

Central Lincolnshire Local Plan Review Housing Site Assessment Methodology

June 2019



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1. Introduction

- 1.1. The Central Lincolnshire Local Plan team is reviewing the adopted Local Plan. 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 requirement. 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'¹.
- 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.
- 1.4. As part of the first consultation on the new Local Plan, a site allocation methodology has been prepared for consultation. Feedback on the proposed site allocation methodology will be assessed and changes incorporated where necessary, ensuring that the site selection process can be carried out robustly and effectively.

2. Proposed Methodology

- 2.1. The NPPF² 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 PPG³ 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 wide range of sites in various locations across Central Lincolnshire have been put forward through the HELAA process, and careful consideration needs to be given to the impact of the development of these different sites and whether they would contribute to a sustainable pattern of development. In order to make sure a consistent approach is taken to the site assessment process it is important to ensure that a clear methodology is set out and followed throughout the process.
- 2.3. A clear and transparent methodology will help to show how the sites identified as available for development will be narrowed down to enable the most appropriate and sustainable sites to be allocated. It also provides a consistent approach utilising a range of factors to assess the suitability, availability and deliverability of each site on a comparative basis.
- 2.4. The approach to assessing and allocating sites in the new Central Lincolnshire Local Plan will be consistent with the methodology flowchart of the PPG. But this methodology

¹ Paragraph 20 a) NPPF

² Paragraph 67 NPPF

³ Paragraph: 002 Reference ID: 3-002-20140306 PPG

consultation document solely relates to the identification of available sites, how sites will be assessed for suitability for allocation, and the information that is proposed to be used to ensure that the process is suitably robust.

- 2.5. The following steps will be carried out and each step is discussed in more detail below.
1. Site Identification
 2. Suitability
 3. Development Potential
 4. Availability
 5. Achievability

Stage 1: Site Identification

Source of sites

- 2.6. The Planning Practice Guidance (PPG) sets out the inputs and processes that are generally expected in order for a robust assessment of land availability. This includes a methodology flowchart for the whole process of identifying land that is available through to the allocation of sites in the Local Plan⁴.
- 2.7. The Central Lincolnshire Local Plan Team maintain a database of sites that have potential to be developed for housing across the three authority areas which it covers. These sites are identified within the Housing and Economic Land Availability Assessment (HELAA). The HELAA is a key piece of evidence which provides information on the land available across Central Lincolnshire. The NPPF highlights the importance of local authorities having a clear understanding of the land available and using this to inform planning policies to identify a sufficient supply and mix of sites taking account of availability, suitability and likely economic viability.⁵
- 2.8. The HELAA identifies sites that have been put forward by landowners, planning agents and developers. It also includes land owned and put forward by local authorities and any sites identified on the national register of public sector land. Other sites may also be included based on input from the Central Lincolnshire Authorities. This audit of land available for development provides the source for sites to be assessed for allocation through the Local Plan review process.
- 2.9. 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 is also being 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, which will be included in the next update of the HELAA in the autumn 2019.

Initial Sifting

- 2.10. In order to make the process more efficient and to filter out sites, an initial sift of the identified sites will be carried out. At this point of the process it is important to remove any sites that will not meet the requirement of both the NPPF and the Local Plan to promote

⁴ Planning Practice Guidance Ref ID: 3-006-20140306

⁵ Paragraph 67 NPPF

sustainable development. It is 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. Once the full list of sites is identified and the size of each site and the location is recorded, an initial sifting exercise will be 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

Setting a threshold for sites to be assessed for allocation

- 2.11. 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 thresholds⁶.
- 2.12. Paragraph 68 of the updated NPPF identifies the important contribution that small and medium sized sites can make to meeting the housing requirement and that 'local planning authorities should identify through the development plan and brownfield registers, plan to accommodate at least 10% of their housing requirement on sites no larger than one hectare unless it can be shown, through the preparation of relevant plan policies that there are strong reasons why this 10% target cannot be achieved'⁷.
- 2.13. 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.

Location of site

- 2.14. 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 this will not be sieved out at this stage.

Stage 2: Suitability

Constraint Review

- 2.15. Each site which has not been filtered out based on location or size will then be scrutinised to identify any constraints that affect the potential for a site to be developed. Part of this process will include a desktop assessment using GIS layers to identify whether a range of constraints impact on each site. The data proposed to be used in assessing sites along with the assessment criteria are identified in table 1 below. A traffic light system (RAG - red, amber, green) is utilised to illustrate the performance of each site against the criteria

⁶ Paragraph 010 Reference ID: 3-010-20140306

⁷ Paragraph 68 a) NPPF

and to identify any mitigation that may be required to make the development of the site acceptable.

- 2.16. Scoring will not be applied as a result of the RAG system in order to filter out sites at this point in the process. The RAG system builds an important picture, clearly illustrating the potential impacts and sustainability credentials which will inform the site selection process.

Table 1: GIS Desktop Based Constraint Check

Criteria	Source	Red	Amber	Green
Flood Risk	Environment Agency	50% or more of the site located in flood zone 3	Some or all of the site in flood zone 2 or less than 50% in flood zone 3	Site within flood zone 1
Surface water flooding	Environment Agency	More than 50% at high risk of surface water flooding	Less than 50% of the site at high risk of surface water flooding and/ or any of the site at medium risk of surface water flooding	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; SSSI - 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	No SAM within 200m
Listed Buildings Grade I, II* and II	Historic England	Listed Building on the site	Listed Building within 200m	No Listed Building within 200m
Conservation Area	Local Authority Data	Site or part of site is within a conservation area	Conservation area within 200m of the site	No Conservation area within 200m

Historic Parks and Gardens	Historic England	Site or part of site within an area identified as a Historic Park and Garden	Historic Park and Garden within 200m	No Historic Park and Garden within 200m
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 https://www.get-information-schools.service.gov.uk/	Site is more than 800m from the nearest primary school	Site is 400 – 800m to the nearest primary school	Site is within 400m of the nearest primary school
Proximity to nearest secondary School	Lincolnshire County Council via https://www.get-information-schools.service.gov.uk/	Site is more than 1600m from the nearest Secondary school	Site is 800 – 1600m to the nearest secondary school	Site is within 800m 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
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
Minerals Safeguarding Area	Lincolnshire County Council Minerals and Waste Local Plan	Site or part of the site is within a Safeguarding Area		The site is not within a Safeguarding Area
Waste Safeguarding Area	Lincolnshire County Council Minerals and Waste Local Plan	Site or part of the site is within a Safeguarding Area		The site is not within a Safeguarding Area
Prioritisation of previously Developed Land	GIS records, HELAA form & Site Survey	Greenfield	Part Brownfield	Brownfield

Consultation

2.17. Following the sifting process and the identification of the constraints relating to each site, the remaining sites will be taken forward and a range of stakeholders will be consulted to obtain a professional opinion on the merits of each site. The following bodies will be consulted:

- Environment Agency
- Anglian Water & Severn Trent Water
- Natural England
- Historic England
- Lincolnshire County Council - Highways
- Lincolnshire County Council – Education
- 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

2.18. All responses received will be taken into account in deciding on which sites to allocate and a summary of responses will be provided in the final site allocation evidence report.

Site Visits

2.19. A site visit will be completed on all sites that have not been discounted following the sifting out process using the site survey form located in appendix A. This is to enable a clear understanding of each site and to identify key characteristics to enable a full and clear assessment. The following key characteristics will be assessed and recorded for each site:

- Existing land use including confirmation of whether the site is greenfield, brownfield or a mixed site
- Adjacent land uses
- Site boundaries and an assessment of whether the current site boundary is logical or whether it should be reviewed
- Site characteristics and constraints which may not have been flagged up on desktop review including topography, potential contamination issues, other infrastructure or features on site such as pylons or drainage ditches for example
- Whether a suitable direct access to the site can likely be achieved without need of third party land

2.20. The constraint review allows the RAG system to be applied which identifies the possible opportunities and impacts of the development of each site, whilst also enabling the filtering out of sites that are not consistent with the wider objectives of the Local Plan. In addition, the consultation with professional bodies and the site visits ensures that a robust assessment will be carried out.

Stage 3: Development Potential

- 2.21. 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. The PPG⁸ states that where there are no locally determined policies on density or where a plan policy is out of date existing development schemes can be used as the basis for assessment.
- 2.22. 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.
- 2.23. 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.
- 2.24. 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'⁹. 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.
- 2.25. 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
- 2.26. 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

⁸ Paragraph 017 Reference ID: 3-017-20140306 PPG

⁹ Paragraph 123 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.

- 2.27. 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 on sites 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.
- 2.28. 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 – 10 hectares	75%
10 hectares or larger	60%

- 2.29. Taking the assumed developable area, an assumption about the density can then be applied. The sample sites in Appendix B have been used to determine what these assumptions should be for different areas. These sites are spread across the geographic areas identified in paragraph 2.25 above and of a variety of sizes listed in Table 2, with a calculation of the density of the assumed developable area based on its size.
- 2.30. The results in Appendix B show that in most cases there are clear trends. Some analysis of these trends are provided below:

Lincoln City Centre

In Lincoln City Centre there were only four examples, three of which exceeded 100 dwellings per hectare (dph) and one which was approximately 70dph. Given the nature of the city centre, it is likely that there will be a high proportion of flats which results in this high density compared to other areas assessed. However, whilst the average density was 104dph, given that this figure is from a small sample size and as the samples had widely varying densities (approximately 70-150dph) a slightly more cautious approach is proposed using an **assumption of 90dph**.

Lincoln Urban Area

The Lincoln Urban Area category covers all parts of the urban conurbation excluding areas within 1km of Lincoln Railway Station. There are thirteen examples of sites in the Lincoln Urban Area with an average of 55.35dph. However, when looking closer at the sites, two of them have substantially greater densities than the other eleven examples. These two sites are primarily or completely for flatted development, which is not necessarily usual for suburban areas and so they skew the data. When these two sites are removed the average density reduces to 42.72dph, which is considered to be more suited to most of the Lincoln Urban Area as generalisation. Whilst an argument could be

made for assuming higher densities in some other parts of the urban area, such as areas near to the City Centre, it is proposed that an **assumption of 40dph** will be used for the Lincoln Urban Area (excluding the city centre).

Main Towns

When looking at Sleaford and Gainsborough, the average from all of the eleven sites is 58.71dph. As with Lincoln, there are town centre areas where a higher density is usually achieved and this is clear when looking at the three sites in these towns which achieve over 50dph. These three sites skew the overall densities and if they are excluded, the average density reduces to 36.96dph, which is considered more realistic for most sites in the towns. However, it is also considered that applying a lower density assumptions to sites in or adjacent to the town centre would risk substantially underestimating their capacity. Therefore it is proposed that the assumptions for towns is split between town centre locations and suburban areas with a density **assumption of 50dph for town centre locations and 35dph for all other areas.**

Market Towns

Similarly to the Main Towns above, when looking at the sites in Market Rasen and Caistor the average was at 42.59dph, but this was skewed by a town centre site with a much higher density (76.92dph) with all others sitting between 26 and 43dph. If this town centre site is removed it results in an average of 36.96dph, which is considered to be far more realistic. Taking the findings from the example sites it is considered that the densities achieved in both town centre sites and in suburban areas are very similar to those achieve in the Main Towns. As such, it is proposed that the same assumptions that apply for the Main Towns, also apply for Market Towns (**50dph for town centre locations and 35dph for all other areas**).

Large and Medium Villages

In Large and Medium Villages, there does not appear to be any key differential between densities achieved within them. Of the twenty example sites, only three had a density of 40dph or more, and only five had a density of less than 30dph. The average across Large Villages was 34.57dph and it was 35.95dph in Medium Villages. Therefore, it is proposed that these two categories be merged and a realistic density **assumption of 30dph** be applied.

- 2.31. The proposed average densities from the sample sites are summarised in Table 3 below.

Table 3: Site Capacity Assumptions

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
Villages	30 dph

- 2.32. These assumptions will be used as a starting point in order to provide indicative capacities. Where information is received which provides 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, these will be 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.

Stage 4: Availability

- 2.33. For a site to be identified as deliverable over the plan period, a site has to be available. The PPG states that

*'A site is considered available for development, when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners.'*¹⁰

- 2.34. All landowners and site promoters were contacted during February and March 2019 regarding the existing sites within the HELAA database where contact information was known. Those contacted, were asked to complete a new site suggestion form and to confirm the site boundary for each site. As a result, only sites where a new site suggestion form has been received have been carried forward into the current HELAA. As part of the call for sites process in June 2019, those promoting a site will be required to complete the site suggestion form which requests information regarding the availability of the site to be completed. This information will be used to identify any sites not available during the plan period. Any site identified as not being available during the plan period will not be considered for allocation.
- 2.35. If information is received during the site assessment process to confirm that a site that was initially promoted but is no longer available for development, then the site will not be considered for allocation.

Stage 5: Achievability

- 2.36. A key element of considering whether a scheme will be achievable is its viability. Assessing the viability of a site is a judgement about the economic viability of a site and the capacity of the developer to complete and let or sell the development over a certain time period.
- 2.37. All landowners and site promoters are asked to complete a section on viability considerations on the site suggestion form which enables any known issues to be flagged at the early stages of the process. Any sites where viability issues are raised will be looked at in more detail and more information gathered on the specific issues in order for an assessment to be made.
- 2.38. The new Local Plan will be accompanied by a whole plan viability assessment which will incorporate the assessment of the viability of a number of proposed allocations. Any sites identified as being unviable or unachievable for any other reason will not be allocated in the Local Plan.

¹⁰ Paragraph 029 Reference ID: 3-020-20140306 –Planning Practice Guidance

3. Conclusion

- 3.1. This consultation paper sets out the proposed methodology for assessing the sites promoted for residential development to determine which available sites are suitable and achievable for the delivery of homes needed across Central Lincolnshire. Comments are being sought on this proposed methodology and the process may be reviewed in light of any comments received.

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
Within 1km of Lincoln Railway Station								
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
Average Density								104.73
Maximum Density								146.67
Minimum Density								69.93
Wider Lincoln area								
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
Average Density								55.35
Maximum Density								154.64
Minimum Density								29.41

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
Main Towns								
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
Average Density								58.71
Maximum Density								185.71
Minimum Density								30.29
Market Towns								
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
Average Density								42.59
Maximum Density								76.92
Minimum Density								26.76
Large Villages								
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
Average Density								34.57
Maximum Density								43.82
Minimum Density								20.97
Medium Villages								
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
Average Density								35.95
Maximum Density								48.89
Minimum Density								26.92