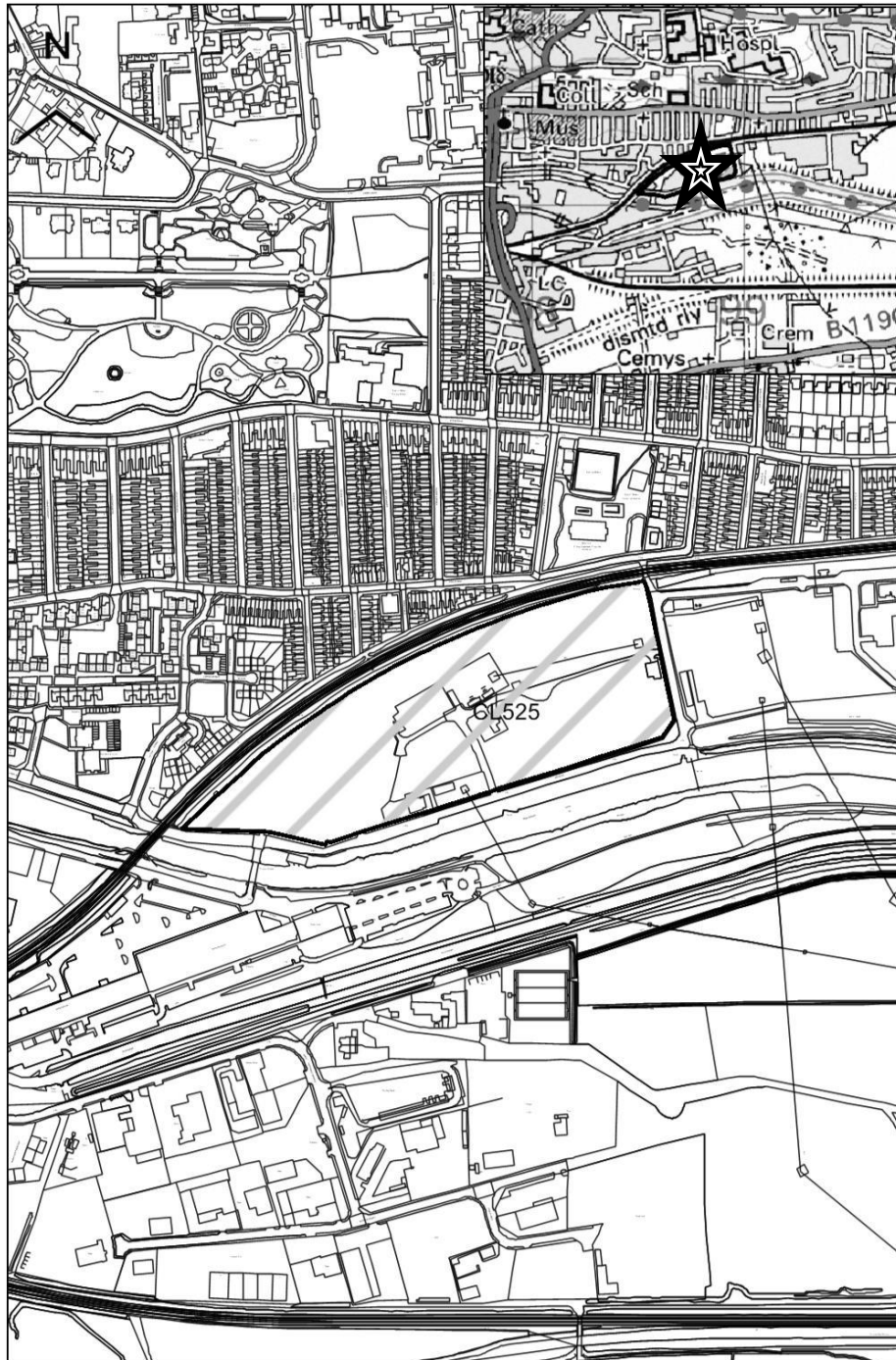
SHLAA Map Reference	CL525
Site Address	Former Cegb Power Station, Spa Road, Lincoln, LN2 5TB
Site Area (ha)	5.71
Ward	Abbey
Estimated Site Capacity	650
Site Description	There is a large industrial factory to the East of the site.

The inclusion of this site or any other sites in this document does not represent a decision by the Central Lincolnshire authorities and does not provide the site with any kind of planning status.

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Map CL525

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City of Lincoln

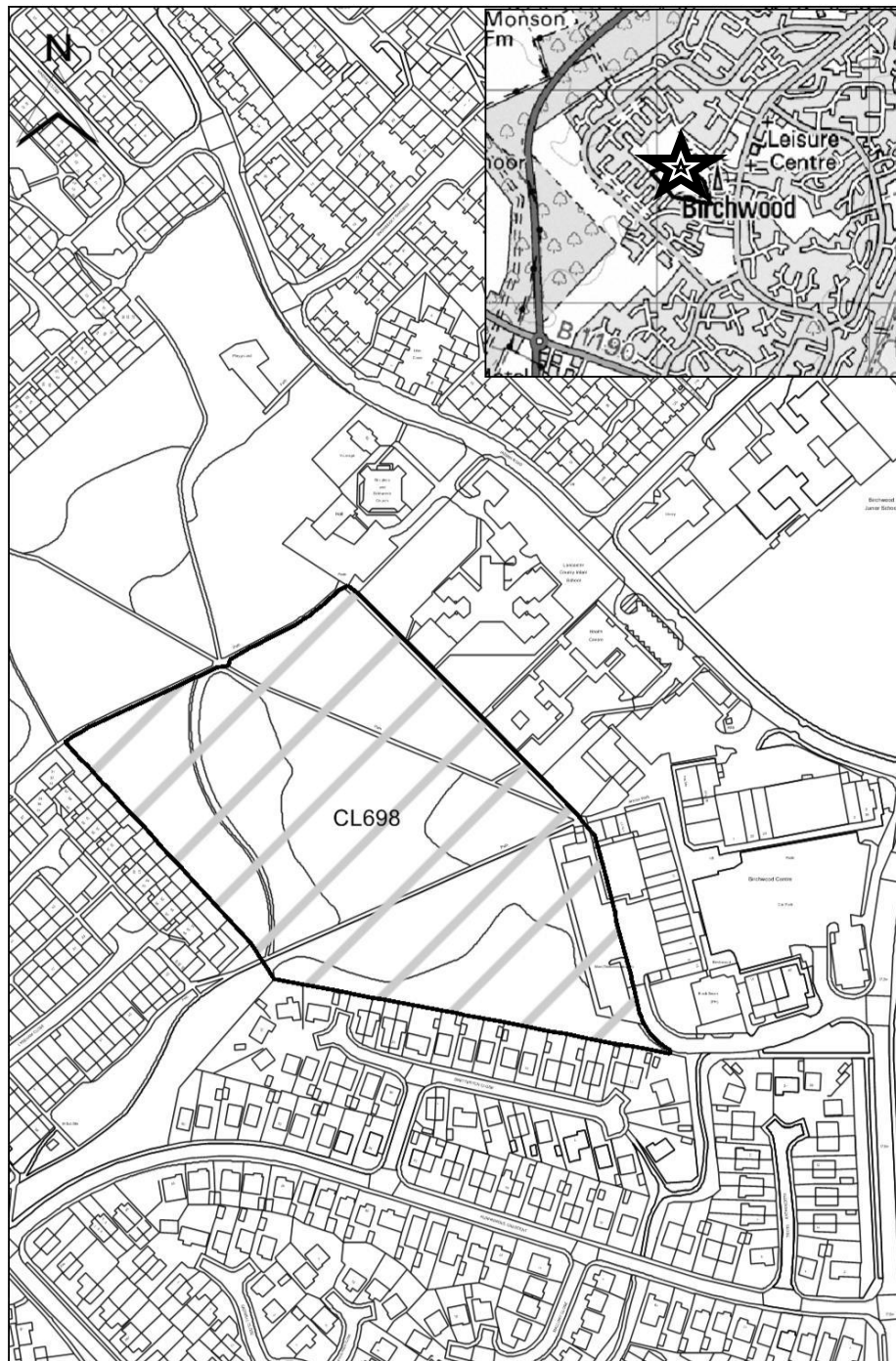
SHLAA Map Reference	CL698
Site Address	Land to the rear of Birchwood Centre
Site Area (ha)	3.21
Ward	Birchwood
Estimated Site Capacity	129
Site Description	The site is currently open space within a residential area.

The inclusion of this site or any other sites in this document does not represent a decision by the Central Lincolnshire authorities and does not provide the site with any kind of planning status.

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Map CL698

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City of Lincoln

SHLAA Map Reference	CL808
Site Address	Westbrooke Road, off Western Crescent, Lincoln, LN6 7TB
Site Area (ha)	1.5
Ward	Boultham
Estimated Site Capacity	61
Site Description	Planning application submitted in 2014

The inclusion of this site or any other sites in this document does not represent a decision by the Central Lincolnshire authorities and does not provide the site with any kind of planning status.

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Map CL808

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City of Lincoln

SHLAA Map Reference	CL692
Site Address	Sunningdale Trading Estate, off Dixon Close, Lincoln
Site Area (ha)	1.70
Ward	Boultham
Estimated Site Capacity	68
Site Description	An existing employment allocation.

The inclusion of this site or any other sites in this document does not represent a decision by the Central Lincolnshire authorities and does not provide the site with any kind of planning status.

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Map CL692

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City of Lincoln

SHLAA Map Reference	CL772
Site Address	Walnut House, Matilda Road, Lincoln
Site Area (ha)	2.22
Ward	Boultham
Estimated Site Capacity	50
Site Description	The site is within an area of potential flood risk.

The inclusion of this site or any other sites in this document does not represent a decision by the Central Lincolnshire authorities and does not provide the site with any kind of planning status.

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Map CL772

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City of Lincoln

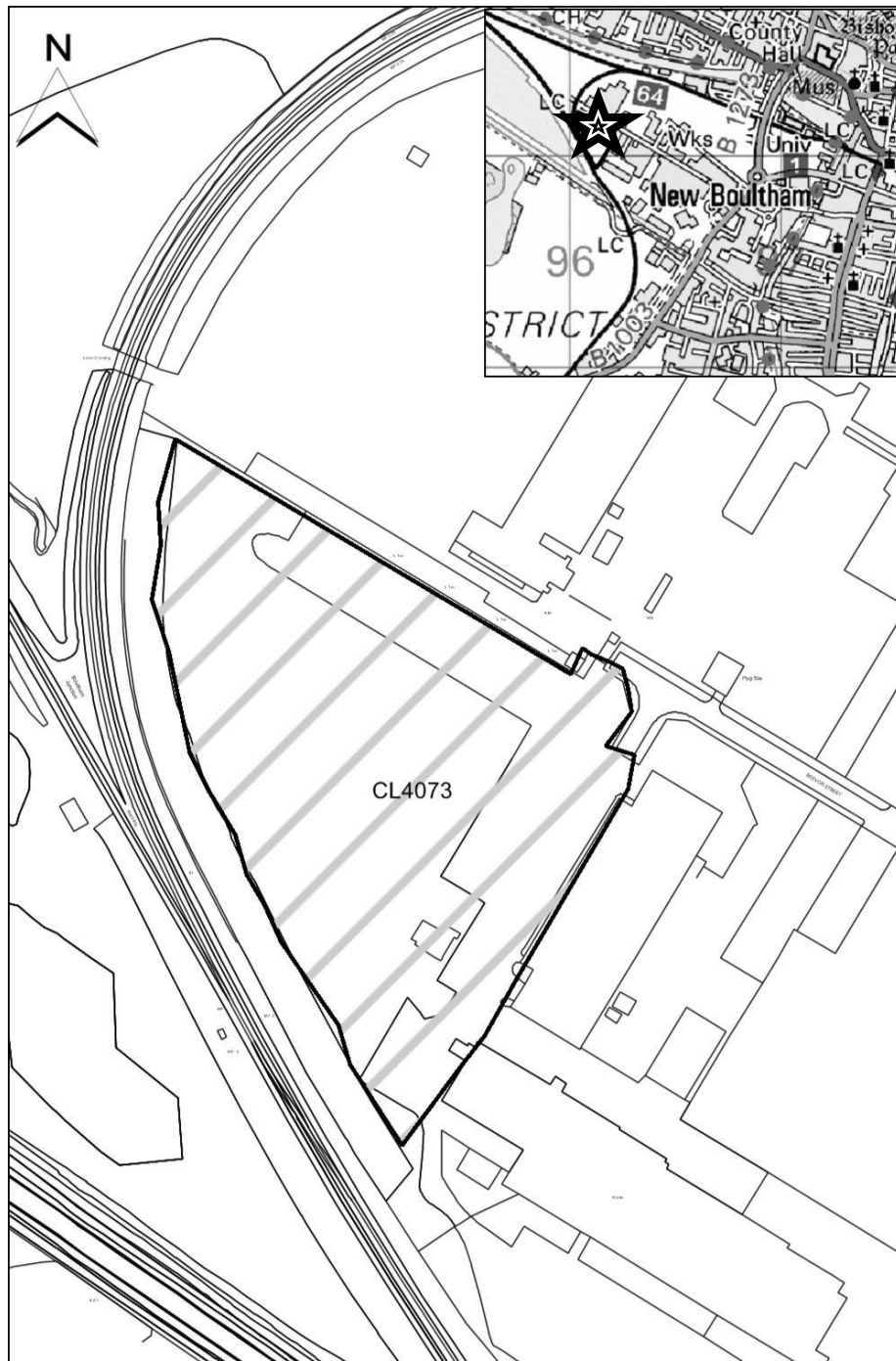
SHLAA Map Reference	CL4073
Site Address	Land at Beevor Street, Lincoln
Site Area (ha)	2.5
Ward	Boultham
Estimated Site Capacity	120
Site Description	Brownfield site located within the curtilage of the City of Lincoln at the most eastern end of Beevor Street. Triangular shaped plot with development adjoining two of its boundaries. To the north, the land is used as open storage whilst to the south east is a large industrial building in use for manufacturing. To the south west of the site is a railway line which separates the site from undeveloped land beyond, which is designated Green Wedge. Allocated in City of Lincoln Local Plan for Business Use.

The inclusion of this site or any other sites in this document does not represent a decision by the Central Lincolnshire authorities and does not provide the site with any kind of planning status.

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Map CL4073

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City of Lincoln

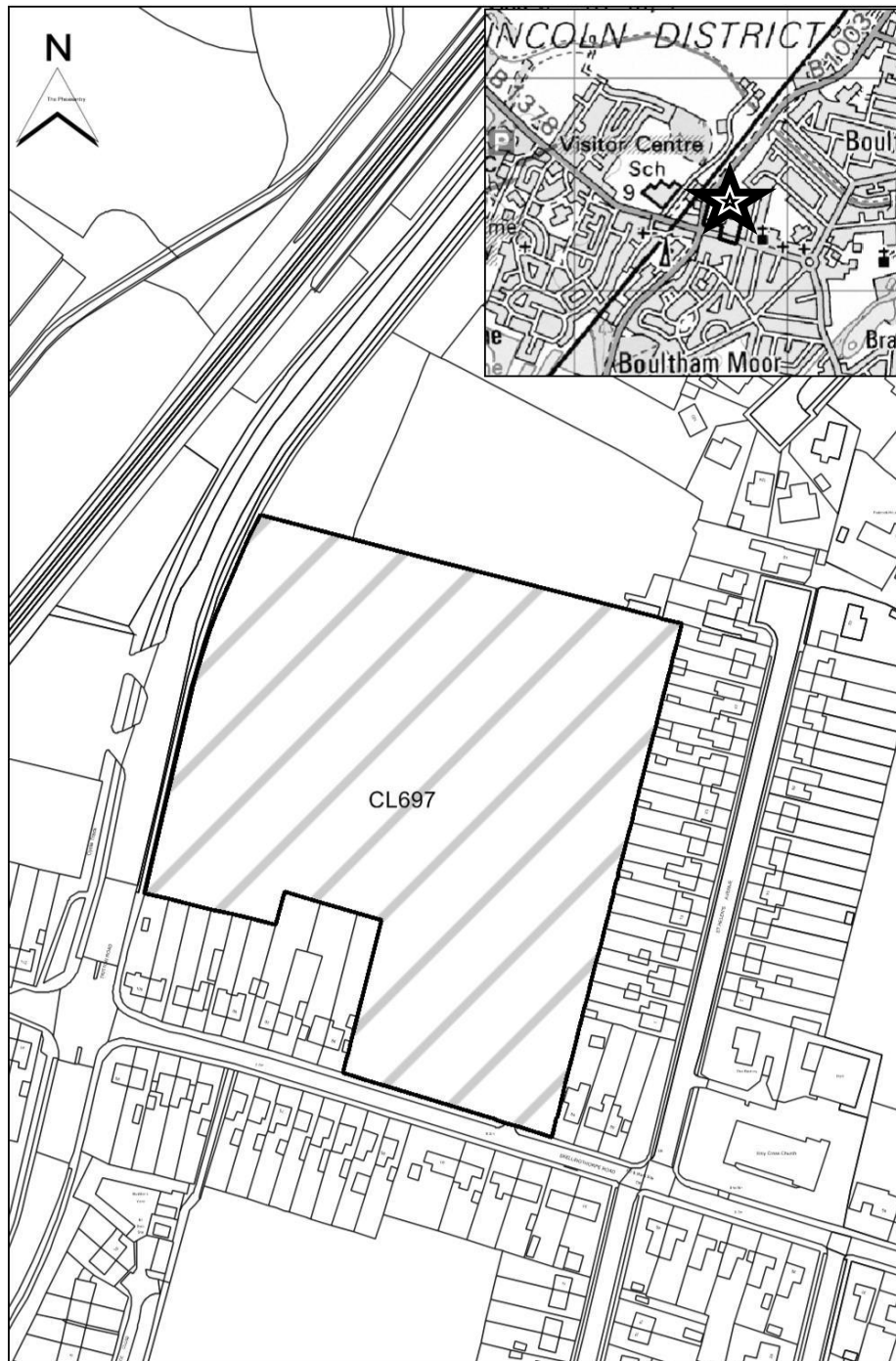
SHLAA Map Reference	CL697
Site Address	Land at and North of Usher Junior School, Skellingthorpe Road, Lincoln, LN6 7QZ
Site Area (ha)	2.90
Ward	Boultham
Estimated Site Capacity	140
Site Description	The school has been removed from the site but the site remains vacant.

The inclusion of this site or any other sites in this document does not represent a decision by the Central Lincolnshire authorities and does not provide the site with any kind of planning status.

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Map CL697

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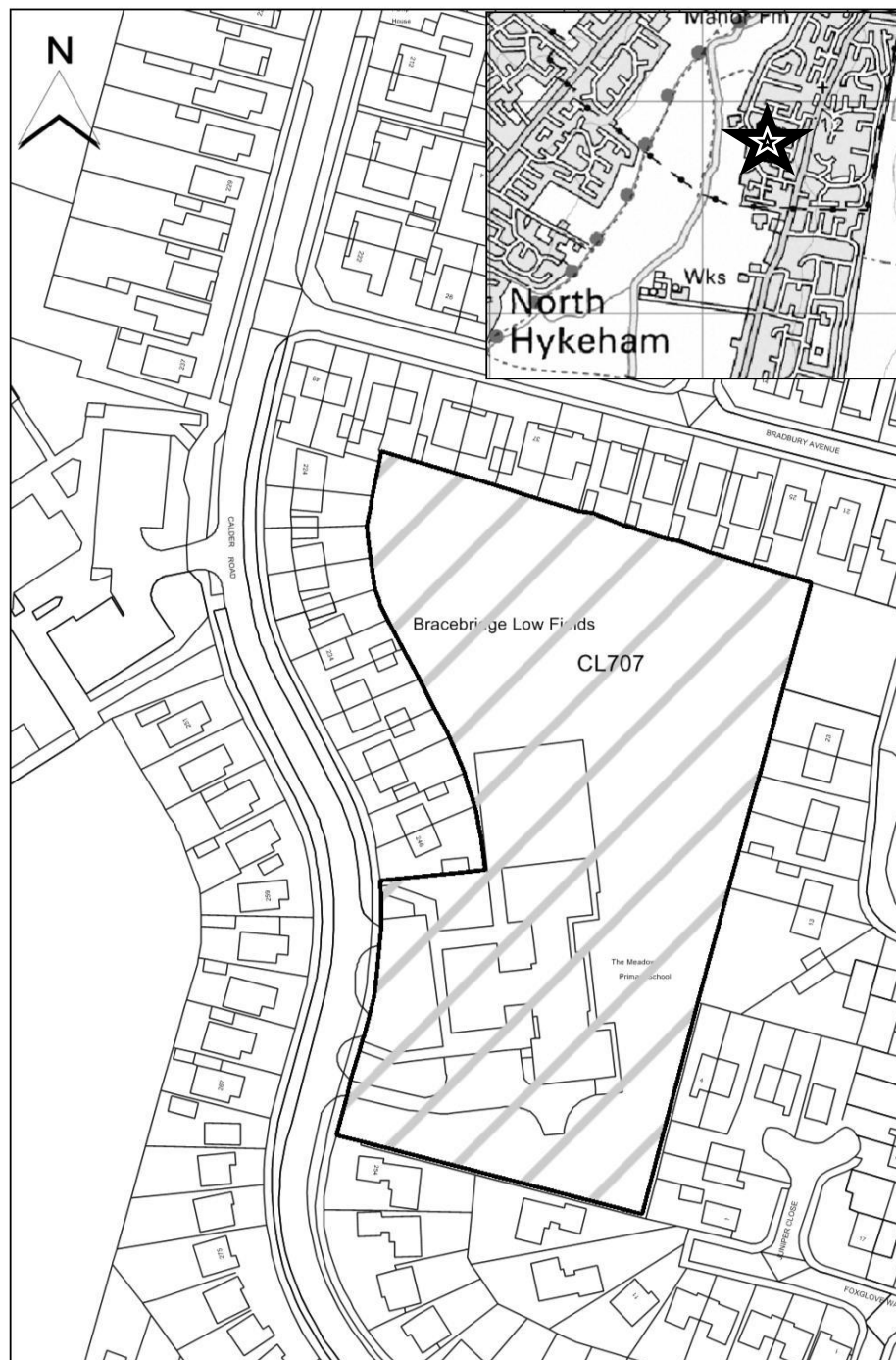
SHLAA Map Reference	CL707
Site Address	Site of Lowfields County Infant School, 248 Calder Road, Lincoln, LN5 9TL
Site Area (ha)	1.26
Ward	Bracebridge
Estimated Site Capacity	63
Site Description	This site is within an existing residential area. The former school has closed and the site is now occupied by the "Acorn Free School".

The inclusion of this site or any other sites in this document does not represent a decision by the Central Lincolnshire authorities and does not provide the site with any kind of planning status.

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Map CL707

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City of Lincoln

SHLAA Map Reference	CL813
Site Address	Land east of Urban Street and South of the Priory LSST School
Site Area (ha)	1.5
Ward	Bracebridge
Estimated Site Capacity	60
Site Description	This site is partly in industrial use and is partly un-developed. The developable area has been adjusted to take into account those areas of the site currently in industrial use and those areas that cannot be developed due to an exclusion zone around nearby gas cylinders.

The inclusion of this site or any other sites in this document does not represent a decision by the Central Lincolnshire authorities and does not provide the site with any kind of planning status.

**Central Lincolnshire Strategic Housing and Economic Land Availability
Assessment
SHELAA 2014**

City of Lincoln

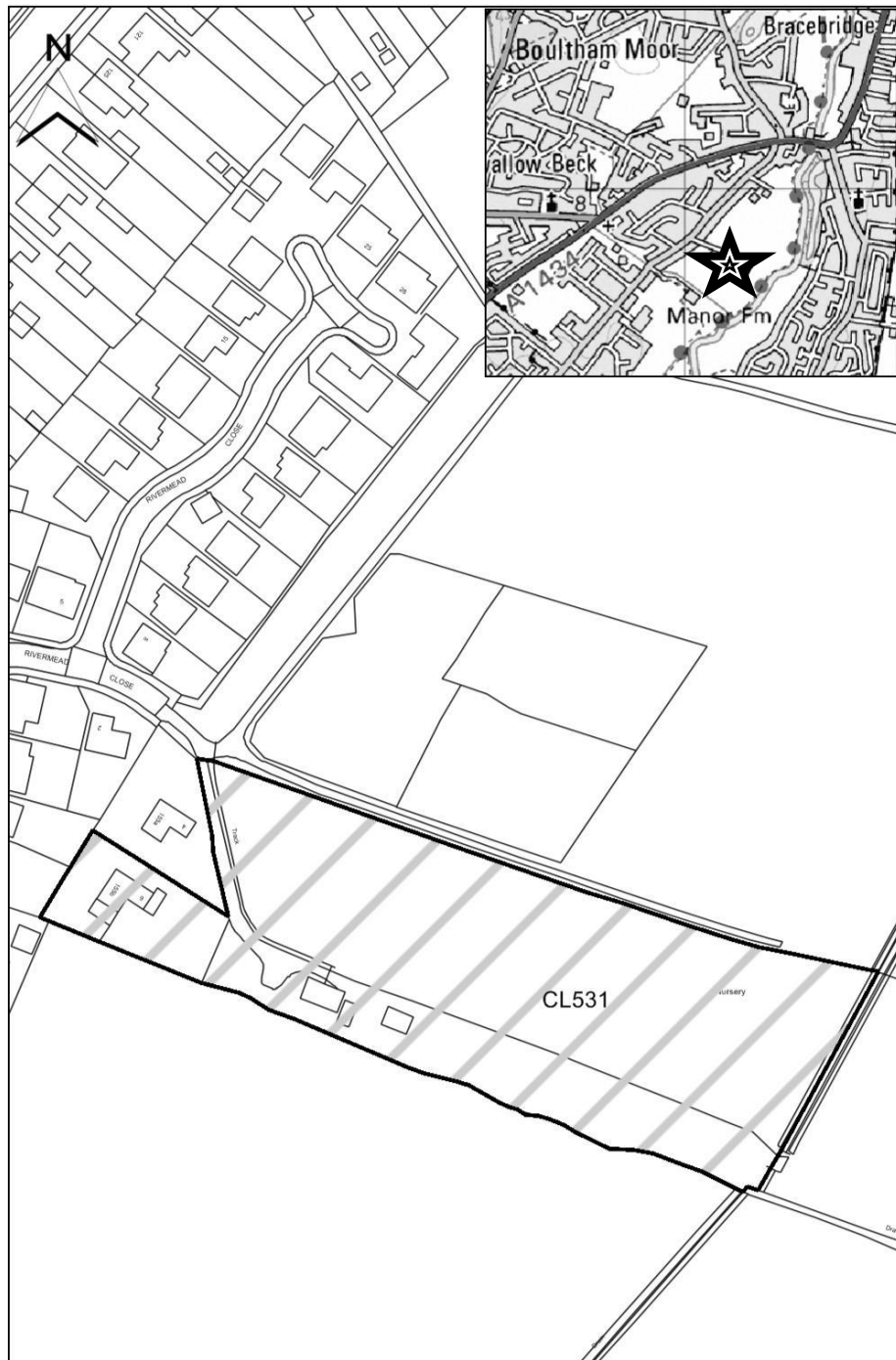
SHLAA Map Reference	CL531
Site Address	Land at 6 Rivermead Close
Site Area (ha)	0.88
Ward	Bracebridge
Estimated Site Capacity	27
Site Description	The site is within a green wedge.

The inclusion of this site or any other sites in this document does not represent a decision by the Central Lincolnshire authorities and does not provide the site with any kind of planning status.

Central Lincolnshire Strategic Housing and Economic Land Availability Assessment SHELAA 2014

Map CL531

<http://aurora.central-lincs.org.uk/map/Aurora.svc/run?script=%5cShared+Services%5cJPU%5cJPUJS.AuroraScript%24&nocache=1206308816&resize=always>



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Central Lincolnshire Strategic Housing and Economic Land Availability Assessment SHELAA 2014

City of Lincoln

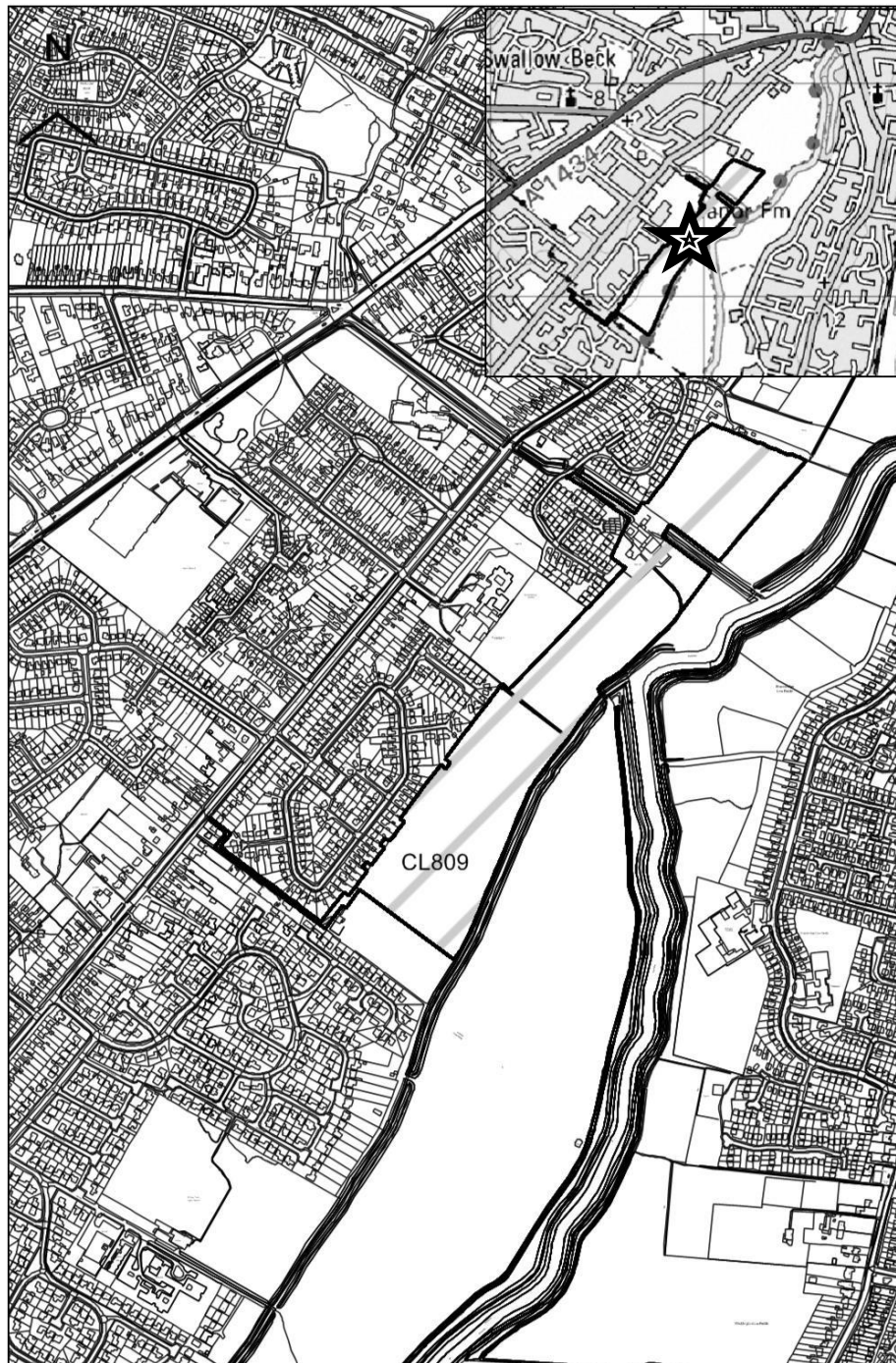
SHLAA Map Reference	CL809
Site Address	Land to the East of Hykeham Road, North Hykeham, Lincoln, LN6 8AP
Site Area (ha)	13.08
Ward	Bracebridge
Estimated Site Capacity	527
Site Description	There are farmhouse buildings on the site. It is within a green wedge seen as an important green corridor into the city centre with views of the cathedral.

The inclusion of this site or any other sites in this document does not represent a decision by the Central Lincolnshire authorities and does not provide the site with any kind of planning status.

Central Lincolnshire Strategic Housing and Economic Land Availability Assessment SHELAA 2014

Map CL809

<http://aurora.central-lincs.org.uk/map/Aurora.svc/run?script=%5cShared+Services%5cJPU%5cJPUJS.AuroraScript%24&nocache=1206308816&resize=always>



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Central Lincolnshire Strategic Housing and Economic Land Availability Assessment SHELAA 2014

City of Lincoln

SHLAA Map Reference	CL413
Site Address	Land to the west of Cross O'Cliff Court, Bracebridge Heath
Site Area (ha)	23.30
Ward	Bracebridge
Estimated Site Capacity	670
Site Description	Greenfield site adjacent to Lincoln Principal Urban Area. It forms part of the Waddington/ Bracebridge Heath Green Wedge and is within the Lincoln Cliff Landscape Character Area. There are topographical constraints with steep descent and visual impacts. Proximity to the adjacent Gas works, historical uses and local records indicate a risk of contamination.

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Central Lincolnshire Strategic Housing and Economic Land Availability Assessment SHELAA 2014

Map CL413

<http://aurora.central-lincs.org.uk/map/Aurora.svc/run?script=%5cShared+Services%5cJPU%5cJPUJS.AuroraScript%24&nocache=1206308816&resize=always>



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Central Lincolnshire Strategic Housing and Economic Land Availability Assessment SHELAA 2014

City of Lincoln

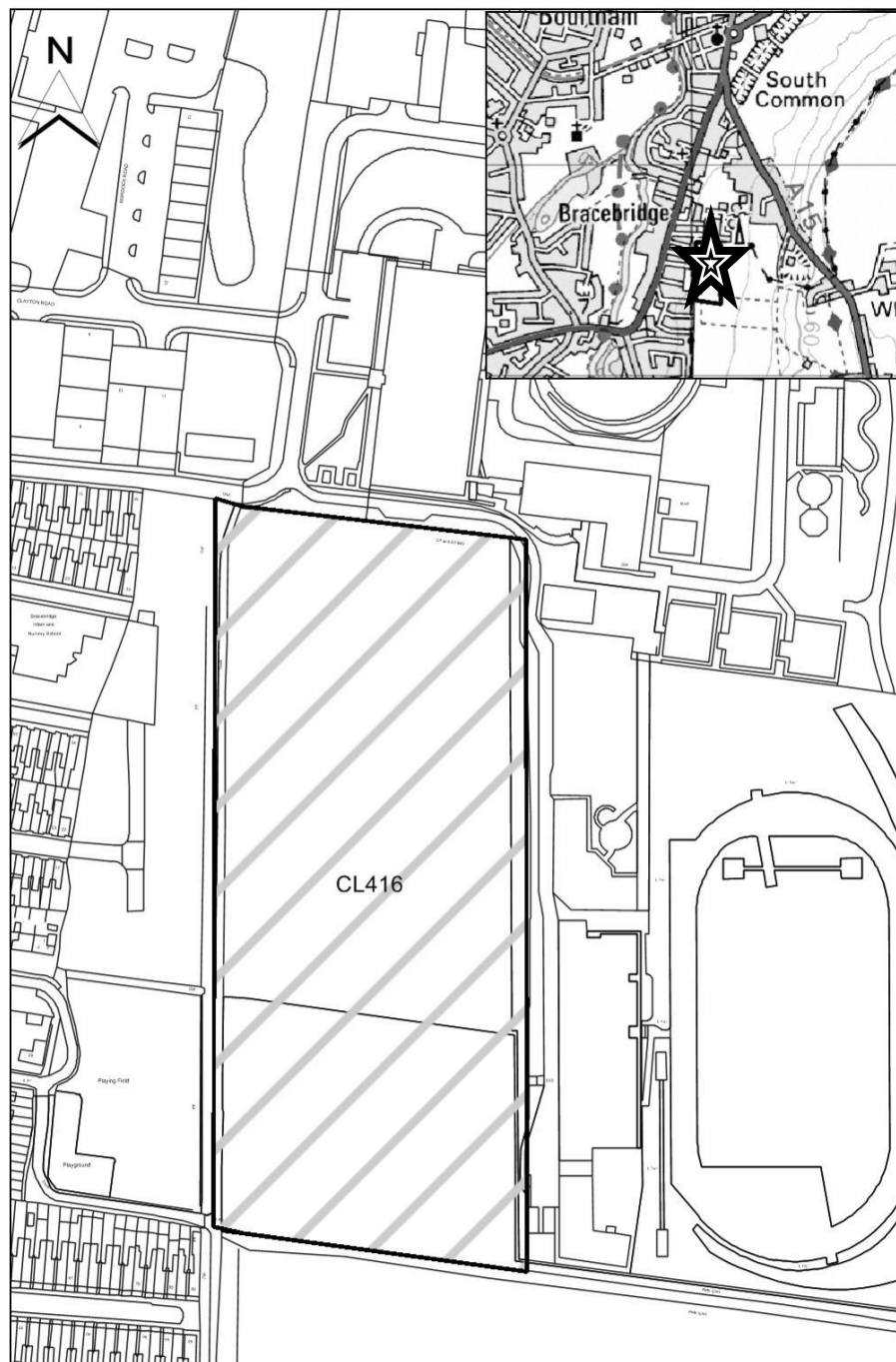
SHLAA Map Reference	CL416
Site Address	Land at Urban Street, Bracebridge Heath
Site Area (ha)	3.24
Ward	Bracebridge
Estimated Site Capacity	150
Site Description	Brownfield site adjoining the Lincoln Principal Urban Area. The site appears Greenfield as it has been vacant for some time. It forms part of the Waddington/ Bracebridge Heath Green Wedge and is within the Lincoln Cliff Landscape Character Area.

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Central Lincolnshire Strategic Housing and Economic Land Availability Assessment SHELAA 2014

Map CL416

<http://aurora.central-lincs.org.uk/map/Aurora.svc/run?script=%5cShared+Services%5cJPU%5cJPUJS.AuroraScript%24&nocache=1206308816&resize=always>



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Central Lincolnshire Strategic Housing and Economic Land Availability Assessment SHELAA 2014

City of Lincoln

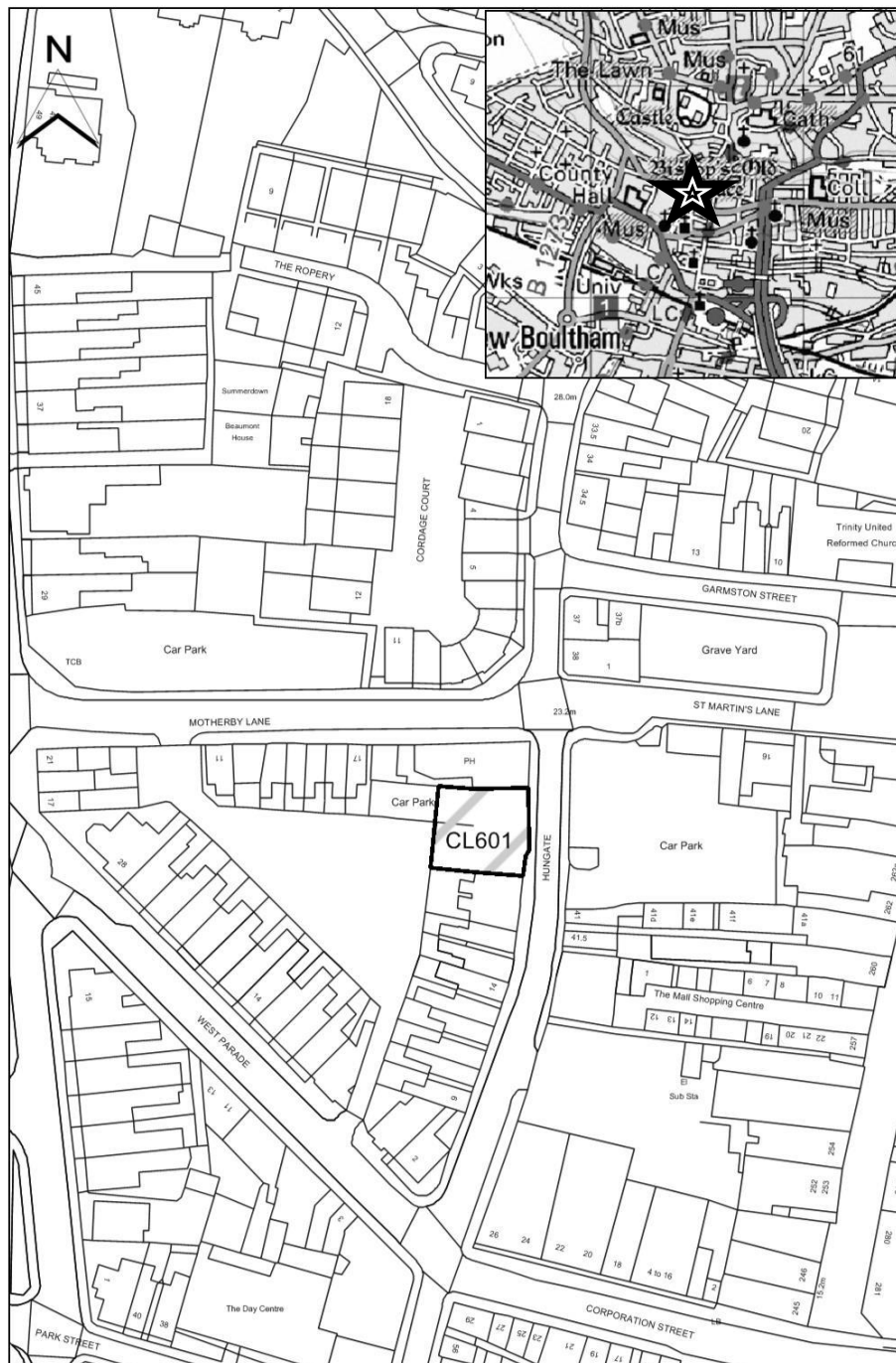
SHLAA Map Reference	CL601
Site Address	Land at Hungate (Part of Motherby Lane car park)
Site Area (ha)	0.0280
Ward	Carholme
Estimated Site Capacity	25
Site Description	This site has previously been given permission for residential development but this has since expired.

The inclusion of this site or any other sites in this document does not represent a decision by the Central Lincolnshire authorities and does not provide the site with any kind of planning status.

Central Lincolnshire Strategic Housing and Economic Land Availability Assessment SHELAA 2014

Map CL601

<http://aurora.central-lincs.org.uk/map/Aurora.svc/run?script=%5cShared+Services%5cJPU%5cJPUJS.AuroraScript%24&nocache=1206308816&resize=always>



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Central Lincolnshire Strategic Housing and Economic Land Availability Assessment SHELAA 2014

City of Lincoln

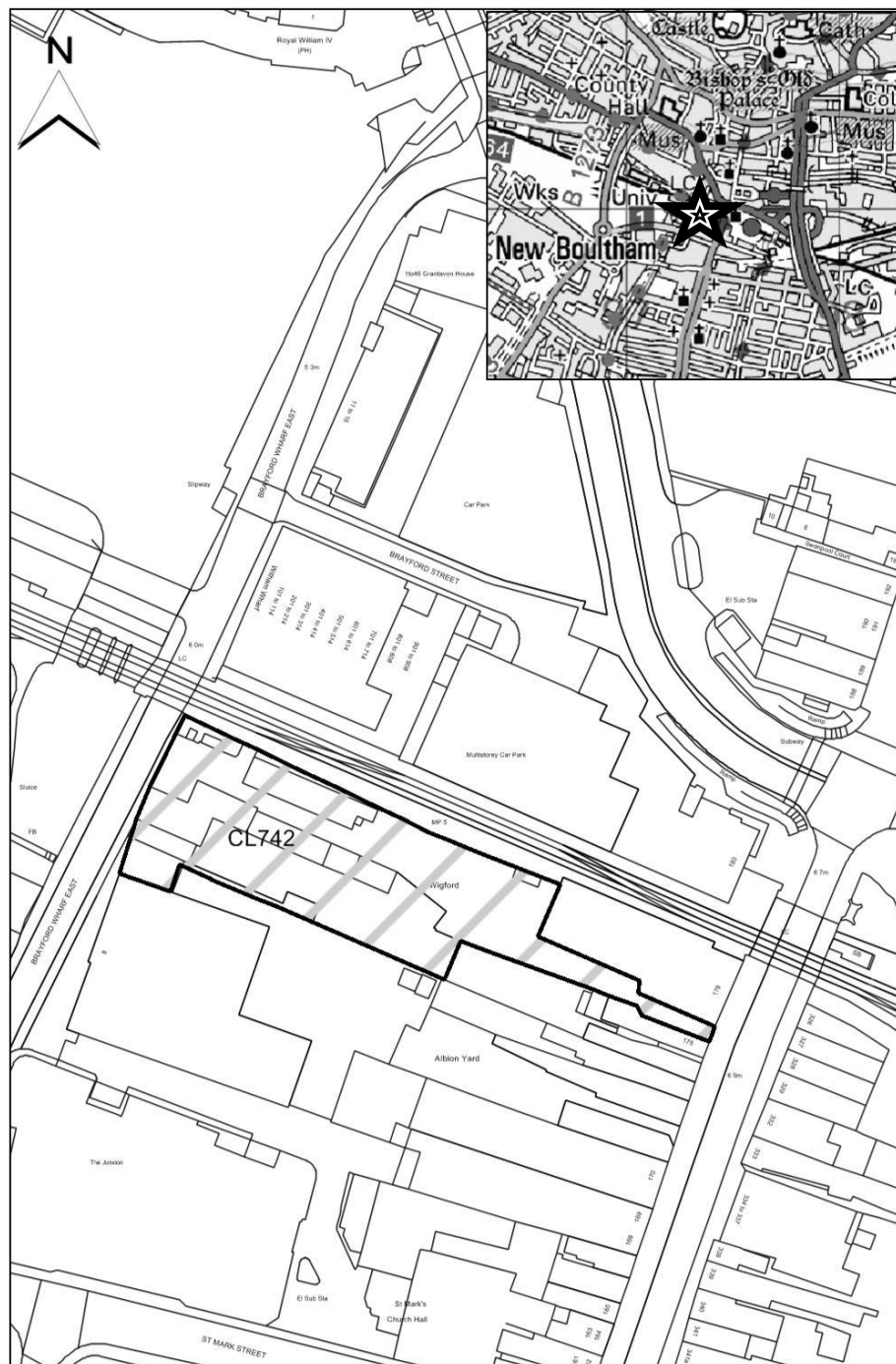
SHLAA Map Reference	CL742
Site Address	Wigford Yard, Brayford Wharf East, Lincoln
Site Area (ha)	0.32
Ward	Carholme
Estimated Site Capacity	29
Site Description	This site is adjacent to an existing residential area. It has access to City Centre facilities. This site has been promoted for mixed use development through the City Centre Masterplan.

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Central Lincolnshire Strategic Housing and Economic Land Availability Assessment SHELAA 2014

Map CL742

<http://aurora.central-lincs.org.uk/map/Aurora.svc/run?script=%5cShared+Services%5cJPU%5cJPUJS.AuroraScript%24&nocache=1206308816&resize=always>



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Central Lincolnshire Strategic Housing and Economic Land Availability Assessment SHELAA 2014

City of Lincoln

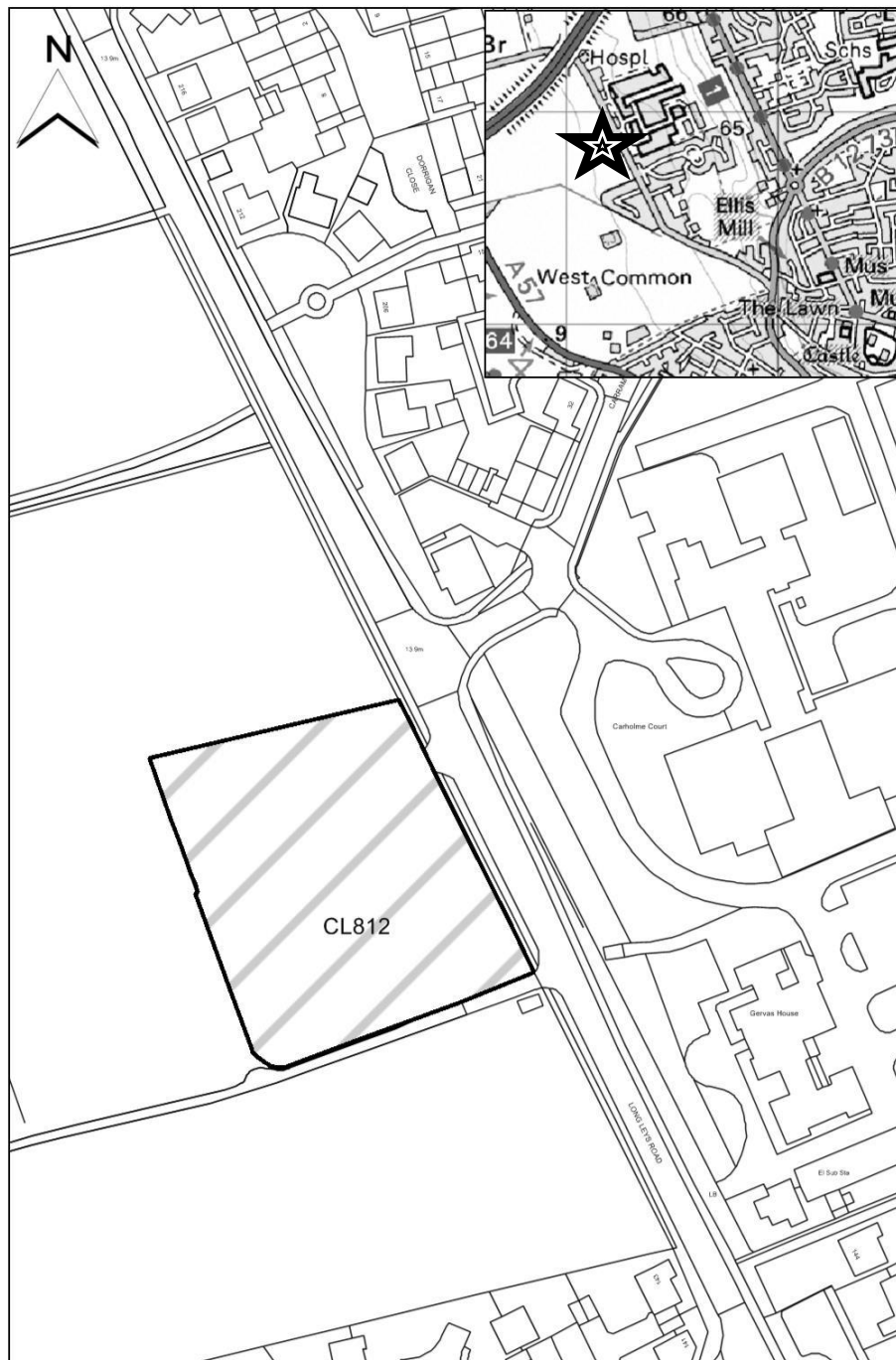
SHLAA Map Reference	CL812
Site Address	Former Social Education Centre, Long Leys Road, Lincoln, LN1 1EG
Site Area (ha)	0.4827
Ward	Carholme
Estimated Site Capacity	25
Site Description	The site is next to an existing housing area, is a brownfield site and has existing access.

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Central Lincolnshire Strategic Housing and Economic Land Availability Assessment SHELAA 2014

Map CL812

<http://aurora.central-lincs.org.uk/map/Aurora.svc/run?script=%5cShared+Services%5cJPU%5cJPUJS.AuroraScript%24&nocache=1206308816&resize=always>



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Central Lincolnshire Strategic Housing and Economic Land Availability Assessment SHELAA 2014

City of Lincoln

SHLAA Map Reference	CL534
Site Address	Land at Firth Road
Site Area (ha)	7.75
Ward	Carholme
Estimated Site Capacity	200
Site Description	The site is currently in use, and is an allocated employment site.

The inclusion of this site or any other sites in this document does not represent a decision by the Central Lincolnshire authorities and does not provide the site with any kind of planning status.

Central Lincolnshire Strategic Housing and Economic Land Availability Assessment SHELAA 2014

Map CL534

<http://aurora.central-lincs.org.uk/map/Aurora.svc/run?script=%5cShared+Services%5cJPU%5cJPUJS.AuroraScript%24&nocache=1206308816&resize=always>



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**Central Lincolnshire Strategic Housing and Economic Land Availability
Assessment
SHELAA 2014**

City of Lincoln

SHLAA Map Reference	CL744
Site Address	Post Office Headquarters, Firth Road, Lincoln
Site Area (ha)	0.76
Ward	Carholme
Estimated Site Capacity	69
Site Description	This site has excellent public transport access and access to city centre facilities. The site is currently in use as a post office sorting office.

The inclusion of this site or any other sites in this document does not represent a decision by the Central Lincolnshire authorities and does not provide the site with any kind of planning status.

Central Lincolnshire Strategic Housing and Economic Land Availability Assessment SHELAA 2014

Map CL744

<http://aurora.central-lincs.org.uk/map/Aurora.svc/run?script=%5cShared+Services%5cJPU%5cJPUJS.AuroraScript%24&nocache=1206308816&resize=always>



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**Central Lincolnshire Strategic Housing and Economic Land Availability
Assessment
SHELAA 2014**

City of Lincoln

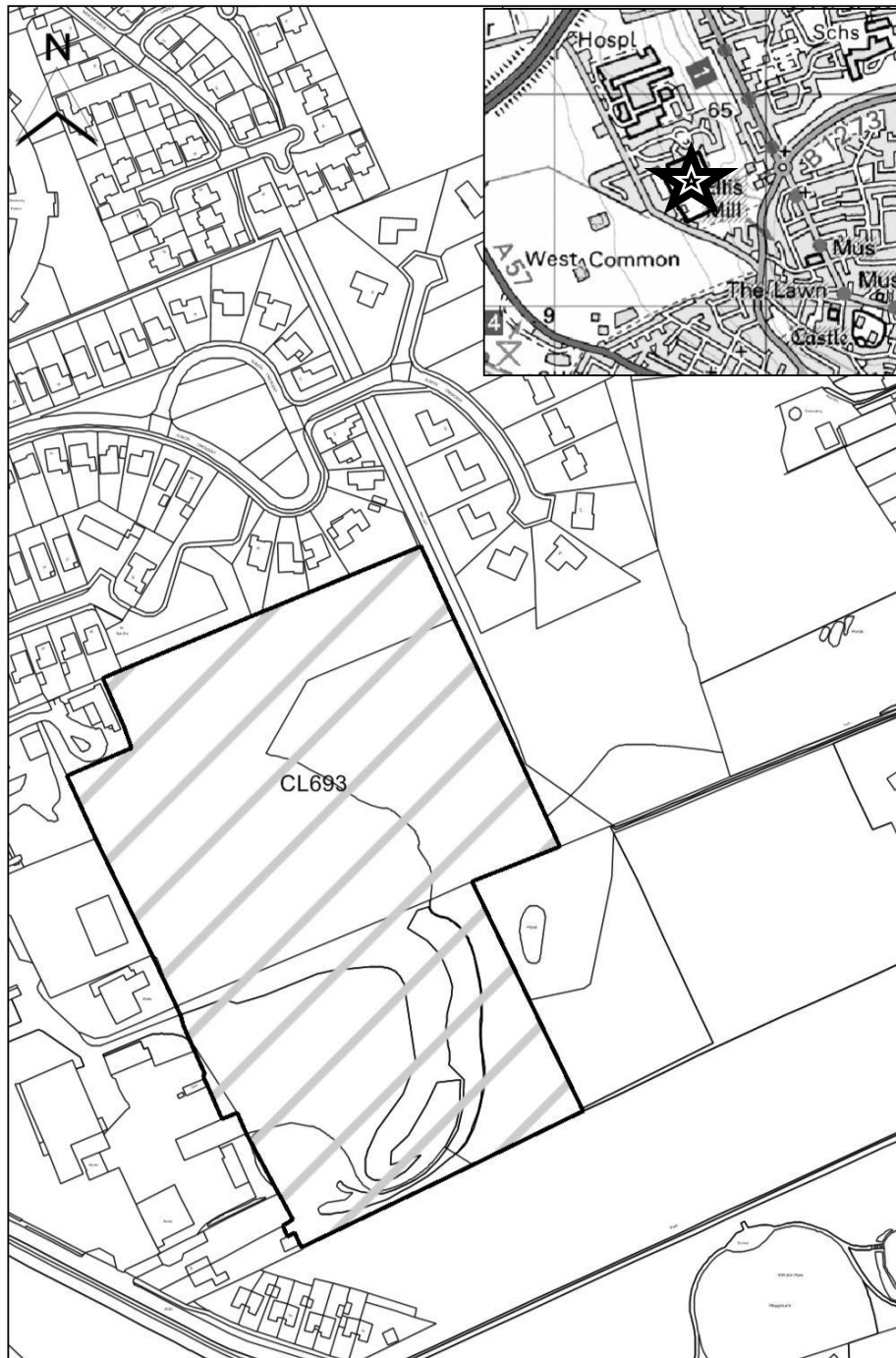
SHLAA Map Reference	CL693
Site Address	Land South of 32 - 38 Albion Crescent
Site Area (ha)	3.8
Ward	Carholme
Estimated Site Capacity	145
Site Description	The site is an existing employment allocation that has never been implemented.

The inclusion of this site or any other sites in this document does not represent a decision by the Central Lincolnshire authorities and does not provide the site with any kind of planning status.

Central Lincolnshire Strategic Housing and Economic Land Availability Assessment SHELAA 2014

Map CL693

<http://aurora.central-lincs.org.uk/map/Aurora.svc/run?script=%5cShared+Services%5cJPU%5cJPUJS.AuroraScript%24&nocache=1206308816&resize=always>



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Central Lincolnshire Strategic Housing and Economic Land Availability Assessment SHELAA 2014

City of Lincoln

SHLAA Map Reference	CL817
Site Address	Farmland South of Long Leys Road
Site Area (ha)	31.34
Ward	Carholme
Estimated Site Capacity	1254
Site Description	This is a large greenfield site on the edge of Lincoln.

The inclusion of this site or any other sites in this document does not represent a decision by the Central Lincolnshire authorities and does not provide the site with any kind of planning status.

Central Lincolnshire Strategic Housing and Economic Land Availability Assessment SHELAA 2014

Map CL817

<http://aurora.central-lincs.org.uk/map/Aurora.svc/run?script=%5cShared+Services%5cJPU%5cJPUJS.AuroraScript%24&nocache=1206308816&resize=always>



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Central Lincolnshire Strategic Housing and Economic Land Availability Assessment SHELAA 2014

City of Lincoln

SHLAA Map Reference	CL816
Site Address	Farmland North of Long Leys Road
Site Area (ha)	46.47
Ward	Carholme
Estimated Site Capacity	1859
Site Description	This is a large greenfield site on the edge of Lincoln.

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Central Lincolnshire Strategic Housing and Economic Land Availability Assessment SHELAA 2014

Map CL816

<http://aurora.central-lincs.org.uk/map/Aurora.svc/run?script=%5cShared+Services%5cJPU%5cJPUJS.AuroraScript%24&nocache=1206308816&resize=always>



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Central Lincolnshire Strategic Housing and Economic Land Availability Assessment SHELAA 2014

City of Lincoln

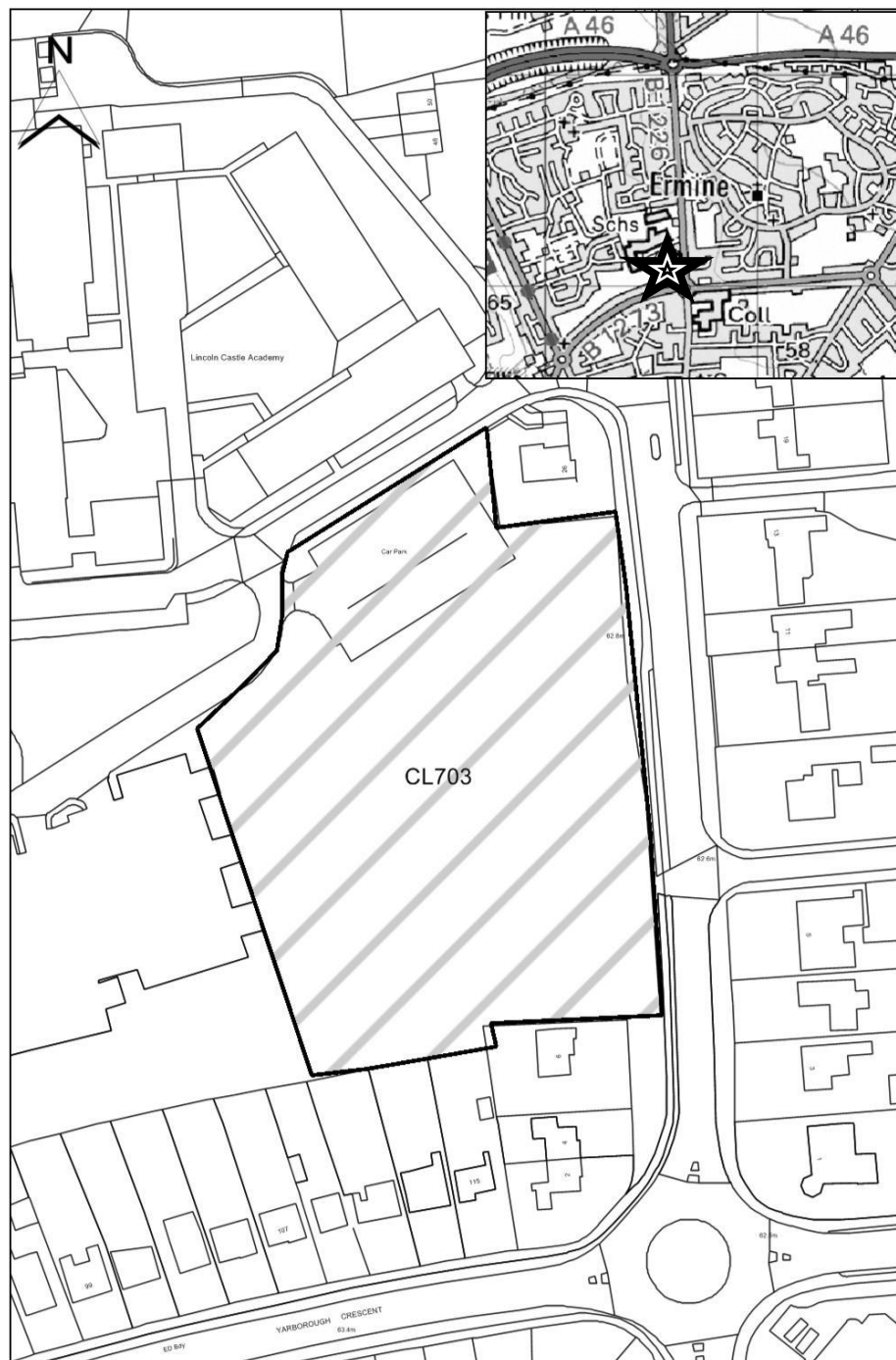
SHLAA Map Reference	CL703
Site Address	Land adjacent to Yarborough School, Riseholme Road, Lincoln
Site Area (ha)	1.16
Ward	Castle
Estimated Site Capacity	30
Site Description	This site is in an existing residential area.

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Central Lincolnshire Strategic Housing and Economic Land Availability Assessment SHELAA 2014

Map CL703

<http://aurora.central-lincs.org.uk/map/Aurora.svc/run?script=%5cShared+Services%5cJPU%5cJPUJS.AuroraScript%24&nocache=1206308816&resize=always>



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**Central Lincolnshire Strategic Housing and Economic Land Availability
Assessment
SHELAA 2014**

City of Lincoln

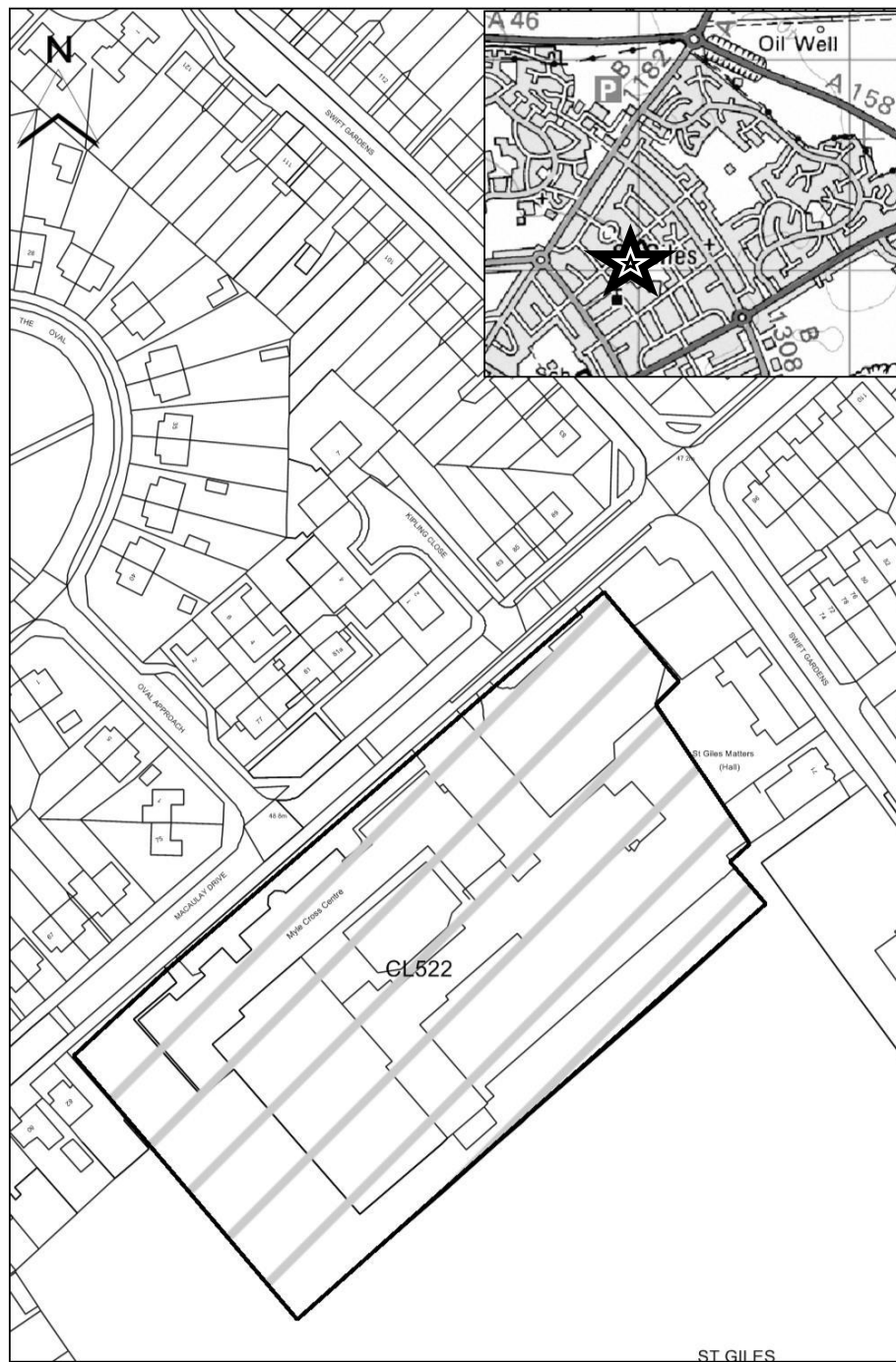
SHLAA Map Reference	CL522
Site Address	Myle Cross Junior School, Macaulay Drive, Lincoln. LN2 4EL
Site Area (ha)	1.30
Ward	Glebe
Estimated Site Capacity	65
Site Description	Former school site, now in use as offices.

The inclusion of this site or any other sites in this document does not represent a decision by the Central Lincolnshire authorities and does not provide the site with any kind of planning status.

Central Lincolnshire Strategic Housing and Economic Land Availability Assessment SHELAA 2014

Map CL522

<http://aurora.central-lincs.org.uk/map/Aurora.svc/run?script=%5cShared+Services%5cJPU%5cJPUJS.AuroraScript%24&nocache=1206308816&resize=always>



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Central Lincolnshire Strategic Housing and Economic Land Availability Assessment SHELAA 2014

City of Lincoln

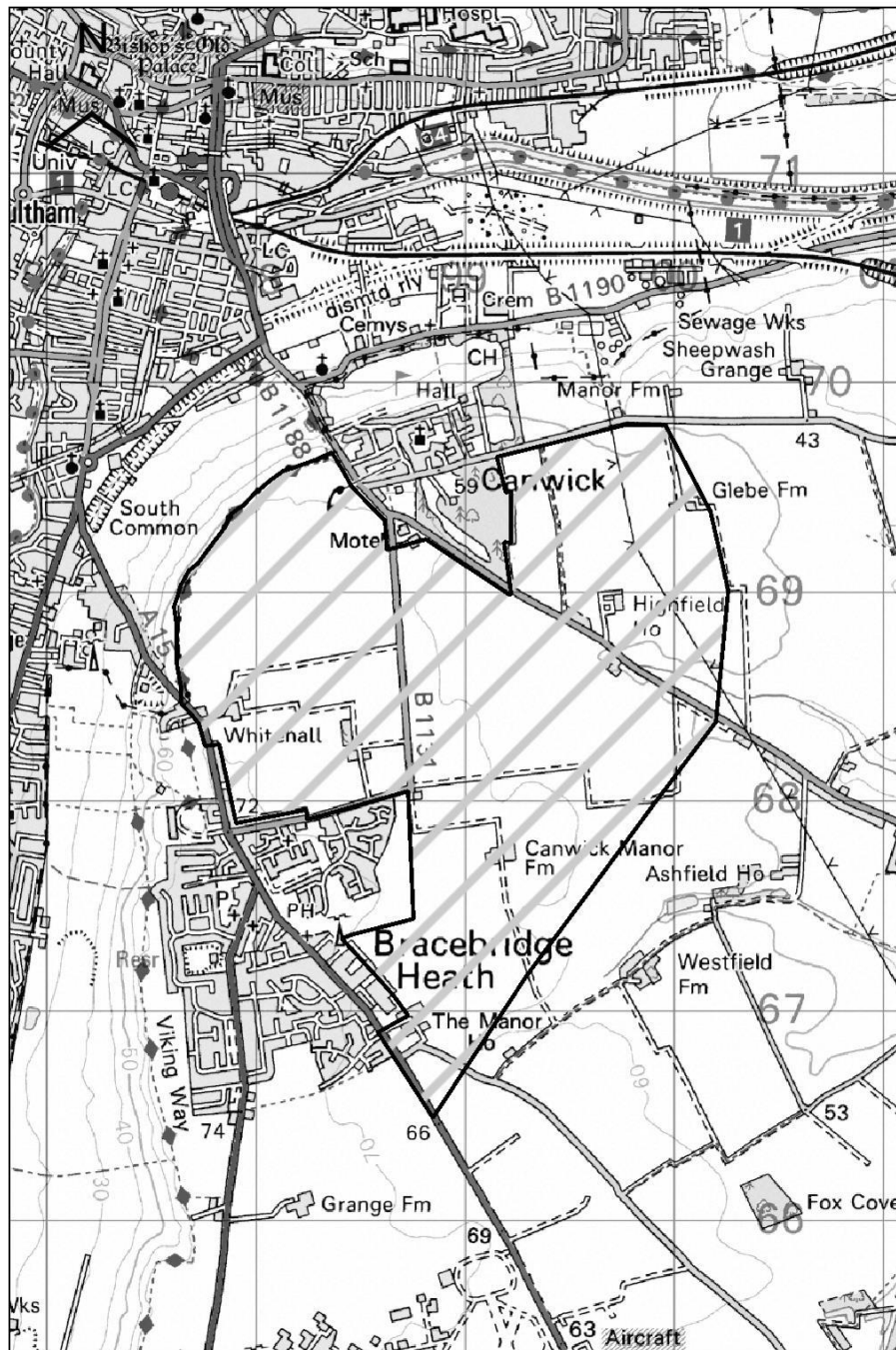
SHLAA Map Reference	CL428
Site Address	South East Quadrant, Canwick owned by Jesus College
Site Area (ha)	485.00
Ward	Heighington and Washingborough
Estimated Site Capacity	3250
Site Description	Strategic scale site - potential Sustainably Urban Extension. Significant development would be dependent on major highway investment.

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Central Lincolnshire Strategic Housing and Economic Land Availability Assessment SHELAA 2014

Map CL428

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**Central Lincolnshire Strategic Housing and Economic Land Availability
Assessment
SHELAA 2014**

City of Lincoln

SHLAA Map Reference	CL706
Site Address	Site at Ermine Community Infant School, Thoresway Drive, Lincoln, LN2 2HD
Site Area (ha)	1.06
Ward	Minster
Estimated Site Capacity	55
Site Description	Planning permission granted for demolition of the building on the site.

The inclusion of this site or any other sites in this document does not represent a decision by the Central Lincolnshire authorities and does not provide the site with any kind of planning status.

Central Lincolnshire Strategic Housing and Economic Land Availability Assessment SHELAA 2014

Map CL706

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Central Lincolnshire Strategic Housing and Economic Land Availability Assessment SHELAA 2014

City of Lincoln

SHLAA Map Reference	CL699
Site Address	Land at Nettleham Road, (Junction with Searby Road), Lincoln
Site Area (ha)	1.14
Ward	Minster
Estimated Site Capacity	46
Site Description	This site is in an existing residential area, with close access to local facilities and bus routes.

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Central Lincolnshire Strategic Housing and Economic Land Availability Assessment SHELAA 2014

Map CL699

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Central Lincolnshire Strategic Housing and Economic Land Availability Assessment SHELAA 2014

City of Lincoln

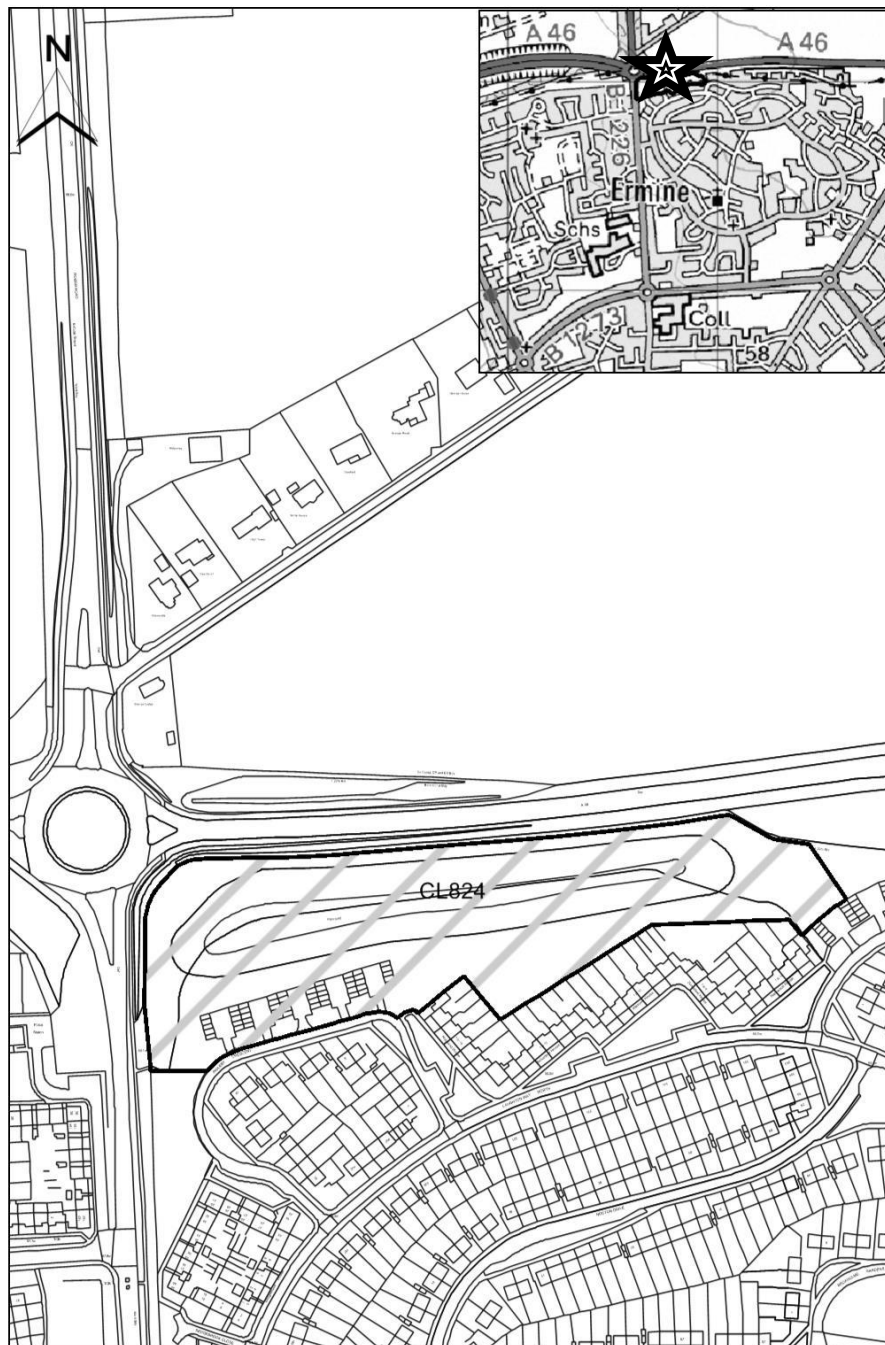
SHLAA Map Reference	CL824
Site Address	Land off Ingleby Crescent, Lincoln
Site Area (ha)	2.27
Ward	Minster
Estimated Site Capacity	91
Site Description	This site is in an existing residential area. A constraint to development of this site is the need to include a buffer at the back to block noise from the by-pass.

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Central Lincolnshire Strategic Housing and Economic Land Availability Assessment SHELAA 2014

Map CL824

<http://aurora.central-lincs.org.uk/map/Aurora.svc/run?script=%5cShared+Services%5cJPU%5cJPUJS.AuroraScript%24&nocache=1206308816&resize=always>



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**Central Lincolnshire Strategic Housing and Economic Land Availability
Assessment
SHELAA 2014**

City of Lincoln

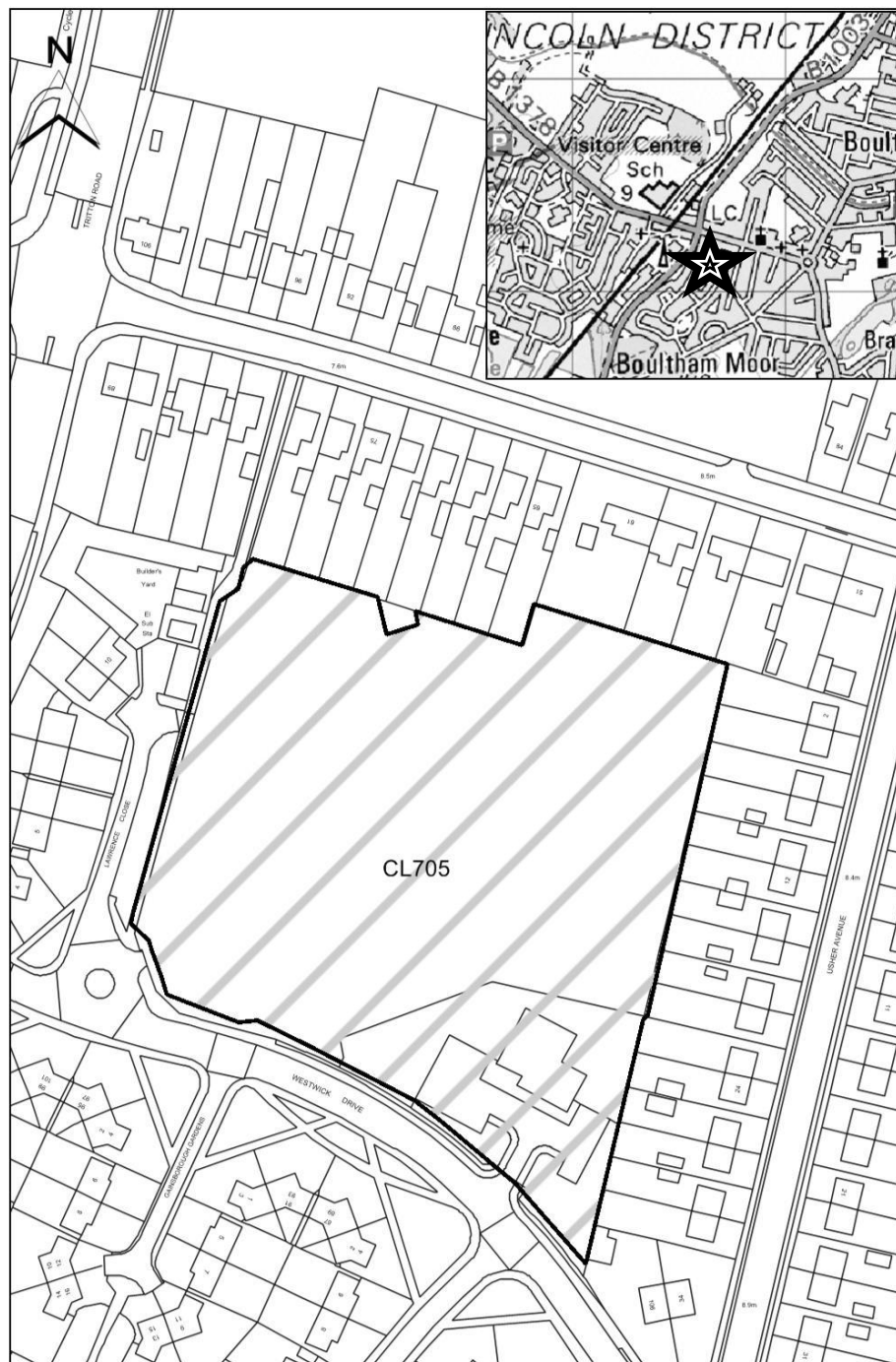
SHLAA Map Reference	CL705
Site Address	Site of Moorland Infant and Nursery School, Westwick Drive, Lincoln, LN6 7RP
Site Area (ha)	1.40
Ward	Moorland
Estimated Site Capacity	70
Site Description	Demolition order granted, school buildings demolished.

The inclusion of this site or any other sites in this document does not represent a decision by the Central Lincolnshire authorities and does not provide the site with any kind of planning status.

Central Lincolnshire Strategic Housing and Economic Land Availability Assessment SHELAA 2014

Map CL705

<http://aurora.central-lincs.org.uk/map/Aurora.svc/run?script=%5cShared+Services%5cJPU%5cJPUJS.AuroraScript%24&nocache=1206308816&resize=always>



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Central Lincolnshire Strategic Housing and Economic Land Availability Assessment SHELAA 2014

City of Lincoln

SHLAA Map Reference	CL704
Site Address	Land to rear of 283-335 Newark Road
Site Area (ha)	1.14
Ward	Park
Estimated Site Capacity	46
Site Description	Constraints include site access and potential flood risk.

The inclusion of this site or any other sites in this document does not represent a decision by the Central Lincolnshire authorities and does not provide the site with any kind of planning status.

Central Lincolnshire Strategic Housing and Economic Land Availability Assessment SHELAA 2014

City of Lincoln

SHLAA Map Reference	CL696
Site Address	Core site (Col) and Pot extended site to North, off Clayton Road, Lincoln
Site Area (ha)	2.14
Ward	Park
Estimated Site Capacity	151
Site Description	Site is currently in use as an existing business park.

The inclusion of this site or any other sites in this document does not represent a decision by the Central Lincolnshire authorities and does not provide the site with any kind of planning status.

Central Lincolnshire Strategic Housing and Economic Land Availability Assessment SHELAA 2014

Map CL696

<http://aurora.central-lincs.org.uk/map/Aurora.svc/run?script=%5cShared+Services%5cJPU%5cJPUJS.AuroraScript%24&nocache=1206308816&resize=always>



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Central Lincolnshire Strategic Housing and Economic Land Availability Assessment SHELAA 2014

City of Lincoln

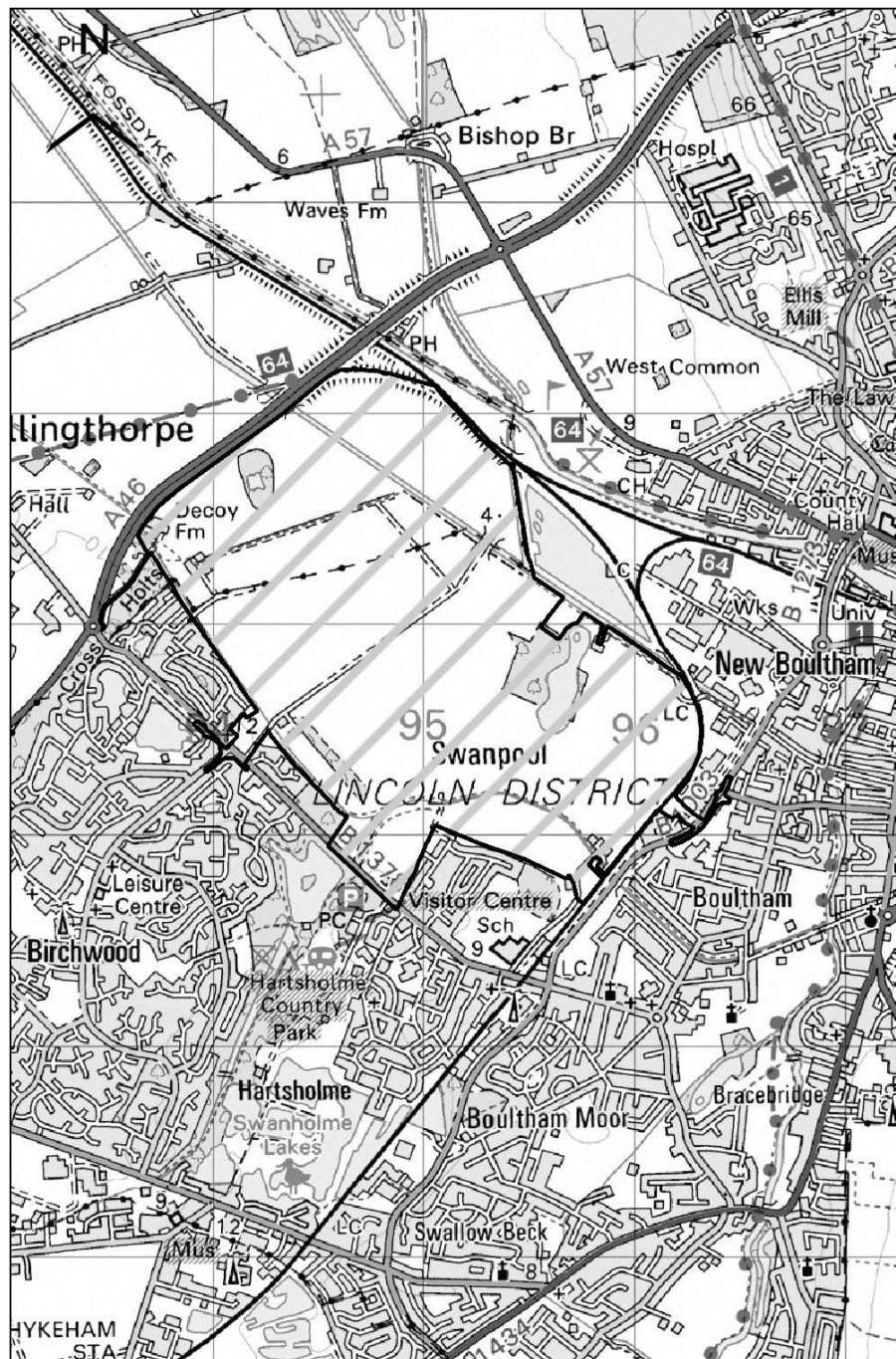
SHLAA Map Reference	CL819
Site Address	Western Growth Corridor
Site Area (ha)	9.98
Ward	Skellingthorpe
Estimated Site Capacity	5020
Site Description	This is a strategic, large scale urban extension with an allocation through the saved policies in the City of Lincoln Local Plan and the North Kesteven Local Plan. Site is also subject to live outline planning applications lodged with both City of Lincoln Council and North Kesteven District Council.

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Central Lincolnshire Strategic Housing and Economic Land Availability Assessment SHELAA 2014

Map CL819

<http://aurora.central-lincs.org.uk/map/Aurora.svc/run?script=%5cShared+Services%5cJPU%5cJPUJS.AuroraScript%24&nocache=1206308816&resize=always>



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