

EAST LINDSEY STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

APPENDIX 1

SITES TO DELIVER THE LOCAL PLANS HOUSING TARGET

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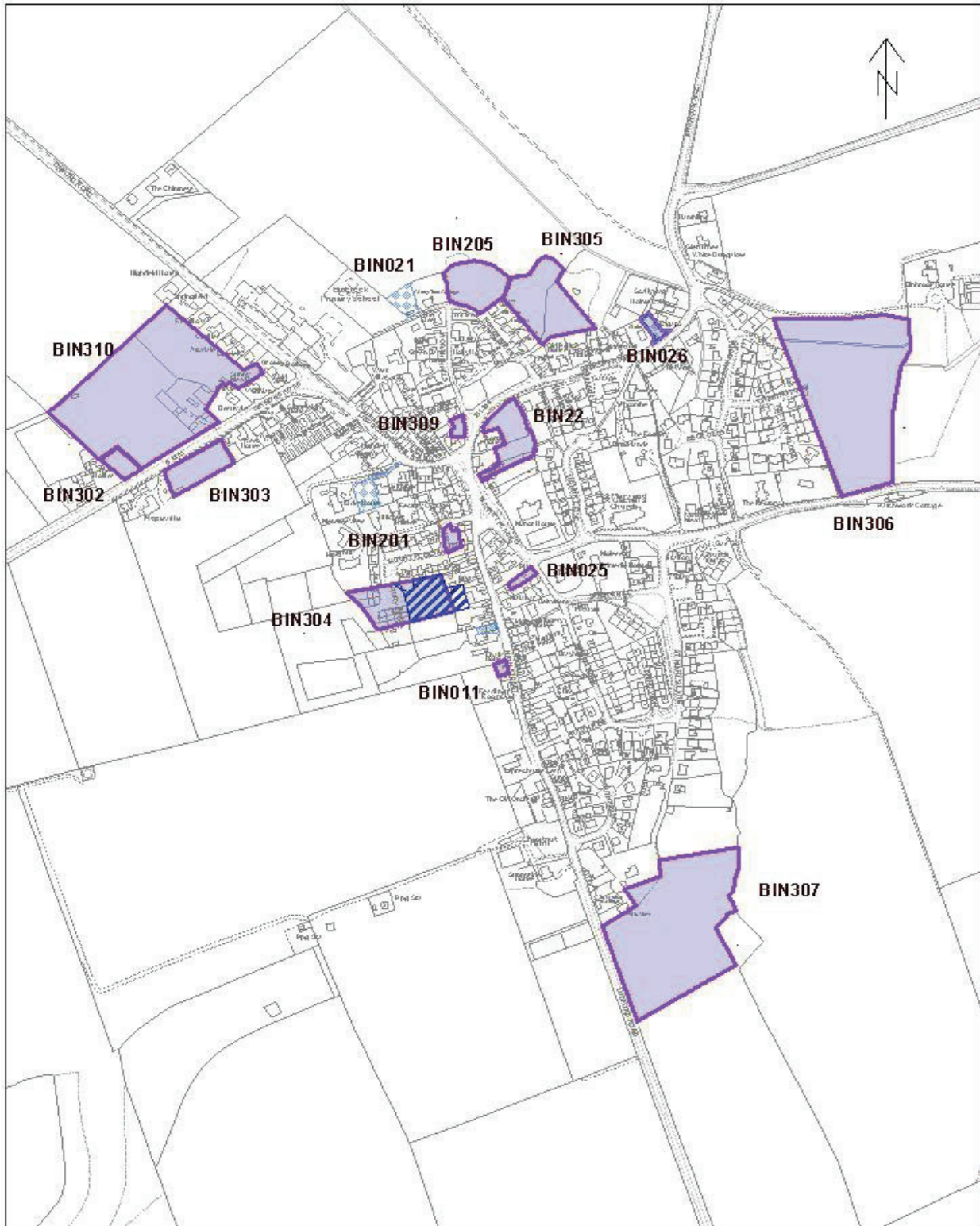
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SITES

ALFORD

Alford Town Council is undertaking a Neighbourhood Plan and will be doing both site allocations and planning policies. Their proposals map including areas for protection will therefore be set out in their own plan.

BINBROOK



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Scale 1:6000

Sheet Ref: TF2193

DISCOUNTED SITES

Site Reference	BIN021	Promoter: Unknown
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Site Location	Land adjacent to Meadow Vale, North Halls, Binbrook		
Site Description	Agricultural land situated on the north edge of the village on the junction of North Halls and School Lane		
Site Area		No of Dwellings	Capacity 7
Suitability of the site in broad planning terms	No the site is not suitable. Access to the site is currently where North Halls and School Lane meet with the majority of the frontage of the site running along the narrowest part of North Halls. Improvements would have to be made to both the access and North Halls in order to accommodate more traffic; this will be very difficult giving the condition and size of the lane. The topography of the site falls away to the north with mature hedging forming the boundary treatment.		
Infrastructure	North Halls will need to be improved in order to satisfactorily gain access to the site		
Deliverability of the site	The owner of the site is unknown, they put the land forward for inclusion in 2004 Local Plan review as alternative housing site to the one proposed but have never come forward again or shown any other interest in developing the site.		
Viability of the site	The works that appear to be needed to Hall Lane and the access to the site may place a constraint on its viability.		
Phasing	There is no indication from the owner that this site will be brought forward and therefore it is not known about phasing.		

Site Reference	BIN303	Promoter: Unknown	
Site Location	Land south of Kirmond Road, Binbrook		
Site Description	Agricultural land used for touring caravans		
Site Area		No of Dwellings	Capacity 5
Suitability of the site in broad planning terms	No the site is not suitable. It is a relatively open site on the edge of the village, which would create unwarranted ribbon development extending from the built up area as far as an existing farmstead. Development of the site which slopes up toward the south would impact on the views into and out of the village and wider views of the countryside and the AONB, it would be poorly related to the existing pattern of development in a sensitive location (AONB)		
Infrastructure	No major infrastructure constraints to the development of the site		
Deliverability of the site	The owner of the site is unknown, they put the land forward for inclusion in 2004 Local Plan review but have never come forward again or shown any other interest in developing the site.		
Viability of the site	No indication of any constraints that could affect viability		
Phasing	There is no indication from the owner that this site will be brought forward and therefore it is not known about phasing.		

Site Reference	BIN305	Promoter: Unknown	
Site Location	Land to the north of North Halls, Binbrook		
Site Description	Agricultural land situated on the north edge of the village to the rear of the houses on North Halls		

Site Area		No of Dwellings	Capacity 11
Suitability of the site in broad planning terms	No the site is not suitable. There is no access to this site except through BIN021. This would increase the capacity of the overall site and make the delivery of an access even more problematic. North Halls is very narrow once it passes the junction with School Lane and with development on both sides there is no room for expansion. North Halls will need to be improved in order to satisfactorily gain access to the site via BIN021. There is no other opportunity to gain access satisfactorily to the site.		
Infrastructure	North Halls will need to be improved in order to satisfactorily gain access to the site via BIN021. There is no other opportunity to gain access satisfactorily to the site.		
Deliverability of the site	The owner of the site is unknown, they put the land forward for inclusion in 2004 Local Plan review as alternative housing site to the one proposed but have never come forward again or shown any other interest in developing the site.		
Viability of the site	The works that appear to be needed to Hall Lane and the access to the site may place a constraint on its viability.		
Phasing	There is no indication from the owner that this site will be brought forward and therefore it is not known about phasing.		

Site Reference	BIN306	Promoter: the owner is known to the Council	
Site Location	Land off Louth Road, Binbrook		
Site Description	Agricultural land situated on the eastern edge of the village on the north side of Louth Road		
Site Area	2.29 ha	No of Dwellings	Capacity 43 but reduced to 19
Suitability of the site in broad planning terms	Yes the site is suitable. Development can be accessed, though Chestnut Drive is quite narrow, consideration should be given to an access off Louth Road, this appears feasible. There is an area of Flood Zone 3 running through the site and the site apparently has a history of flooding. This in itself is not a reason to consider the site unsuitable but it will limit its capacity and, any future development of the site should show that this issue has been mitigated against. The area of Flood Zone 3 could be incorporated into a green space within the site. This site could form an extension to the settlement within natural boundaries; There is already a footpath connection into the village, the core of which is within easy walking distance, any development would need to be accompanied by boundary strengthening. Capacity reduced to take into account flood risk.		
Infrastructure	No major infrastructure constraints to the development of the site		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability. There is flood risk on the site to the rear but this only runs as a strip across the site and could be incorporated into the road infrastructure, open space or Suds scheme.		
Phasing	The delivery of the site is expected within the first five years of the plan period.		
Comments from	Natural England - We acknowledge	Councils Response - A landscape	

Statutory consultees	that site BIN306 would seem to be the most appropriate, subject to scale, siting and design of the development, as they both appear to relate well to the existing settlement pattern and are not located on high ground. Being mindful of this national advice we would need to see a detailed Landscape Appraisal for each of the potential development sites which would provide a satisfactory evidence base on which to evaluate the proposed development sites within these villages. The special qualities of both the AONBs should be considered within this appraisal exercise with particular emphasis on topography and skylines and should show how any harm can be mitigated.	appraisal has shown that overall the site lies below the 80m contour line and would reflect the traditional pattern of development in the village in that it nestles below this level leaving views of the higher ground from development.
Because of its location in the Lincolnshire Wolds Area of Outstanding Natural Beauty, the Council has determined not to make an allocation of housing. It is felt that a housing allocation could not pass the three tests laid out in the national planning guidance that there should be robust justification to demonstrate the need for development; assessment of alternatives outside the AONB; demonstration that mitigation measures can moderate any detrimental effects.		

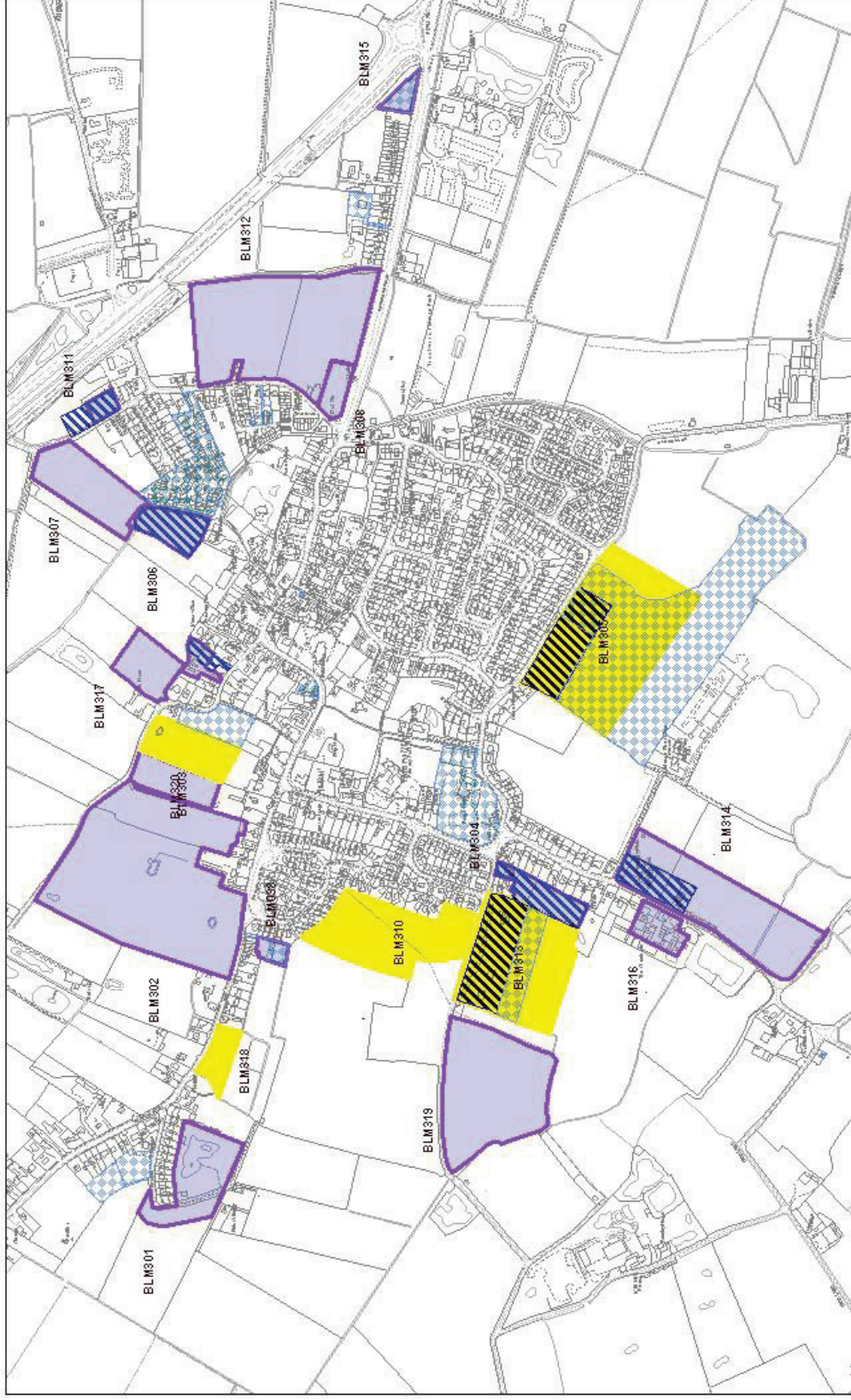
Site Reference	BIN307	Promoter: the owner is known to the Council	
Site Location	Land off High Street, Binbrook		
Site Description	Agricultural land situated on the south edge of the village on the west side of High Street		
Site Area	2.12 ha	No of Dwellings	Capacity 40 but reduced to 20
Suitability of the site in broad planning terms	Yes the site is suitable, Part of the site is in Flood Zone 3 and this will affect capacity. This in itself is not a reason to consider the site unsuitable but it will limit its capacity and, any future development of the site should show that this issue has been mitigated against. The area of Flood Zone 3 could be incorporated into a green space within the site. There is a public footpath running down the northern boundary and any development will have to take this into consideration. This site could form an extension to the village; the site is defined by hedgerow, natural trees and a drainage ditch within a valley bottom. Capacity reduced because of the flood risk and to ensure that the public footpath is protected also to ensure that there is no development above the 80m contour line.		
Infrastructure	No major infrastructure constraints to the development of the site. There is a water main crossing the site. There will need to be consideration for a footpath to the village, the centre of which is within walking distance.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability. There is flood risk on the site to the rear but this only runs as a strip across the site and could be incorporated into the road infrastructure, open space or Suds scheme.		

Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.	
Comments from Statutory consultees	Natural England - We acknowledge that site BIN307 would seem to be the most appropriate, subject to scale, siting and design of the development, as they both appear to relate well to the existing settlement pattern and are not located on high ground. Being mindful of this national advice we would need to see a detailed Landscape Appraisal for each of the potential development sites which would provide a satisfactory evidence base on which to evaluate the proposed development sites within these villages. The special qualities of both the AONBs should be considered within this appraisal exercise with particular emphasis on topography and skylines and should show how any harm can be mitigated.	Councils Response - A landscape appraisal has shown that the majority of the site lies underneath the 80m contour line, except the south west corner; generally development in the vicinity is low level single storey modern dwellings with some traditional houses along High Street, these afford glimpses of the higher land to the east of the site. Recommend the following policy for this site – Housing development should be single storey between the 80 and 70m contour lines, with no development above the 80m contour line in order to protect the views to the east of the site.

Because of its location in the Lincolnshire Wolds Area of Outstanding Natural Beauty, the Council has determined not to make an allocation of housing. It is felt that a housing allocation could not pass the three tests laid out in the national planning guidance that there should be robust justification to demonstrate the need for development; assessment of alternatives outside the AONB; demonstration that mitigation measures can moderate any detrimental effects.

Site Reference	BIN310	Promoter: the owner is known to the Council	
Site Location	Land north of Kirmond Road, Binbrook		
Site Description	Agricultural land with a few temporary outbuildings on it.		
Site Area	2.45 ha	No of Dwellings	Capacity 46
Suitability of the site in broad planning terms	No the site is not suitable. The site is a relatively open site on the edge of the village, which would create unwarranted ribbon development extending from the built up area which would be poorly related to the existing pattern of development in a sensitive location (AONB) and impact on views of the wider countryside which rises up toward the wider AONB.		
Infrastructure	No major infrastructure constraints to the development of the site, the owner has confirmed with Lincolnshire County Council that there are no archaeological constraints on the site.		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery		
Viability of the site	No indication of any constraints that could affect viability		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

BURGH LE MARSH



TF5064

Scale 1:9000

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PROPOSED SITE ALLOCATIONS IN BURGH LE MARSH

Site Reference	BLM305	Promoter: Owner is known to the Council	
Site Location	Land in Halls Lane, Burgh Le Marsh		
Site Description	Agricultural field		
Site Area	5.50 ha	No of Dwellings	Capacity 101 reduced to 94
Suitability of the site in broad planning terms	<p>Yes the site is suitable. The site is not in flood risk. It is close to services and facilities with a footpath in Hall Lane leading into the wider footway network. The site has good boundary treatment and because of this it is reasonably well screened from impact of views of the wider landscape. Part of the site is in agricultural use so landscaping could enhance biodiversity. The remainder of the site has a more parkland feel and may well be host to a variety of species which would be lost through development; this part of the site is likely to be excluded from consideration. The site would not impact on the townscape, however, it site is adjacent to Medieval Burgh Hall but there is a buffer zone so there should not be an impact on its setting or the historic environment. Capacity reduced to provide this buffer zone.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward.		
Viability of the site	There are no constraints to viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period as stated by the landowner.		

Site Reference	BLM310	Promoter: Owner is known to the Council	
Site Location	Land on the north of Wildshed Lane, Burgh Le Marsh		
Site Description	Agricultural land		
Site Area	2.76 ha	No of Dwellings	Capacity 52
Suitability of the site in broad planning terms	<p>Yes the site is suitable. The site is outside flood risk, it is enclosed with mature boundary treatment which mitigates against impacts on wider landscape views. The site is close to services and facilities' but there is no footpath or lighting in this part of Wildshed Lane, the nearest footpath is not far and one could be created though it would entail some loss of boundary treatment which would have to be compensated for. The site would not impact on the townscape or historic environment.</p>		
Infrastructure	No major infrastructure constraints to the development of the site. There will need to be a short stretch of footway to Linden Drive.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	BLM313	Promoter: Owner is known to the Council	
Site Location	Land on south of Wildshed Lane, Burgh Le Marsh		

Site Description	Agricultural land		
Site Area	3.37 ha	No of Dwellings	Capacity 62 reduced to 31
Suitability of the site in broad planning terms	Yes the site is suitable. The site is outside flood risk, it has no boundary treatment along Wildshed Lane, this would impact on wider views of the landscape but planning permission has been granted on the frontage for housing thus mitigating against any impact. The site is approximately 400m from the school and doctor's and over 800m from other services and facilities. The access for the planning permission on the frontage exits the site opposite the footpath which starts at Linden Drive, and space has been left alongside the planning permission site to land at the rear. The site would not impact on the townscape or historic environment. Capacity has been reduced because of the shape of the site and the need to ensure development does not impact on the character of the village, also permission granted on the frontage of the site for 8 homes.		
Infrastructure	No major infrastructure constraints to the development of the site. There will need to be a short stretch of footway to Linden Drive.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	BLM318	Promoter: Owner is known to the Council	
Site Location	Land on the south of Station Road, Burgh Le Marsh		
Site Description	Agricultural land		
Site Area	0.46 ha	No of Dwellings	Capacity 8
Suitability of the site in broad planning terms	Yes the site is suitable but only for frontage development. The site is not in flood risk. The site is grassed fields with poor boundary treatment along Station Road. This site is only proposed for frontage development, this would block the views to the wider landscape and involve their loss by doing this it would leave the rear of the site with its mature boundary treatment intact and help preserve some of the biodiversity on the site . There is no impact on the townscape The site may contain some medieval remains and an archaeological assessment will have to be carried out prior to any development taking place. Lincolnshire County Council Archaeology Service havehas made no adverse comment. or historic environment. It is close to services and facilities with a footpath on the opposite side of the road, there is room to form a footpath on the side of the site.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	BLM320	Promoter: Owner is known to the Council	
Site Location	Land on the south of Orby Road, Burgh Le Marsh		
Site Description	Agricultural land		
Site Area	0.14ha	No of Dwellings	Capacity 21 reduced to 12
Suitability of the site in broad planning terms	<p>Yes the site is suitable. The site is not in an area of high flood risk. The site is a grazed agricultural field with hedging and trees for its boundary, sloping upwards gently towards the south. There is an access directly into the site but it is on a bend in the lane so adjacent to an existing housing so provided access is taken through the site to the east which already has outline planning permission access should be able to be provided. The site fits in with the existing townscape but with regard to the historic environment care will have to be taken due to its location abutting the conservation area and therefore regard must be had to the setting of the conservation area, the retention of the tree belt along the southern boundary of the site will minimise harm to the setting. The site contains a pond in the north eastern corner which will reduce capacity. The same corner of the site also abuts the Burgh le Marsh Conservation Area and so it part of its setting and design should acknowledge this and mitigate against any impact. The site is located close to the village centre which can be accessed on foot via Pinfold Lane which runs along the eastern boundary of the adjacent site. The site is close to the open countryside to encourage healthy living.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

DISCOUNTED SITES

Site Reference	BLM038	Promoter: Unknown	
Site Location	Land to the rear of 1 Station Road, Burgh le Marsh		
Site Description	Part rear garden part outbuildings		
Site Area	0.20 ha	No of Dwellings	Capacity 4
Suitability of the site in broad planning terms	<p>No the site is not suitable. The site is not in flood risk, it is close to services and facilities with a footpath to the centre of the village. The site is backland and enclosed so would not compromise the wider landscape. Any landscaping would enhance biodiversity. The site would impact on the townscape. The site would not impact on the historic environment. This is backland and the vehicle access would have to run down the side of an existing dwelling which is set close to the corner of the adjacent road, this would not be an ideal situation and would compromise the visual and residential amenities of the existing dwelling.</p>		
Infrastructure	No major infrastructure constraints to delivery.		

Deliverability of the site	The owner of the site unknown
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is unknown.

Site Reference	BLM301	Promoter: Owner is known to the Council	
Site Location	Land to the rear of Doubledays Lane, Burgh le Marsh		
Site Description	Agricultural Land		
Site Area	1.76	No of Dwellings	Capacity 33
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk, it is reasonably close to services and facilities with a footpath to the centre of the village. The site to the rear of Doubledays Lane is backland and enclosed so would not compromise the wider landscape, the part of the site to the east is more open and there would be some degradation of the landscape. There is a large pond on the east of the site. Any development of the site would be detrimental to the biodiversity because the pond and its surrounding grassland will have wildlife in it. The site would impact on the townscape. The site would not impact on the historic environment.		
Infrastructure	No major infrastructure constraints to delivery.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	BLM302	Promoter: Owner is known to the Council	
Site Location	Land between Station Road and Orby Road, Burgh le Marsh		
Site Description	Agricultural Land		
Site Area	8.26 ha	No of Dwellings	Capacity 156 reduced to 136
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk, it is close to services and facilities with a footpath to the centre of the village. The site is in agricultural use with good boundary treatment of mature trees and hedgerows, these go some way to screen the site from impact on the wider landscape, but there will be some impact. The site includes a large part of The Hollies Field Local Wildlife Site (LWS). This site is noted for its neutral grassland habitats with ridge and furrow features and for the presence of water bodies containing breeding populations of great crested newts. Development could result in significant negative impacts on the nature conservation value of a LWS. The site would not impact on the townscape or historic environment.		
Infrastructure	No major infrastructure constraints to delivery.		
Deliverability of the site	The owner of the site has not been in touch with the Council since 2004 and then only because they wanted the site included in the settlement boundary of the 2004 local plan. The conclusion is that the site is not available.		
Viability of the site	No indication of any constraints that could affect viability.		

Phasing	The delivery of the site is unknown.		
Site Reference	BLM303	Promoter: Owner is known to the Council	
Site Location	Land off Orby Road, Burgh le Marsh		
Site Description	Agricultural Land		
Site Area	0.87 ha	No of Dwellings	Capacity 16 reduced to 10
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk, it is not really close to services and facilities being detached from the development of the village. Orby Road is a narrow lane with no footpaths or street lights and little prospect of creating footways. The site is in agricultural use with good boundary treatment of mature trees and hedgerows, these go some way to screen the site from impact on the wider landscape, but there will be some impact. The site lies adjacent to The Hollies Field Local Wildlife Site (LWS). This site is noted for its neutral grassland habitats with ridge and furrow features and for the presence of water bodies containing breeding populations of great crested newts. Development could result in significant negative impacts on the nature conservation value of a LWS and capacity is reduced because of this. The site would not impact on the townscape or historic environment.		
Infrastructure	No major infrastructure constraints to delivery.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	BLM307	Promoter: Owner is known to the Council	
Site Location	Land off Common Lane, Burgh le Marsh		
Site Description	Agricultural Land		
Site Area	1.76 ha	No of Dwellings	Capacity 33
Suitability of the site in broad planning terms	No the site is not suitable. The site is nearly all in the orange zone (danger for most) on the EA flood hazard maps. It is quite far from services and facilities, the site to the south has planning permission but the two sites are separated by the Catchwater Drain so this site has the impression of being detached from the village. Common Lane is a narrow lane with no footpaths or street lights and little prospect of creating footways. The site is in agricultural use with good boundary treatment of mature trees and hedgerows; these go some way to screen the site from impact on the wider landscape, especially to the north where there is the bypass and to the south where new development will eventually be built. The site would not impact on the townscape or historic environment.		
Infrastructure	No major infrastructure constraints to delivery.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		

Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.

Site Reference	BLM308	Promoter: Owner is known to the Council	
Site Location	Land off Ingoldmells Road, Burgh le Marsh		
Site Description	Agricultural Land		
Site Area	0.42 ha	No of Dwellings	Capacity 8 reduced to 6
Suitability of the site in broad planning terms	No the site is not suitable. The site is nearly all in the green and yellow zones on the EA flood hazard maps apart from a small corner in the east which is in the orange zone (danger for most). The site is quite open and though development would not impact greatly on wider views of the landscape because along the wide grassed verge and footpath which runs adjacent to the site are mature trees blocking views, the site does form an important part of the setting of the village as you enter from the east. Also the footpath and wide verge form part of the setting of the village and interrupting them by the creation of an access and the loss of any of the trees would be detrimental to the townscape. There would be no impact on the historic environment. This site does have planning permission but that permission is subject to the signing of a S106 agreement.		
Infrastructure	No major infrastructure constraints to delivery.		
Deliverability of the site	The owner of the site has not been in contact with the Council since 2004 when they asked for it to be included in the 2004 local plan and so there is an assumption that the site is unavailable		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is unknown.		

Site Reference	BLM311	Promoter: Owner is known to the Council	
Site Location	Land off Common Lane, Burgh le Marsh		
Site Description	Grassed field		
Site Area	0.20 ha	No of Dwellings	Capacity 6 reduced to 2
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk being in the yellow and green zones on the EA flood hazard maps. It is quite far from services and facilities; Common Lane is a narrow lane with no footpaths or street lights and little prospect of creating footways. The site is a grassed field with poor boundary treatment, to the north where there is the bypass this blocks views of the wider landscape. The site would not impact on the townscape or historic environment.		
Infrastructure	No major infrastructure constraints to delivery.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan		

	period, as indicated by the landowner.

Site Reference	BLM312	Promoter: Owner is known to the Council	
Site Location	Land off Ingoldmells Road, Burgh le Marsh		
Site Description	Agricultural land		
Site Area	5.75 ha	No of Dwellings	Capacity 109 reduced to 19
Suitability of the site in broad planning terms	<p>No the site is not suitable. The majority of the site running north to south is in the orange zone (danger for most) on the EA flood hazard maps; this has reduced the capacity of the site significantly. The site is close to services and facilities with a footpath connection. The site is grassed fields with good boundary treatment, along Ingoldmells Road but it is open along the main road into Burgh. Development would have some impact on wider views of the landscape from the main road. There would be no impact on the historic environment but there would be an impact on the townscape, this site formed part of Burgh Common and is a green entrance into the village and enhances the villages rural setting, its loss would be detrimental to this setting and the character of the village. The creation of an access onto the Main Road may involve the loss of some of the mature trees which sit in the wide grassed verge running adjacent to the site, this also would be detrimental to the townscape.</p>		
Infrastructure	No major infrastructure constraints to delivery.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	BLM314	Promoter: Owner is known to the Council	
Site Location	Land off Wainfleet Road, Burgh le Marsh		
Site Description	Agricultural land		
Site Area	3.83 ha	No of Dwellings	Capacity 72 reduced to 32
Suitability of the site in broad planning terms	<p>No the site is not suitable. The site is not in flood risk. The site is agricultural fields with poor boundary treatment along Wainfleet Road. Development would have an impact on wider views of the landscape. There would be no impact on the historic environment but there would be an impact on the townscape, this site forms an open green entrance into the village and enhances the villages rural setting, the linear form of the site means its loss would be detrimental to this setting and the character of the village. It is reasonably close to services and facilities but the site is moving away from them as it moves into the open countryside. There is no footpath connection or street lighting until the built up part of Wainfleet Road.</p>		
Infrastructure	No major infrastructure constraints to delivery.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the	No indication of any constraints that could affect viability.		

site	
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.

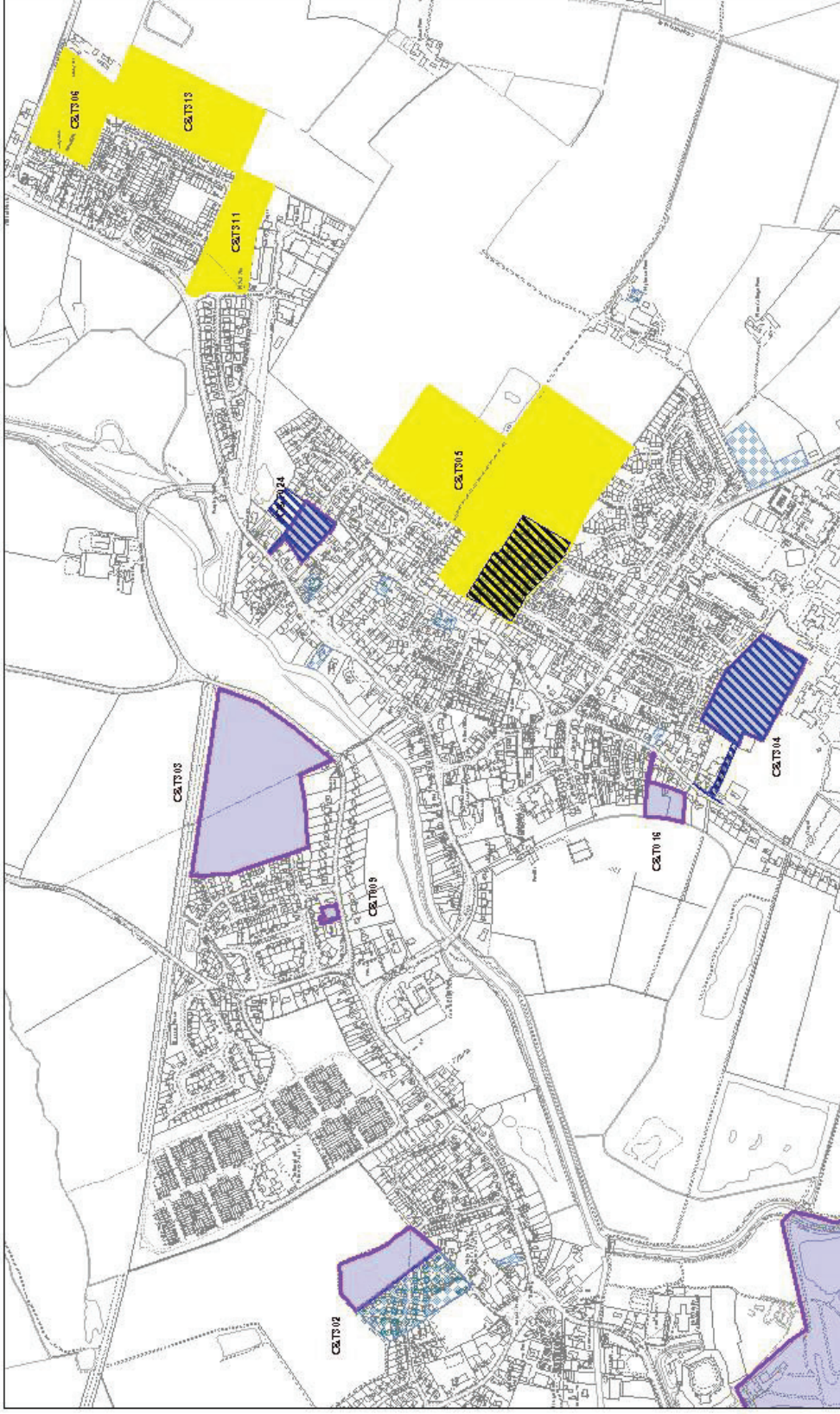
Site Reference	BLM316	Promoter: Owner is known to the Council	
Site Location	Land off Wainfleet Road, Burgh le Marsh		
Site Description	Holiday cottages		
Site Area	0.50 ha	No of Dwellings	Capacity 5
Suitability of the site in broad planning terms	No the site is not suitable - This relates to a site allocation, a conversion through the development management process may be acceptable. The site is outside flood risk; it has no boundary treatment along Wainfleet, Road but is already used for holiday cottages which are nicely converted agricultural buildings. The site would not impact on wider views of the landscape but the buildings do sit well in the street scene and demolition and rebuild could have an impact on this. The site is close to services and facilities' but there is no footpath or lighting in this part of Wainfleet Road. The site would not impact on the historic environment.		
Infrastructure	No major infrastructure constraints to delivery.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	BLM317	Promoter: Owner is known to the Council	
Site Location	Land off Orby Road, Burgh le Marsh		
Site Description	Agricultural land and outbuildings		
Site Area	1.17 ha	No of Dwellings	Capacity 22 reduced to 18
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk. The site is enclosed by hedges and trees and would not impact on the wider landscape. It is close to services and facilities' but there is no footpath or street lighting in this part of Orby Road and no possibility of footpath creation. There are two accesses to the site both are difficult. One is on a blind bend and the other would affect the residents of adjoining houses. The site would create an inappropriate extension of the built up area into the open countryside that would be poorly related to the existing settlement pattern. Capacity reduced by 4 because of a planning approval on the frontage.		
Infrastructure	No major infrastructure constraints to delivery.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	BLM319	Promoter: Owner is known to the Council	
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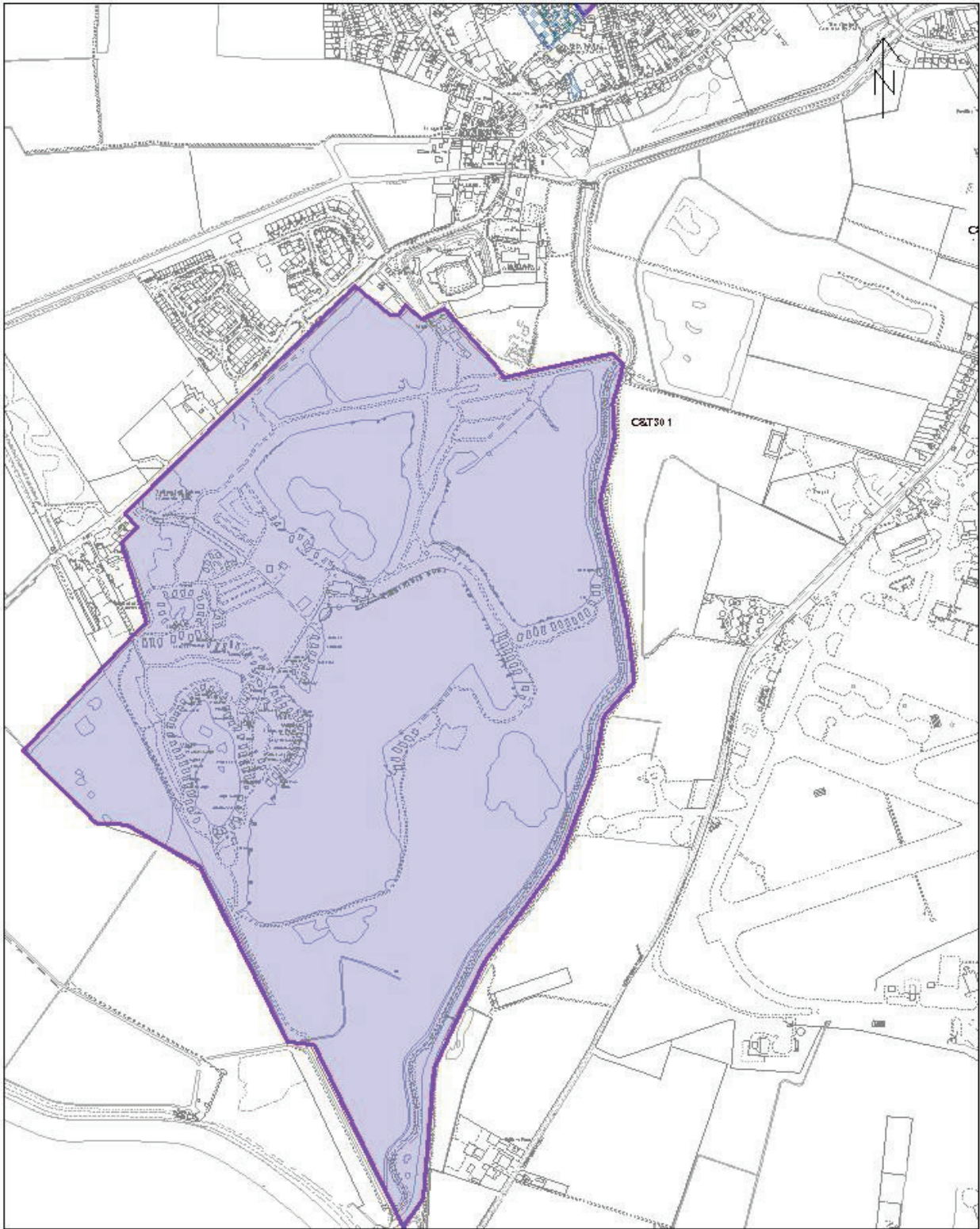
Site Location	Land to the south of Wildshed Lane, Burgh le Marsh		
Site Description	Agricultural land		
Site Area	3.89 ha	No of Dwellings	Capacity 73 reduced to 60
Suitability of the site in broad planning terms	<p>No the site is not suitable. The site is not in flood risk. The site is an agricultural field with mature trees along the eastern boundary and the other boundaries being made up of a mixture of hedging and trees. The northern boundary to Wildshed Lane is open. Development could enhance biodiversity providing the boundaries were left intact. The site is relatively flat but its boundary features mean it does not have a significant impact on the wider landscape from Wildshed Lane but from the public right of way which runs to the rear of the site along the southern boundary views north would be obscured. The site lies outside the settlement away from the built up area so it would not impact on the townscape; there is no impact on the historic environment. The site lies on Wildshed Lane which is narrow so that two vehicles are unable to pass each other and rural, it has no footpath or street lighting. The nearest footpath is 259m away with two other pieces of land in between. The site is therefore disconnected from the main body of the village. Though there is a public right of way leading to the village this is a rural footpath with the nearest tarmaced connection 329m away. The public right of way which runs around the site leads to the open countryside which may encourage walking but this is counterbalanced by the fact that the occupiers of the site will use their vehicles to access services and facilities because of the lack of footpaths and street lighting. Capacity reduced development would have to provide a widening of the road, footpath and street lighting.</p>		
Infrastructure	The need to ensure Wildshed Lane is suitable to use for development of the site might place an infrastructure constraint on delivery,		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

CONINGSBY/TATTERSHALL



TF2258
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PROPOSED SITE ALLOCATIONS IN CONINGSBY/TATTERSHALL

Site Reference	C&T305	Promoter; Owner is known to the Council	
Site Location	Land off Park Lane, Coningsby		
Site Description	Agricultural land		
Site Area	8.76 ha	No of Dwellings	Capacity 286 reduced to 220
Suitability of the site in broad planning terms	<p>Yes the site is suitable. The site is not in flood risk. The site comprises a field with very sparse boundary treatment. The site is screened from wider views but surrounding development and will be most visible in views from this development and the public footpath along the northern boundary. There is no impact on the townscape it is a natural extension to the built environment. There is no impact on the historic environment. The site is reasonably close to services and facilities and there is a footpath connection; it will be required to provide a comprehensive range of green infrastructure. There is already development occurring on part of the site and access can be formed off that. There is a footpath which runs down the side of the site which could encourage walking. Capacity has been reduced because planning permission has been granted on part of the site.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward.		
Viability of the site	There are no constraints to viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period as stated by the landowner.		

Site Reference	C&T306	Promoter: Owner is known to the Council	
Site Location	Land to the south of Leagate Road, Coningsby		
Site Description	Agricultural Land		
Site Area	2.20 ha	No of Dwellings	Capacity 57
Suitability of the site in broad planning terms	<p>Yes the site is suitable. The site is not in flood risk. The site is a field with very sparse boundary treatment. The site is open to the south with wider views and there would be an impact on the wider landscape. There is no impact on the townscape and no impact on the historic environment. The site is not that close to services and facilities and there is no footpath on either side of Leagate Road, though there is room to create one. An access can be formed onto Leagate Road.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period as stated by the landowner.		

Site Reference	C&T311	Promoter: Owner is known to the Council	
Site Location	Land to the south of Leagate Road, Coningsby		
Site Description	Agricultural Land		
Site Area	2.07 ha	No of Dwellings	Capacity 54 reduced to 44
Suitability of the site in broad planning terms	<p>Yes the site is suitable. The site is not in flood risk. The site is a field with open boundaries, to the south is the Coningsby Industrial Estate and the north housing development. The site is quite well enclosed and would not have an impact on wider views. There is no impact on the townscape it is a natural extension to the built environment in this part of Coningsby. There is no impact on the historic environment. The site is quite close to services and facilities and there is a footpath connection. The site will have to provide a green buffer to the adjoining industrial estate so this could provide green space and could link to the adjacent Local Nature Reserve at The Pingle to the benefit of biodiversity. There is a public footpath adjacent to the site which could encourage walking. Capacity reduced to incorporate a buffer to the industrial estate.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is unknown anticipated at the end of the plan period.		

Site Reference	C&T313	Promoter: Owner is known to the Council	
Site Location	Land on Leagate Farm, Leagate Road, Coningsby		
Site Description	Agricultural Land		
Site Area	3.77 ha	No of Dwellings	Capacity 96
Suitability of the site in broad planning terms	<p>Yes the site is suitable. The site is not in flood risk. The site is a field with sparse boundary treatment. The site is open to the south with wider views and there would be an impact on the wider landscape. There is no impact on the townscape or on the historic environment. The site is reasonably close to services and facilities if accessed though the adjacent housing development which would provide footpath access. If not, the site is remote from services and facilities. There is no footpath on either side of Leagate Road, though there is room to create one. An access can be formed onto Leagate Road through C&T306 which is in the same land ownership.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner		

DISCOUNTED SITES

Site Reference	C&T009	Promoter: Owner is known to the Council	
Site Location	Land Adjacent to the telephone exchange, Hunters Lane, Tattershall		
Site Description	Garden		
Site Area	0.94 ha	No of Dwellings	Capacity 3
Suitability of the site in broad planning terms	No the site is not suitable. The site is in flood zone 2. The site is side garden which is partly landscaped with large hedgerow along part of the frontage and partly quite wild, there are mature trees along the northern boundary. Development of the site would have some harm on the biodiversity. The site is located next to a Grade II listed building and forms part of its setting, development of the site would impact on the setting and character of the listed building, leaving it hemmed in without any garden around it. It is close to services and facilities with a footpath to the centre. The creation of an access to support development of the site would also harm the setting and character of the listed building.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner		

Site Reference	C&T016	Promoter: Owner is known to the Council	
Site Location	Land to the rear of Dogdyke Road, Coningsby		
Site Description	Three separate parcels of land comprising an area of rough grass, a disused and overgrown smallholding and part of a domestic curtilage containing a lawn, garden shed and children's play equipment		
Site Area	0.51 ha	No of Dwellings	Capacity 14 reduced to 7
Suitability of the site in broad planning terms	No the site is not suitable. The site is 40% in flood zone 2. It is made up of separate parcels of land comprising an area of agricultural land and part of the domestic curtilage of two properties containing a lawn and garden sheds. There is a drainage ditch at the rear. The site would not impact on the wider landscape because it is screened from view by development along Dogdyke Road. There would be no impact on the townscape or historic environment. The site is reasonably close to services and facilities and there is a footpath connection. However, there is a narrow access which is shared with a small chalet park and there is no room to widen this or create a safe footway along it. The capacity has been reduced because of the flood risk on the site.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		

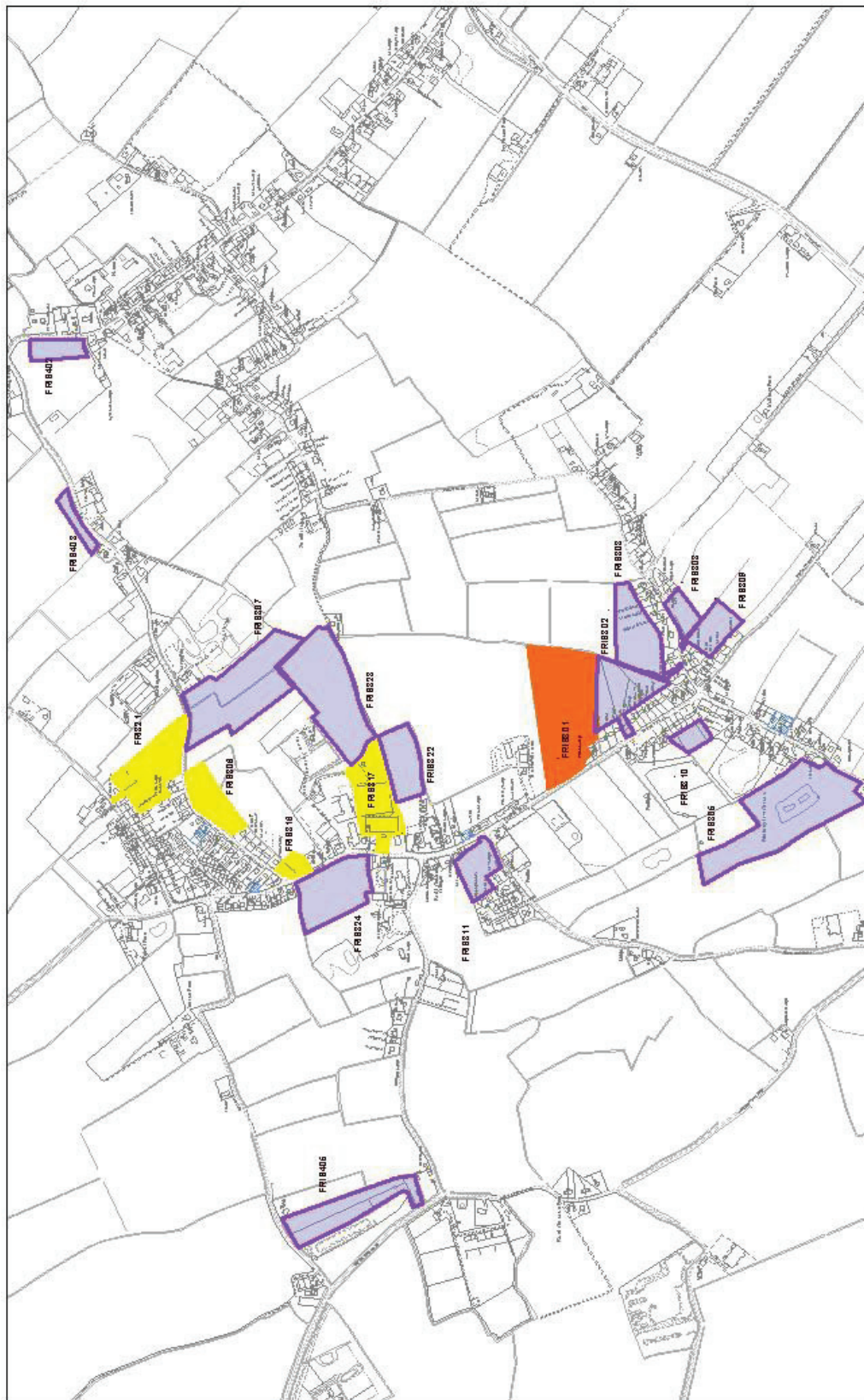
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner

Site Reference	C&T301	Promoter: Owner is known to the Council	
Site Location	Land to the south east of the A153, Tattershall		
Site Description	Area used for caravans and lodges with associated lakes. Landscaping, woods and green space		
Site Area	122 ha	No of Dwellings	Capacity 78
Suitability of the site in broad planning terms	No the site is not suitable. The site is mostly in flood zone 3 apart from the land at the front. Large area used for caravans and lodges with associated lakes. Landscaping, woods and green space. The site is designated as a Local Wildlife Site and extensive development of this site would have a negative impact on biodiversity. The site has hedges to the frontage and is screened from the wider landscape. There would not be an impact on the townscape because there are houses on the other side of the road but it is starting to move into the open countryside. The site is adjacent to listed Tattershall Castle and development if too near to this could impact on its setting. The site is reasonably close to services and facilities and there is a footpath connection. It already provides green space and opportunities for sport and recreation, and development of the site other than the very frontage would mean a loss of this green space and facilities. There is a public footpath which runs at the rear of the site. Capacity has been reduced because of the flood risk.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is not known so it is anticipated to be at the end of the plan period.		

Site Reference	C&T302	Promoter: Owner is known to the Council	
Site Location	Land to the east of Farriers Way, Tattershall		
Site Description	Fields		
Site Area	1.59 ha	No of Dwellings	Capacity 39
Suitability of the site in broad planning terms	No the site is not suitable. The site is in flood zones 2 and 3 and is fields with hedges and development as the boundaries. The site has views from Farriers Way and the Curzon Estate, it is quite flat but wider views are blocked by planting in the distance. The site would not impact on the townscape it is a natural extension to both the Curzon Estate and Farriers Way. There is no impact on the historic environment. The site is reasonably close to services and facilities and there is a footpath connection. There are two potential vehicle accesses from Farriers Way		

	and onto the Curzon Estate. An informal footpath crosses the site, this is not a definitive right of way but the desire line could be retained in the development. The adjacent site has permissive access through an agri-environment scheme until 2018.
Infrastructure	No major infrastructure constraints to the development of the site.
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.

Site Reference	C&T303	Promoter: Owner is known to the Council	
Site Location	Land to the east of Grange Drive, Tattershall		
Site Description	Agricultural Land		
Site Area	6.55 ha	No of Dwellings	Capacity 70
Suitability of the site in broad planning terms	No the site is not suitable. The site is in flood zone 2 and is a field with hedges and development as the boundaries but with an open frontage to Hunters Lane. It is quite flat but wider views out from Tattershall are blocked by planting in the distance but the site would be very prominent in views along Hunters Lane. The site would not impact on the townscape it is a natural extension to the built environment. There may be a small impact on the historic environment as the frontage of the site could block views of Coningsby Church, although this could be addressed by layout of the site. There is a public right of way across the site and this would have to be retained in a way that reflected its countryside location. The site is reasonably close to services and facilities and there is a footpath connection. There are two potential vehicle accesses from Kestrel Close and Grange Drive, Hunters Lane becomes quite rural in nature and would not be a natural choice for an access.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		



TF4655
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PROPOSED SITE ALLOCATIONS IN FRISKNEY

Site Reference	FRIS306	Promoter; Owner is known to the Council	
Site Location	Land to the south of Low Road, Friskney		
Site Description	Agricultural Land		
Site Area	0.96 ha	No of Dwellings	Capacity 18 reduced to 10
Suitability of the site in broad planning terms	<p>Yes the site is suitable. The site is not in flood risk on the EA hazard maps. The site is a field with hedges and trees for the boundary treatment but open to the frontage with a drain along the road frontage. The site has been reduced to frontage only, to fit in with the pattern of development in this area. The southern boundary is quite strong but due to a sparse boundary to the east (facing the open countryside) and the open frontage, there would be a small impact on the wider landscape looking towards the village along Low Road, but this would be broken up by hedges and trees. With regard to the townscape, development has occurred along Cranberry Lane and Low Road in this part of the village and the separate clusters of the built environment are now merging together. There is no impact on the historic environment. The site is Grade 2 agricultural land. The site is reasonably close to services and facilities and there is a footpath on the opposite side of the road, there is room to create a footpath on the side of the site but this would have to be extended 150 metres along Low Road to meet up with the existing footway. Vehicle access can be formed onto Low Road.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period as stated by the landowner.		

Site Reference	FRIS316	Promoter: Owner is known to the Council	
Site Location	Land at Low Road/The Avenue, Friskney		
Site Description	Agricultural Land		
Site Area	0.21 ha	No of Dwellings	Capacity 4 reduced to 3
Suitability of the site in broad planning terms	<p>Yes the site is suitable. The site is not in flood risk on the EA hazard maps. The site is a field with hedges, a small stand of trees where the Low Road meets the Avenue and Church End, and quite an open boundary along Church End and the eastern boundary to the open countryside. There is also a drainage ditch that runs through the field. Landscaping would be needed as part of the development, however, the site is very small and it is unlikely to significantly improve the biodiversity. There would not be an impact on the wider landscape because views beyond the site are blocked by development and trees. With regard to the townscape, development has occurred along Low Road, Church End and the Avenue in this part of the village and the separate clusters of the built environment are now merging together. There is no impact on the historic environment. The site is Grade 2 agricultural land. The site is reasonably close to services and facilities and there is a footpath side of the site on Low Road. There is a bus stop</p>		

	adjacent to the site. An Access can be formed either on Low Road or Church End.
Infrastructure	No major infrastructure constraints to the development of the site.
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected within the first five years of the plan period as stated by the landowner.

Site Reference	FRIS317	Promoter: Owner is known to the Council	
Site Location	Land off The Avenue, Friskney		
Site Description	Disused glasshouses		
Site Area	1.56 ha	No of Dwellings	Capacity 29 reduced to 26
Suitability of the site in broad planning terms	<p>Yes the site is suitable. The site is not in flood risk on the EA hazard maps. The site is open at the front with a disused farm building at the rear and glasshouses which are not now required. The site is presently brownfield and development could increase biodiversity on the site. There would not be an impact on the wider landscape because views beyond the site are blocked by development. With regard to the townscape, this is in the centre of the village and there would be no effect on the townscape. The site is opposite the pub and a house which are historic buildings, though not listed and the war memorial, which is in the grounds of the grade I listed church; good design should mitigate against any impact on the historic environment and given that the site would be set back from the road by virtue of its access there would be minimal harm to the setting of the listed building. This could be further mitigated against by planting the site and generally development will tidy it up. The site is brownfield land. The site is close to services and facilities and there is a footpath alongside the site leading to the village centre, the school is adjacent to the site. There is a public footpath running down the southern boundary of the site which could encourage access into the open countryside to the east.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period as stated by the landowner.		

Site Reference	FRIS321	Promoter: Owner is known to the Council	
Site Location	Land at Burgh Road, Friskney		
Site Description	Agricultural Land		
Site Area	1.59 ha	No of Dwellings	Capacity 30 reduced to 20
Suitability of the site in broad	Yes the site is suitable. The site is not in flood risk on the EA hazard maps. The site is open at the front along Low Road with other boundary		

planning terms	treatments being sparse hedging, trees and development; there is a deep drainage ditch along the eastern boundary and a shallower one along Low Road. There would not be an impact on the wider landscape because there are some strong boundaries away from the site. Development along Burgh Road also blocks view of the site from here. The site would be prominent when viewed from Low Road closer to the village as the boundary treatments are very poor immediately adjacent to the site. However, it would be no more intrusive than existing development in this area and suitable design and landscape could, in time, reduce the impact. With regard to the townscape, development has occurred along Cranberry Lane, Low Road and Burgh Road in this part of the village and the separate clusters of the built environment are now merging together. This site lies alongside existing development. There is no impact on the historic environment. The site is Grade 2 agricultural land. The site is reasonably close to services and facilities though it is starting to move out toward the countryside. The access onto Burgh Road is inadequate for vehicles and cannot be widened but it could be used as a pedestrian access because Burgh Road has a footpath. The vehicle access would have to be onto Low Road, which is starting to get narrow and rural, it would be satisfactory as long as it was near the starting point of the site. The footpath along Low Road does not continue to the edge of this site and in order to provide a footpath, intervening areas of land would be needed, which are in private ownership. Capacity reduced to reflect the drain on the eastern boundary.
Infrastructure	No major infrastructure constraints to the development of the site, however due to its proximity to Friskney Water Recycling Centre this site will require an odour assessment to be provided during the determination of any subsequent planning application.
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward.
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected within the first five years of the plan period as stated by the landowner.

SUITABLE SITES NOT PROPOSED FOR SITE ALLOCATIONS

Site Reference	FRIS301	Promoter; Owner is known to the Council	
Site Location	Land to the east of Church Lane, Friskney		
Site Description	Agricultural land		
Site Area	3.39 ha	No of Dwellings	Capacity 63
Suitability of the site in broad planning terms	Yes the site is suitable. The site is tidal flood risk in the green zone (low hazard) on the EA flood hazard maps. It is a field with quite open boundaries, but with a sparse hedge along the northern boundary. The area is open and flat with wider views to the east. There would be an impact on the wider landscape and the site would be visible in views into Friskney from Field Lane. The site is Grade 1 agricultural land. There is no impact on the townscape, development has occurred along Church Road in this part of the village and the separate clusters of the built environment is now merging together. There is no impact on the historic environment. The site is reasonably close to services and facilities and there is a footpath connection. There is potential for the site to provide some opportunities for biodiversity to help species migration.		
Infrastructure	No major infrastructure constraints to the development of the site.		

Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward.
Viability of the site	There are no constraints to viability.
Phasing	The delivery of the site is expected within the first five years of the plan period as stated by the landowner.

DISCOUNTED SITES

Site Reference	FRIS302	Promoter: Owner is known to the Council	
Site Location	Land to the rear of Church Lane, Friskney		
Site Description	Agricultural Land		
Site Area	1.45 ha	No of Dwellings	Capacity 28
Suitability of the site in broad planning terms	No the site is not suitable. The site is tidal flood risk in the green zone (low hazard) on the EA flood hazard maps Two fields separated by a hedge, with hedges forming the other boundaries and development along Church Lane; the site is well screened by development and hedges and would not impact on the wider landscape. There are drainage ditches along the two boundaries to the open countryside. There may be opportunities for biodiversity, linked to the adjacent dykes and hedgerows. There is no impact on the townscape, development has occurred along Church Road in this part of the village and the separate clusters of the built environment are now merging together. There is no impact on the historic environment. The site is Grade 1 agricultural land. The site is reasonably close to services and facilities and there is a footpath connection along Church Lane. However the potential access onto Church Lane now has a new house on it, so the site cannot be accessed. The landscaping and layout of the site would have to protect the opportunities for biodiversity provided by the adjacent dykes and hedgerows		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is unknown anticipated at the end of the plan period.		

Site Reference	FRIS303	Promoter: Unknown	
Site Location	Land to the south of Field Lane, Friskney		
Site Description	Agricultural Land		
Site Area	0.43 ha	No of Dwellings	Capacity 8
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk on the EA flood hazard maps. It is the frontage of a field with open boundaries apart from a couple of trees; there are limited opportunities for landscaping. The site is flat with wider views to the south; there would be an impact on the wider landscape. There is no impact on the townscape, development has		

	occurred along Field Lane in this part of the village and the separate clusters of the built environment are now merging together. There is no impact on the historic environment. The site is Grade 1 agricultural land. The site is moving away from services and facilities and there is no footpath connection on either side of Field Lane with no room to provide one, the nearest footpath is on Church Lane approx 177 metres away. Field Lane is quite narrow and rural in character.
Infrastructure	No major infrastructure constraints to the development of the site.
Deliverability of the site	The owner of the site is unknown
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is unknown because the owner is unknown

Site Reference	FRIS305	Promoter: Owner is known to the Council	
Site Location	Land off Low Road, Friskney		
Site Description	Agricultural Land		
Site Area	3.89 ha	No of Dwellings	Capacity 74 reduced to 20
Suitability of the site in broad planning terms	No the site is not suitable. The site partly in the green zone (low hazard) on the EA hazard maps. Large field with hedges and trees for the boundary treatment. There would be opportunities for landscaping to improve the biodiversity. Planting along the eastern boundary is stronger than the western one. As the western boundary faces onto the open countryside, the site would be visible in views from Low Road but so there will be an impact on the wider landscape. There is no impact on the historic environment. Though development has occurred along Field Lane, Low Road and Church Lane in this part of the village and the separate clusters of the built environment are now merging together, this site is detached from the main body of the built environment and would in effect be protruding out into the open countryside. The site is Grade 1 agricultural land. The site is moving away from services and facilities and there is no footpath connection on either side of Low Road with no room to provide one, the nearest footpath is on Low Road approx 183 metres away. Low Road is quite narrow and rural in character. A site of this size would be required to provide a range of green infrastructure but this does not overcome the issues of its accessibility to existing services and facilities in the village.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner		

Site Reference	FRIS307	Promoter: Owner is known to the Council	
Site Location	Land to the south of Low Road, Friskney		

Site Description	Agricultural Land		
Site Area	3.10 ha	No of Dwellings	Capacity 59
Suitability of the site in broad planning terms	<p>No the site is not suitable. The site is not in flood risk on the EA hazard maps. The fields have hedges and trees for the boundary treatment but open to the frontage. The eastern boundary treatment is mature but the southern and western boundaries are more broken. There are also drainage ditches around and through the site. There may be opportunities to link and add to these features and protect and improve biodiversity. The eastern boundary treatment is mature but the southern and western boundaries are more broken with an open frontage to the road. There would not be an impact on the wider landscape because views beyond the site are blocked by hedges and trees; although there would be an impact in views along Low Road. With regard to the townscape, development has occurred along Cranberry Lane and Low Road in this part of the village and the separate clusters of the built environment are now merging together, however this site is detached from that development and is in effect in the open countryside. There is no impact on the historic environment. The site is Grade 2 agricultural land. The site is moving away from services and facilities and there is no footpath on either side of Low Road which is very narrow and rural as it moves into the open countryside. A site of this size would be required to provide a range of green infrastructure which would help towards provision for healthy lifestyles but the site is distant from other existing recreational facilities.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner		

Site Reference	FRIS308	Promoter: Owner is known to the Council	
Site Location	Land to the north of Field Lane, Friskney		
Site Description	Agricultural Land		
Site Area	1.51 ha	No of Dwellings	Capacity 29
Suitability of the site in broad planning terms	<p>No the site is not suitable. The site is not in flood risk on the EA hazard maps. A field with hedges and trees for the boundary treatment, the site is enclosed by its boundary treatment and dwellings along Field Lane and has hedges along the western boundary and the shorter eastern boundary. The northern boundary is open. There are drainage ditches along the northern and western boundaries which will create opportunities for biodiversity. The site is quite small in term of being able to offer significant enhancements to biodiversity but there are still opportunities for landscaping to respond to these features and protect existing biodiversity. There would be no impact on the wider landscape. There would be no impact on the townscape, development has occurred along Church Road and Field Lane in this part of the village and the separate clusters of the built environment are now merging together There is no impact on the historic environment. The site is Grade 1 agricultural land. The site is moving away from services and facilities and</p>		

	there is no footpath connection on either side of Field Lane with no room to provide one. Field Lane is quite narrow and rural in character. The access to the site is inadequate for its size and it would be detrimental to the occupiers of the adjoining bungalow. There may be opportunities, through any landscaping, to link to existing features for biodiversity to help species migration.
Infrastructure	No major infrastructure constraints to the development of the site.
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner

Site Reference	FRIS309	Promoter: Owner is known to the Council	
Site Location	Land to the south of Field Lane, Friskney		
Site Description	Agricultural Land		
Site Area	0.75 ha	No of Dwellings	Capacity 14
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk on the EA hazard maps. A field with open boundary treatment except where it is behind houses. There would be an impact on the wider landscape because of this openness, but it would be minimal. There are drainage ditches around the site. There are opportunities for landscaping to improve the biodiversity. With regard to the townscape, development has occurred along Church Road and Field Lane in this part of the village and the separate clusters of the built environment are now merging together There is no impact on the historic environment. The site is Grade 1 agricultural land. The site is moving away from services and facilities' and there is no footpath connection on either side of Field Lane with no room to provide one. Field Lane is quite narrow and rural in character. The access to the site is inadequate for its size, it is on a bend in the narrow road and it would be detrimental to the occupiers of the adjoining house.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner		

Site Reference	FRIS310	Promoter: Owner is known to the Council	
Site Location	Land to the rear of 10 Church Road, Friskney		
Site Description	Agricultural Land		
Site Area	0.35 ha	No of Dwellings	Capacity 7
Suitability of the	No the site is not suitable. The site only in part in the green zone (low		

site in broad planning terms	hazard) on the EA hazard maps. A field with hedges and fences for the boundary treatment, Landscaping would improve the biodiversity but the site is only small so the enhancement is not likely to be significant. There would not be an impact on the wider landscape because views beyond the site are blocked by development along Church Lane and Low Road. With regard to the townscape, development has occurred along Church Lane in this part of the village and the separate clusters of the built environment are now merging together. There is no impact on the historic environment. The site is Grade 2 agricultural land. The site is reasonably close to services and facilities' and there is a footpath on the opposite side of Church Lane, but the access to the site is down a narrow track which runs past the rear of the social housing and is at present it is inadequate.
Infrastructure	No major infrastructure constraints to the development of the site.
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner

Site Reference	FRIS311	Promoter: Owner is known to the Council	
Site Location	Land on the corner of Church Road and Yawling Gate, Friskney		
Site Description	Agricultural Land		
Site Area	0.79 ha	No of Dwellings	Capacity 15
Suitability of the site in broad planning terms	Yes the site is suitable. The site is not in flood risk on the EA hazard maps. The site is a field with hedges, trees and fences along the east and west boundaries, although open along the northern boundary and the frontage along the roadway. There would not be an impact on the wider landscape because views beyond the site are blocked by development and trees; however, there would be an impact in views from Church Lane. With regard to the townscape, development has occurred further along Yawling Gate Road in this part of the village and this is the main body of development area. Significant impact on the setting of the Church as well as Old Sunday School House and The Vicarage. The Church setting is more to the South West which is in the direction of the site with the clock face facing the site, so there will be a greater impact. The site is half Grade 1 and half Grade 2 agricultural land. The site is close to services and facilities and there is a footpath on Yawling Gate Road along the frontage of the site. There is a public footpath down the east side of the site which may encourage walking and this will have to be incorporated into the development.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period as stated by the landowner.		

Site Reference	FRIS402	Promoter: Owner is known to the Council	
Site Location	Land at Eaudyke Road, Friskney		
Site Description	Agricultural Land		
Site Area	0.51 ha	No of Dwellings	Capacity 9
Suitability of the site in broad planning terms	<p>No the site is not suitable. The site is not in flood risk on the EA hazard maps. The site is open at the front with only a low hedge and a ditch at the front. There would be an impact on the wider landscape because views beyond the site are open. With regard to the townscape, the site lies within a small cluster of dwellings but is separated from the main body of the village and is therefore effectively in the open countryside. There is no impact on the historic environment. The site is Grade 1 agricultural land. The site is not close to the services and facilities' being some distance away from the core of the village and there are no footpaths in this part of the village. There is a public footpath on the side of the site nearby which leads to the centre of the village which may encourage walking.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner		

Site Reference	FRIS403	Promoter: Owner is known to the Council	
Site Location	Land at Low Road, Friskney		
Site Description	Agricultural Land		
Site Area	0.51 ha	No of Dwellings	Capacity 9
Suitability of the site in broad planning terms	<p>No the site is not suitable. The site is not in flood risk on the EA hazard maps. The site is open at the front with a ditch at the front. There would be an impact on the wider landscape because views beyond the site are open. With regard to the townscape, the site lies within a small cluster of dwellings but is separated from the main body of the village and is therefore effectively in the open countryside. There is no impact on the historic environment. The site is Grade 2 agricultural land. The site is not close to the services and facilities' being some distance away from the core of the village and there are no footpaths in this part of the village.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner		

Site Reference	FRIS405	Promoter: Owner is known to the Council	
Site Location	Land at Mill Lane/Howgarth Lane, Friskney		
Site Description	Agricultural Land		
Site Area	1.65 ha	No of Dwellings	Capacity 33
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk on the EA hazard maps. The site is open at the front with a ditch and drainage ditches round the site. The boundaries of the site are quite well screened but with regard to the townscape, the site lies outside the main body of the village and is therefore effectively in the open countryside. There is no impact on the historic environment. The site is Grade 2 agricultural land. The site is not close to the services and facilities' being some distance away from the core of the village and there are no footpaths in this part of the village.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner		

Site Reference	FRIS406	Promoter: Owner is known to the Council	
Site Location	Land at Main Road, Friskney		
Site Description	Agricultural building		
Site Area	0.24 ha	No of Dwellings	Capacity 5 reduced to 4
Suitability of the site in broad planning terms	No the site is not suitable. The site is in the orange (danger for most) on the EA hazard maps. The site is a house of some historic value with its garden and an area of land to the east which once had an agricultural building on it which has been demolished. There is a dyke to the east of the site and a hedgerow along the neighbouring field. . As development of site would require the redevelopment of the existing houses, the site of the site is such that landscaping is unlikely to significantly enhance biodiversity. There would not be an impact on the wider landscape because views beyond the site are blocked by the existing house and trees. With regard to the townscape, the site lies outside the main body of the village and is therefore effectively in the open countryside. The existing house has some historic value and its loss would not be supported, therefore any design of development on the site should support the character of the existing building. There is no impact on the historic environment. The site is part brownfield and part Greenfield garden. The site is not close to the services and facilities' being some distance away from the core of the village and whilst there is a footpath outside the site the distance to the core would preclude walking. The capacity is reduced in order to preserve the existing dwelling on the site.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		

Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner

PROPOSED SITE ALLOCATIONS IN GRAINTHORPE

Site Reference	GRA209	Promoter: Owner is known to the Council	
Site Location	Poors End, Grainthorpe		
Site Description	Agricultural field on the south east side of Poors End		
Site Area		No of Dwellings	9
Suitability of the site in broad planning terms	Yes the site is suitable; the site topography means this is the only site which is not subject to flood risk in the village. The eastern half of the site which is labelled GRA302 rises up and development would be intrusive because of the elevated relationship with adjacent development. Concerns have been raised over the access and highway impact, consultation with LCC Highway Authority have raised no objections providing the access into Poors Lane could be improved, they have spoken to the landowner and this can be achieved. Therefore the western half of the site GRA209 would be suitable.		
Infrastructure	No major infrastructure constraints to the development of the site but the access into Poors Lane must be improved.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward and that they can improved the access into Poors Lane.		
Viability of the site	Improvement of the access into Poors Lane could impact on viability but the landowner has informed LCC highways that they can achieve this.		
Phasing	The delivery of the site is expected within the first five years of the plan period.		

Site Reference	GRA211	Promoter: Owner is known to the Council	
Site Location	Land to the north of Staples Garth, Grainthorpe		
Site Description	Grassed field lying to the north of Staples Garth and west of Main Road		
Site Area	1.17 ha	No of Dwellings	Capacity 22 but reduced to 9
Suitability of the site in broad planning terms	Yes the site is suitable. It is Grade 3 agricultural land and has very little mature hedgerow boundary treatment; it is divided by a drainage ditch. Access can be achieved both through Staples Garth and off Main Road. The capacity is reduced because the west and southwest of the site in the orange zone, danger for most on the EA flood hazard maps but the west and north is in yellow and green zones. The site could accommodate a small scheme on the upper part of the site with the lower part maybe used for flood storage and/or green space or a suds scheme. Capacity reduced because of the flood risk.		
Infrastructure	No major infrastructure constraints to the development of the site. There will need to be consideration for a footpath to the village, the centre of which is within walking distance, though walking could be through Staples Garth.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability. There is flood risk on the site but this could be incorporated into road infrastructure, open space or a Suds scheme.		
Phasing	The delivery of the site is expected within the first five years of the plan		

	period, as indicated by the landowner.

DISCOUNTED SITES

Site Reference	GRA210	Promoter: Owner is known to the Council	
Site Location	Adjacent to Biegate and off Main Road, Grainthorpe		
Site Description	Half agricultural field, half grazing land situated on the west side of the village		
Site Area	1.29 ha	No of Dwellings	Capacity 23
Suitability of the site in broad planning terms	No, the site is not suitable; the site lies within orange (danger to most) area on the Environment Agency's Hazard Maps. The site is quite level and open stretching down into the open countryside along Biegate, which is a very narrow open lane. There is no footpath link to services and facilities and it would require major infrastructure to create one because Main Road does not have a link. Development of the site would sit out of context with the existing pattern of development of the village and would impact on the wider views of the open countryside.		
Infrastructure	Beigate would need to be widened and improved and a footpath created, this would involve major infrastructure because there is no footpath link on Main Road.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	The works that appear to be needed to improve Beigate and create a footpath link would impact on viability		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	GRA213	Promoter: Owner is known to the Council	
Site Location	Land to the rear of Fourways, Main Road, Grainthorpe		
Site Description	Agricultural land		
Site Area		No of Dwellings	Capacity 10
Suitability of the site in broad planning terms	No the site not suitable. It lies in an orange zone (danger for most) on the coastal flood hazard maps. Access to the site would have to be from High Street along Grains Gate a small narrow lane which is used to access farms and agricultural land to the east of Grainthorpe. This part of Grainthorpe is very rural in nature and the land rises gently to the east giving wider views of the open countryside. There is no footpath link to services and facilities but High Street can be walked down, though there are not many street lights.		
Infrastructure	No major infrastructure constraints to the development of the site, though an improvement would have to be made to the first part of Grain Gate		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	GRA215	Promoter: Unknown	
Site Location	Land adjacent Heronsedge, Wragholme Road, Grainthorpe		
Site Description	Agricultural land		
Site Area	0.23 ha	No of Dwellings	Capacity 4
Suitability of the site in broad planning terms	No the site is not suitable, it is in an orange zone (danger to most) on the coastal flood hazard maps. The site is enclosed by trees and hedgerows and does not impact on the wider landscape. It is near to services and facilities and can be accessed via a footpath.		
Infrastructure	No major infrastructure constraints to the development of the site, though an improvement would have to be made to the first part of Grain Gate		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	GRA303 -	Promoter: Owner is known to the Council REMOVED FROM THE PROPOSALS MAP AS TOO SMALL FOR AN ALLOCATION	
Site Location	Land at Butts Lane, Grainthorpe		
Site Description	Agricultural Land		
Site Area		No of Dwellings	Capacity 10 reduced to 2
Suitability of the site in broad planning terms	No the site is not suitable; development would impact views of significant listed buildings in the middle distance. The site does have flood risk, a mixture of orange (danger for most) and yellow (danger for some) zones; this reduces the capacity to approximately 2 dwellings. Access can be achieved onto Butt Lane for a very small number of dwellings. The site is close to services and facilities but there are no footways in Butt Lane. Capacity reduced because of flood risk.		
Infrastructure	There seems to be no major infrastructure constraints.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	GRA304	Promoter: Owner is known to the Council	
Site Location	Land to the north east of Wragholme Road		
Site Description	Agricultural land on the northern edge of the settlement		

Site Area		No of Dwellings	Capacity 7
Suitability of the site in broad planning terms	No the site is not suitable; the site is within orange (danger to most) area on the Environment Agency's Hazard Maps. The site is open in nature along its frontage and set on the northern edge of the village, development would be detached from the main body of the village and perpetuate the linear pattern of the village moving development further away from the centre north westwards. There would some impact on the wider landscape but a landscape scheme could mitigate this. The site is Grade 3 agricultural land.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery		
Viability of the site	No indication of any constraints that could affect viability		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	GRA305	Promoter: Owner is known to the Council REMOVED FROM THE PROPOSALS MAP AS TOO SMALL FOR AN ALLOCATION	
Site Location	Black Horse Inn, Mill Road, Grainthorpe		
Site Description	Public house in use		
Site Area		No of Dwellings	Capacity 4 reduced to 2
Suitability of the site in broad planning terms	No the site is not suitable. The site has the village public house on it and no evidence has been provided that the existing public house is no longer viable or required, this would be contrary to existing and emerging policy. The site lies in a mixture of orange (danger for most), yellow (danger for some) on the coastal flood hazard zones, this has reduced the capacity of the site.		
Infrastructure	There seems to be no major infrastructure constraints.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	GRA307	Promoter: Owner is known to the Council	
Site Location	Land off Main Road, Grainthorpe		
Site Description	Agricultural land running to the rear of houses on Wragholme Road		
Site Area		No of Dwellings	Capacity 57
Suitability of the site in broad planning terms	No the site is not suitable. The site is in the orange zone (danger for most) on the EA flood hazard maps. The only apparent access to the site lies on the bends in Main Road across a culverted dyke; this would make the access difficult and most likely dangerous for highway users. The site forms the wider rural backdrop of the village. Whilst the site is not far from services and facilities there is no safe pedestrian access and they		

	would have to negotiate the difficult bends in Main Road. The site is Grade 3 agricultural land.
Infrastructure	The location of the access and the fact it runs across a drainage ditch which will need further culverting means that there will be some infrastructure works.
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery
Viability of the site	Access works could affect viability but they may not be major
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.

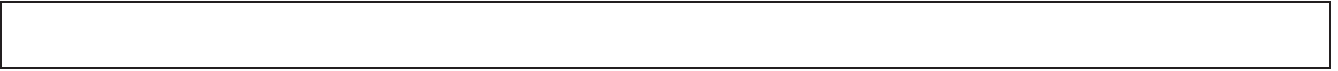
Site Reference	GRA308	Promoter: Owner is known to the Council	
Site Location	Land off Main Road, Grainthorpe		
Site Description	Agricultural Land		
Site Area	1.11	No of Dwellings	Capacity 21
Suitability of the site in broad planning terms	No, the site is not suitable; site is located in an orange zone, danger to most, on the EA flood hazard maps. The site is quite level and open stretching down into the open countryside with a narrow access running down the side of a property called Southwold over a culverted drain. There is a footpath link to services and facilities on the other side of Main Road. Development of the site would sit out of context with the existing pattern of development of the village and would impact on the wider views of the open countryside; it would also protrude out into the open countryside. The site is Grade 3 agricultural land.		
Infrastructure	The location of the access and the fact it runs across a drainage ditch which will need further culverting means that there will be some infrastructure works.		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery		
Viability of the site	Access works could affect viability but they may not be major		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	GRA309	Promoter: Owner is known to the Council	
Site Location	Land off Main Road and Fen Lane, Grainthorpe		
Site Description	Agricultural Land		
Site Area	7.51	No of Dwellings	Capacity 145
Suitability of the site in broad planning terms	No the site is not suitable; the site is located in the orange zone, danger for most on the EA flood hazard maps , it is disconnected from the main body of the village and would in effect be in the open countryside. The site is very open with little boundary treatment along the main road frontage. The site is Grade 3 agricultural land.		
Infrastructure	The location of the access and the fact it runs across a drainage ditch which will need further culverting means that there will be some infrastructure works.		
Deliverability of	The owner of the site has confirmed that the site is available for delivery		

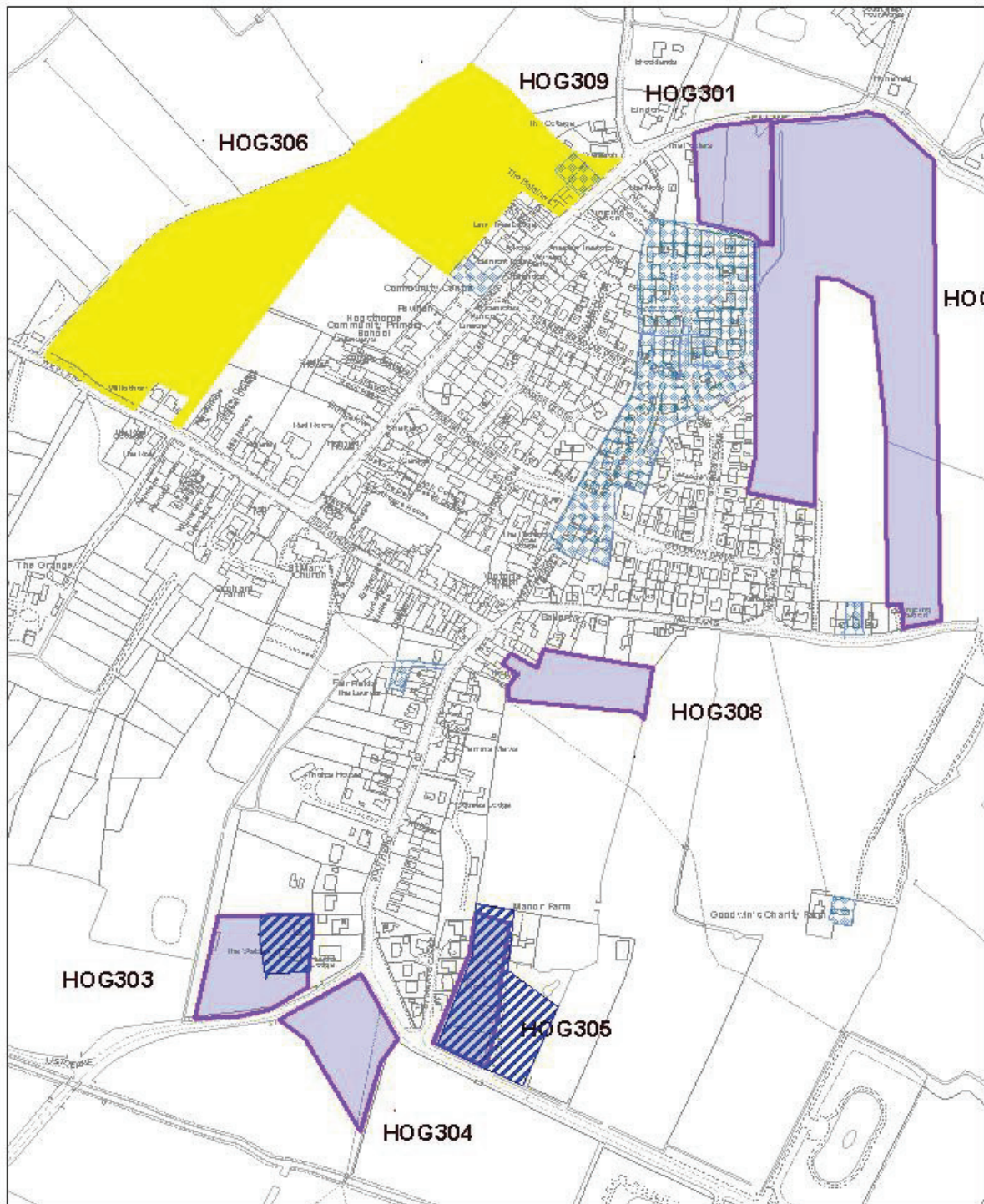
the site	
Viability of the site	Access works could affect viability but they may not be major
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.

Site Reference	GRA310	Promoter: Owner is known to the Council	
Site Location	Land off Main Road, Grainthorpe		
Site Description	Agricultural Land		
Site Area	2.57	No of Dwellings	Capacity 48
Suitability of the site in broad planning terms	No the site is not suitable; the site is located in the orange zone, danger for most on the EA flood hazard maps , it is disconnected from the main body of the village and would in effect be in the open countryside. The site is very open with little boundary treatment along the main road frontage. The site is Grade 3 agricultural land.		
Infrastructure	The location of the access and the fact it runs across a drainage ditch which will need further culverting means that there will be some infrastructure works.		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery		
Viability of the site	Access works could affect viability but they may not be major		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	GRA311	Promoter: Owner is known to the Council	
Site Location	Land off Grange Paddock, Main Road, Grainthorpe		
Site Description	Mixture of agricultural land and paddock		
Site Area	1.27	No of Dwellings	Capacity 24 reduced to 10
Suitability of the site in broad planning terms	No the site is not suitable; the site is located in the orange zone, danger for most on the EA flood hazard maps. The site wraps around a property set in its own grounds with mature planting including trees. Along the frontage is a well maintained beech hedge, hedging forms the other boundaries. There is a footway leading back into the village on the same side of the site. The site is disconnected from the main body of the village and would not fit with the existing pattern of development. The site is Grade 3 agricultural land.		
Infrastructure	There are no apparent major infrastructure works needed		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery		
Viability of the site	No indication of any constraints that could affect viability		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		



HOGSTHORPE



PROPOSED SITE ALLOCATIONS IN HOGSTHORPE

Site Reference	HOG306	Promoter: Owner is known to the Council	
Site Location	Land at West End, Hogsthorpe		
Site Description	Agricultural land on the north west edge of the village		
Site Area	4.70 ha	No of Dwellings	Capacity 89
Suitability of the site in broad planning terms	Yes the site is suitable. The site is grade 3 agricultural land which lies on the north west edge of the village within easy walking distance from the services and facilities. The site does lie on the edge of the Coastal Country Park but its location does not impact nor affect the character of the park. Part of the site to the west is in the yellow and green zones on the EA hazard flood maps. This may affect capacity or could incorporate a suds scheme or open space. Access can be obtained from West End. There is a footpath running across the site and going into the wider countryside, this will need to be maintained.		
Infrastructure	No major infrastructure constraints to the development of the site		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first 10 years of the plan period.		

Site Reference	HOG309	Promoter: Owner is known to the Council	
Site Location	Land off Thames Street, Hogsthorpe		
Site Description	Agricultural land situated on the north west edge of the village		
Site Area	1.02 ha	No of Dwellings	Capacity 19 but reduced to 11
Suitability of the site in broad planning terms	Yes the site is suitable. It has an access onto Thames Street which connects via footpaths to the services and facilities in the village. There are a number of tree preservation order trees down the eastern boundary. The site does lie on the edge of the Coastal Country Park but its location does not impact nor affect the character of the park. To the rear of the site the area falls in to the orange zone (danger to most) on the coastal flood hazard maps, the capacity of the site has been reduced slightly to take this into account. The site does not impact on the wider landscape, townscape or historic environment. Capacity reduced because of flood risk.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability. There is flood risk on the site to the rear but this only runs as a strip across the rear of the site and could be incorporated into the road infrastructure, open space or Suds scheme.		
Phasing	The delivery of the site is expected within the first five years of the plan		

	period, as indicated by the landowner.

DISCOUNTED SITES

Site Reference	HOG301	Promoter: Unknown	
Site Location	Land adjacent to the Poplars Sea Lane, Hogsthorpe		
Site Description	Agricultural land situated on the south side of Sea Lane		
Site Area	0.73	No of Dwellings	Capacity 14
Suitability of the site in broad planning terms	No, the site is not suitable. The site is within orange (danger to most) area on Environment Agency's 2115 Hazard Maps. The site lies outside the existing pattern of development in a flat landscape and whilst not far from services and facilities it is not connected to the rest of the village by a footway. There are mature trees and hedging on the western boundary but other than that the site is open in nature. There is no impact on the historic environment.		
Infrastructure	Apart from flood risk there are no obvious major infrastructure constraints		
Deliverability of the site	The owner of the site is unknown, they put the land forward for inclusion in 2004 Local Plan review but have never come forward again or shown any other interest in developing the site.		
Viability of the site	Flood risk mitigation may impact on viability		
Phasing	There is no indication from the owner that this site will be brought forward and therefore it is not known about phasing.		

Site Reference	HOG303	Promoter: Owner is known to the Council	
Site Location	Land north of Listoft Lane, Hogsthorpe		
Site Description	Paddock on the southern edge of the village		
Site Area	0.88 ha	No of Dwellings	Capacity 17 reduced to 14
Suitability of the site in broad planning terms	No the site is not suitable; site is within orange (hazardous to most) area on Environment Agency's 2115 Hazard Maps. The site lies outside the main body of the village on the southern edge, whilst the site is not far from services and facilities, Listoft Lane does not have any footways. Development of the site would be out of context with the existing pattern of development in the village. The site would not impact on the historic environment or wider landscape. Capacity reduced because a section at the front of the site has planning permission.		
Infrastructure	No major infrastructure constraints to the development of the site		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability apart from flood risk		
Phasing	The owner has not indicated when the site is to be brought forward.		

Site Reference	HOG304	Promoter: Owner is known to the Council	
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Site Location	Land to the south of Listoft Lane, Hogsthorpe		
Site Description	Agricultural land		
Site Area	0.75 ha	No of Dwellings	Capacity 14
Suitability of the site in broad planning terms	No the site is not suitable; site is within the red and orange areas on Environment Agency's 2115 Hazard Maps. The site lies outside the main body of the village on the southern edge, whilst the site is not far from services and facilities, Listoft Lane does not have any footways. Development of the site would be out of context with the existing pattern of development in the village. The site would not impact on the historic environment. The site would have an impact on the wider landscape because there are views across the flat landscape with little in the way of boundary treatment.		
Infrastructure	There are no obvious major infrastructure constraints apart from flood risk.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward.		
Viability of the site	No indication of any constraints that could affect viability apart from flood risk		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

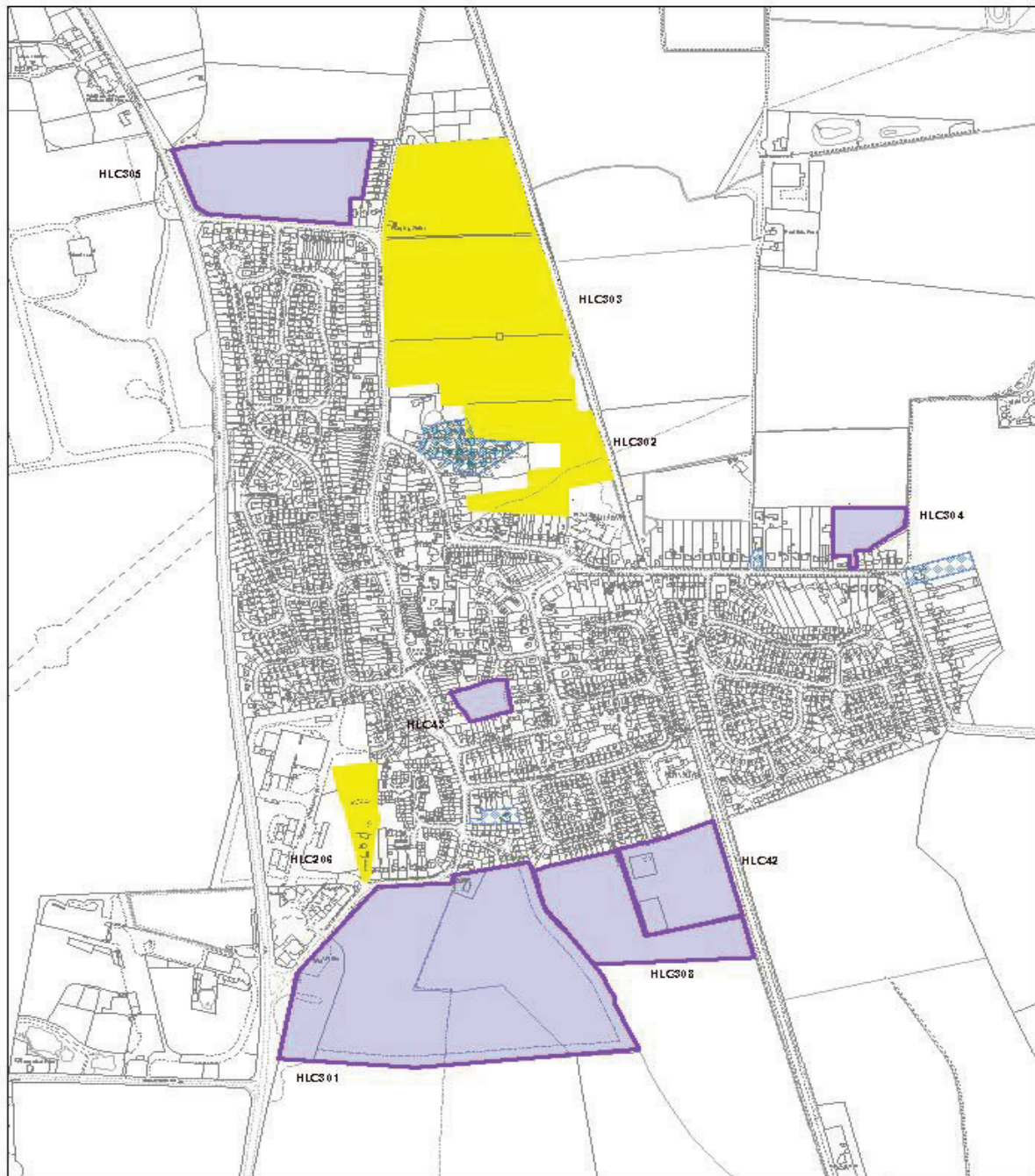
Site Reference	HOG305	Promoter: Owner is known to the Council	
Site Location	Land adjacent to Manor Farm, Skegness Road, Hogsthorpe		
Site Description	Brownfield site, location of existing engineering company		
Site Area	0.57 ha	No of Dwellings	Capacity 11
Suitability of the site in broad planning terms	No the site is not suitable; site is within orange (danger to most) area on Environment Agency's 2115 Hazard Maps. The site is a brownfield site but has an existing employment use, there is no indication that this use is to cease and if it were this would lead to a loss of employment opportunities in the village. The site does not impact on the wider landscape, townscape or historic environment. There is no footpath connection but one can be formed to connect to the adjacent site and lead to the village's services and facilities.		
Infrastructure	Flood risk would have to be mitigated against and a footpath will have to be created to link into the existing footpath.		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery		
Viability of the site	The site would have to be decontaminated because it is a brownfield site, flood risk would have to be mitigated against.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	HOG307	Promoter: Owner is known to the Council	
Site Location	Land lying adjacent to High Street and north of Mill Lane and east of Stones Close, Hogsthorpe		
Site Description	Agricultural land		

Site Area	5.31 ha	No of Dwellings	Capacity 101
Suitability of the site in broad planning terms	No the site is not suitable; the site is in the orange and red zones on the coastal flood hazard maps. The site is Grade 3 agricultural land which lies in between High Street and Mill Lane, part of it runs along Stones Close. There are accesses to the site from High Street, Mill Lane and Mill Lane Close. The site does impact on the wider flat landscape. Part of the site adjacent to Stones Close could be developed as it sits comfortably within the existing pattern of development. The rest of the site sits outside the context of the existing pattern of development. There is very little in the way of boundary treatment so any landscaping scheme would go some way to mitigate against impact and improve biodiversity of the area. The site can be connected to existing services and facilities' through the existing footway network.		
Infrastructure	No major infrastructure constraints to the development of the site apart from flood risk		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability apart from flood risk		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	HOG308	Promoter: Owner is known to the Council	
Site Location	Land south of Mill Lane, Hogsthorpe		
Site Description	Agricultural land		
Site Area	0.61 ha	No of Dwellings	Capacity 12 reduced to 7
Suitability of the site in broad planning terms	No the site is not suitable. The rear of the site lies in an orange zone on the coastal flood hazard maps. The site has no obvious access without the demolition of a property. There are trees and hedges along the boundary treatment, it is not known if there is any biodiversity on the site because it is a site which has been left vacant for a considerable period of time. The development of the site would not impact on the wider landscape, townscape or historic environment. Capacity reduced because of flood risk.		
Infrastructure	The site has no access and a property would have to be demolished to gain access.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability apart from the flood risk at the rear and the that the site has no access		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

HOLTON LE CLAY



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PROPOSED SITE ALLOCATIONS IN HOLTON LE CLAY

Site Reference	HLC206	Promoter: Owner is known to the Council	
Site Location	Land off Louth Road, Holton le Clay		
Site Description	Former Scrapyard		
Site Area	0.98 ha	No of Dwellings	Capacity 19
Suitability of the site in broad planning terms	<p>Yes the site is suitable. The site is not in flood risk. The site is a flat former scrapyard. There appears to be little in the way of biodiversity on the site with hard boundaries of fencing, there are few storage buildings to the front but the rest of the site is cleared. Although development would improve biodiversity, the site is small so these opportunities would be limited. The site would not impact on the landscape as it is well enclosed. There would be a positive impact on the townscape by developing a redundant brownfield site, though because of the sites enclosed nature this would be limited. There would be no impact on the historic environment. The site is a brownfield site. It is within walking distance from the village centre with an access onto Louth Road, which as a footpath connection into the village. The site is also close to employment opportunities and medical facilities. To the west is a small light industrial estate but the site could be planted to provide a buffer against this. The access does have to go past an existing house, which is part of the whole site; this could be retained or demolished to widen the access as required.</p>		
Infrastructure	No major infrastructure constraints to the development of the site, the site looks as if it has already been cleared		
Deliverability of the site	The owner have not indicated that they wish to develop this site		
Viability of the site	No indication of any constraints that could affect viability, there maybe some contamination from its former use.		
Phasing	The delivery of the site is expected to come forward in the first 10 years of the Plan.		

Site Reference	HLC302	Promoter: Owner is known to the Council	
Site Location	Land off Church Road, Holton le Clay		
Site Description			
Site Area	1.61 ha	No of Dwellings	Capacity 32 reduced to 15
Suitability of the site in broad planning terms	<p>Yes the site is suitable. The site is not in flood risk. The site is a grassed field with a public footpath running through it. The boundary treatments are mature hedging with the Parish Gardens (allotments) located to the north and the disused railway line to the east, which is a site of nature conservation wildlife corridor. Development would cause some detriment to the biodiversity. The site is quite well enclosed and so there would be no impact on the wider landscape, it lies comfortably within the settlement and there is no impact on the historic environment. The site is within walking distance from the village centre, and adjacent to the primary school, an access can be formed onto Church Lane and there are footpaths to the services and facilities. There is a public footpath going across the site which leads to the open countryside and could promote walking and cycling. Capacity reduced because of the shape of the site</p>		

	and to ensure that the footpath is incorporated into the site.
Infrastructure	No major infrastructure constraints to the development of the site.
Deliverability of the site	The owner has indicated that they wish to develop the site.
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected to come forward in the first 5 years of the Plan.

Site Reference	HLC303	Promoter: Owner is known to the Council	
Site Location	Land east of Louth Road, Holton le Clay		
Site Description			
Site Area	15.37 ha	No of Dwellings	Capacity 292
Suitability of the site in broad planning terms	<p>Yes the site is suitable; The site is not in flood risk. The site is grassed fields running to the east of Louth Road and Clay Lane. The boundary treatments are mature hedging and trees although these are kept low in places giving views across the site. The disused railway line to the east, which is a site of nature conservation wildlife corridor. There is a drainage ditch running through the site. Development would cause some detriment to the biodiversity but given the size of the site (15.3ha) there would be opportunities to offset this through the required open space and landscaping. The site though fairly large is quite well enclosed is not highly visible in public views into the village. The site is prominent in views out of the village from Louth Road and so careful landscaping of this part of the site would be needed to minimise the and so there would be no impact on the wider landscape. It lies comfortably within the settlement forming an extension to the northern part of Holton le Clay mirroring development on the western side of Louth Road; there is no impact on the historic environment. The site is within walking distance from the village centre, an access can be formed onto Louth Road and there are footpaths to the services and facilities on the opposite side of Louth Road and space to provide them within the development. No access should be formed onto Clay Lane this is too narrow and unmade. There is a public footpath running along Clay Lane which the site could access and this could promote walking and cycling. A site of this size would be required to provide a range of green infrastructure which could help support healthy lifestyles and will help assist biodiversity, linking to existing features around the site and supporting species migration.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner has indicated that they wish to develop the site.		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected to come forward in the first 5 years of the Plan.		

SUITABLE SITES NOT PROPOSED FOR SITE ALLOCATION

Site Reference	HLC301	Promoter: Owner is known to the Council	
Site Location	Land to the south of Louth Road, Holton le Clay		

Site Description			
Site Area	17.73 ha	No of Dwellings	Capacity 337
Suitability of the site in broad planning terms	<p>Yes the site is suitable. The site is not in flood risk. The site is an agricultural field with a drainage ditch and public footpath cutting through it. The boundaries are made up of intermittent hedgerows. There is an area to the west divided up as a separate parcel, which still contains some of the hard standing from the former RAF base, it looks like this area was once a storage area, there is trees cutting dividing this part of the site off from the rest. Development could make some improvements to biodiversity through gardens and open space and landscaping which will be required as part of any future development. A site of this size will be required to provide a range of green infrastructure which will support residents and biodiversity. The site is very open on the northern boundary and this leads to views across the site to the south and east, development would impact on these views. Views into the site from the south and west are limited due to landscaping along the A16, although development would be more prominent if it was allowed to come too close to this boundary. The site lies near the village centre and would be a natural extension to the village. There would be minimal impact on the townscape and there is no impact on the historic environment. The site is within walking distance from the village centre and close to employment opportunities and medical facilities. An access can be formed onto Louth Road and there is an access into that part of the site on the western side which is separate from the main body of the site. Louth Road already has a footpath connection to the centre of the village. There is a public footpath which runs through the site into the open countryside this could encourage walking and cycling. The site is close to one of the village playing fields and the local school.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner has indicated that they wish to develop the site.		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected to come forward in the first 5 years of the Plan.		

Site Reference	HLC304	Promoter: Owner is known to the Council	
Site Location	Land off Tetney Lane, Holton le Clay		
Site Description			
Site Area	0.97 ha	No of Dwellings	Capacity 19
Suitability of the site in broad planning terms	<p>Yes the site is suitable; The site is not in flood risk. The site is a grassed field at the rear of Tetney Lane. The boundary treatments are mature hedging and trees with an open rear boundary. Development would cause some detriment to the biodiversity. The site is shielded from public view by houses along the Lane and therefore has a minimum impact on the wider landscape. The site does not impact on the townscape and has no impact on the historic environment. The site is within walking distance from the village centre, an access can be formed onto Tetney Lane and there are footpaths to the services and facilities.</p>		
Infrastructure	No major infrastructure constraints to the development of the site,		

	however due to its proximity to Holton le Clay Water Recycling Centre this site will require an odour assessment to be provided during the determination of any subsequent planning application.
Deliverability of the site	The owner has indicated that they wish to develop the site.
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected to come forward in the first 5 years of the Plan.

DISCOUNTED SITES

Site Reference	HLC42	Promoter: Unknown	
Site Location	Land off Beech Grove, Holton le Clay		
Site Description	Playing field		
Site Area	3.25 ha	No of Dwellings	Capacity 61 but reduced to 50
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk. The site is a flat playing field with boundaries of mature hedging. Alongside the site is the former railway line which acts as a wildlife corridor and there may be some opportunity for Development may enhance some biodiversity on the site. The site is reasonably enclosed by its boundaries, there is a public footpath running down the east side but this is enclosed by mature hedging and trees, so there would be limited impact on the landscape. A footpath also runs through the northern part of the site and this would have to be appropriately accommodated. There would be no impact on the townscape or historic environment. The site is within walking distance from the village centre with an access onto Beech Grove which has a footpath. Development of the site would however involve the loss of a playing field which is a key community facility and could impact on healthy lifestyles. There is a public footpath which runs from the village out into the open countryside and this could improve access. Capacity reduced because the access is quite narrow.		
Infrastructure	No major infrastructure constraints to the development of the site		
Deliverability of the site	The owner have not indicated that they wish to develop this site		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is unknown.		

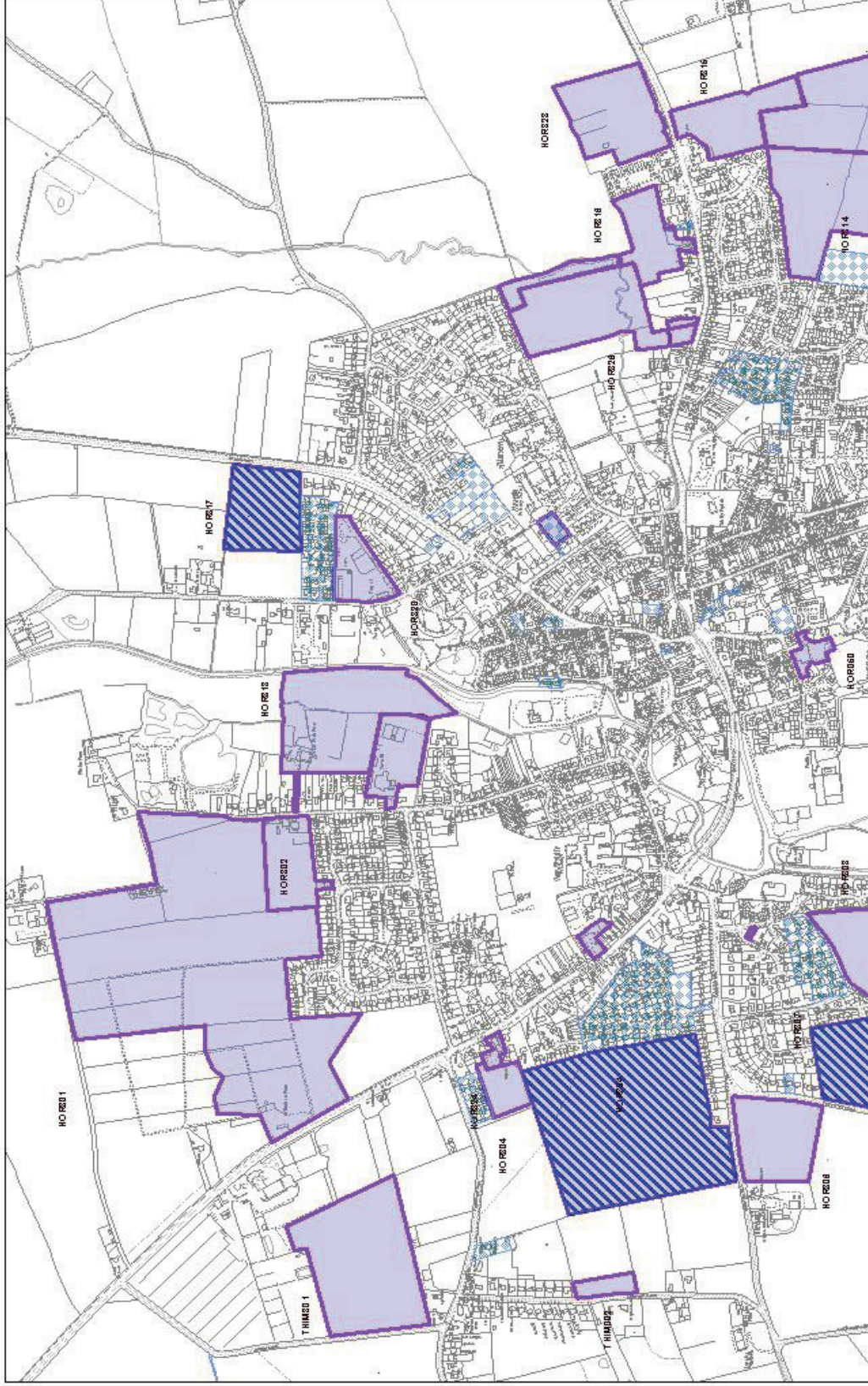
Site Reference	HLC43	Promoter: Unknown	
Site Location	Land off Garthway, Holton le Clay		
Site Description	Playing field		
Site Area	0.59 ha	No of Dwellings	Capacity 11
Suitability of the	No the site is not suitable. The site is not in flood risk. The site is a flat		

site in broad planning terms	playing field with boundaries of mature hedging. The site is quite small so there are limited opportunities for development. Development may to enhance some biodiversity on the site. The site is reasonably enclosed by its boundaries, so there would be limited impact on the landscape. There would be no impact on the townscape or historic environment. The site is within walking distance from the village centre with an access onto Garthway but this is quite narrow and without a footpath. Development of the site would however involve the loss of a playing field which is a key community facility and could impact on healthy lifestyles.
Infrastructure	No major infrastructure constraints to the development of the site
Deliverability of the site	The owner have not indicated that they wish to develop this site
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is unknown.

Site Reference	HLC305	Promoter: Owner is known to the Council	
Site Location	Land north of Louth Road, Holton le Clay		
Site Description			
Site Area	4.77 ha	No of Dwellings	Capacity 91
Suitability of the site in broad planning terms	No the site is not suitable; The site is not in flood risk. The site is a grassed field. The boundary treatments are mature hedging and trees with drainage ditches running along the south and north boundaries. Development would cause some detriment to the biodiversity, however, at 4.77ha, there will be opportunities through open space and landscaping to offset this. The site lies on a prominent corner and though the boundaries shield it from impact on the wider views there will be some impact on the landscape because of the sites prominent location. The site will be visible in views from the A16 as boundary treatments are not strong along the western boundary. The site does not impact on the townscape and has no impact on the historic environment. The site is within walking distance from the village centre. Forming an access onto Louth Road will be difficult. At the western end of the site are traffic lights, the eastern end of the site is close to an adverse bend and the proximity of the junction with Carmen Crescent will present issues in the central part of the frontage. , there are traffic lights on the corner of Louth Road and the A16 this will make it difficult to form an access onto Louth Road; there is an access onto the A16 which is quite a distance from the traffic lights on the junction of the A16 and Louth Road but this may be dangerous for vehicles leaving the site. There is a footpath running along the A16/Louth Road on the same opposite side as from the site, but it stops in Louth Road and then crosses to the opposite side of the road to the site. Any development would have to form a footpath on the same side as the site. Overall the difficulty with the accesses would preclude development of this site.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner has indicated that they wish to develop the site.		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is unknown at the present time the owner has not		

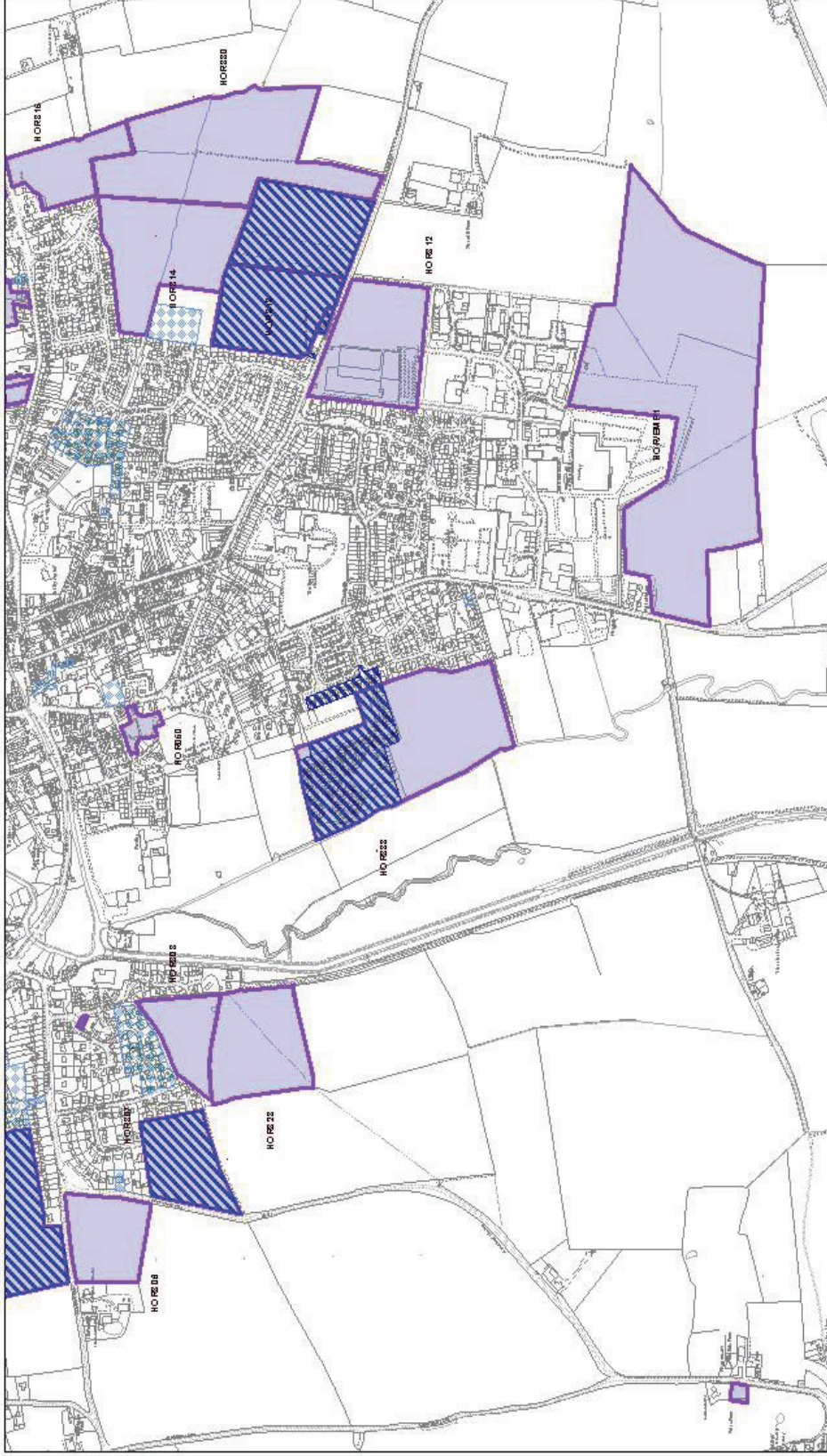
	told the Council when they wish to bring the site forward.

Site Reference	HLC308	Promoter: Owner is known to the Council	
Site Location	Land to the south of Magnolia Drive, Holton le Clay		
Site Description			
Site Area	4.32 ha	No of Dwellings	Capacity 79 reduced to 49
Suitability of the site in broad planning terms	<p>Yes the site is suitable. The site is not in flood risk. The site is a grassed field. The site is part of a much larger grassed field. There are hedges to some of the boundaries; however, some are quite open. A drainage ditch runs along the western boundary and to the east lies the disused railway line which is a wildlife corridor. Development would cause some detriment to the biodiversity, however, at 4ha, there may be opportunities through open space and landscaping to offset this. There are hedges to some boundaries, however, some are quite open, especially the boundary onto the remainder of the field to the south. A public right of way runs along the eastern boundary however, this well screened with hedges. The site is would be visible in views across the countryside from Louth Road, as the western boundary is not landscaped. The site does not impact on the townscape and has no impact on the historic environment. The site is within walking distance from the village centre. The site is adjacent to the primary school and sport and recreation facilities. However, However, though there is an access it is quite narrow for the size of the site, it would be better if access could be obtained from the site to the west. The site would be required to provide green infrastructure to serve the site. Capacity discounted by 30 because it would be inappropriate for development to wrap around the sports field and this will also place less pressure on the access.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	No, the site is not available, whilst the owner has stated that it is they have also confirmed that there is a ransom strip across the access for which no accommodation with the other party has yet been reached, until this confirmed then the site is considered unavailable.		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site has been confirmed as within the first five years, but with the issue of the ransom strip the delivery time is considered to be unknown.		



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SUITABLE SITES BUT NOT PROPOSED FOR ALLOCATION

Site Reference	HOR050	Promoter: Owner is known to the Council	
Site Location	Land at the Wong, Horncastle		
Site Description	A mixture of old animal pens, rough hard standing used for car parking and grass		
Site Area	0.47 ha	No of Dwellings	Capacity 12
Suitability of the site in broad planning terms	Yes, the site is suitable; The site is not in flood risk The site is a mixture of old animal pens, rough hard standing used for car parking and grass; development would not impact on the wider landscape because the site is surrounded by development. The site forms a natural infill in the built environment being near the centre of the town. There are some buildings of historic interest around the site but good design should mitigate any impact on them. The site is near the main town centre with footpath access. It is also located within walking distance of Stanhope Community Hall and the nearby sports facilities. There are a few possibilities with regard to a vehicle access into the site. There would be the loss of car parking but some could be designed into any redevelopment of the site.		
Infrastructure	No major infrastructure constraints to the development of the site, though it will require clearing and there may be some contamination		
Deliverability of the site	The Council is going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period.		

Site Reference	HOR063	Promoter: Owner is known to the Council	
Site Location	Land adjacent to Greystones, Lincoln Road, Horncastle		
Site Description	Disused bus station with buildings on it		
Site Area	0.29 ha	No of Dwellings	Capacity 12
Suitability of the site in broad planning terms	Yes, the site is suitable; The site is not in flood risk. The site is a mixture of rough grass at the front and old buildings, there are some trees at the rear and hedging to the north western boundary; development would not impact on the wider landscape because the site is surrounded by development. The site forms a natural infill in the built environment being near the centre of the town. There is no impact on the historic environment. The site is near the main town centre with footpath access. It is also located within walking distance of nearby sports facilities. There is already a vehicle access into the site. The capacity is shown as 12, a planning application was submitted for 56 but it was felt that this was too dense for the site.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	HOR301	Promoter Owner is known to the Council	
Site Location	Land east of Lincoln Road, Horncastle		
Site Description	Nursery		
Site Area	25.95 ha	No of Dwellings	Capacity 987 reduced to 500
Suitability of the site in broad planning terms	<p>Yes, the site is suitable; The site is not in flood risk. The site is the growing area for a nursery so has a mixture of trees in it with well planted boundary treatments and lines of mature trees acting as wind breaks cutting the site. Careful design and layout would enhance biodiversity providing the mature trees were not lost from the site. The site is located on a slope so the upper parts which can be viewed from lower down in the town should be left undeveloped to mitigate against impact on the wider landscape. The site forms a natural extension to the built environment, the site to the south has not been put forward so there would be a green pasture in between this site and the start of the town but this enhances the street scene and helps to retain a rural characteristic to this part of Horncastle. There is no impact on the historic environment. The site is near the main town centre with footpath access. There is already a vehicle access into the site. Given the size of this site it should be able to provide some green infrastructure and open space including improving connectivity to the open countryside. The capacity and site outline have been reduced to bring them in line with pre application discussions in 2014.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected to be phased, given its size over the first two phases of the plan.		

Site Reference	HOR302	Promoter: Owner is known to the Council	
Site Location	Land east of Elmhurst Road, Horncastle		
Site Description	Wood yard and storage area		
Site Area	1.92 ha	No of Dwellings	Capacity 49 reduced to 16
Suitability of the site in broad planning terms	<p>Yes, the site is suitable; The rear portion of the site is in flood zone 3 with the front section and a portion in the middle out of flood risk. The site is a wood yard with its accompanying storage area and outbuildings. Boundary treatment is hedges and some trees. The site is enclosed so there is no impact on the wider landscape. The site forms a natural extension to the built environment. There is no impact on the historic environment. The site is a working wood yard employing people and its loss would involve the loss of jobs, the owners have indicated that they wish to relocate the business to a more appropriate place in the town. The site is near the main town centre with footpath access. There is already a satisfactory vehicle access into the site and the owners have confirmed with Lincolnshire Highways that it is appropriate. Capacity reduced because of the flood risk on the site and the access.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		

Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected to come forward in the first ten years of the plan period.

Site Reference	HOR308	Promoter Owner is known to the Council	
Site Location	Land off The Sidings, Horncastle		
Site Description	Rough grassland		
Site Area	2.21 ha	No of Dwellings	Capacity 57 reduced to 25
Suitability of the site in broad planning terms	<p>Yes, the site is suitable; The site is not in flood risk. The site is a rough grassland field with boundary treatment is hedges and trees. The site is enclosed by its boundary treatment and development and would not impact on the wider landscape. There is a particularly strong band of trees along the northern boundary which provides a settling for a public right of way and will be a wildlife corridor. There is also a small pond in the south eastern corner of the site. Landscaping could enhance biodiversity but the site would have to be developed carefully to maximise opportunities. There are public rights of way along the northern and eastern boundaries of the site and views from these would be affected. The site lies on the edge of the built environment and does relate to the existing pattern of development. There is no impact on the historic environment. The site is reasonably near the town centre and other services with a footpath from the Sidings. There are public footpaths running along the north western and eastern boundaries of the site which could encourage walking. A vehicle access can be formed from the Sidings. The capacity has been reduced because of the size of the access may be problematic for the total amount of development that could be put on the site.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected to come forward in the first five years of the plan period.		

Site Reference	HOR312	Promoter Owner is known to the Council	
Site Location	Land off Mareham Road, Horncastle		
Site Description	Agricultural field		
Site Area	5.46 ha	No of Dwellings	Capacity 142 reduced to 49
Suitability of the site in broad planning terms	<p>Yes, the site is suitable; The site is not in flood risk. The site is a field and industrial buildings with boundary treatment of hedges and trees. The site is enclosed by its boundary treatment and development and would not impact on the wider landscape. The site lies on the edge of the built environment with the industrial estate to the south and housing to the west and does relate to the existing pattern of development. There is no impact on the historic environment. The site promoted includes a number of industrial buildings on the edge of the town's industrial estate. The loss of these buildings would lead to a loss of jobs, unless they could be relocated elsewhere on the industrial estate. The industrial estate is well developed and an extension will be required over</p>		

	the plan period. The loss of this site to residential use would put further pressure on the existing industrial estate and may require a larger extension to make up for this shortfall. The site is reasonably near the town centre and other services, with a footpath on the opposite the side of the road, there is also a footpath and cycleway adjacent to the site leading to the industrial estate. A good sized buffer would be required to mitigate against any noise from both the industrial estate this could provide green space on the site. A vehicle access could be provided onto Mareham Road. Capacity reduced because of the factory on the site and to allow a buffer between the site and the industrial estate.
Infrastructure	No major infrastructure constraints to the development of the site.
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected to come forward in the first five years of the plan period.

Site Reference	HOR314	Promoter: Owner is known to the Council
Site Location	Land south of Banovallum Gardens, Horncastle	
Site Description	Agricultural fields	
Site Area	6.13 ha	No of Dwellings Capacity 202 reduced to 146
Suitability of the site in broad planning terms	Yes, the site is suitable; The site is not in flood risk apart from the strip of land just around Thunker Drain. When the adjacent site was developed, Thunker Drain was incorporated as an open feature that would allow for flood water, an early form of SUDS; this approach could be continued through this site... The site is an open field, with boundary treatment of hedges and trees, wit the Thunker Drain running through the middle of the site. Landscaping could enhance biodiversity; the drain should be protected because it will contain wildlife. The site is reasonably enclosed by its boundary treatment and development and would not impact on the wider landscape. The site lies on the edge of the built environment and does relate to the existing pattern of development. There is no impact on the historic environment. The site is reasonably near the town centre with footpaths from the three access points, Winceby Gardens, Banovallum Gardens and Wesley Way. The site will be required to provide a range of green infrastructure and this could include and this could include the area around the Thunker Drain which should be protected and could provide a green walkway through the site and provide a wildlife corridor to assist species migration. Along with HOR313, HOR315 and HOR330 the provision of a road from Mareham Road to Spilsby Road would move traffic around the town without having to go through the town centre, this would ease traffic flow issues. Capacity has been reduced because 23 houses were granted planning permission on the site on land adjacent to Wesley Way and to allow a buffer along the Thunker Drain.	
Infrastructure	No major infrastructure constraints to the development of the site.	
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward	
Viability of the site	No indication of any constraints that could affect viability.	
Phasing	The delivery of the site is expected to come forward in the first five years of the plan period.	

Site Reference	HOR315	Promoter: Owner is known to the Council	
Site Location	Land south of Spilsby Road, Horncastle		
Site Description	Agricultural fields		
Site Area	2.64 ha	No of Dwellings	Capacity 68 reduced to 60
Suitability of the site in broad planning terms	<p>Yes, the site is suitable; The site is not in flood risk. The site is a field with boundary treatment of hedges and trees. The site is reasonably enclosed by its boundary treatment and development, it slopes gently down to the south and would not impact on the wider landscape. The majority of the site lies on the edge of the built environment and does relate to the existing pattern of development although the site begins to extend development further to the east. There is no impact on the historic environment. The site is 1.25km from the town centre with footpaths on both side of the road leading into the town. Along with HOR313, HOR315 and HOR330 the provision of a road from Mareham Road to Spilsby Road would move traffic around the town without having to go through the town centre, this would ease traffic flow issues and cut down journey times for those wishing to leave the town. Capacity reduced because of mature trees in the middle of the site and to allow a buffer adjacent to the nearby petrol station.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected to come forward in the first five years of the plan period.		

Site Reference	HOR320	Promoter: Owner is known to the Council	
Site Location	Land Hemingby Lane, Horncastle		
Site Description	Highway depot		
Site Area	1.65 ha	No of Dwellings	Capacity 43
Suitability of the site in broad planning terms	<p>Yes, the site is suitable; The site is not in flood risk. The site is an in use highway depot, with trees down the southern and eastern boundaries and hard standing over most of the site. The site is reasonably enclosed by development and would not impact on the wider landscape. The site lies on the edge of the built environment and does relate to the existing pattern of development. There is no impact on the historic environment. The site is reasonably near the main town centre with a footpath on the right side of the road leading into the town. There is already a vehicle access.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected to come forward in the first ten years of the plan period.		

Site Reference	HOR324	Promoter: Owner is known to the Council	
Site Location	Land at the rear of Lincoln Road, Horncastle		

Site Description	Grassed field		
Site Area	0.94 ha	No of Dwellings	Capacity 24
Suitability of the site in broad planning terms	Yes, the site is suitable; The site is not in flood risk. The site is a small field with hedges and trees for its boundary treatment. The site is blocked from views by development so would not impact on the wider landscape. The site relates to the existing pattern of development. There is no impact on the historic environment. The site is landlocked with no obvious vehicle or pedestrian access except through HOR327 which it is strongly believed is in the same ownership. If the site can be accessed via HOR327 then there is a footpath connection which will enable access to services and facilities in the town.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected to come forward in the first five years of the plan period.		

Site Reference	HOR327	Promoter: Owner is known to the Council	
Site Location	Land off Lincoln Road, Horncastle		
Site Description	Garage and car wash		
Site Area	0.25 ha	No of Dwellings	Capacity 7
Suitability of the site in broad planning terms	Yes, the site is suitable; The site is not in flood risk. The site is a garage. The site is blocked from views by development so would not impact on the wider landscape. The site relates to the existing pattern of development. There is no impact on the historic environment. The site is easily accessed and there is a footpath connection to the town and the site is near enough to access it easily. The site is a garage and car wash and its development would lead to a loss of jobs.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected to come forward in the first five years of the plan		

Site Reference	HOR330	Promoter Owner is known to the Council	
Site Location	Land off Mareham Road, Horncastle		
Site Description	Agricultural fields		
Site Area	9.91 ha	No of Dwellings	Capacity 257 reduced to 230
Suitability of the site in broad planning terms	Yes, the site is suitable; The site is not in flood risk apart from the strip of land along the Thunker Drain which runs through the middle of the site. The site is three field parcels. Boundary treatment is sparse hedges and trees. Landscaping could enhance biodiversity; the drain should be protected because it will contain wildlife. Although the site is reasonably enclosed by its boundary treatment, development be glimpsed in views from Mareham Road and there are views to the wider landscape from		

	Mareham Road because the site slopes gently downwards toward the road. The site lies outside the built environment and does not relate to the existing pattern of development, it would only be acceptable if HOR315 and HOR314 were developed, and if that were the case then this site is a natural extension for the built environment. There is no impact on the historic environment. The site is reasonably near the main town centre with a footpath on Mareham Road. The site would be required to provide a comprehensive range of green infrastructure and the area around the Thunker Drain should be protected and could provide a green walkway through the site as part of this provision. Along with HOR313, HOR315 and HOR330 the provision of a road from Mareham Road to Spilsby Road would move traffic around the town without having to go through the town centre, this would ease traffic flow issues and cut down journey times for those wishing to leave the town. Capacity reduced because the site is adjacent to the countryside and it is expected to deliver a lower density of development.
Infrastructure	No major infrastructure constraints to the development of the site.
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected to come forward in the last period of the plan given its location in relation to HOR314 and HOR315

Site Reference	HOR333	Promoter: Owner is known to the Council	
Site Location	Land off Churchill Avenue, Horncastle		
Site Description	Agricultural fields		
Site Area	10.27 ha	No of Dwellings	Capacity 267 reduced to 124
Suitability of the site in broad planning terms	Yes, the site is suitable; The site is not in flood risk except the edge where it skirts the flood plain. The site is rough grassland with minimal boundary treatment. The Old River Bain runs along the western boundary of the site, so this will provide a habitat for biodiversity. To the west of the site is Banovallum Carr woodland. The layout and landscaping of the site should respect the river and utilise opportunities to link to the adjacent woodland. Banovallum Carr, which is Woodland Trust woodland open to the public, is immediately adjacent to the river on the opposite bank and the site would be highly visible from this public asset due to the sparse boundary treatment. The site does relate to the existing pattern of development because the site to the north has been developed. There is no impact on the historic environment. The site is landlocked with the only available access through existing development to the north; the owners of existing social housing have indicated that it is available. In the granted planning permission to the north is the creation of an area for leisure, this should be mirrored for the rest of the site so it provides a green space adjacent to the flood plain. Capacity further reduced because of flood risk on the west of the site. This is dealt with in the granted planning permission with the creation of an area for leisure; this should be mirrored for the rest of the site.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of	The owner of the site has informed the Council that they are going to		

the site	bring the site forward
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected to come forward in the first five years of the plan

DISCOUNTED SITES

Site Reference	HOR206	Promoter: Unknown	
Site Location	Granary House, Corner of Granary Way/Station Road, Horncastle		
Site Description	Redundant mill building		
Site Area	0.30 ha	No of Dwellings	Capacity 12
Suitability of the site in broad planning terms	No the site is not suitable; The site is not in flood risk. The site is a disused granary building set in a small landscaped area. Demolition of the building would be detrimental to biodiversity the building could house bats and other wildlife, careful conversion would mitigate against any harm. Development would not impact on the wider landscape because the site is surrounded by development. The site forms a natural infill in the built environment being near the centre of the town. Though not listed, the building on the site is historically interesting, a careful conversion would not harm the historic environment, and demolition would. The site is near the main town centre with footpath access. It is also located within walking distance of nearby sports facilities. There is already a vehicle access into the site.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site is unknown there was a planning permission in 2008 but it lapsed.		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is unknown.		

Site Reference	HOR302	Promoter: Owner is known to the Council	
Site Location	Land to the rear of Willow Close, Horncastle		
Site Description	Grassed field		
Site Area	2.15 ha	No of Dwellings	Capacity 56 reduced to 36
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk. The site is a grassed field with mature hedges for boundary treatments and the rear of properties in Willow Close. The site is enclosed so there is no impact on the wider landscape. The site forms a natural extension to the built environment. There is no impact on the historic environment. The site is near the main town centre with footpath access. However, the access is shown as through a property in Willow Close which will have to be demolished, the property has no historical value but they are close together and the creation of an access could be detrimental to the amenities of adjacent properties. Capacity reduced to take into account the access and the enclosed nature of the site.		
Infrastructure	No major infrastructure constraints to the development of the site.		

Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward. However, the Council have also been informed that the sewers which would serve the site are in the private ownership of the residents of Willow Close and permission will not be forthcoming to connect into them and that the residents have information that the sewers are inadequate for any more development. This could effectively block the development of the site.
Viability of the site	No indication of any constraints that could affect viability, other than the issues with the sewers.
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.

Site Reference	HOR306	Promoter: Owner is known to the Council	
Site Location	Land on the corner of Langton Hill and Langton Lane, Horncastle		
Site Description	Agricultural Land		
Site Area	3.05 ha	No of Dwellings	Capacity 79
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk. The site is an agricultural field with boundary treatment of hedges and some mature trees. It slopes up away from the town and would therefore have an impact on views from the town out into the open countryside. The site lies on the edge of the built environment and does not relate well to the existing pattern of development, this is not helped by the slope upwards of the site which makes it appear disconnected from the rest of the town. There is no impact on the historic environment. The site is reasonably near the town centre and other services with footpath access along Woodhall Road on the opposite side of the road. A vehicle access could be provided onto Woodhall Road.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward.		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	HOR316	Promoter: Owner is known to the Council	
Site Location	Land to the rear of Malvern, Spilsby Road, Horncastle		
Site Description	Grassed field		
Site Area	1.98 ha	No of Dwellings	Capacity 52
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk. The site is a field. Boundary treatment is hedges and trees and there is a mature tree within the site. The site has not been farmed intensively and it is not known what biodiversity is on site. Given this and the size and shape of the site opportunities for landscaping to enhance biodiversity will not be significant. The site is reasonably enclosed by development and would not impact on the wider landscape. The site lies on the edge of the built		

	environment and does relate to the existing pattern of development. There is no impact on the historic environment. The site is reasonably near the town centre with footpaths on both side of the road leading into the town. There is no obvious vehicle access into the site and the owner of Malvern has not stated that the property is to be demolished, therefore the site is landlocked.
Infrastructure	No major infrastructure constraints to the development of the site.
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward but the site is landlocked and no means of access has been shown.
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.

Site Reference	HOR318	Promoter: Owner is known to the Council	
Site Location	Land at South Fork Farm, Elmhurst Road, Horncastle		
Site Description	Farm house and fields		
Site Area	5.94 ha	No of Dwellings	Capacity 194
Suitability of the site in broad planning terms	No the site is not suitable. The site is wholly in flood zone 3 except the access and although plans are in place for a flood alleviation scheme on the River Bain, the extent to which this will remove the flood risk from the site is not yet known. The site is a farm house and a number of fields. The site is reasonably enclosed by development and would not impact on the wider landscape. The site may be visible from Bain Valley Park on the other side of the River Bain, although there is a good hedge line along the river. The site lies on the edge of the built environment and does relate to the existing pattern of development. There is no impact on the historic environment. The site is close to the town centre with a footpath on the right side of the road leading into the town. The access to the site is in adequate being a narrow track between two bungalows, using this access would be detrimental to the occupiers of those dwellings.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward.		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	HOR323	Promoter: Owner is known to the Council	
Site Location	Land off Woodcock Lane, Horncastle		
Site Description	Agricultural fields		
Site Area	4.58 ha	No of Dwellings	Capacity 119
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk. The site is an agricultural field with mature hedging down the eastern boundary which also runs alongside the river Bain; and less prominent hedging to the		

	north and west. The boundary to the south is open as the site forms part of a larger site. There may be opportunities for landscaping to enhance biodiversity but linking to existing wildlife corridors such as the river and landscaped pedestrian corridors. The site is isolated from the built environment and unrelated to the existing pattern of development and is effectively in the open countryside. There would be distant public views over the site from Woodhall Road. A public right of way crosses the sites and development could impact on this. Public rights of way run along both banks of the river Bain and Banovallum Carr Woodland Trust site also lies to the east of the river Bain, distant views of the site would be visible from these areas. There is no impact on the historic environment. Although the site is reasonably close to service and facilities in the town, the site is landlocked with no obvious vehicle or pedestrian access except through HOR308 which is unacceptable given the size of the access from the road network into that site.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward.		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		
Site Reference	HOR326	Promoter: Owner is known to the Council	
Site Location	Land off Spilsby Road, Horncastle		
Site Description	Agricultural land including paddocks		
Site Area	4.58 ha	No of Dwellings	Capacity 119 reduced to 93
Suitability of the site in broad planning terms	No the site is not suitable. A swathe of flood zone 3 crosses the middle of the site where it is cut by the river Waring. This effectively blocks development on the northern side without the creation of a bridge or culverting the river which would be unacceptable. The site is agricultural land and paddocks with mature boundary treatment including mature trees along the frontage of Spilsby Road and within the site. The river Waring meanders through the site. These fields have not been intensively farmed and have a number of features which could support biodiversity around and within the site, the species within the sites and how this could be accommodated in any development would need to be understood further. These features would have to be retained and enhanced if development were to take place. The boundary treatment provides a good screen for development, but development would still be glimpsed in views from Bowl Alley Lane. The site does not relate to the existing pattern of development and if any of the trees are lost on the frontage of Spilsby Road through the widening of the access then this will be detrimental to the street scene. There is no impact on the historic environment. The site is reasonably close to services and facilities and has an access onto Spilsby Road and there is a footpath to the town centre and other services and facilities beyond. Capacity has been reduced because of the flood risk on the site.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward.		
Viability of the	No indication of any constraints that could affect viability.		

site			
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		
Site Reference	HOR328	Promoter: Owner is known to the Council	
Site Location	Land on the north side of Spilsby Road, Horncastle		
Site Description	Agricultural land		
Site Area	3.97 ha	No of Dwellings	Capacity 93
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk. The site is agricultural land used as grassland with limited boundary treatment except to the rear and very open along Spilsby Road. The site is very open and slopes gently downwards away from Spilsby Road this reveals wider landscape views to the north, development would impact on these views. The site lies at the edge of the built environment and as an extension to the town relates to the existing pattern of development. There is no impact on the historic environment. The site is 1.3km from the town centre, although other services and facilities are closer, and has an access onto Spilsby Road where there is a footpath to the town.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	HOR329	Promoter: Owner is known to the Council	
Site Location	Land adj to River Waring and Lansdowne Paddocks		
Site Description	Rough grassland and woodland		
Site Area	0.79 ha	No of Dwellings	Capacity 21
Suitability of the site in broad planning terms	No the site is not suitable. The front portion of the site is in flood zone 3 along with a sliver along the eastern boundary. The site is rough grassland and woodland adjacent to the river Waring. Development of the site would harm biodiversity. The site is effectively landlocked and not seen from public views; therefore there is little impact on the wider landscape. The site protrudes out into the countryside along the river and does not relate to the existing pattern of development. There is no impact on the historic environment. The site is landlocked there is a narrow track from Bowling Alley Lane leading to it but it is unlikely the track could be improved to provide access without significantly harming the rural character of the area.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		

Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.

See Thimleby for sites THIM002 and THIM 301

HUTTOFT

Site Reference	HUT206	Promoter: Owner is known to the Council	
Site Location	Adjacent Hemingby House, Mumby Road, Huttoft		
Site Description	Agricultural field on the west side of Mumby Road		
Site Area	0.17 ha	No of Dwellings	Capacity 5 reduced to 1
Suitability of the site in broad planning terms	Yes, the site is suitable. The site is a grade 3 agricultural field with enclosed boundaries of trees and hedgerow. The site does not impact on the wider landscape. Tree Preservation Orders are on the northern and part of the eastern boundaries but access can still be achieved. It lies within walking distance of services and facilities and there is a footpath on the opposite side of Mumby Road. There is an adjacent footpath leading to the church. This site was allocated in the Adopted 1995 plan.		
Infrastructure	No major infrastructure constraints to the development of the site.		
	No indication of any constraints that would affect viability		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of major constraints that could affect viability		
Phasing	The delivery of the site is expected within the first five years of the plan period.		

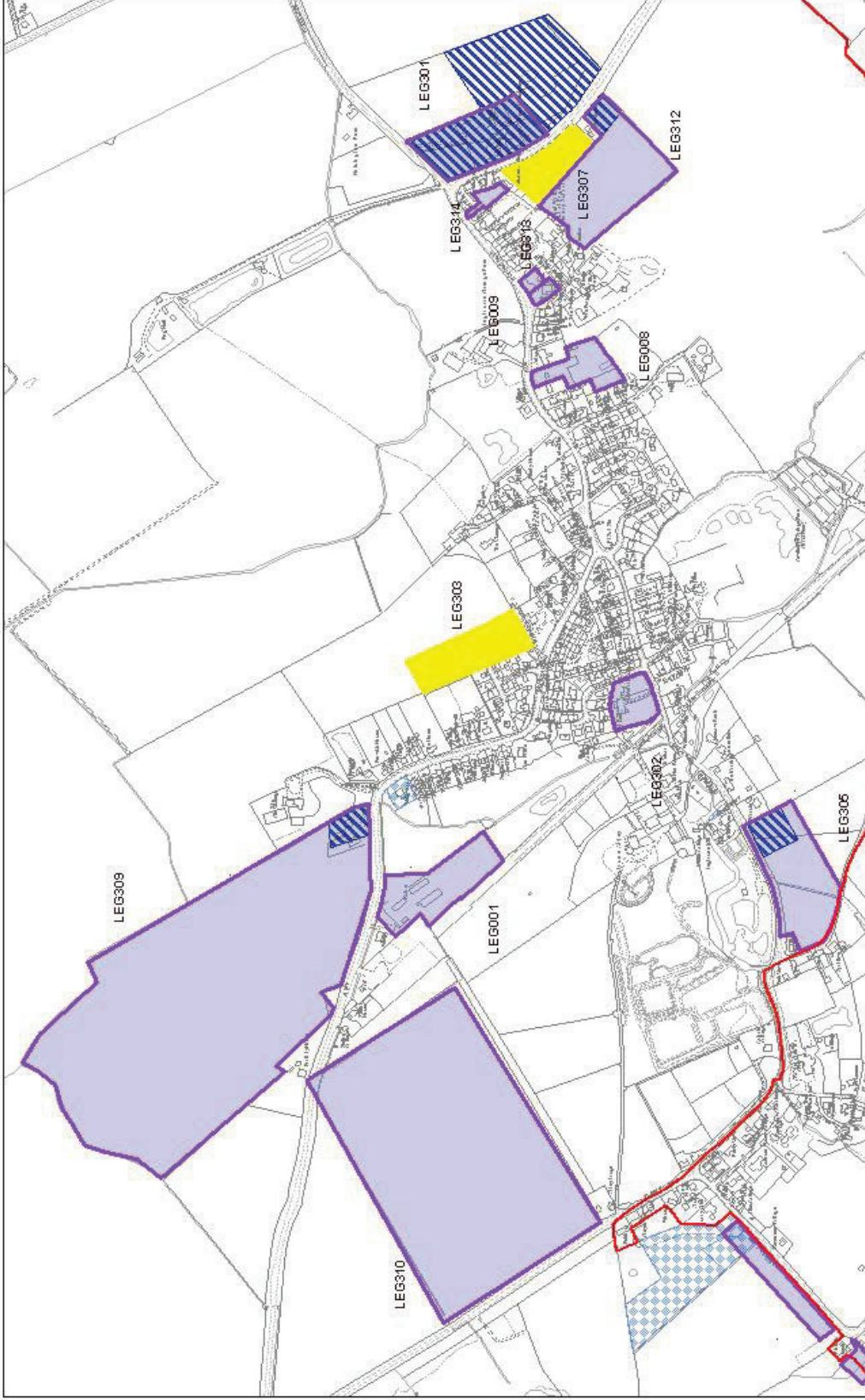
Site Reference	HUT306	Promoter: Owner is known to the Council	
Site Location	Adjacent Hemingby House, Mumby Road, Huttoft		
Site Description	Paddock land		
Site Area	0.66 ha	No of Dwellings	Capacity 8
Suitability of the site in broad planning terms	Yes, the site is suitable. The site is a grade 3 agricultural field with enclosed boundaries of trees and hedgerow. The site does not impact on the wider landscape. Tree Preservation Orders are on the northern boundary. It lies within walking distance of services and facilities and there is a footpath. There is an adjacent footpath leading to the church. This site was allocated in the Adopted 1995 plan.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

DISCOUNTED SITES

Site Reference	HUT301	Promoter: Owner is known to the Council	
Site Location	Land to rear of Wood Farm, Mumby Road, Huttoft		
Site Description	Rear of site is an agricultural field the front part of the site is used for storage, possibly of vehicles.		
Site Area	0.47 ha	No of Dwellings	Capacity 7 reduced to 5
Suitability of the site in broad planning terms	No the site is not suitable; it is a backland site out of character with the linear character of the village; development would protrude into the open countryside. Access to the site is narrow between three existing properties; it is likely to have detrimental impact upon these. The rear of the site has boundary hedgerows but the front of the site is used for storage of vehicles and has no biodiversity quality to it.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		
Site Reference	HUT302	Promoter: Owner is known to the Council	
Site Location	Land at Huttoft Mills, Sutton Road, Huttoft		
Site Description	Farmland, farmyard and mill buildings with a house		
Site Area	2.99 ha	No of Dwellings	Capacity 42 reduced to 10
Suitability of the site in broad planning terms	No, this site is not suitable; there appears to be no suitable access into the site. Jolly Common Lane is very narrow and could not accommodate traffic from a new development; the alternative access into the site would bypass a group of listed buildings including the listed Huttoft Mill and could have a significant impact on the setting of this group. There also appears to be a business still operating on part of the site. Development would protrude into the open countryside and be out of character with the linear pattern of the settlement. The boundary has hedgerows along it with trees along the eastern boundary to the rear of the houses along Mumby Road. Capacity reduced to take account of listed buildings and part of the site, as submitted, includes the village playing field which would be lost if developed.		
Infrastructure	No major infrastructure constraints to the development of the site apart from the no access the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward but there is an existing business on the site so this may delay the process.		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		
Site Reference	HUT304	Promoter: Owner is known to the Council	

Site Location	Land adjacent to Alford Road, Huttoft		
Site Description	Agricultural land		
Site Area	2.88 ha	No of Dwellings	Capacity 40
Suitability of the site in broad planning terms	<p>No the site is not suitable; The site is grade 3 agricultural land with the boundaries of the site being formed by hedgerows, the front part of the site is mounded and elevated above the Alford Road frontage. The northern part of the site slopes down to the north and west. There are views out across the western part of the site and open countryside. The site forms part of the countryside setting to the village meaning development would be particularly intrusive and would not relate well to the existing pattern of development. Whilst the site is situated not far from services and facilities, Alford road is a narrow land and has no footpath link to services and facilities; there is no opportunity to create a footpath link.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

LEGBOURNE



TF3684

Scale 1:8000

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PROPOSED SITE ALLOCATIONS IN LEGBOURNE

N.B. The map above shows two sites in Little Cawthorpe Parish, the red line represents the Parish Boundary

Site Reference	LEG303	Promoter: Owner is known to the Council	
Site Location	Land off Househams Lane, Legbourne		
Site Description	Paddock/field		
Site Area	3.46 ha	No of Dwellings	Capacity 66 reduced to 20
Suitability of the site in broad planning terms	Yes, the site is suitable. The site is relatively flat with mature hedging as the boundary treatment. It is well connected to the main services and facilities which are within walking distance. Development of the site would not impact on the wider landscape, townscape or historic environment. The site is not in an area of flood risk, though does suffer from surface water flooding, any development of the site would have to mitigate against this. Capacity reduced because of the issues with the waste recycling centre.		
Infrastructure	No major infrastructure constraints to the development of the site, except the mitigation of surface water flooding on site. Off site there are issues with the waste water treatment plant and sewage system, which will need to be resolved.		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery		
Viability of the site	The issues with the waste water treatment plant may affect the viability of this site.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner. However, given the issues with the Water Recycling Centre it would not be expected that this site would come forward until the last phase of the plan to enable enhancement of the plant to take place. The developer may wish to open discussions with Anglian Water to bring the site forward at an earlier stage.		

Site Reference	LEG307	Promoter: Owner is known to the Council	
Site Location	Land off Station Road, Legbourne		
Site Description	Pasture land		
Site Area	0.69 ha	No of Dwellings	Capacity 13 reduced to 3
Suitability of the site in broad planning terms	Yes the site is suitable. The site has good boundary treatments of mature trees and hedges; it is relatively flat and well screened from impact on the wider landscape. There will be some loss of biodiversity by the creation of an access but given that the site is just grass any other landscaping would balance this out. The site would not impact on the wider townscape or historic environment. The site is reasonably well connected to the services and facilities in the village and there is a footpath to the rest of the village.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery		
Viability of the site	No indication of any constraints that could affect viability		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

DISCOUNTED SITES

Site Reference	LEG001	Promoter: Unknown	
Site Location	Land to rear of Green Pastures, Station Road, Legbourne		
Site Description	Overgrown, neglected former commercial buildings.		
Site Area	1.41 ha	No of Dwellings	Capacity 27 reduced to 12
Suitability of the site in broad planning terms	No, the site is not suitable. While the site is well screened from the road by mature hedgerows it is separated from the main body of the village and lies effectively within the open countryside. There is no footpath connection to the village for 160m and then only on the other side of the road. Part of site was allocated for industrial development in the 1995 local plan, part identified as open space, it however never came forward and there has been no contact or interest from the owner who is unknown. A small portion of the site is in flood zone 3 but it is only about 5%.		
Infrastructure	No major infrastructure constraints to the development of the site. It may be contaminated because it has some old buildings on it but there is no evidence to support this.		
Deliverability of the site	The owner of the site is unknown, the site was allocated for an industrial use in the 1995 Adopted Local Plan but has never come forward and the owner has shown no interest in promoting the site.		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	There is no indication from the owner that this site will be brought forward and therefore it is not known about phasing.		

Site Reference	LEG009	Promoter: Unknown	
Site Location	Land at the corner of Cowle Lane, Legbourne		
Site Description	Former garage site		
Site Area	0.11 ha	No of Dwellings	Capacity 2
Suitability of the site in broad planning terms	Yes the site is suitable. It is a brownfield site situated near the centre of the village well connected to the services and facilities. There is no biodiversity interest on the site and its development would not impact on the wider landscape, because it is disused site; development of it would improve the wider townscape, street scene and enhance biodiversity quality.		
Infrastructure	There are no major infrastructure constraints to the delivery of the site		
Deliverability of the site	The owner of the site is unknown, a letter was sent to the person the Council believed was the owner in 2014 but no reply was ever forthcoming.		
Viability of the site	There are buildings on the site which will need to be demolished this may affect the viability of the site.		
Phasing	There is no indication from the owner that this site will be brought forward and therefore it is not known about phasing.		

Site Reference	LEG302	Promoter: Owner is known to the Council	
Site Location	Manor House, Mill Lane, Legbourne		
Site Description	Existing house and garden		
Site Area	1.02 ha	No of Dwellings	Capacity 19 reduced to 10

Suitability of the site in broad planning terms	No, the site is not suitable. The site is a brownfield site well connected to the services and facilities in the centre of the village, though there is no footpath adjacent to the site. The site lies within a very well landscaped setting, though there are modern bungalows to the east, the large garden with its hedges and trees enhance the quality and distinctiveness of this part of the village. Development of the site would have a detrimental effect on this townscape, street scene and even with landscaping impact on the biodiversity quality. A footpath would need to be provided to link in with the existing footpaths along Mill Road and this would further impact on trees and mature hedges along the site's boundary. The existing property is old and has character and its loss would impact on the historic environment of the village.
Infrastructure	No major infrastructure constraints to the development of the site
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery
Viability of the site	No indication of any constraints that could affect viability
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.

Site Reference	LEG305	Promoter: Owner is known to the Council	
Site Location	Land opposite The Mill, Mill Lane, Legbourne		
Site Description	Agricultural land		
Site Area		No of Dwellings	Capacity 39 reduced to 4
Suitability of the site in broad planning terms	No, the site is not suitable. The access to the site is quite separated from the main body of the village along the narrow Mill Lane which has no footpaths or lighting, the nearest footpath is some 324m away at the junction of Manor Park. There appears to be no prospect of an upgrade to Mill Lane without substantial works. There is a public footpath running through the site which could assist in connecting it with the wider countryside. The site slopes slightly away from Mill Lane and this exposes the wider landscape to views from the lane, development would impact on this and the rural character of this part of the village.		
Infrastructure	Mill Lane would require upgrading, given its length this would be quite a substantial piece of work.		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery		
Viability of the site	No indication of any constraints that could affect viability other than the upgrade of Mill Lane.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	LEG309	Promoter: Owner is known to the Council	
Site Location	Land north of Station Road, Legbourne		
Site Description	Agricultural land.		
Site Area	16.42 ha	No of Dwellings	Capacity 312 reduced to 310
Suitability of the site in broad planning terms	No the site is not suitable. The site has good boundary treatments of mature trees and hedges; it is relatively flat and well screened from impact on the wider landscape. The site is presently agricultural use and any landscaping would enhance biodiversity. The site would not impact on the wider townscape or historic environment. The site is disconnected from the main body of the village and is in effect out in the open		

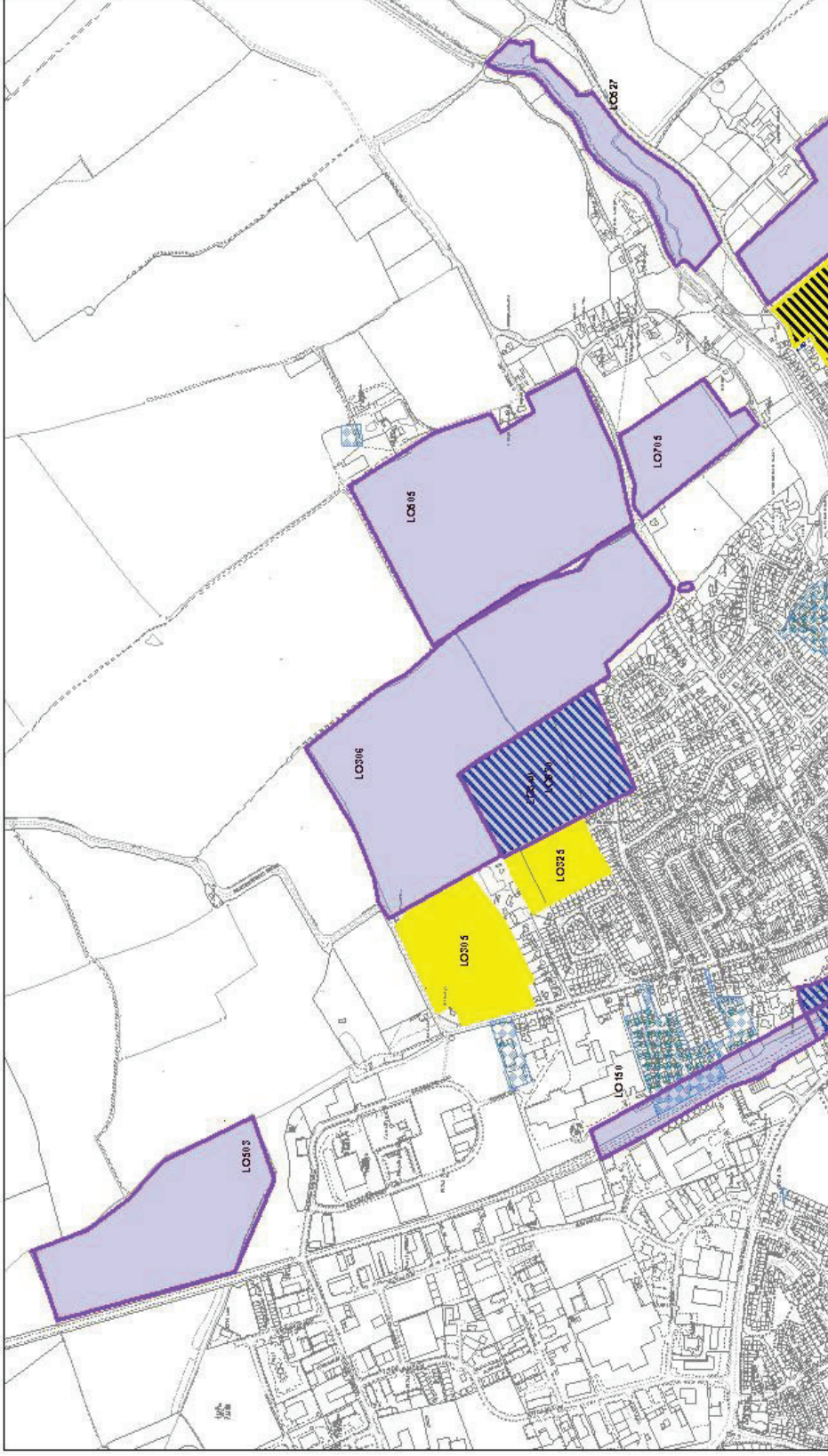
	countryside, the nearest footpath is approx 340m away, any user of the site would most likely have to use their car to access the village.
Infrastructure	No major infrastructure constraints to the development of the site, except the need to provide a footpath to connect the site to the main body of the village.
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery
Viability of the site	No indication of any constraints that could affect viability apart from the need to provide a footpath.
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.

Site Reference	LEG310	Promoter: Owner is known to the Council	
Site Location	Land south of Station Road, Legbourne		
Site Description	Agricultural land.		
Site Area	12.59 ha	No of Dwellings	Capacity 241
Suitability of the site in broad planning terms	No, the site is not suitable. The site has intermittent boundary treatments of mature trees and hedges. The trees along the boundary are protected by tree preservation order and creation of an access may impact on these trees; it is relatively flat and intermittently screened from impact on the wider landscape, development of the site would impact on the wider landscape to a degree. The site is presently agricultural use and any landscaping would enhance biodiversity. The site would not impact on the wider townscape or historic environment. The site is disconnected from the main body of the village and is in effect out in the open countryside, the nearest footpath is approx 340m away, any user of the site would most likely have to use their car to access the village.		
Infrastructure	No major infrastructure constraints to the development of the site, except the need to provide a footpath to connect the site to the main body of the village.		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery		
Viability of the site	No indication of any constraints that could affect viability apart from the need to provide a footpath.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	LEG312	Promoter: Owner is known to the Council	
Site Location	Land to the rear of Newlands, Legbourne		
Site Description	Agricultural land.		
Site Area	2.46 ha	No of Dwellings	Capacity 45
Suitability of the site in broad planning terms	No the site is not suitable. The site has good boundary treatments of mature trees and hedges; it is relatively flat and because of the shape of the site development of it will have some impact on the wider landscape. The site is presently agricultural use and any landscaping would enhance biodiversity. The site would not impact on the wider townscape or historic environment. The site is disconnected from the main body of the village and is in effect out in the open countryside, the nearest footpath is approx 129m away, any user of the site would most likely have to use their car to access the village. Planning permission was granted in 2015 for a dwelling adjacent to Newlands, this in effect blocks the access to the site with no other obvious way in.		

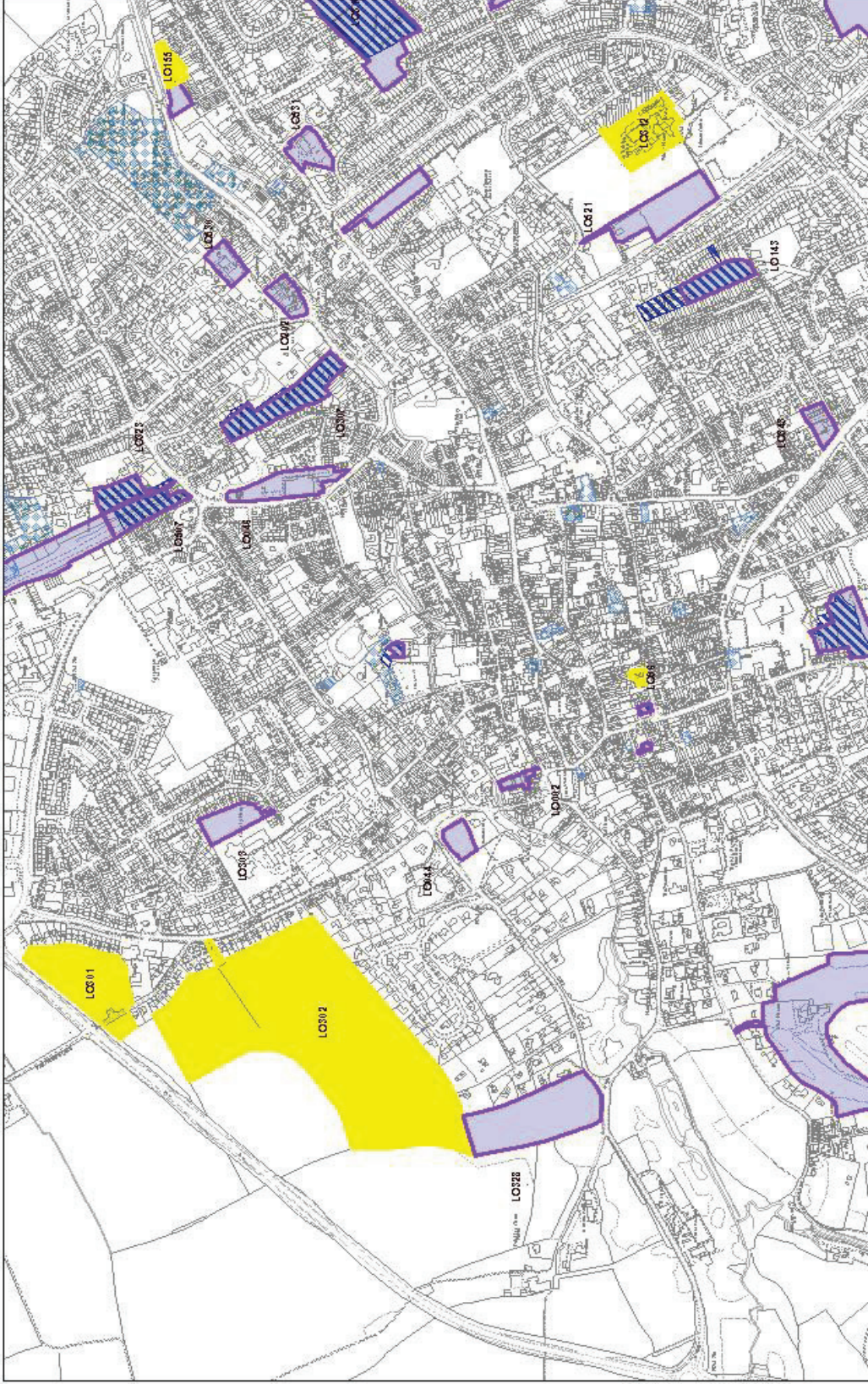
Infrastructure	No major infrastructure constraints to the development of the site, except the need to provide a footpath to connect the site to the main body of the village.
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery
Viability of the site	No indication of any constraints that could affect viability apart from the need to provide a footpath.
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.

LOUTH



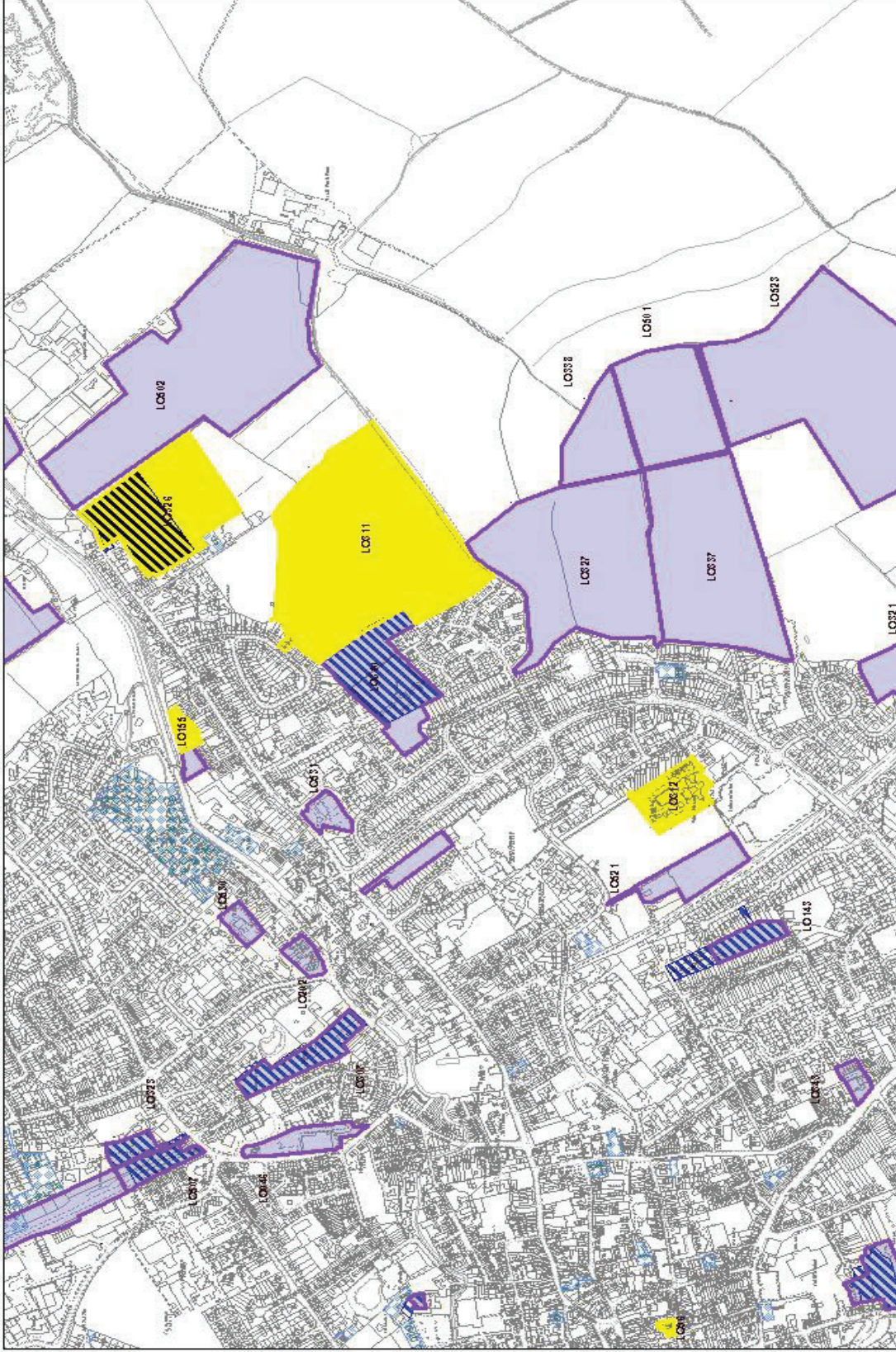
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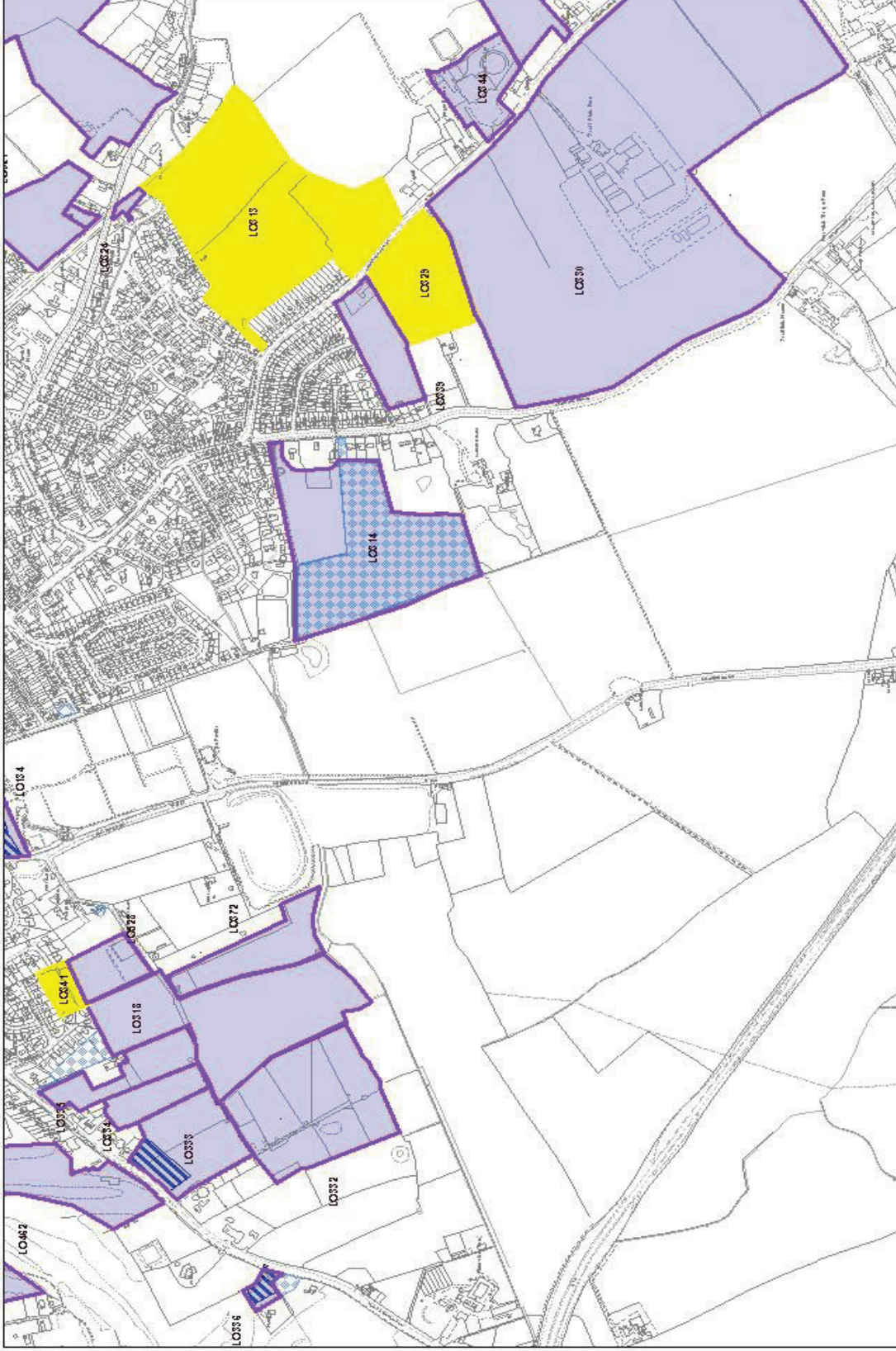
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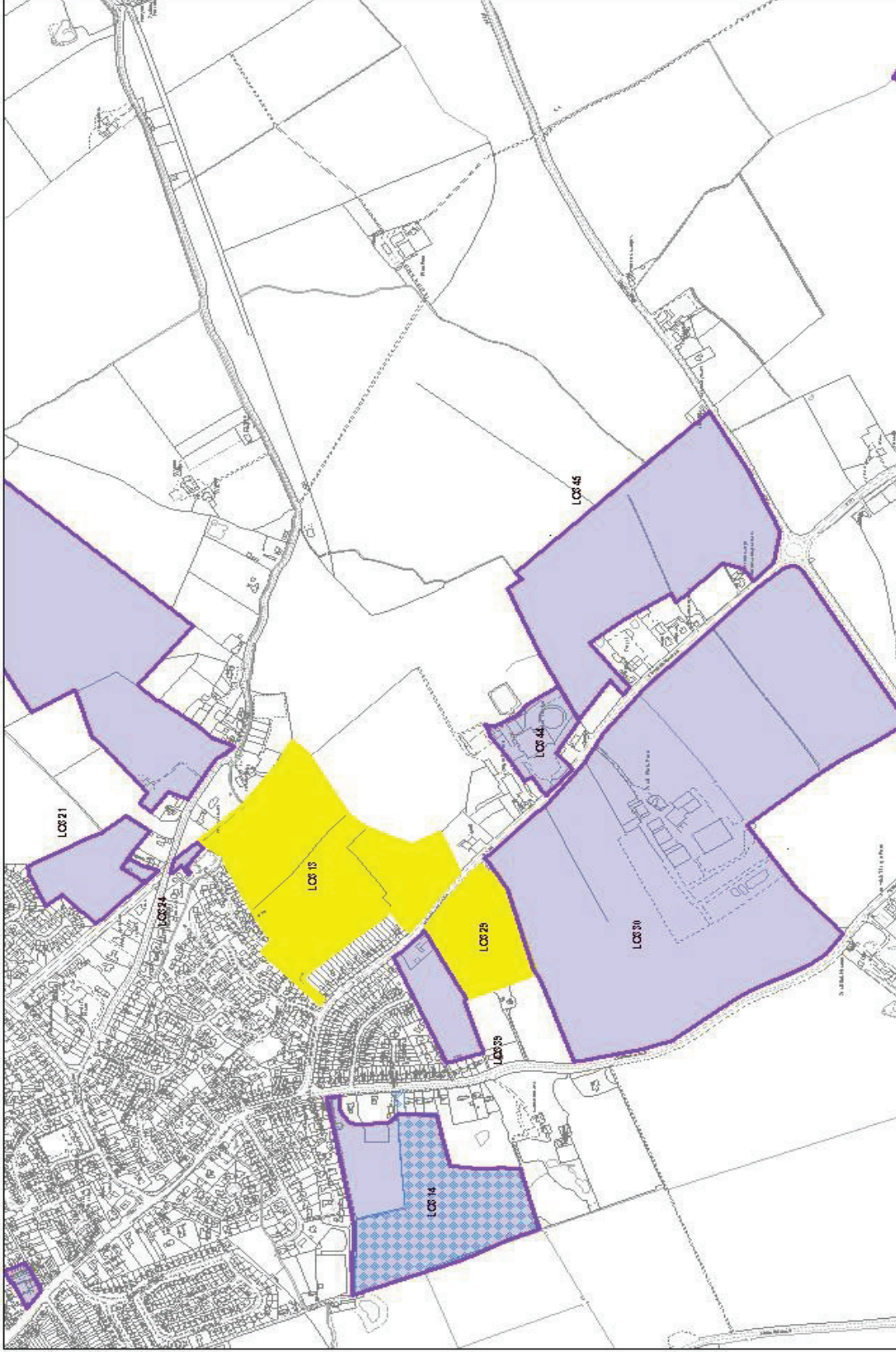
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PROPOSED SITE ALLOCATIONS IN LOUTH

Site Reference	LO096	Promoter : Owner known to the Council	
Site Location	Land between 7 and 9a Kidgate, Louth		
Site Description	Private car park		
Site Area	0.76 ha	No of Dwellings	Capacity 5
Suitability of the site in broad planning terms	<p>Yes the site is suitable. The site is outside flood risk. The site is a private car park surrounded by buildings with no green boundary treatment. The creation of gardens for housing would enhance biodiversity, though being a town centre site this may not occur. There is no impact on the wider landscape. There is an impact on the townscape as the development fronts onto Kidgate, design could mitigate this. The site does lie within the Conservation Area but good design would enhance this as at the present the site is just a car park. The loss of the car park would have to be justified; it does appear to be used though it is not clear who by. It is very close to services and facilities/town centre and there are footpath connections to the town centre. There is a public house to the west of the site and development would have to provide some kind of buffer. Two accesses already exist onto Kidgate, though the design of existing houses around the site are predominantly terrace and this would most likely mean any acceptable development reflecting the Conservation Area would have no frontage off road parking. A small parking court to the rear or side could accommodate the sites vehicles. This site could accommodate 5 frontage terrace houses.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner		

Site Reference	LO301	Promoter Owner known to the Council	
Site Location	Land to the east of the A16, Louth		
Site Description	Agricultural Land		
Site Area	2.31 ha	No of Dwellings	Capacity 60 reduced to 5
Suitability of the site in broad planning terms	<p>Yes the site is suitable. The site is not in flood risk. The site is an agricultural field with mature boundary treatments of hedges and trees. The site slopes down from the A16 to the houses along Grimsby Road, it is well screened from Grimsby Road by development and from the A16 by its boundary treatment, so there would not be an impact on the wider landscape. There would be no impact on the townscape or historic environment. It is close to services and facilities/town centre being 1 km from the town centre and close to employment, secondary school and hospital. Access would be via Fanthorpe Lane which would need upgrading, this is possible but hedges would have to be replaced. The close proximity to the A16 would mean that a buffer zone would have to be provided which could be green space linked into the footpath which runs out onto the A16. Capacity has been reduced to take this into account and to account for the size of Fanthorpe Lane and the impact removal of the hedges would have.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of	The owner of the site has informed the Council that they are going to		

the site	bring the site forward
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.

Site Reference	LO302	Promoter Owner known to the Council	
Site Location	Land off Grimsby Road, Louth		
Site Description	Agricultural Land		
Site Area	13.9 ha	No of Dwellings	Capacity 342 reduced to 240
Suitability of the site in broad planning terms	<p>Yes the site is suitable. The site is not in flood risk. The site is an agricultural field with mature boundary treatments of hedges and trees along the A16 and Fanthorpe Lane. The site slopes down from the A16 to the houses along Grimsby Road. It is well screened from Grimsby Road by development and from the A16 by its boundary treatment. The north western The Lincolnshire Wolds Area of Outstanding Natural Beauty abuts the western boundary of the site and there is not a strong landscape boundary in this area. The land starts to plateau in this area so may be more visible in views from the A16 and so how the site is developed and landscaped will be an important part of developing this site. There would be no impact on the townscape or historic environment. It is close to services and facilities/town centre; being 1km from the town centre and close to employment, secondary school and hospital. Access would be via Grimsby Road. The site will be required to provide green infrastructure and the close proximity to the A16 would mean that a buffer zone would have to be provided which could be green space to serve the development and will help to provide for biodiversity.</p>		
Infrastructure	No major infrastructure constraints to the development of the site. There is an approval of planning permission but the decision has not been issued yet, it is waiting for the signing of a S106 agreement.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	LO305	Promoter: Owner known to the Council	
Site Location	Land off Brackenborough Road, Louth		
Site Description	Agricultural Land		
Site Area	4.99 ha	No of Dwellings	Capacity 129
Suitability of the site in broad planning terms	<p>Yes the site is suitable. The site is not in flood risk. The site is an agricultural field with low hedges for boundaries. The site will be visible in views from Brackenborough Road, and it slopes up slightly towards the east which will elevate development in these views. There would be no impact on the townscape and no impact on the historic environment. There would be some impact on wider views. There would be no impact on the townscape and no impact on the historic environment. It is reasonably close to local services and facilities and 1.5 km from the town centre. There is a footpath leading to the town. Access can be created onto Brackenborough Road.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		

Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.

Site Reference	LO311	Promoter: Owner known to the Council	
Site Location	Land to the rear of Chestnut Drive, Louth		
Site Description	Agricultural Land		
Site Area	12.03 ha	No of Dwellings	Capacity 396
Suitability of the site in broad planning terms	<p>Yes the site is suitable. The site is not in flood risk. The site is an agricultural field. Monks Dyke also runs along the southern boundary of the site. There are opportunities here to introduce landscaping that would improve biodiversity. Boundary treatment is hedges. The site though large is enclosed by development on two sides and there are no public views into or out of the site. Therefore, it would not impact on the wider landscape, and the site would not impact on the townscape. Two properties will be demolished to gain access but they are not of historic interest. The site is reasonably close to the services and facilities/town centre and sport and recreation facilities. The access is going to be off Chestnut Drive with the demolition of two properties and through the adjacent development site, there are footpath links to the centre. The landowner has had a transport assessment carried out and there is capacity in the network to take additional vehicles. Phased development first 5 years - 264; then the remainder.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected to be phased with 264 houses coming forward in the first five years of the plan period, and then the remainder, as indicated by the landowner.		

Site Reference	LO312	Promoter: Owner known to the Council	
Site Location	Wallis House, Birch Road, Louth		
Site Description	Disused social services building and land		
Site Area	1.40 ha	No of Dwellings	Capacity 38
Suitability of the site in broad planning terms	<p>Yes the site is suitable. The site is not in flood risk. The site is a disused county council building and surrounding land. Boundary treatment is hedges. The site is fairly enclosed though it can be seen from the adjacent playing field; development of the site would tidy it up and improve the townscape. There is no impact on the historic environment. The site is reasonably close to the services and facilities'/town centre the access is going to be onto Birch Road, the access is too narrow onto Monks Dyke Road; there are footpath links to the centre. The site is also adjacent to a playing field and the leisure centre.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of	The owner of the site has informed the Council that they are going to		

the site	bring the site forward
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected to forward in the first five years of the plan period, as indicated by the landowner.

Site Reference	LO313	Promoter: Owner known to the Council	
Site Location	Land to the north of Legbourne Road, Louth		
Site Description	Agricultural Land		
Site Area	33.93 ha	No of Dwellings	Capacity 881 reduced to 240
Suitability of the site in broad planning terms	<p>Yes the site is suitable. The site is not in flood risk apart from the rear 10%. The site is agricultural land contained and divided by hedgerows except the western boundary which has an open frontage. The site offers wider views to the north east and east but there are boundary treatments which soften the impact. However, there would be an impact on the landscape as there are views from Legbourne Road across the majority of the site. The site would also be visible in views from the top of Kenwick Hill which gives a sweeping view, especially of the southern part of the town, across towards the sea but the views go over the top of the site. There is also a public right of way along the eastern edge of the site and the site will be visible to users of this footpath. There would not be an impact on the townscape as the site adjacent to the existing built environment and it forms a natural extension to the town. There is no impact on the historic environment. The site is reasonably close to the services and facilities and 1.5 km from town centre. The access is going to be onto Legbourne Road. There are no footpath links until you get to the built up section of Legbourne Road but there is room to create one and there is an opportunity to bring a separate pedestrian link onto Legbourne Road further to the north where they are already in place. There is a public footpath which runs at the rear of the site, which could encourage walking and provide a wildlife corridor. Capacity reduced following a Public Inquiry where the Inspector said that development behind the existing frontage along Legbourne Road could be acceptable but development moving south out along Legbourne Road would harm the landscape and not be a sustainable form of development for the Town.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability. A planning application on the site did not raise this as an issue.		
Phasing	The delivery of the site is expected to be phased given its size, as indicated by the landowner.		

Site Reference	LO325	Promoter Owner known to the Council	
Site Location	Land off Shearwater Close, Louth		
Site Description	Grassed field		
Site Area	2.11 ha	No of Dwellings	Capacity 54
Suitability of the site in broad planning terms	<p>Yes the site is suitable. The site is not in flood risk. The site is a grassed field with mature hedges and trees for boundaries. The land is quite flat and enclosed by its boundary treatments so would not have an impact on</p>		

	the wider landscape. There is no impact on the townscape this is a natural extension to the built environment, no impact on the historic environment. The site is reasonably close to services and facilities/town centre and there is a footpath connection via Shearwater Close. A vehicle access can be formed via Shearwater Close; there is also the potential for pedestrian access from Amanda Close and Willow Drive. A planning application on the adjacent land did not raise issues regarding the wider highway network.
Infrastructure	No major infrastructure constraints to the development of the site.
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected to forward in the first five years of the plan period, as indicated by the landowner.

Site Reference	LO326	Promoter: Owner known to the Council	
Site Location	Land off Eastfield Road, Louth		
Site Description	Agricultural Land		
Site Area	4.69 ha	No of Dwellings	Capacity 122 reduced to 76
Suitability of the site in broad planning terms	Yes the site is suitable. Yes the site is suitable. The site is not in flood risk. The site is agricultural land with mature hedges and trees for boundaries apart from the south west where there are houses along Park Row. The land rises up from Eastfield Road, but is quite flat further into the site and enclosed by its boundary treatments. The impact on the wider landscape will depend on the treatment to the Eastfield Road frontage. There is no impact on the townscape or on the historic environment. The site is 1.5 km from the town centre but it is starting to move out into the open countryside, there is a footpath connection along Eastfield Road. A vehicle access can be formed via Eastfield Road. There is a public footpath on the opposite side of the road linking into a wider footpath network which could encourage walking. Capacity has been reduced by 46, the half of the site has planning permission and the layout leaves two possible accesses into the land at the rear.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected to forward in the first five years of the plan period, as indicated by the landowner.		

Site Reference	LO329	Promoter Owner known to the Council	
Site Location	Land off Legbourne Road, Louth		
Site Description	Agricultural Land		
Site Area	3.44 ha	No of Dwellings	Capacity 89
Representations received and			

references	
Suitability of the site in broad planning terms	Yes the site is suitable. The site is not in flood risk. The site is agricultural land contained by hedgerows except the eastern boundary which has a reasonably open frontage. The site is fairly well contained and would not impact on the wider landscape. There would not be an impact on the townscape because this site is a natural extension to the town, though LO339 should be developed first. There is no impact on the historic environment. The site is reasonably close to the services and facilities'/town centre the access is going to be onto Legbourne Road. There are no footpath links until you get to the built up section of Legbourne Road but there is room to create one.
Infrastructure	No major infrastructure constraints to the development of the site.
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected to forward in the first five years of the plan period, as indicated by the landowner.

Site Reference	LO341	Promoter: Owner known to the Council
Site Location	Land off Bluestone Rise, Louth	
Site Description	Grassed fields and former tennis courts	
Site Area	0.58 ha	No of Dwellings Capacity 15 reduced to 5
Suitability of the site in broad planning terms	Yes the site is suitable. The site is not in flood risk. The site is a grass field and was the former playing field for a local school. There would be no impact on the wider landscape the site is quite enclosed. There is no impact on the historic environment. The site was formerly playing fields for the local school but there is no evidence that these were open to use by the wider public and they have been unused for some time. The site is reasonably close to services and facilities, including recreation facilities, and the town centre with footpath links via Bluestone Rise. An access can be formed onto Bluestone Rise for a limited number of dwellings. The capacity has been reduced to reflect this, no access should be formed off Julian Bower, and it is too narrow and cannot be widened without causing significant harm to its rural character.	
Infrastructure	No major infrastructure constraints to the development of the site.	
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward	
Viability of the site	No indication of any constraints that could affect viability.	
Phasing	The delivery of the site is expected to be phased given its size, as indicated by the landowner.	

SUITABLE SITES BUT NOT PROPOSED FOR ALLOCATION

Site Reference	LO044	Promoter: Owner known to the Council
Site Location	Land on the corner of St Marys Lane and Grimsby Road, Louth	
Site Description	Garden	

Site Area	0.32 ha	No of Dwellings	Capacity 8 reduced to 3
Suitability of the site in broad planning terms	<p>Yes the site is suitable. The site is outside flood risk. The site is part of the garden to a large detached house. The boundary treatments are mature trees and hedges, they are so large that the whole site is obscured from the road so there would be no impact on the wider landscape. The boundaries of the site form a green corridor in the street scene in this part of the town and any loss of them would be detrimental. The site is also adjacent to St Mary's Old Cemetery which will host wildlife. Without careful design any development would harm biodiversity, including the creation of an access. There is a listed building on the other side of Grimsby Road but development of the site would not impact on its setting providing the boundary treatment of the site was left intact. It is very close to services and facilities/town centre and there are footpath connections to the town centre. An access can be created onto St Marys Lane. The majority of services and facilities can be accessed on foot and Louth is a public transport hub. Capacity reduced because of the sensitivity of the site.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward.		
Viability of the site	There are no constraints to viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period as stated by the landowner.		

Site Reference	LO154	Promoter: Owner known to the Council	
Site Location	Land to the north of houses on Eastfield Road, Louth		
Site Description	Former gardens		
Site Area	0.19 ha	No of Dwellings	Capacity 5
Suitability of the site in broad planning terms	<p>Yes the site is suitable but only in conjunction with LO155. The site is not in flood risk apart from a small area to the rear. The site is an area of former garden with trees and hedgerows at the rear of houses on Eastfield Road running alongside the canal. There is no impact on the wider landscape because the site is so enclosed. There may be some impact in views from the public right of way along the canal or from the opposite side of the canal, but development would be read against existing buildings so this would be minimal. This site has no access, this would entail the demolition of 119 Eastfield Road to gain access but this would not impact on the townscape or historic environment. Development would on balance cause some impact to biodiversity because the site is quite mature in terms of its fauna and adjacent to the canal which is a wildlife corridor. It is close to services and facilities/town centre, with pedestrian routes to the town centre and other facilities. There is a public footpath running to the rear of the site along the canal which could encourage walking. The owner of LO155 has confirmed that they own the house and are willing to demolish and go in with this site.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	LO155	Promoter: Owner known to the Council	
Site Location	Land to the north of houses on Eastfield Road, Louth		
Site Description	Former gardens		
Site Area	0.29 ha	No of Dwellings	Capacity 8
Suitability of the site in broad planning terms	<p>Yes the site is suitable. The site is not in flood risk. The site is an area of former garden with trees and hedgerows at the rear of houses on Eastfield Road running alongside the canal. There is no impact on the wider landscape because the site is so enclosed. There may be some impact in views from the public right of way along the canal or from the opposite side of the canal, but development would be read against existing buildings so this would be minimal. There would have to be demolition of 119 Eastfield Road to gain access but this would not impact on the townscape or historic environment. Development would on balance cause some impact to biodiversity because the site is quite mature in terms of its fauna and adjacent to the canal which is a wildlife corridor. It is close to services and facilities/town centre, with pedestrian routes to the town centre and other facilities. There is a public footpath running to the rear of the site along the canal which could encourage walking. The majority of services and facilities can be accessed on foot and Louth is a public transport hub. The owner has confirmed that they own the house and are willing to demolish.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	LO344	Promoter: Owner known to the Council	
Site Location	Land off Legbourne Road, Louth		
Site Description	Garden Centre		
Site Area	2.06 ha	No of Dwellings	Capacity 54
Suitability of the site in broad planning terms	<p>Yes the site is suitable but not on its own, it is only suitable if the other sites along Legbourne Road come forward. The site is not in flood risk. The site is a garden centre with its associated buildings. The site is enclosed by development and hedges and there would be no additional impact on the wider landscape if the site were to be redeveloped. On its own the site is not suitable because it would in effect be in the open countryside and lie out of context with the existing pattern of the built environment. With the surrounding sites it would be part of an extension to the town. There is no impact on the historic environment. This site is an operational garden centre employing a number of people, its loss would entail the loss of jobs and there is no indication that they are going to relocate within the District. The site is just under 1 km from local services and facilities and just over 2 km from the town centre. The footpath connection does not start until the edge of Louth, which is almost 400m away. It is unlikely that a footpath would be provided over the intervening distance as it would be a substantial length to provide. If the site were to be linked to a more extensive development along with neighbouring land, this may be a more positive outcome, as footpaths could be more easily provided and the larger site would be required to</p>		

	provide additional local services. Even in isolation, the site would be required to provide some green infrastructure. An access can be formed.
Infrastructure	No major infrastructure constraints to the development of the site.
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected to be phased given its size, as indicated by the landowner.

DISCOUNTED SITES

Site Reference	LO002	Promoter Owner known to the Council	
Site Location	Land to the rear of Chequergate, Louth		
Site Description	Former offices		
Site Area	0.15 ha	No of Dwellings	Capacity 4
Suitability of the site in broad planning terms	No the site is not suitable. The site is outside flood risk. The site was previously used for offices. There would be no impact on the wider landscape because the site is enclosed. The site lies in the conservation area at the rear to two listed buildings and there is another to the west of it, any development would affect their settings and would have to be well designed to mitigate against any harm. It is very close to services and facilities/town centre and there are footpath connections to the town centre. The site however cannot be accessed safely, the potential vehicle access is very narrow and between two listed buildings, so there is no room for widening, there is also no room to provide a separate pedestrian access. . The majority of services and facilities can however be accessed on foot and Louth is a public transport hub.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner		

Site Reference	LO150	Promoter Owner known to the Council	
Site Location	Land to the rear of Keddington Road, Louth		
Site Description	Disused railway line		
Site Area	2.93 ha	No of Dwellings	Capacity 76
Suitability of the site in broad planning terms	No the site is not suitable. The site is outside flood risk. The site is a disused railway line with trees and hedgerows it provides a green wildlife corridor in this part of Louth, any development would harm biodiversity. There is no impact on the wider landscape because the site is so enclosed. There would be limited impact on townscape and the historic environment as the former signal box at the southern end of the site. It is close to services and facilities/town centre but the site is effectively land locked unless the front portion adjoining Keddington Road is developed with access through, this is unlikely to happen because planning permission was granted in 2013 for housing showing no access or future access through.		
Infrastructure	No major infrastructure constraints to the development of the site.		

Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.

Site Reference	LO303	Promoter: Unknown
Site Location	Land to west of Louth Hospital, Louth	
Site Description	Grassed land	
Site Area	0.59 ha	No of Dwellings Capacity 15
Suitability of the site in broad planning terms	Yes the site is suitable. The site is not in flood risk. The site is a grassed area on the west side of the Louth Hospital in the grounds. It is very open with little screening. There would be no impact on the townscape or historic environment. It is close to services and facilities/town centre; access would be via Badmington Way which has footpath connections. There would have to be a buffer zone between any development and the hospital because both uses, residential and hospital could impact on each other, this could be green space.	
Infrastructure	No major infrastructure constraints to the development of the site.	
Deliverability of the site	The owner of the site obtained planning permission in 2007 but it expired in 2010 and they have not contacted the Council since and appear to be not interested in bringing the site forward.	
Viability of the site	No indication of any constraints that could affect viability.	
Phasing	The delivery of the site is unknown.	

Site Reference	LO306	Promoter: Owner known to the Council
Site Location	Land between Brackenborough Road and Alvingham Road, Louth	
Site Description	Agricultural Land	
Site Area	28.12 ha	No of Dwellings Capacity 731 reduced to 400
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk. The site comprises 3 field parcels divided by hedgerows. Site boundaries are also partially defined by hedgerows including a mature hedgerow and established belt along part of the eastern boundary. The rest of the site is very open, especially the large field to the south of the site. There are drainage ditches around and through the site and there are opportunities here to provide landscaping which would improve biodiversity. However, the site, with its open flat views out to the wider countryside, would impact on the landscape. The site does not sit within the townscape very comfortably and moves built development closer to Keddington. There is no impact on the historic environment. The site is reasonably close to local services and facilities, including employment opportunities on the industrial estate. The southern half of the site is 1.5km from the town centre. There is a footway leading to the town on the other side of Keddington Road. The northern half is starting to move out into the countryside and is approximately 2km from the town centre with no footway links for 225m. A site of this size would be required to include a comprehensive green infrastructure provision, including recreation space	

	and opportunities for biodiversity and species adaptation and migration.
Infrastructure	No major infrastructure constraints to the development of the site.
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.

Site Reference	LO308	Promoter: Unknown	
Site Location			
Site Description			
Site Area	0.56 ha	No of Dwellings	Capacity 15
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk. The site is used for caravan storage with a house at the front and a couple of building near the house, the rest of the site is a field. The shape and size of the site is such that it is unlikely that significant planting could be added within the site, so there is unlikely to be an impact on biodiversity. Boundary treatment is hedges. The frontage building is not historically interesting; the site would not impact on the wider landscape, townscape or historic environment. The site is reasonably close to the services and facilities/town centre with footpath links enabling access on foot and bicycle.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site is unknown.		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is unknown		

Site Reference	LO318	Promoter Owner known to the Council	
Site Location	Land off Horncastle Road		
Site Description	Agricultural Land		
Site Area	7.59 ha	No of Dwellings	Capacity 197
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk. The site is agricultural land with mature trees for boundary treatment and hedges. The site falls to the south away from Horncastle Road and forms part of the landscape setting to both the town and the AONB. Development would affect the wider landscape. The site is disconnected from the existing pattern of development and is in the open countryside. There is no impact on the historical environment. The site is reasonably close to services and facilities/town centre but it is landlocked unless LO335 is allocated and this site is not suitable. So there is no access. There is no suitable access of Julian Bower without an upgrade and this would significantly harm its rural character.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the	No indication of any constraints that could affect viability.		

site	
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.

Site Reference	LO321	Promoter: Owner known to the Council	
Site Location	Land off Laburnham Crescent and Oak Close, Louth		
Site Description	Agricultural land		
Site Area	2.69 ha	No of Dwellings	Capacity 70
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk. The site is agricultural land with mature hedges for boundaries. Although the site would be visible to immediate neighbours, there is no impact on the wider landscape or on the townscape or historic environment. The site is well located for recreation facilities and schools, but is starting to move away from the town centre. There is no access into the site and appears to be no way of achieving one except if properties are demolished.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner		

Site Reference	LO327	Promoter: Owner known to the Council	
Site Location	Land off Abbotts Way, the Links and Monks Dyke Road		
Site Description			
Site Area	9.13 ha	No of Dwellings	Capacity 237
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk. The site is agricultural land with mature hedges and trees for boundaries. There is a drainage channel running out to Monks Dyke Road and there will be biodiversity in this, landscaping would improve biodiversity but the proposed access could involve the loss of the drainage ditch because the area of land is so narrow and this would impact on biodiversity. The land is quite flat and enclosed by its boundary treatments so would not have an impact on the wider landscape. There would be an impact on the townscape this is not a natural extension to the built environment and protrudes into the open countryside, not even when you cumulatively look at the adjoining site LO337, do they sit within the built environment comfortably, and there is no impact on the historic environment. The site is reasonably close to services and facilities/town centre there is a footpath link. A vehicle access can be formed via Monks Dyke Road but its width would be constrained because of the drainage channel, under a SUDs scheme it is likely this channel would need to be retained, this would push the access close to the properties which have their rear accesses running along the potential access to the site, the gardens to these houses are very small and an access road would be detrimental their residential amenities, particularly the end house. The other access shown off Virginia Drive is inadequate but could be a footpath link. There is no impact on the historic environment. There is a public footpath running through the site linking into a wider footpath network which		

	could encourage walking.
Infrastructure	No major infrastructure constraints to the development of the site.
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.

Site Reference	LO328	Promoter: Owner known to the Council	
Site Location	Land off St Marys Lane, Louth		
Site Description	Agricultural land		
Site Area	2.56 ha	No of Dwellings	Capacity 66
Suitability of the site in broad planning terms	<p>No the site is not suitable. The site is outside flood risk. The site is a grassed field with mature trees for boundary treatment along St Marys Lane and the west boundary; these are subject to tree preservation orders. There may be opportunities for landscaping within the site that would improve biodiversity, providing the trees were retained. The site lies on the edge of the AONB. It is well screened from St Marys Lane because the trees are set along an embankment. The land rises up from the St Mary's Lane towards the Louth Bypass. There is screening along the bypass by hedging. However, there are gaps in this treatment that means views of the site can be glimpsed from the bypass, particularly as the site rises up towards the bypass. The site may also be visible in views of the spire of St James's Church, which is a particularly important aspect of views into the town. Additional landscaping would minimise the impact of development on the site. The site lies on the edge of the built environment and providing an access could be found that meant the trees were protected there would be no impact on the townscape. The site lies on the edge of the Conservation, good design should protect its setting, and however there may be impacts on wider view towards St James's Church. The site is close to recreational facilities and 800m from the town centre but the site has no access shown other than straight out onto St Marys Lane; this would mean loss of protected trees which would significantly harm the character of the area.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner		

Site Reference	LO330	Promoter Owner known to the Council	
Site Location	Land off Legbourne Road, Louth		
Site Description	Agricultural Land		
Site Area	41.78 ha	No of Dwellings	Capacity 676
Suitability of the site in broad planning terms	<p>Yes the site is suitable. The site is not in flood risk. The site is agricultural land, divided into a number of field parcels by managed hedgerows; there is also an intermittent mature hedgerow along Kenwick</p>		

	Rd frontage and a number of drainage ditches crossing the site. Given the size of the site, development should be able to occur without affecting the drainage ditches and there are opportunities to provide landscaping that could improve biodiversity. There is no impact on the historic environment. The land falls from west to east and the boundary of the Lincolnshire Wolds AONB lies to the west and the flat coastal plain to the east. There would be an impact on the wider landscape as the land rises toward Kenwick Road, a wide buffer zone of landscaping would mitigate against this. However, the site would still be highly visible in views across Louth from Kenwick Hill. The site is approximately 1.75 km from the town centre, although there are local services and facilities closer to the site. The access is going to be onto Legbourne Road. There are no footpath links until you get to the built up section of Legbourne Road but there is room to create one. A site of this size would be required to include a comprehensive green infrastructure provision, including recreation space and opportunities for biodiversity and species adaptation and migration and should be able to support community facilities including open space. . Following a Public Inquiry in 2014, a Planning Inspector concluded that the site would impact on the wider landscape and would not be able to provide a sustainable form of development.
Infrastructure	No major infrastructure constraints to the development of the site.
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected to be phased given its size, as indicated by the landowner.

Site Reference	LO332	Promoter: Owner known to the Council	
Site Location	Land to the rear of Horncastle Road, Louth		
Site Description	Agricultural land		
Site Area	6.47 ha	No of Dwellings	Capacity 168
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk. The site is agricultural land within the Lincolnshire Wolds AONB. Development near the hillcrest on the northern part of the site may also be visible on the skyline when viewed from the AONB to the south and from the public right of way that runs to the south. Development on the site would impact on outward views across the AONB from Horncastle Road. The site is effectively in the open countryside, detached from the built environment and therefore sits out of context with the existing pattern of development. There is no impact on the historic environment. The site is landlocked with no access shown and it is detached from the main body of the town.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	LO333	Promoter: Owner known to the Council	
Site Location	Land off Horncastle Road		

Site Description	Agricultural Land		
Site Area	3.07 ha	No of Dwellings	Capacity 76
Suitability of the site in broad planning terms	<p>No the site is not suitable. The site is not in flood risk. The site is agricultural land with mature TPO trees for boundary treatment along Horncastle Road and hedges and trees. The site falls to the south away from Horncastle Road and forms part of the landscape setting to both the town and the AONB. Development would affect the wider landscape. The site is disconnected from the existing pattern of development and is in the open countryside. There is no impact on the historical environment. The site is reasonably close to services and facilities/town centre there is a footpath on the opposite side of the road. To create one on the side of the road of the site would mean removing TPO trees and it would harm the character of the area. The creation of a vehicle access would also mean the removal of TPO trees and cause harm to the woodland character of this part of Louth. Planning permission has been granted for 4 dwellings in 2014 and 2015 along the frontage with access to the rear; this does not alter the fact that the site is still considered unsuitable for the reasons set out apart from the harm to the trees.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	LO334	Promoter Owner known to the Council	
Site Location	Land off Horncastle Road		
Site Description	Agricultural Land		
Site Area	1.23 ha	No of Dwellings	Capacity 32
Suitability of the site in broad planning terms	<p>No the site is not suitable. The site is not in flood risk. The site is agricultural land with mature trees for boundary treatment and hedges which links in to a network of hedgerows across a large area of this part of Louth. The site falls to the south away from Horncastle Road and forms part of the landscape setting to both the town and the AONB. Development would affect the wider landscape. The site is disconnected from the existing pattern of development and is in the open countryside. There is no impact on the historical environment. The site is reasonably close to a school and recreation facilities and is 1 km from the town centre but it is landlocked unless LO333 is allocated so there is no access and this site is not suitable.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	LO337	Promoter: Owner known to the Council	
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Site Location			
Site Description	Agricultural Land		
Site Area	8.01 ha	No of Dwellings	Capacity 208
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk. The site is agricultural land with hedges but most boundaries are open, there would be opportunities for landscaping to improve biodiversity. The land is quite flat is not very visible from wider public view so would not have an impact on the wider landscape. There would be an impact on the townscape as the site protrudes into the open countryside, even when looked at cumulatively with the adjoining site LO327, they do not sit within the built environment comfortably, no impact on the historic environment. The site is reasonably close to local services and facilities and is 1.75 km from town centre. There is a footpath link.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	LO338	Promoter: Owner known to the Council	
Site Location	Land off Wood Lane, Louth		
Site Description	Agricultural land		
Site Area	2.19 ha	No of Dwellings	Capacity 56
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk. The site is agricultural land with some hedges and trees for boundaries but there are stretches of open boundary; there is also a drainage ditch along the northern boundary of the site. There may be opportunities for additional landscaping to contribute to biodiversity. The land is quite flat and not very visible from public views so it would not have an impact on the wider landscape. There would be an impact on the townscape as the site protrudes into the open countryside and this is not a natural extension to the built environment, not even when you cumulatively look at the adjoining sites LO327 and LO337, they do not sit within the built environment comfortably. There is no impact on the historic environment. The site is landlocked and therefore there is no connection to services and facilities/town centre. The site would have to be accessed through LO227 which is not suitable with access constraints.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	LO345	Promoter Owner known to the Council	
Site Location	Land to the north of Legbourne Road, Louth		
Site Description	Agricultural Land		

Site Area	13.93 ha	No of Dwellings	Capacity 418
Suitability of the site in broad planning terms	<p>No the site is not suitable. The site is not in flood risk. The site is predominantly agricultural land surrounded by hedgerows and with a further hedgerow through the centre. The site offers wider views to the north east and east and is prominent in views as you come down the B1200 towards Louth and from Kenwick Hill, though the wider views away to the north east and east would be over the top of any development would still be visible. On its own there would be an impact on the townscape because this site is detached from the main body of the town; There is no impact on the historic environment. The site is starting to move away from the services and facilities and town centre There are no footpath links until you get to the built up section of Legbourne Road but which is 660m away, only by working with the other sites on this side of the road can footpath access be achieved. A site of this size would be required to provide a comprehensive range of green infrastructure, including sport and recreation as well as amenity space, footways and that for biodiversity; along with other services and facilities. The impact is identified as negative impact due to the difficulty in accessing existing services and facilities in the town. However, the positive impact comes from the fact that a site of this size will be required to provide a number of these services itself. The access is going to be onto Legbourne Road. Following a Public Inquiry in 2014, a Planning Inspector concluded that the site would impact on the wider landscape and would not be able to provide a sustainable form of development.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability. A planning application on the site did not raise this as an issue.		
Phasing	The delivery of the site is expected to be phased given its size, as indicated by the landowner. Given its location this part of the site would not be expected to come forward until the last phase of the plan period.		

Site Reference	LO372	Promoter: Owner known to the Council	
Site Location	Land at Hallams Close, Julian Bower, Louth		
Site Description	Grassed field		
Site Area	2.34 ha	No of Dwellings	Capacity 61
Suitability of the site in broad planning terms	<p>No the site is not suitable. The site is not in flood risk. The site is grassed fields within the Lincolnshire Wolds Area of Outstanding Natural Beauty. The site rises from the south and would be visible from London Road and from the end of Julian Bower; there would be some impact on the wider landscape. The site is detached from the built environment and is out of context with the existing pattern of development, it is in effect in the open countryside. There is no impact on the historic environment. The site is almost 1 km from the majority of services and facilities and the town centre; however, it is closer to sport and recreation facilities. The access would have to be out onto Julian Bower and this is a very narrow rural lane with no footpaths, upgrading the lane would have a significant impact on its rural character. There is a footpath which runs through the site and could encourage walking but this would have to be accommodated in a way which retained its rural character.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of	The owner of the site has informed the Council that they are going to		

the site	bring the site forward
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.

Site Reference	LO462	Promoter: Owner known to the Council	
Site Location	Land off Crowtree Lane, Louth		
Site Description	Golf Club		
Site Area	6.78 ha	No of Dwellings	Capacity 176 reduced to 30
Suitability of the site in broad planning terms	<p>No the site is not suitable. The site is not in flood risk. The site is part of a golf course, with clubhouse and open fairways and associated landscaping. Although the area is to a degree, being a golf course, an artificially created landscape, the site lies partly within and abutting the AONB and forms part of its setting. There are trees providing screening and so reducing any impact on the wider landscape. Development in this location is out of context with the existing built environment being in effect in the open countryside. There is no impact on the historic environment. The site is reasonably close to services and facilities and the town centre with footpath links. It is also close to Hubbards Hills and Westgate Fields Any loss of green infrastructure would have to be compensated for as this is already a golf club with open space. The site is also close to other recreation opportunities.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected to be phased given its size, as indicated by the landowner.		

Site Reference	LO501	Promoter: Owner known to the Council	
Site Location	Land at Louth Park Farm, Louth		
Site Description	Agricultural land		
Site Area	3.08 ha	No of Dwellings	Capacity 98
Suitability of the site in broad planning terms	<p>No the site is not suitable. The site is not in flood risk. The site is agricultural land with mature hedges and trees for boundaries. Landscaping could improve biodiversity. The land is quite flat and although it has a sparse boundary treatments, it is not highly visible in public views so would not have an impact on the wider landscape. There would be an impact on the townscape this is not a natural extension to the built environment and protrudes into the open countryside, not even when you cumulatively look at the adjoining site LO327 and LO337, as they do not sit within the built environment comfortably. There is no impact on the historic environment. The site is landlocked and therefore there is no connection to services and facilities or the town centre. The site would have to be accessed through LO337 which is not suitable.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		

Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.

Site Reference	LO502	Promoter: Owner known to the Council	
Site Location	Land off Eastfield Road, Louth		
Site Description	Agricultural land		
Site Area	12.71 ha	No of Dwellings	Capacity 330
Suitability of the site in broad planning terms	<p>No the site is not suitable The site is not in flood risk. The site is agricultural land with mature hedges and trees for boundaries; Monk's Dyke runs along the southern boundary of the site. The land is quite flat and enclosed by its boundary treatments, so would not have an impact on the wider landscape. However, a public footpath runs along the eastern boundary and the site will be highly visible from here. The site does not form a natural extension to the built environment, even if the adjacent site to the west were to be developed, this site in its entirety would protrude out into the open countryside south eastwards. Reducing the size of the site so it would in line with LO326 would still not improve the way the site relates to the built environment, development would start to string out along Eastfield Road and become less well related to the town. The boundary treatment along Eastfield Road is intermittent and the site would be visible in views along Eastfield Road. There is no impact on the historic environment. The site is 1.7 km from the town centre although it is closer to local services and facilities, but it is starting to move out into the open countryside; there is a footpath connection along Eastfield Road. A vehicle access can be formed via Eastfield Road. A site of this size would be required to provide a comprehensive range of green infrastructure which will support healthy lifestyles and biodiversity. There is a public footpath on the opposite side of the road linking into a wider footpath network which could encourage walking.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	LO505	Promoter: Owner known to the Council	
Site Location	Land off Alvingham Road, Louth		
Site Description	Agricultural land		
Site Area	16.88 ha	No of Dwellings	Capacity 270
Suitability of the site in broad planning terms	<p>No the site is not suitable. The site is not in flood risk. The site is agricultural land with mature hedges and trees for boundaries except the boundary with Alvingham Road which is open. There is a drainage ditch running along the field boundary with Alvingham Road which may contain biodiversity. The land is quite flat but does rise slightly to the north. The</p>		

	boundary treatment to the west and east does mitigate the impact on the wider landscape. The site does not form a natural extension to the built environment, even if the adjacent site to the east were to be developed, this site in its entirety would protrude out into the open countryside westwards bringing development into Keddington Parish. There is no impact on the historic environment. The site is not very close to services and facilities, there is no footpath along Alvingham Road, the nearest one being 225m away on the opposite side of the road. An access can be formed onto Alvingham Road.
Infrastructure	No major infrastructure constraints to the development of the site.
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.

Site Reference	LO521	Promoter	Owner known to the Council
Site Location	Land off Monks Dyke Road, Louth		
Site Description	Grassed land and wooded area		
Site Area	1.39 ha	No of Dwellings	Capacity 35 reduced to 30
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk. The site is a field and disused wooded area. The wooded area is unmanaged and not of a good quality though there may be some biodiversity. The site is also alongside Railway Walk which provides a strong linear feature for wildlife. Any landscaping scheme would have to incorporate these features and additional landscaping may improve biodiversity. The site is enclosed within the context of the built environment and would not have an impact on the wider landscape or townscape, there are trees to Railway Walk and these should be retained. There is no impact on the historic environment. The site is close to local schools and 900m from the town centre with footpath links. There is no safe suitable access to this site, the only possible access comes out onto a bend on Monks Dyke Lane, there appears to be no way of overcoming this issue. Capacity is reduced to allow for preservation of trees on the site.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	LO523	Promoter:	Owner known to the Council
Site Location	Land off Stewton Lane, Louth		
Site Description	Agricultural land		
Site Area	19.46 ha	No of Dwellings	Capacity 155
Suitability of the site in broad	No the site is not suitable. The site is not in flood risk. The site is agricultural land; some of the boundaries are with mature hedges and		

planning terms	trees while others are sparser. The land is quite flat and enclosed by its boundary treatments and is not highly visible in the wider public realm. However, a public footpath crosses the site and the site would impact on this. There would be an impact on the townscape as the site is not a natural extension to the built environment and protrudes into the open countryside; there is no impact on the historic environment. The site is moving away from services and facilities there is no footpath on Stewton Lane, which is a narrow lane moving out into the open countryside. The frontage of the site is almost 2 km from the town centre; the furthest extent of the site is 2.7 km. There are some local services and facilities closer; however, the lack of footpath is an issue. The site is close to Railway Walk which aids access to these facilities and there is a public right of way through the site which could encourage walking. A site of this size would be expected to provide a comprehensive range of green infrastructure to add to healthy lifestyles and provide for biodiversity.
Infrastructure	No major infrastructure constraints to the development of the site.
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.

Site Reference	LO527	Promoter Owner known to the Council	
Site Location	Land off Eastfield Road, Louth		
Site Description	Grassed field		
Site Area	4.24 ha	No of Dwellings	Capacity 107
Suitability of the site in broad planning terms	No the site is not suitable. The site is fields next to the canal and the River Lud flows through it; the site is in an area of flood risk. The site is undulating with views across it in the short distance of trees. It only has low hedgerows along Eastfield Road and Cowslip Lane boundaries and gives the appearance of grassed meadowland. Development of the site would impact on these short distance views and on the rural character of this part of Louth. The site lies outside the built up environment and is in effect in the open countryside, it forms part of the green entrance into Louth along Eastfield Road. This site forms a meadowland backdrop to the canal, though disused now it does have some historical context. The site is likely o contain biodiversity and the River Lud will act as a wildlife corridor. The site is approximately 1.75 km from the majority of services and facilities and the town centre; with a footpath on the opposite side of the road. An access can be formed onto Eastfield Road. There is a public footpath running down alongside the canal and another on the opposite side of the road, this could encourage walking, although the footpath within the site would have to be accommodated in a way that retained its rural character.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	LO528	Promoter: Owner known to the Council Louth	
Site Location	Land off Julian Bower, Louth		
Site Description	Former playing fields		
Site Area	1.26 ha	No of Dwellings	Capacity 34
Suitability of the site in broad planning terms	<p>No the site is not suitable. The site is not in flood risk. The site was former playing fields for a local school. There would be no impact on the wider landscape the site is quite enclosed by hedges and existing development. There is no impact on the historic environment. The site is reasonably close to services and facilities and the town centre. The site links into LO341 but the access onto Bluestone Rise is not wide enough to accommodate any more than the 5 dwellings indicated for LO341. Access onto Julian Bower is not possible, it is a narrow lane and upgrading it would significantly harm its rural character. Therefore this site does not have a satisfactory access and cannot link to services and facilities. This site is former playing fields. There is no evidence that these were open to use by the wider public and they have been unused for some time, however evidence would have to be provided that they had been satisfactorily replaced.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	LO530	Promoter: Owner known to the Council	
Site Location	Former resource centre, Victoria Road, Louth		
Site Description	Former resource centre		
Site Area	0.38 ha	No of Dwellings	Capacity 10
Suitability of the site in broad planning terms	<p>Yes the site is suitable. The site is not in flood risk. The site is a former resource centre with trees along the south east boundary and some green space to the rear. There is no impact on the wider landscape because the site is enclosed. The site lies within the built up area of the town so there is no impact on the townscape. There is a listed building to the south east of the site but it is some distance away and any impact would be mitigated by design and landscaping. The site lies within the built up area of Louth and is reasonably close to services and facilities, there are footpath connections to the main town and other facilities. There is already a vehicle access but it runs through and is shared with the building at the front of the site which looks to be in use, this may cause some conflict with users of this building.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The agent of the owner of the site has informed the Council that they are going to bring the site forward, however this is a County Council site and there is no indication that the Council have officially approved the reuse of the site for housing, it therefore cannot be considered to be deliverable.		
Viability of the	No indication of any constraints that could affect viability.		

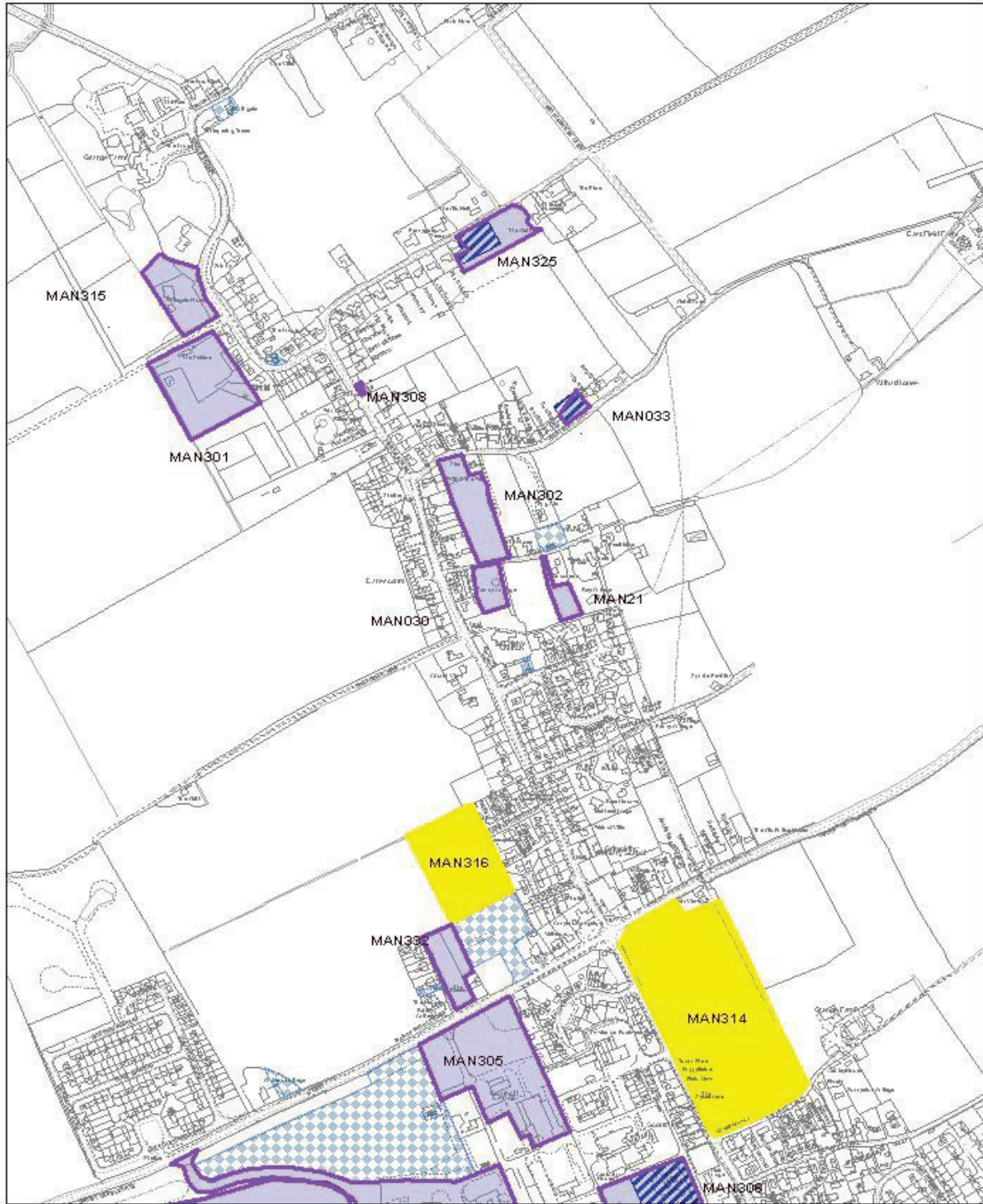
site	
Phasing	The delivery of the site is unknown.

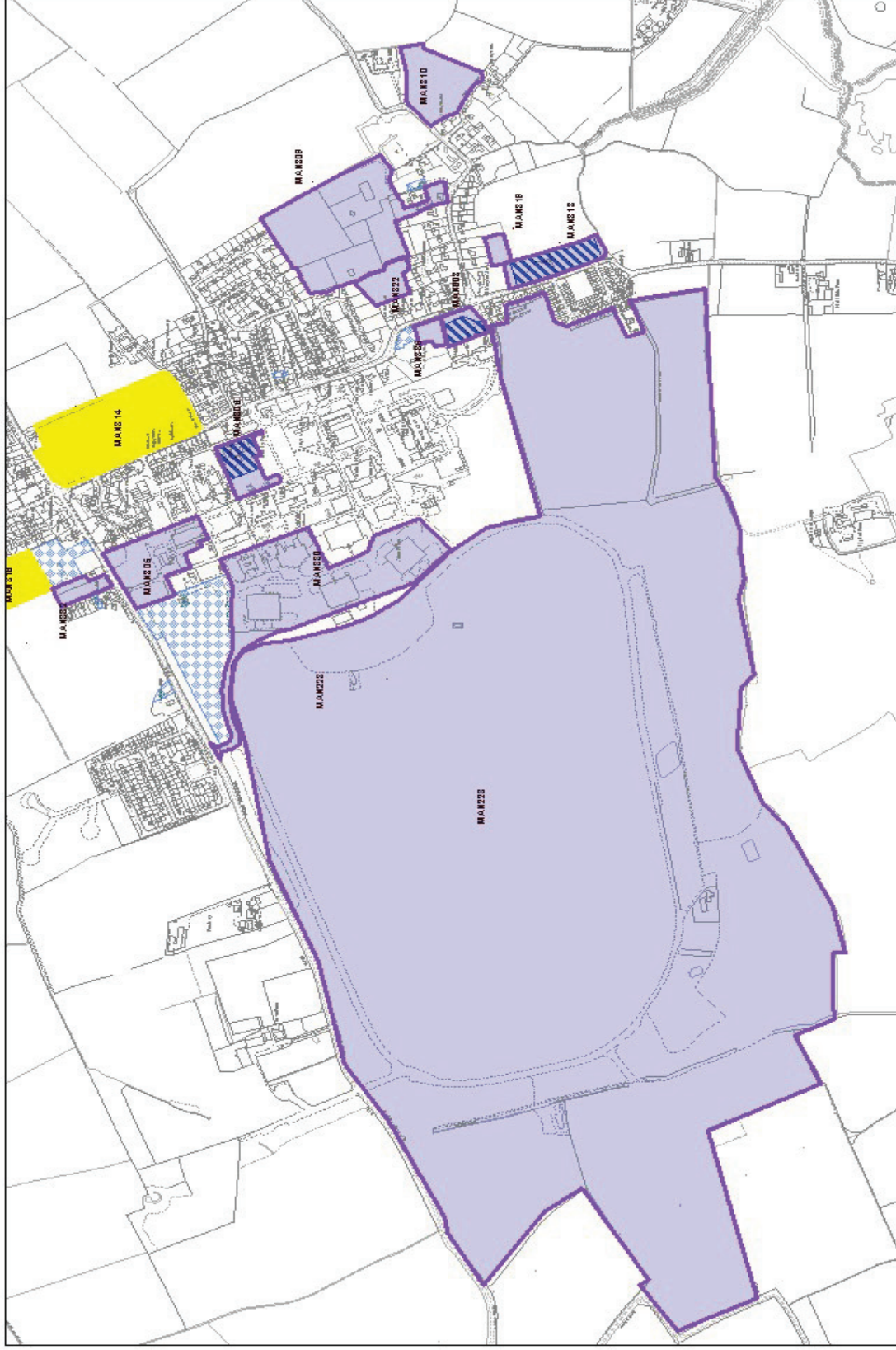
Site Reference	LO531	Promoter Owner known to the Council	
Site Location	Eastfield House, Eastfield Road, Louth		
Site Description	Adult Social Services site		
Site Area	0.47 ha	No of Dwellings	Capacity 12
Suitability of the site in broad planning terms	Yes the site is suitable. The site is not in flood risk. The site is the site of some county council offices which appear to still be in use, there are trees along the frontage with general landscaping. Development of the site would enhance biodiversity providing the trees were retained. There is no impact on the wider landscape because the site is enclosed. The site lies within the built up area of the town so there is no impact on the townscape. The site lies within the built up area of Louth and is reasonably close to services and facilities, there are footpath connections to the main town and other facilities. There is already a vehicle access to the site which could be used. The site appears to be still used for employment by the county council, ceasing its use could reduce the number of jobs within the area, though there is no timetable for this.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The agent of the owner of the site has informed the Council that they are going to bring the site forward, however this is a County Council site and there is no indication that the Council have officially approved the reuse of the site for housing, it therefore cannot be considered to be deliverable.		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is unknown.		

Site Reference	LO705	Promoter: Owner known to the Council	
Site Location	Land off Alvingham Road, Louth		
Site Description	Agricultural land		
Site Area	3.36 ha	No of Dwellings	Capacity 58
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk. The site is an agricultural field with hedges and mature trees for its boundary treatment. The boundary treatment means the site is enclosed and does not impact on wider views, although the low hedges along Alvingham Road mean that it would be highly visible in views on leaving Louth. The site is detached from the main town and is in effect in the open countryside. There is no impact on the historic environment. The site is detached from the town with no footpath connection along Alvingham Road, which is quite narrow at this point. The site is too detached to adequately create a footpath connection.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		

Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.

MANBY/GRIMOLDBY





TF3986

Scale 1:11000

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PROPOSED SITE FOR ALLOCATION IN MANBY/GRIMOLDBY

Site Reference	MAN314	Promoter: Owner is known to the Council	
Site Location	Land to the east of Carlton Road, Manby		
Site Description	Agricultural Land		
Site Area	4.94 ha	No of Dwellings	Capacity 94 reduced to 50
Suitability of the site in broad planning terms	<p>Yes the site is suitable. The site is not in flood risk, it is very close to services including the post office, shop, doctors and school and there is a footpath on the other side of Carlton road to connect to the village centre with room to provide one on the side of the site. The site does not have very good boundary treatment and development of it would impact on wider views of the landscape. Any landscaping would enhance biodiversity. The site would not impact on the townscape because this is the centre of the village and it would be expected that the centre would develop, the site could provide a village green for the two villages this would ensure that there was still a form of separation between them. Capacity has been reduced to take this into account. The site would not impact on the historic environment.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery.		
Viability of the site	No indication of any constraints that could affect viability		
Phasing	The delivery of the site is expected within the last five years of the plan period.		

Site Reference	MAN316	Promoter: Owner is known to the Council	
Site Location	Land to the rear the former health centre on the B1200, Manby		
Site Description	Former caravan site		
Site Area	1.43 ha	No of Dwellings	Capacity 27
Suitability of the site in broad planning terms	<p>Yes the site is suitable. The site is not in flood risk, it is close to services and facilities including the doctors and the school there is a footpath on side of the road leading to the village centre but the site does rely on the front part of the site coming forward otherwise it is landlocked, there is an access through both sites shown on the details of the planning application in 2011 for the front part of the site, with no obvious ransom strip, both areas were in the same ownership in 2011. The site is screened from the road by the fact that the front part of the site has planning permission and is going to be developed and it would not impact on the wider landscaping. The site would not impact on the townscape or historic environment.</p>		
Infrastructure	No major infrastructure constraints to the development of the site		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery		
Viability of the site	No indication of any constraints that could affect viability		
Phasing	The delivery of the site is expected within the first ten years of the plan period, because the development of the site in front has to take place first in order to gain access into the MAN316.		

DISCOUNTED SITES

Site Reference	MAN330	Promoter: Owner is known to the Council	
Site Location	Land off the B1200, Manby		
Site Description	Redundant RAF Hangers		
Site Area	8.65 ha	No of Dwellings	Capacity 163 reduced to 87
Suitability of the site in broad planning terms	<p>Yes the site is suitable. The site is not in flood risk. It is close to services and facilities including the doctors and the school but there is no direct pedestrian link on to Manby Middlegate and alternative routes will extend the distance to walk to access services and facilities, particularly the doctors, school and village hall. There is the potential for the creation of pedestrian and cycle access through Manby Park to link up with the village, however, there are no footpaths in Manby Park and this site is heavily trafficked with commercial vehicles and cars visiting the various commercial activities there. The site has been in commercial use for many years after the operations on the airfield ceased. The hangers have been empty for a number of years, and one was recently destroyed by fire. Redevelopment of the site will remove the possibility of future commercial development on the site and potentially affect operations on the adjacent airfield as there is no buffer between the two areas. However, the recent employment survey identified vacant and underused units on the adjacent camp; therefore the long term viability of this site for employment is uncertain. The site would have to provide green infrastructure and/or open space as a buffer to some of the adjacent employment uses on Manby Park and the airfield. The site is a brownfield site and presently has redundant RAF hangers on it and is very open to wider views as you travel up the B1200 towards the village; the buildings on it are very tall and industrial in character, the demolition of them with landscaping of the site would lessen the impact and, if well designed, could be a positive contribution to the landscape and setting of the village. The site would not impact on the townscape, however, there may be an impact on the historic environment as the site is close to listed buildings on the airfield and the design will have to respect their setting. Capacity of the site for housing has been set out by the landowner at approximately 87 homes with a proposed area of 1.35ha for open space, 0.24ha for community facilities and retained employment of small business units of 1.35ha.</p>		
Infrastructure	No major infrastructure constraints to the development of the site, though the buildings will require demolition.		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery		
Viability of the site	No indication of any constraints that could affect viability except the demolition of the buildings		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	MAN332	Promoter: Owner is known to the Council Lincs	
Site Location	Land opposite Spinney Close, Manby		
Site Description	Grassed field		
Site Area	0.45 ha	No of	Capacity 8 reduced to 4

	Dwellings
Suitability of the site in broad planning terms	Yes the site is suitable. The site is not in flood risk, it is close to services and facilities including the doctors and the school there is a footpath on side of the road leading to the village centre. The site is well screened from the road by mature hedgerow and would not impact on the wider landscaping. There is a wooded area on the site to the rear of the property called the Retreat, the retention of this and further landscaping would enhance biodiversity. The wooded area could be some open space for the site. The site would not impact on the townscape or historic environment
Infrastructure	No major infrastructure constraints to the development of the site
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery
Viability of the site	No indication of any constraints that could affect viability
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.

Site Reference	MAN003	Promoter: Owner is known to the Council
Site Location	Land off Carlton Road, Manby	
Site Description	Grassed field	
Site Area	0.55 ha	No of Dwellings Capacity 10 reduced to 3
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk, it is grassed paddock surrounded by mature trees and hedgerows and covered by a blanket tree preservation order, any development of the site would lead to some loss of trees to widen the access and this would result in detriment to the townscape in this very rural part of the village. There is no impact on the historic environment or wider landscape views. The site is close to services and amenities and there is a footpath connection.	
Infrastructure	No major infrastructure constraints to the development of the site	
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery	
Viability of the site	No indication of any constraints that could affect viability apart from the trees on the site.	
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.	

Site Reference	MAN021	Promoter: Owner is known to the Council
Site Location	Land off Mill Lane, Manby	
Site Description	Grassed field	
Site Area	0.18 ha	No of Dwellings Capacity 3
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk, it is grassed paddock surrounded by mature trees and hedgerows with a tree lined access. There is no impact on the historic, townscape environment or wider landscape views. The site is close to services and amenities but there is no footpath connection, the nearest one being some 147m away on the main road, the vehicle access would be difficult and given the narrow rural aspect of the lane could compromise the safety of road	

	users.
Infrastructure	No major infrastructure constraints to the development of the site
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery
Viability of the site	No indication of any constraints that could affect viability apart from the trees on the site.
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.

Site Reference	MAN030	Promoter: Unknown	
Site Location	Land off Mill Lane, Manby		
Site Description	Grassed field		
Site Area	0.26 ha	No of Dwellings	Capacity 5
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk, it is grassed paddock surrounded by mature trees and hedgerows. There is no impact on the townscape environment or wider landscape views. There could be a small impact on the views of the listed church but this is somewhat mitigated against by the mature boundary treatments of the site. The site is close to services and amenities but there is no footpath connection, the nearest one being some 55m away on the main road, the vehicle access would be difficult and given the narrow rural aspect of the lane could compromise the safety of road users.		
Infrastructure	No major infrastructure constraints to the development of the site		
Deliverability of the site	The owner of the site is unknown		
Viability of the site	No indication of any constraints that could affect viability apart from the trees on the site.		
Phasing	The delivery of the site not known because the owner of the site is not known.		

Site Reference	MAN223	Promoter: Owner is known to the Council	
Site Location	Former airfield, Manby		
Site Description	Agricultural use and intensive livestock		
Site Area	147 ha	No of Dwellings	Capacity 3599
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk, it is close to services and facilities but the footpath is on the other side of the road and there would need to be a footpath on the side of the site given its size. The size of the site would mean it would have to provide green infrastructure and open space and also other community benefits. The site is so large that despite its mature boundary treatment its development would impact on wider views of the landscape from various vantage points including the rural setting of the village. The site would not impact on the townscape or historic environment. The site is of a size significantly over and above the needs of Manby and Grimoldby's natural growth. The site has the potential to more than quadruple the households in Grimoldby and Manby, which would create a town in East Lindsey		

	terms.
Infrastructure	No major infrastructure constraints to the development of the site
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner but if this site came forward it would be developed over the whole plan period.

Site Reference	MAN301	Promoter: Owner is known to the Council	
Site Location	Land west of Tinkle Street, Manby		
Site Description	Agricultural use		
Site Area	1.34 ha	No of Dwellings	Capacity 25 reduced to 19
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk, it is close to services and facilities with he footpath is on the other side of the road. The site because of its open nature despite some boundary treatment would impact on wider views of the landscape to a degree. Any landscaping would enhance biodiversity. The site would impact on the townscape in this part of the village as it moves into the open countryside it is more rural in nature and takes a linear form; this backland development would be out of context with this. The site would not impact on the historic environment.		
Infrastructure	No major infrastructure constraints to the development of the site		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner		

Site Reference	MAN302	Promoter: Owner is known to the Council	
Site Location	Land off Eastfield Road, Manby		
Site Description	Agricultural use		
Site Area	0.74 ha	No of Dwellings	Capacity 14 reduced to 10
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk, it is close to services and facilities but there is no footpath either in Mill Lane or Eastfield Lane and their narrow rural nature could compromise the safety of road users. The site because of its open nature despite some boundary treatment would impact on wider views of the landscape to a degree, especially if the boundary was removed along Mill Lane. Any landscaping would enhance biodiversity. The site would impact on the townscape in this part of the village as it is more rural in nature and takes a linear form; this backland development would be out of context with this. The site would not impact on the historic environment.		
Infrastructure	No major infrastructure constraints to the development of the site		

Deliverability of the site	The owner of the site has confirmed that the site is available for delivery
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner

Site Reference	MAN305	Promoter: Owner is known to the Council	
Site Location	Land on the south side of the B1200, Manby		
Site Description	Former recycling use		
Site Area	2.29 ha	No of Dwellings	Capacity 45
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk, The site is close to the services and facilities in the village including the school and doctors, there is a footpath on the other side of the road from the site. The rest of the site is used by LCC as their highway depot and there would be a conflict between residential use and employment use of the site with LCC highway lorries going in and out of the site, there would therefore have to be a separate vehicle and pedestrian access to the site. There could also be noise issues from the depot use of the site, especially as it is used for the storage and distribution of road grit in the winter. The site is well screened from the road by the fact that the front part of the site has good mature boundary treatment of trees and hedges, it would not impact on the wider landscaping. The site would not impact on the townscape or historic environment.		
Infrastructure	No major infrastructure constraints to the development of the site		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner		

Site Reference	MAN309	Promoter: Owner is known to the Council	
Site Location	Land off Church Lane, Manby		
Site Description	Agricultural use		
Site Area	6.11 ha	No of Dwellings	Capacity 116
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk, it is close to services and facilities and there is a footpath from the access onto Church Lane. The site because of its open nature despite some boundary treatment would impact on glimpsed wider views of the landscape to a degree. Any landscaping would enhance biodiversity. The site would not impact on the historic environment. The access onto Church Lane is not suitable for size of site put forward although a smaller area may be acceptable. It would be a natural rounding off of development but the creation of a contrived access onto Church Lane would have a detrimental impact on the amenities of the two adjacent properties.		
Infrastructure	No major infrastructure constraints to the development of the site		

Deliverability of the site	The owner of the site has confirmed that the site is available for delivery
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner

Site Reference	MAN310	Promoter: Owner is known to the Council	
Site Location	Land off Church Lane, Manby		
Site Description	Agricultural use		
Site Area	1.19 ha	No of Dwellings	Capacity 36
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk, it is close to services and facilities but there is no footpath from the access onto Church Lane which becomes very narrow alongside the site. The site because of its open nature despite some boundary treatment would impact on wider views of the landscape from Church Lane. The village becomes very rural in nature as it moves out into the open countryside and the development of this site would undermine this rural context. Any landscaping would enhance biodiversity. The site would not impact on the townscape or historic environment.		
Infrastructure	No major infrastructure constraints to the development of the site		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner		

Site Reference	MAN313	Promoter: Owner is known to the Council	
Site Location	Land off Carlton Road, Manby		
Site Description	Agricultural use		
Site Area	1.19 ha	No of Dwellings	Capacity 23
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk, it is close to services and facilities and there is a footpath on the other side of the road to connect to the village centre. The site have very good mature boundary treatment and would not impact on wider views of the landscape. Any landscaping would enhance biodiversity. The site would impact on the townscape because this is a rural part of the village leading out into the open countryside and this site forms part of that setting. The site could impact on the historic environment being next to the listed church the boundary treatment would have to be retained to protect the churches rural setting.		
Infrastructure	No major infrastructure constraints to the development of the site		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery		

Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner

Site Reference	MAN319	Promoter: Owner is known to the Council	
Site Location	Land off Carlton Road, Manby		
Site Description	Agricultural use		
Site Area	1.19 ha	No of Dwellings	Capacity 23
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk, it is close to services and facilities but is landlocked and any access could go through MAN313 but this would involve removal of TPO trees. The site has very good mature boundary treatment and would not impact on wider views of the landscape. Any landscaping would enhance biodiversity. The site could impact on the historic environment being next to the listed church the boundary treatment would have to be retained to protect the churches rural setting.		
Infrastructure	No major infrastructure constraints to the development of the site		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner		

Site Reference	MAN325	Promoter: Owner is known to the Council	
Site Location	Land off Middlesykes Lane, Manby		
Site Description	Agricultural use		
Site Area	0.53 ha	No of Dwellings	Capacity 4
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk. Whilst development could consolidate the linear pattern of development in this part of the village, it is not that close to services and facilities, Middlesykes Lane is very rural and narrow with the nearest footpath some 247m away on the main road. The site is very open in nature and development would impact on the wider views of the landscape to the south and on the listed building the Old Hall to the east of the site. Landscaping would enhance biodiversity. Planning permission has been granted for 2 dwellings on the site, leaving space for a further 2 dwellings, despite the planning permission the reasons for discounting the site still remain.		
Infrastructure	No major infrastructure constraints to the development of the site		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery		
Viability of the site	No indication of any constraints that could affect viability.		

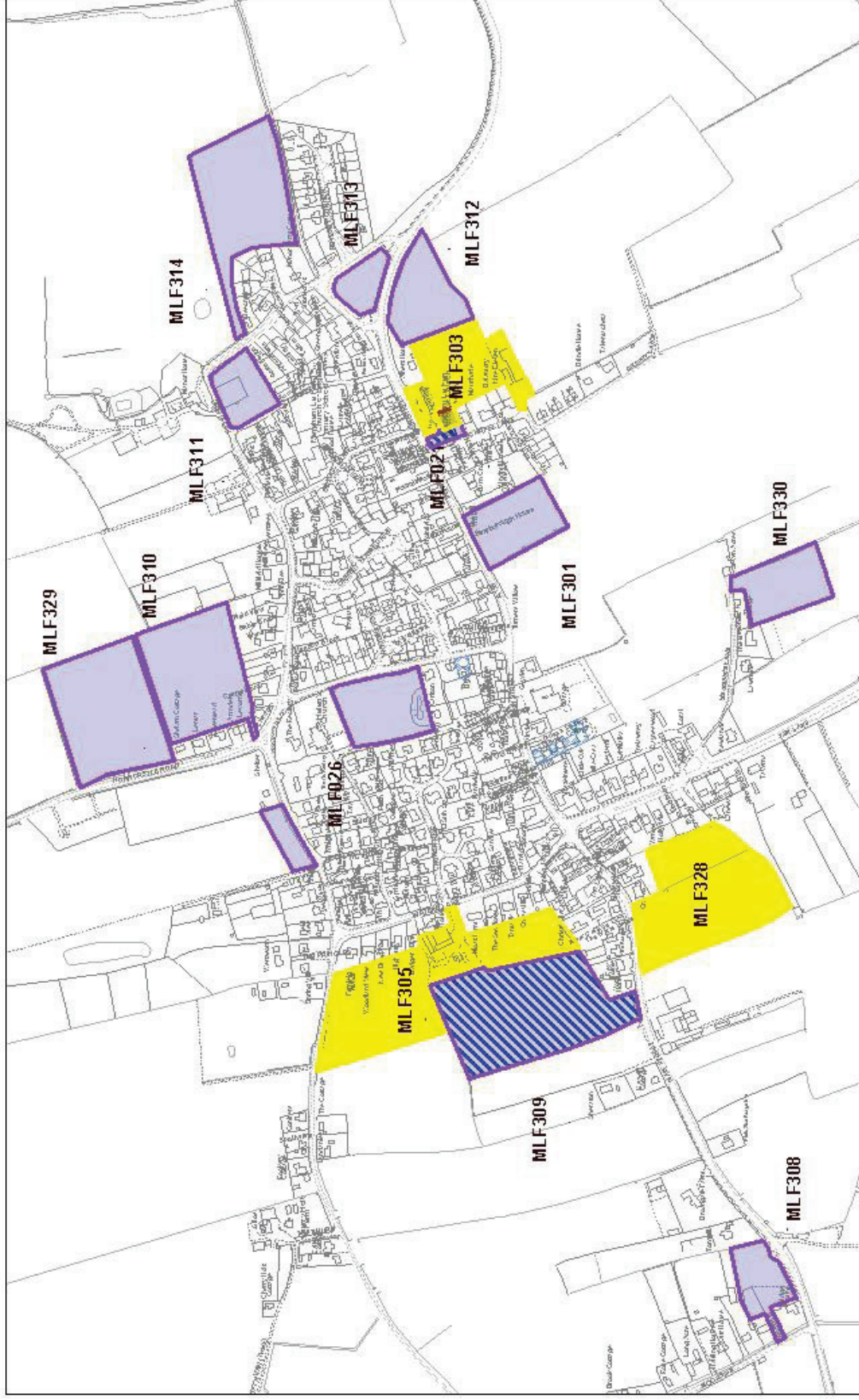
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner		

Site Reference	MAR234	Promoter: Unknown	
Site Location	Land off north of Fairview, Sea Dyke Way, Marshchapel		
Site Description	Grassed field		
Site Area	0.23 ha	No of Dwellings	Capacity 6
Suitability of the site in broad planning terms	No the site is not suitable. The site is 50% the front portion in the orange zone (danger for most) on the EA flood hazard maps. The site has good boundary treatment of hedgerows and mature trees, any landscaping would enhance the biodiversity of the site which is a grassed field at present. The boundary treatment also screens the site from impact on the wider views of the landscape. The site is reasonably close to services and facilities in the village including the school, a vehicle access could be provided onto the main road and there is a footpath leading towards the centre of the village.		
Infrastructure	No major infrastructure constraints to the development of the site		
Deliverability of the site	The owner of the site is unknown		
Viability of the site	No indication of any constraints that could affect viability		
Phasing	The delivery of the site is unknown because there is no indication that the owner wishes to bring the site forward		

Site Reference	MAN335	Promoter: Owner is known to the Council	
Site Location	Land at Manby House, Carlton Road, Manby		
Site Description	Residential garden land		
Site Area	0.32 ha	No of Dwellings	Capacity 6 reduced to 4
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk, The site is close to the services and facilities in the village including the school and doctors, there is a footpath leading to the centre of the village. The site lies within the village itself so there are no wider views of the landscape to be compromised. The site would impact on the townscape of the village because it lies on a prominent corner with its mature trees for boundaries it forms a wooded rural setting for this part of the village and a green setting for the large detached house whose gardens it forms. There are no historic environment impacts.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery.		
Viability of the site	No indication of any constraints that could affect viability		

Phasing	The delivery of the site is expected within the last five years of the plan period.

MAREHAM LE FEN



TF2761
Scale 1:6000

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PROPOSED SITE FOR ALLOCATION IN MAREHAM LE FEN

Site Reference	MLF021	Promoter: Owner is known to the Council	
Site Location	South of Main Street, Mareham le Fen		
Site Description	Petrol filling station		
Site Area	0.18 ha	No of Dwellings	Capacity 3
Suitability of the site in broad planning terms	Yes, the site is suitable. The site is not in flood risk. The site was a petrol filling station with a garage building on it and hard standing at the front. Landscaping would enhance biodiversity on the site. Development of the site would improve the townscape; there would be no impact on the wider landscape because the site is within the settlement. There is no impact on the historic environment. The site is reasonably close to services and facilities and there is a footpath so it is well connected. A vehicle access is available as the site was used as a petrol filling station.		
Infrastructure	No major infrastructure constraints to the development of the site, though it will require clearing and there may be some contamination		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period.		

Site Reference	MLF303	Promoter Owner is known to the Council	
Site Location	Land to the rear of the garage, Main Street, Mareham Le Fen		
Site Description	Agricultural land		
Site Area	0.43 ha	No of Dwellings	Capacity 43
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk. The site is a field with development to two sides, limited boundary treatment to the south and the eastern boundary which is made up of hedging. Development of the site would not impact on the townscape. There is potential for a minor impact on the wider landscape because the southern part of the site would be visible in views when entering the village from the east along the A155. . There would also be a slight impact on the historic environment as this view also contains the listed mill. However, both these issues could be resolved through layout and landscaping. The site is reasonably close to services and facilities. The access appears to be off Chapel Lane which is narrow and rural with no prospect of the provision of a footpath. Therefore the closeness of the site to services is negated by the lack of connectivity. The access would not be suitable as a vehicle access because of the narrowness of Chapel Lane and it is on a bend in the lane, though it is used at present to service an existing business.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	MLF305	Promoter: Owner is known to the Council	
Site Location	Moat Farmyard, Watery Lane		
Site Description	Disused farmyard, including buildings and hard standing. Land to the north and south of the farmyard		
Site Area	2.33 ha	No of Dwellings	Capacity 44 reduced to 35
Suitability of the site in broad planning terms	<p>Yes, the site is suitable; The site is not in flood risk. The site is a comprised of a disused farmyard, including buildings and hard standing and farmland to the north and south of the farmyard. The boundary treatments around the site are open, although there are mature trees within the site. The site will be required to provide green infrastructure which could help soften some of the impacts of the development and assist biodiversity. The boundary to Field Side is quite open. There would be an impact on views from Field Side looking west and south. The site is a natural extension to the built environment so fits in with the existing townscape. There is no impact on the historic environment. The site is reasonably close to services and facilities and there is a footpath on the opposite of Watery Lane; there is no footpath on Field Side which is a very narrow rural lane running along the rear of the site. Vehicle access would be from Watery Lane where there is already a wide access; there should be no access from Field Side, it is too narrow and rural in character. There is a public footpath running along the southern boundary of the site which could encourage walking and this will need to be incorporated in a way that reflects its rural location. Capacity is reduced because the northern part of the site does start to move into more open countryside and density would be lower here.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	MLF328	Promoter: Owner is known to the Council	
Site Location	Land on the south of Main Street, Mareham Le Fen		
Site Description	Agricultural Land		
Site Area	2.01 ha	No of Dwellings	Capacity 37 reduced to 32
Suitability of the site in broad planning terms	<p>Yes, the site is suitable; The site is not in flood risk. The site is an open field with trees and hedges forming the boundary to the rear and the built environment to the east and west; the frontage is open. The site contains and is surrounded by drainage ditches which will provide opportunities for biodiversity which can be supported by landscaping of the site. Wider views out of the site to the east and south are blocked by the boundary treatment and development; there is some impact on the wider landscape to the south west where the site is very open. The site is prominent in views along Main Street, although this is somewhat restricted by adjacent development. The site forms a natural extension to the built environment on this side of the village and therefore would not impact on the townscape. There is no impact on the historic environment. The site is close to services and facilities, there is a footpath link on the other side of the road and there is the room to create</p>		

	a link on the side of the site. A vehicle access can be created onto Main Street. There were issues with drainage and possibly archaeology on this site a planning application was submitted but withdrawn because of issues. These issues appear to have now been resolved. Capacity reduced slightly because the site lies on the edge of the village and therefore should have a lower density.
Infrastructure	No major infrastructure constraints to the development of the site.
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.

DISCOUNTED SITES

Site Reference	MLF026	Promoter: Unknown	
Site Location	Land South of St Helens Church, off Church Walk, Mareham Le Fen		
Site Description	Grassed field		
Site Area	0.19 ha	No of Dwellings	Capacity 19
Suitability of the site in broad planning terms	<p>No the site is not suitable. The site is not in flood risk. The site is a field with hedges for its boundary treatment and contains a pond. The site has not been intensively farmed and an ecological survey of the site would be needed to establish what species are on site and if development can take place in a way that protects this. Development of the site would not impact on the wider landscape the site is surrounded by development. The site is a natural infill site within the built environment and therefore there would not be an impact on the townscape. However, there would be an impact on the historic environment because the site is located adjacent to the Grade II* listed church, there are views across to the church so development of the site would impact on its setting which gives a prominent view of the church as you come northwards up Horncastle Road. The site is reasonably close to services and facilities and there is a footpath. The site is a well maintained green space within the village and this would be lost if the site was developed. A vehicle access can be formed onto Horncastle Road.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site is unknown		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is unknown because the owner is unknown.		
Site Reference	MLF301	Promoter: Owner is known to the Council	
Site Location	Land adjacent to the Windmill, Main Street, Mareham Le Fen		
Site Description	Agricultural land		
Site Area	0.74 ha	No of Dwellings	Capacity 17
Suitability of the	No the site is not suitable. The site is not in flood risk. The site is an		

site in broad planning terms	agricultural field with open boundaries including along the frontage and rear. There would be an impact on wider views along Main Street and looking south. It would appear as if this is a natural extension to the built environment and continuation of development along Main Street but there is an impact on the historic environment. The site is adjacent to the Grade II listed windmill and provides views of it as you move east down Main Street and a green setting to this historic building. Development of the site would therefore impact on the street scene and the listed building. The site is reasonably close to services and facilities and there is a footpath on the opposite side of Main Road.
Infrastructure	No major infrastructure constraints to the development of the site.
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.

Site Reference	MLF308	Promoter Owner is known to the Council	
Site Location	Land Bridge Yard, Main Street, Mareham Le Fen		
Site Description	Farm Yard		
Site Area	0.48 ha	No of Dwellings	Capacity 9
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk. The site is an agricultural farmyard with little boundary treatment except to the rear which has conifer trees planted along it and an agricultural building on it, and a strong eastern boundary. There would not be an impact on wider landscape because the trees along the boundary and development on Moorside block views. The site is disconnected from the main body of the village and does not relate to the existing built environment, it is in effect in the open countryside. There is no impact on the historic environment. The site is not close to services and facilities, being in effect in the open countryside, although there is a footpath on the same side of the road as the site leading back into the village. There is already an existing vehicle access. There is a public footpath on the opposite side of the road leading into the open countryside this could encourage walking.		
Infrastructure	No major infrastructure constraints to the development of the site		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery		
Viability of the site	No indication of any constraints that could affect viability		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	MLF310	Promoter: Owner is known to the Council	
Site Location	Land off Horncastle Road, Mareham Le Fen		
Site Description	Agricultural Land		
Site Area	1.54 ha	No of	Capacity 29

	Dwellings
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk. The site is an agricultural field with quite open boundaries. Wider views are blocked by trees and development, although the site will be visible in views from the north due to the open boundaries. The site does not relate that well to the existing pattern of development. There is no impact on the historic environment. The site is close to services and facilities and there is a footpath on the other side of the road which is narrow leading back into the village. The access to the site is inadequate being a narrow field access between two bungalows, located at a meeting of three lanes; the use of the access for the development of the site would have a detrimental effect on the occupiers of these properties.
Infrastructure	No major infrastructure constraints to the development of the site.
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.

Site Reference	MLF311	Promoter Owner is known to the Council
Site Location	Land North of Revesby Corner, Mareham Le Fen	
Site Description	Agricultural Land	
Site Area	0.44 ha	No of Dwellings Capacity 8
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk. The site is the remains of an orchard with hedging for its boundary treatment and a number of trees along the frontage and in the site, there is a drainage ditch along the frontage. Landscaping would enhance biodiversity on the site, providing the trees and drainage ditch were retained. Wider views are blocked by trees and development. The site is within the existing pattern of development but its undeveloped nature and historic use as an orchard adds to the rural character of this part of the village. There is no impact on the historic environment. The site is close to services and facilities but there is no footpath connection and little possibility of providing one given the narrow rural character of the lanes surrounding the site. With regard to a vehicle access, this would be difficult to provide for the number of dwellings the site could accommodate given the narrowness of the lanes surrounding the site. There is a public footpath a short distance from the site leading into the open countryside which could encourage walking.	
Infrastructure	No major infrastructure constraints to the development of the site.	
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward	
Viability of the site	No indication of any constraints that could affect viability.	
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.	

Site Reference	MLF312	Promoter: Owner is known to the Council
Site Location	Land off Main Street, Mareham Le Fen	

Site Description	Agricultural Land		
Site Area	0.75 ha	No of Dwellings	Capacity 14
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk. The site is a field with hedges and trees to the boundaries except the frontage which is a wooden rail fence. There is a mature tree within the site. Wider views are blocked by trees. The site does not relate to the existing pattern of development being disconnected from the built environment on this side of Main Street and being on a wide bend in the road which, along with the green space on the opposite side of the road, provides a green entrance into the village, enhancing its rural character. There is low impact on the historic environment as the listed mill tower can in seen in views across the site. The site is close to services and facilities but there is no footpath connection on the side of the site and little possibility of providing one. There is one on the other side of the road but the site is located on a bend in the road and so will be difficult for pedestrians to cross. It would be difficult for the provision of a vehicle access because of the bend in the road.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	MLF313	Promoter Owner is known to the Council	
Site Location	Land off Main Street, Mareham Le Fen		
Site Description	Grassed field		
Site Area	0.30 ha	No of Dwellings	Capacity 6
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk. The site is a field with a wooden rail fence and low hedges in places. There are some trees on the frontage of the site. The site is on the inside of a wide bend in the road which, along with the green space on the opposite side of the road, provides a green entrance into the village, enhancing its rural character. The site is highly visible in view on entering and leaving the village and its loss would be a detriment to the character of the village. There is no impact on the historic environment. The site is close to services and facilities There is a footpath connecting the site to services and facilities. A vehicle access could be formed on either of the two roads which surround the site avoiding access off the main road.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	MLF314	Promoter: Owner is known to the Council	
Site Location	Land north of Revesby Corner, Mareham Le Fen		

Site Description	Grassed field		
Site Area	1.57 ha	No of Dwellings	Capacity 25
Suitability of the site in broad planning terms	<p>No the site is not suitable. The site is not in flood risk. The site is part of a larger field so has few defined boundaries apart from the development to the south and a tree line to the south. There is also a mature tree within the site. Wider views out across the site are blocked by development and the boundary treatment There will be views across the site from the public right of way along its southern boundary. Distant glimpses of the site can also be had from Fieldside but these are broken by roadside trees. Development of the site would mirror Revesby Corner which is a development to the south of the site so there would be limited effect on the townscape. The proposed entrance to the site adjacent to a listed building. As the listed building is close to the boundary, it is likely to have an impact on its setting. There is a strong hedge line along the boundary with the listed building and this may protect its setting, but the access may harm to viability of this boundary. This would need assessing. The entrance will also impact on the character of Fieldside, as it is a narrow rural lane with trees and the entrance will pass within an adjacent field. The site is close to services and facilities but there is no footpath connection and little possibility of providing one. It would be difficult to provide a vehicle access, Fieldside is a narrow rural lane with trees and a drainage ditch and its widening at the point of the site would harm its rural character. There is a public footpath adjacent to the south boundary of the site which could encourage walking into the open countryside.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	MLF329	Promoter: Owner is known to the Council	
Site Location	Land off Horncastle Road, Mareham Le Fen		
Site Description	Agricultural Land		
Site Area	1.72 ha	No of Dwellings	Capacity 38
Suitability of the site in broad planning terms	<p>No the site is not suitable. The site is not in flood risk. The site is an agricultural field with quite open boundaries. To the south development will be read against a backdrop of development; there is an impact on views to and from the west and north because of the open nature of the site. The site does not relate that well to the existing pattern of development being detached from the built environment and is in effect in the open countryside unless MLF310 comes forward but there are issues also with that site. There is no impact on the historic environment. The site is fairly close to services and facilities and there is no footpath with little possibility of providing one given the narrowness of Horncastle Road at this point, this would also impact on the ability to provide a vehicle access for the number of dwellings this site could accommodate.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		

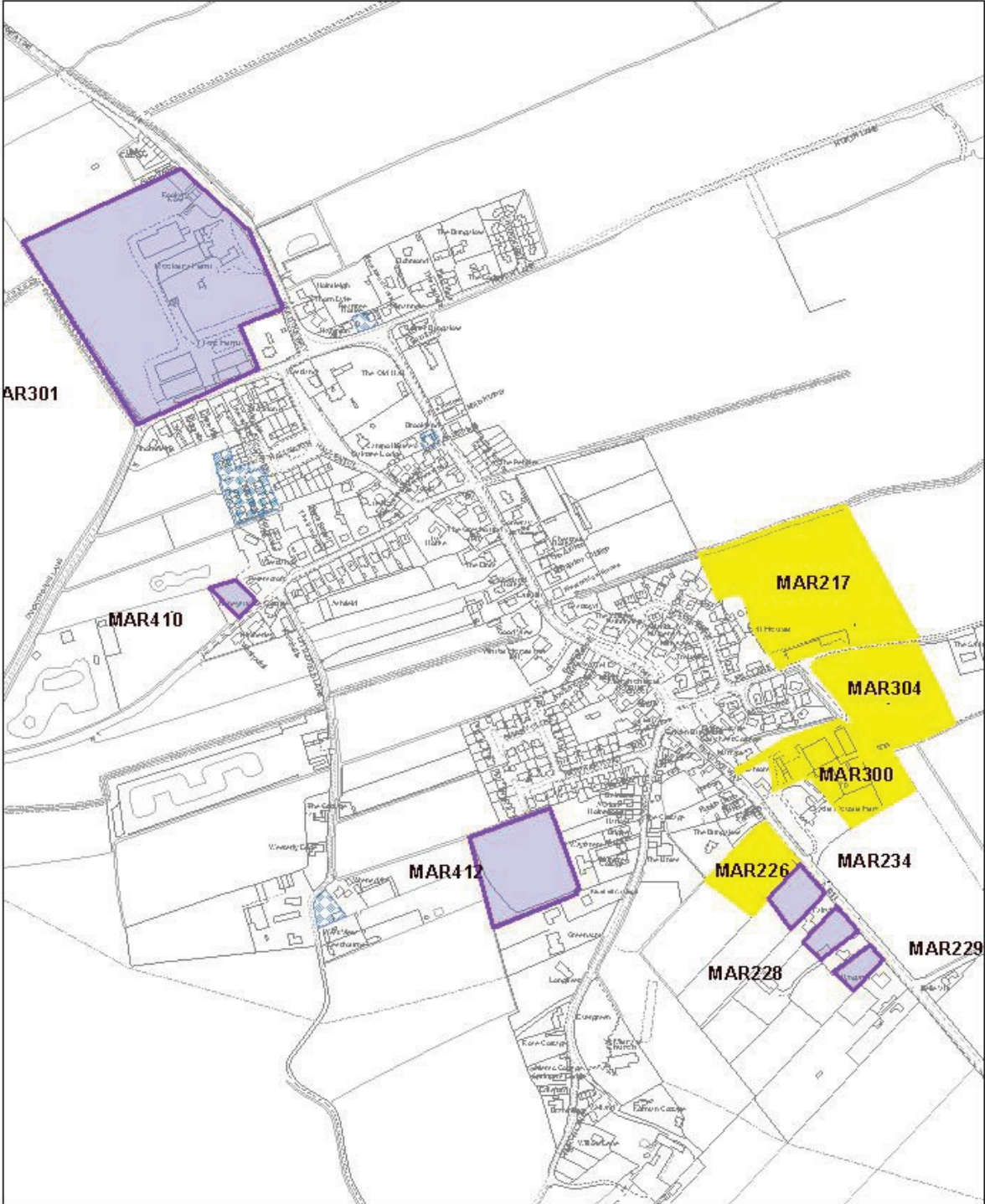
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.

Site Reference	MLF330	Promoter Owner is known to the Council
Site Location	Land off Beggars Lane, Mareham Le Fen	
Site Description	Agricultural Land	
Site Area	0.69 ha	No of Dwellings Capacity 13
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk. The site is an agricultural field with quite open boundaries, The site is not widely visible in views from the public realm, and however, the site does not relate that well to the existing pattern of development being detached from the built environment and is in effect in the open countryside. There is no impact on the historic environment. The site is reasonably close to services and facilities and there is no footpath with little possibility of providing one given the narrowness of Beggars Lane which is a narrow rural unmade track. Vehicle access would be difficult given that the track is over 20m of single vehicle width which would have to be made up to connect with the wider highway network. There is a public footpath running along the eastern boundary of the site which could encourage walking.	
Infrastructure	No major infrastructure constraints to the development of the site.	
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward	
Viability of the site	The cost of making up Beggars Lane from a track into a road may affect viability.	
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.	

Site Reference	MLF331	Promoter: Unknown
Site Location	Land off Fieldside, Mareham Le Fen	
Site Description	Agricultural Land	
Site Area	0.22 ha	No of Dwellings Capacity 4
Suitability of the site in broad planning terms	No the site is not suitable. The site is an agricultural field sloping up slightly to the north with an open frontage, hedging to the east and west boundaries and development to the west. Landscaping could improve biodiversity. Because of the slope and openness of the site to the north development of it would impact on the wider views to the north. On its own the site does not sit comfortably with the existing pattern of development and would be out of context with the built environment. The site is close to services and facilities but Fieldside is a narrow lane with no footpaths and no ability to make provision for them.	
Infrastructure	No major infrastructure constraints to the development of the site.	
Deliverability of the site	This was an allocated site in the Adopted Local Plan 1995 but the landowner has not brought the site forward and has shown no interest in having the site considered for reallocation.	

Viability of the site	There are no known major constraints that would effect viability.
Phasing	The delivery of the site is unknown

MARSHCHAPEL



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PROPOSED SITE ALLOCATIONS IN MARSHCHAPEL

Site Reference	MAR217	Promoter: Owner is known to the Council	
Site Location	Land off Mill Lane, Marshchapel		
Site Description	Agricultural Land		
Site Area	2.46 ha	No of Dwellings	Capacity 44 reduced to 34
Suitability of the site in broad planning terms	Yes the site is suitable. The site is free from flood risk apart from the northern edge which lies in the red (danger for all) and orange (danger for most) areas on the EA flood hazard maps. The site has poor boundary treatments and any landscaping would improve biodiversity, its development would however impact on the wider landscape as it is a flat site with wider views to the east of the village. The site is close to services and facilities in the village including the school a vehicle access could be provided by utilising the farm track that runs down the side of MAR304 and MAR300, a pedestrian and cycle access could be provided onto Mill Lane, which is a public right of way leading out into the open countryside.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery.		
Viability of the site	No indication of any constraints that could affect viability		
Phasing	The delivery of the site is expected within the last five years of the plan period.		

Site Reference	MAR226	Promoter: Owner is known to the Council	
Site Location	Land adjacent to Sea Dykes Way, Marshchapel		
Site Description	Grassed field		
Site Area	0.56 ha	No of Dwellings	Capacity 19 reduced to 15
Suitability of the site in broad planning terms	Yes the site is suitable. The site is free from flood risk on the EA flood hazard maps. The site has good boundary treatment of hedgerows and mature trees, any landscaping would enhance the biodiversity of the site which is a grassed field at present. The boundary treatment also screens the site from impact on the wider views of the landscape. The site is close to services and facilities in the village including the school, a vehicle access could be provided onto the main road and there is a footpath leading towards the centre of the village.		
Infrastructure	No major infrastructure constraints to the development of the site		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery		
Viability of the site	No indication of any constraints that could affect viability		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	MAR300	Promoter: Owner is known to the Council	
Site Location	Land to the rear of Sea Dykes Way, Marshchapel		
Site Description	Agricultural land and grassed field		
Site Area	0.95 ha	No of Dwellings	Capacity 18 reduced to 15
Suitability of the site in broad planning terms	Yes the site is suitable. The site is free from flood risk apart from a section in the north near the access which lies in the orange zone (danger for most) on the EA flood hazard maps. The site has poor boundary treatments apart from some trees within the site and any landscaping would improve biodiversity, its development would not impact on the wider landscape because at present it has large agricultural buildings on it blocking views to the south of the village. The site is close to services and facilities in the village including the school, a vehicle access could be provided by utilising the farm track that runs down the side of site out onto the main road.		
Infrastructure	No major infrastructure constraints to the development of the site		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery		
Viability of the site	No indication of any constraints that could affect viability		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	MAR304	Promoter: Owner is known to the Council	
Site Location	Land to the rear of Sea Dykes Way, Marshchapel		
Site Description	Agricultural land and former railway sidings		
Site Area	1.24 ha	No of Dwellings	Capacity 24 reduced to 20
Suitability of the site in broad planning terms	Yes the site is suitable. The site is free from flood risk apart from a small section in the north east corner. The site has poor boundary treatments and any landscaping would improve biodiversity, its development would however impact on the wider landscape as it is a flat site with wider views to the east of the village. The site is close to services and facilities in the village including the school, a vehicle access could be provided by utilising the farm track that runs down the side of site and MAR300 out onto the main road, a pedestrian and cycle access could be provided onto Mill Lane, which is a public right of way leading out into the open countryside.		
Infrastructure	No major infrastructure constraints to the development of the site		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery		
Viability of the site	No indication of any constraints that could affect viability		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

DISCOUNTED SITES

Site Reference	MAR228	Promoter: Unknown	
Site Location	Land off south of Fairview, Sea Dyke Way, Marshchapel		
Site Description	Grassed field		
Site Area	0.17 ha	No of Dwellings	Capacity 3
Suitability of the site in broad planning terms	No the site is not suitable. The site is in the orange zone (danger for most) on the EA flood hazard maps. The site has good boundary treatment of hedgerows and mature trees, any landscaping would enhance the biodiversity of the site which is a grassed field at present. The boundary treatment also screens the site from impact on the wider views of the landscape. The site is reasonably close to services and facilities in the village including the school, a vehicle access could be provided onto the main road and there is a footpath leading towards the centre of the village.		
Infrastructure	No major infrastructure constraints to the development of the site		
Deliverability of the site	The owner of the site is unknown		
Viability of the site	No indication of any constraints that could affect viability		
Phasing	The delivery of the site is unknown because there is no indication that the owner wishes to bring the site forward		

Site Reference	MAR229	Promoter: Unknown	
Site Location	Land off Sea Dyke Way, Marshchapel		
Site Description	Grassed field		
Site Area	0.14 ha	No of Dwellings	Capacity 3
Suitability of the site in broad planning terms	No the site is not suitable. The site is in the orange zone (danger for most) on the EA flood hazard maps. The site has good boundary treatment of hedgerows and mature trees, any landscaping would enhance the biodiversity of the site which is a grassed field at present. The boundary treatment also screens the site from impact on the wider views of the landscape. The site is reasonably close to services and facilities in the village including the school, a vehicle access could be provided onto the main road and there is a footpath leading towards the centre of the village.		
Infrastructure	No major infrastructure constraints to the development of the site		
Deliverability of the site	The owner of the site is unknown		
Viability of the site	No indication of any constraints that could affect viability		
Phasing	The delivery of the site is unknown because there is no indication that the owner wishes to bring the site forward		

Site Reference	MAR234	Promoter: Unknown	
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Site Location	Land off north of Fairview, Sea Dyke Way, Marshchapel		
Site Description	Grassed field		
Site Area	0.23 ha	No of Dwellings	Capacity 6
Suitability of the site in broad planning terms	No the site is not suitable. The site is 50% the front portion in the orange zone (danger for most) on the EA flood hazard maps. The site has good boundary treatment of hedgerows and mature trees, any landscaping would enhance the biodiversity of the site which is a grassed field at present. The boundary treatment also screens the site from impact on the wider views of the landscape. The site is reasonably close to services and facilities in the village including the school, a vehicle access could be provided onto the main road and there is a footpath leading towards the centre of the village.		
Infrastructure	No major infrastructure constraints to the development of the site		
Deliverability of the site	The owner of the site is unknown		
Viability of the site	No indication of any constraints that could affect viability		
Phasing	The delivery of the site is unknown because there is no indication that the owner wishes to bring the site forward		

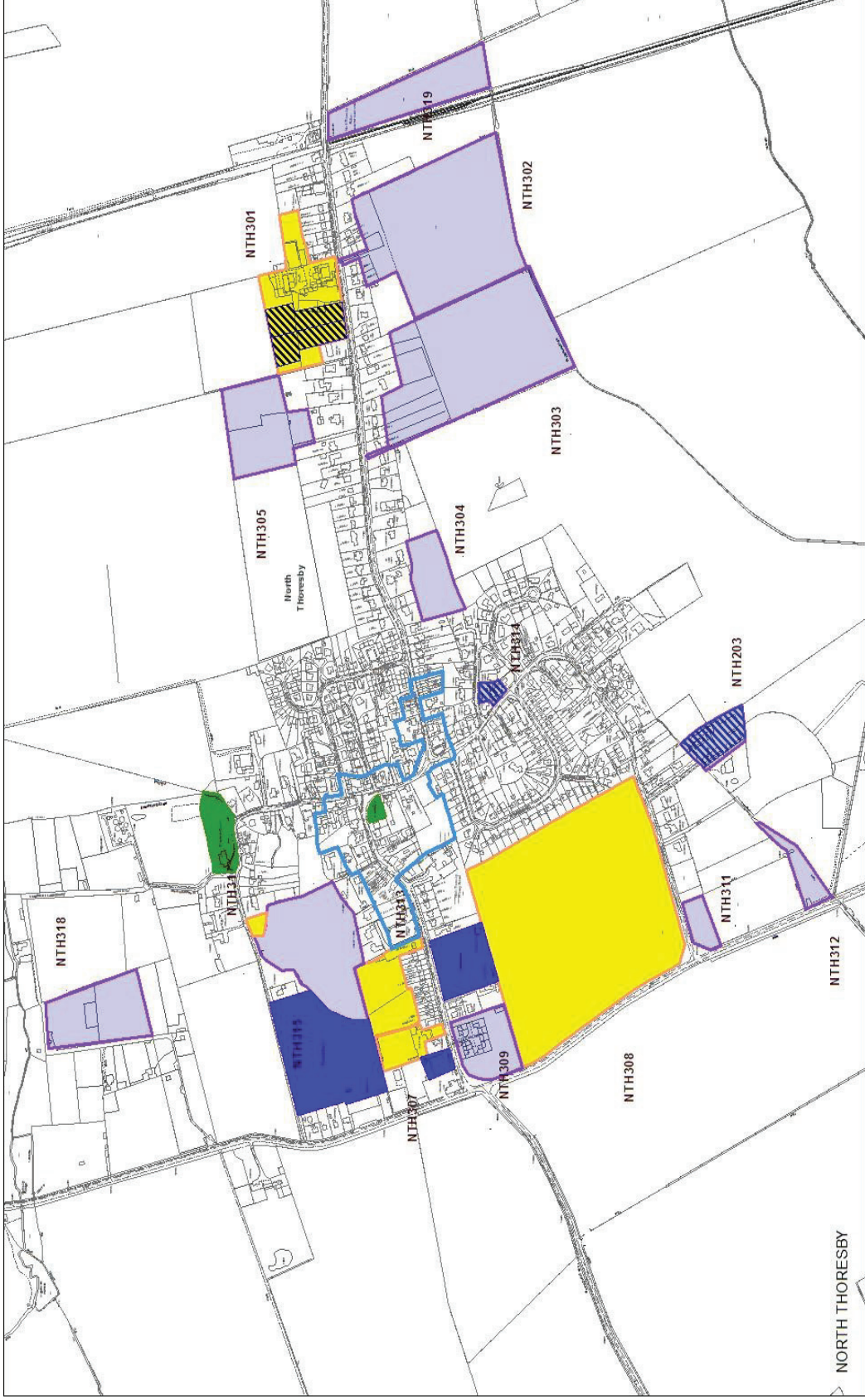
Site Reference	MAR301	Promoter: Owner is known to the Council	
Site Location	Land off A1031 comprising of Tops Farm and Rookery Farm, Marshchapel		
Site Description	Mixed use of farm buildings, farm house and garden and farm land		
Site Area	4.96 ha	No of Dwellings	Capacity 94 reduced to 60
Suitability of the site in broad planning terms	No the site is not suitable. The site is wholly in flood risk in the orange zone (danger for most) on the EA flood hazard maps. The site lies on the northern edge of the village and is close to services and facilities linked by a footpath along the A1031. It is a mixture of farm buildings, garden and farmland to the rear. It is prominent in the street scene, with a historic farmhouse visible from the street; it has good boundary treatment along the A1031 and no boundary treatment along Duckworth Lane. Because of its prominence in the street scene development of the site would impact on the townscape and the rural aspect of this part of the village, landscaping could partly mitigate this but there would still be an impact, the same would apply to biodiversity. Planning permission granted in 2013 to convert the historic farmhouse into two dwellings, given the quality of the garden of the site this would reduce the capacity substantially.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery.		
Viability of the site	No indication of any constraints that could affect viability		
Phasing	The delivery of the site is expected within the last five years of the plan period.		

Site Reference	MAR410	Promoter: Owner is known to the Council	
REMOVED OFF THE MAP AS TOO SMALL TO			

	ALLOCATE		
Site Location	Land off Littlefield Lane, Marshchapel		
Site Description	Grassed field		
Site Area	0.11 ha	No of Dwellings	Capacity 2
Suitability of the site in broad planning terms	No the site is not suitable. The site is wholly in flood risk in the orange zone (danger for most) on the EA flood hazard maps. It is close to services and facilities but there is no footpath connection and no realistic possibility of creating one. A vehicle access can be provided onto Littlefield Lane but this part of the lane is not made up and peters out into the open countryside. The site is flat with poor boundary treatment, its impact on wider views of the landscape is mitigated because of distance features such as trees and hedgerows, any landscaping of the site would enhance biodiversity and the site would not impact on the townscape or historic environment		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery.		
Viability of the site	No indication of any constraints that could affect viability, other than a short stretch of Littlefield Lane may require making up.		
Phasing	The delivery of the site is expected within the last five years of the plan period.		

Site Reference	MAR412	Promoter: Owner is known to the Council	
Site Location	Land off Harpham Road, Marshchapel		
Site Description	Grassed field		
Site Area	1.08 ha	No of Dwellings	Capacity 20 reduced to 10
Suitability of the site in broad planning terms	No the site is not suitable. The site is in the orange zone (danger for most) on the EA flood hazard maps. It is a relatively flat grassed field with mature hedges and trees forming the boundary treatment and ditches along the east and west boundaries. Providing the boundary treatment was retained then some biodiversity could be improved across the site. The site is surrounded by both hedges and trees or development so there is no impact on the wider landscape. The site would not impact on the townscape. There is no impact on the historic environment. The site is Grade 3 agricultural land. The site is reasonably close to services and facilities' and there is a footpath connection. The access is quite narrow from Harpham Road leading from an existing development; it could be too small for the amount of development the site could accommodate. Capacity reduced because of the size of the access.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery.		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the last five years of the plan period.		

NORTH THORESBY



TF2998

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PROPOSED SITE ALLOCATIONS IN NORTH THORESBY

Site Reference	NTH307	Promoter Owner is known to the Council	
Site Location	Land off the High Street, North Thoresby		
Site Description	Grassed paddock and garden		
Site Area	0.53 ha	No of Dwellings	Capacity 10
Suitability of the site in broad planning terms	Yes the site is suitable. The site is not in flood risk. The site is a grassed field to the rear of an existing property with its garden; its boundary treatment is hedges and trees. The site is enclosed by existing development so there would be no impact on the wider landscape. There would be an impact on the townscape, the existing property would need to be demolished to gain access but it is not historically significant and its loss would not impact on the street scene. There would be no impact on the historic environment. The site is close to services and facilities' with a footpath leading to the centre of the village		
Infrastructure	No major infrastructure constraints to the development of the site. The main house will need to be demolished.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	NTH308	Promoter Owner is known to the Council	
Site Location	Land off the A16, North Thoresby		
Site Description	Agricultural Lane		
Site Area	10.77 ha	No of Dwellings	Capacity 206 reduced to 130
Suitability of the site in broad planning terms	Yes the site is suitable. The site is not in flood risk. The site is agricultural land running alongside the A16 and the south of the High Street. Its boundary treatment is hedges and trees. The site is very open from the A16 and the development would have a significant impact in view from the west towards the village. Views of the landscape from within the village are somewhat blocked by the existing development line. There would not be an impact on the townscape; the site forms a natural extension to the existing pattern of development. There would be no impact on the historic environment. The site is close to services and facilities, however, the proposed access would be onto Ludborough Road which has no footpath or street lighting and this should be provided or an alternative access found. A possible pedestrian access could be either through NTH309 or through the cricket ground adjacent to the site; without this the distance walked to access services would be approx 700 metres. There should be no access onto the A16 because of danger to road users. This site would be required to provide green space/open space, it will also require a buffer between it and the A16 to minimise noise impact from the busy main road. On balance the fit in with the existing pattern of development outweighs the impact on the landscape and providing a well set out planted buffer zone is provide the site is suitable. Capacity has been reduced to include this buffer zone.		
Infrastructure	No major infrastructure constraints to the development of the site.		

Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.

Site Reference	NTH313	Promoter: Owner is known to the Council	
Site Location	Land off the High Street, North Thoresby		
Site Description	Grassed paddock and garden		
Site Area	0.53 ha	No of Dwellings	Capacity 10
Suitability of the site in broad planning terms	Yes the site is suitable. The site is not in flood risk. The site is grassed fields to the rear of an existing property with its garden; its boundary treatment is hedges and trees with some TPO trees along the northern boundary and a row of trees within the site. It is enclosed by existing development and the trees so there would be no impact on the wider landscape. There would be an impact on the townscape, the existing property would need to be demolished to gain access but it is not historically significant and its loss would not impact on the street scene. The entrance to the site lies adjacent to the conservation area, but any impact on its setting can be mitigated. LCC have stated to the landowner that the access is adequate. The site is close to services and facilities' with a footpath leading to the centre of the village.		
Infrastructure	No major infrastructure constraints to the development of the site. The main house will need to be demolished.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

DISCOUNTED SITES

Site Reference	NTH203	Promoter: Owner is known to the Council	
Site Location	Land on south of Ludborough Road, North Thoresby		
Site Description	Nursery		
Site Area	0.65 ha	No of Dwellings	Capacity 12
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk. The site is a plant nursery with reasonable boundary treatment lying to the south of Ludborough Road. The site itself is fairly enclosed and would not impact on the wider landscape. There is an impact on the townscape because the site effectively juts out into the open countryside and would be backland development in a predominantly linear part of the village. There is no impact on the historic environment. It is 800m from services and facilities, with no footpath on Ludborough Road for 190m and then it starts on the opposite side of the road, Ludborough Road also does not have street lighting. There is a public footpath running across the northern boundary of the site which comes out further up Ludborough Road to the village but it still leaves a gap with no footpath and no prospect of providing one. This could facilitate access to the countryside		

	for recreation purposes. The vehicle access to the site is down a long narrow track between two houses, whilst its already the access for the nursery, potentially housing could be more traffic movements and would be detrimental to the occupiers of the two properties because it would need widening to accommodate more vehicles.
Infrastructure	No major infrastructure constraints to the development of the site, though it will have to be cleared of nursery buildings.
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.

Site Reference	NTH301	Promoter: Owner is known to the Council	
Site Location	Land to the north of Station Road at Westbrook Farm, North Thoresby		
Site Description	Agricultural field		
Site Area	2.53 ha	No of Dwellings	Capacity 48 reduced to 33
Suitability of the site in broad planning terms	Yes the site is suitable. The site is not in flood risk. The site is mixture of paddock, house and agricultural buildings. It is near the eastern edge of the village, but still within the built up area, and around 800m from services and facilities but there is a footpath leading to the centre so it is connected. The site itself is enclosed and would not impact on the wider landscape. It is uncertain if the farm buildings are host to any wildlife and this would need further investigation. There may be some impact on the historic environment because the main house is listed, however careful design should mitigate against this, particularly if the front boundary treatments were left in place and the vehicle access to development at the rear could be made from the farm access to the east of the main house. Capacity has been reduced to take into account the setting of the listed building.		
Infrastructure	No major infrastructure constraints to the development of the site. The buildings on site will most likely need demolition apart from the listed building.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward.		
Viability of the site	There are no constraints to viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period as stated by the landowner.		

Site Reference	NTH302	Promoter: Unknown	
Site Location	Land on the south side of Station Road, North Thoresby		
Site Description	Agricultural land		
Site Area	5.74 ha	No of Dwellings	Capacity 109
Suitability of the	No the site is not suitable. There is a very small area of flood risk to the		

site in broad planning terms	south of the site but the majority is not in flood risk. The site is grassed field and agricultural land to the south of Station Road; views of the site are well screened by existing development along Station Road so there would be no impact on the wider landscape. There are trees protected by tree preservation order at the access to the site which may be affected by the development, treed frontages are an important element of the character of this part of the village. The entrance to the site is opposite a listed property but there is unlikely to be significant impact. The site is near the eastern edge of the village but still within the built up part of the village, it however protrudes into the open countryside from a narrow access off Station Road which cannot be widened. The main body of the site is approximately 1 km from services and facilities' there is a footpath leading to the centre but it is on the opposite side of the road.
Infrastructure	No major infrastructure constraints to the development of the site.
Deliverability of the site	The owner of the site is unknown.
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is unknown

Site Reference	NTH303	Promoter: Unknown
Site Location	Land on the south side of Station Road, North Thoresby	
Site Description	Agricultural land	
Site Area	5.58 ha	No of Dwellings Capacity 107
Suitability of the site in broad planning terms	No the site is not suitable. There is a very small are of flood risk at the southern end of the site, however, the majority of the site is not in flood risk. The site is grassed field and agricultural land to the south of Station Road; views of the site are well screened by existing development along Station Road so there would be no impact on the wider landscape. There would be no impact on the townscape or historic environment. The site protrudes into the open countryside from a narrow access off Station Road which cannot be widened, it is approximately 650m from services and facilities, there is a footpath leading to the centre but it is on the other side of the road. The site is in excess of 5 hectares and would be required to provide green infrastructure as part of the development.	
Infrastructure	No major infrastructure constraints to the development of the site.	
Deliverability of the site	The owner of the site is unknown	
Viability of the site	No indication of any constraints that could affect viability.	
Phasing	The delivery of the site is unknown	

Site Reference	NTH304	Promoter: Unknown
Site Location	Land on the south side of Station Road, to the rear of Nithlins, North Thoresby	
Site Description	Agricultural land	

Site Area	0.92 ha	No of Dwellings	Capacity 18
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk. The site is a grassed field to the north of Station Road, views of the site are well screened by existing development along Station Road so there would be no impact on the wider landscape or biodiversity. There would be an impact on the townscape because to gain access to the site would mean a loss of TPO trees that make up the rural setting of the street scene. There would be no impact on the historic environment. It is approximately 750m from services and facilities, there is a footpath leading to the centre.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site is unknown		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is unknown		

Site Reference	NTH305	Promoter: Unknown
Site Location	Land on the north side of Station Road, North Thoresby	
Site Description	Agricultural land	
Site Area	1.82 ha	No of Dwellings Capacity 35
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk. The site is a grassed field to the north of Station Road, views of the site are well screened by existing development along Station Road so there would be no impact on the wider landscape. The site lies at the rear of properties on the north of Station Road and is therefore protruding into the open countryside. There would be an impact on the townscape because to gain access to the site would mean a loss of TPO trees that make up the rural setting of the street scene. There would be no impact on the historic environment. It is reasonably close to services and facilities' there is a footpath leading to the centre.	
Infrastructure	No major infrastructure constraints to the development of the site.	
Deliverability of the site	The owner of the site is unknown	
Viability of the site	No indication of any constraints that could affect viability.	
Phasing	The delivery of the site is unknown	

Site Reference	NTH311	Promoter: Unknown
Site Location	Land on the corner of the A16 and south of Ludborough Road, North Thoresby	
Site Description	Agricultural land	
Site Area	0.34 ha	No of Dwellings Capacity 7
Suitability of the	No the site is not suitable. The site is not in flood risk. The site is a	

site in broad planning terms	grassed open field lying on the corner of the A16 and Ludborough Road. Boundary treatment is quite poor made up of low hedges except along the southern and eastern boundaries. The sites itself is open from the A16 and as you turn into Ludborough Road the site will be highly visible. Views of the wider landscape from the east are blocked by the boundary treatment along the southern and eastern boundaries. There is an impact on the townscape because the site effectively sits in the open countryside and does not have a relationship with the wider built up settlement. There is no impact on the historic environment. It is over 800m from services and facilities with no footpath on Ludborough Road for more than 200m and then it starts on the opposite side of the road; Ludborough Road also does not have street lighting.
Infrastructure	No major infrastructure constraints to the development of the site.
Deliverability of the site	The owner of the site is unknown
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is unknown

Site Reference	NTH312	Promoter: Unknown
Site Location	Land off the A16, North Thoresby	
Site Description	Agricultural land	
Site Area	0.43 ha	No of Dwellings Capacity 8
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk. The site was a nursery with greenhouses/ poly tunnels but is now disused. There is reasonable with reasonable boundary treatment but development on the site will still be visible off the A16, although the site is fairly enclosed and would not impact on the wider landscape. There is an impact on the townscape because the site effectively is in the open countryside with no connection to the settlement. There would be no impact on the historic environment. It is not close to services (being 1.2 km from the majority of services in the village) and the only possible access is off the A16 which then would not effectively link up the village. There is a footpath running past the site to the village but it is still a long way from services and facilities.	
Infrastructure	No major infrastructure constraints to the development of the site.	
Deliverability of the site	The owner of the site is unknown	
Viability of the site	No indication of any constraints that could affect viability.	
Phasing	The delivery of the site is unknown	

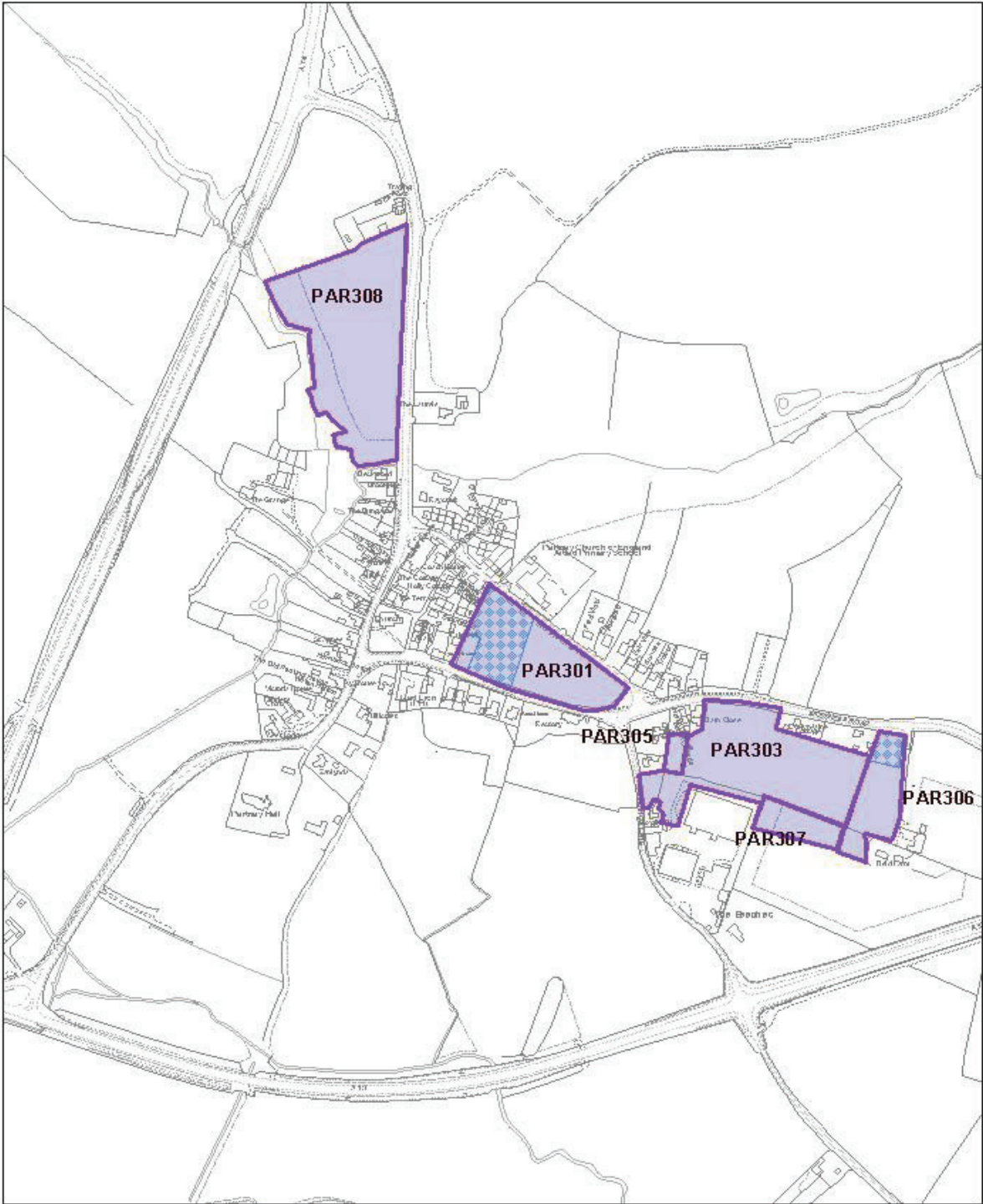
Site Reference	NTH315	Promoter: Owner is known to the Council
Site Location	Land off Church Lane, North Thoresby	
Site Description	Agricultural Land	
Site Area	2.67 ha	No of Capacity 51

	Dwellings
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk. The site is agricultural land to the north of the village; there are good boundary treatments with TPO trees down the western boundary. The site is quite enclosed by the village itself to the south and planting along the other boundaries so the impact on the wider landscape would be mitigated against. There would not be an impact on the townscape. There would be no impact on the historic environment. The site is reasonably close to services and facilities, and, at over two hectares, would be expected to provide green infrastructure which would be a positive element for people and wildlife. However, the proposed access would be onto Church Lane which has no footpath and is a narrow rural lane, which would be inadequate for the amount of development this site could take. There is no reasonable prospect of upgrading this lane. Church Lane eventually comes out onto the A16 but on a difficult bend and it would be unlikely that another vehicle access onto the main road would be acceptable.
Infrastructure	No major infrastructure constraints to the development of the site.
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.

Site Reference	NTH318	Promoter: Owner is known to the Council
Site Location	Land off A16 North Thoresby	
Site Description	Paddocks	
Site Area	1.64 ha	No of Dwellings Capacity 31
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk. The site is paddocks to the north of the village; there are good boundary treatments to the east of the site but lower hedging to the other boundaries which would make the site visible in local lanes. However, the site is distant from the A16 and other trafficked roads so there would be no impact on the wider landscape. There would not be an impact on the townscape because the site is so far out in the open countryside and completely detached from the village. There would be no impact on the historic environment. The site is completely detached from the village with no means of access except down a rural access onto the A16, this would be development in the open countryside. The site is close to a public right of way that enables access into the wider countryside but this does not overcome the separation from and poor access to other services and facilities in the village.	
Infrastructure	No major infrastructure constraints to the development of the site.	
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward	
Viability of the site	No indication of any constraints that could affect viability.	
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.	

Site Reference	NTH319	Promoter: Owner is known to the Council	
Site Location	Land off Station Road, North Thoresby		
Site Description	Agricultural Land		
Site Area	1.68 ha	No of Dwellings	Capacity 32
Suitability of the site in broad planning terms	<p>No the site is not suitable. The southern third of the site is in flood zone two, although the remainder of the site is not in flood risk. The site is an agricultural field with open boundary treatment on the east and south, a sparse hedge line along the northern edge and some boundary treatment on the west, including trees protected by tree preservation order. To the west of the site is a heritage railway. This site used to be designated locally for its nature conservation importance but was de-designated recently as it was no longer of sufficient quality. However, it may still function as a wildlife corridor. There would be an impact on the wider landscape because the site allows views out to the south and is very open as you move in towards the village. There would be an impact on the townscape because the site is out in the open countryside and completely detached from the village. There would also be an impact on the historic environment in respect of the heritage railway to the west of the site. The site is over 1 km away from services and facilities and completely detached from the village. There is no footpath link until the other side of the disused railway line and then it is on the opposite side of the road; this would be development in the open countryside. This site was subject to a planning refusal and subsequent appeal in 2015 for 1 dwelling. The appeal was dismissed one of the reasons being that the site was detached from the village and in the open countryside.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

PARTNEY



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SUITABLE SITES BUT NO PROPOSAL TO ALLOCATE

Site Reference	PAR302	Promoter: known to the Council	
Site Location	Land off Hardings Lane, Partney		
Site Description	Grassed field		
Site Area	0.93 ha	No of Dwellings	Capacity 17 reduced to 12
Representations received and references			
Suitability of the site in broad planning terms	<p>Yes, the site is suitable. The site is not in flood risk. The site is a reasonably flat grassed field with hedging along Hardings Lane, a post and rail fence to the south and west boundaries. The post and rail fence and wall fence along the north boundary is supplemented by a brick wall. There are a few small trees in the site with some trees to the west of the site which would have to remain within the site. The site is less than a hectare in size and has not been intensively farmed. As a result, the site could already be host to biodiversity so it is unlikely that development of the site would enhance biodiversity but the trees and hedging would have to remain. . The site is predominantly grade 2 agricultural land with a small portion at the east end being Grade 3. The site is within walking distance of services and facilities including the school. There is a footpath link once you enter Scremby Road. There is a public footpath right of way which runs across the site and links into a network ending on Spilsby Road which extends into the open countryside. An access can be formed onto Hardings Lane but it will involve the loss of some of the hedge and the lane is very narrow without street lighting. However, the crossroads of Scremby Road, with its footpath and street lighting are close to the north east corner of the site. Capacity discounted because of the trees on the site.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery		
Viability of the site	There are no obvious viability issues.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	PAR303	Promoter: Known to the Council	
Site Location	Land off Skegness Road, Partney		
Site Description	Agricultural land and grassed fields		
Site Area	2.59 ha	No of Dwellings	49 reduced to 40
Representations received and references			
Suitability of the site in broad planning terms	<p>Yes the site is suitable. The site is not in flood risk. The site is reasonably flat. It is broken up into three two sections; the northern section which fronts Skegness Road is an agricultural field with</p>		

	boundaries of hedges, to the south of this is part of and west of this is a grassed field with a further grassed field area to the east fronting Hardings Lane. The two areas are broken up by hedges. Development of the site could enhance biodiversity, particularly in the area of the arable field, but the trees and hedging would have to remain. The site is Grade 3 agricultural land and is within walking distance of services and facilities including the school, although it is moving away from the core of the village and some of the more peripherally located services. There is a footpath on the opposite side of Skegness Road which is also lit. The bus route passes the front of the site. The site would be unlikely to add to facilities for healthy lifestyles and there are no recreation facilities in the village and, at 2 hectares, there are going to be limited opportunities to provide green infrastructure through the site. However, Hardings Lane, though narrow and very rural in character, could provide a footpath/cycleway access into the site and this could link to the wider rights of way network on the other side of Hardings Lane which extending into the wider countryside. Two accesses could be formed into the site, Skegness Road and Hardings Lane, though the lane is narrow and very rural in character but it could provide a footpath/cycleway access into the site. Capacity reduced to 40 because the site is moving away from the core of the village and density would be lower as you move into a more countryside setting.
Infrastructure	No major infrastructure constraints to the development of the site.
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery
Viability of the site	No indication of any constraints that could affect viability
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.

DISCOUNTED SITES

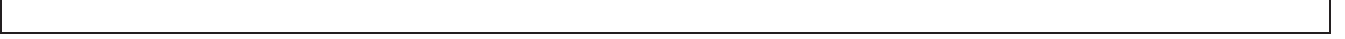
Site Reference	PAR306	Promoter: Known to the Council	
Site Location	Land at Field Farm, Skegness Road, Partney		
Site Description	Grassed field		
Site Area	1.41 ha	No of Dwellings	Capacity 11 reduced to 9
Representations received and references			
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk. The site a grassed field which forms part of the expansive entrance to a house set back from Skegness Road. The western boundary is quite open with hedges forming the other boundaries. The site slopes slightly downwards towards the east and there are views across the site to the south. The site as submitted extends a small way into a much larger field to the south with no intervening landscaping and may require the removal on the hedge along the southern boundary. Due to the open nature of this part of the village, and the lack of landscape features, the site will be highly visible for quite some distance along Skegness Road. Development may enhance biodiversity on the site because it is very open. The development of the site will have some impact on the wider views of the landscape to the south. The site will impact on the		

	townscape it is away from the core of the village, housing along the frontage of Skegness Road ends at the sites frontage and development of the rear of this site would start to protrude into the open countryside and sits detached from the village. There would be no impact on the historic environment. There are no other features on site and development is unlikely to enhance biodiversity on the site as it is only small (less than half a hectare) and there are few opportunities to provide for biodiversity beyond individual gardens. The site is within walking distance of services and facilities,' including the school, but it is starting to move away from these facilities. There is no footpath connecting it to the core of the village, this does not start until the cemetery which is on the opposite side of the road. The bus route passes the front of the site. There are no recreation facilities in the village and, at less than half a hectare, no green infrastructure or facilities for healthy lifestyles will be provided through the site. An access could be formed utilising the existing access to the house at the rear of the site. Capacity reduced by 2 as planning permission granted for 2 dwellings on the frontage with an access into the rear.
Infrastructure	No major infrastructure constraints to the development of the site.
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.

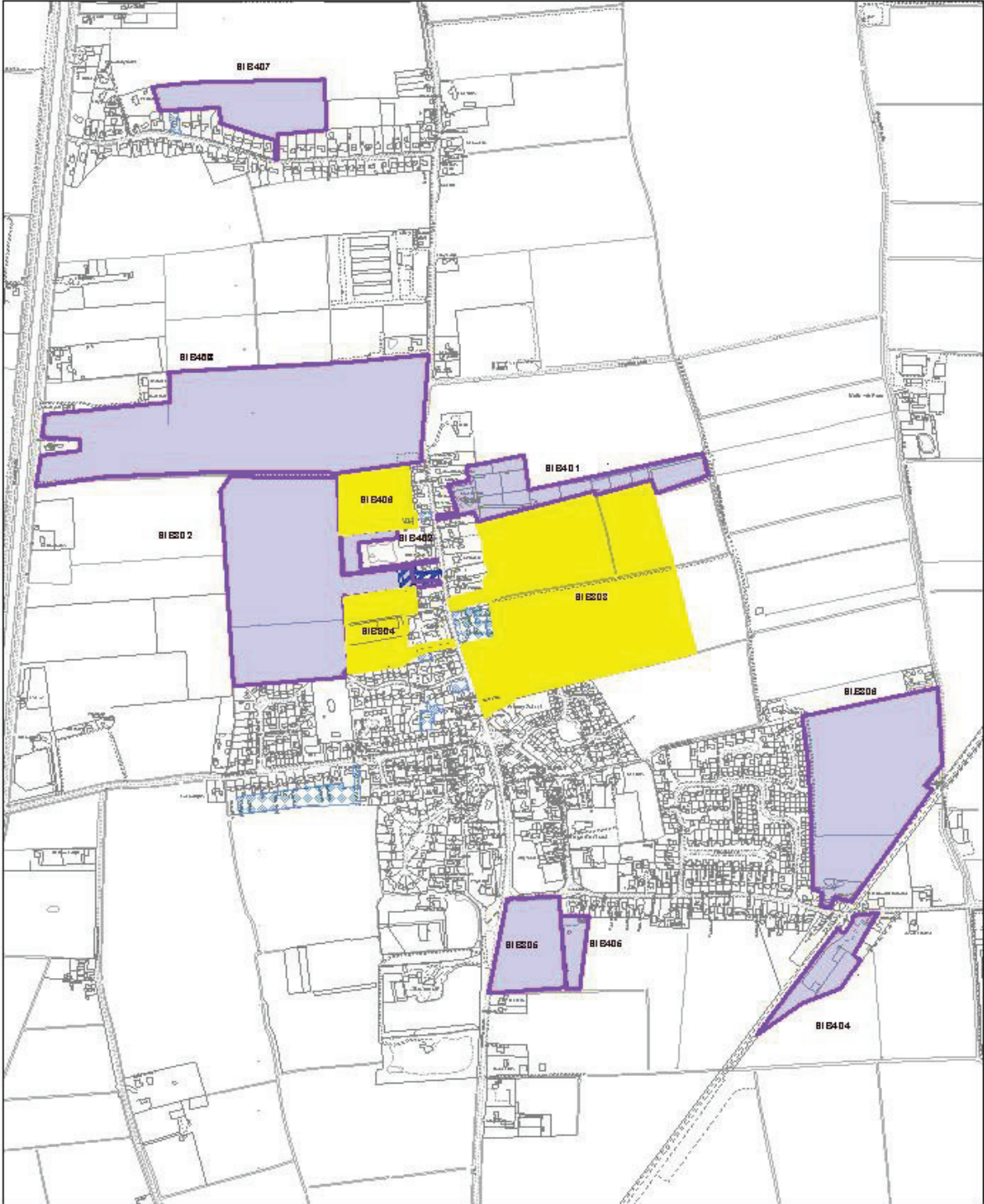
Site Reference	PAR307	Promoter: Known to the Council	
Site Location	Land to the rear of land off Skegness Road, Partney		
Site Description	Grassed field		
Site Area	0.32 ha	No of Dwellings	Capacity 4
Representations received and references			
Suitability of the site in broad planning terms	<p>No the site is not suitable. The site is not in flood risk. The site part of a much larger grassed field. There are hedges along the western and northern boundaries but the site is open to the other boundaries. Development is unlikely to enhance biodiversity on the site as it is only small (0.3 hectare) and there are few opportunities to provide for biodiversity beyond individual gardens. The development of the site will have some impact on the wider views of the landscape to the south from Skegness Road. As there is no boundary treatment to the south of the site, it may also be glimpsed in views from the A158, although the roadside is well planted. The site will impact on the townscape it is away from the core of the village lying behind PAR 303 and moving out in to the open countryside, on its own it is land-locked and has no clear means of access. There would be no impact on the historic environment. The site is some distance from Skegness Road, and occupiers of the site would have to go through PAR303. On Skegness Road there is no footpath connecting it to the core of the village, this does not start until the cemetery which is on the opposite side of the road. There are no recreation facilities in the village and, at less than half a hectare, no</p>		

	green infrastructure or facilities for healthy lifestyles will be provided through the site.
Infrastructure	There are no major infrastructure constraints to the delivery of the site
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.

Site Reference	PAR308	Promoter: Known to the Council	
Site Location	Land off Dalby Road, Partney		
Site Description	Agricultural field		
Site Area	2.60 ha	No of Dwellings	Capacity 49 reduced to 35
Representations received and references			
Suitability of the site in broad planning terms	<p>No, the site is not suitable. The part of the site containing the woodland area is within both flood zones 2 and 3; the rest of the site is not in flood risk. The site sits within the Lincolnshire Wolds Area of Outstanding Natural Beauty. The site is an agricultural field with hedging to the Dalby Road frontage, it slopes downwards to the south east with wooded areas along the south east boundary. Development would impact on biodiversity if the wooded areas were built on, if they were left then biodiversity could be enhanced. The development of the site will have an impact on the wider views of the landscape to the south west; the site slopes downwards and there are clear views across to the higher land in the distance. The site will impact on the townscape it is away from the core of the village and is moving out into the open countryside. The frontage of the site would be read in views towards the listed church, but this could be mitigated through design and landscaping. There would be no impact on the historic environment. Development would impact on biodiversity if the wooded areas were built on, if they were left then biodiversity could be enhanced provided the development does not disturb biodiversity in the woodland area and movement corridors are included in the design and layout. The site is on the edge of the village and is starting to move away from services and facilities. There is no footpath to the village until you reach the existing houses on Dalby Road, though the distance is not great. There are no recreation facilities or other facilities for healthy lifestyles in the village and at 2.6ha there will be limited opportunity to provide any through this site, although a small amount of green space may be forthcoming. The Capacity has been reduced because of the need to ensure the preservation of the woodland area on the site.</p>		
Infrastructure	No major infrastructure constraints to the development of the site		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery		
Viability of the site	No indication of any constraints that could affect viability		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		



SIBSEY



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PROPOSED SITES FOR ALLOCATION IN SIBSEY

Site Reference	SIB303	Promoter: Owner is known to the Council	
Site Location	Land to the rear of Sibsey House on the east of the A16, Sibsey		
Site Description	Agricultural land		
Site Area	8.0 ha	No of Dwellings	Capacity 469 reduced to 200
Suitability of the site in broad planning terms	<p>Yes the site is suitable. The site is outside the flood hazard zones. The site is agricultural fields with good boundary treatment along the A16 frontage but poor along its boundaries to the countryside. There would be an impact on the wider landscape because the site allows views from Church Walk out to the north and east, though these lie at the end of a cul de sac so not open to wider public views also along the open parts of the A16 there are views to the east. The site would also be visible in views from the A16 and would also be very visible in views into Sibsey when approaching from the east. There would not be an impact on the townscape because the site lies within an area which would form a natural extension to the village. There would be some impact on the historic environment because the adjacent Sibsey House and Rhoades Mill to the north are listed, careful design would need to mitigate against this. The site is close to services and facilities with a footpath to the centre of the village, a site of this size would be required to provide a comprehensive range of green space/open space which will provide opportunities for sport and recreation and also for species migration and adaptation. The site can be accessed onto the A16. The site was submitted for an area covering 11 hectares, this amount of housing is not required in the settlement therefore the size of the site has been reduced with a reduction in the capacity because a lower density would be expected as you move toward the rear of the site and the countryside and the listed building to the north will affect the density on that side of the development.</p>		
Infrastructure	No major infrastructure constraints to the development of the site, however due to its proximity to Sibsey Water Recycling Centre this site will require an odour assessment to be provided during the determination of any subsequent planning application, this may dictate the actual siting of the development as well.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	SIB304	Promoter: Owner is known to the Council	
Site Location	Land to the rear of Tregarthen House on the west of the A16, Sibsey		
Site Description	Grassed fields		
Site Area	2.14 ha	No of Dwellings	Capacity 40 reduced to 5
Suitability of the site in broad planning terms	<p>Yes the site is suitable. The site is not in flood risk. The site is grassed fields with good boundary treatment of hedges and mature trees. There would not be an impact on the wider landscape because the site is well enclosed by its boundary treatment and existing development along the A16 and Millers Gate. There would not be an impact on the townscape because the site lies within an area which would form a natural extension</p>		

	to the village and is not highly visible in the street scene. There would not be an impact on the historic environment. The site is close to services and facilities with a footpath to the centre of the village. Access can be achieved onto the A16 from the site but only for a limited number of dwellings. The landowner has indicated they wish to develop 5 dwellings on the site.
Infrastructure	No major infrastructure constraints to the development of the site.
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.

Site Reference	SIB406	Promoter: Owner is known to the Council	
Site Location	Land to the rear of Page Close, west of the A16, Sibsey		
Site Description	Agricultural Land		
Site Area	1.85 ha	No of Dwellings	Capacity 34
Suitability of the site in broad planning terms	Yes the site is suitable. The site is not in flood risk. The site is flat with no boundary treatment. The properties along the A16 block views of the wider landscape. There is a view of the listed Sibey Trader windmill as you enter the village from the north but direct views are more across the neighbouring field and development can be designed to protect this. There would be no impact on the listed former Rhoades Mill on the opposite side of the A16. The site would not impact on the townscape. Overall there will be some impact on the landscape. The site is close to the services and facilities in the village, there are a number of opportunities for vehicle and pedestrian accesses from the site through Page Close or there is a farm track adjacent to Page Close and the site to the rear. There are footpaths along the main road. This site is large enough to provide some open space/green infrastructure and this will enhance biodiversity on what is a large featureless site.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

SUITABLE SITES NOT PROPOSED FOR ALLOCATION

Site Reference	SIB302	Promoter: Owner is known to the Council	
Site Location	Land to the rear of A16, Sibsey		
Site Description	Agricultural field		
Site Area	10.32 ha	No of Dwellings	Capacity 197 reduced to 101
Suitability of the site in broad	Yes the site is suitable. The site is not in flood risk. The site is flat with a variety of open boundaries, hedgerows and mature trees. The properties		

planning terms	along the A16 block views of the wider landscape, there is a view of the listed windmill as you enter the village from the north and development would have to be designed to protect this. The site would not impact on the townscape; however it would be very visible in view entering Sibsey from the north. Overall though there will be some impact. The site is close to the services and facilities in the village, there are a number of opportunities for vehicle and pedestrian accesses from the site, Millers Gate and onto the A16 from two potential points (at least one of which has been confirmed by adjoining landowner) and there are footpaths along the main road. Millers Gate would be better used as a pedestrian access to minimise the impact on adjoining residents. This site is large enough to provide some open space/green infrastructure.
Infrastructure	No major infrastructure constraints to the development of the site.
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward. The owner of the land adjoining Ivy House has confirmed that he will allow access through this land to this site.
Viability of the site	There are no constraints to viability.
Phasing	The delivery of the site is expected within the first five years of the plan period as stated by the landowner.

DISCOUNTED SITES

Site Reference	SIB305	Promoter: Owner is known to the Council	
Site Location	Land on the corner of the A16 and Station Road, Sibsey		
Site Description	Agricultural Land		
Site Area	2.61 ha	No of Dwellings	Capacity 50
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk. The site is a very open agricultural field with a formal open style of tree planting and grassed verge along the A16. It has a drainage ditch along the southern boundary and a smaller one along Station Road, these will contain biodiversity. There are wide views across the site from the south and west through which can be seen the houses on Station Road and the church. The site was identified in the Sibsey Design Guide as of importance to the village and there would be an impact on the townscape because the site lies on the edge of the village and forms part of its countryside setting and the entrance to the village from the south, this is emphasised by the open boundaries. There would be a slight impact on the historic environment as the church can be seen in views across the site, but this can be mitigated. The site is close to services and facilities with a footpath to the centre of the village and close to bus stops. Given the site's size, development will be required to provide green space/open space. Access can be achieved onto Station Road. Overall the impact on the setting of the village and the wider landscape outweighs the fact that the site is close to services and facilities'.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan		

	period, as indicated by the landowner.		
Site Reference	SIB306	Promoter: Owner is known to the Council	
Site Location	Land behind Pathways, Station Road, Sibsey		
Site Description	Agricultural Land		
Site Area	8.97 ha	No of Dwellings	Capacity 170
Suitability of the site in broad planning terms	<p>No the site is not suitable. The site is wholly in flood zones 2 and 3. The site is a house, its garden and agricultural fields to the rear. Apart from the house, which has a pond, the site is very open, there are also deep drainage ditches running across the site and along Mallows Lane, these will contain biodiversity. The adjacent railway line could also be used as a wildlife corridor. The site is flat with open wide views across to the north and east though they can be seen through the houses on Station Road, wider public views are limited. There would be some impact on the townscape because the site lies on the edge of the village and forms part of its countryside setting, though this is limited by the development around the site except to the north. This is emphasised by the open boundaries. There would not be an impact on the historic environment. The site is relatively close to services and facilities with a footpath to the centre of the village. As the site lies next to the railway line it would have to provide a buffer between that and development, and given the site's size green space/open space would be required; these elements could, in part, be combined. Access can be achieved onto Station Road but only be demolishing the existing property Pathways, which is not historically significant.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		
Site Reference	SIB401	Promoter: Owner is known to the Council	
Site Location	Land at Rhoades Mill, Main Road, Sibsey		
Site Description	Dwelling, barn, listed windmill, stables, workshop and menage		
Site Area	3.20 ha	No of Dwellings	Capacity 60 reduced to 30
Suitability of the site in broad planning terms	<p>No the site is not suitable. The site is outside the flood hazard areas. The site is a dwelling, barn, listed converted windmill, stables, workshop and ménage. The site is enclosed by dwellings along the A16 and boundary treatment, there would be very limited impact on the wider landscape from the A16, however the site would impact on the landscape in views from Pymoor Lane where the village football pitches are located. There would be some impact on the townscape because the site lies in a part of the village with linear development, this site stretches out to the east and on its own would be out of context with the existing pattern of development. There would be an impact on the historic environment; development will have to take care with regard the setting and views of the Grade II listed windmill from the A16. The site is relatively close to</p>		

	services and facilities with a footpath to the centre of the village. Access can be achieved onto the A16 but it is not satisfactory being only a narrow access which at present serves one dwelling, there is no room to widen the access and its intensification of use would impact on the amenities of the two properties either side. Capacity reduced because of existing development on the site including the listed windmill.
Infrastructure	No major infrastructure constraints to the development of the site.
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.

Site Reference	SIB402	Promoter: Owner is known to the Council	
Site Location	Land at Miller Lake, Main Road, Sibsey		
Site Description	Residential land		
Site Area	0.55 ha	No of Dwellings	Capacity 9
Suitability of the site in broad planning terms	The site is not in flood risk. The site is the rear portion of garden and is quite enclosed with mature boundary treatments of hedges and trees to the rear; the garden also has a large pond in it which will contain biodiversity. Given the size of the pond and its potential to encourage wildlife from the surrounding land, development would impact the quality of biodiversity. The site would not impact on the wider landscape, townscape or historic environment. The site is close to services and facilities with a footpath to the centre of the village. Access can be achieved onto the A16 but it is not satisfactory being only a narrow access which at present serves one dwelling, there is no room to widen the access and its intensification of use would impact on the amenities of the two properties either side. Given the impact on biodiversity, inadequate access and backland form of development this site is not suitable.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	SIB404	Promoter Owner is known to the Council	
Site Location	Land at Station Yard, Station Road, Sibsey		
Site Description	Farmyard and buildings		
Site Area	1.57 ha	No of Dwellings	Capacity 30 reduced to 6

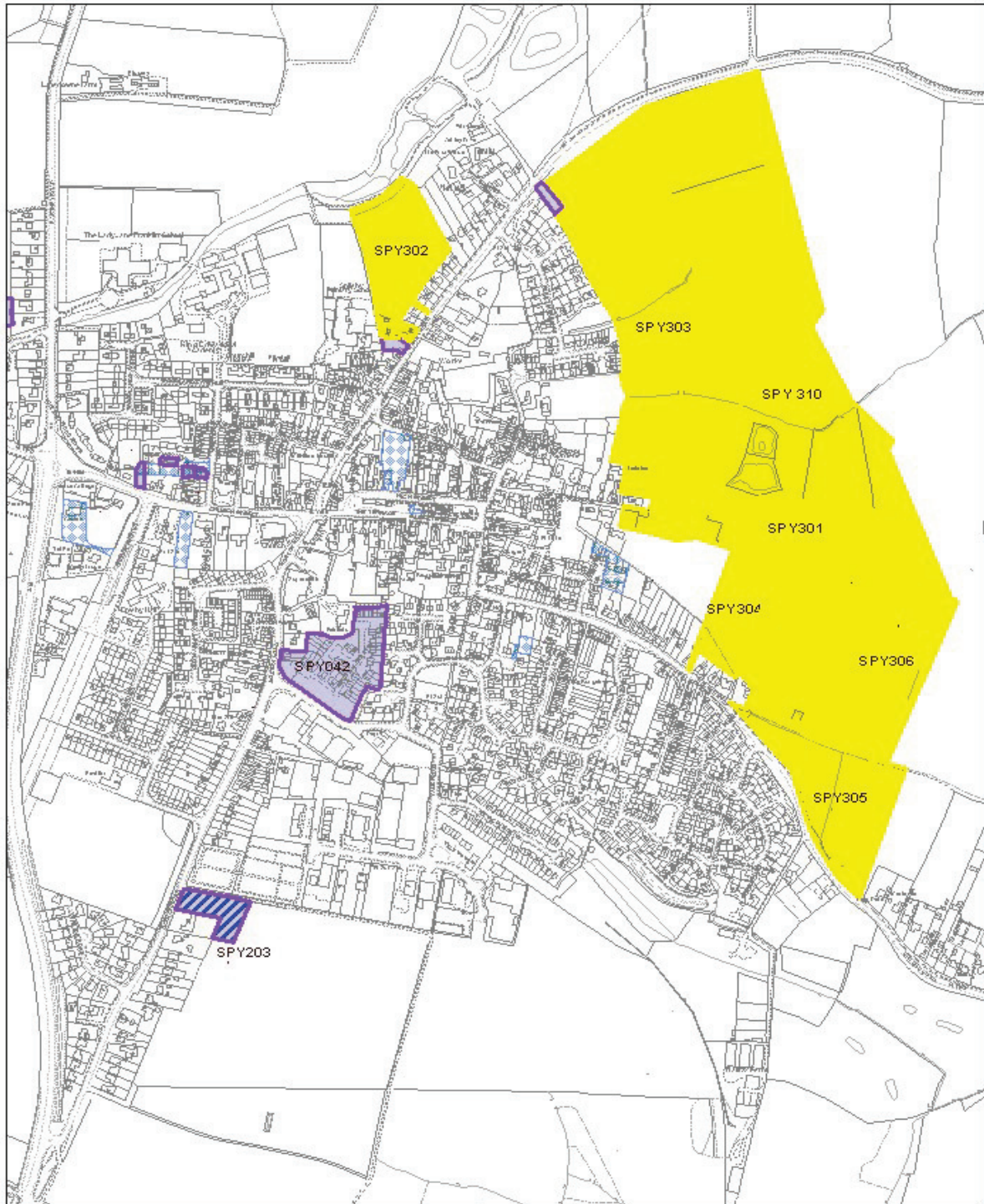
Suitability of the site in broad planning terms	No the site is not suitable. The site is outside the flood hazard areas. The site is an industrial area. It has trees for a boundary feature along Station Road and this does screen the site partially. There are limited impacts on the wider landscape. Development of the site would improve the street scene because at present it is quite industrial in appearance, though it would have an impact on the townscape because it is disconnected from the main body of the village by the railway line, which forms a natural urban break with the countryside. There would be no impact on the historic environment. The site has been used for industry in the past (plant and machine hire) and there are few opportunities for employment premises in the villages, if the site is taken by housing, it will remove the possibility of an alternative business use on the site. The site is a kilometre from services and facilities though the footpath to the centre of the village does not begin until the other side of the railway line. This site would have to provide a buffer to the railway line so would have to provide some green space/planted open space, this would enhance biodiversity.
Infrastructure	No major infrastructure constraints to the development of the site.
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.

Site Reference	SIB405	Promoter: Owner is known to the Council	
Site Location	Land off Station Road, Sibsey		
Site Description	Wooded area and field		
Site Area	0.66 ha	No of Dwellings	Capacity 19 reduced to 10
Suitability of the site in broad planning terms	No the site is not suitable. The site is outside the flood hazard areas. The site is grassed field to the rear with trees along the frontage protected by tree preservation orders. These trees extend into the site and then it becomes a field at the rear which is open to views from the A16 and the beginning of Station Road. There will be impacts on the wider landscape on this rear section of the site. Development of the site would have an impact on the townscape because the rear of the site sits in the open countryside and is disconnected from the main body of the village. There would be no impact on the historic environment. The site is relatively close to services and facilities though the footpath to the centre of the village is on the opposite side of the road. The site has no obvious access except perhaps a small track that is inadequate and sits on a blind bend in the road, any widening of it would lead to biodiversity loss. Capacity has been reduced because of the loss of the wooded area would be unacceptable.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan		

	period, as indicated by the landowner.

Site Reference	SIB410	Promoter: Owner is known to the Council	
Site Location	Land to the east of A16, Sibsey		
Site Description	Agricultural land		
Site Area	15.47 ha	No of Dwellings	Capacity 294
Suitability of the site in broad planning terms	<p>No the site is not suitable. The majority of the site is not in flood risk, only a small area close to the Trader Bank Drain. The site is a flat agricultural field with an open frontage along the A16 and to the south. The northern boundary has some hedges and trees and then becomes open. Drainage ditches surround the site; to the west is the Trader Bank Drain. Landscaping would enhance biodiversity by linking to these watercourses, where there may be some wildlife, and by providing additional green infrastructure in an area which is currently intensively farmed. The openness of the site in general would have an impact on the wider landscape. The site does not sit well in the existing pattern of development and protrudes into the open countryside; even if the other sites on the east of the A16 were to come forward the site would still not fit in with the pattern of development. There would be in impact on the historic environment because views of the listed windmill from the A16 would be blocked, careful design could mitigate against this. A public right of way crosses the site and this would have to be accommodated in a way that retains some of its rural character. The site is reasonably close to services and facilities; there is a footpath connection on the A16 leading to the centre of the village. A vehicle access can be formed onto the A16. There is a public footpath which crosses the site this could assist people wishing to walk. A site of this size would be required to provide a comprehensive range of green infrastructure, this could not only provide opportunities for sport and recreation but also for species migration and adaptation.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

SPILSBY



PROPOSED SITES FOR ALLOCATION IN SPILSBY

Site Reference	SPY301	Promoter: Owner is known to the Council	
Site Location	Land off Post Office Lane, Spilsby		
Site Description	Grassed fields		
Site Area	2.58 ha	No of Dwellings	Capacity 67
Suitability of the site in broad planning terms	<p>Yes the site is suitable but only in conjunction with SPY303, SPY304, SPY305 and SPY306. The site is not in flood risk. The site is a grassed field with mature boundary treatments of hedges and trees, a small group of trees within the site and there are a couple of large ponds to the north of the site which could rely on the grassed fields of the site. Landscaping could enhance biodiversity as long as development would not harm any wildlife using the ponds. There would be no impact on the wider landscape because the site is well screened from public viewing places. On its own the site would not relate to the existing built up area and would create a narrow fringe of development extending into the open countryside. There is no impact on the historic environment. The site is close to services and facilities leading off from the centre of the town. On its own it has no suitable vehicular access and would not be unable to connect to the centre of the town, only a pedestrian access could be provided. By bringing the site forward in conjunction with SPY303, SPY304, SPY305 and SPY306 it could form an urban extension scheme which could mirror development in Lady Franklin Drive/Woodland View opposite which would link directly to the town centre. There is a public right of way leading out into the open countryside through a nearby car park this could encourage walking. Linking these sites together could provide greater collective opportunities for greenspace, biodiversity and species adaptation and migration. However, there would potentially be a greater cumulative impact in respect of landscape impact. It could also be an option to bring all the sites on the east of the town forward with a vehicle link connection between Ashby Road and the B1195, relieving traffic pressure from the town centre.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner		

Site Reference	SPY302	Promoter: Owner is known to the Council	
Site Location	Land to the rear of 55 Ashby Road, Spilsby		
Site Description	Agricultural field		
Site Area	1.47 ha	No of Dwellings	Capacity 47 reduced to 35
Suitability of the site in broad planning terms	<p>Yes the site is suitable. The site is not in flood risk. The site is a house and garden. The single storey dwelling and associated outbuildings on the site would have to be demolished to gain access. To the rear is a grassed field with good mature boundary treatment of hedges and trees. There</p>		

	are large ponds to the north of the site which could have biodiversity which are symbiotic to the grassed field. The largest pond is also well treed and protected by a tree preservation order. A tree lined public right of way runs along the western boundary of the site. Although the site itself is unlikely to contain a high level of biodiversity in its own right, it has the potential to impact on species using the adjoining wildlife corridors. The potential impact would depend on how this site was developed. There is no impact on the wider landscape because the site is enclosed by the properties along Ashby Road. There is some impact on the townscape because the site, has a dwelling on it and this, with the little single storey building and house on the adjacent site, forms a part of the historic streetscape in this part of the settlement. The site is close to services and facilities with a footpath leading to the centre of the town. An access can be formed but only with the loss of the main dwelling. There is a footpath running to the rear of the site leading to the open countryside which could encourage walking. On balance the site is acceptable but it would have to provide a buffer between the ponds to the north.
Infrastructure	No major infrastructure constraints to the development of the site.
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.

Site Reference	SPY303	Promoter: Owner is known to the Council	
Site Location	Land off Ashby Road, Spilsby		
Site Description	Agricultural fields		
Site Area	7.84 ha	No of Dwellings	Capacity 204 reduced to 100
Suitability of the site in broad planning terms	Yes the site is suitable. The site is not in flood risk. The site is agricultural fields with low hedges and occasional trees along the boundaries, and development to the west. There two water courses crossing the site and there are opportunities to enhance biodiversity by working with the existing features. There would be an impact on the wider landscape because the site slopes away from the built up area and is very open. There is no impact on the historic environment. The site is reasonably close to services and facilities. There is a footpath on the other side of Ashby Road leading to the town centre. By bringing the site forward in conjunction with SPY301, SPY304, SPY305 and SPY306 it could form an urban extension scheme which could mirror development in Lady Franklin Drive/Woodland View opposite which would link directly to the town centre. A site of this size could provide some green space/open space. There is a public footpath leading to the open countryside which could encourage walking. Linking these sites together could provide greater collective opportunities for greenspace, biodiversity and species adaptation and migration. However, there would potentially be a greater cumulative impact in respect of landscape impact. It could also be an option to bring all the sites on the east of the town forward with a vehicle link connection between Ashby Road and the B1195, relieving traffic pressure from the town centre.		
Infrastructure	No major infrastructure constraints to the development of the site.		

Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner

Site Reference	SPY304	Promoter: Owner is known to the Council	
Site Location	Land off Halton Road, Spilsby		
Site Description	Agricultural fields		
Site Area	1.17 ha	No of Dwellings	Capacity 30 reduced to 30
Suitability of the site in broad planning terms	<p>Yes the site is suitable but only in conjunction with SPY301, SPY303, SPY305 and SPY306. The site is not in flood risk. The site is an agricultural field with boundary treatment of hedges, and development to the south. There would not be an impact on the wider landscape because the site is well screened from Halton Road by development. There is no impact on the townscape or historic environment. The site is reasonably close to services and facilities. There is a footpath on the Halton Road leading to the town centre. On its own the site is unsuitable because it has no suitable vehicle access onto Halton Road. By bringing the site forward in conjunction with SPY301, SPY303, SPY305 and SPY306 it could form an urban extension scheme which could mirror development in Lady Franklin Drive/Woodland View opposite which would link directly to the town centre. A site of this size would be expected to provide green space/open space. There is a public footpath leading to the open countryside and back into the town which could encourage walking. Linking these sites together could provide greater collective opportunities for greenspace, biodiversity and species adaptation and migration. However, there would potentially be a greater cumulative impact in terms of landscape impact. It could also be an option to bring all the sites on the east of the town forward with a vehicle link connection between Ashby Road and the B1195, relieving traffic pressure from the town centre.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner		

Site Reference	SPY305	Promoter Owner is known to the Council	
Site Location	Land off Halton Road, Spilsby		
Site Description	Agricultural fields		
Site Area	4.96 ha	No of Dwellings	Capacity 129
Suitability of the site in broad planning terms	<p>Yes the site is suitable. The site is not in flood risk. The site is an agricultural field with boundary treatment of low hedges and trees. There would be some impact on the wider landscape, particularly where the site</p>		

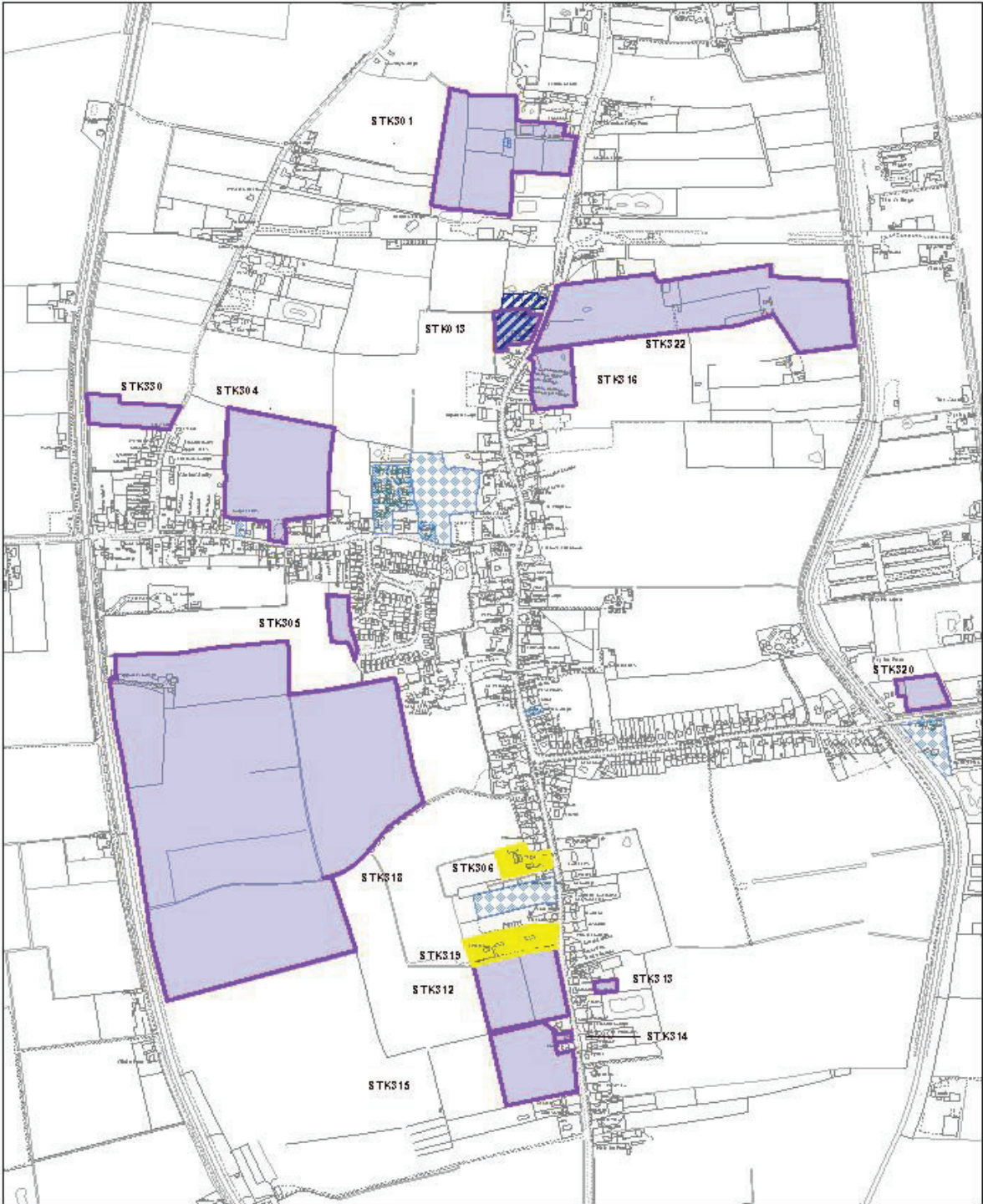
	meets Halton Road; the land is quite screened from wider views because it slopes upwards towards the north. On its own the rear of the site would not relate to the existing built up area and would extend into the open countryside. There would be no impact on the historic environment. The site is close to services and facilities. There is a footpath on Halton Road leading to the town centre. An access can be formed onto Halton Road. By bringing the site forward in conjunction with SPY301, SPY303, SPY304 and SPY306 it could form an urban extension scheme which could mirror development in Lady Franklin Drive/Woodland View opposite which would link directly to the town centre. A site of this size could provide some green space/open space. Linking these sites together could provide greater collective opportunities for greenspace, biodiversity and species adaptation and migration. However, there would potentially be a greater cumulative impact in terms of landscape impact. It could also be an option to bring all the sites on the east forward with a vehicle link connection between Ashby Road and the B1195, relieving traffic pressure from the town centre.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner		
Site Reference	SPY306	Promoter: Owner is known to the Council	
Site Location	Land off Halton Road, Spilsby		
Site Description	Agricultural fields		
Site Area	2.72 ha	No of Dwellings	Capacity 70
Suitability of the site in broad planning terms	Yes the site is suitable but only in conjunction with SPY301, SPY303, SPY304 and SPY305. The site is not in flood risk. The site is an agricultural field with broken boundary treatments of hedges and trees and a drainage ditch along part of the western boundary. There would be some impact on the wider landscape; the land is quite screened from wider views because it slopes upwards towards the north, though development may break the skyline and this part of the site does not have strong boundary treatment, which would have to be enhanced to mitigate any impact. On its own the site is a field in the open countryside and would not relate to the existing built up area. There would be no impact on the historic environment. The site is detached from the town and there is no access to the site. By bringing the site forward in conjunction with SPY301, SPY303, SPY304 and SPY305 it could form an urban extension scheme which could mirror development in Lady Franklin Drive/Woodland View opposite which would link directly to the town centre. A site of this size could provide some green space/open space. It could also be an option to bring all the sites on the east forward with a vehicle link connection between Ashby Road and the B1195, relieving traffic pressure from the town centre. Linking these sites together could provide greater collective opportunities for greenspace, biodiversity and species adaptation and migration. However, there would potentially be a greater cumulative impact in terms of landscape impact.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of	The owner of the site has informed the Council that they are going to bring		

the site	the site forward
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner

DISCOUNTED SITES

Site Reference	SPY022	Promoter: Owner is known to the Council	
Site Location	Land fronting and rear of 53 Ashby Road		
Site Description	Grassed field to the rear, garden and outbuilding to the front		
Site Area	0.14 ha	No of Dwellings	Capacity 4
Suitability of the site in broad planning terms	<p>No the site is not suitable. The site is not in flood risk. The site is part garden. There is a single storey building on the site which would have to be demolished to gain access. Overall given the fact that the site is landscaped to a degree, and there is a hedge lined public footpath to the rear, there would be some loss of biodiversity. There is no impact on the wider landscape because the site is enclosed. There is some impact on the townscape because the site, even though it has a little building on it is open at the front and forms an important part of the historic streetscape in this part of the settlement. The site is close to services and facilities with a footpath leading to the centre of the town. An access can be formed but only with the loss of a nice historic building, which could be considered as a non-designated heritage asset, it would also impact on the occupiers of the adjoining property to the north because all their living windows face onto the potential access. There is a public footpath at the rear of the site which leads out into the open countryside this could encourage walking.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward but it is not known when, presumed at the end of the plan period.		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

STICKNEY



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PROPOSED SITES FOR ALLOCATION IN STICKNEY

Site Reference	STK306	Promoter: Owner is known to the Council	
Site Location	Land to the west of the A16, Stickney		
Site Description	Farm buildings – brownfield land		
Site Area	0.45 ha	No of Dwellings	Capacity 9
Suitability of the site in broad planning terms	Yes the site is suitable; it lies close to services and facilities' with a footpath links on both sides of the A16. The site has agricultural buildings on it with an access adjacent to the dwelling which lies on the southern boundary. It is not clear if the buildings are still being used. There are some trees and hedgerows on the site with mature trees along the frontage. Because of the enclosed nature of the site it does not impact on the wider landscape.		
Infrastructure	No major infrastructure constraints to the development of the site other than it will need clearing.		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery.		
Viability of the site	No indication of any constraints that could affect viability		
Phasing	The delivery of the site is not known, therefore the site can only be assumed to come forward at the end of the plan period.		

Site Reference	STK319	Promoter: Owner is known to the Council	
Site Location	Land adjacent to the a depot, Main Road, Stickney		
Site Description	Brownfield land with a mixture of buildings, open space and storage on it		
Site Area	1.17 ha	No of Dwellings	Capacity 22 reduced down to 15
Suitability of the site in broad planning terms	Yes, the site is suitable; the site itself does not have strong boundary treatment in the form of hedgerows or trees, though the frontage boundary is stronger with mature planting along it. Whilst the site does not have much planting it is reasonably enclosed by planting from the adjacent site to the south though this is out of the control of the site and if removed would leave the site more exposed, at present the site would not impact on the wider landscape. The site is brownfield because it has a mixture of buildings and storage on it, a landscaping scheme would minimise the impact on the wider landscape. Adjacent to the site is a depot which is still in operation, this may impact on the capacity of the site and there would have to be a buffer zone along the northern boundary, this could be the gardens of any development. The site is within walking distance of services and facilities and there is a footpath on the opposite side of Main Road. Whilst development on the site could create an in depth form of development which could be at odds with the otherwise sporadic linear pattern of development, the Highway Authority have indicated that less accesses onto Main Road on highway safety grounds would be preferable and providing development in this part of the village was kept in line with the rear of the adjacent brownfield land to the north then it would be acceptable, the capacity of the site reflects this.		
Infrastructure	No major infrastructure constraints to the development of the site, it will need clearing.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the	No indication of any constraints that could affect viability, other than		

site	clearing the site and the need to provide perhaps longer gardens to provide a buffer zone on the northern boundary with the existing depot.
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.

SUITABLE SITES BUT NOT PROPOSED FOR ALLOCATION

Site Reference	STK312	Promoter: Owner is known to the Council	
Site Location	Land west of Main Road, Stickney		
Site Description	Agricultural Lane		
Site Area	2.07 ha	No of Dwellings	Capacity 39
Suitability of the site in broad planning terms	Yes, the site is suitable; the site is bounded by mature hedgerows and trees with a hedge row running across the middle of it. The site is within walking distance of services and facilities and there is a footpath on the opposite side of Main Road. Because the site is reasonably enclosed with a good green edge, this would minimise the impact on the wider landscape, supplementing this planting with additional landscaping would mitigate any impact further. Whilst development on the site could create an in depth form of development which could be at odds with the otherwise sporadic linear pattern of development, the Highway Authority have indicated that less accesses onto Main Road on highway safety grounds would be preferable and providing development in this part of the village was kept in line with the rear of the adjacent brownfield land to the north then it would be acceptable.		
Infrastructure	No major infrastructure constraints to the development of the site		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period.		

Site Reference	STK314 and STK 315	Promoter: Owner is known to the Council	
Site Location	Land to the west of Main Road, Stickney		
Site Description	STK314 is a small piece of garden land adjacent to Lynwood. STK 315 is agricultural land – both are in the same ownership		
Site Area	3.51 ha	No of Dwellings	Capacity 67 reduced to 20
Suitability of the site in broad planning terms	Yes, the site is suitable; the site is bounded by mature hedgerows and trees, though the frontage along Main Road is open. The site is within walking distance of services and facilities and there is a footpath on the opposite side of Main Road. Whilst the site is reasonably enclosed with a good green edge, it does run further out into the countryside that then the rear development line formed by the brownfield site to the north of STK312. This is reflected in the capacity of the site. A landscaping scheme along that development line would minimise the impact on the wider landscape and supplementing this planting with additional landscaping would mitigate any impact further. Whilst development on the site could create an in depth form of development which could be at odds with the otherwise sporadic linear pattern of development, the		

	Highway Authority have indicated that less accesses onto Main Road on highway safety grounds would be preferable and providing development in this part of the village was kept in line with the rear of the adjacent brownfield land to the north then it would be acceptable.
Infrastructure	No major infrastructure constraints to the development of the site.
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.

Site Reference	STK304	Promoter Owner is known to the Council	
Site Location	Land north of Hall Lane, Stickney		
Site Description	Agricultural Lane		
Site Area	3.98 ha	No of Dwellings	Capacity 73 reduced to 50
Suitability of the site in broad planning terms	Yes the site is suitable. The boundary features are hedgerows. Access can be obtained onto Halls Lane, services and facilities' are within walking distance of the site, with the village hall and youth centre/sports hall adjacent to it and there is a footpath link. Whilst the site does protrudes into the open countryside development running back from Halls Lane into the open countryside has already occurred at Mary Lovell Way and providing additional planting is undertaken on the northern boundary this would mitigate the impact on the wider landscape.		
Infrastructure	No major infrastructure constraints to the development of the site		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery		
Viability of the site	No indication of any constraints that could affect viability		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

DISCOUNTED SITES

Site Reference	STK301	Promoter: Owner is known to the Council	
Site Location	Land to the west of the A16		
Site Description	Agricultural land		
Site Area	4.15 ha	No of Dwellings	Capacity 79
Suitability of the site in broad planning terms	No the site is not suitable; there are good boundary features made up of hedgerows and some mature trees. The site is situated to the north of the village where housing becomes sporadic along the A16 there is no footpath link to services and facilities, there is one on the opposite side of the road but it would mean pedestrians having to cross a fast flowing road which currently has a 60mph speed limit. One could be accommodated to link up the footpath to the south on the same side of the road, There is potential to create a footpath on the same side of the road, but this would be 225m in length and the intervening land is not in		

	the same ownership. Because of the distance out of the village sporadic nature of development along this part of the A16, the site is unrelated to the existing pattern of development and development would in effect be a discordant feature in the open countryside.
Infrastructure	No major infrastructure constraints to the development of the site, other than the formation of a footpath
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery but they only want one dwelling on the site, so for strategic housing this site is not available.
Viability of the site	No indication of any constraints that could affect viability
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.

Site Reference	STK305	Promoter: Unknown
Site Location	Land adjacent to Holmes Road, Stickney	
Site Description	Grassed space	
Site Area	0.39 ha	No of Dwellings Capacity 7
Suitability of the site in broad planning terms	No the site is not suitable; it lies adjacent to an existing estate and can only be accessed at the end of Holme Road by dog-legging past the last bungalow, this would be inadequate and would impact on the residential amenities of this property. The site has good boundary treatment of hedging and mature trees, because of its enclosed nature it would not impact on the wider landscape. The site is close to services and facilities and can be linked by footpaths through the adjacent estate.	
Infrastructure	No major infrastructure constraints to the development of the site	
Deliverability of the site	The owner of the site is unknown it is therefore unavailable.	
Viability of the site	No indication of any constraints that could affect viability	
Phasing	The delivery of the site is unknown because the owner is unknown.	

Site Reference	STK313	Promoter: Owner is known to the Council
Site Location	Land to the rear of Richlieu Cottage, Main Road, Stickney	
Site Description	Garden land to the rear of an existing dwelling	
Site Area	0.09 ha	No of Dwellings Capacity 2
Representations received and references		
Suitability of the site in broad planning terms	No the site is not suitable; this is garden land lying to the rear of an existing dwelling. To access the site it is proposed to use the existing access which runs down northern boundary adjacent to the dwelling to the north. The site is enclosed with planting and therefore would not	

	impact on the wider landscape. Setting a precedent of backland garden development could lead to the creation of many more accesses onto the A16, a matter that the Highway Authority want to discourage because of highway safety.
Infrastructure	No major infrastructure constraints to the development of the site
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery
Viability of the site	No indication of any constraints that could affect viability
Phasing	The delivery of the site is expected within the first five years of the plan period, the landowner has contacted the council but not said when.

Site Reference	STK316	Promoter: Owner is known to the Council	
Site Location	Land to the east of Main Road, Stickney		
Site Description			
Site Area	0.87 ha	No of Dwellings	Capacity 17
Suitability of the site in broad planning terms	No the site is not suitable; whilst the site is close to services and facilities with a footpath link, it mainly lies to the rear of properties along the east of Main Road and would be out of character with this part of the settlement in that it would protrude out into the open countryside. The site has poor boundary treatment and though this could be supplemented by a landscape scheme the site still forms part of the wider rural backdrop of the village.		
Infrastructure	No major infrastructure constraints to the development of the site		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery		
Viability of the site	No indication of any constraints that could affect viability		
Phasing	The delivery of the site is expected within the first ten years of the plan period, as indicated by the landowner.		

Site Reference	STK318	Promoter Owner is known to the Council	
Site Location	Land at Main Road and Hall Lane, Stickney		
Site Description			
Site Area	27.78 ha	No of Dwellings	Capacity 530
Suitability of the site in broad planning terms	No the site is not suitable; the site is flat with very little in the way of boundary treatment, it is presently used for agriculture and is disconnected from the main village with no suitable access point except down West Fen Drain which is a narrow country lane with the West Fen Drain running down the side of it. The site protrudes into the open countryside and is disconnected from the main settlement it would not form a pattern of development in line with the character of the village.		
Infrastructure	The site does not have an access except from West Fen Lane, this is narrow and will require significant upgrading this is a constraint to the development of the site		
Deliverability of	The owner of the site has confirmed that the site is available for delivery		

the site	
Viability of the site	No indication of any constraints that could affect viability apart from the access.
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.

Site Reference	STK320	Promoter: Owner is known to the Council	
Site Location	Land at the Cottage, Watsons Bridge, Horbling Lane, Stickney		
Site Description	Part paddock, part agricultural land		
Site Area	0.57	No of Dwellings	Capacity 9
Suitability of the site in broad planning terms	No the site is not suitable; site is detached from the main body of the village and whilst is not far from services and facilities it has no footpath link until Watsons Bridge is crossed and the roadway meets the dwellings on the side. Horbling Lane becomes very rural and narrow once it crosses the bridge and moves into the open countryside. The site is well screened by mature hedgerows and trees and would not impact on the wider landscape. However, the bridge forms a natural stop to the urban part of the village and any development beyond it would impact on the rural character of this part of the settlement. The site is very near the East Fen Catchwater Drain and lies in flood zone 3, it could be subject to flood risk.		
Infrastructure	No major infrastructure constraints to the development of the site		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery		
Viability of the site	No indication of any constraints that could affect viability		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	STK322	Promoter: Owner is known to the Council	
Site Location	Land to the east of Main Road, Stickney		
Site Description	Agricultural Land		
Site Area	6.51 ha	No of Dwellings	Capacity 125
Suitability of the site in broad planning terms	No the site is not suitable; whilst the site is close to services and facilities with a footpath link, it stretches out into the open countryside and development would be out of character with this part of the settlement in that it would protrude out into the open countryside. The site has some boundary treatment of hedges and trees and though this could be supplemented by a landscape scheme the site still forms part of the wider rural backdrop of the village.		
Infrastructure	No major infrastructure constraints to the development of the site		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery		
Viability of the site	No indication of any constraints that could affect viability		

Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.

Site Reference	STK330	Promoter: The Council are unsure as to who the owner is	
Site Location	Land to the west of West Fen Lane, Stickney		
Site Description	Agricultural Land		
Site Area	0.81 ha	No of Dwellings	Capacity 15
Suitability of the site in broad planning terms	No the site is not suitable; the site is flat and stretches towards the West Fen Drain, there are no boundary features and any landscaping would enhance the biodiversity. Whilst the site is close to services and facilities it lies on West Fen Lane a small rural lane with no footpaths and no real possibility of providing one. The site lies within a flat landscape and provides part of the rural exit from the village along the narrow rural lane; its development would impact on the rural character of this part of the village. The West Fen Catchwater Drain lies in flood zone 3 combination of tidal/fluvial flood risk.		
Infrastructure	A major infrastructure constraint to the development of the site would be the narrow rural land of West Fen Lane which would need a footpath and upgrading.		
Deliverability of the site	The Council are not sure who the owner is nor if they still want to bring the site forward.		
Viability of the site	Any upgrade to West Fen Lane and provision of a footpath could affect viability		
Phasing	The delivery of the site is unknown therefore it is assumed to be delivered at the end of the plan period.		

DISCOUNTED SITES IN TETFORD

Site Reference	TEF302	Promoter: Owner is known to the Council	
Site Location	Land in South Road, Tetford		
Site Description	Mixture of factory, offices, storage buildings, yard, existing housing and nursery to the rear		
Site Area	2.04 ha	No of Dwellings	Capacity 38
Suitability of the site in broad planning terms	<p>Yes the site is suitable. The site is not in flood risk. The site is a mixture of factory, offices, shop, storage yard, housing and plant nursery. Although located within the Lincolnshire Wolds Area of Outstanding Natural Beauty, because of the existing houses along South Road and the boundary treatment along the eastern boundary and the fact that the site is relatively flat development would not impact on wider views of the landscape. There is no impact on the townscape or historic environment. Loss of the site would involve loss of the single largest employer within the village, in an area where employment is not readily available. It is close to services and facilities with a footpath on the opposite side of the road. The site is not far from the open countryside and there are a number of public footpaths to encourage walking. At 2 hectares, the site would be expected to provide some green infrastructure, although this would be small scale.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward.		
Viability of the site	There are no constraints to viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period as stated by the landowner.		
Comments from the statutory consultees	<p>Natural England - The two sites in Tetford (TEF302 and 303) that have been selected as the most appropriate may have some merit individually but as they are located together we would have concerns of the cumulative impact of up to 50 dwellings in this location. Being mindful of this national advice we would need to see a detailed Landscape Appraisal for each of the potential development sites which would provide a satisfactory evidence base on which to evaluate the proposed development sites within these villages. The special qualities of both the AONBs should be considered within this appraisal exercise with particular emphasis on topography and skylines and</p>	<p>Councils Response - The site is an employment site situated on the south side of South Road. The front part of the site is made up of modern buildings and car parking; the rear is agricultural fields with boundary hedging. The area is characterised by mainly modern dwellings with some more traditional housing on the north side of South Road.</p> <p>This part of Tetford is the lowest part with the land rising up southwards to the 60m contour line. The site is relatively flat because it lies within the broad shallow valley bottom. Therefore the land to the west and south is slightly higher; the 60m contour line is some 100m from the rear boundary of the site to the south and runs along Black Lane. This lane would in effect look downwards into the site and then out across to wider views</p>	

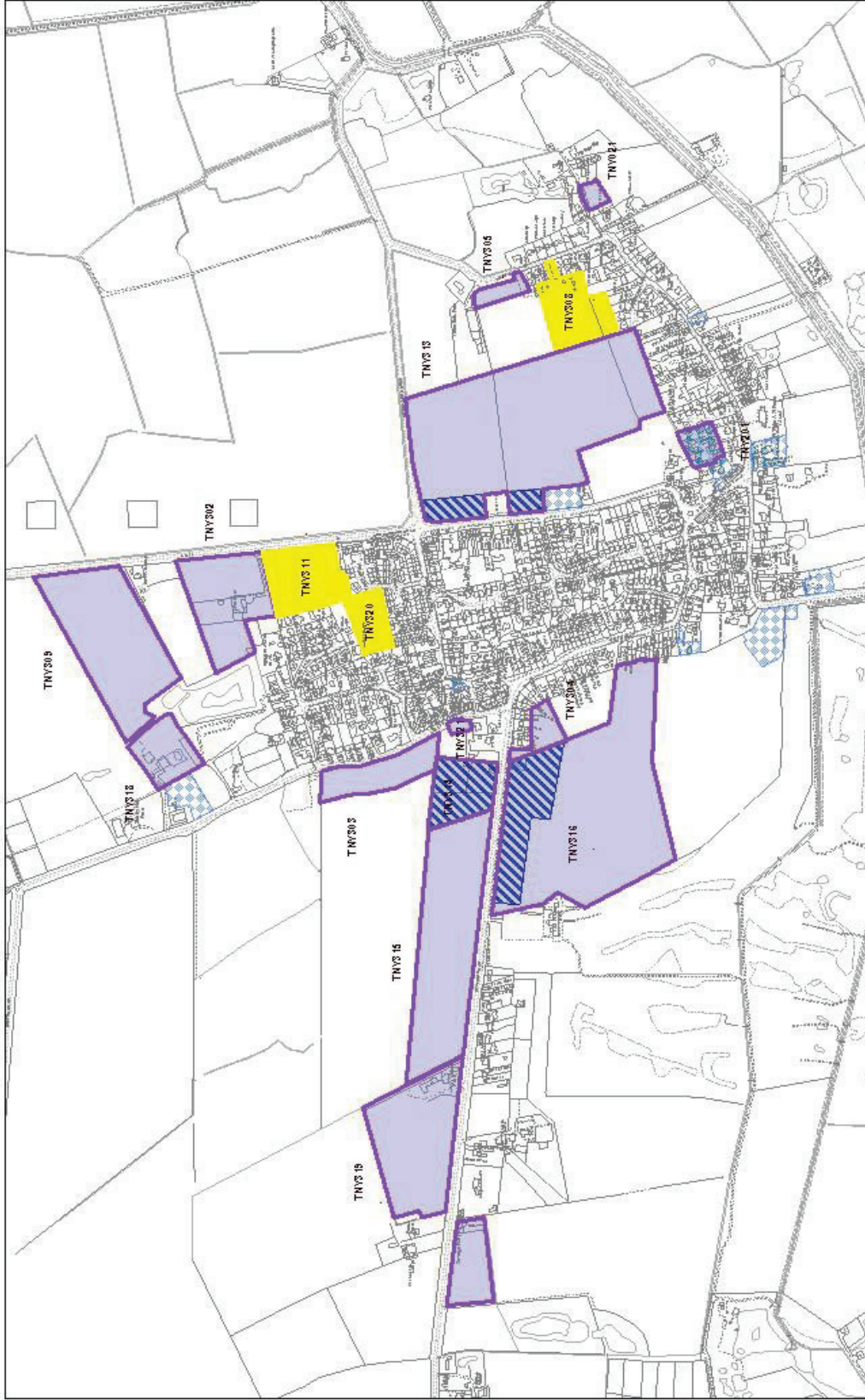
	<p>should show how any harm can be mitigated.</p>	<p>to the north and east.</p> <p>The site lies at the bottom of the shallow valley that Tetford has grown up in. Views out northwards (across the site) and eastwards from Black Lane would still be possible because it lies along the 60m contour line.</p> <p>Overall providing the development on the site was single storey and had strong planted boundary treatment along the southern boundary it would not have a demonstrable impact on the significance of the landscape of the Area of Outstanding Natural Beauty.</p>
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Site Reference	TEF303	Promoter Owner is known to the Council	
Site Location	Land on the off West Road and South Road, Tetford		
Site Description	Agricultural land		
Site Area	0.62 ha	No of Dwellings	Capacity 12
Suitability of the site in broad planning terms	<p>Yes the site is suitable. The site is not in flood risk. The site is a grassed field with the western and northern boundaries being developed for housing. The site is within the Lincolnshire Wolds Area of Outstanding Natural Beauty, however, because of the existing houses the site is screened for any impact on wider views of the landscape. There is no impact on the townscape or historic environment. It is close to services and facilities, the access will be off South Road and there is a footpath on the opposite side of the road. However, much of Tetford does not have the benefit of footpaths, with its character being predominantly that of quite rural lanes. The site is not far from the open countryside and there are a number of public footpaths to encourage walking.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		
Comments from statutory consultees	<p>Natural England - The two sites in Tetford (TEF302 and 303) that have been selected as the most appropriate may have some merit individually but as they are located together we would have concerns of the cumulative impact of up to 50 dwellings in this location. Being mindful of this national advice we would need to see a detailed Landscape Appraisal for each of the potential</p>	<p>Response from the Council - The site is a grassed field located to the rear of South Road. The boundary treatments are formed by hedges which to the west is the boundary of houses. To the east lie the buildings of an employment site. The site rises up slightly from the road.</p> <p>The site is hemmed in by development and an employment site. It is slightly higher than the road but this part of Tetford is the lowest part with the land rising up southwards to the 60m</p>	

	<p>development sites which would provide a satisfactory evidence base on which to evaluate the proposed development sites within these villages. The special qualities of both the AONBs should be considered within this appraisal exercise with particular emphasis on topography and skylines and should show how any harm can be mitigated.</p>	<p>contour line.</p> <p>In the main there are no key views because the site is reasonably enclosed. However, development may prevent the glimpses of the wider landscape from West Road through the modern houses. The site is visible from Black Lane which is a public right of way. This lies along the 60m contour line and is therefore higher than the site and will have views across it, however, the boundary with Back Lane is well landscaped and the site would not cause demonstrable harm to wider views of the landscape.</p> <p>Overall the impact of the site would be minimal on the wider landscape quality of the Area of Outstanding Natural Beauty.</p>
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Site Reference	TEF304	Promoter Owner is known to the Council	
Site Location	Land off Salmonby Road, Tetford		
Site Description	Agricultural land		
Site Area	1.95 ha	No of Dwellings	Capacity 36
Suitability of the site in broad planning terms	<p>No the site is not suitable. The site is not in flood risk. The site is an agricultural field with hedges for its boundary treatment. There is a pond in the adjacent field and there is woodland protected by tree preservation order and the River Lymn just to the north. Landscaping would enhance biodiversity on the site; however, it would have to be carried out in a way that would link to the habitats to the north. The site slopes downwards to the south west and this means that the wider landscape beyond is clearly seen as it rises upwards. Because of this there is an impact on the wider landscape and the site is located within the Lincolnshire Wolds Area of Outstanding Natural Beauty which heightens the impact. There is no impact on the townscape or historic environment. It is close to services and facilities with a footpath on the opposite side of the road, there is room to form a footpath on the side of the site. However, much of Tetford does not have the benefit of footpaths, with its character being predominantly that of quite rural lanes. There is the Blackhill Lane public footpath nearly opposite the site which links into the open countryside and could encourage walking.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has informed the Council that they are going to bring the site forward		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		
Comments from statutory	Natural England - The two sites in Tetford (TEF302 and	Response from the Council - The site lies on a prominent corner of West Road	

<p>consultees</p>	<p>303) that have been selected as the most appropriate may have some merit individually but as they are located together we would have concerns of the cumulative impact of up to 50 dwellings in this location.</p> <p>Being mindful of this national advice we would need to see a detailed Landscape Appraisal for each of the potential development sites which would provide a satisfactory evidence base on which to evaluate the proposed development sites within these villages. The special qualities of both the AONBs should be considered within this appraisal exercise with particular emphasis on topography and skylines and should show how any harm can be mitigated.</p>	<p>and Salmonby Road with boundary features of hedging. The area is characterised by open views to the west and south west and single storey modern dwellings to the east. There are views of the higher land to the west and south west, towards Belchford and Fulletby, and higher land is glimpsed through existing development to the east.</p> <p>The site itself rises up with West Road southwards from the 54m contour line to the 60m contour line. To the west and south west the site falls downwards with the land rising up toward the distance in the west and south west back to the 65m contour line.</p> <p>Overall the site is prominent as you leave the village of Tetford, its topography means that it is higher along West Road falling away toward the west and south west with the landscape rising gently upwards to the 65m contour line; this means that any development on this site would block these long open views of the higher land to the west and south west and cause harm to the wider landscape quality of the Area of Outstanding Natural Beauty.</p>
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TA3101

Scale 1:10000

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PROPOSED SITE ALLOCATIONS IN TETNEY

Site Reference	TNY308	Promoter: Owner is known to the Council	
Site Location	Land west of Hoop End, Tetney		
Site Description	Agricultural field		
Site Area	1.61 ha	No of Dwellings	Capacity 48 reduced to 10
Suitability of the site in broad planning terms	<p>Yes the site is suitable. The site is partially in the red and orange zones on the EA flood hazard maps, this includes the access to the site and if development were to proceed, the area of the suit suitable for development would be very small. The site is an agricultural field with hedges along the most boundaries. It is approximately 800m from the centre of the village, although further from some facilities, and with a footpath link to the enable pedestrian access to services and facilities. The site sits within a flat landscape but is well screened from wider views by intervening development and landscaping. There is no impact on the townscape or historic environment. Capacity discounted because of the flood risk on the site.</p>		
Infrastructure	There are no major infrastructure constraints		
Deliverability of the site	The owner of the site has confirmed that they are going to bring the site forward		
Viability of the site	There are no obvious issues with viability apart from flood risk		
Phasing	The owner of the site has indicated that they will bring the site forward in the first five years.		

Site Reference	TNY311	Promoter: Owner is known to the Council	
Site Location	Land west of Humberston Road, Tetney		
Site Description	Agricultural field		
Site Area	1.72 ha	No of Dwellings	Capacity 32
Suitability of the site in broad planning terms	<p>Yes the site is suitable. The site is not in flood risk. The site is a agricultural field which rises slightly to the west with boundaries of hedges. Biodiversity would be improved through a landscaping scheme. The site is on the outskirts of the village but is in an area which already has development to the west and south and therefore would form a natural extension of the village therefore it would not impact on the townscape. There is no impact on the landscape. There is no impact on the historic environment. The site is on the edge of the village approximately 95m from it but with development to the west and south, further to the centre of the village. There is no footpath or lighting for 95m though there is room to create one along the west side of the road. There is the ability to create a footpath through Staves Court, though a vehicle access would impact on the amenities of residents here so an access would have to be onto Humberston Road. The site is accessible to the village amenities including the school which is very close.</p>		
Infrastructure	There are no major infrastructure constraints		
Deliverability of the site	The owner of the site has confirmed that they are going to bring the site forward		
Viability of the site	There are no obvious issues with viability apart from the lack of footpath and street lighting but this is not a long distance		
Phasing	The owner of the site has indicated that they will bring the site forward in the first five years.		

Site Reference	TNY320	Promoter: Owner is known to the Council	
Site Location	Land rear of North Holme, Tetney		
Site Description	Agricultural fields		
Site Area	0.80 ha	No of Dwellings	Capacity 15
Suitability of the site in broad planning terms	Yes the site is suitable. The site is not in flood risk. The site is an agricultural field with boundaries of hedges and trees. Biodiversity would be improved through a landscaping scheme. The site lies within the central part of the village but it has no access except over land belonging to others, it therefore is not accessible at this time. The site lies within the central part of the village so would be a natural development site and would not impact on the townscape. There is no impact on the historic environment.		
Infrastructure	There are no major infrastructure constraints except the flood risk,		
Deliverability of the site	The owner of the site has confirmed that they are going to bring the site forward.		
Viability of the site	There are no obvious issues		
Phasing	The owner of the site has indicated that they will bring the site forward in the first five years.		

SUITABLE SITES BUT NOT PROPOSED FOR ALLOCATION

Site Reference	TNY313	Promoter: Owner is known to the Council	
Site Location	Land on east side of Humberston Road, Tetney		
Site Description	Agricultural fields		
Site Area	11.75 ha	No of Dwellings	Capacity 229 reduced to 8
Suitability of the site in broad planning terms	Yes the site is suitable. The site is partly in flood risks being in the orange (danger to most) on the EA flood hazard maps; this area lies to the east and north parts of the site, the capacity has been reduced accordingly. The site is agricultural fields with boundaries of hedges and drainage ditches running down the boundary. Biodiversity would be improved through a landscaping scheme. The site is on the east side of the A1031 in between Tetney Lock Road and Hoop End and Church Lane, in this area between the four road there is some development along Church Lane and Hoop End this area therefore forms a natural extension to the village. There would be some impact on views to the east from the A1031 and west from Hoop End and south from Tetney Lock Road but because a large section of the site lies in flood risk this could be used to mitigate against any impact. There would be no impact on the historic environment. The site lies to the east of Humberston Road, reasonably close to services and facilities, there is a footpath on the opposite of the road, the site is also opposite the local school and adjacent to the village hall area. An access can be formed on either Humberston Road or Tetney Lock Road but Hoop End and Church Lane are too narrow for anything other than pedestrian access. Capacity reduced because of the flood risk on the site and that 14 houses have been granted planning permission on the site.		
Infrastructure	There are no major infrastructure constraints except the flood risk, but this area could be used for landscaping or SUDs		

Deliverability of the site	The owner of the site has confirmed that they are going to bring the site forward
Viability of the site	There are no obvious issues with viability apart from the flood risk
Phasing	The owner of the site has indicated that they will bring the site forward in the first five years.

Site Reference	TNY316	Promoter: Owner is known to the Council
Site Location	Land on the south of Station Road, Tetney	
Site Description	Agricultural fields	
Site Area	11.6 ha	No of Dwellings Capacity 210 reduced to 183
Suitability of the site in broad planning terms	Yes the site is suitable. The site is not in flood risk. The site is an agricultural field with boundaries of hedges and trees. Biodiversity would be improved through a landscaping scheme. Planning permission has been granted along the frontage with an access left into the rear of the site; the frontage development would impact on views to the south, additional development would not compound this impact. The site lies to the west of the village but is attached to it, with the granting of planning permission along the frontage the development of the rest of this site would sit more comfortably in the townscape, though it still does appear to be out of line with the settlement pattern. There is no impact on the historic environment. With the granting of planning permission along the frontage this site is now more accessible to the village, there is a footpath connection; it is a reasonable distance to the facilities within the centre of the village. Planning permission has been granted for an access already. Capacity reduced because outline permission granted for 27 units along the frontage.	
Infrastructure	There are no major infrastructure constraints except the flood risk,	
Deliverability of the site	The owner of the site has confirmed that they are going to bring the site forward	
Viability of the site	There are no obvious issues	
Phasing	The owner of the site has indicated that they will bring the site forward in the first five years.	

DISCOUNTED SITES

Site Reference	TNY021	Promoter: Owner is known to the Council
Site Location	Land at Greenfields, Mill Race, Tetney	
Site Description	Agricultural fields	
Site Area	0.21 ha	No of Dwellings Capacity 4
Suitability of the site in broad planning terms	No the site is not suitable. The site is in the red zone (danger for all) on the EA flood hazard maps. The site is an agricultural field with boundaries of hedges and an open boundary to the rear. Biodiversity would be improved through a landscaping scheme. There would be minimal impact on the townscape or landscape because the site lies down a very narrow lane between properties. There would be no impact on the historic environment. The site lies to the south of Mill Race, a very narrow lane with no footpath, the nearest footpath being on Church Lane. The site is reasonably close to services and facilities. A vehicle access could be	

	formed onto Mill Race.
Infrastructure	There are no major infrastructure constraints except the flood risk,
Deliverability of the site	The owner of the site has confirmed that they are going to bring the site forward
Viability of the site	There are no obvious issues with viability apart from the flood risk
Phasing	The owner of the site has indicated that they will bring the site forward in the first five years.

Site Reference	TNY302	Promoter: Unknown
Site Location	Land west of Humberston Road, Tetney	
Site Description	Agricultural field	
Site Area	2.81 ha	No of Dwellings Capacity 56
Suitability of the site in broad planning terms	<p>No the site is not suitable. The site is not in flood risk. The site is a flat agricultural field with boundaries of hedges. There is a large pond to the west of the site, biodiversity may use the field from the pond. Biodiversity may be improved through a landscaping scheme. The site is detached from the main body of the village and therefore does not impact on the townscape and sits within a flat landscape; development would impact on views toward the north. There is no impact on the historic environment. The site is adjacent to the village approximately 180m from it, further to the centre of the village. There is no footpath or lighting into the village though there is room to create one along the west side of the road though the length needed may affect the viability of the site. A vehicle access can be created into the site.</p>	
Infrastructure	There are no major infrastructure constraints	
Deliverability of the site	The owner of the site is not known	
Viability of the site	There are no obvious issues with viability apart from the lack of footpath and street lighting	
Phasing	The delivery is unknown	

Site Reference	TNY303	Promoter: Owner is known to the Council
Site Location	Land west of Holton Road, Tetney	
Site Description	Agricultural field	
Site Area	1.45 ha	No of Dwellings Capacity 28 reduced to 14
Suitability of the site in broad planning terms	<p>No the site is not suitable. The site is not in flood risk. The site is a agricultural field which rises slightly to the west with boundaries of hedges. Biodiversity would be improved through a landscaping scheme. The site is on the outskirts of the village, there is development across the road to the east but the site does not form a natural extension to the village forming a finger of development in what is at present open countryside. There would be an impact on the landscape on views to the west. There is no impact on the historic environment. The site could provide frontage development but that would mean quite a few accesses onto a narrow lane which has no footpath along it to the main centre of the village. The capacity is reduced because only frontage development would be suitable.</p>	
Infrastructure	There are no major infrastructure constraints	

Deliverability of the site	The owner of the site has confirmed that they are going to bring the site forward
Viability of the site	There are no obvious issues with viability apart from the lack of footpath
Phasing	The owner of the site has indicated that they will bring the site forward in the first five years.

Site Reference	TNY305	Promoter: Owner is known to the Council	
Site Location	Land at Cornerways, Hoop End, Tetney		
Site Description	Agricultural fields		
Site Area	0.36 ha	No of Dwellings	Capacity 7
Suitability of the site in broad planning terms	<p>No the site is not suitable. The site is in the red and orange zones on the EA flood hazard maps. The site is a agricultural field with boundaries of hedges along the east, north and south with open boundary to the rear. The site is detached from the main body of the village though there is a row of houses to the south so this piece of land forms an end to a narrow lane, the site does not therefore impact on the townscape and sits within a flat landscape; development would impact on views toward the west. There is no impact on the historic environment. The site is detached from the main body of the village approximately lying on the end of a finger of development running north out of the village toward the open countryside, it is a distance from the main village centre. There is a footpath into the village which the site could link into. The site does link to the open countryside and therefore could encourage walking and cycling.</p>		
Infrastructure	There are no major infrastructure constraints except the flood risk,		
Deliverability of the site	The owner of the site has confirmed that they are going to bring the site forward		
Viability of the site	There are no obvious issues with viability apart from the flood risk		
Phasing	The owner of the site has indicated that they will bring the site forward in the first five years.		

Site Reference	TNY309	Promoter: Owner is known to the Council	
Site Location	Land at North End, Tetney		
Site Description	Agricultural field		
Site Area	4.11 ha	No of Dwellings	Capacity 93
Suitability of the site in broad planning terms	<p>No the site is not suitable. The site is not in flood risk. The site is a flat agricultural field with boundaries of hedges along the east, south and west. Biodiversity would be improved through a landscaping scheme. The site is detached from the main body of the village and therefore does not impact on the townscape and sits within a flat landscape; development would impact on views toward the north. There is no impact on the historic environment. The site is detached from the main body of the village approximately 500m from it, further to the centre of the village. There is no footpath or lighting into the village though there is room to create one along the west side of the road though the length needed may affect the viability of the site. A vehicle access can be</p>		

	created into the site.
Infrastructure	There is no footpath or street lighting into the village.
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery
Viability of the site	The issues with the footpath and lighting may affect the viability of this site.
Phasing	The delivery of the site is unknown at the present time, the owner of the site has not stated when they are going to bring it forward

Site Reference	TNY315	Promoter: Owner is known to the Council
Site Location	Land opposite Golf Club, Station Road, Tetney	
Site Description	Agricultural field	
Site Area	5.68 ha	No of Dwellings Capacity 108 reduced to 46
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk. The site is an agricultural field with boundaries of hedges. Biodiversity would be improved through a landscaping scheme. The site is on the outskirts of the village moving out westwards into the open countryside, the site does not form a natural extension to the village forming a finger of development in what is at present open countryside. There would be an impact on the landscape on views to the north. There is no impact on the historic environment. The site is on the edge of the village, whilst planning permission has been granted on a site to the east this site is effectively stretching the village out into the open countryside where there is no footpath back into the village. The capacity is reduced because only frontage development would be suitable.	
Infrastructure	There are no major infrastructure constraints	
Deliverability of the site	The owner of the site has confirmed that they are going to bring the site forward	
Viability of the site	There are no obvious issues with viability apart from the lack of footpath	
Phasing	The owner of the site has indicated that they will bring the site forward in the first ten years.	

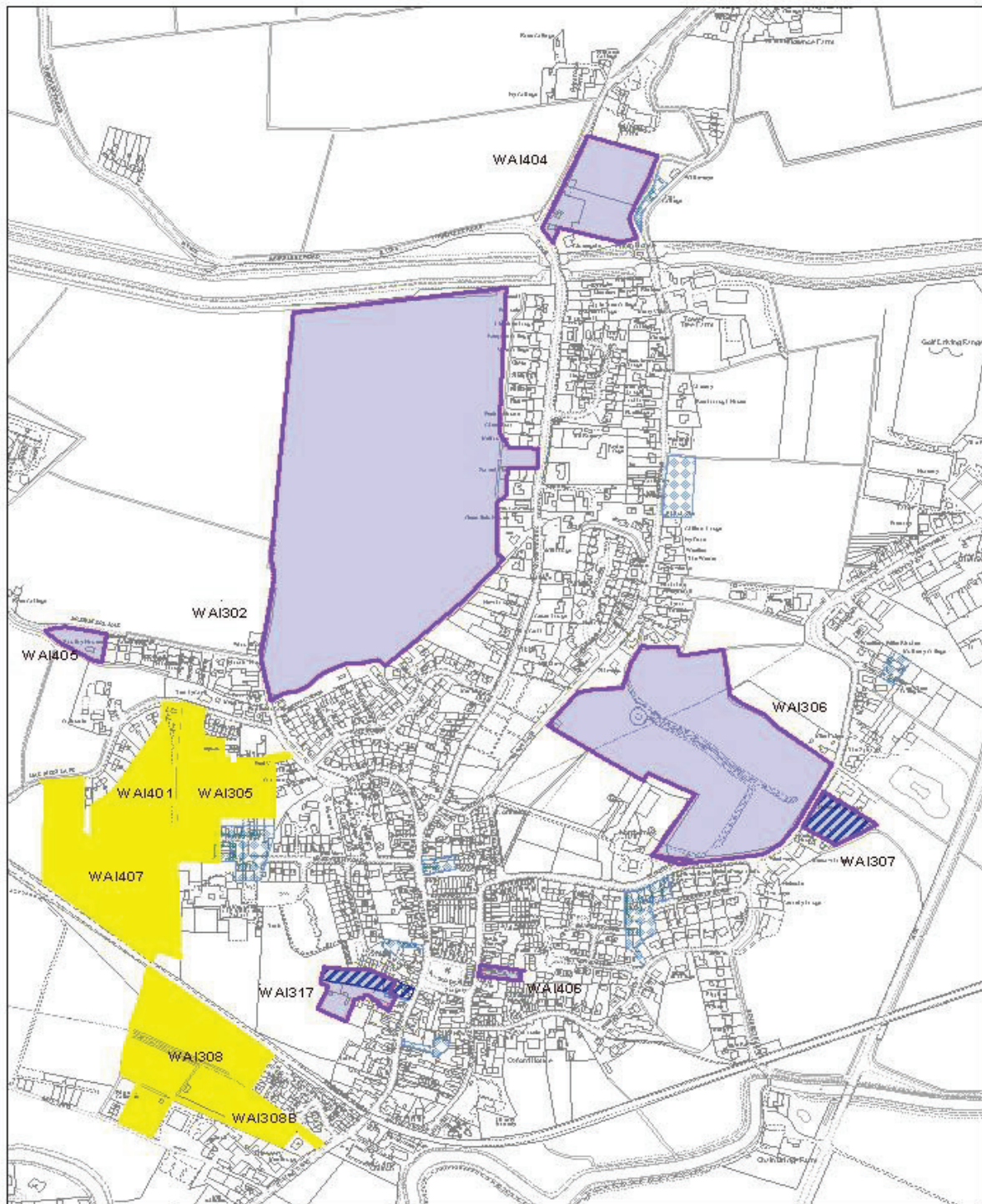
Site Reference	TNY318	Promoter: Owner is known to the Council
Site Location	Land at Lammings Farm, Holton Road, Tetney	
Site Description	Farm buildings with green field to the rear	
Site Area	1.2 ha	No of Dwellings Capacity 19
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk. The site is farm buildings with grassed areas to the rear, the boundaries are hedges and trees. To the south is a large pond, the grassed areas may house biodiversity which uses the pond. Biodiversity may be in the buildings so development may impact on biodiversity. The site is detached from the village so there would be no impact on the townscape. The site is well enclosed by hedging and trees so there would be no impact on the landscape. There is no impact on the historic environment. The site is detached from the main body of the village and is somewhat isolated, it is accessed down a lane which runs past some residential houses. The lane accesses out onto a narrow lane with no footpath. There may be some impact on the residential houses by the use of the access though it is presently used for agricultural vehicles. There is a public right of way	

	running into the village along the west boundary of the site.
Infrastructure	There are no major infrastructure constraints
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery
Viability of the site	The buildings will have to be demolished, may have some affect on viability
Phasing	The owner has indicated that the site will be delivered in the first five years of the plan

Site Reference	TNY319	Promoter: Owner is known to the Council
Site Location	Land on north side of Station Road, Tetney	
Site Description	Agricultural field	
Site Area	4.02 ha	No of Dwellings Capacity 76
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk. The site is an agricultural field with boundaries of hedges. Biodiversity would be improved through a landscaping scheme. The site is in the open countryside, the site does not form a natural extension to the village. There would be an impact on the landscape on views to the north. There is no impact on the historic environment.	
Infrastructure	There are no major infrastructure constraints	
Deliverability of the site	The owner of the site has confirmed that they are going to bring the site forward	
Viability of the site	There are no obvious issues with viability apart from the lack of footpath	
Phasing	The owner of the site has indicated that they will bring the site forward in the first five years.	

Site Reference	TNY323	Promoter: Owner is known to the Council
Site Location	Land on south side of Station Road, Tetney	
Site Description	Agricultural field	
Site Area	1.21 ha	No of Dwellings Capacity 23
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk. The site is an agricultural field with boundaries of hedges. Biodiversity would be improved through a landscaping scheme. The site is in the open countryside, the site does not form a natural extension to the village. There would be an impact on the landscape on views to the south. There is no impact on the historic environment.	
Infrastructure	There are no major infrastructure constraints	
Deliverability of the site	The owner of the site has confirmed that they are going to bring the site forward	
Viability of the site	There are no obvious issues with viability apart from the lack of footpath	
Phasing	The owner of the site has indicated that they will bring the site forward in the first five years.	

WAINFLEET



PROPOSED SITE ALLOCATIONS

Site Reference	WAI305	Promoter: Owner is known to the Council	
Site Location	Land off Mat Pitts Lane, Wainfleet		
Site Description	Agricultural Lane		
Site Area	1.86 ha	No of Dwellings	Capacity 35
Suitability of the site in broad planning terms	Yes the site is suitable. The site is outside flood risk except for a small area which is the access area and this is only coastal flood risk. The south of the site leading off Magdalen Road was allocated in the 1995 Local Plan. The site has little in the way of boundary features and any landscaping would enhance biodiversity. It is flat and development of it would impact to a degree on views to the wider countryside. The site is close to services and facilities in the village and is connected by a footpath along Mat Pitts Lane. Mats Pitts Lane leads to the open countryside which could encourage walking and cycling.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery.		
Viability of the site	No indication of any constraints that could affect viability		
Phasing	The delivery of the site is expected within the last five years of the plan period.		

Site Reference	WAI308B	Promoter: Owner is known to the Council	
Site Location	Land off Barton Road, Wainfleet – promoted with WAI308		
Site Description	Agricultural land and former railway sidings		
Site Area	0.46 ha	No of Dwellings	Capacity 9
Suitability of the site in broad planning terms	Yes, the site is suitable. The site is tidal flood risk only and is in flood zones 2 and 3 the risk is from the Wainfleet Relief Channel and River Steeping; there is no coastal flood risk. An area nearest the existing development is free from flood risk; the use of the land is a mixture of agricultural land and former railway sidings. The boundary treatments are a mixture of hedges and mature trees and any landscaping would enhance biodiversity. The site would not impact on the wider landscape because its boundary treatment screens the site to a degree. It would not impact on the townscape or historic environment. Access is through Barton Road and the site is close to services and facilities.		
Infrastructure	No major infrastructure constraints to the development of the site		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery		
Viability of the site	No indication of any constraints that could affect viability		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	WAI308	Promoter: Owner is known to the Council	
Site Location	Land off Barton Road, Wainfleet – promoted with WAI308B		
Site Description	Agricultural land and former railway sidings		
Site Area	2.65 ha	No of Dwellings	Capacity 7
Suitability of the site in broad planning terms	Yes the site is suitable. The site is in flood zones 2 and 3 tidal flood risk but is outside the flood hazard areas. It is a mixture of agricultural land and former railway sidings. The boundary treatments are a mixture of hedges and mature trees and so the site would not impact on the wider landscape. Mature planting within the site provides good opportunities for biodiversity and these should be retained in the layout of any future development; additional planting will help supplement this. Access is through Barton Road and Station Road and the site is close to services and facilities.		
Infrastructure	No major infrastructure constraints to the development of the site		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery		
Viability of the site	No indication of any constraints that could affect viability		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	WAI401	Promoter: Owner is known to the Council	
Site Location	Land off Mat Pitts Lane, Wainfleet		
Site Description	Agricultural Lane		
Site Area	0.71 ha	No of Dwellings	Capacity 13 reduced to 11
Suitability of the site in broad planning terms	Yes the site is suitable. The site is outside flood risk except for a small area which is the access area and a strip running down the boundary to the south, this is tidal flood risk only. The site has little in the way of boundary features and any landscaping would enhance biodiversity. It is flat and development of it would impact to a degree on views to the wider countryside and views back to the village from the public footpath south of the site. The site is close to services and facilities in the village and is connected by a footpath along Mat Pitts Lane. Mats Pitts Lane leads to the open countryside which could encourage walking and cycling.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery.		
Viability of the site	No indication of any constraints that could affect viability		
Phasing	The delivery of the site is expected within the last five years of the plan period.		

Site Reference	WAI405	Promoter: Owner is known to the Council	
Site Location	Land off Brewster Lane, Wainfleet		
Site Description	Grassed field with an empty building on it		

Site Area	0.25 ha	No of Dwellings	Capacity 4 reduced to 3
Suitability of the site in broad planning terms	Yes the site is suitable. The site is in flood zones 2 and 3 but this is tidal flood risk only. The site has little in the way of boundary features and any landscaping would enhance biodiversity. It is flat and development of it would impact to a degree on views to the wider countryside, this could be partially mitigated against with landscaping. The site is reasonably close to services and facilities in the village but is not connected by a footpath along Brewsters Lane, with not much reasonable hope of providing one. Brewsters Lane leads to the open countryside which could encourage walking and cycling.		
Infrastructure	No major infrastructure constraints to the development of the site, however due to its proximity to Wainfleet Water Recycling Centre this site will require an odour assessment to be provided during the determination of any subsequent planning application.		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery.		
Viability of the site	No indication of any constraints that could affect viability		
Phasing	The delivery of the site is expected within the last five years of the plan period.		

DISCOUNTED SITES

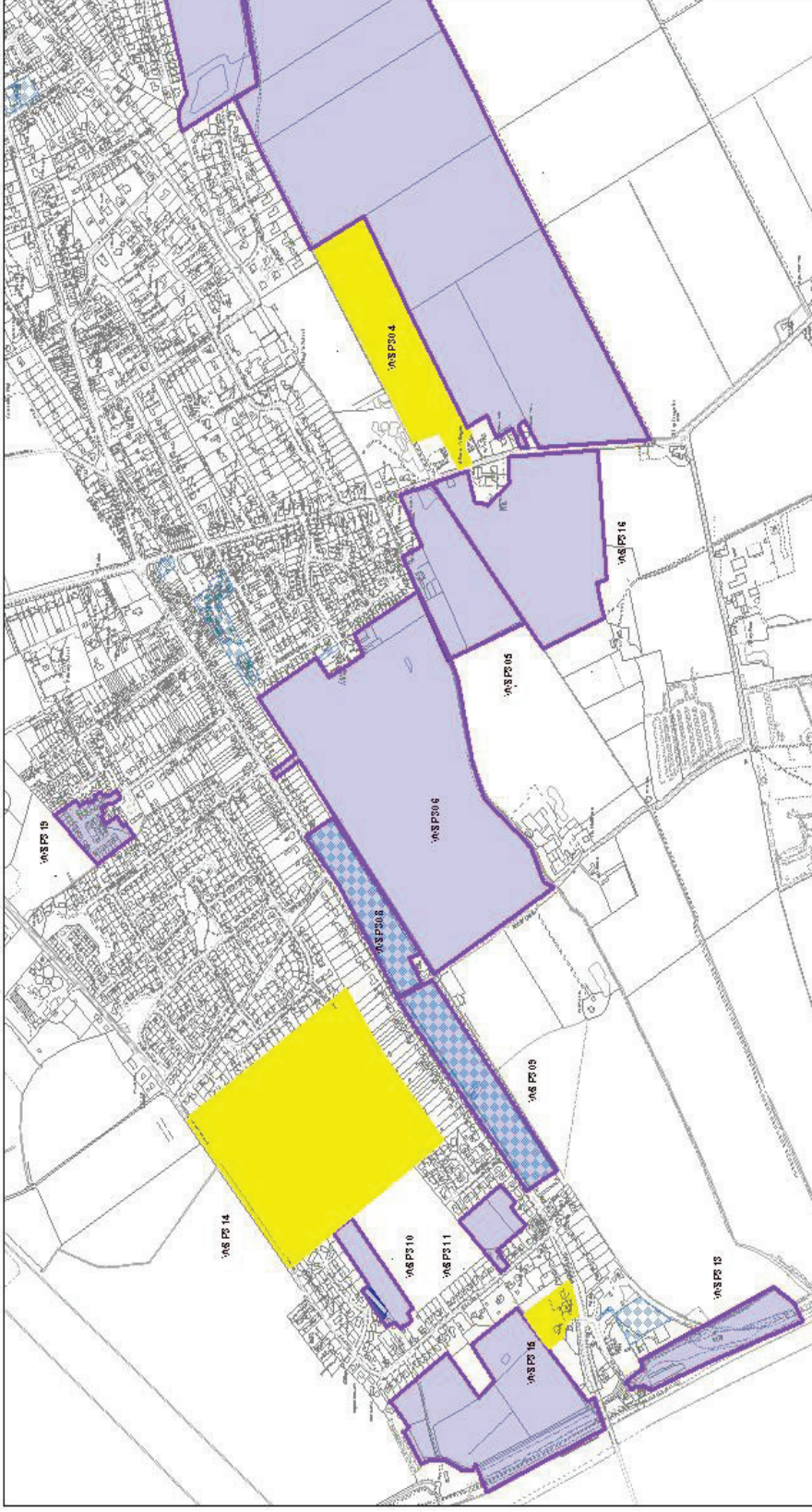
Site Reference	WAI302	Promoter: Owner is known to the Council	
Site Location	Land off Spilsby Road, Wainfleet		
Site Description	Agricultural Land		
Site Area	15.87 ha	No of Dwellings	Capacity 293
Suitability of the site in broad planning terms	No the site is not suitable. The site wholly lies in flood zones 2 and 3 and is combination flood risk of tidal and fluvial. It is a flat site with little boundary treatment; any landscaping would enhance biodiversity on the site. There are two possible accesses to the site from Brewster Lane and Spilsby Road, the views of the wider landscape would be impacted from Brewster Lane because of the open nature of the site, from Spilsby Road the views are obscured by the existing dwellings. The site is close to the village's services and facilities with footpath connections from Spilsby Road. There is an opportunity for potential public open space given the size of the site and a footpath and cycle path connection to the village from Brewster Lane.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery, though there has been no contact with them since the land was submitted for the 2004 Local Plan.		
Viability of the site	No indication of any constraints that could affect viability		
Phasing	The delivery of the site is expected within the last five years of the plan period.		

Site Reference	WAI306	Promoter: Owner is known to the Council	
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Site Location	Land at Northolme Hall, Skegness Road, Wainfleet		
Site Description	Parkland		
Site Area	6.54 ha	No of Dwellings	Capacity 208 reduced to 150
Suitability of the site in broad planning terms	The site is outside flood risk except for a small area in the north east corner. The site has a mixture of boundary features of hedgerows, trees and fencing, landscaping would enhance biodiversity. The site is part of the Northolme Hall parkland and is a mixture of Grade 1 and 2 agricultural land, it lies within the Wainfleet Conservation Area; it forms an important historical backdrop to the setting of the conservation area, whose boundaries were reviewed in 2012 and a green scape entrance to the village. There are views across the site from the west, north and east toward an ancient tumulus burial mound within the site which is a significant local feature.		
Infrastructure	No major infrastructure constraints to the development of the site. Part of the site may be contaminated former Spilsby Rural District Council refuse site.		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery.		
Viability of the site	No indication of any constraints that could affect viability. Part of the site may be contaminated former Spilsby Rural District Council refuse site.		
Phasing	The delivery of the site is expected within the last five years of the plan period.		

Site Reference	WAI404	Promoter: Owner is known to the Council	
Site Location	Land in Spilsby Road, Wainfleet		
Site Description	Mixture of a caravan site and grassed field		
Site Area	1.52 ha	No of Dwellings	Capacity 28
Suitability of the site in broad planning terms	No the site is not suitable. The site is flood zones 2 and 3 tidal and fluvial flood risk. The site is flat and a mixture of a caravan site and grassland. The site is flat and a mixture of a caravan site and grassland. The trees on the eastern boundary provide a backdrop to the site which minimises the impact on views of the wider landscape and the impact of the development from Croft Lane. The impact from Spilsby Road will be greater. The site is quite a long way from the services and facilities' of the village, separated from the core of the village by the Wainfleet Relief Channel and in effect being in the open countryside but there is a footpath leading into the village.		
Infrastructure	Mill Lane would require upgrading, given its length this would be quite a substantial piece of work.		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

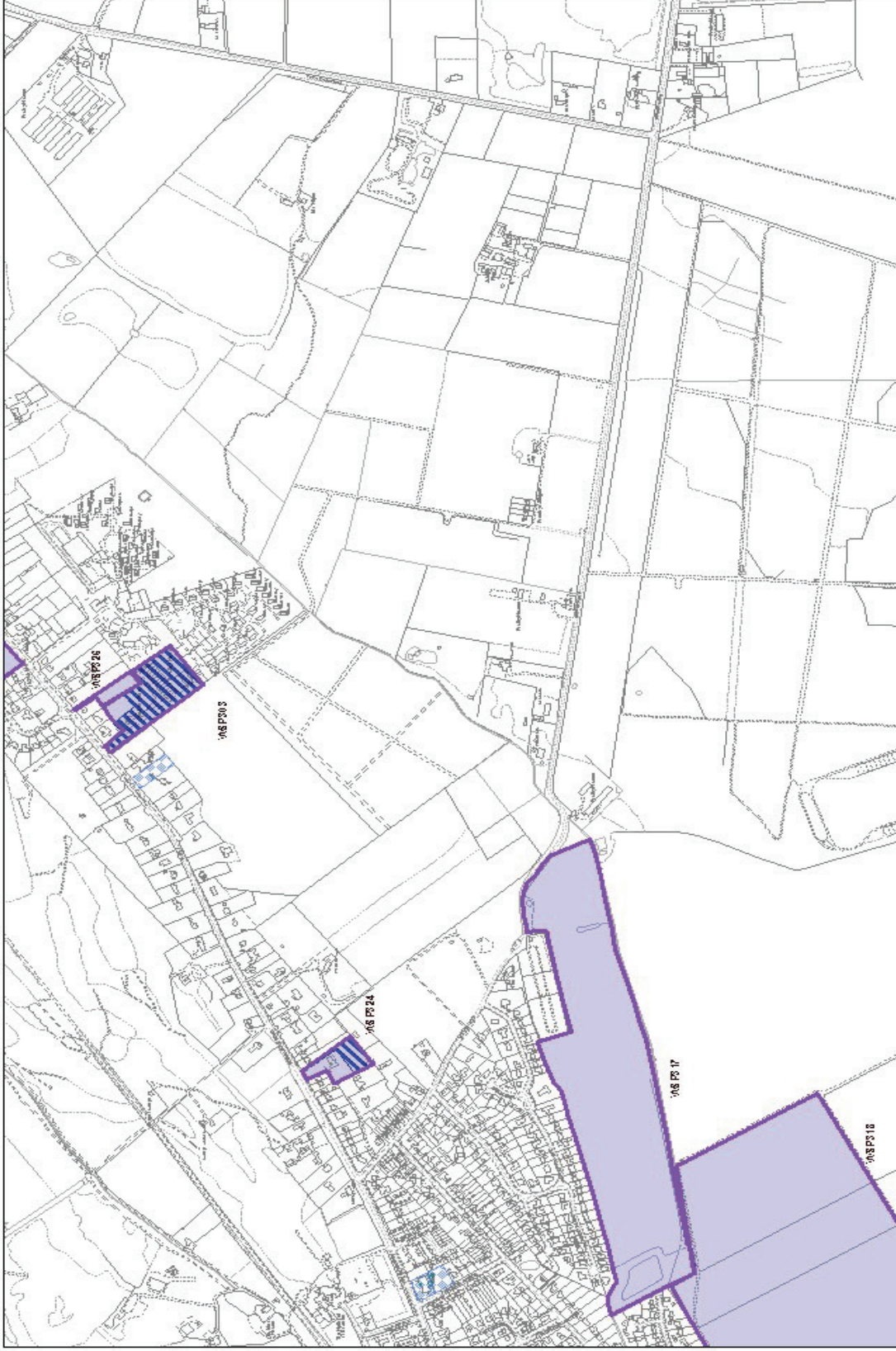
WOODHALL SPA



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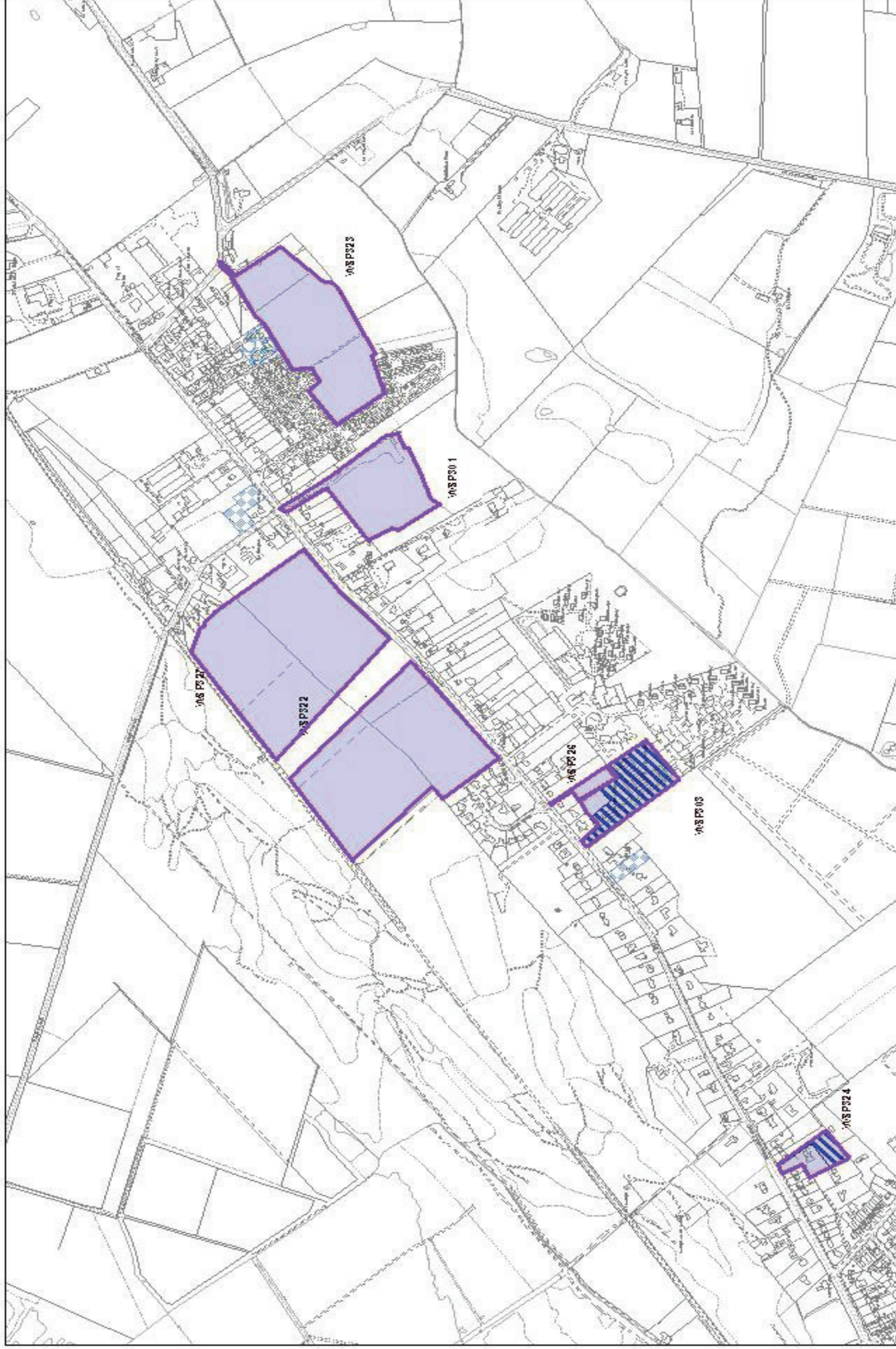
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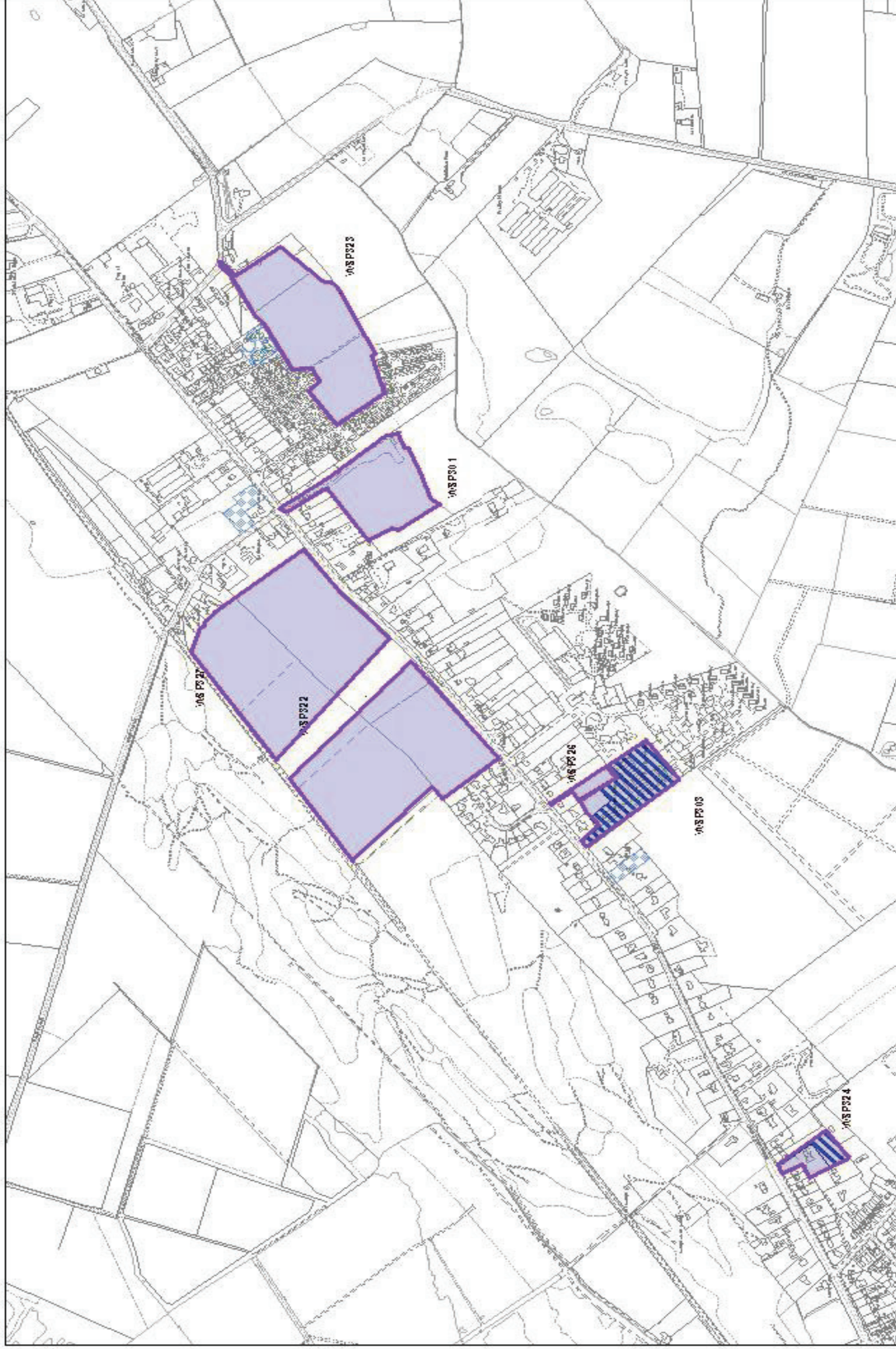
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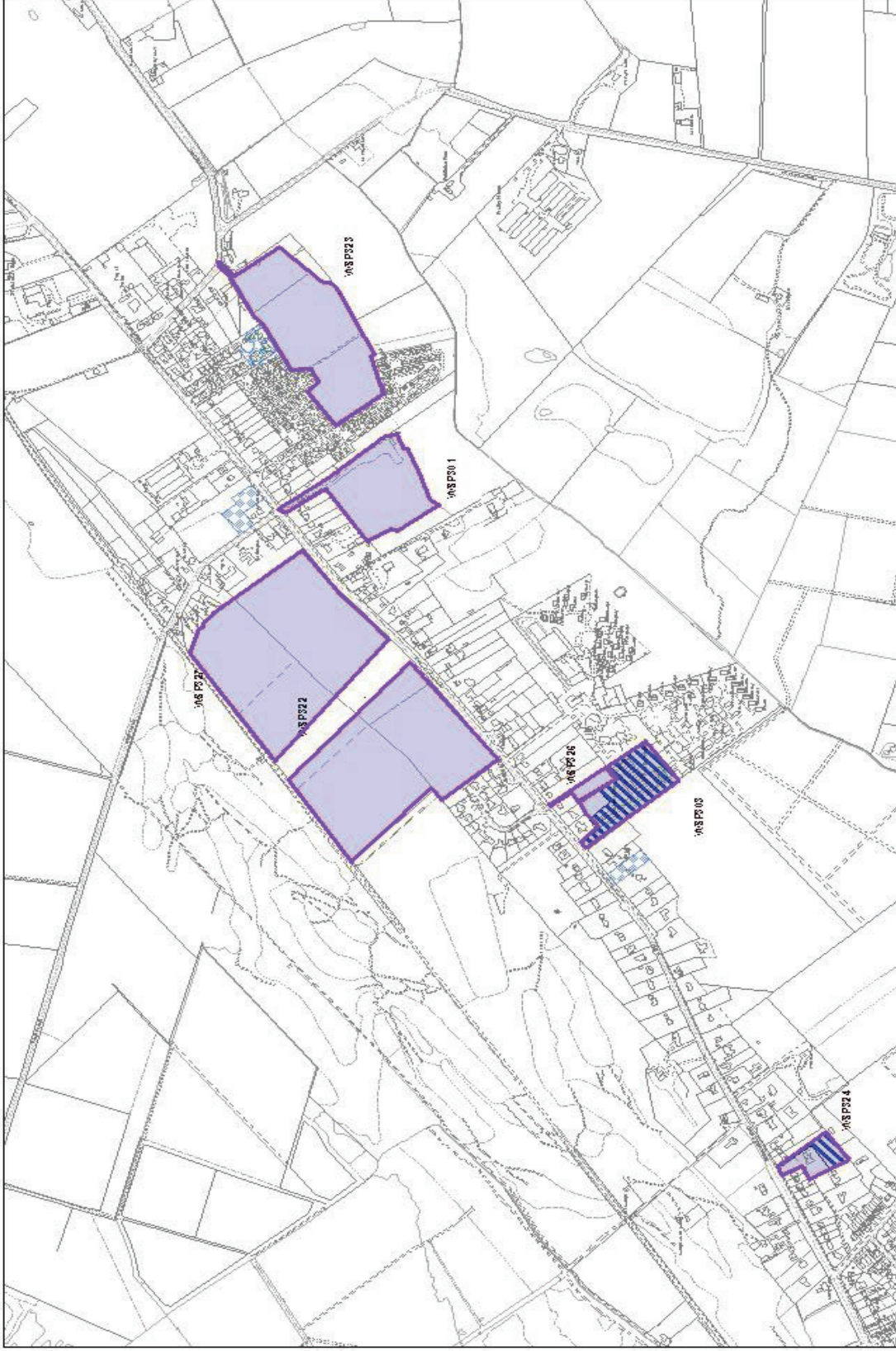
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PROPOSED SITE ALLOCATIONS IN WOODHALL SPA

Site Reference	WSP304	Promoter: Owner is known to the Council	
Site Location	Land adjacent to St Hughes School, Tattershall Road, Woodhall Spa		
Site Description	Agricultural Land		
Site Area	5.51 ha	No of Dwellings	Capacity 105 reduced to 49
Suitability of the site in broad planning terms	<p>Yes the site is suitable. The site is not in flood risk apart from the northern edge which is in flood zone 2. The site is agricultural land with a combination of woodland, a water course and school playing field to the north. The other boundary treatments are made up of hedges, although the eastern part of the site is a subdivision of a larger field and there is no boundary treatment in this area. Development would not impact on the wider landscape because of the site's boundary treatment. The site lies on the edge of the built environment, as well as woodland there is a school playing field to the north and the site sits comfortably alongside this. There would be no impact on the historic environment. By linking to the woodland and the watercourse and additional green infrastructure as required on a site of this size, landscaping may enhance biodiversity on the site. The green infrastructure can also provide recreation opportunities. The site is reasonably close to services and facilities; there is a footpath connection on the opposite side of the road to the site leading to the centre of the village. The site can be accessed from Tattershall Road. Capacity has been reduced because of the flood risk and a planning approval which at present has an unsigned S106 agreement.</p>		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery.		
Viability of the site	No indication of any constraints that could affect viability		
Phasing	The delivery of the site is expected within the last five years of the plan period.		

Site Reference	WSP314	Promoter: Owner is known to the Council	
Site Location	Land off Green Lane, Woodhall Spa		
Site Description	Agricultural Land		
Site Area	13.72 ha	No of Dwellings	Capacity 262 reduced to 228
Suitability of the site in broad planning terms	<p>Yes the site is suitable. The site is not in flood risk. The site is a flat agricultural field with an open boundary along green lane and the dwellings on the east and south boundaries. Development would not impact on the wider landscape because the site when viewed from Green Lane looks back to the built environment and views are obscured from Witham Road by development. The site provides a natural extension to the built environment and fits in with the existing pattern of development. There would be in impact on the historic environment. The site is reasonably close to services and facilities; there is a footpath connection on Witham Road leading to the centre of the village. There are acceptable three accesses into this site from existing development to the east all have footpath connections. Green Lane to the north is very rural and narrow and the site is large enough to consider a green walking and cycling corridor running alongside the lane, this could link with adjacent public footpaths out into the open countryside. Capacity</p>		

	reduced to allow a green corridor for walking and cycling along Green Lane.
Infrastructure	No major infrastructure constraints to the development of the site
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery
Viability of the site	No indication of any constraints that could affect viability
Phasing	The delivery of the site is expected within the first five years of the plan period.

Site Reference	WSP315	Promoter: Owner is known to the Council	
Site Location	Garage on Witham Road, Woodhall Spa		
Site Description	Petrol filling station, house and garden		
Site Area	0.65 ha	No of Dwellings	Capacity 13
Suitability of the site in broad planning terms	Yes the site is suitable. The site is not in flood risk. The site is a garage with a bungalow and some grassed land at the rear. There are some trees within the site. Development would not impact on the wider landscape because the site already has development on it which blocks views from Witham Road. The site provides a natural infill extension to the built environment and fits in with the existing pattern of development. There would be no impact on the historic environment. Development of this site involves the loss of the garage which may involve job losses. The site is reasonably close to services and facilities; there is a footpath connection on Witham Road leading to the centre of the village and a regular bus service runs along Witham Road. The site is close to the River Witham and the recreational opportunities that this provides. There is already an acceptable access into this site.		
Infrastructure	No major infrastructure constraints to the development of the site		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery		
Viability of the site	No indication of any constraints that could affect viability		
Phasing	The delivery of the site is expected within the first five years of the plan period.		

SUITABLE SITES BUT NOT PROPOSED TO ALLOCATE

Site Reference	WSP310	Promoter: Owner is known to the Council	
Site Location	Land off Clinton Way, Woodhall Spa		
Site Description	Grassed field		
Site Area	1.19 ha	No of Dwellings	Capacity 22 reduced to 18
Suitability of the site in broad planning terms	Yes the site is suitable. The site is not in flood risk. The site is a grassed field with hedges along most boundaries and some trees in the north western corner. Part of site already has planning permission for two plots; development would not impact on the wider landscape because of the site's boundary treatment and houses on Clinton Way. The site lies on the edge of the built environment and sits comfortably within the existing pattern of development. There would be no impact on the historic environment. The site is just over 2km from the majority of services and facilities; there is a footpath connection on Clinton Way		

	leading to the centre of the village and a regular bus service runs along Witham Road. Planning permission has been given for two already and access has been left into the rest of the site. Capacity has been reduced to take into account the permission already granted.
Infrastructure	No major infrastructure constraints to the development of the site
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery
Viability of the site	No indication of any constraints that could affect viability
Phasing	The delivery of the site is expected within the first five years of the plan period.

DISCOUNTED SITES

Site Reference	WSP301	Promoter: Owner is known to the Council	
Site Location	Land to the rear of 154 Horncastle Road, Woodhall Spa		
Site Description	Grassed field		
Site Area	2.84 ha	No of Dwellings	Capacity 54
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk. Development would not impact on the wider landscape because the site is surrounded by woodland and blocked from views by existing development along Horncastle Road. The site does not sit comfortably within the existing pattern of development. There would be no impact on the historic environment. The site is quite remote from services and facilities; there is a footpath connection on the side of the road of the site. The site is accessed down a narrow private track past an existing dwelling; the track cannot be widened and is unsatisfactory for the size of the site.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	WSP305	Promoter: Owner is known to the Council	
Site Location	Land adjacent to Greenridges, Tattershall Road, Woodhall Spa		
Site Description	Agricultural land/smallholding		
Site Area	4.13 ha	No of Dwellings	Capacity 78
Suitability of the site in broad planning terms	No the site is not suitable. The site is wholly in flood zones 2 and 3. The site is agricultural land/small holding with woodland and a pond in the south east corner; the boundary treatments are made up of mature hedges and a water course runs along the southern boundary. Landscaping may enhance biodiversity on the site providing the woodland and pond were retained. Development would not impact on the wider landscape because of its boundary treatment, although glimpses of the site will be visible from Tattershall Road. The site lies on the edge of the built environment it sits comfortably within the existing pattern of development. There would be no impact on the historic environment. The site is reasonably close to services and facilities; there is a footpath		

	connection on the side of the road of the site. The site would be required to provide green infrastructure which would benefit biodiversity and provide recreation opportunities. Though access can be formed onto Tattershall Road it would mean the loss of some of the mature hedgerow which could impact on the rural character of the street scene.
Infrastructure	No major infrastructure constraints to the development of the site.
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.

Site Reference	WSP306	Promoter: Owner is known to the Council	
Site Location	Land west of St Leonards Drive, Woodhall Spa		
Site Description	Agricultural Land		
Site Area	19.82 ha	No of Dwellings	Capacity 376
Suitability of the site in broad planning terms	<p>No the site is not suitable The site is not in flood risk apart from the southern edge which is in flood zone 2. The site is agricultural land. The northern boundary of the site is defined by mature trees which are protected by a tree preservation order. To the south is a water course dotted with trees and a small clump of trees within the field. The site is very open to the west. Development will be very prominent in views from Abbey Lane where there is no landscaping to interrupt the view. On the opposite side of Abbey Lane is the football club, so this is a well-used thoroughfare. Planning permission has just been granted for development on the site to the north. The site lies on the edge of the built environment and largely follows the existing pattern of development, especially as there will be dwellings now to the north. There would be no impact on the historic environment. The site is reasonably close to services and facilities; providing a pedestrian link can be provided to Witham Road from the eastern part of the site. There is a footpath connection on Witham Road leading to the centre of the village. A regular bus service runs along Witham Road. The site is shown to be accessed off Witham Road through the area of an existing bungalow which is to be demolished. The bungalow has no historic importance but the proposed access would be narrow and because of the closeness of the adjoining properties this would have a detrimental effect on the occupiers. The western edge of the site abuts Abbey Lane but this is narrow and rural and has no footpath connection, this would be an inappropriate location for an access for a site of this size. A site of this size would be required to provide a comprehensive range of green infrastructure.</p>		
Infrastructure	No major infrastructure constraints to the development of the site		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery		
Viability of the site	No indication of any constraints that could affect viability		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	WSP311	Promoter: Owner is known to the Council	
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Site Location	Land off Mill Lane, Woodhall Spa		
Site Description	Grassed field		
Site Area	1.03 ha	No of Dwellings	Capacity 20 reduced to 15
Suitability of the site in broad planning terms	<p>Yes the site is suitable. The site is not in flood risk. The site is a grassed field with boundary hedges and some trees along the southern boundary and to the side of the access. The northern boundary is a little more open. Due to the size of the site, there will be few opportunities for landscaping to enhance biodiversity on the site. Development would not impact on the wider landscape because of the site's boundary treatment and houses on Witham Road. The site lies on the edge of the built environment and sits comfortably within the existing pattern of development. There would be no impact on the historic environment. The site is reasonably close to services and facilities; there is a footpath connection on Mill Lane leading to the centre of the village and a regular bus service along Witham Road. There is already an access into the site which is adequate. Capacity reduced because the stand of planted trees along the southern boundary should be retained.</p>		
Infrastructure	No major infrastructure constraints to the development of the site		
Deliverability of the site	The owner of the site, despite being written to in November 2014 and having put the site forward in 2004 has not confirmed that the site is available for delivery		
Viability of the site	No indication of any constraints that could affect viability		
Phasing	The delivery of the site is unknown.		

Site Reference	WSP312	Promoter: Owner is known to the Council	
Site Location	Land to the west of Mill Lane, Woodhall Spa		
Site Description	Grassed fields		
Site Area	7.85 ha	No of Dwellings	Capacity 149 reduced to 20
Suitability of the site in broad planning terms	<p>No the site is not suitable. The site is 66% in flood zone 2. The site comprises a number of fields divided by hedgerows and incorporates established woodland following the line of the dismantled Lincoln - Boston railway. There is a drainage ditch going across it and it runs adjacent to the river Witham. Landscaping may enhance biodiversity on the site, though the site is very near the river and wildlife may use it in association with the river. Any scheme would have to be sympathetic to the feature on adjacent to the site. Development would impact on the wider landscape because the site is viewed from the road bridge over the river which opens up wider views to the north. There is a public footpath crossing the site and the riverside is used as a recreation resource. The site lies on the edge of the built environment but because of the river and its rural setting it does not sit comfortably within the existing pattern of development which already has an urban backstop in Mill Lane. There would be no impact on the historic environment. The site is moving away from services and facilities and is some distance from the centre of the village; there is a footpath connection on Mill Lane leading to the centre of the village and a regular bus service runs along Witham Road. There is already an access into the site on Mill Lane which is adequate. There is a public footpath through part of the site and adjacent to the site and its nearness to the river could encourage walking and cycling. Capacity has been reduced to take into account flood risk.</p>		
Infrastructure	No major infrastructure constraints to the development of the site		

Deliverability of the site	The owner of the site has confirmed that the site is available for delivery
Viability of the site	No indication of any constraints that could affect viability apart from the flood risk.
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.

Site Reference	WSP313	Promoter: Owner is known to the Council	
Site Location	Land off Witham Road, Woodhall Spa		
Site Description	Disused railway sidings		
Site Area	2.41 ha	No of Dwellings	Capacity 17 reduced to 8
Suitability of the site in broad planning terms	<p>No the site is not suitable. The rear of the site is in flood zone 2. The site comprises disused railway siding of the dismantled Lincoln - Boston railway. There is a drainage ditch at the rear of the site and it runs adjacent to the river Witham, the site is overgrown with trees, bushes and patches of grassland; Landscaping may enhance biodiversity on the site, though the site is very near the river and wildlife may use it in association with the river, also its overgrown nature most likely provides a habitat for plants and animals. Development would impact on the wider landscape because the site is viewed from across the river and provides a green backdrop to both the river the listed building and railway platform which lies on the boundary of the site. The site lies on the edge of the built environment but because of the river and its rural setting it does not sit comfortably within the existing pattern of development. There would be an impact on the historic environment because of the listed building the site helps to set this railway associated building in its context and provides a green backdrop for it. The site is moving away from services and facilities and is some distance from the centre of the village; there is a footpath connection on Witham Road leading to the centre of the village and a regular bus service runs along Witham Road. There is already an access into the site which is adequate. On the opposite side of the road is a public footpath and the site is adjacent to the river Witham which could encourage walking and cycling and other recreational activities. Capacity reduced because of flood risk.</p>		
Infrastructure	No major infrastructure constraints to the development of the site		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery		
Viability of the site	No indication of any constraints that could affect viability apart from the flood risk.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	WSP316	Promoter Owner is known to the Council	
Site Location	Land off Witham Road, Woodhall Spa		
Site Description	Agricultural land		
Site Area	7.98 ha	No of Dwellings	Capacity 151 reduced to 22
Suitability of the site in broad planning terms	<p>No the site is not suitable. The site is partly in flood zones 2 and 3. The site is agricultural land the boundary treatments are made up of mature hedges; development would not impact on the wider landscape because the site is hemmed in by its boundary treatment. The site lies outside the built environment and is effectively in the open countryside. Even if</p>		

	the site to the north came forward this site would not sit well with the existing pattern of development. There is a listed building to the east but good design would mitigate against any impact. There would be no impact on the historic environment. The site is moving away from services and facilities; there is a footpath connection on the side of the road of the site. A vehicle access can be formed onto Tattershall Road. Capacity reduced because of flood risk.
Infrastructure	No major infrastructure constraints to the development of the site
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery
Viability of the site	No indication of any constraints that could affect viability apart from the flood risk.
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.

Site Reference	WSP317	Promoter: Owner is known to the Council	
Site Location	Land south of Heather Close and Woodland Drive, Woodhall Spa		
Site Description	Agricultural land		
Site Area	14.37 ha	No of Dwellings	Capacity 273 reduced to 200
Suitability of the site in broad planning terms	<p>No the site is not suitable. The site has flood zone 3 running down the southern boundary. The site is agricultural land. The boundary treatments are made up of mature hedges and trees with some TPO trees on the northern and eastern boundary; there is also a large pond at the western end of the site. A water course also runs along the southern boundary of the site. Landscaping may enhance biodiversity on the site providing it retains and links to existing features such as the trees, pond and water course. Development may impact on the wider landscape because the site is very open to the south and may be visible in views from Ostler's Plantation which is accessible Forestry Commission woodland. The site would also be visible in views from the local cemetery. The impact will depend on the layout and landscaping of any proposed development. Also, the water course creates an area of flood risk and SUDS will be needed in this area, which can incorporate additional landscaping, which will offset any potential impact. The site lies on the edge of the built environment and would form a natural extension. There would be no impact on the historic environment. The site is reasonably close to services and facilities but there is no access into it, the only obvious access is from Grove Drive but this would mean going through the pond or removing it which would not be appropriate. The eastern end of the site is adjacent to Kirkby Lane but this boundary is lined with trees with TPOs and their removal would not be appropriate. Therefore the site is effectively landlocked and has no access to services or facilities. Capacity reduced because of flood risk and the pond on the site which should be retained.</p>		
Infrastructure	No major infrastructure constraints to the development of the site		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery		
Viability of the site	No indication of any constraints that could affect viability apart from the flood risk.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	WSP318	Promoter: Owner is known to the Council	
Site Location	Land off Witham Road, Woodhall Spa		
Site Description	Agricultural land		
Site Area	23.17 ha	No of Dwellings	Capacity 440
Suitability of the site in broad planning terms	<p>No the site is not suitable. The site is not in flood risk. The site is agricultural land. Although the boundary treatments are made up of mature hedges they are quite low; development would impact on the wider landscape because the site the site would be highly visible in view eastwards as the western boundary is very open. The site would be required to provide a range of green infrastructure, including landscaped areas, space for sport and recreation and for biodiversity. The site lies outside the built environment and is effectively in the open countryside. Even if the site to the north came forward this site would not sit well with the existing pattern of development. There would be no impact on the historic environment. The site is moving away from services and facilities; there is a footpath connection on the other side of the road of the site. A vehicle access can be formed onto Tattershall Road.</p>		
Infrastructure	No major infrastructure constraints to the development of the site		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery		
Viability of the site	No indication of any constraints that could affect viability apart from the flood risk.		
Phasing	The delivery of the site is expected within the first five years of the plan period, as indicated by the landowner.		

Site Reference	WSP321	Promoter Owner is known to the Council	
Site Location	Land off Manor Estate Road, Woodhall Spa		
Site Description	Part of the golf course		
Site Area	0.54 ha	No of Dwellings	Capacity 10
Suitability of the site in broad planning terms	<p>No the site is not suitable. The site is not in flood risk. The site is part of the golf course with an SNCI to the south and TPOs to the west and south along the boundary with Manor Road, there are also some trees within the site, the site has a parkland feel to it. The site is only a frontage strip and it is unlikely the site would significantly enhance biodiversity. Development would impact on the wider landscape because although there are trees along the southern boundary, development would still be very visible under the canopy. There are public rights of way along the southern boundary and to the north of the site around Coal Pit Wood. Although there are intervening trees, again it is likely that the site will be visible below the canopy. The site also would be highly visible to users of the golf course, as there is no boundary treatment to the north, and this would alter the character of this part of the course for users... The site lies on the south of Manor Road which has very little development and is very woody and rural the site would not form a natural extension to the built environment and would be out of context with the surrounding environment. The loss of any of the front boundary trees would be detrimental to the Woodhall Spa Conservation Area and add to the urbanisation of the street scene. The site lies on the edge of the Woodhall Spa Conservation Area, good design would ensure there would be no impact on the historic environment. The site is reasonably close to services and facilities but there is no access into it without removing some of the TPO front boundary trees which would be detrimental to the</p>		

	street scene and the Conservation Area. The roads surrounding the area are narrow rural lanes with no footpath connections and no room to create them without significant impact on the rural character of the area.
Infrastructure	No major infrastructure constraints to the development of the site
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected within the first five years of the plan period.

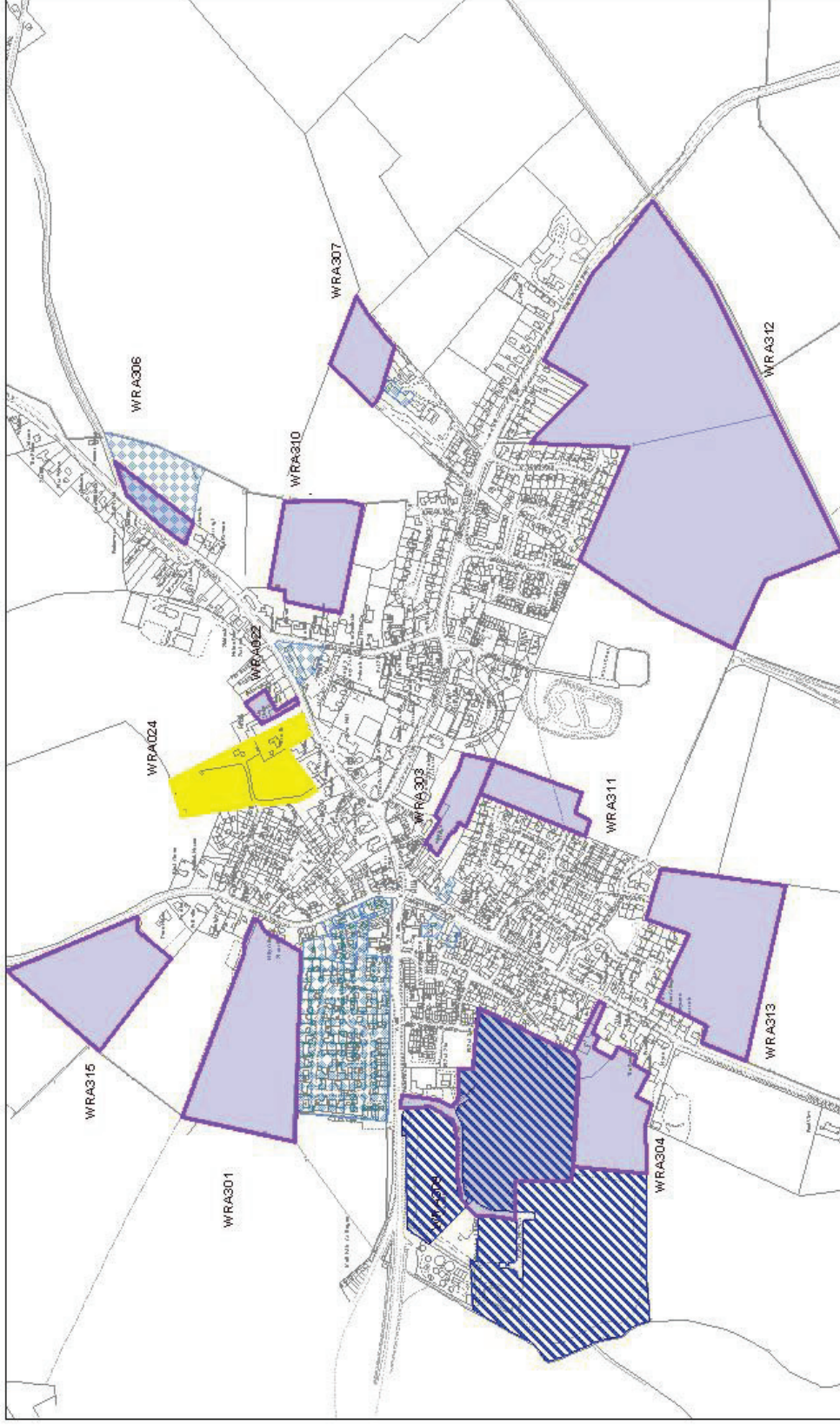
Site Reference	WSP322	Promoter: Owner is known to the Council	
Site Location	Land off Horncastle Road, Woodhall Spa		
Site Description	Agricultural land		
Site Area	7.70 ha	No of Dwellings	Capacity 186
Suitability of the site in broad planning terms	<p>No the site is not suitable. The site is not in flood risk. The site is agricultural land divided into field parcels with mature hedgerows and trees for boundary treatment including within the site. To the north is a SSSI with trees and there are trees to the east of the site. Landscaping may enhance biodiversity on the site providing the trees and hedgerows are retained. Development would not impact on the wider landscape because the site has good boundary treatment, being mainly hemmed in by trees and hedgerows. The site would not form a natural extension to the built environment and would be out of context with the surrounding environment, given its very rural character. The loss of any of the front boundary hedging and trees would be detrimental to the street scene. There would be no impact on the historic environment. The site is moving away from services and facilities, there is a footpath on the other side of Horncastle Road. A vehicle access could be created onto Horncastle Road but it would be detrimental to the rural character of the street scene in this part of the village.</p>		
Infrastructure	No major infrastructure constraints to the development of the site		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period.		

Site Reference	WSP323	Promoter: Owner is known to the Council	
Site Location	Land south of Horncastle Road, Woodhall Spa		
Site Description	Horticultural land/nursery		
Site Area	5.03 ha	No of Dwellings	Capacity 96
Suitability of the site in broad planning terms	<p>No the site is not suitable. The site is not in flood risk. The site is used for horticulture and as a nursery, the boundaries are trees and hedges and there are buildings on the site; development would not impact on the wider landscape because the site has good boundary treatment, being mainly hemmed in by trees and hedgerows and development along Horncastle Road. The site would not form a natural extension to the built environment being detached from the main body of development in Woodhall Spa. There would be no impact on the historic environment.</p>		

	The site is away from services and facilities, there is a footpath on Horncastle Road, but the access to the site would be from Moor Lane which is narrow and rural in character, it has no footpath or street lighting.
Infrastructure	No major infrastructure constraints to the development of the site
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery
Viability of the site	No indication of any constraints that could affect viability.
Phasing	The delivery of the site is expected within the first five years of the plan period.

Site Reference	WSP327	Promoter: Owner is known to the Council	
Site Location	Land off Horncastle Road, Woodhall Spa		
Site Description	Agricultural land		
Site Area	8.54 ha	No of Dwellings	Capacity 160
Suitability of the site in broad planning terms	<p>No the site is not suitable. The site is not in flood risk. The site is agricultural land divided into field parcels by hedges which, although forming strong lines, are quite thin in places. There are mature hedgerows and trees for boundary treatment. To the north is a SSSI with trees and there are trees to the east of the site. There may be opportunities for landscaping may enhance biodiversity on the site providing the trees and hedgerows are retained and strengthened, but careful consideration would need to be given of how development of the site would impact on the SSSI... Development would not impact significantly on the wider landscape because the site has good boundary treatment, being mainly surrounded by trees and hedgerows. The site would not form a natural extension to the built environment and would be out of context with the surrounding environment, given its very rural character. The loss of any of the front boundary hedging and trees would be detrimental to the street scene. There would be no impact on the historic environment. The site is moving away from services and facilities, there is a footpath on the other side of Horncastle Road. A vehicle access could be created onto Horncastle Road but it would be detrimental to the rural character of the street scene in this part of the village.</p>		
Infrastructure	No major infrastructure constraints to the development of the site		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery		
Viability of the site	No indication of any constraints that could affect viability.		
Phasing	The delivery of the site is expected within the first five years of the plan period.		

WRAGBY



TF1377
Scale 1:8000

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PROPOSED SITES FOR ALLOCATION IN WRAGBY

Site Reference	WRA024	Promoter: Owner is known to the Council	
Site Location	Land at Thornlea and the land to the rear, Louth Road, Wragby		
Site Description	House and garden to the rear		
Site Area	1.98 ha	No of Dwellings	Capacity 32
Suitability of the site in broad planning terms	Yes the site is suitable. The site is not in flood risk. The site is a house and garden with grassed land at the rear, boundaries are weak at the rear with garden landscaping around the house; development would not impact on the wider landscape because the site is presently screened from the road by the existing house and garden landscaping. The site would form a natural extension to the built environment and lies within the main body of the village. There would be no impact on the historic environment. The site is close to services and facilities with a footpath along Louth Road, the vehicle access already exists and it is proposed to demolish the existing property which has no significant historical value, this will allow better access into the rear.		
Infrastructure	No major infrastructure constraints to the development of the site.		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery.		
Viability of the site	No indication of any constraints that could affect viability		
Phasing	The delivery of the site is expected within the last five years of the plan period.		

SUITABLE SITES BUT NOT PROPOSED FOR ALLOCATION

Site Reference	WRA301	Promoter Owner is known to the Council	
Site Location	Land off Victoria Street, Wragby		
Site Description	Grassed field		
Site Area	4.17 ha	No of Dwellings	Capacity 79
Suitability of the site in broad planning terms	Yes the site is suitable. The site is not in flood risk. The site is a grassed field with hedges and trees for its boundary treatment; development would not impact on the wider landscape because the site is screened by its boundary treatment and is quite flat. The site would form a natural extension to the built environment and sits comfortably within the context of the existing pattern of development. There would be no impact on the historic environment. The site is close to services and facilities with a footpath on the opposite side of Victoria Road, the vehicle access already exists. A public footpath runs along the northern boundary of the site out into the countryside which could encourage walking.		
Infrastructure	No major infrastructure constraints to the development of the site		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery		
Viability of the site	No indication of any constraints that could affect viability		

Phasing	The delivery of the site is expected within the first five years of the plan period.

Site Reference	WRA304	Promoter: Owner is known to the Council	
Site Location	Land off Bardney Road, Wragby		
Site Description	Grassed fields		
Site Area	2.20 ha	No of Dwellings	Capacity 42
Representations received and references			
Suitability of the site in broad planning terms	Yes the site is suitable. The site is not in flood risk. The site is a grassed field with hedges for its boundary treatment and trees along the northern boundary; development would not impact on the wider landscape, the site is well screened by development along Bardney Road and will be screened to the rear by development on the industrial estate. The site forms a natural extension to the built environment, planning permission has been granted for housing to the north and this site fits in with the proposed pattern of development. If the site is not accessed via WRA309 the access will have to be via the demolition of an existing property on Bardney road this has no significant historical value, there would be no impact on the historic environment. The site is close to services and facilities, there is a footpath. Access can be either through WRA309 or via the demolition of an existing property on Bardney Road, both are acceptable.		
Infrastructure	No major infrastructure constraints to the development of the site, however due to its proximity to Wragby Water Recycling Centre this site will require an odour assessment to be provided during the determination of any subsequent planning application.		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery		
Viability of the site	No indication of any constraints that could affect viability		
Phasing	The delivery of the site is expected within the first five years of the plan period.		

Site Reference	WRA306	Promoter: Owner is known to the Council	
Site Location	Land off Louth Road, Wragby		
Site Description	Grassed field		
Site Area	0.47 ha	No of Dwellings	Capacity 28 increased to 30
Suitability of the site in broad planning terms	Yes the site is suitable. The site is not in flood risk. The site is a grassed field with hedges for its boundary treatment; development would not impact on the wider landscape, the site is well screened by its boundary treatment. The site does not form a natural extension to the built environment because it protrudes into the open countryside in an area of the village where ribbon development is prominent, a small number of homes along Louth Road would mean it would fit in with the existing pattern of the built environment. There would be no impact on the historic environment. The site is reasonably close to services and facilities, there is a footpath on the opposite side of the road. Access can		

	be formed onto Louth Road as on the other side of the road. Capacity increased to 30, planning permission has been granted on the site but it is subject to the signing of a S106 agreement.
Infrastructure	No major infrastructure constraints to the development of the site
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery
Viability of the site	No indication of any constraints that could affect viability
Phasing	The delivery of the site is expected within the first five years of the plan period.

Site Reference	WRA313	Promoter: Owner is known to the Council	
Site Location	Land off Bardney Road, Wragby		
Site Description	Agricultural Land		
Site Area	4.21 ha	No of Dwellings	Capacity 79
Suitability of the site in broad planning terms	<p>Yes the site is suitable. The site is not in flood risk. The site is part of a larger agricultural field with hedges for boundary treatment. The built environment forms the northern boundary, there is no boundary treatment to the south as it open out into the remainder of the field; development would impact to a degree on views to the east but the site is relatively flat and its boundary treatment helps screen it. A public right of way crosses the site and this will have to be accommodated in a way that retains some of its rural character. The site forms a natural extension to the built environment and would fit in with the existing pattern of development. There may be a minor impact on the historic environment as the listed mill tower is visible in views across the site, but this can be mitigated through design and layout. The site is close to services and facilities, there are potential access points into the site from existing development to the north, all these have footpath links. The site would be required to provide green infrastructure, which could incorporate recreation, including the existing public right of way that crosses the site and links to the wider public rights of way network and provide for biodiversity.</p>		
Infrastructure	No major infrastructure constraints to the development of the site		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery		
Viability of the site	No indication of any constraints that could affect viability		
Phasing	The delivery of the site is expected within the first five years of the plan period.		

DISCOUNTED SITES

Site Reference	WRA303	Promoter: Owner is known to the Council.	
Site Location	Land to the rear of Market Place, Wragby		
Site Description	Grassed land use to be the cattle market area		

Site Area	0.69 ha	No of Dwellings	Capacity 13
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk. The site is a grassed field with hedges and trees for its boundary treatment. It used to be the area for the cattle market; development would not impact on the wider landscape because the site is screened by its boundary treatment and surrounding development. The site would form a natural extension to the built environment and sits comfortably within the context of the existing pattern of development. The site is wholly within the Wragby Conservation Area. The eastern end of the site is also close to the listed All Saints church. Good design could mitigate against any impacts on the historic environment but this will depend very much on the scheme presented. Similarly, as the site has not been disturbed for many years, it is unclear what the current level of biodiversity is on site and what the impact of development will be. The site is very close to services and facilities but there is no defined access into it and therefore no access to the services.		
Infrastructure	No major infrastructure constraints to the development of the site		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery but the lack of access means it will be unable to be delivered.		
Viability of the site	No indication of any constraints that could affect viability		
Phasing	The delivery of the site is expected within the first five years of the plan period.		

Site Reference	WRA307	Promoter: Owner is known to the Council	
Site Location	Land North of Railway Yard, Wragby		
Site Description	Grassed field		
Site Area	0.94 ha	No of Dwellings	Capacity 18
Suitability of the site in broad planning terms	No the site is not suitable. The site is not in flood risk. The site is part of a much larger field. There are hedges to the east and west boundary and development to the south but the northern boundary is open to the larger field. Development would not impact on the wider landscape, the site is well screened by its boundary treatment and the open northern boundary is not widely visible in public views and suitable landscaping can be included. The site does not form a natural extension to the built environment because it protrudes into the open countryside and does not fit in with the existing pattern of the village. There would be no impact on the historic environment. The site is reasonably close to services and facilities, there is a footpath on Horncastle Road. The access to the site can be secured through the adjacent site but this is not acceptable and could lead to a conflict between users of each site. Therefore unless the business use stops or another access is found this site is not well connected to services and facilities.		
Infrastructure	No major infrastructure constraints to the development of the site		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery		
Viability of the site	No indication of any constraints that could affect viability		
Phasing	The delivery of the site is expected within the first five years of the plan period.		

Site Reference	WRA310	Promoter: Owner is known to the Council	
Site Location	Land east of Silver Street, Wragby		
Site Description	Grassed field		
Site Area	2.02 ha	No of Dwellings	Capacity 53
Suitability of the site in broad planning terms	<p>No the site is not suitable. The site is not in flood risk. The site is part of a slightly larger grassed field. There are with hedges for its boundary treatment however as the site is part of a larger field the northern and part of the western boundary has no treatment. There are a few tree protected by tree preservation orders on the boundaries. Development would not impact on the wider landscape; the site is well screened from public view. The site does form a natural extension to the built environment and does fit in with the existing pattern of the village. There would be no impact on the historic environment. The site is reasonably close to services and facilities, there is a footpath on Silver Street. There appears to be no access to the site and it is landlocked. Therefore unless an access is found this site is not well connected to services and facilities.</p>		
Infrastructure	No major infrastructure constraints to the development of the site		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery		
Viability of the site	No indication of any constraints that could affect viability		
Phasing	The delivery of the site is expected within the first five years of the plan period.		

Site Reference	WRA311	Promoter: Owner is known to the Council	
Site Location	Land to the rear of Sandringham Road, Wragby		
Site Description	Grassed field		
Site Area	0.97 ha	No of Dwellings	Capacity 19
Suitability of the site in broad planning terms	<p>No the site is not suitable. The site is not in flood risk. The site is a grassed field with open boundaries to the east and south, there are some trees and hedges on the northern boundary. As the site has not been disturbed for many years, it is unclear what the current level of biodiversity is on site. Due to the size of the site, there may be few opportunities for landscaping to enhance biodiversity. The built environment forms the western boundary; development would impact on the wider landscape, because there are views of the ancient monument from potential access points into the site. Two public rights of way cross the site and development will be prominent in views from these footpaths and will significantly alter their character. The lack of boundary treatment along this eastern boundary exacerbates the potential wider impact. The site does form a natural extension to the built environment and does fit in with the existing pattern of the village but it lies adjacent to and within the setting of the manorial complex ancient monument and bringing development nearer this encroaching on its surrounding green space would cause significant harm to the historic environment. The site is close to services and facilities, there are potential access points into the site from existing development to the west, all these have footpath links.</p>		

	There are public footpaths crossing the site.
Infrastructure	No major infrastructure constraints to the development of the site
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery
Viability of the site	No indication of any constraints that could affect viability
Phasing	The delivery of the site is expected within the first five years of the plan period.

Site Reference	WRA312	Promoter: Owner is known to the Council	
Site Location	Land off Horncastle Road, Wragby		
Site Description	Agricultural Land		
Site Area	17.72 ha	No of Dwellings	Capacity 336
Suitability of the site in broad planning terms	<p>No the site is not suitable. The site is 45% in flood zones 2 and 3 in the southern portion. The site is two large agricultural fields with a drainage ditch between and along their southern boundary. There are hedges for its boundary treatment. Development would impact on the wider landscape, the site slopes gently down towards the south and wider views of the landscape can be seen coming out of the village. Part of the site is on the edge of the built environment but it then protrudes into the open countryside and does not sit comfortably within the existing pattern of the village, it is not a natural extension. The site is reasonably close to services and facilities, there is a footpath but it is on the other side of the road and does not run the length of the site. A vehicle access can be formed onto Horncastle Road. The site would be required to provide a comprehensive range of green infrastructure, including that for recreations and, linking to the existing features of the water courses and the hedgerows, there will be opportunities of landscaping to enhance biodiversity on the site.</p>		
Infrastructure	No major infrastructure constraints to the development of the site		
Deliverability of the site	The owner of the site has confirmed that the site is available for delivery		
Viability of the site	No indication of any constraints that could affect viability		
Phasing	The delivery of the site is expected within the first five years of the plan period.		