

APPENDIX 1a.....	3
-------------------------	----------

MEDIUM VILLAGES	3
------------------------------	----------

<i>Alvingham</i>	<i>3</i>
<i>Bilsby</i>	<i>7</i>
<i>Bucknall</i>	<i>11</i>
<i>Covenham</i>	<i>14</i>
<i>Donington on Bain.....</i>	<i>16</i>
<i>East Barkwith.....</i>	<i>19</i>
<i>East Keal</i>	<i>22</i>
<i>Eastville, New Leake</i>	<i>24</i>
<i>Fotherby.....</i>	<i>26</i>
<i>Frithville.....</i>	<i>31</i>
<i>Fulstow</i>	<i>33</i>
<i>Gipsey Bridge</i>	<i>36</i>
<i>Hagworthingham.....</i>	<i>38</i>
<i>Halton Holegate</i>	<i>42</i>
<i>Hundleby.....</i>	<i>45</i>
<i>Kirkby on Bain.....</i>	<i>49</i>
<i>Ludborough.....</i>	<i>52</i>
<i>Ludford</i>	<i>54</i>
<i>Maltby le Marsh</i>	<i>59</i>
<i>Mumby</i>	<i>65</i>
<i>New Bolingbroke.....</i>	<i>66</i>
<i>New York</i>	<i>70</i>
<i>Scamblesby</i>	<i>72</i>
<i>Toynton All Saints</i>	<i>76</i>
<i>Utterby.....</i>	<i>79</i>
<i>Wainfleet St Mary.....</i>	<i>81</i>
<i>Willoughby.....</i>	<i>85</i>
<i>Withern</i>	<i>87</i>

SMALL VILLAGES	90
-----------------------------	-----------

<i>Baumber</i>	<i>90</i>
<i>Belchford.....</i>	<i>93</i>
<i>Croft Bank</i>	<i>99</i>
<i>Friskney Eaudyke (see Friskney).....</i>	<i>99</i>
<i>Goulceby</i>	<i>100</i>
<i>Great Carlton.....</i>	<i>102</i>
<i>Great Steeping</i>	<i>104</i>
<i>Hatton</i>	<i>106</i>
<i>Keal Cotes</i>	<i>108</i>
<i>Little Steeping.....</i>	<i>109</i>
<i>Minting.....</i>	<i>111</i>
<i>Old Bolingbroke.....</i>	<i>113</i>
<i>Orby</i>	<i>116</i>
<i>Raithby.....</i>	<i>117</i>
<i>South Reston.....</i>	<i>118</i>
<i>Stickford</i>	<i>123</i>
<i>Tattershall Thorpe.....</i>	<i>125</i>
<i>Thimbleby</i>	<i>126</i>
<i>Toynton St Peter</i>	<i>128</i>
<i>Welton le Marsh</i>	<i>129</i>

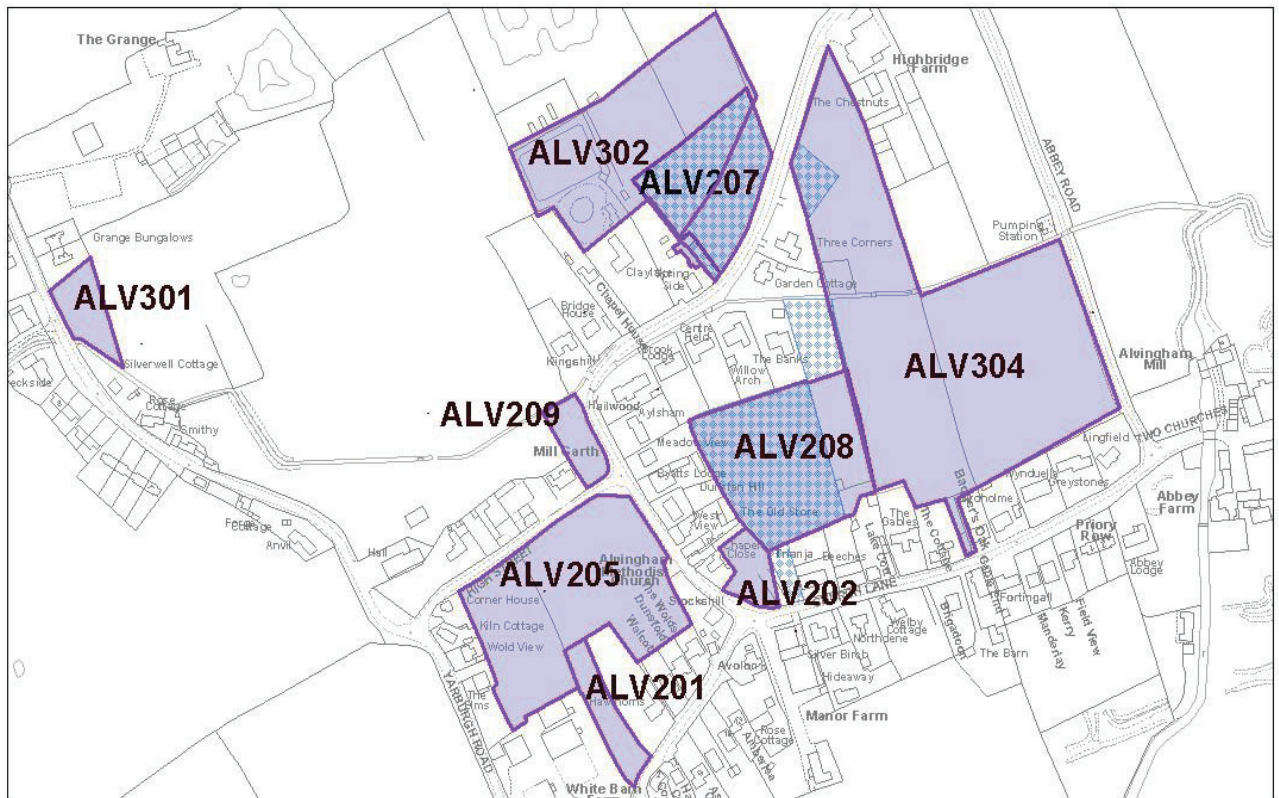
COASTAL SETTLEMENTS	131
<i>Anderby</i>	<i>131</i>
<i>Chapel St Leonards.....</i>	<i>133</i>
<i>Croft.....</i>	<i>138</i>
<i>Ingoldmells</i>	<i>139</i>
<i>Mablethorpe.....</i>	<i>142</i>
<i>North Cotes</i>	<i>151</i>
<i>North Somercotes</i>	<i>154</i>
<i>Saltfleet</i>	<i>165</i>
<i>Saltfleetby.....</i>	<i>168</i>
<i>Skegness.....</i>	<i>174</i>
<i>Sutton on Sea and Trusthorpe.....</i>	<i>187</i>
<i>Theddlethorpe.....</i>	<i>193</i>

APPENDIX 1a

MEDIUM VILLAGES

Medium Villages

Alvingham



Site No:	ALV201	Address :	Adj White Barn Farm, Church Lane	Alvingham
Comments:	Adjacent to working farm yard, potential for disturbance from driers.			
Suitability:	Yes			
Availability	Yes, owner states 5 - 10 yrs			
Deliverability	Yes			
Viability:	Yes			
Area (sq.m):	1616.42	Estimated Capacity (Discounted Value):	1	

Site No:	ALV202	Address :	Adj Chapel Close, Highbridge Lane, Alvingham	Alvingham
Comments:				
Suitability:	Planning permission granted			
Availability	Yes			
Deliverability	Yes			
Viability:	Yes			
Area (sq.m):	1253.15	Estimated Capacity (Discounted Value):	5	

Site No:	ALV205	Address :	South of High Street, Alvingham	Alvingham
Comments:	Capacity reduced because of frontage and rural setting			
Suitability:	Yes. Mature hedge on frontage will require retention and trees within the site.			
Availability	Uncertain. Site was allocated in 1993 Deposit Local Plan for housing on the western part of the site and open space on the eastern part. The owners objected to this, stating that the village supported the site's retention as open space.			
Deliverability	Yes, assuming that the availability issues are resolved			
Viability:	Yes			
Area (sq.m):	12184.10	Estimated Capacity (Discounted Value):	11	

Site No:	ALV207	Address :	Opp Three Corners, Highbridge Lane, Alvingham	Alvingham
Comments:				
Suitability:	Planning permission granted on the 9/6/2015 for 4 units at O/L			
Availability	Yes, ready now			
Deliverability	Yes			
Viability:	Yes			
Area (sq.m):	5801.79	Estimated Capacity (Discounted Value):	4	

Site No:	ALV208	Address :	Land south of Highbridge Lane & north of Church Lane, Alvingham	Alvingham
Comments:				
Suitability:	No, access is an issue. When the site was submitted for the local plan, access was shown through the neighbouring site ALV202. This would mean the access would emerge on the bend, creating a crossroads which would be detrimental to highway safety.			
Availability	Yes, ready now			
Deliverability	Uncertain			
Viability:	Only if access could be addressed			
Area (sq.m):	9119.21	Estimated Capacity (Discounted Value):	13	

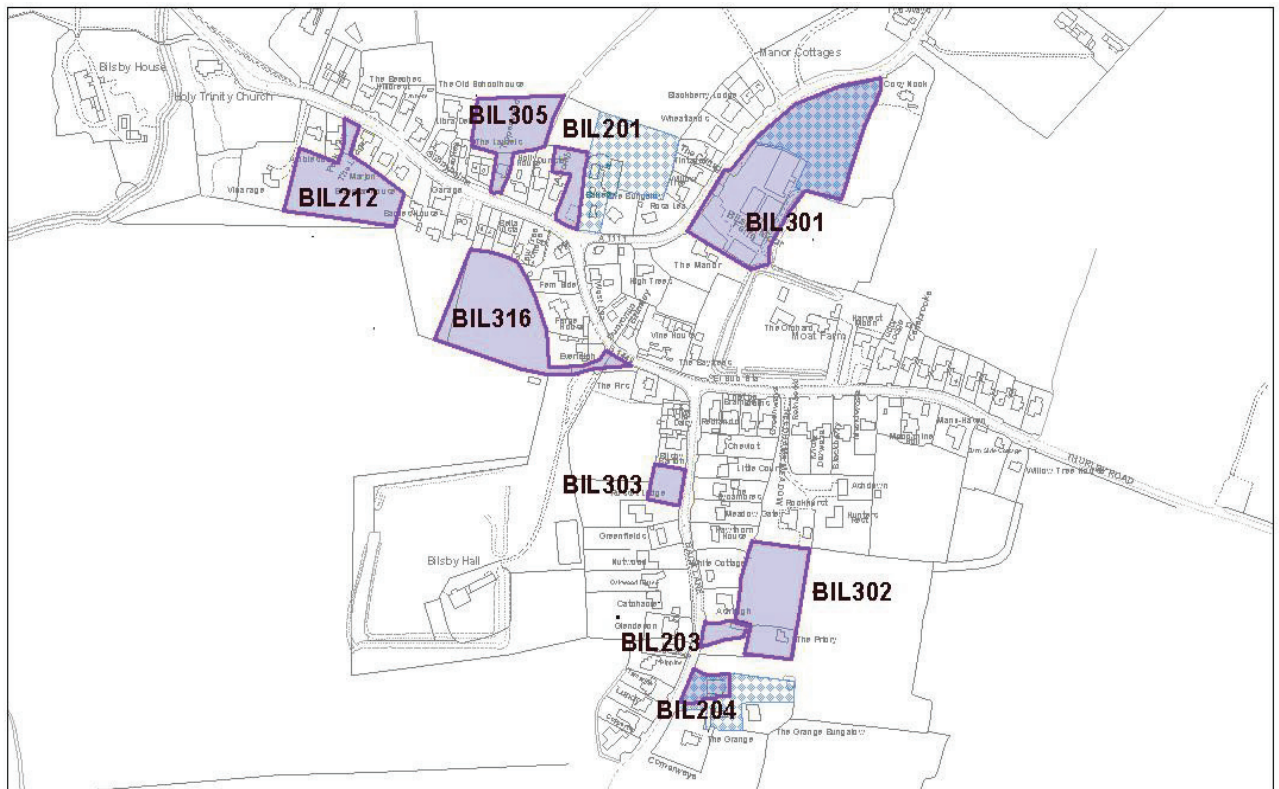
Site No:	ALV209	Address :	Adj Mill Garth, High Street, Alvingham	Alvingham
Comments:				
Suitability:	Site is a frontage of a larger field. Earthworks in field may require further investigation. Access is not good due to combination of bends and junction.			
Availability	Unknown			
Deliverability	No			
Viability:	Uncertain			
Area (sq.m):	1273.53	Estimated Capacity (Discounted Value):	2	

Site No:	Address :	Alvingham
Comments:		
Suitability:	No, site is remote from the main part of the village, there are sequentially better sites available. Also, there is potential for archaeological interest on the site (looking at aerial photos) and this would need to be examined further.	
Availability	No	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	1519.96	Estimated Capacity (Discounted Value): 2

Site No:	Address :	Alvingham
Comments:	Part of the site is covered by a lake and so this area should be discounted from the survey. The remainder is suitable,	
Suitability:	No - no means of access shown to this site in isolation, as it stands it is undevelopable.	
Availability	No, owners details not known	
Deliverability	Yes. Discounted capacity excludes lake and overlap with ALV207.	
Viability:	Yes, if access can be arranged	
Area (sq.m):	12931.41	Estimated Capacity (Discounted Value): 6

Site No:	Address :	Alvingham
Comments:	Grassed field	
Suitability:	No because the access from Church Lane is too narrow and any other access would mean proposed development would not lie with the shape and character of the existing settlement.	
Availability	Yes - immediately	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):		Estimated Capacity (Discounted Value): 14

Bilsby



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TF4776

Scale 1:4000

Site No:	Address East of The Bakery, Sutton Road, Bilsby		Bilsby
Comments:	Site is sensitive but could accommodate a plot. Has been refused permission on Appeal. Highway access.		
Suitability:	Yes but subject to satisfying the issues		
Availability:	No indication the site is available		
Deliverability:	No		
Viability:	Yes		
Area (sq.m):	1361.28	Estimated Capacity (Discounted Value):	2

Site No:	Address	Bilsby
BIL203	Land at The Priory, Back Lane, Bilsby	
Comments:	Site appears to be part of The Priory (to rear)	
Suitability:	Yes	
Availability	Yes - now	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	627.15	Estimated Capacity (Discounted Value): 1

Site No:	Address	Bilsby
BIL204	Land at Grange Bungalow, Back Lane, Bilsby	
Comments:		
Suitability:	Planning permission granted	
Availability	Yes	
Deliverability	No	
Viability:	Yes	
Area (sq.m):	866.85	Estimated Capacity (Discounted Value): 1

Site No:	Address	Bilsby
BIL212	R/O Park View & The Lodge, Alford Road, Bilsby	
Comments:	Discounted density reflect density of surrounding development and presence of TPO trees on site and the constraints this will place on positioning of development on site	
Suitability:	Yes	
Availability	Yes - now	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	4986.31	Estimated Capacity (Discounted Value): 4

Site No:	Address	Bilsby
BIL301	Alford Road	
Comments:	Capacity reduced to 5 as 5 units granted planning permission 7/8/15. The permission covers the areas to the north east of the farm buildings and not the farm buildings themselves.	
Suitability:	Yes, although will need careful development as entrance feature to the village	
Availability	Yes, ready now	
Deliverability	Yes	
Viability:	Yes	
Area (s.q.m):	12596.63	Estimated Capacity (Discounted Value): 5

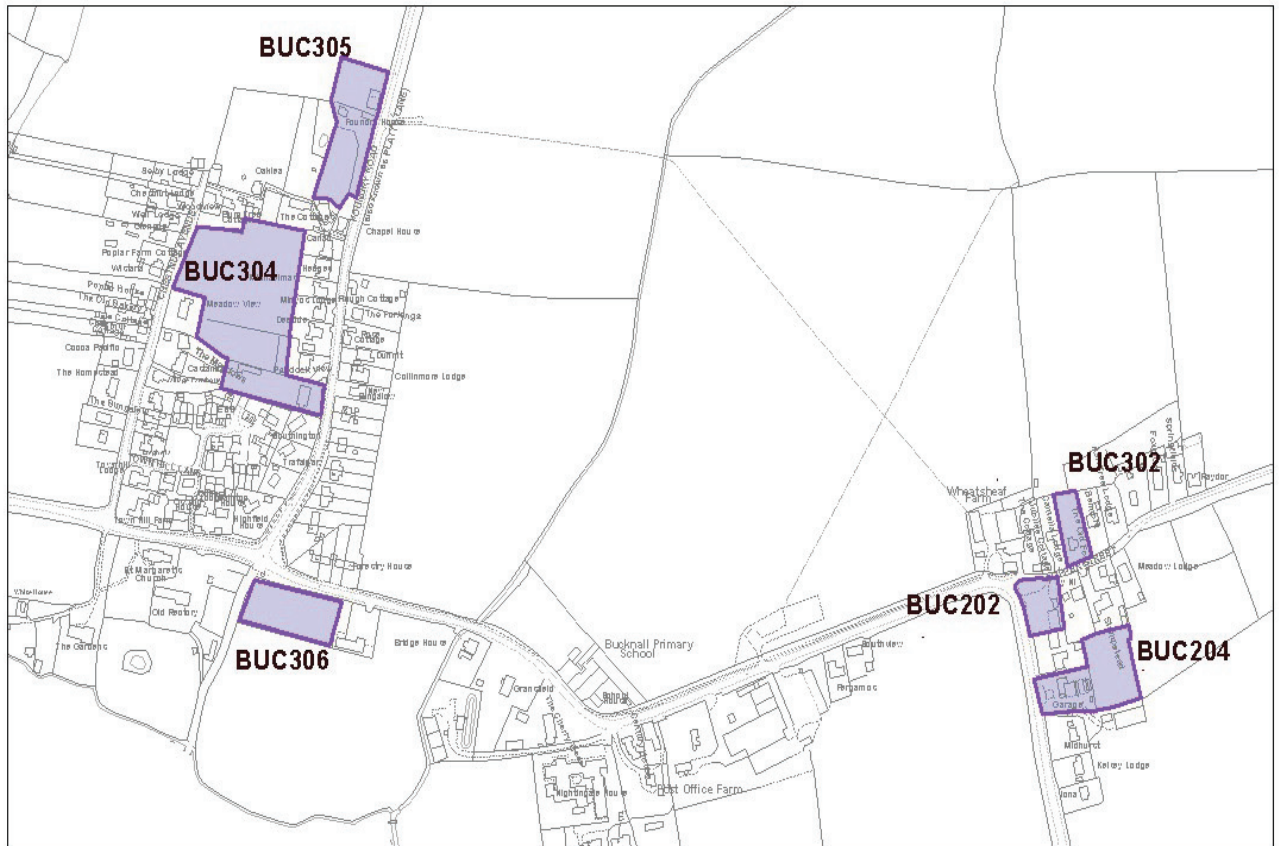
Site No:	Address	Bilsby
BIL302	Land off Back Lane	
Comments:	Site put forward by Parish Council. Existing house on part of site relates to BIL203.	
Suitability:	Yes - access through BIL203 which is in the same ownership	
Availability	Yes - now	
Deliverability	Yes, though BIL203 would have to come forward first	
Viability:	Yes	
Area (s.q.m):	4968.13	Estimated Capacity (Discounted Value): 7

Site No:	Address	Bilsby
BIL303	Bilsby Barton, Back Lane	
Comments:	Site is part of garden to adjoining house and is overlooked by the house. Would require sensitive design to retain rural character	
Suitability:	Yes,	
Availability	Yes, ready now	
Deliverability	Yes	
Viability:	Yes	
Area (s.q.m):	880.65	Estimated Capacity (Discounted Value): 1

Site No:	Address		Bilsby
BIL305	Land rear of Tipperwood, Alford Road		
Comments:	Comments from LCC highways, access is obtainable.		
Suitability:	Yes		
Availability	Yes - now		
Deliverability	Yes		
Viability:	Yes		
Area (sq.m):	3652.60	Estimated Capacity (Discounted Value):	5

Site No:	Address		Bilsby
BIL316	Land to the rear of Alford Road and Thurlby Road		
Comments:			
Suitability:	Yes - near central village amenities, though protruding into the open countryside so careful design will have to be considered.		
Availability	Yes - now		
Deliverability	Yes		
Viability:	Yes		
Area (sq.m):	7538.94	Estimated Capacity (Discounted Value):	10

Bucknall



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TF1768

Scale 1:4000

Site No:	BUC202	Address :	Corner Copper Street/Main Street, Bucknall	Bucknall
Comments:				
Suitability:	Yes			
Availability	Unknown			
Deliverability	Yes			
Viability:	Yes			
Area (sq.m):	1486.90	Estimated Capacity (Discounted Value):	1	

Site No:	BUC204	Address :	R/O Browns Garage, Horncastle Road, Bucknall	Bucknall
Comments:				
Suitability:	Yes			
Availability	Unknown			
Deliverability	Yes			
Viability:	Yes			
Area (sq.m):	4020.69	Estimated Capacity (Discounted Value):	5	

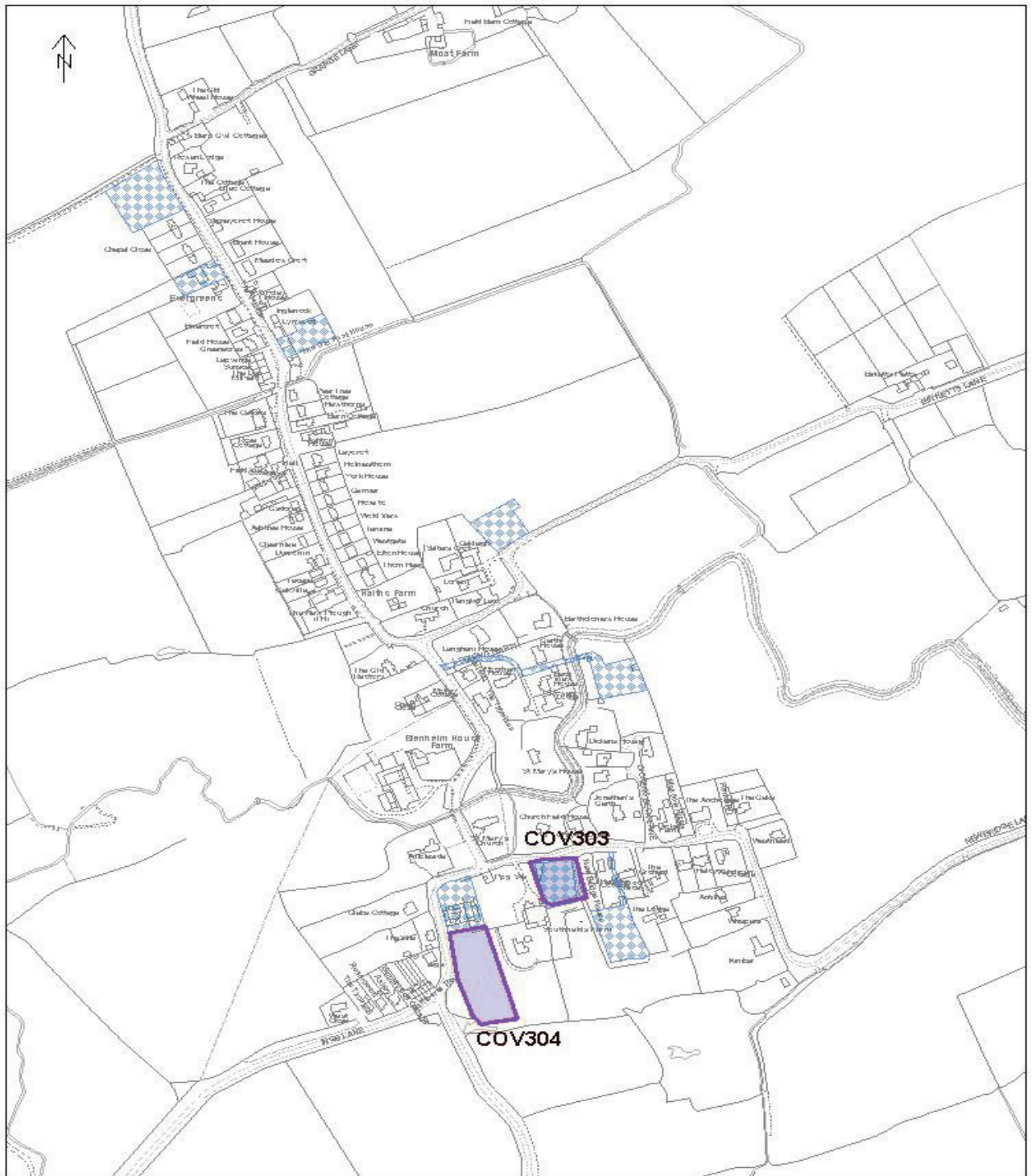
Site No:	BUC302	Address :	The Old Forge, Copper Street	Bucknall
Comments:				
Suitability:	Yes			
Availability	Yes			
Deliverability	Yes			
Viability:	Yes			
Area (sq.m):	1223.51	Estimated Capacity (Discounted Value):	2	

Site No:	BUC304	Address :	Land between Poplar Road and Foundry Road	
Comments:				
Suitability:	Yes, suitable access onto Poplar Rd should be restricted because it is so narrow but the landowner owns a bungalow which could be demolished to a give access onto Foundry Rd.			
Availability	Yes - now			
Deliverability	Yes			
Viability:	Yes			
Area (sq.m):	12181.47	Estimated Capacity (Discounted Value):	14	

Site No:	BUC305	Address :	Land off Foundry Road
Comments:			
Suitability:	Yes, but the site is very wooded to the rear with good boundary treatment, this will restrict the potential development on the site to frontage only and to the north on the footprint of the existing buildings or they could be converted, they are very rural in character.		
Availability	Yes - now		
Deliverability	Yes		
Viability:	Yes		
Area (sq.m):	4244.59	Estimated Capacity (Discounted Value):	3

Site No:	BUC306	Address :	Land off the B1190, adjacent to the village hall
Comments:			
Suitability:	Yes, for a low density development.		
Availability	Yes - now		
Deliverability	Yes		
Viability:	Yes		
Area (sq.m):	2886.43	Estimated Capacity (Discounted Value):	3

Covenham



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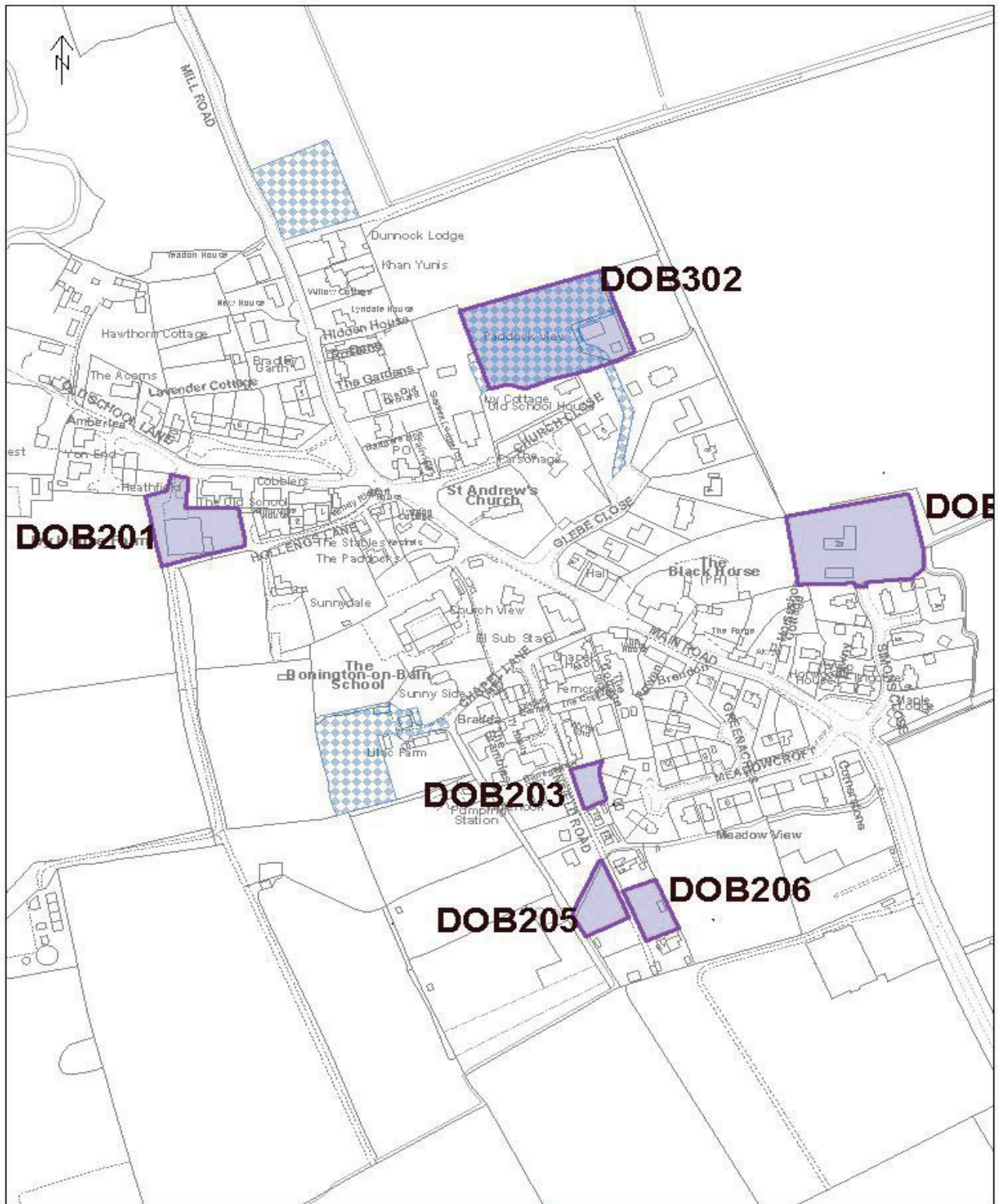
Map Reference TF3394

Scale 1:5000

Site No:	COV303	Address :	Main Road	Covenham St Mary
Comments:				
Suitability:	Yes - Planning permission granted 13/02/15			
Availability	Yes, now			
Deliverability	Yes			
Viability:	Yes			
Area (sq.m):	2034.51	Estimated Capacity (Discounted Value):	1	

Site No:	COV304	Address :	Land off Ings Lane	Covenham St Mary
Comments:	Blanket TPO on the site but the trees are sparsely spread over the site and development could be suitable with very careful design. Capacity reduced because of TPOs.			
Suitability:	Yes - but only with very careful design will this site be suitable because of TPOs on the site.			
Availability	Yes - now			
Deliverability	Yes			
Viability:	Yes			
Area (sq.m):	4210.33	Estimated Capacity (Discounted Value):	4	

Donington on Bain



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Map Reference TF2382NE

Scale 1:3000

Site No:	DOB201	Address :	Ivy House Farm, Hollengs Lane, Donington On Bain	Donington on Bain
Comments:				
Suitability:	Yes though the access is not good but there is more than one possibility for an access so could accommodate a couple of plots, possibly one served off each access.			
Availability	Unknown, site was still in use at the time of the survey.			
Deliverability	No			
Viability:	Yes, if available			
Area (sq.m):	2014.08	Estimated Capacity (Discounted Value):	3	

Site No:	DOB203	Address :	North of 10 Enfield Road, Donington On Bain	Donington on Bain
Comments:				
Suitability:	No, the access is down an unmade track, which would need substantial improvements to accomodate anymore development.			
Availability	Unknown			
Deliverability	No			
Viability:	No			
Area (sq.m):	407.43	Estimated Capacity (Discounted Value):	1	

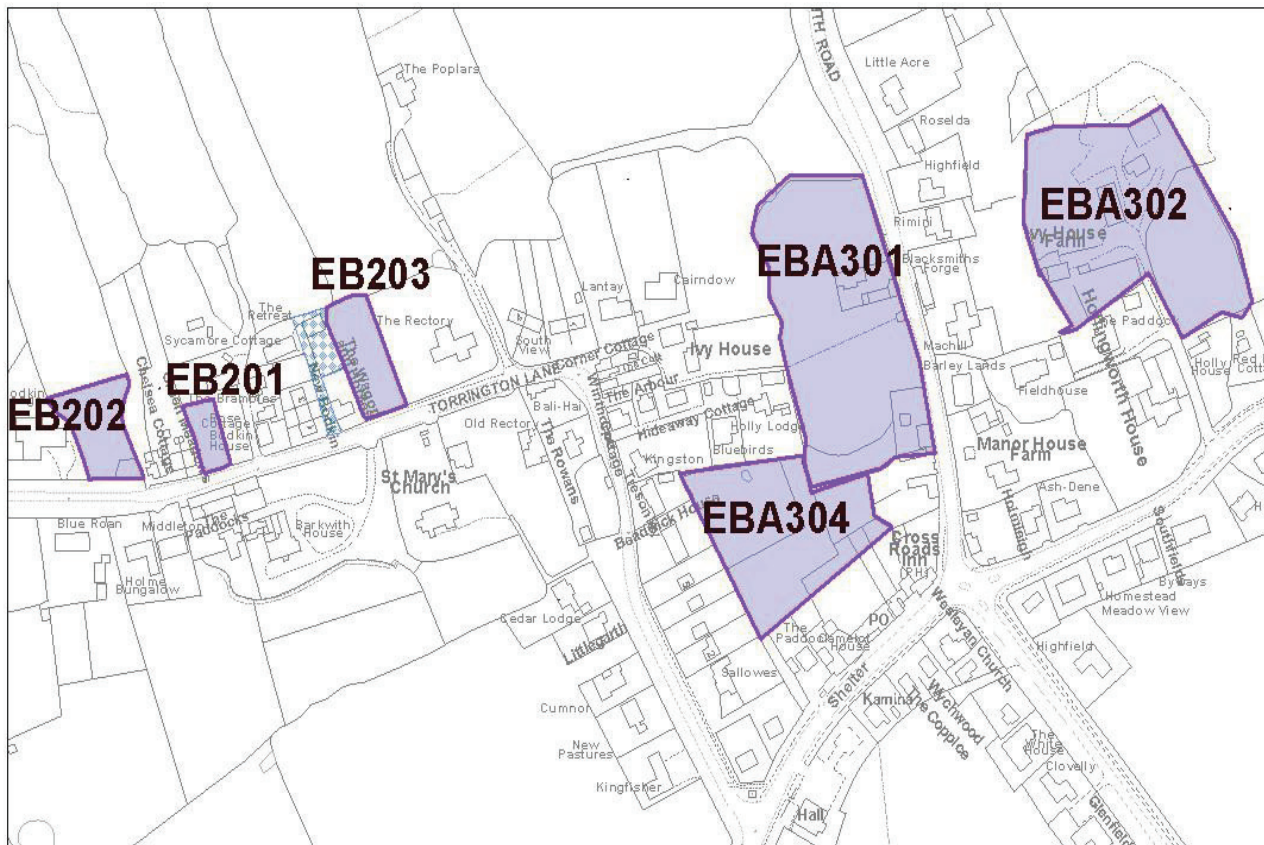
Site No:	DOB205	Address :	South of True Trust Bungalow, Enfield Lane, Donington On Bain	Donington on Bain
Comments:				
Suitability:	No, the access is down an unmade track, which would need substantial improvements to accomodate anymore development.			
Availability	Unknown			
Deliverability	No			
Viability:	No			
Area (sq.m):	884.39	Estimated Capacity (Discounted Value):	2	

Site No:	DOB206	Address :	North of 18 Enfield Road, Donington On Bain	Donington on Bain
Comments:				
Suitability:	No, the access is down an unmade track, which would need substantial improvements to accomodate anymore development.			
Availability	Unknown			
Deliverability	No			
Viability:	No			
Area (sq.m):	728.05	Estimated Capacity (Discounted Value):	2	

Site No:	DOB301	Address :	Land north of Simon's Close	Donington On Bain
Comments:				
Suitability:	Yes			
Availability	Yes			
Deliverability	Yes			
Viability:	Yes			
Area (sq.m):	3850.06	Estimated Capacity (Discounted Value):	5	

Site No:	DOB302	Address :	Land North of Glebe Close	Donington on Bain
Comments:				
Suitability:	Yes			
Availability	Yes - now			
Deliverability	Yes			
Viability:	Yes			
Area (sq.m):	5174.90	Estimated Capacity (Discounted Value):	3	

East Barkwith



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TF1681NE

Scale 1:2500

Site No:	EB201		Address	Land at The Sycamores, Torrington Lane, East Barkwith	East Barkwith
Comments:					
Suitability:	Yes, there is a listed building in the rear and any development would have to safeguard its setting and historical character.				
Availability	Yes - now				
Deliverability	Yes				
Viability:	Yes				
Area (sq.m):	563.72	Estimated Capacity (Discounted Value):	1		

Site No:	Address	East Barkwith
EB202	East of Bodkin Lodge, Torrington Lane, East Barkwith	
Comments:		
Suitability:	No - site is a wildlife candidate	
Availability	Yes but unknown when	
Deliverability	No	
Viability:	Yes	
Area (sq.m):	1564.49	Estimated Capacity (Discounted Value): 2

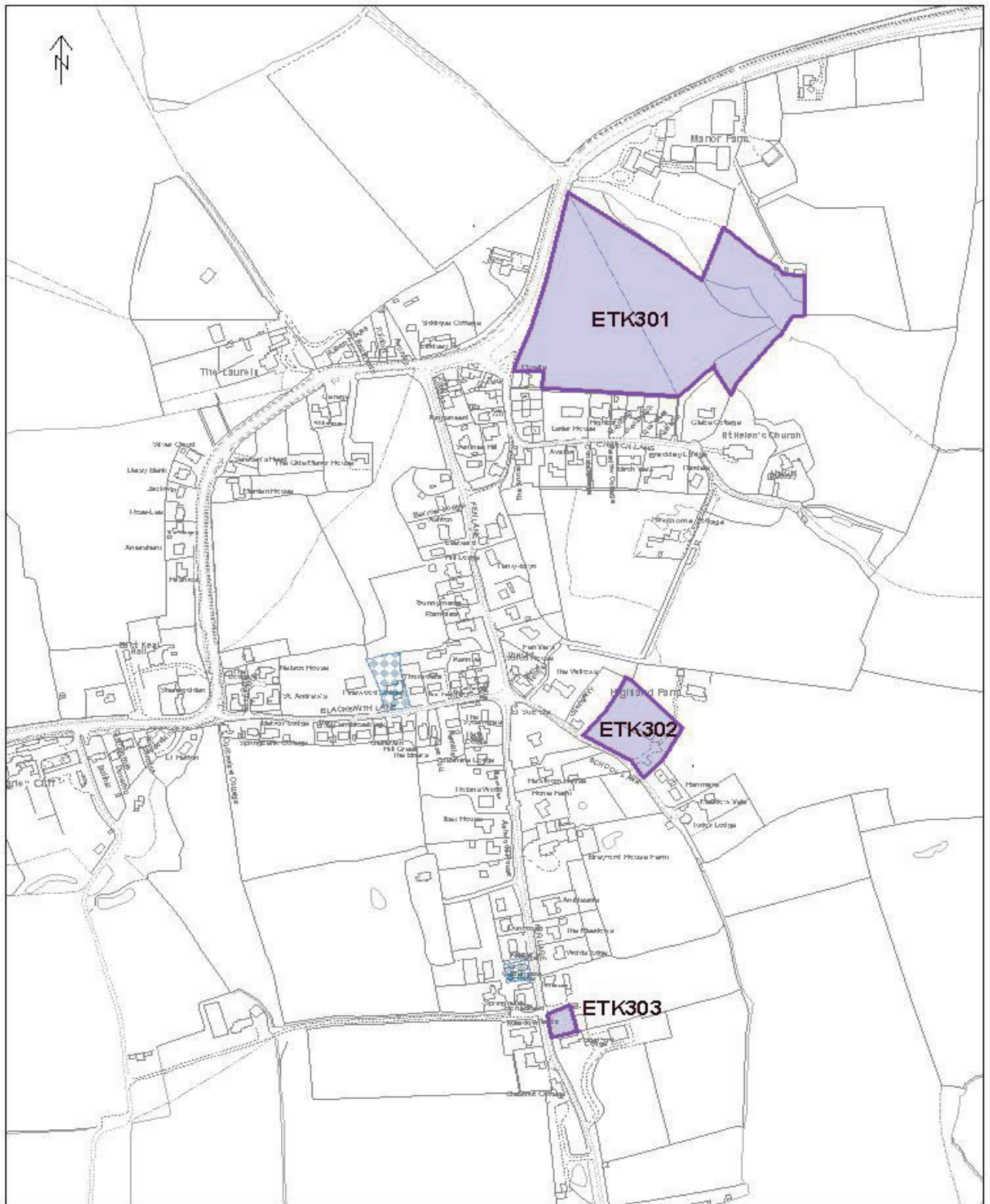
Site No:	Address	East Barkwith
EB203	Adj The Mead, Torrington Lane, East Barkwith	
Comments:		
Suitability:	Yes	
Availability	Unknown	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	1504.78	Estimated Capacity (Discounted Value): 2

Site No:	Address	East Barkwith
EBA301	Louth Road	
Comments:	The buildings on the site look like they are being converted into a dwelling.	
Suitability:	Yes - access onto main road would have to be carefully designed	
Availability	Yes	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	10247.97	Estimated Capacity (Discounted Value): 14

Site No:	Address :	East Barkwith
Comments:		
Suitability:	No, access is down a narrow track and the site is disconnected from the main body of the village protruding into the open countryside.	
Availability:	Yes	
Deliverability:	Uncertain	
Viability:	No	
Area (sq.m):	9815.49	Estimated Capacity (Discounted Value): 14

Site No:	Address :	East Barkwith
Comments:	Part of site requested for inclusion in former Local Plan but no satisfactory access identified	
Suitability:	No the site is not suitable, no apparent means of access	
Availability:	Unknown	
Deliverability:	No	
Viability:	No	
Area (sq.m):	5795.09	Estimated Capacity (Discounted Value): 8

East Keal



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Map Reference TF3863

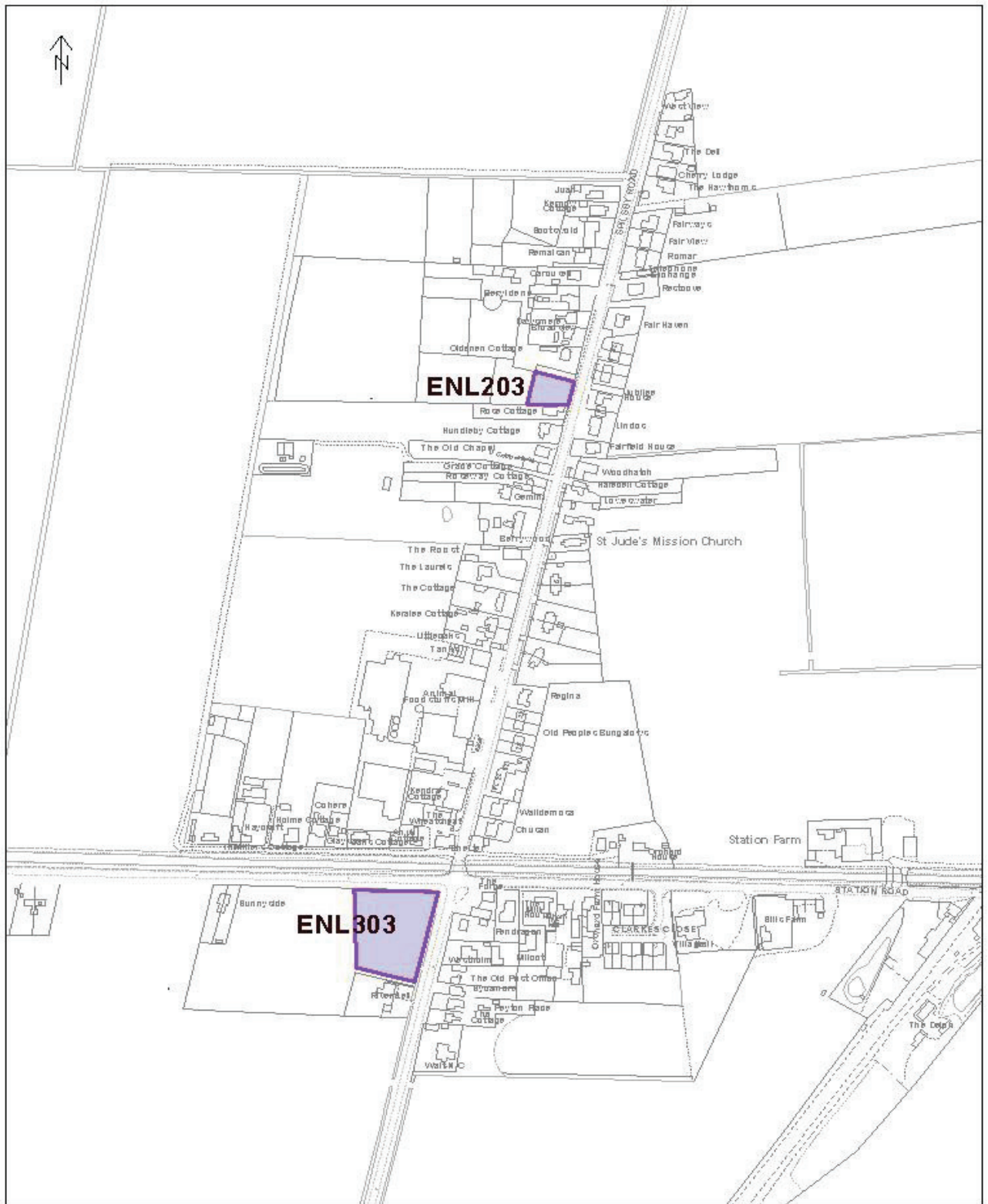
Scale 1:5000

Site No:	Address	East Keal
ETK301	Land at Church Lane	
Comments:		
Suitability:	Yes - but it affects setting of listed building (East Keal manor), though this could be overcome and views of St Helens. Access is poor and comes out near the recycling area. Capacity reduced down to 6 because of the access and an area with a phone box for public use which is not in the control of the landowner.	
Availability	Yes - now	
Deliverability	Yes	
Viability:	unknown	
Area (sq.m):	39230.05	Estimated Capacity (Discounted Value): 6

Site No:	Address	East Keal
ETK302	Highfield Farm, School Lane	
Comments:	Owner phoned on the 3rd of January regarding the site and putting it forward, it was explained it was already in the SHLAA but she wanted it to be noted they were still wanting to develop.	
Suitability:	No the site is not suitable, it is located down a very narrow rural lane with no pavements or street lighting.	
Availability	Yes	
Deliverability	No	
Viability:	No	
Area (sq.m):	5290.42	Estimated Capacity (Discounted Value): 7

Site No:	Address	East Keal
ETK303	Land adj to Brayford Lodge,	
Comments:		
Suitability:	Yes - but only for 1 house, very small narrow lane.	
Availability	Yes - now	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	707.54	Estimated Capacity (Discounted Value): 1

Eastville, New Leake



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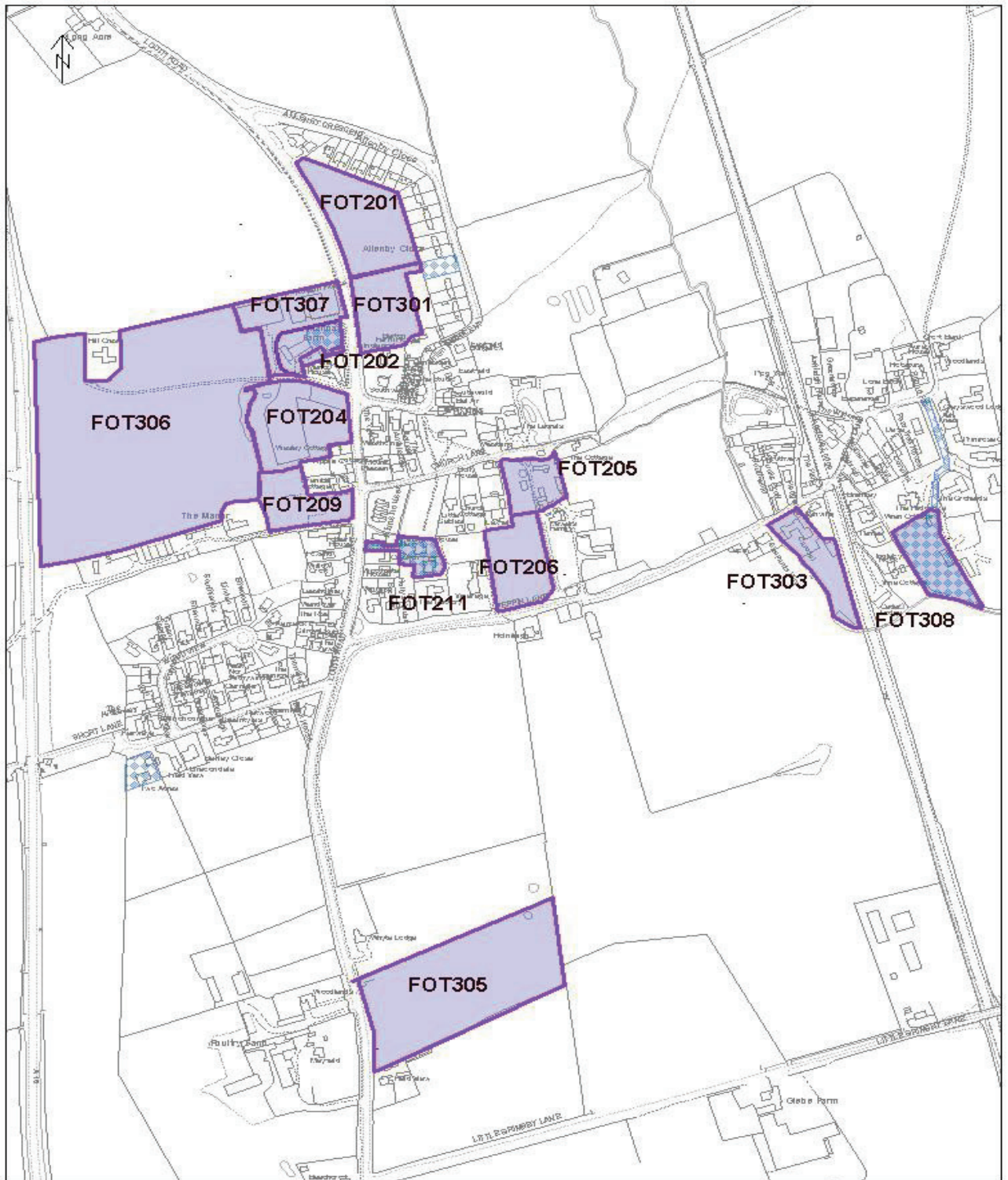
Map Reference TF4057

Scale 1:4000

Site No:	ENL203	Address :	North of Rose Cottage, Spilsby Road, New Leake	Eastville/ New Leake
Comments:				
Suitability:	yes			
Availability	Unknown			
Deliverability	No			
Viability:	Yes			
Area (sq.m):	808.27	Estimated Capacity (Discounted Value):	1	

Site No:	ENL 303	Address :	Spilsby Road	Eastville
Comments:				
Suitability:	No the site is not suitable, site is in the yellow zone on EA coastal flood maps and is a flat open field in a relatively countryside setting with views to the south west.			
Availability	not known			
Deliverability	not known			
Viability:	not known			
Area (sq.m):	4204.65	Estimated Capacity (Discounted Value):	5	

Fotherby



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Map Reference TF3191

Scale 1:5000

Site No:	Address	Fotherby
FOT201	Land between Allenby Crescent & Louth Road	Fotherby
Comments:	Now the bypass has opened there are opportunities for access onto the old A16, rather than increasing traffic along Allenby Crescent	
Suitability:	Yes	
Availability	Unknown	
Deliverability	No	
Viability:	Yes	
Area (sq.m):	8241.51	Estimated Capacity (Discounted Value): 11

Site No:	Address	Fotherby
FOT202	Manna Farm, Louth Road, Fotherby	Fotherby
Comments:		
Suitability:	Yes	
Availability	Yes, ready now	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	2602.94	Estimated Capacity (Discounted Value): 0

Site No:	Address	Fotherby
FOT204	R/O Wesley Cottage, Louth Road, Fotherby	Fotherby
Comments:		
Suitability:	Yes	
Availability	Yes - now	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	7964.60	Estimated Capacity (Discounted Value): 10

Site No:	Address	Fotherby
FOT205	Church Lane, Fotherby	
Comments:		
Suitability:	No the site is not suitable. Access off Church Lane may not be possible as potential access appears to be in different ownership. Access to the south through Mawers Farm would not be suitable, the site has a pond and trees on it which would limit any potential development area.	
Availability	Unknown	
Deliverability	No	
Viability:	No	
Area (sq.m):	3127.22	Estimated Capacity (Discounted Value): 4

Site No:	Address	Fotherby
FOT206	Adj The Vicarage, Peppin Lane, Fotherby	
Comments:		
Suitability:	Yes	
Availability	Unknown. Site has not come forward	
Deliverability	Unknown	
Viability:	Uncertain	
Area (sq.m):	5255.39	Estimated Capacity (Discounted Value): 7

Site No:	Address	Fotherby
FOT209	North of Fotherby House, Louth Road, Fotherby	
Comments:		
Suitability:	Yes, although trees on frontage would need to be retained. Access may need further investigation.	
Availability	Unknown	
Deliverability	No	
Viability:	Yes	
Area (sq.m):	4260.24	Estimated Capacity (Discounted Value): 6

Site No:	Address :	Fotherby
Comments:		
Suitability:	Yes	
Availability	No - Outline permission expired and not renewed; no indication that development of the site will go ahead.	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	1827.01	Estimated Capacity (Discounted Value): 2

Site No:	Address :	Fotherby
Comments:	Appeal refused on this site. Now the bypass has opened there are opportunities for access onto the old A16, rather than increasing traffic along Allenby Crescent	
Suitability:	Yes	
Availability	Yes, ready now	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	5017.56	Estimated Capacity (Discounted Value): 8

Site No:	Address :	Fotherby
Comments:		
Suitability:	No, site is disconnected from the main body of the village and protrudes into the open countryside.	
Availability	Yes, ready 0 - 5yrs	
Deliverability	Yes	
Viability:	Yes, the owner is promoting the whole site, including redevelopment of the property on the front, suggests that they feel it is a viable option	
Area (sq.m):	3949.32	Estimated Capacity (Discounted Value): 6

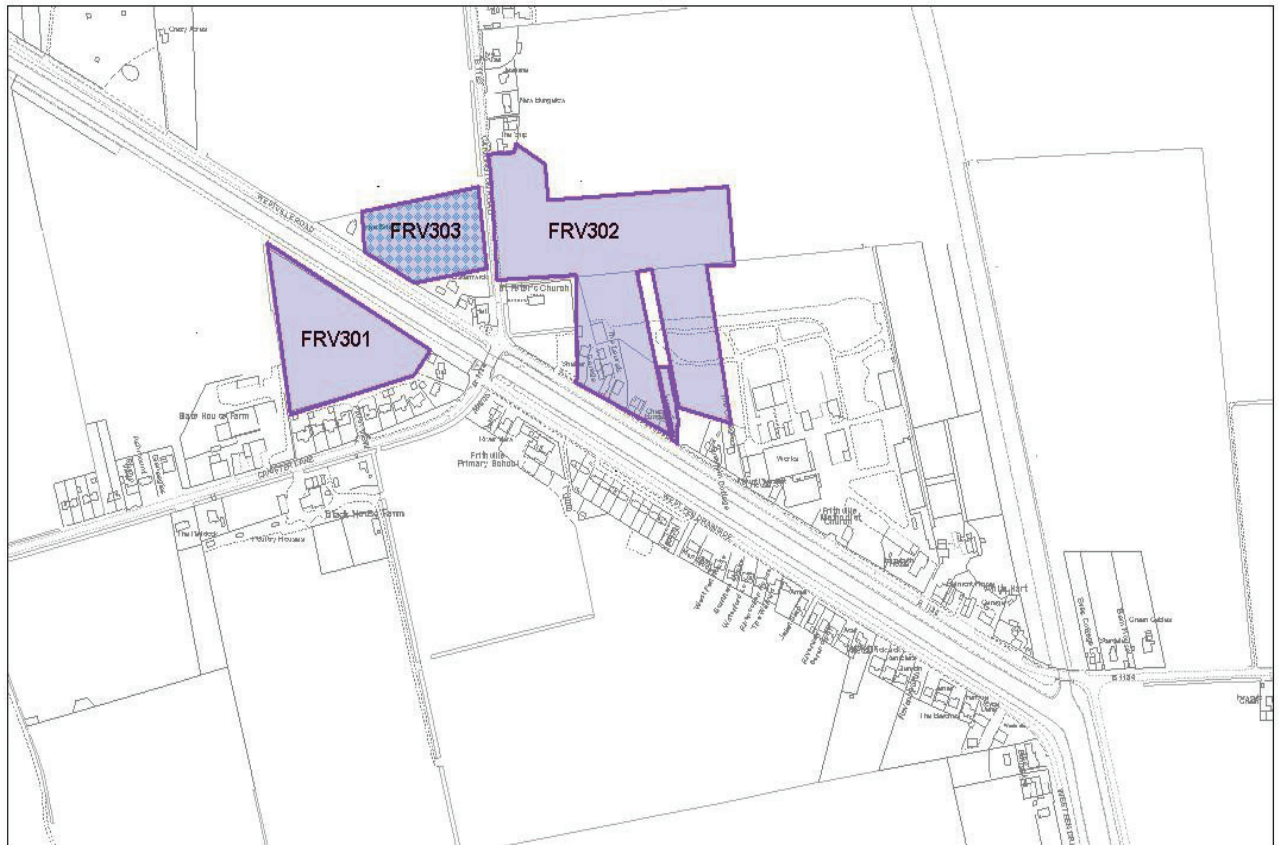
Site No: FOT305		Address Land east of Louth Road		Fotherby	
Comments:	Open countryside remote from the main village				
Suitability:	No the site is not suitable. This site is out of character with the grain of development in this part of Fotherby being an isolated plot in the open countryside.				
Availability	Yes				
Deliverability	No				
Viability:	No				
Area (sq.m):	19903.80	Estimated Capacity (Discounted Value):	28		

Site No: FOT306		Address Land Rear of Manna Farm, Louth Road		Fotherby	
Comments:	Adjacent to Bypass so potential noise. No physical constraints to development, provided access(s) can be found. Capacity reduced to move development away from the bypass.				
Suitability:	Yes				
Availability	Yes, ready now				
Deliverability	Yes				
Viability:	Yes				
Area (sq.m):	49613.93	Estimated Capacity (Discounted Value):	30		

Site No: FOT307		Address Manna Farm		Fotherby	
Comments:					
Suitability:	Planning permission granted for 3 units 18/5/16				
Availability	Yes, ready now				
Deliverability	Yes				
Viability:	Yes				
Area (sq.m):	7062.84	Estimated Capacity (Discounted Value):	3		

Site No:	FOT308	Address :	Land off Peppin Lane	Fotherby
Comments:				
Suitability:	Planning permission granted in 2014			
Availability	Yes - now			
Deliverability	Yes			
Viability:	Yes			
Area (sq.m):	4185.66	Estimated Capacity (Discounted Value):	1	

Frithville

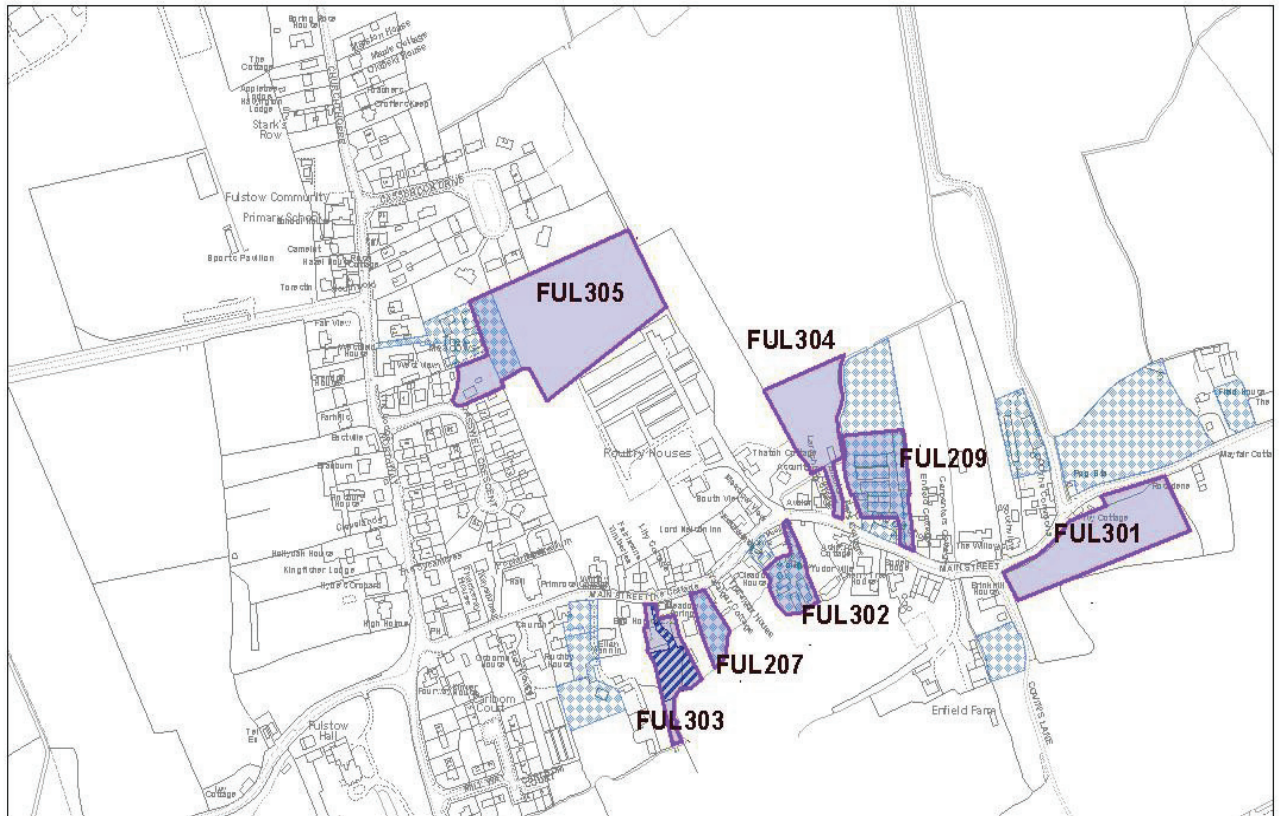


Site No:	Address	Frithville
FRV301	Land to rear of Park View	
Comments:	Site is in the yellow and green zones on the EA Coastal Flood Hazard Maps. Site is also alongside a major drainage ditch.	
Suitability:	Yes, Site is in the yellow and green zones on the EA Coastal Flood Hazard Maps. Site is also alongside a major drainage ditch. Flood mitigation may be necessary.	
Availability	No, no further contact with the landowner since the 2004 plan.	
Deliverability	No	
Viability:	Yes	
Area (sq.m):	15652.53	Estimated Capacity (Discounted Value): 23

Site No:	Address	Frithville
FRV302	Land east of Carrington Road	
Comments:	Site is out of the flood zones but according the the Witham 4th Drainage Board there is flood risk to the west end of the site - capacity reduced slightly to take this into account.	
Suitability:	Yes - site is out of the area of flood risk	
Availability	Yes - now	
Deliverability	Yes	
Viability:	yes	
Area (sq.m):	43306.46	Estimated Capacity (Discounted Value): 52

Site No:	Address	Frithville
FRV303	North of Westville Road	
Comments:		
Suitability:	Planning permission granted 11/04/2016	
Availability	Yes	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	9788.53	Estimated Capacity (Discounted Value): 5

Fulstow



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TF3297

Scale 1:4000

Site No:	FUL207	Address	Adj Meadow Spring, Main Street, Fulstow	Fulstow
Comments:				
Suitability:	Planning permission granted for 1 house			
Availability	Yes			
Deliverability	Yes			
Viability:	Yes			
Area (sq.m):	1129.17	Estimated Capacity (Discounted Value):	1	

Site No:	Address	R/O	Fulstow
FUL209	R/O The Old Shop, Main Street,	Fulstow	
Comments:	Planning permission N/056/02389/13		
Suitability:	Yes, the very rear of the site is in the green zone on the EA flood hazard maps.		
Availability	Yes - now		
Deliverability	Yes		
Viability:	Yes, aside from Flood Risk		
Area (sq.m):	3999.50	Estimated Capacity (Discounted Value):	5

Site No:	Address	R/O	Fulstow
FUL301	Corner of Main Street and Covens Lane	Fulstow	
Comments:			
Suitability:	Yes, but access may be difficult		
Availability	No		
Deliverability	No		
Viability:	Yes		
Area (sq.m):	6958.15	Estimated Capacity (Discounted Value):	13

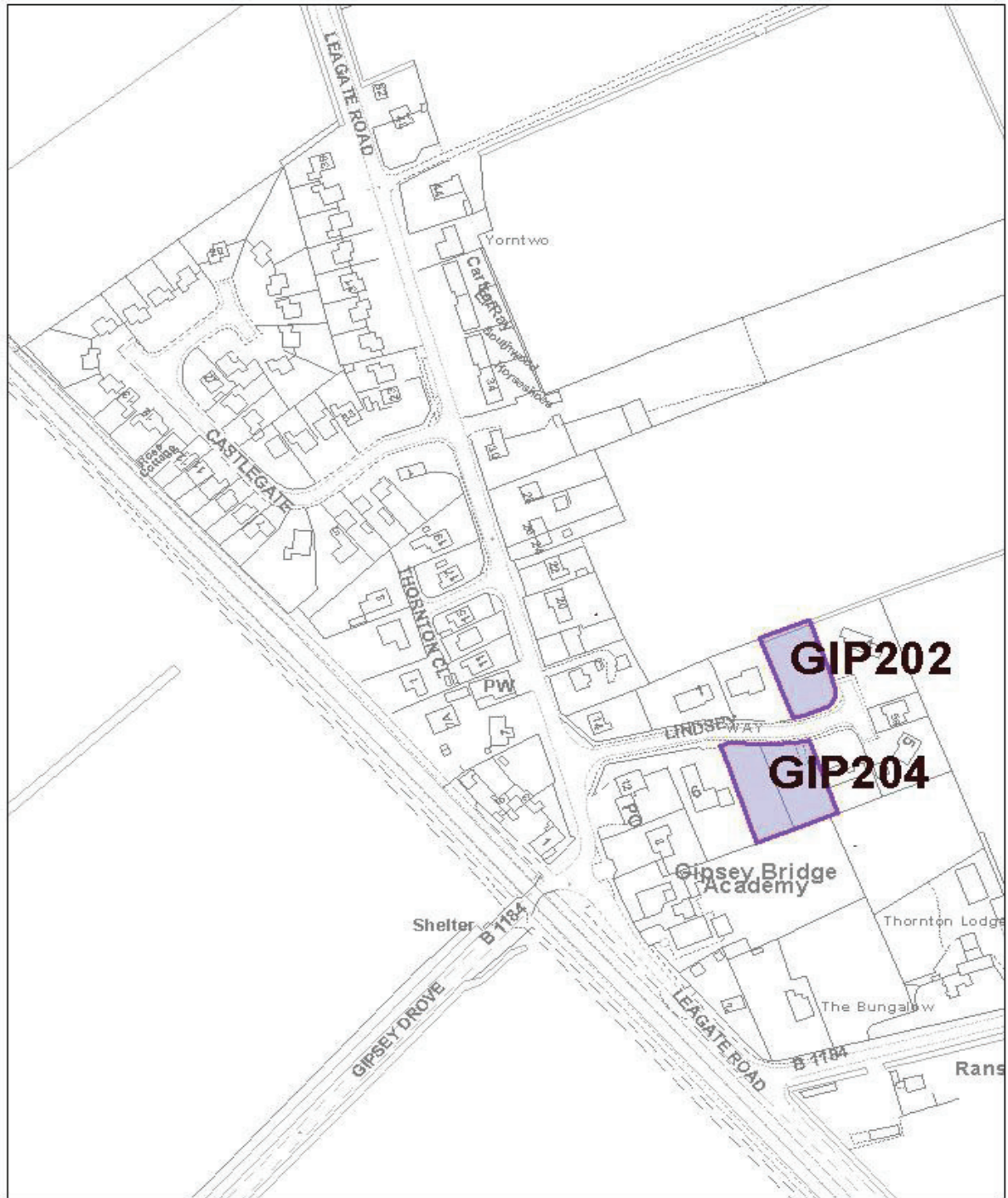
Site No:	Address	R/O	Fulstow
FUL302	Land Rear of Holmleigh, Main Street	Fulstow	
Comments:			
Suitability:	Planning permission granted for 3 houses		
Availability	Yes - now		
Deliverability	Yes		
Viability:	Yes		
Area (sq.m):	1801.39	Estimated Capacity (Discounted Value):	3

Site No:	Address	Fulstow
FUL303	Adj to Elm House, Main Street	
Comments:		
Suitability:	Yes	
Availability	Yes	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	2460.27	Estimated Capacity (Discounted Value): 1

Site No:	Address	Fulstow
FUL304	Land Rear of Blacksmiths Cottage, Main Street	
Comments:	Site is in the green, yellow and orange zones on EA Coastal flood maps	
Suitability:	Yes - Site is in the green, yellow and orange zones on flood maps. Narrow access to the site and protrudes into the open countryside	
Availability	Unknown	
Deliverability	No	
Viability:	No	
Area (sq.m):	4431.56	Estimated Capacity (Discounted Value): 6

Site No:	Address	Fulstow
FUL305	Land East of Casswell Crescent	
Comments:		
Suitability:	Planning permission granted	
Availability	Yes	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	14570.10	Estimated Capacity (Discounted Value): 2

Gipsey Bridge



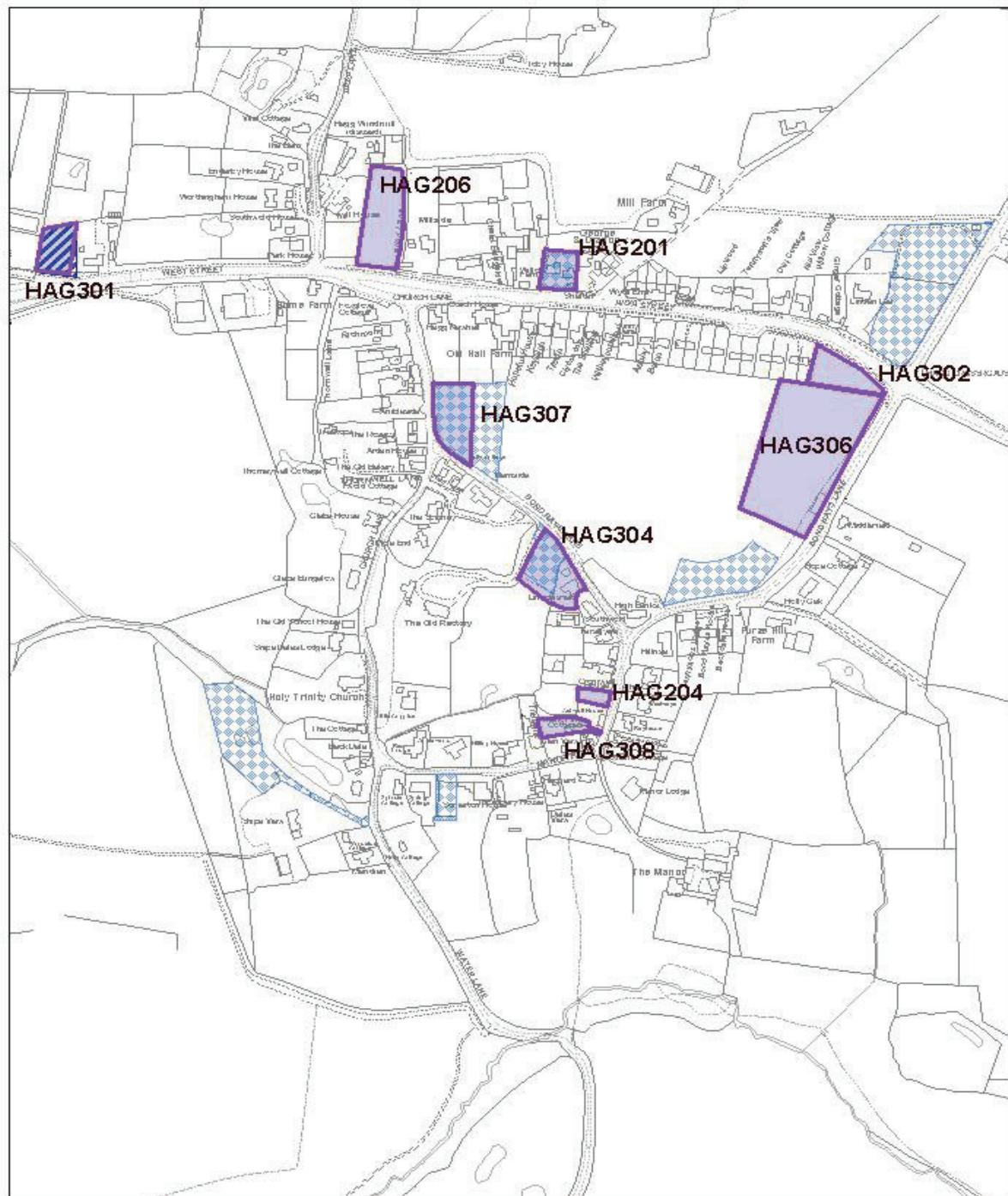
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Site No:	Address :	Thornton le Fen
GIP202	Between 2 & 4 Lindsey Way, GipseY Bridge	
Comments:		
Suitability:	yes - Site is in the yellow /green zone on EA coastal flood hazard maps	
Availability	Yes - now	
Deliverability	Yes	
Viability:	Yes,	
Area (sq.m):	997.40	Estimated Capacity (Discounted Value): 1

Site No:	Address :	Thornton le Fen
GIP204	Between 6 & 9 Lindsey Way, GipseY Bridge	
Comments:		
Suitability:	yes - site is outside flood zone on EA coastal flood hazard maps	
Availability	Yes - but only in the long term	
Deliverability	Yes	
Viability:	unknown	
Area (sq.m):	1731.48	Estimated Capacity (Discounted Value): 2

Hagworthingham



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Site No:	Address	Hagworthingham
HAG201	Land adj George & Dragon PH, High Street, Hagworth	Hagworthingham
Comments:		
Suitability:	Planning permission granted	
Availability	Yes - now	
Deliverability	Yes	
Viability:	Yes	
Area (s.q.m):	1198.40	Estimated Capacity (Discounted Value): 2

Site No:	Address	Hagworthingham
HAG204	South of Cromwell House, Manor Road, Hagworthingham	Hagworthingham
Comments:	In AGLV in Local Plan	
Suitability:	Yes	
Availability	Unknown	
Deliverability	No	
Viability:	Yes	
Area (s.q.m):	391.53	Estimated Capacity (Discounted Value): 1

Site No:	Address	Hagworthingham
HAG206	Land off Blind Lane, High Street, Hagworthingham	Hagworthingham
Comments:		
Suitability:	No - poor elevated access from A158	
Availability	Unknown	
Deliverability	No	
Viability:	Uncertain	
Area (s.q.m):	3375.15	Estimated Capacity (Discounted Value): 5

Site No:	Address :	Hagworthingham
Comments:		
Suitability:	Yes - planning permission granted 22/12/15	
Availability	Yes	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	1377.57	Estimated Capacity (Discounted Value): 1

Site No:	Address :	Hagworthingham
Comments:		
Suitability:	Yes - provided suitable access can be provided	
Availability	Yes but unknown when	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	1670.07	Estimated Capacity (Discounted Value): 2

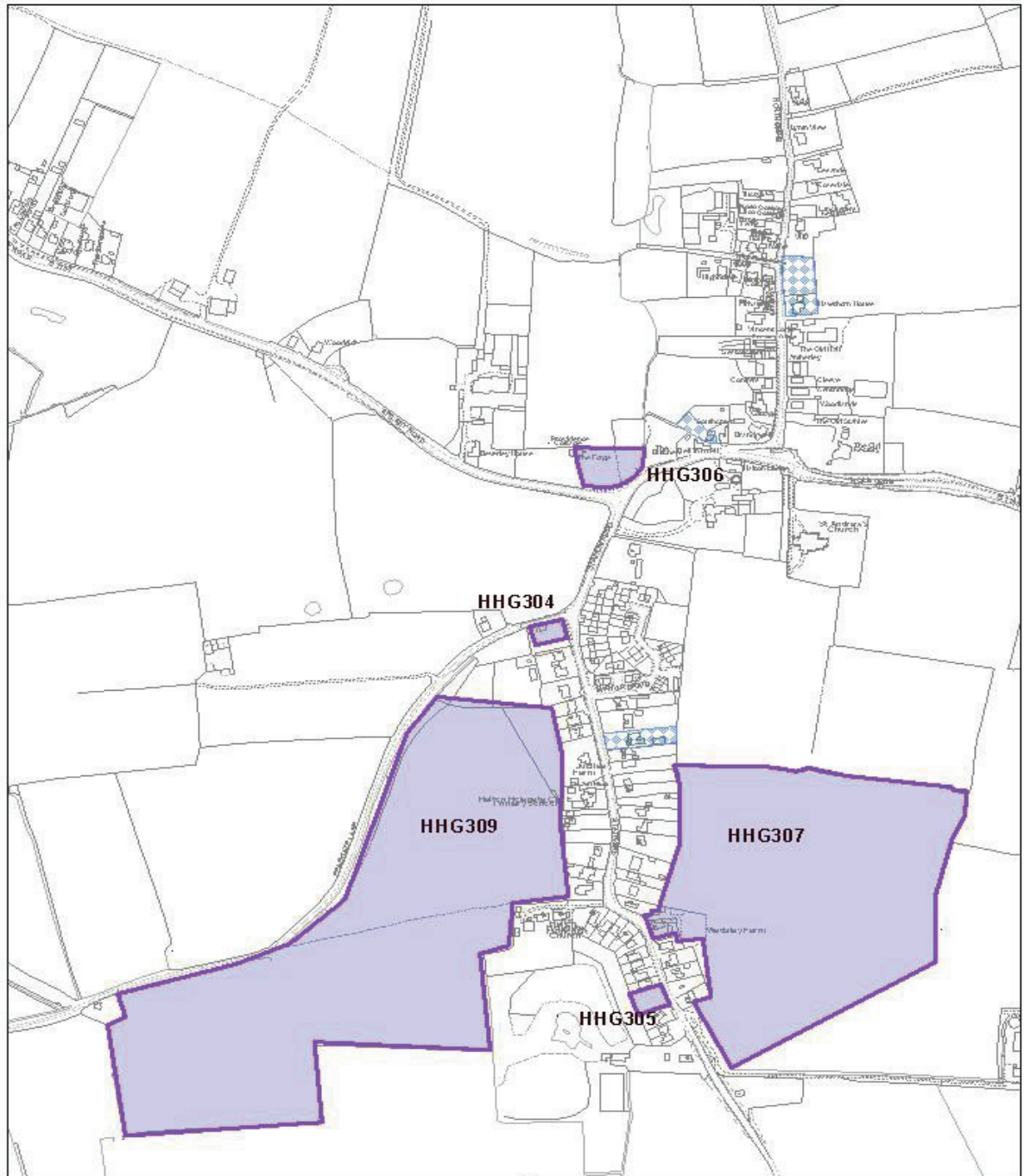
Site No:	Address :	Hagworthingham
Comments:	In AGLV in local plan	
Suitability:	No - steep access on to very narrow high banked lane.	
Availability	Yes for part of the site	
Deliverability	No	
Viability:	Uncertain	
Area (sq.m):	2599.20	Estimated Capacity (Discounted Value): 4

Site No:	Address :	Hagworthingham
Comments:	In AGLV in local plan. Planning permission granted for 4 units to the south, this land was in the original submission but has now been removed.	
Suitability:	Yes - in part - only as part of mixed development that provides community facilities.	
Availability	Yes	
Deliverability	Yes - but discounted housing delivery to accommodate other uses.	
Viability:	Yes	
Area (sq.m):	11233.11	Estimated Capacity (Discounted Value): 12

Site No:	Address :	Hagworthingham
Comments:		
Suitability:	No, banked frontage and elevated site and open site which could create overlooking issues on properties opposite	
Availability	Yes	
Deliverability	No	
Viability:	Uncertain	
Area (sq.m):	2369.31	Estimated Capacity (Discounted Value): 3

Site No:	Address :	Hagworthingham
Comments:		
Suitability:	No - access is too narrow onto a narrow lane	
Availability	Yes - Now	
Deliverability	No	
Viability:	Yes	
Area (sq.m):	746.56	Estimated Capacity (Discounted Value): 1

Halton Hologate



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Site No:	Address:	Halton Holegate
HHG304	Peasgate Lane	
Comments:	Previous permissions for houses in 1997/8 not implemented.	
Suitability:	yes	
Availability	Unknown but previous interest in development evident in earlier planning permissions but these were not pursued	
Deliverability	yes	
Viability:	yes	
Area (sq.m):	828.06	Estimated Capacity (Discounted Value): 1

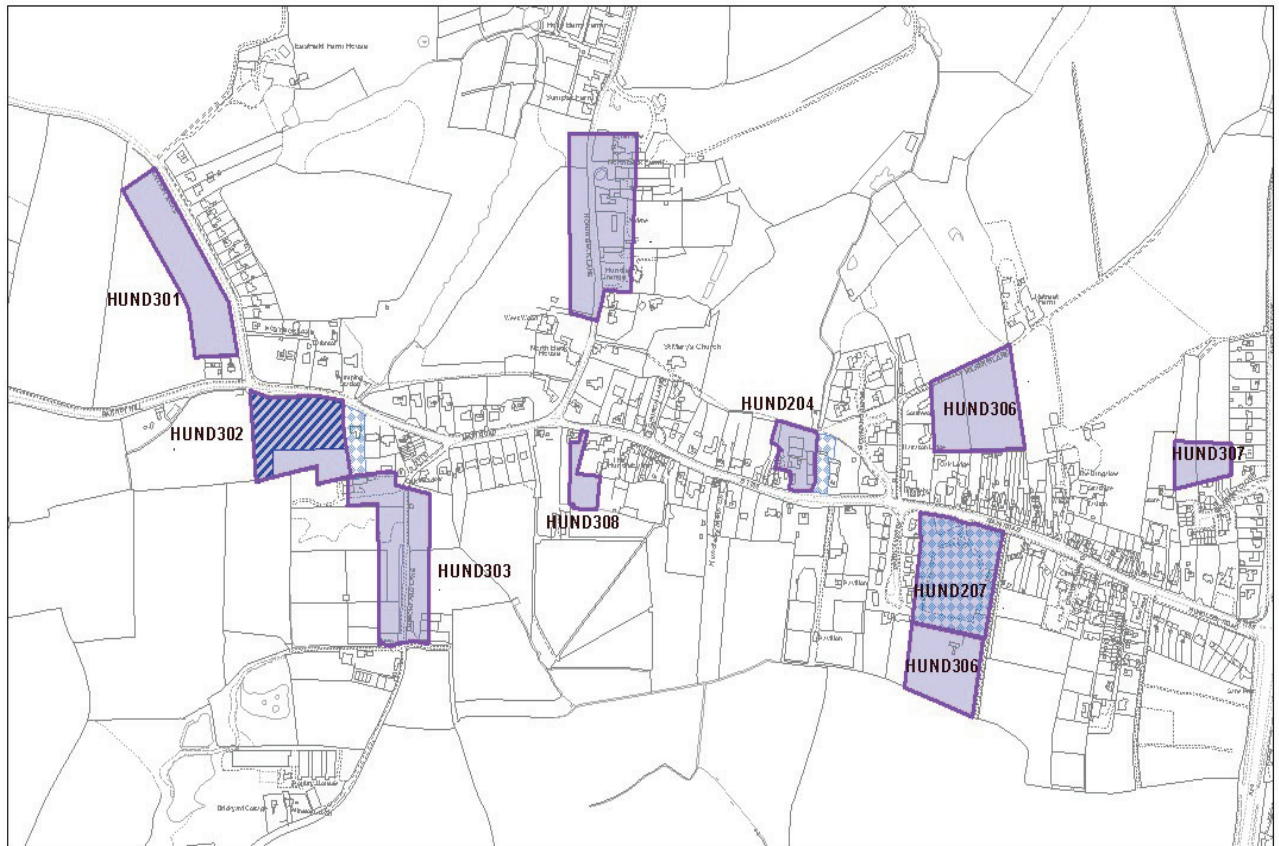
Site No:	Address:	Halton Holegate
HHG305	Adj 50 Station Road	
Comments:		
Suitability:	Yes	
Availability	Unknown	
Deliverability	No	
Viability:	Yes	
Area (sq.m):	945.95	Estimated Capacity (Discounted Value): 2

Site No:	Address:	Halton Holegate
HHG306	The Forge	
Comments:	Adjacent site was put forward in 2010, but boundary of site not formally identified by as part of SHLAA.	
Suitability:	No, the plot would egress onto double bends. Inquiries on nearby plot have raised significant concerns from the highways authority which are likely to preclude development and certainly for a plot of this size.	
Availability	Yes - now	
Deliverability	No	
Viability:	Uncertain	
Area (sq.m):	2909.19	Estimated Capacity (Discounted Value): 4

Site No:	Address :	Halton Holegate
Comments:	Capacity reduced significantly because site protrudes into the open countryside. May be acceptable for a small amount of development to the rear of the main farm buildings.	
Suitability:	Yes, there are many trees covered by TPO within the site and it protrudes into the open countryside this will significantly reduce capacity of the site	
Availability	Yes - now	
Deliverability	Yes	
Viability:	yes	
Area (sq.m):	82766.47	Estimated Capacity (Discounted Value): 10

Site No:	Address :	Halton Holegate
Comments:	Site owner suggests that site could provide a new school and playing field but there is no evidence to support the need for a school and the amount of housing needed would not be supported in Halton Holegate, which is a medium village.	
Suitability:	No - Site protrudes into the open countryside, it is out of character with the linear nature of the village and access would have to be off Peasgate Lane which is very narrow and rural.	
Availability	Yes - now	
Deliverability	No	
Viability:	Yes	
Area (sq.m):	120379.30	Estimated Capacity (Discounted Value): 169

Hundleby



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TF3866

Scale 1:6000

Site No:	HUND204		Address	Adj 94 Main Road, Hundleby		Hundleby	
Comments:							
Suitability:	Yes						
Availability	Yes - unknown when						
Deliverability	Yes						
Viability:	Yes						
Area (sq.m):	3686.73		Estimated Capacity (Discounted Value):	5			

Site No:	HUND207	Address :	Former Gables Hospital Site, Main Road, Hundleby	Hundleby
Comments:	The reason this has not been discounted at this time is there has been some recent interest in the site (2013).			
Suitability:	Yes, although there are serious constraints to development due to TPO trees on frontage and recent attempts to overcome them have not been successful			
Availability	Yes, ready now			
Deliverability	Uncertain			
Viability:	There are some doubts that this site is viable, at a profit level that developers are prepared to accept, considering the constraints on the site			
Area (sq.m):	13730.49	Estimated Capacity (Discounted Value):	19	

Site No:	HUND301	Address :	Land West of Raithby Road	Hundleby
Comments:	Open countryside character.			
Suitability:	No - isolated from the core of the village			
Availability	Yes. No timescale provided, there are sequentially better sites in Hundleby so suggest 11+ yrs			
Deliverability	Yes			
Viability:	Yes			
Area (sq.m):	12321.24	Estimated Capacity (Discounted Value):	17	

Site No:	HUND302	Address :	Land adj to 117 Main Road	Hundleby
Comments:	Capacity reduced to reflect planning permission			
Suitability:	Yes			
Availability	Yes. No timescale given			
Deliverability	Yes			
Viability:	Yes			
Area (sq.m):	11819.50	Estimated Capacity (Discounted Value):	6	

Site No:	Address	Hundleby
HUND303	Land at Brickyard Lane	
Comments:		
Suitability:	No, access is poor for a site of this size and the site would protrude into the countryside out of character with the form of the settlement	
Availability	No	
Deliverability	No	
Viability:	No due to access constraints	
Area (sq.m):	14441.80	Estimated Capacity (Discounted Value): 20

Site No:	Address	Hundleby
HUND304	Land at North Beck Lane	
Comments:	Capacity reduced on page five as half the area is already developed. Developable area relates to the remaining capacity.	
Suitability:	No - wildlife issues, western side of the road is sensitive to change, it is in the Conservation Area and is a sensitive landscape	
Availability	No indication that the plots within the area are available	
Deliverability	No	
Viability:	Yes	
Area (sq.m):	17704.02	Estimated Capacity (Discounted Value): 25

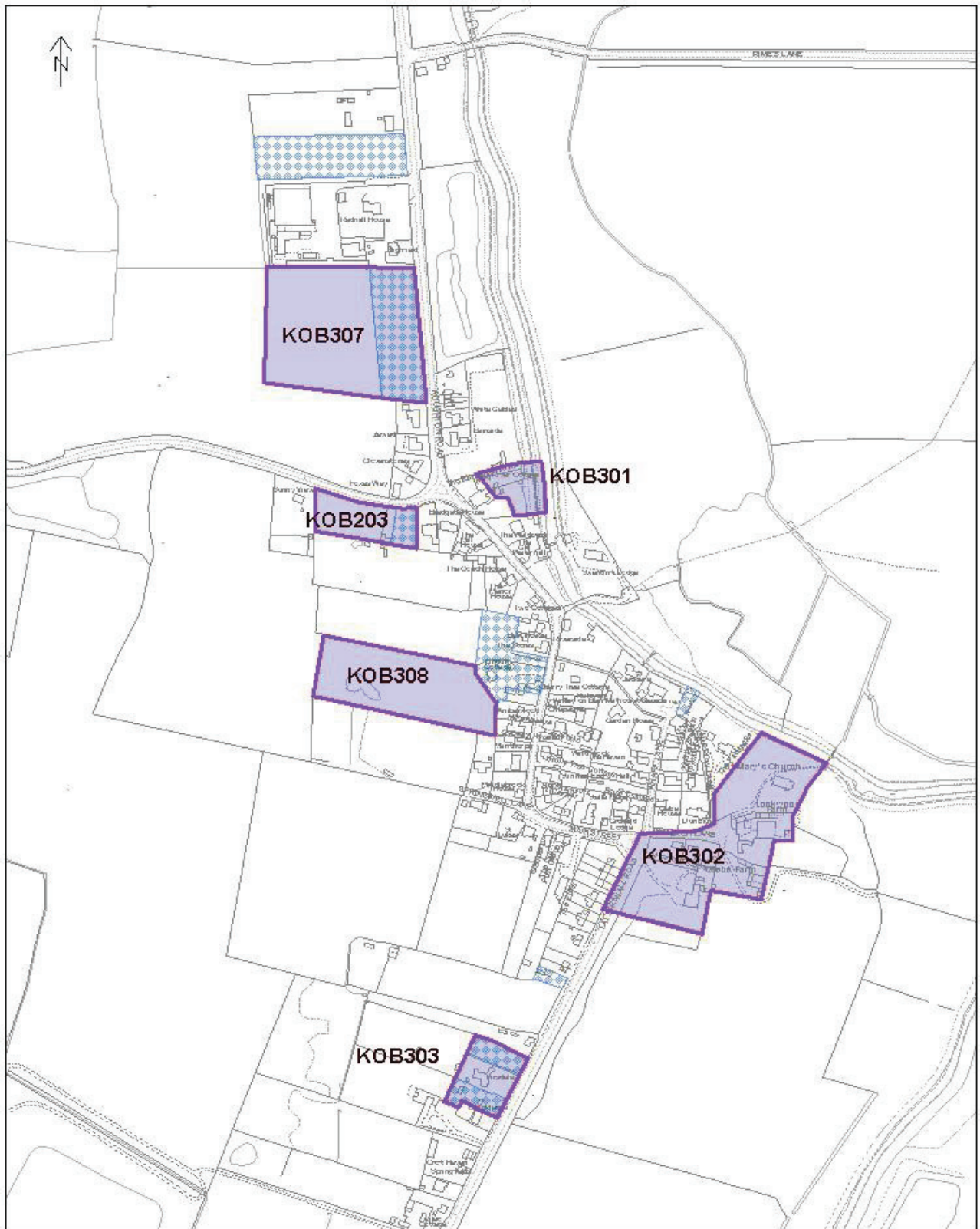
Site No:	Address	Hundleby
HUND305	South of Milners Lane	
Comments:		
Suitability:	No, means of access has not been demonstrated.	
Availability	No	
Deliverability	No	
Viability:	No	
Area (sq.m):	12168.10	Estimated Capacity (Discounted Value): 17

Site No:	Address	Hundleby
HUND306	Land to the Rear of the Old Gable Site	
Comments:		
Suitability:	Planning permission granted	
Availability	Yes	
Deliverability	Uncertain	
Viability:	Only if it is developed in conjunction with HUN207 and there are planning issues with that site	
Area (sq.m):	8314.77	Estimated Capacity (Discounted Value): 12

Site No:	Address	Hundleby
HUND307	Land west of A16	
Comments:		
Suitability:	Yes	
Availability	No - ransom strip into site	
Deliverability	Yes	
Viability:	Yes, if access can be resolved	
Area (sq.m):	3631.26	Estimated Capacity (Discounted Value): 5

Site No:	Address	Hundleby
HUND308	The Beeches	
Comments:		
Suitability:	Yes	
Availability	Yes, 6 - 10 yrs	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	2227.29	Estimated Capacity (Discounted Value): 1

Kirkby on Bain



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Map Reference TF2462

Scale 1:5000

Site No:	Address :	Kirkby on Bain
Comments:	Capacity reduced by 1 because of planning permission granted 2404/14 on 7/8	
Suitability:	Yes	
Availability	Yes - now	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	4162.42	Estimated Capacity (Discounted Value): 5

Site No:	Address :	Kirkby on Bain
Comments:		
Suitability:	No, the site is in Flood Zone 3.	
Availability	Yes	
Deliverability	No	
Viability:	No	
Area (sq.m):	2655.88	Estimated Capacity (Discounted Value): 4

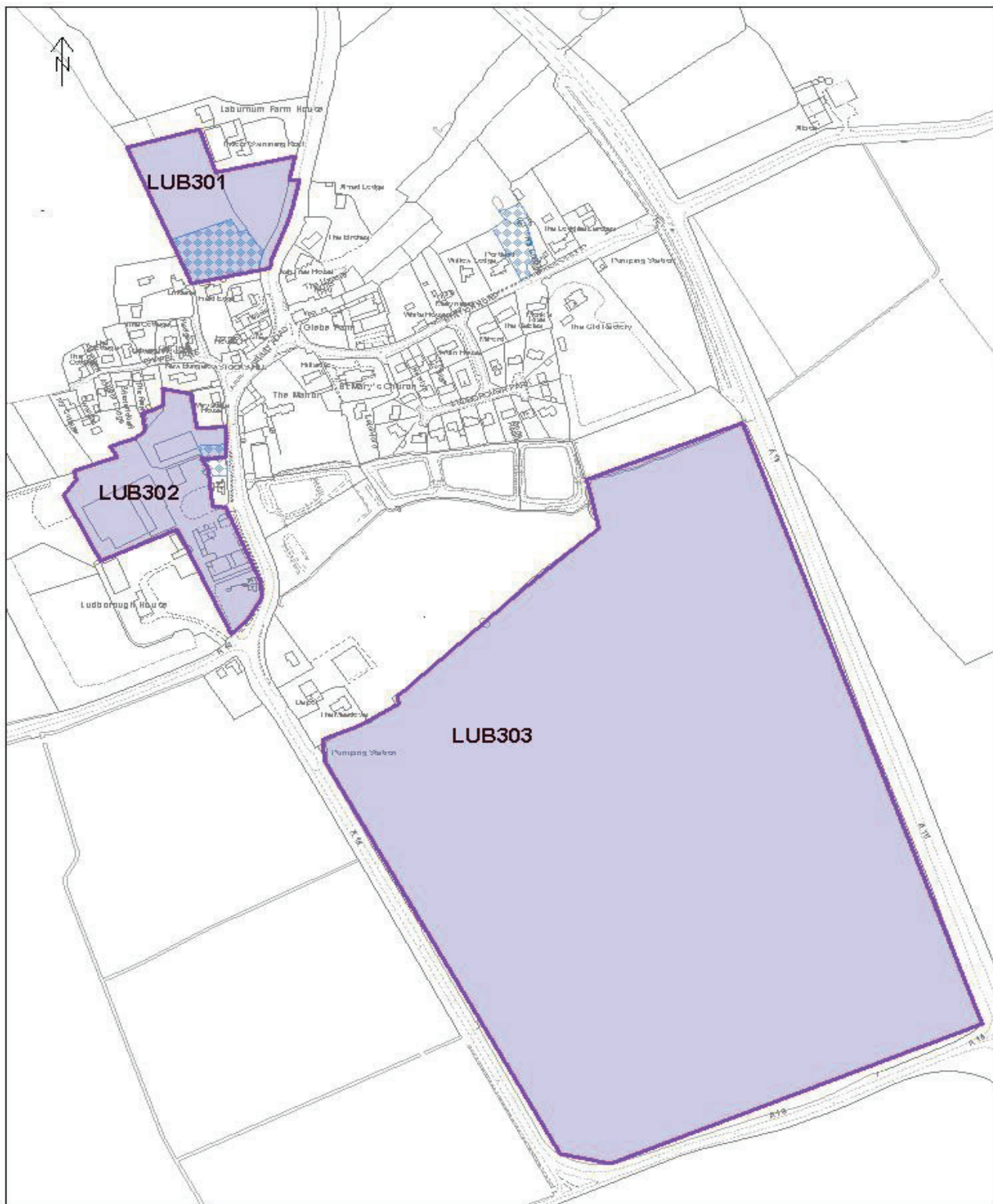
Site No:	Address :	Kirkby on Bain
Comments:	Most of site is in Flood Risk Zone 2, though a small area around the church is in 3, Only central area of Glebe farm and farm yards could be considered for development. Church and graveyard are viable uses. So too are houses on Vicarage Gardens.	
Suitability:	No, most of the site in flood zones 2 and 3.	
Availability	Unknown	
Deliverability	No.	
Viability:	No	
Area (sq.m):	20558.50	Estimated Capacity (Discounted Value): 15

Site No:	Address	Kirkby on Bain
KOB303	Firsdale, Tattershall Road	
Comments:	Owner intends to demolish bungalow to clear site. Planning permission granted for 1 unit in Jan 2014, capacity discounted.	
Suitability:	Yes	
Availability	Yes	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	4143.88	Estimated Capacity (Discounted Value): 4

Site No:	Address	Kirkby on Bain
KOB307	Roughton Road	
Comments:	Capacity reduced O/L granted for 5 units on the frontage on 11/3/16	
Suitability:	Yes, subject to noise impact of neighbouring factory	
Availability	Yes	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	20807.21	Estimated Capacity (Discounted Value): 24

Site No:	Address	Kirkby on Bain
KOB308	Land off Main Street	
Comments:		
Suitability:	No - site juts out from the village and is considered out of character.	
Availability	Yes - now	
Deliverability	No	
Viability:	Yes	
Area (sq.m):	11776.86	Estimated Capacity (Discounted Value): 17

Ludborough



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Map Reference TF2995

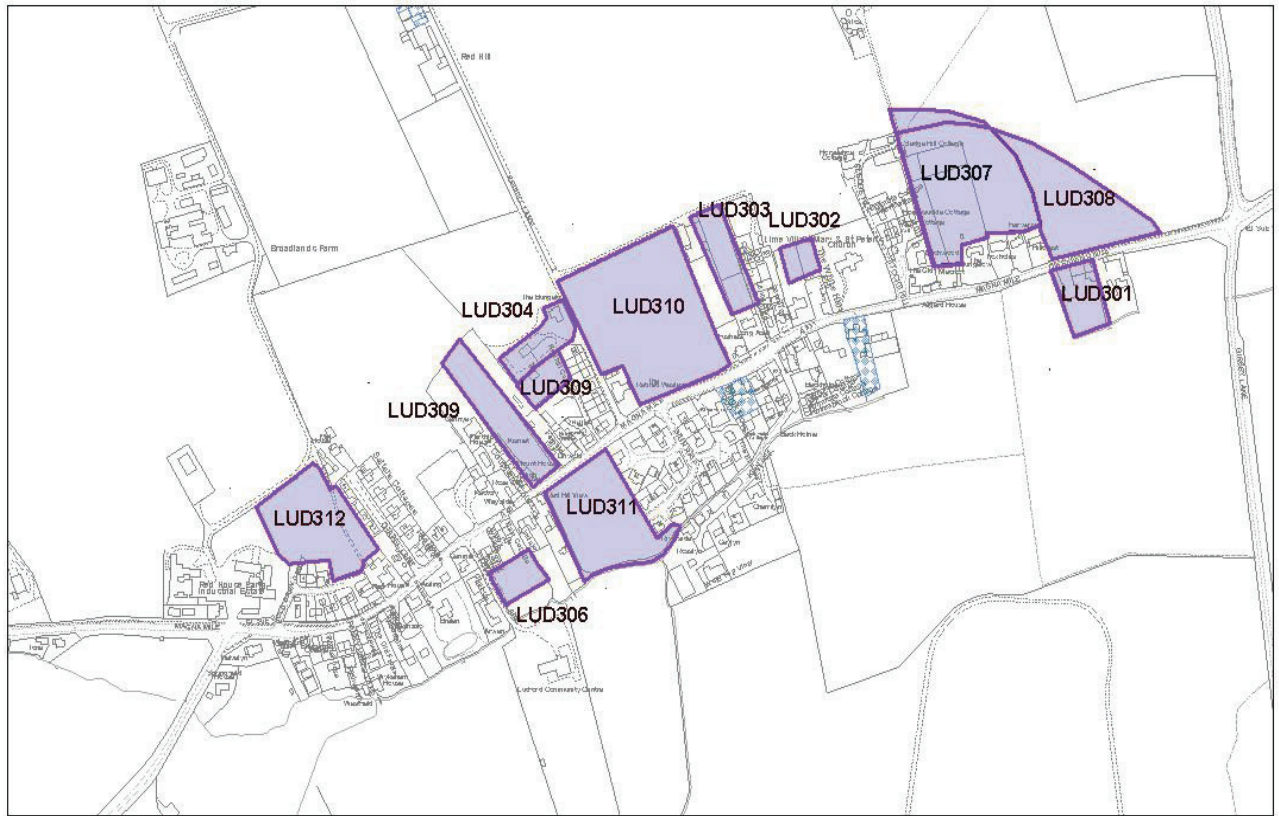
Scale 1:5000

Site No:	Address	Ludborough
LUB301	land west of Livesley Road	
Comments:		
Suitability:	Yes	
Availability	Yes	
Deliverability	Yes	
Viability:	Yes, although edge of village location will affect capacity	
Area (sq.m):	16990.54	Estimated Capacity (Discounted Value): 20

Site No:	Address	Ludborough
LUB302	Ludborough House Farm	
Comments:	Reduced build area by 4 dwellings to take in attractive buildings on site	
Suitability:	Yes, although there are some attractive traditional buildings on the site which would be better as conversion than clearance and also trees which are part of the setting of the area which will limit capacity.	
Availability	Yes - now	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	22252.60	Estimated Capacity (Discounted Value): 23

Site No:	Address	Ludborough
LUB303	Land south of Ludborough	
Comments:		
Suitability:	No - site is outside the village and in the open countryside	
Availability	Yes - now	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	296890.69	Estimated Capacity (Discounted Value): 356

Ludford



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TF1989

Scale 1:5000

Site No:	LUD301		Address	East end of Magna Mile		Ludford	
Comments:							
Suitability:	No, outside the built form of the village.						
Availability	No						
Deliverability	No						
Viability:	Yes						
Area (sq.m):	3243.79		Estimated Capacity (Discounted Value):	4			

Site No:	Address	Ludford
LUD302	Land to rear of White Hart PH, Ludford	
Comments:		
Suitability:	No, site would have to be accessed through pub car park	
Availability	Yes	
Deliverability	No	
Viability:	Yes	
Area (sq.m):	1339.30	Estimated Capacity (Discounted Value): 2

Site No:	Address	Ludford
LUD303	Land north of Long Acre, Magna Mile	
Comments:	Capacity discounted because of access	
Suitability:	Yes - However, access is not of sufficient standard to serve a site of this size, however, a smaller portion in the garden of Long Acre may be achievable.	
Availability	Yes, no timescale specified, suggest 0 - 5yrs	
Deliverability	Yes, in part	
Viability:	No, access is major constraint although if access could be achieved the site would be economically viable	
Area (sq.m):	3750.59	Estimated Capacity (Discounted Value): 3

Site No:	Address	Ludford
LUD304	Land at The Bungalow, Redhill Lane	
Comments:		
Suitability:	yes	
Availability	Yes, no timescale specified	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	3062.84	Estimated Capacity (Discounted Value): 4

Site No:	Address	Ludford
LUD305	Magna Mile	
Comments:		
Suitability:	No, this area has always been valued as defining the break between the historic Ludford Magna and Ludford Parva, an approach supported by the Parish Council	
Availability	No	
Deliverability	No	
Viability:	Yes	
Area (sq.m):	5770.77	Estimated Capacity (Discounted Value): 8

Site No:	Address	Ludford
LUD306	Land off Playing Field Lane	
Comments:		
Suitability:	Yes	
Availability	No, site put forward for inclusion in 2004 Local Plan, no interest shown since	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	2004.20	Estimated Capacity (Discounted Value): 3

Site No:	Address	Ludford
LUD307	Shaw's Hill, Ludford Magna	
Comments:		
Suitability:	No, means of access shown. The only access currently reaching the site is a single track unsuitable for the size of site proposed.	
Availability	Yes	
Deliverability	No	
Viability:	No access shown and the market is unlikely to support this level of development in that location.	
Area (sq.m):	16996.72	Estimated Capacity (Discounted Value): 0

Site No:	Address	Ludford
LUD308	Magna Mile	
Comments:		
Suitability:	No the site is not suitable; outside the built form of the village and protruding into the open countryside. Given the topography, the eastern part of the site would be prominent in the landscape. If that part of the site was not developed this would remove the potential access to the site.	
Availability	Yes	
Deliverability	No	
Viability:	yes	
Area (sq.m):	25194.60	Estimated Capacity (Discounted Value): 35

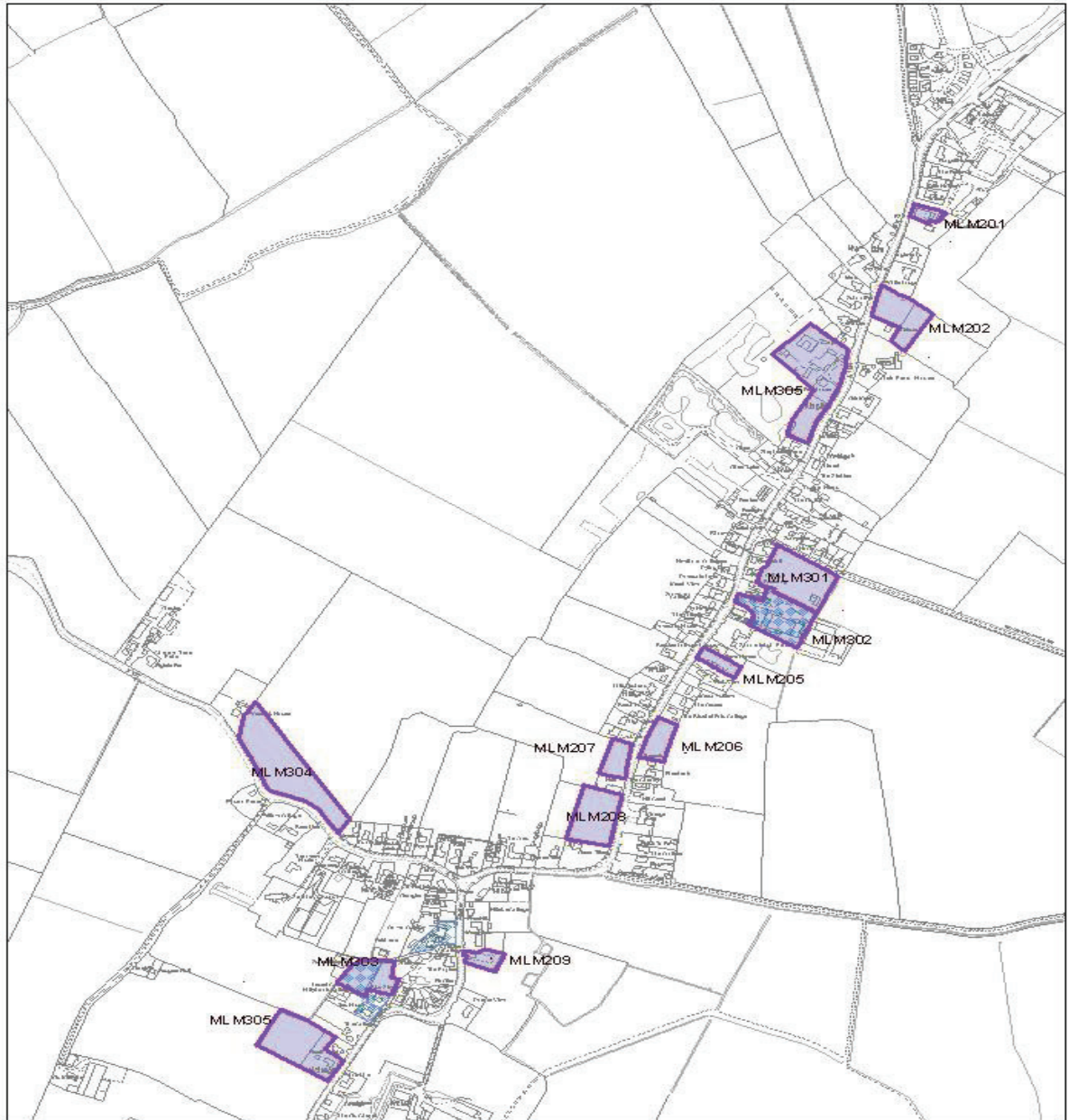
Site No:	Address	Ludford
LUD309	Land to rear of Redhill Cottages, Redhill Lane	
Comments:		
Suitability:	Yes, although access issues need to be addressed	
Availability	Yes. Agent says site is ready now but suggest access issues may take time to resolve, so suggest 6 - 10 yrs	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	1840.00	Estimated Capacity (Discounted Value): 3

Site No:	Address	Ludford
LUD310	Land adjacent to Magna Mile and Redhill Lane	
Comments:		
Suitability:	Yes	
Availability	Yes, ready now	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	20275.07	Estimated Capacity (Discounted Value): 28

Site No:	Address :	Ludford
Comments:		
Suitability:	No -this area has always been valued as defining the break between the historic Ludford Magna and Ludford Parva, an approach supported by the Parish Council	
Availability	Yes - now	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	10324.46	Estimated Capacity (Discounted Value): 14

Site No:	Address :	Ludford
Comments:		
Suitability:	Yes	
Availability	Yes - now	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	9104.32	Estimated Capacity (Discounted Value): 13

Maltby le Marsh



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Site No:	MLM201	Address :	Eastfield Farm, Main Road, Maltby Le Marsh	Maltby le Marsh
Comments:	Buildings appear to be part of Eastfield Farm			
Suitability:	Yes			
Availability	Unknown			
Deliverability	No			
Viability:	Yes			
Area (sq.m):	937.42	Estimated Capacity (Discounted Value):		

Site No:	MLM202	Address :	North of Oakdene, Main Road, Maltby Le Marsh	Maltby le Marsh
Comments:	Outside Hazard Areas on Environment Agency's 2115 Hazard Maps			
Suitability:	Yes - site is suitable			
Availability	Yes			
Deliverability	Yes			
Viability:	Yes			
Area (sq.m):	4484.45	Estimated Capacity (Discounted Value):	6	

Site No:	MLM205	Address :	North of Field View, Main Road, Maltby le Marsh	Maltby le Marsh
Comments:				
Suitability:	Yes			
Availability	Yes - now			
Deliverability	Yes			
Viability:	Yes			
Area (sq.m):	1294.84	Estimated Capacity (Discounted Value):	2	

Site No:	MLM206	Address :	North of Braeside, Main Road, Maltby Le Marsh	Maltby le Marsh
Comments:				
Suitability:	No, site has always been maintained as an opportunity to maintain a break in the otherwise built up frontage. The character of Maltby le Marsh is one of linear development with pockets of open space.			
Availability	Site was put forward or inclusion in settlement boundary in 2004 Local Plan, not pursued as part of LDF or SHLAA.			
Deliverability	No due to policy approach.			
Viability:	Yes			
Area (sq.m):	2189.19	Estimated Capacity (Discounted Value):	3	

Site No:	MLM207	Address :	North of the Methodist Church, Main Road, Maltby le Marsh	Maltby le Marsh
Comments:				
Suitability:	No, site has always been maintained as an opportunity to maintain a break in the otherwise built up frontage. The character of Maltby le Marsh is one of linear development with pockets of open space.			
Availability	Yes - now			
Deliverability	No			
Viability:	Yes			
Area (sq.m):	1940.68	Estimated Capacity (Discounted Value):	3	

Site No:	MLM208	Address :	Opposite garage, Main Road, Maltby le Marsh	Maltby le Marsh
Comments:				
Suitability:	No - Access constraints, would require one access to northern end of the site to serve all properties but this could cause issues as site is near the bend in the road.			
Availability	Yes - now			
Deliverability	No			
Viability:	Yes			
Area (sq.m):	5202.59	Estimated Capacity (Discounted Value):	7	

Site No:	MLM209	Address :	South of Marshfield, Beesby Road, Maltby Le Marsh	Maltby le Marsh
Comments:				
Suitability:	Yes			
Availability	No indication that the site is available but site contains disused agricultural buildings so could have potential			
Deliverability	No, due to availability			
Viability:	Yes			
Area (sq.m):	1334.58	Estimated Capacity (Discounted Value):	2	

Site No:	MLM301	Address :	Land at Hodgetoft Lane	Maltby le Marsh
Comments:	This site is allocated site 32A in the previous local plan - not developed but put forward in the 2004 local plan			
Suitability:	Yes, the site was previously refused on appeal due to the noise and odour impact of the adjacent farm, these issues will have to be addressed.			
Availability	Yes - 10 years			
Deliverability	Yes			
Viability:	Yes			
Area (sq.m):	6623.15	Estimated Capacity (Discounted Value):	9	

Site No:	MLM302	Address :	Land at Stoneleigh Farm, Main Road	Maltby le Marsh
Comments:				
Suitability:	Yes, if agricultural operation on the site was removed.			
Availability	Put forward for inclusion in 2004 Local Plan, not pursued through LDF to SHLAA			
Deliverability	Uncertain due to continued operation of business and no recent approaches in respect of the site			
Viability:	Yes, if agricultural operation is removed			
Area (sq.m):	5681.97	Estimated Capacity (Discounted Value):	7	

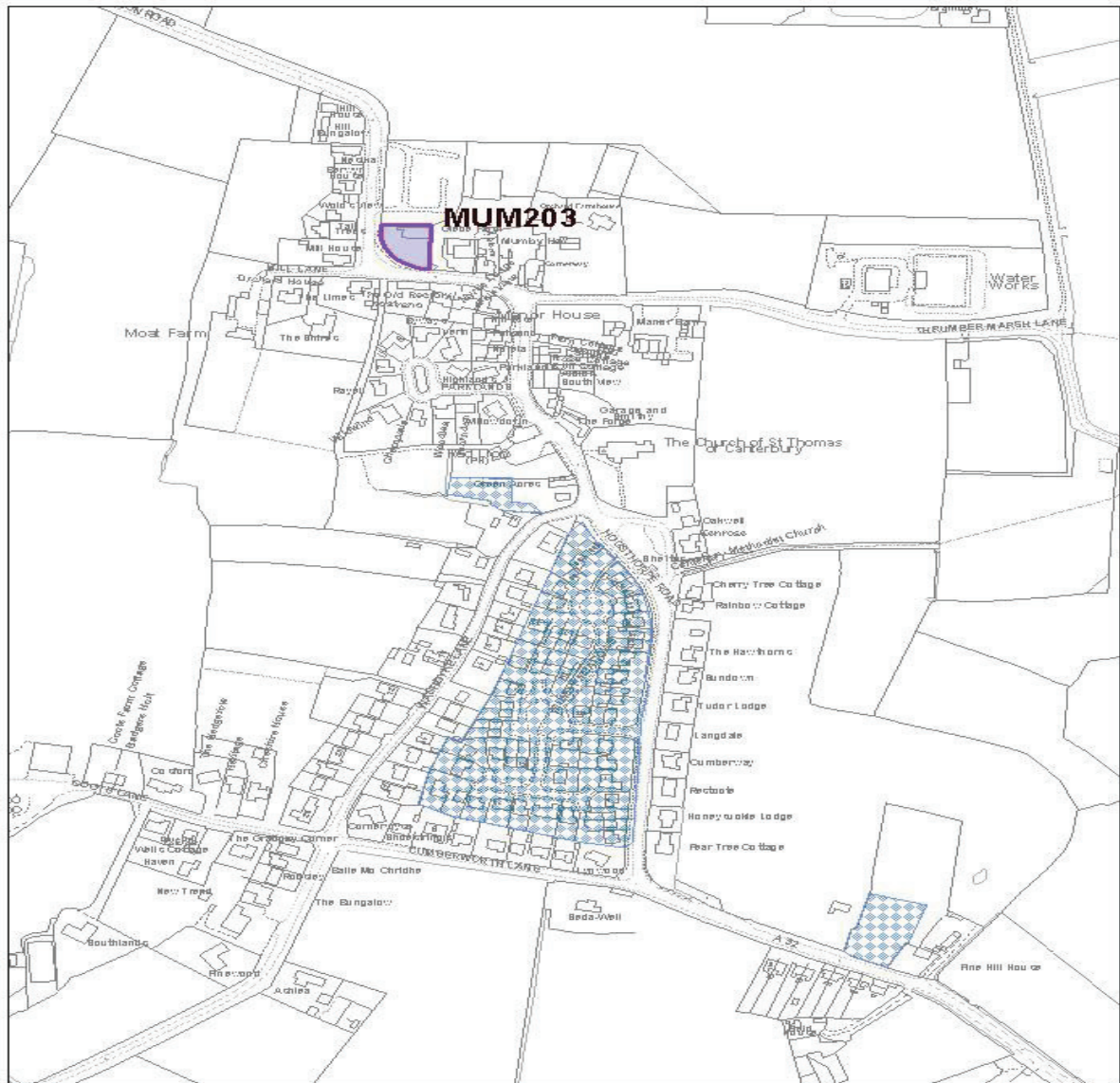
Site No:	Address	Maltby le Marsh
MLM303	Land off Beesby Road	
Comments:	Access shown via adjacent land which has PP N/112/413/06 for 2 detached houses exp 12/04/09	
Suitability:	No site has access issues	
Availability	Yes	
Deliverability	Uncertain, depends on resolution of highways matters	
Viability:	Only if access constraints can be overcome	
Area (sq.m):	3537.05	Estimated Capacity (Discounted Value): 5

Site No:	Address	Maltby le Marsh
MLM304	Land to the north of Beesby Road	
Comments:		
Suitability:	No - outside of the village and in the open countryside	
Availability	Yes - 10 years	
Deliverability	No	
Viability:	Yes	
Area (sq.m):	10835.59	Estimated Capacity (Discounted Value): 15

Site No:	Address	Maltby le Marsh
MLM305	Land to the west of Main Road	
Comments:	Not clear how much of area has been put forward for development	
Suitability:	No - presents an opportunity to maintain a break in the otherwise built up frontage. The character of Maltby le Marsh is one of linear development with pockets of open space.	
Availability	Yes - 10	
Deliverability	No	
Viability:	Yes	
Area (sq.m):	9734.51	Estimated Capacity (Discounted Value): 14

Site No:	MLM305	Address :	Beesby Road
Comments:			
Suitability:	Not suitable - in a settlement not selected for housing allocation		
Availability	Yes		
Deliverability	No		
Viability:	No		
Area (sq.m):	7293.21	Estimated Capacity (Discounted Value):	9

Mumby

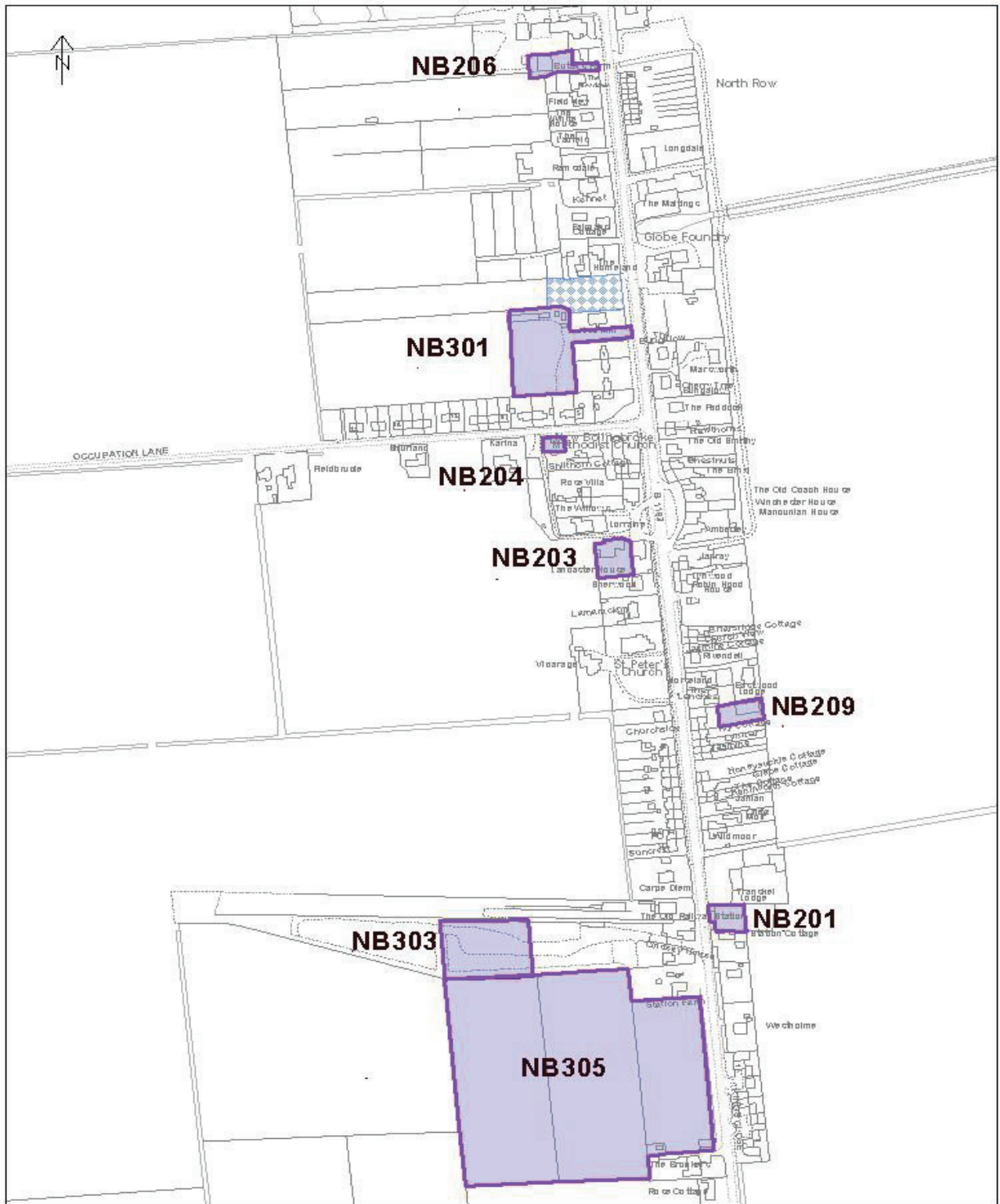


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Site No:	MUM203	Address :	Land at Glebe Farm	Mumby
Comments:	Discounted capacity is to reflect access constraints due to proximity of bends			
Suitability:	Yes, with suitable access. Planning permission was granted on adjacent plot (completed) still leaves room for further development.			
Availability	Unknown			
Deliverability	Yes			
Viability:	Yes			
Area (sq.m):	1013.57	Estimated Capacity (Discounted Value):	1	

New Bolingbroke



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Map Reference TF3057

Scale 1:4000

Site No:	NB201	Address :	South of Transkei Lodge, Main Road, New Bolingbroke	New Bolingbroke
Comments:				
Suitability:	Yes			
Availability	Unknown			
Deliverability	No			
Viability:	No			
Area (sq.m):	622.00	Estimated Capacity (Discounted Value):	1	

Site No:	NB203	Address :	R/O Lancaster House, Main Road, New Bolingbroke	Carrington
Comments:				
Suitability:	yes			
Availability	Unknown			
Deliverability	No			
Viability:	Yes, aside from Flood Risk			
Area (sq.m):	880.49	Estimated Capacity (Discounted Value):	1	

Site No:	NB204	Address :	Former Methodist Church, Occupation lane, New Bolingbroke	Carrington
Comments:				
Suitability:	yes			
Availability	Unknown			
Deliverability	No			
Viability:	Yes, aside from Flood Risk			
Area (sq.m):	219.52	Estimated Capacity (Discounted Value):	1	

Site No:	Address :	Carrington
Comments:	the site appears to fall in 1 in 100 fluvial flood event as per EA maps	
Suitability:	No- the site appears to fall in 1 in 100 fluvial flood event as per EA maps	
Availability	No, part of adjacent operational business	
Deliverability	No	
Viability:	Yes, aside from Flood Risk	
Area (sq.m):	772.30	Estimated Capacity (Discounted Value): 1

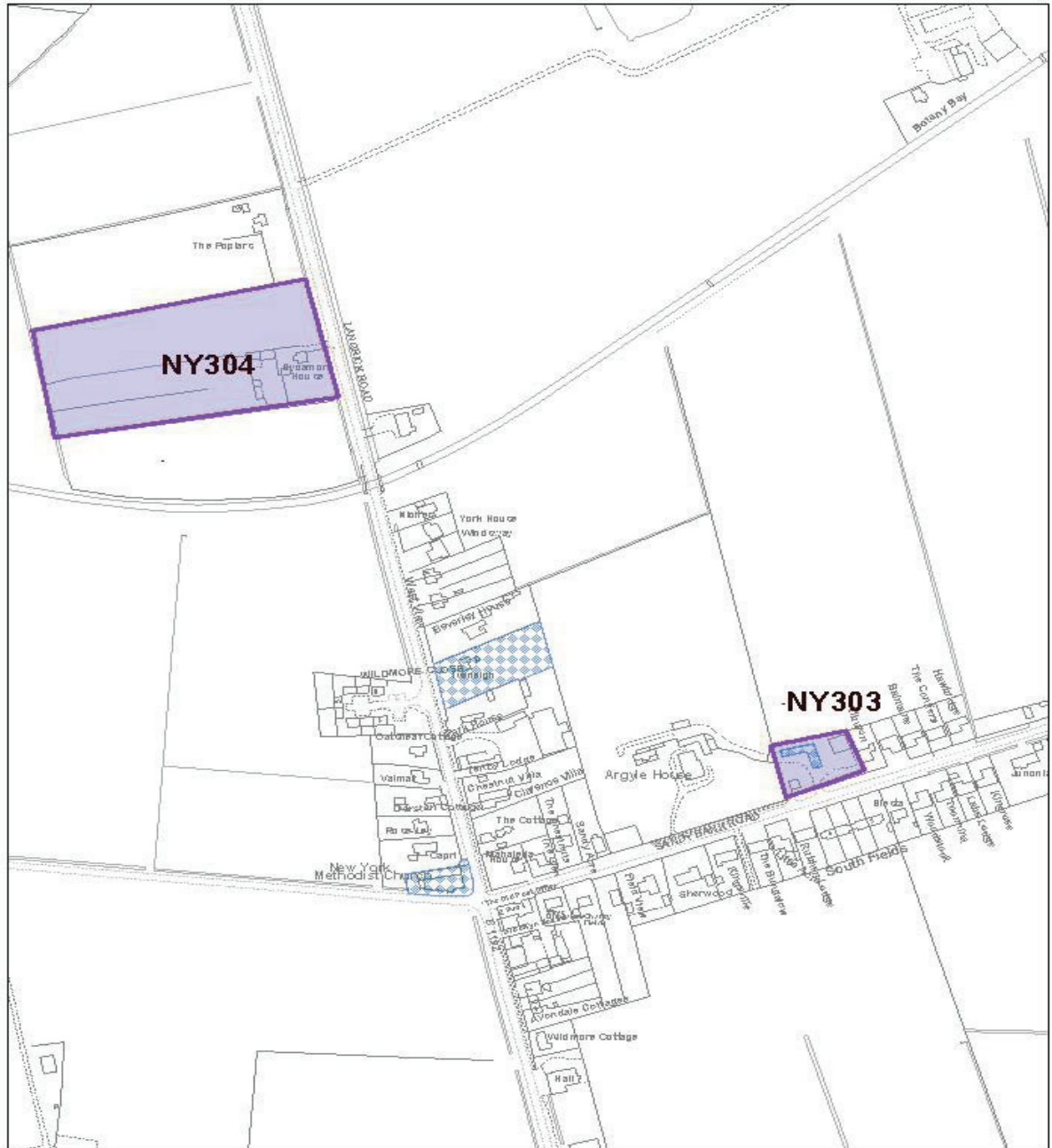
Site No:	Address :	Carrington
Comments:		
Suitability:	yes	
Availability	Unknown	
Deliverability	No	
Viability:	Yes, aside from Flood Risk	
Area (sq.m):	637.82	Estimated Capacity (Discounted Value): 1

Site No:	Address :	Carrington
Comments:	site appears to fall in 1 in 100 fluvial flood event area as per EA maps	
Suitability:	No - site appears to fall in 1 in 100 fluvial flood event area as per EA maps	
Availability	Unknown - allocated site but not developed.	
Deliverability	Uncertain	
Viability:	Uncertain	
Area (sq.m):	4092.18	Estimated Capacity (Discounted Value): 6

Site No:	Address :	New Bolingbroke
Comments:	Potential contamination from former use.	
Suitability:	No - site is disconnected from the main village	
Availability	Yes	
Deliverability	No	
Viability:	Uncertain	
Area (sq.m):	3464.08	Estimated Capacity (Discounted Value): 5

Site No:	Address :	New Bolingbroke
Comments:		
Suitability:	No - site is in flood zone 3	
Availability	yes	
Deliverability	No	
Viability:	No	
Area (sq.m):	33510.65	Estimated Capacity (Discounted Value): 45

New York



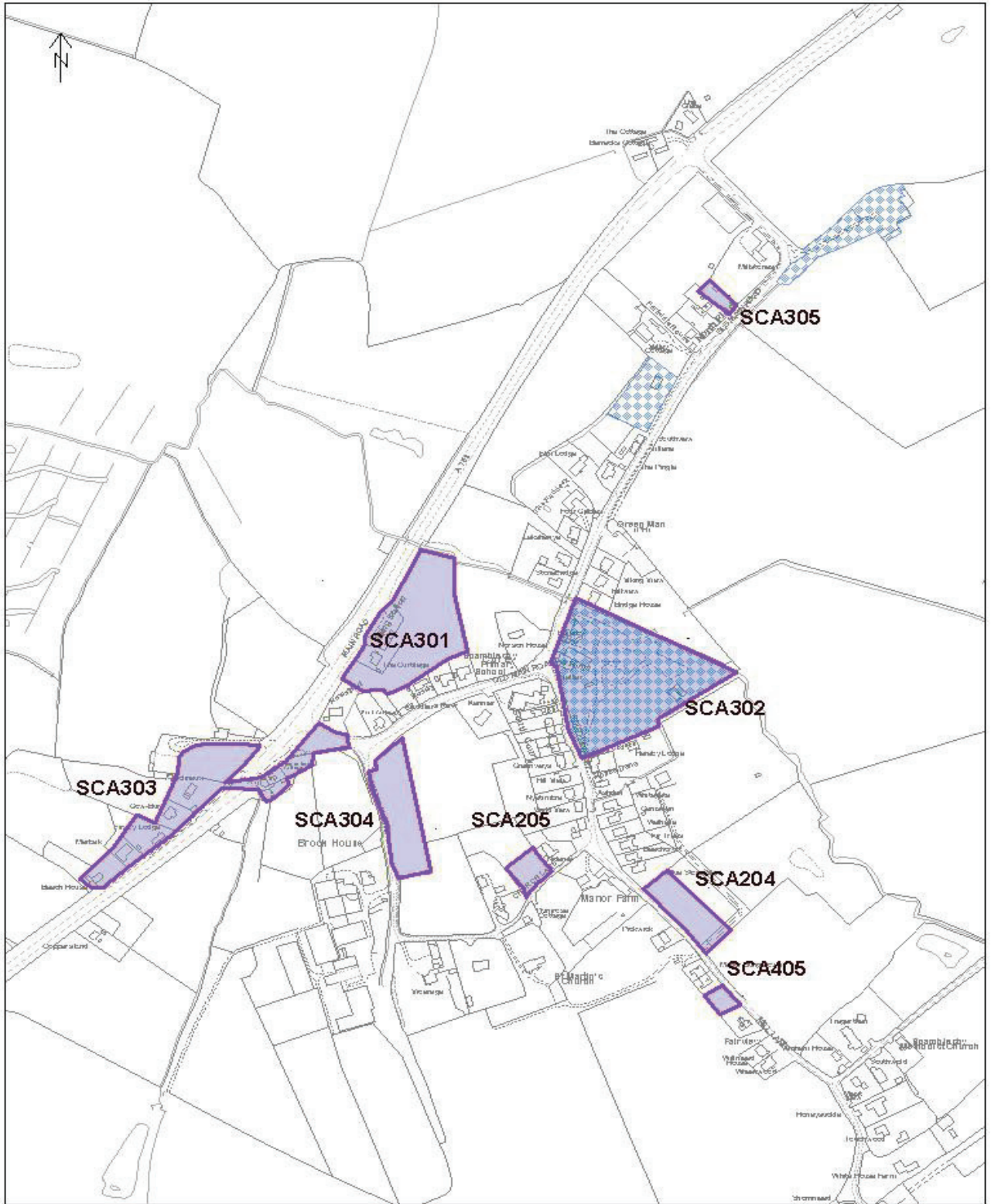
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Site No:	Address :	New York
Comments:	frontage development is typical in this area.	
Suitability:	Yes	
Availability	Unknown	
Deliverability	Yes.	
Viability:	Yes	
Area (sq.m):	2204.52	Estimated Capacity (Discounted Value): 3

Site No:	Address :	New York
Comments:		
Suitability:	No, disconnected from the main body of the village and protruding into the open countryside.	
Availability	Yes	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	18575.44	Estimated Capacity (Discounted Value): 48

Scamblesby



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Map Reference TF2778

Scale 1:5000

Site No:	Address	Scamblesby
SCA204	Adj Bluestone View, Mill Lane, Scamblesby	
Comments:	Land falls slightly to the rear	
Suitability:	Site is the extension of a frontage of housing development extending out of the village	
Availability	Unknown	
Deliverability	No	
Viability:	Yes	
Area (sq.m):	2992.30	Estimated Capacity (Discounted Value): 4

Site No:	Address	Scamblesby
SCA205	Adj Nidema, Church Lane, Scamblesby	
Comments:	access into this site would be extremely difficult	
Suitability:	Poor access as the road is very narrow, horizontal alignment also affects visibility	
Availability	Unknown	
Deliverability	No	
Viability:	No	
Area (sq.m):	1157.06	Estimated Capacity (Discounted Value): 1

Site No:	Address	Scamblesby
SCA301	Garage Site	
Comments:		
Suitability:	Yes - There is some potential for a redevelopment site if the existing use was to cease. Whether the site comes forward for affordable housing depends on the level of need in Scamblesby, but the site has no major constraints for market housing.	
Availability	Yes, no timescale stated for development, suggest 0 - 5yrs as site was promoted through Local Plan	
Deliverability	Yes	
Viability:	Yes, although there may be contamination issues associated with the current use.	
Area (sq.m):	10656.25	Estimated Capacity (Discounted Value): 15

Site No:	Address	Scamblesby
SCA302	South Street	
Comments:		
Suitability:	Planning permission granted	
Availability	Yes, ready now	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	16732.48	Estimated Capacity (Discounted Value): 20

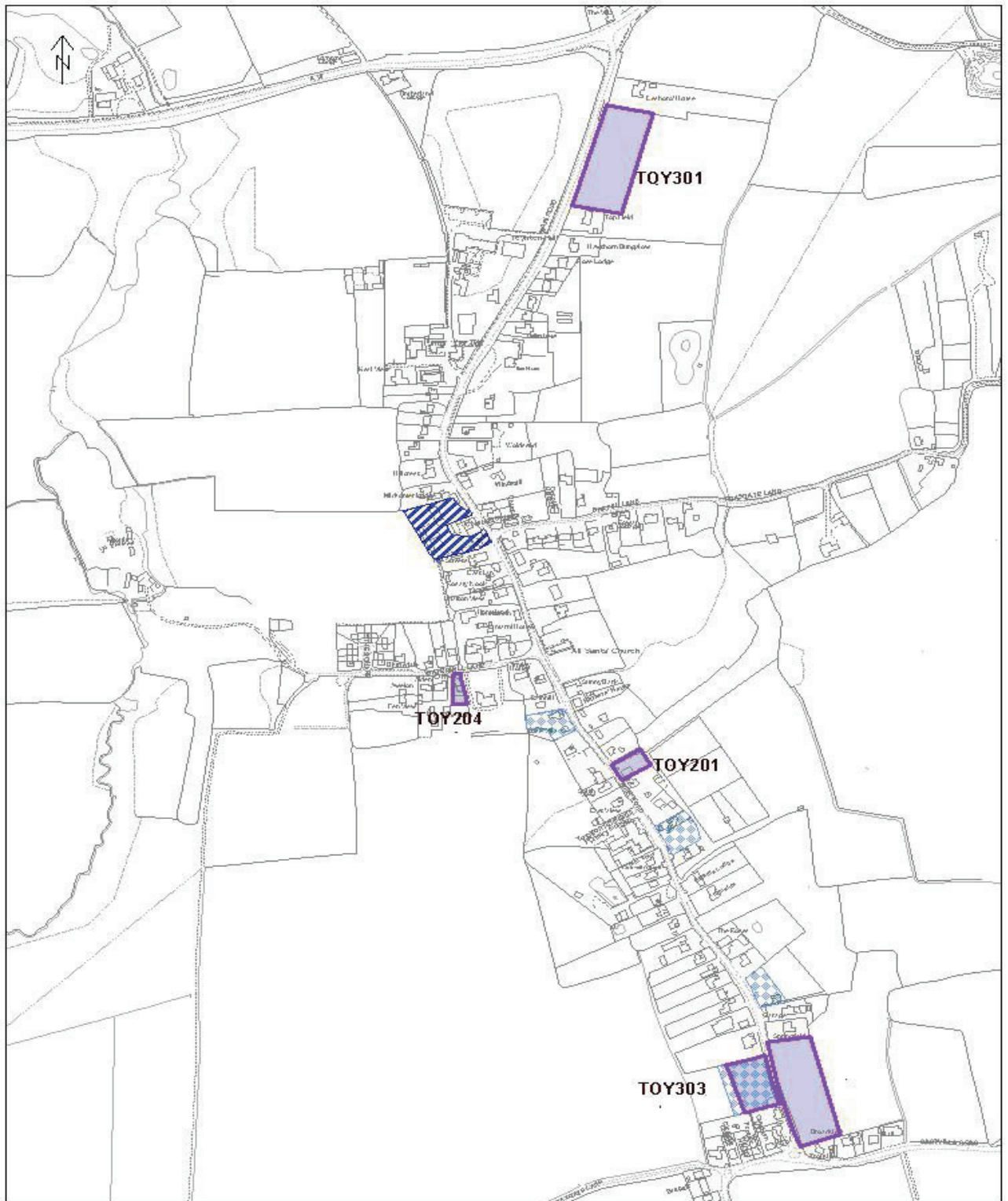
Site No:	Address	Scamblesby
SCA303	Main Road	
Comments:		
Suitability:	Site is a scattering of dwellings in the open countryside and not a site that the Council would be looking to consolidate development	
Availability	Site was requested for inclusion in settlement boundary.	
Deliverability	No	
Viability:	No	
Area (sq.m):	9995.55	Estimated Capacity (Discounted Value): 3

Site No:	Address	Scamblesby
SCA304	Land at Watery Lane	
Comments:		
Suitability:	No, the land rises sharply in this area and therefore any housing would be prominent and would appear out of context with the surrounding landscape, could be some archaeological significance. Watery Lane is very narrow leading to Church Lane	
Availability	No	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	4961.63	Estimated Capacity (Discounted Value): 7

Site No:	Address :	Scamblesby
SCA305	land adj to 2 Northfields	
Comments:		
Suitability:	Yes	
Availability	Yes - now	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	560.65	Estimated Capacity (Discounted Value): 1

Site No:	Address :	Scamblesby
SCA405	Land in Mill Lane	
Comments:		
Suitability:	Yes	
Availability	Yes - now	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	584.15	Estimated Capacity (Discounted Value): 1

Toynton All Saints



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Map Reference TF3963

Scale 1:6000

Site No:	TOY201	Address :	Adj 49 Main Road, Toynton All Saints	Toynton All Saints
Comments:				
Suitability:	Yes			
Availability	Unknown			
Deliverability	No			
Viability:	Yes			
Area (sq.m):	932.90	Estimated Capacity (Discounted Value):	1	

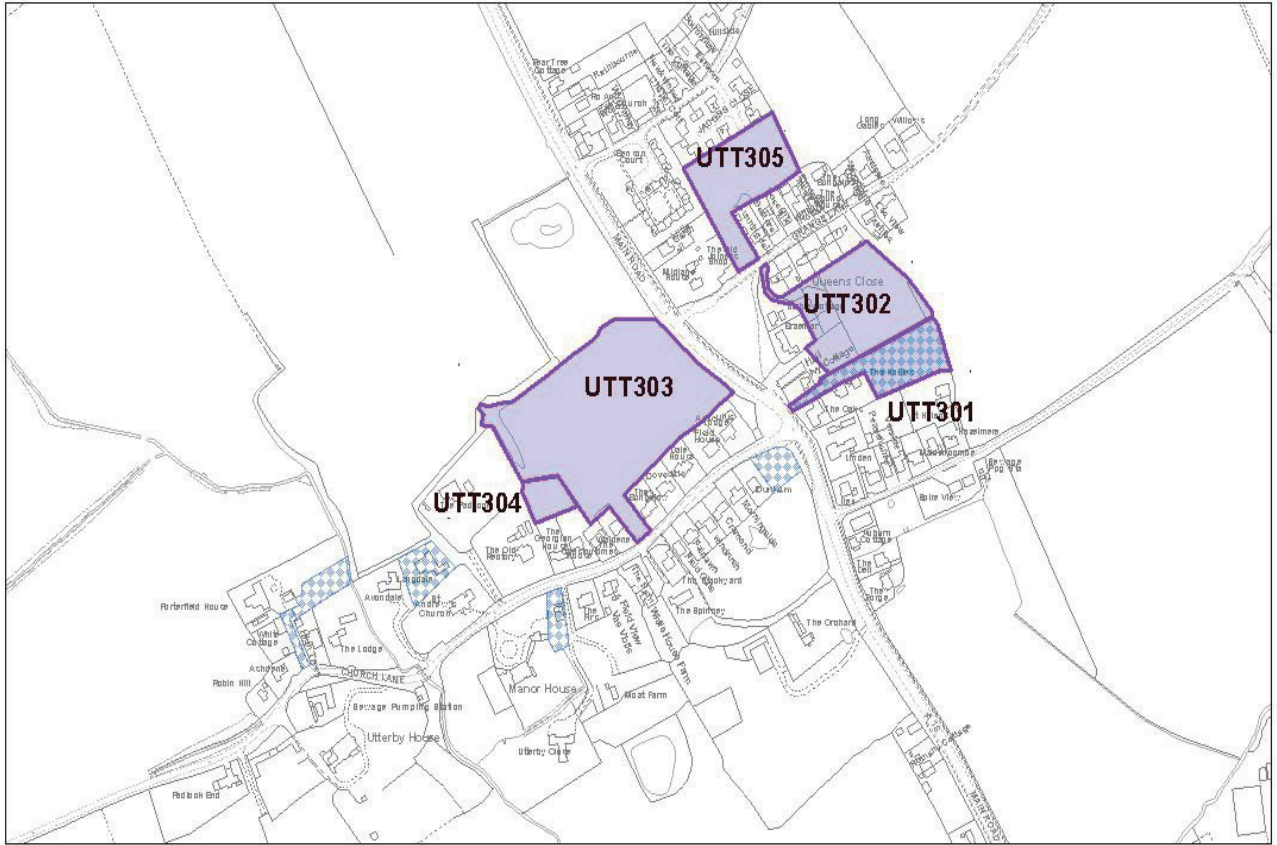
Site No:	TOY204	Address :	Adj Toynton House, Watermill Lane, Toynton All Saints	Toynton All Saints
Comments:				
Suitability:	Yes			
Availability	Unknown			
Deliverability	No			
Viability:	Yes			
Area (sq.m):	502.16	Estimated Capacity (Discounted Value):	1	

Site No:	TOY301	Address :	Between Desboro' & Top Field Main Road	Toynton All Saints
Comments:	Capacity reduced because edge of village and protected open frontage			
Suitability:	No, site will perpetuate linear development and is separated from the main body of the village into the open countryside.			
Availability	Yes			
Deliverability	Yes			
Viability:	Yes			
Area (sq.m):	7849.43	Estimated Capacity (Discounted Value):	7	

Site No:	TOY303	Address :	Main Road	Toynton All Saints
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Comments:				
Suitability:	Planning permission granted			
Availability	Yes			
Deliverability	Yes			
Viability:	Yes			
Area (sq.m):	2918.36	Estimated Capacity (Discounted Value):	1	

Utterby



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TF3093

Scale 1:4000

Site No:	Address :	Utterby
UTT301	Land at the Rear of the Hollies, Main Road	Utterby
Comments:		
Suitability:	Planning permission granted	
Availability	Yes	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	3579.56	Estimated Capacity (Discounted Value): 1

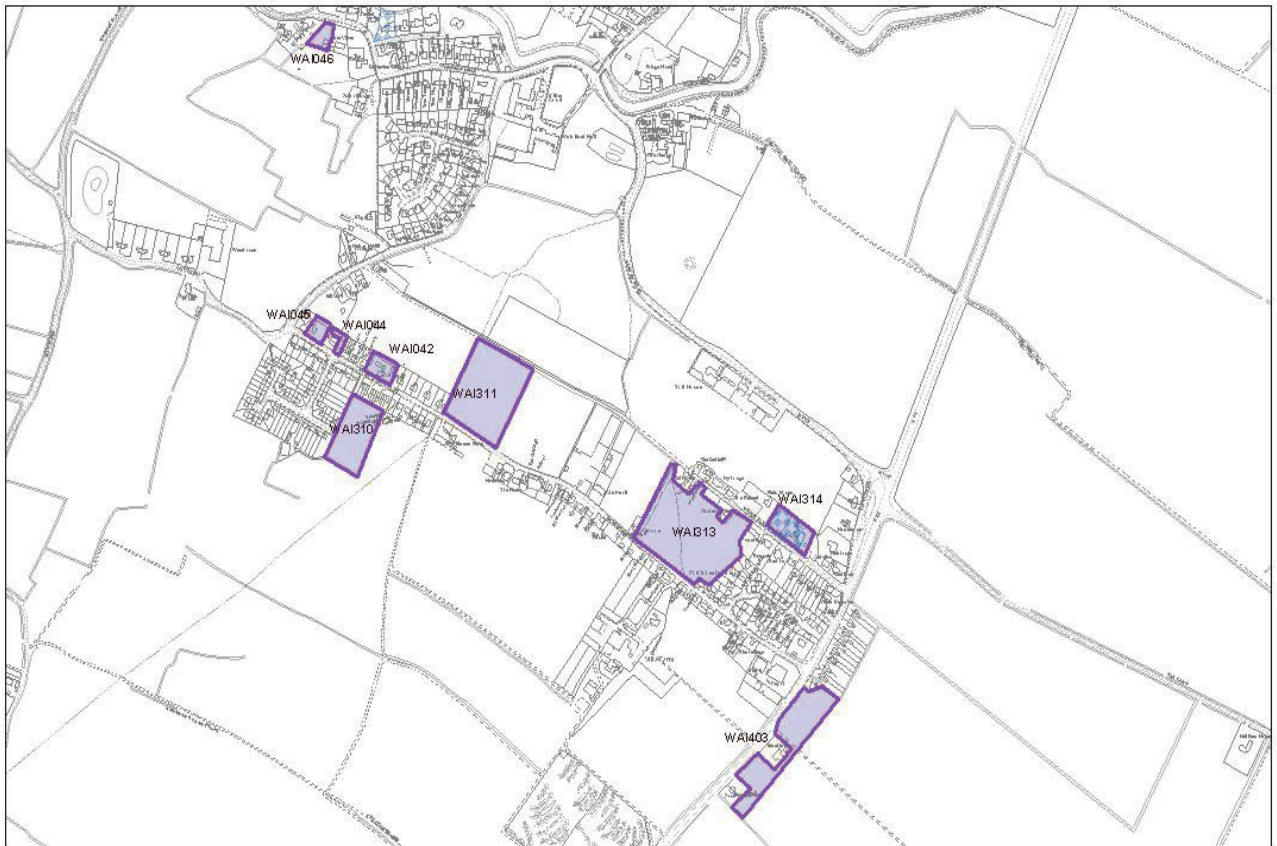
Site No:	Address	Utterby
UTT302	Land off Grange Lane	
Comments:	Access is via an unmade track which twists round the rear of properties on Grange Lane, making it a sing track access round a blind bend. Little space to improve access. Grange Lane itself is a narrow lane giving out onto the A16 with poor visibility up A16 to north.	
Suitability:	No - Suggested access to the site is poor, being very narrow and already serving Bramar and Stable Cottage. There is an alternative access to the east of the site but it is not known if this in the same ownership.	
Availability	Yes	
Deliverability	No	
Viability:	No, unless access can be demonstrated to be sufficient	
Area (sq.m):	7732.05	Estimated Capacity (Discounted Value): 9

Site No:	Address	Utterby
UTT303	Church Lane	
Comments:	Reduced capacity to allow for the pond on the site and buffer area to main road.	
Suitability:	Yes. Site area may have to be reduced to allow buffer area to Main Road and due to pond in north western corner of the site.	
Availability	Yes	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	19652.52	Estimated Capacity (Discounted Value): 15

Site No:	Address	Utterby
UTT304	Land to the rear of Chestnut House, Main Road	
Comments:		
Suitability:	No - no access available for the site and the is is a rear garden, development of which is contrary to national policy.	
Availability	Yes - now	
Deliverability	No	
Viability:	Yes	
Area (sq.m):	1179.52	Estimated Capacity (Discounted Value): 2

Site No:	UTT305	Address :	Land north of Grange Lane	Utterby
Comments:				
Suitability:	Yes - with a low density because the lane is very narrow			
Availability:	Yes - 5 years			
Deliverability:	Yes			
Viability:	Yes			
Area (sq.m):	5666.54	Estimated Capacity (Discounted Value):	7	

Wainfleet St Mary



Site No:	WAI042	Address :	Land adjacent to Waingrove, St Michaels Road	Wainfleet Saint Mary
Comments:				
Suitability:	No, the site is in Flood Zone 3/2 from Wainfleet Relief Channel/River Steeping and at tidal risk although outside the hazard areas on the Environment Agency's 2115 hazard maps			
Availability	Unknown			
Deliverability	No			
Viability:	Yes, aside for Flood Risk			
Area (sq.m):	1795.68	Estimated Capacity (Discounted Value):	5	

Site No:	WAI044	Address :	Land east of Mill Lodge, ST Michaels Road	Wainfleet St Mary
Comments:				
Suitability:	No, the site is in Flood Zone 3 / Flood Zone 2 from Wainfleet Relief Channel/River Steeping and at tidal risk although outside the hazard areas.			
Availability	Unknown			
Deliverability	No			
Viability:	No			
Area (sq.m):	545.72	Estimated Capacity (Discounted Value):	1	

Site No:	WAI045	Address :	Land west of Mill Lodge, St Michaels Road	Wainfleet Saint Mary
Comments:				
Suitability:	No, the site is in Flood Zone 3/2 from Wainfleet Relief Channel/River Steeping and at tidal risk although outside the hazard areas.			
Availability	Unknown			
Deliverability	No			
Viability:	Yes, aside from Flood Risk Issues			
Area (sq.m):	1161.81	Estimated Capacity (Discounted Value):	3	

Site No:	Address :	Wainfleet St Mary
Comments:		
Suitability:	No, site is within Flood Zone 3 from Wainfleet Relief Channel/River steeping. There is tidal risk, although it is outside the hazard area on Environment Agency 2115 Hazard Maps.	
Availability	Site has been proposed by Town Council and land owner has previously expressed interest but landowner unknown	
Deliverability	No	
Viability:	No	
Area (sq.m):	1234.33	Estimated Capacity (Discounted Value): 2

Site No:	Address :	Wainfleet St Mary
Comments:		
Suitability:	No, site is in Flood Zone 3 from Wainfleet Relief Channel/River Steeping but outside the Flood Hazard area on the Environment Agency's 2115 Hazard Maps. Site would have to be accessed off Queen's Estate.	
Availability	No	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	7302.03	Estimated Capacity (Discounted Value): 14

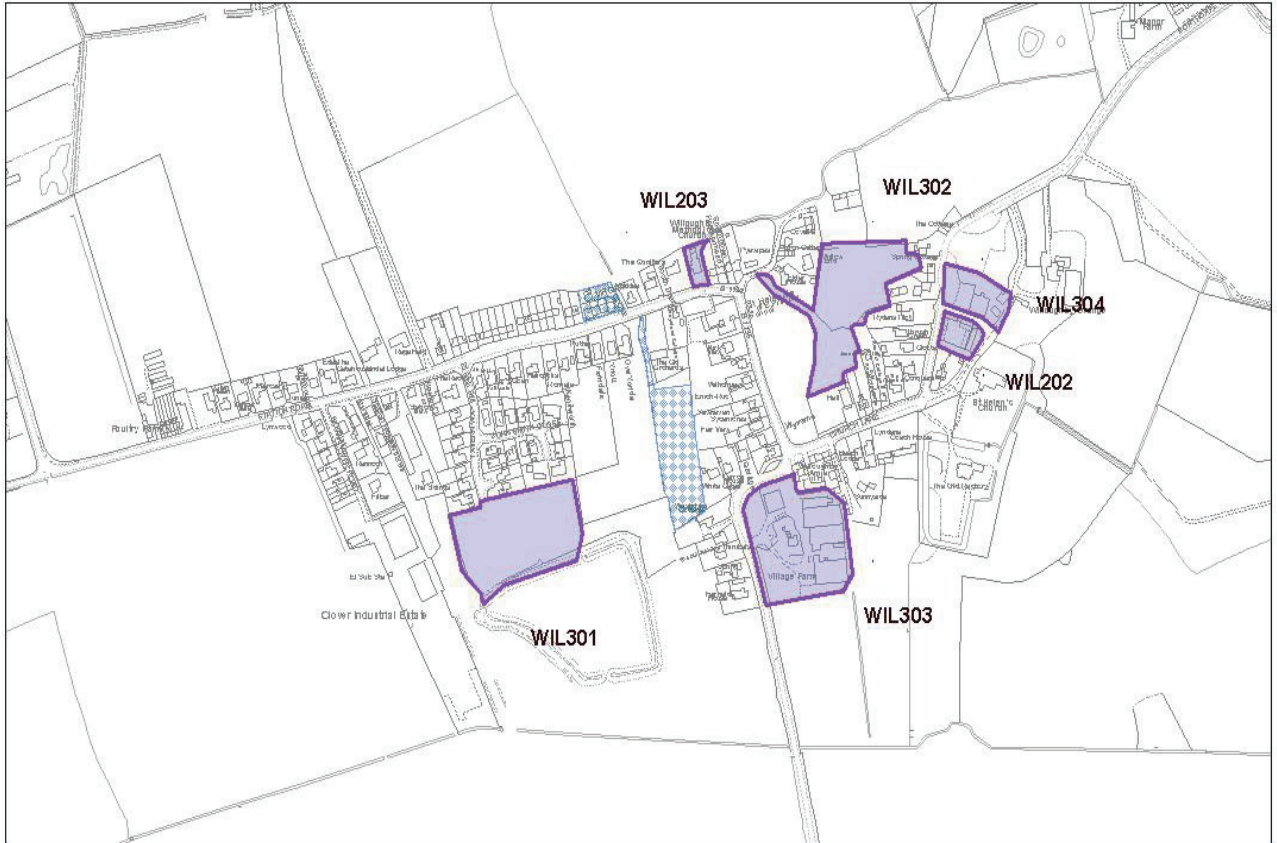
Site No:	Address :	Wainfleet Saint Mary
Comments:	Site is in flood zones 2 and 3	
Suitability:	No, site is in flood zones 2 and 3	
Availability	Yes, site was put forward for the Local Plan, although not pursued since its is assumed it is still available. Given no constraints, suggest 0 - 5yrs	
Deliverability	No	
Viability:	Yes,	
Area (sq.m):	15205.94	Estimated Capacity (Discounted Value): 29

Site No:	WAI313	Address :	Land between St Michaels Lane & Goose Lane	Wainfleet All Saints
Comments:				
Suitability:	No, the site is in Flood Zone 3 / Flood Zone 2 from Wainfleet Relief Channel/River Steeping and at tidal risk although outside the hazard areas.			
Availability	Yes			
Deliverability	No			
Viability:	Yes, aside from Flood Risk Issues			
Area (sq.m):	21065.87	Estimated Capacity (Discounted Value):	40	

Site No:	WAI314	Address :	Land north of Goose Lane	Wainfleet St Mary
Comments:				
Suitability:	No, the site is in Flood Zone 3 / Flood Zone 2 from Wainfleet Relief Channel/River Steeping and at tidal risk although outside the hazard areas.			
Availability	Yes			
Deliverability	No			
Viability:	Yes, aside from Flood Risk Issues			
Area (sq.m):	3221.34	Estimated Capacity (Discounted Value):	6	

Site No:	WAI403	Address :	Land off Boston Road	Wainfleet St Mary
Comments:				
Suitability:	No - site lies wholly in flood zones 2 and 3			
Availability	Yes - now			
Deliverability	No			
Viability:	Yes			
Area (sq.m):	10327.04	Estimated Capacity (Discounted Value):	18	

Willoughby



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TF4671

Scale 1:5000

Site No:	WILL202	Address :	North of 8 Church Lane, Willoughby	Willoughby
Comments:				
Suitability:	Yes, conversion, redevelopment opportunity, could be developed in conjunction with WIL304 to provide larger site. Proposals would need to safeguard the setting of the adjacent listed church.			
Availability	Yes - now			
Deliverability	Yes			
Viability:	Yes			
Area (sq.m):	1583.61	Estimated Capacity (Discounted Value):	3	

Site No:	Address	Willoughby
WIL203	Methodist Church, Station Road, Willoughby	
Comments:		
Suitability:	Yes	
Availability	Unknown	
Deliverability	No	
Viability:	Yes	
Area (sq.m):	773.87	Estimated Capacity (Discounted Value): 1

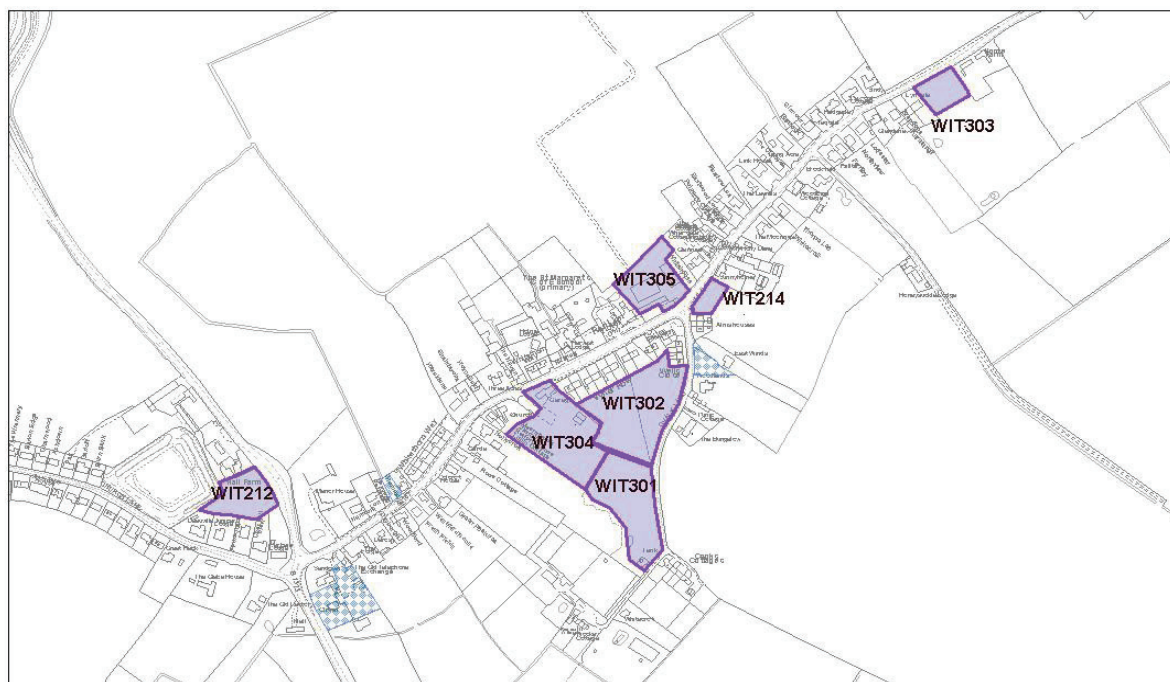
Site No:	Address	Willoughby
WIL301	Land off Tavern Way	
Comments:	Good access available off Tavern Way.	
Suitability:	Yes, a natural extension to the adjacent estate. Difficult to see how all the site can be developed without the loss of 2 important hedgerows. Capacity reduced to try and accomodate this.	
Availability	Yes	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	11571.87	Estimated Capacity (Discounted Value): 18

Site No:	Address	Willoughby
WIL302	Land adjacent to Village Green	
Comments:		
Suitability:	No, not suitable, unacceptable adverse impact on the character of this part of the village, vehicular access would also have a significant impact on the character of the adjacent community space, plus the adjacent dwelling.	
Availability	Yes	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	10555.63	Estimated Capacity (Discounted Value): 19

Site No:	WIL303	Address :	Village Farm, Hanby Lane	Willoughby
Comments:	Capacity reduced because there is a dwelling on the site and it is an important corner site in the village so therefore may have lower density.			
Suitability:	Yes			
Availability	Yes, owners have indicated the site is available now.			
Deliverability	Yes, pending availability			
Viability:	Yes			
Area (s.q.m):	11759.38	Estimated Capacity (Discounted Value):	10	

Site No:	WIL304	Address :	Gardner's Cottage	Willoughby
Comments:				
Suitability:	Yes, redevelopment opportunity, any proposals would need to safeguard the setting of the listed church.			
Availability	Yes			
Deliverability	Yes			
Viability:	Yes			
Area (s.q.m):	3015.77	Estimated Capacity (Discounted Value):	6	

Withern



Site No:	Address :	Withern
Comments:		
Suitability:	No, access constraints and impact on SAM	
Availability	Unknown	
Deliverability	No, due to availability	
Viability:	Yes	
Area (sq.m):	3477.13	Estimated Capacity (Discounted Value): 5

Site No:	Address :	Withern
Comments:	provides views out of the village and to the facade of Sunnyholme to the north.	
Suitability:	No, important open space in the heart of village	
Availability	No indication that the site is available	
Deliverability	No due to character and availability	
Viability:	Yes	
Area (sq.m):	1059.74	Estimated Capacity (Discounted Value): 2

Site No:	Address :	Withern
Comments:		
Suitability:	Yes, if satisfactory access can be provided and based on WIT302 coming forward first otherwise it would create an island development. Possible for final phase of SHLAA	
Availability	Yes, ready now	
Deliverability	Yes	
Viability:	Yes, subject to access improvements	
Area (sq.m):	7252.31	Estimated Capacity (Discounted Value): 10

Site No:	Address :	Withern
WIT 302	Agricultural field, Chalk Lane, Withern	
Comments:	Potential to link with WIT 206 and WIT301	
Suitability:	Yes, although improvements to access will be necessary	
Availability	Yes, interest in site has been shown for some time, suggest 0 - 5yrs	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	9672.59	Estimated Capacity (Discounted Value): 13

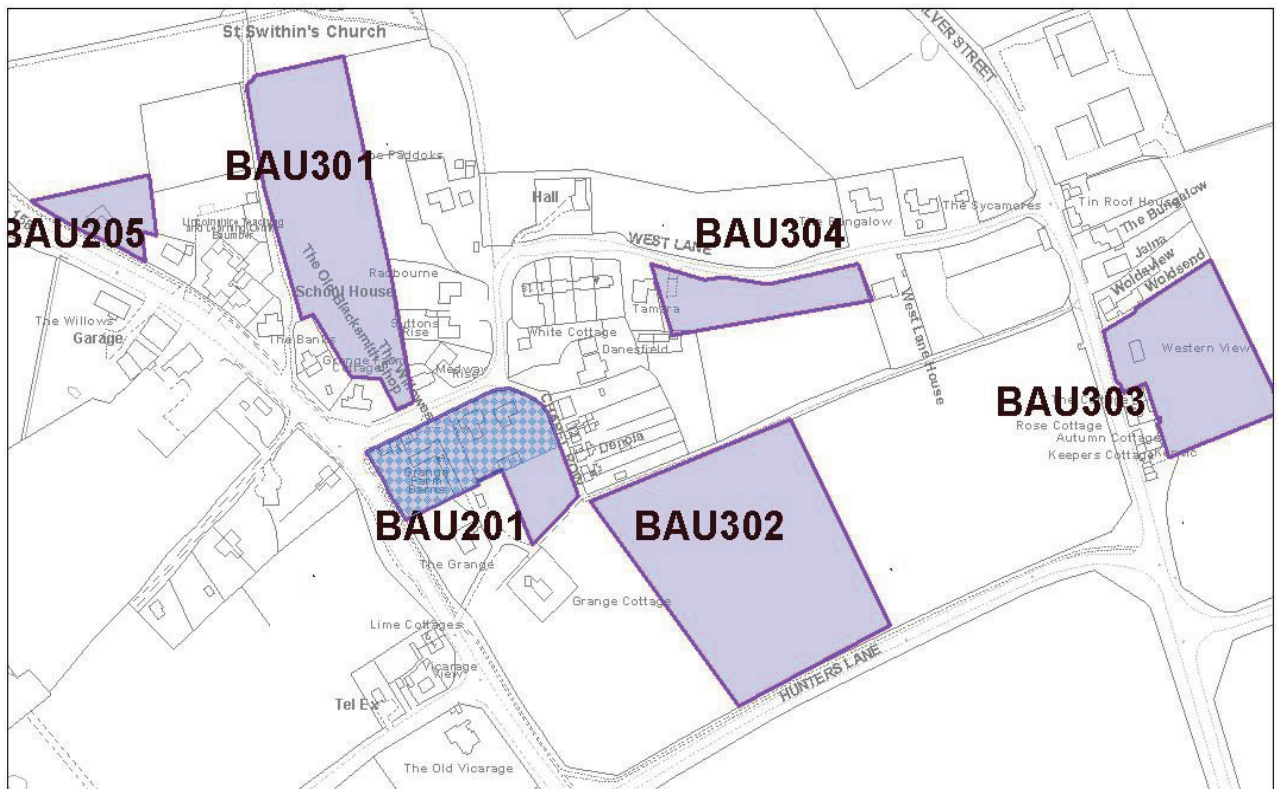
Site No:	Address :	Withern
WIT303	Home Farm, Main Road	
Comments:		
Suitability:	Yes	
Availability	Yes, ready now	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	2139.79	Estimated Capacity (Discounted Value): 3

Site No:	Address :	Withern
WIT304	Rear of Old Garage, Main Road	
Comments:		
Suitability:	Yes	
Availability	No	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	8270.39	Estimated Capacity (Discounted Value): 12

Site No:	WIT305	Address :	Red Lion Farm, Main Road	Withern
Comments:				
Suitability:	Yes			
Availability	Yes, timescale uncertain, suggest 6- 10yrs			
Deliverability	Yes			
Viability:	Yes			
Area (sq.m):	4535.17	Estimated Capacity (Discounted Value):	6	

SMALL VILLAGES

Baumber



Site No:	Address :	Baumber
BAU201	Land at The Grange, Lincoln Road, Baumber	
Comments:		
Suitability:	No - planning permission granted for 5 dwellings on the 18/1/13	
Availability	Yes	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	5208.47	Estimated Capacity (Discounted Value): 5

Site No:	Address :	Baumber
BAU205	Adj Firstholme, Lincoln Road, Baumber	
Comments:		
Suitability:	Yes, adjacent to the school and close to the village centre.	
Availability	Unknown, no interest has been shown in this site	
Deliverability	No	
Viability:	Yes	
Area (sq.m):	1627.22	Estimated Capacity (Discounted Value): 2

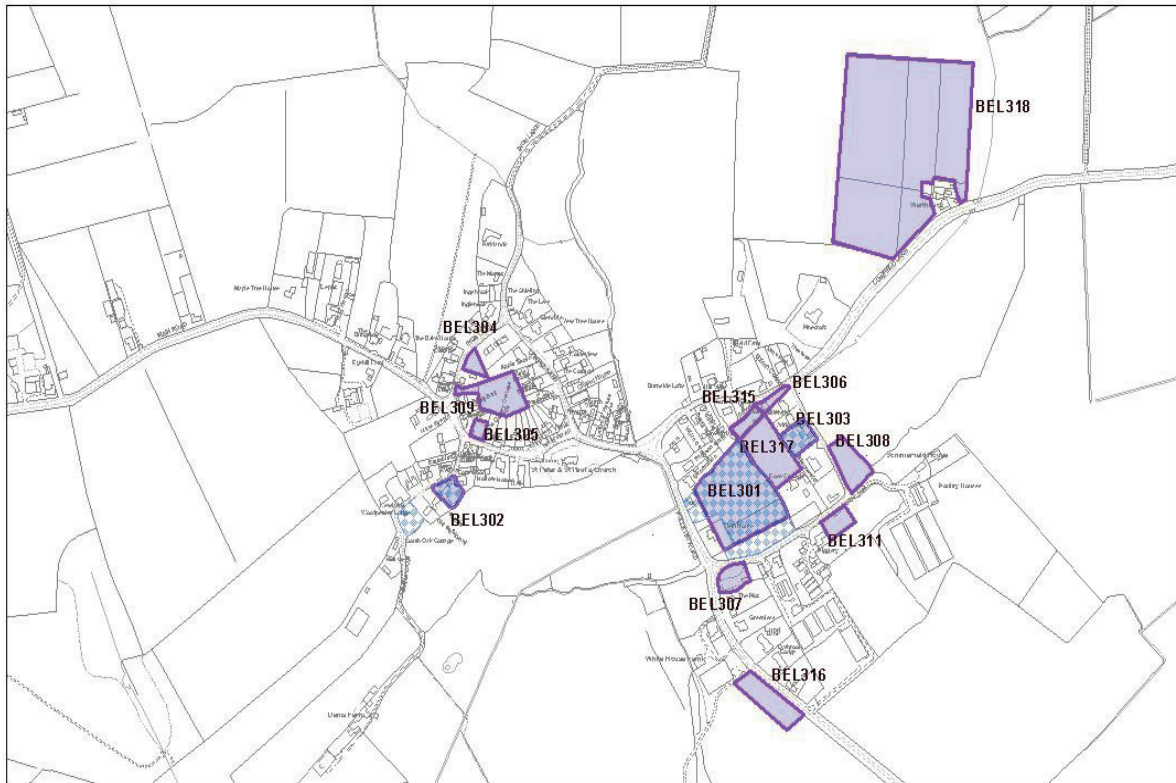
Site No:	Address :	Baumber
BAU301	Rear of The Old Blacksmiths Shop	
Comments:		
Suitability:	Yes the site is suitable. It is adjacent to the primary school but has access limitations, it is close to the church which is listed so this relationship should be considered. There is a house on the side of the site as you enter which is not included in the proposal. Capacity reduced down to 7 because the rear of the site goes out into the countryside and the access is quite restrictive.	
Availability	Yes - now	
Deliverability	Yes for part of the site that can be served by the access	
Viability:	Yes	
Area (sq.m):	9311.22	Estimated Capacity (Discounted Value): 7

Site No:	Address	Baumber
BAU302	Land off Hunter's Lane	
Comments:		
Suitability:	No, not suitable, an open agricultural field, detached from the main body of the village. It would appear as if there is only one possible access from the main road, any alternative would involve going past dwellings down a single track. The access would make the site even more detached from the village.	
Availability	Unknown	
Deliverability	No	
Viability:	yes	
Area (sq.m):	13864.10	Estimated Capacity (Discounted Value): 19

Site No:	Address	Baumber
BAU303	Land at Western View	
Comments:		
Suitability:	No the site is not suitable. The site includes a large house with garden and an empty field behind. It is remote from the main part of the village with no street lighting, the site is located next to two listed cottages.	
Availability	Yes	
Deliverability	No	
Viability:	No	
Area (sq.m):	5785.16	Estimated Capacity (Discounted Value): 8

Site No:	Address	Baumber
BAU 304	West Lane	
Comments:		
Suitability:	No - would require extensive road widening.	
Availability	No	
Deliverability	No	
Viability:	Uncertain	
Area (sq.m):	2668.31	Estimated Capacity (Discounted Value): 4

Belchford



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TF2975

Scale 1:6000

Site No:	Address	Belchford
BEL301	Narrow Lane	Belchford
Comments:		
Suitability:	Planning permission granted in 2015 for 5 homes	
Availability	Yes	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	10475.08	Estimated Capacity (Discounted Value): 5

Site No:	Address	Belchford
BEL302	The Cottage, Dams Lane	
Comments:		
Suitability:	Yes, derelict house and garden close to village centre, surrounded by dwellings but the road is very narrow and rural with no street lighting.	
Availability	Unknown, site put forward by Parish Council, no indication if they have agreed this with the landowner	
Deliverability	yes	
Viability:	yes	
Area (sq.m):	1052.86	Estimated Capacity (Discounted Value): 1

Site No:	Address	Belchford
BEL303	Narrow Lane	
Comments:		
Suitability:	Planning permission granted on appeal	
Availability	Yes	
Deliverability	No	
Viability:	Yes	
Area (sq.m):	1448.64	Estimated Capacity (Discounted Value): 2

Site No:	Address	Belchford
BEL304	Land adj to Conway Cottage	
Comments:		
Suitability:	Yes	
Availability	Site put forward for inclusion in Local Plan by Parish Council, no indication if they have landowners agreement to this	
Deliverability	No	
Viability:	Yes	
Area (sq.m):	646.17	Estimated Capacity (Discounted Value): 1

Site No:	Address :	Belchford
Comments:		
Suitability:	Yes, small plot, overgrown inbetween houses.	
Availability	Site put forward for inclusion in Local Plan by Parish Council, no indication if they have landowners agreement to this	
Deliverability	No	
Viability:	Yes	
Area (sq.m):	456.30	Estimated Capacity (Discounted Value): 1

Site No:	Address :	Belchford
Comments:		
Suitability:	Yes	
Availability	Site put forward for inclusion in Local Plan by Parish Council, no indication if they have landowners agreement to this	
Deliverability	No	
Viability:	Yes	
Area (sq.m):	559.30	Estimated Capacity (Discounted Value): 1

Site No:	Address :	Belchford
Comments:		
Suitability:	Yes	
Availability	Yes	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	1310.89	Estimated Capacity (Discounted Value): 2

Site No:	Address	Belchford
BEL308	Narrow Lane	
Comments:		
Suitability:	Yes but access to the site is poor because of narrow roads but it can be accessed from 3 directions.	
Availability	Yes - now	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	2245.22	Estimated Capacity (Discounted Value): 3

Site No:	Address	Belchford
BEL309	Rear of Blue Bell Public House	
Comments:	Site was refused planning permission 266/04 and refused on appeal. Capacity reduced down to two because of access and this is backland development.	
Suitability:	Yes the site is suitable but the access could be difficult.	
Availability	Yes	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	3181.55	Estimated Capacity (Discounted Value): 2

Site No:	Address	Belchford
BEL 311	Narrow Lane	
Comments:		
Suitability:	Yes	
Availability	No - landowner has indicated not available at the moment	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	1156.24	Estimated Capacity (Discounted Value): 1

Site No:	BEL315	Address :	Site of Ivy Cottage, Main Road	Belchford
Comments:				
Suitability:	Yes			
Availability	Yes - now			
Deliverability	Yes			
Viability:	Yes			
Area (sq.m):	849.64	Estimated Capacity (Discounted Value):	1	

Site No:	BEL316	Address :	Site to the south of White House Farm, Furlongs Lane	Belchford
Comments:				
Suitability:	Yes the site is suitable but it is slightly out of the village centre			
Availability	Yes - now			
Deliverability	Yes			
Viability:	Yes			
Area (sq.m):	2836.73	Estimated Capacity (Discounted Value):	3	

Site No:	BEL317	Address :	Land off Narrow Lane	Belchford
Comments:				
Suitability:	No - there is no apparent access to the site			
Availability	Yes - Now			
Deliverability	No			
Viability:	Yes			
Area (sq.m):	4124.12	Estimated Capacity (Discounted Value):	5	

Site No:	BEL318	Address :	Land to the west of Warthbeck House
Comments:			
Suitability:	Not suitable. The site is disconnected from the main body of the village and protrudes into the open countryside.		
Availability	Yes		
Deliverability	No		
Viability:	No		
Area (sq.m):	41103.07	Estimated Capacity (Discounted Value):	78

Croft Bank



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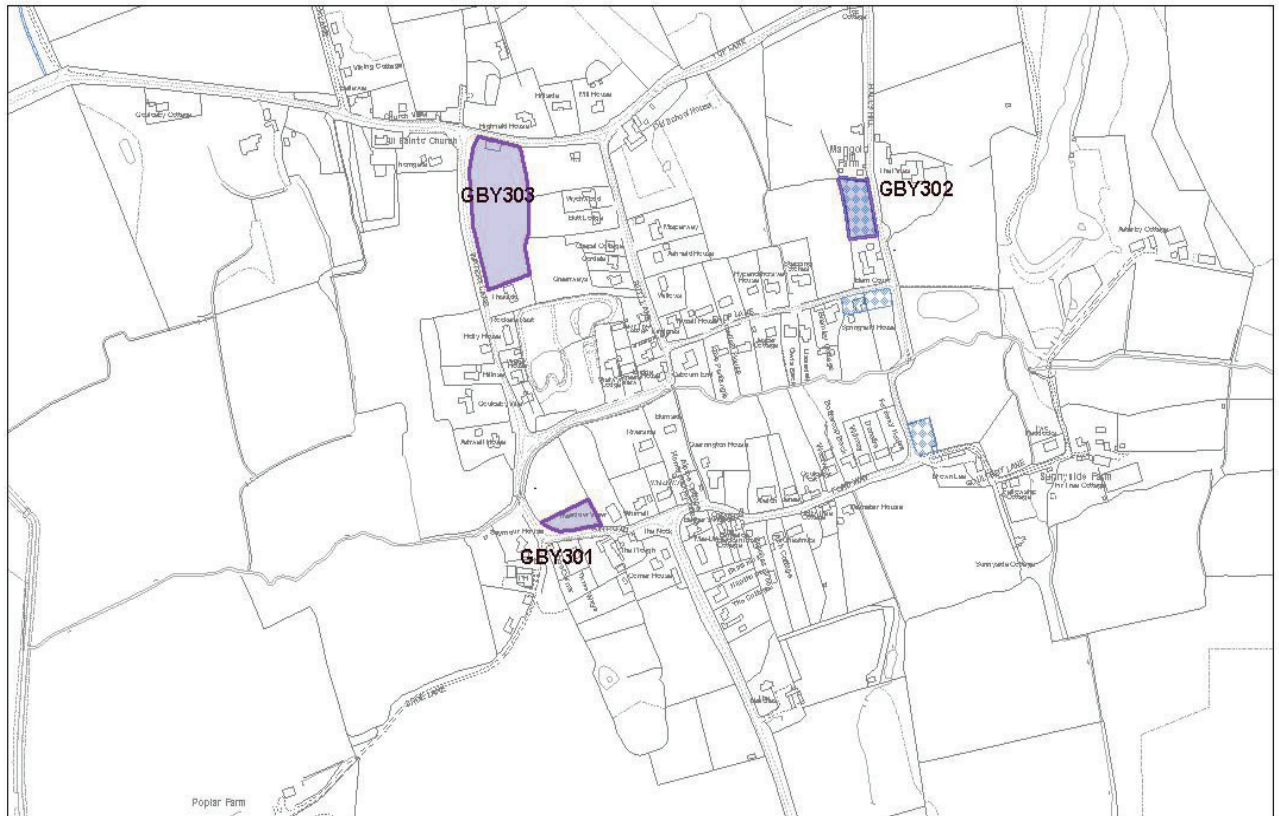
TF5160

Scale 1:5000

Site No:	CRO301	Address :	Bank House, Croft Bank	Croft
Comments:	Site is within orange (danger to most) area within the Environment Agency's 2115 Hazard Maps			
Suitability:	No, site is partly within orange (hazardous to most) area within the Environment Agency's 2115 Hazard Maps. Also, the site is in open countryside, unrelated to any settlement.			
Availability	Yes			
Deliverability	No			
Viability:	No			
Area (sq.m):	23184.75	Estimated Capacity (Discounted Value):	69	

Friskney Eaudyke (see Friskney)

Goulceby



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TF2579

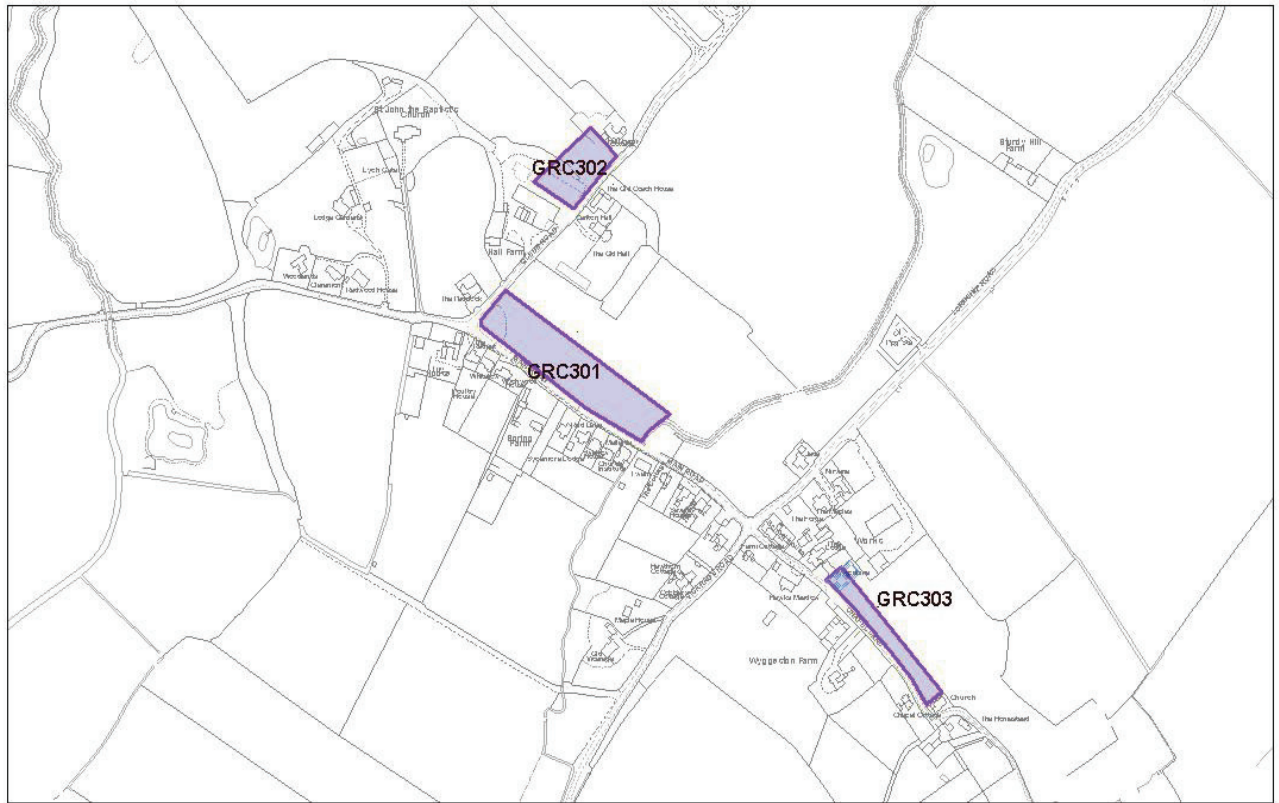
Scale 1:5000

Site No:	GBY301	Address :	Land adjoining Meadow View, Main Road	Goulceby
Comments:	Build area reduced by 0.057 because site is half in flood zone 2.			
Suitability:	The site may be suitable for a single plot, it lies in what could be considered the middle of the village and part of the site is outside of flood risk.			
Availability	Yes			
Deliverability	Yes			
Viability:	Yes			
Area (sq.m):	1185.65	Estimated Capacity (Discounted Value):	1	

Site No:	GBY302	Address :	Land adjacent Barn Court, Halls Hill	Goulceby
Comments:	Outline planning permission granted in October 2013 on N/060/00933/13			
Suitability:	No - not a settlement in the hierarchy			
Availability	Yes			
Deliverability	Yes			
Viability:	Yes			
Area (sq.m):	1895.60	Estimated Capacity (Discounted Value):	2	

Site No:	GBY303	Address :	Land between Watery Lane and Butt Lane	Goulceby
Comments:				
Suitability:	No the site is not suitable, it slopes downwards towards the village and affords views to the south from the high road at the top of the village. The two potential accesses would both be onto two narrow rural lanes with no pavements or streetlighting.			
Availability	Yes			
Deliverability	No			
Viability:	No			
Area (sq.m):	8482.35	Estimated Capacity (Discounted Value):	10	

Great Carlton



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TF4185

Scale 1:5000

Site No:	GRC301	Address :	Land off Main Road	Great Carlton
Comments:				
Suitability:	No - disconnected from the village, open countryside location			
Availability	Yes			
Deliverability	Yes			
Viability:	Yes			
Area (sq.m):	10348.93	Estimated Capacity (Discounted Value):	12	

Site No:	GRC302	Address :	Land at Hall Farm	Great Carlton
Comments:				
Suitability:	Yes - planning permission granted			
Availability	Yes			
Deliverability	Yes			
Viability:	Yes			
Area (sq.m):	3684.51	Estimated Capacity (Discounted Value):	1	

Site No:	GRC303	Address :	Land to the north east of Chapel Lane	Great Carlton
Comments:	Capacity reduced to 1 because some development may be acceptable coming out from the village in line with the existing development on the opposite side of the road and planning permission granted in 2014 for 1 unit.			
Suitability:	No ribbon development stretching out into the open countryside			
Availability	Yes - now			
Deliverability	Yes			
Viability:	Yes			
Area (sq.m):	3093.76	Estimated Capacity (Discounted Value):	5	

Great Steeping



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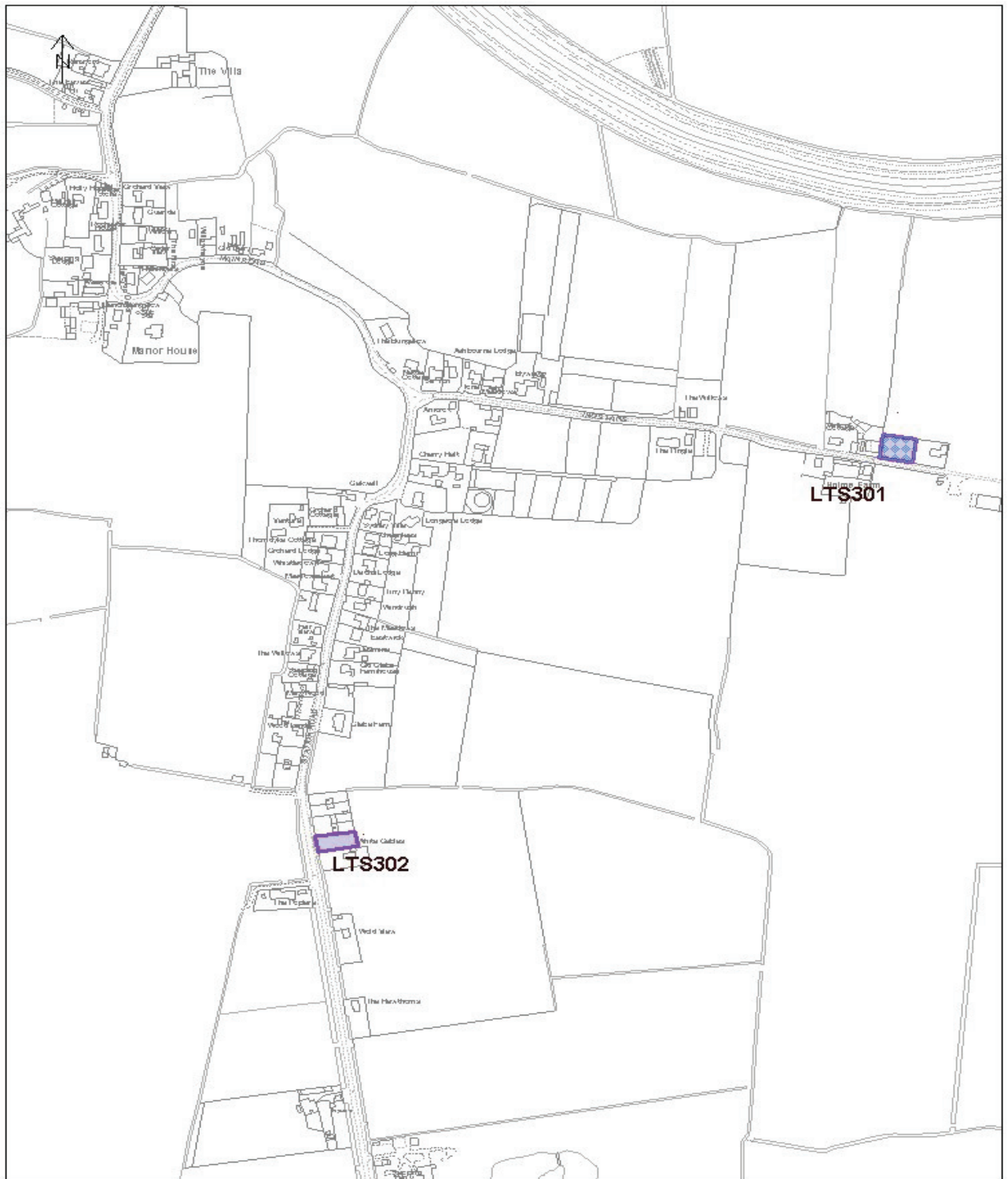
TF4364

Scale 1:5000

Site No:	GRS303	Address :	Land at end of Lancaster Close	Great Steeping
Comments:				
Suitability:	Yes			
Availability	Uncertain			
Deliverability	Uncertain			
Viability:	Yes			
Area (sq.m):	1585.02	Estimated Capacity (Discounted Value):	2	

Site No:	GRS306	Address :	Adjacent to Sandhill Farm, Sandy Lane	Great Steeping
Comments:				
Suitability:	Yes, but possible contamination issues			
Availability	Unknown			
Deliverability	Uncertain due to availability			
Viability:	Yes			
Area (sq.m):	1156.93	Estimated Capacity (Discounted Value):	1	

Little Steeping



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Map Reference TF4362

Scale 1:5000

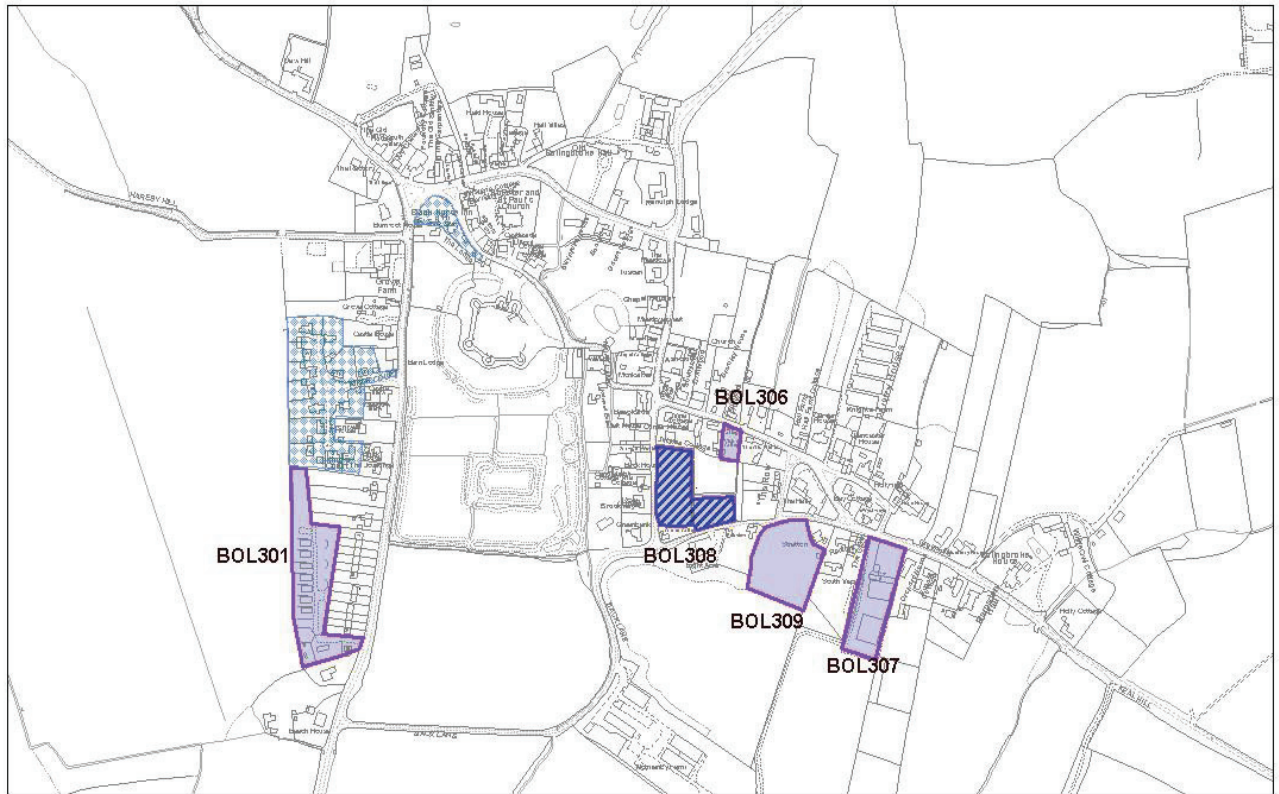
Site No:	Address :	Little Steeping
Comments:	The only potential access, without shared access via the parent property, is a field gate to the west of the plot but this is narrow and it is unlikely that this could be widened and hardened without compromising the trees on the frontage.	
Suitability:	No the site is located along a very narrow rural lane with no pavement or lighting and is detached from the main body of the village	
Availability	Yes	
Deliverability	No	
Viability:	Uncertain	
Area (sq.m):	857.93	Estimated Capacity (Discounted Value): 2

Site No:	Address :	Little Steeping
Comments:		
Suitability:	Yes the site could be suitable for a single plot infill	
Availability	Yes - now	
Deliverability	No	
Viability:	Yes	
Area (sq.m):	667.08	Estimated Capacity (Discounted Value): 1

Site No:	Address	Minting
MIN301	Grundy's Lane	
Comments:	There is a telegraph pole on the site. Capacity reduced because planning permission granted on half the site.	
Suitability:	No, Planning permission been granted on half the site and the other half is in flood zone 3	
Availability	No	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	6662.78	Estimated Capacity (Discounted Value): 2

Site No:	Address	Minting
MIN302	Land on the east side of Chapel Lane	
Comments:		
Suitability:	No - Site is outside the main village and in the open countryside	
Availability	Yes - now	
Deliverability	No	
Viability:	Yes	
Area (sq.m):	2163.17	Estimated Capacity (Discounted Value): 3

Old Bolingbroke



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TF3564

Scale 1:5000

Site No:	Address Hagnaby Road		Old Bolingbroke
Comments:	PP refused in 2002 for 5 dwellings - reasons - open countryside and lack of village facilities		
Suitability:	Previous refusals on the site for housing development, open countryside location		
Availability	yes - judging by previous planning application		
Deliverability	yes - reduced capacity due to odd shape of site and potential for overlooking adjoining properties.		
Viability:	yes		
Area (sq.m):	7943.16	Estimated Capacity (Discounted Value):	9

Site No:	Address	Old Bolingbroke
BOL306	West Keal Road	
Comments:		
Suitability:	Yes	
Availability	Yes, owner has put forward whole site for inclusion in the Local Plan, ready now	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	705.81	Estimated Capacity (Discounted Value): 1

Site No:	Address	Old Bolingbroke
BOL307	Back Lane	
Comments:	Only frontage lies within the current village boundary - capacity reduced to allow frontage development only.	
Suitability:	yes - front part only	
Availability	yes - owner has put forward whole site for inclusion in the Local Plan	
Deliverability	yes - but capacity reduced to exclude rear half of site.	
Viability:	yes	
Area (sq.m):	5021.10	Estimated Capacity (Discounted Value): 3

Site No:	Address	Old Bolingbroke
BOL308	Land off Spilsby Lane/Back Lane	
Comments:		
Suitability:	Yes - but only at a very low density	
Availability	Yes - now	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	4599.44	Estimated Capacity (Discounted Value): 4

Site No:	BOL309	Address :	Land adj West Stretton, West Keal Road	Old Bolingbroke
Comments:	Any development would have to be at a very low density to reflect the character of the area.			
Suitability:	Yes - but at a low density			
Availability	Yes - now			
Deliverability	Yes			
Viability:	Yes			
Area (sq.m):	5652.20	Estimated Capacity (Discounted Value):	7	

Orby



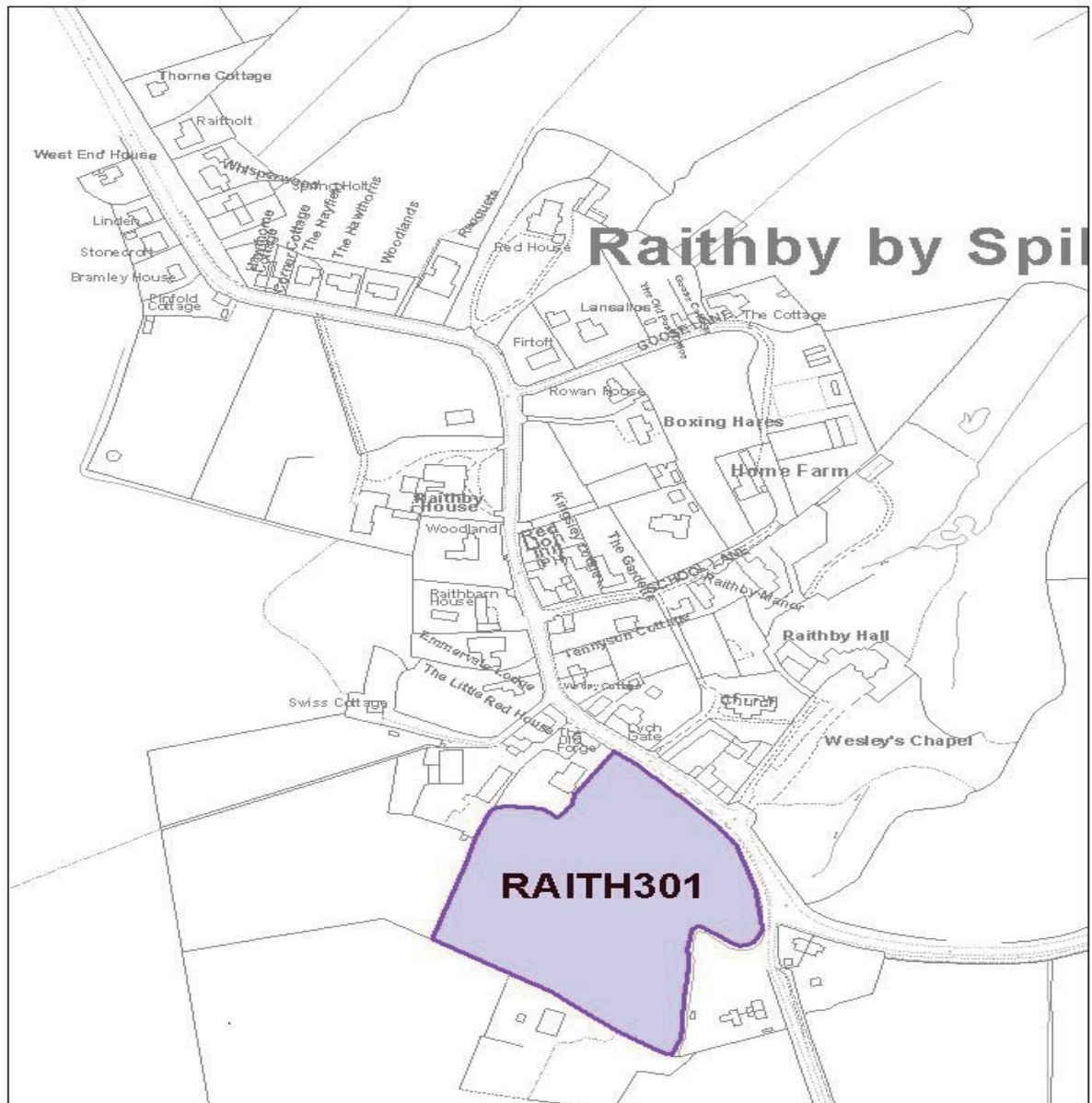
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TF4967

Scale 1:5000

Site No:	ORB301	Address :	Land at Burgh Road	Orby
Comments:				
Suitability:	Yes - paddock situation between development, access possible, no impact on views, townscape or historic environment.			
Availability	Yes - now			
Deliverability	Yes			
Viability:	Yes			
Area (sq.m):	3022.90	Estimated Capacity (Discounted Value):	4	

Raithby

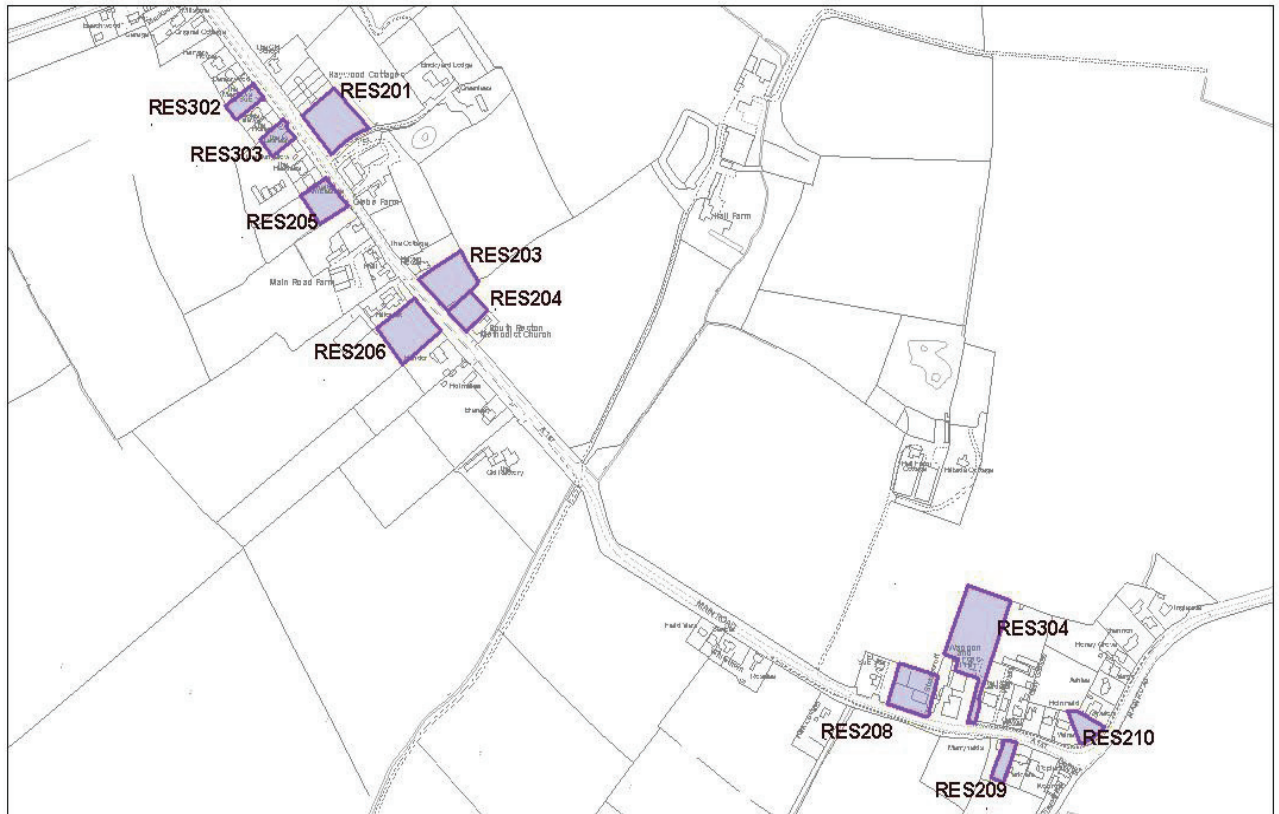


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Site No:	Address :	Raithby
Comments:	Capacity discounted to reflect the very low density of Raithby.	
Suitability:	Yes, although site access would have to be located in northern corner, adjacent to The Old Forge/Forge Cottage due to topography. Access and character may limit capacity of site.	
Availability	Yes	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	17899.26	Estimated Capacity (Discounted Value): 12

South Reston



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TF4083

Scale 1:5000

Site No:	RES201	Address :	Adj 1 Haywood Cottages, Main Road, South Reston	South Reston
Comments:	countryside character			
Suitability:	Yes			
Availability	No indication that the site is available but not in a viable use			
Deliverability	No, due to availability			
Viability:	Yes			
Area (sq.m):	2509.35	Estimated Capacity (Discounted Value):	4	

Site No:	Address :	South Reston
RES203	Adj Haven House, Main Road, South Reston	
Comments:		
Suitability:	Yes	
Availability	No indication that the site is available but not currently in a viable use	
Deliverability	Uncertain	
Viability:	Yes	
Area (sq.m):	2164.01	Estimated Capacity (Discounted Value): 3

Site No:	Address :	South Reston
RES204	Adj Methodist Church, Main Road, South Reston	
Comments:		
Suitability:	Yes, although two public footpaths would have to be diverted	
Availability	Unknown	
Deliverability	No	
Viability:	Uncertain	
Area (sq.m):	919.30	Estimated Capacity (Discounted Value): 1

Site No:	Address :	South Reston
RES205	Adj Ambleside, Main Road, South Reston	
Comments:	visually dominant horse chestnuts on road frontage. countryside character.	
Suitability:	Few constraints to development, although issues regarding trees along the frontage may preclude development	
Availability	No indication that the site is available	
Deliverability	No, due to availability	
Viability:	Yes	
Area (sq.m):	1297.90	Estimated Capacity (Discounted Value): 3

Site No:	Address	South Reston
RES206	Adj Hillcrest, Main Road, South Reston	
Comments:		
Suitability:	Yes	
Availability	Site put forward for inclusion in 2004 Plan, no contact since	
Deliverability	No	
Viability:	Yes	
Area (sq.m):	2467.99	Estimated Capacity (Discounted Value): 4

Site No:	Address	South Reston
RES208	Adjacent Stablecroft, Main Road, South Reston	
Comments:	still some evidence of storage in building but obvious redevelopment potential.	
Suitability:	Yes	
Availability	No indication that the site is available but currently under used do may be potential	
Deliverability	Uncertain	
Viability:	Yes	
Area (sq.m):	2061.84	Estimated Capacity (Discounted Value): 3

Site No:	Address	South Reston
RES209	East of Merryfields, Main Road, South Reston	
Comments:		
Suitability:	Yes	
Availability	Unknown	
Deliverability	No	
Viability:	Uncertain	
Area (sq.m):	626.56	Estimated Capacity (Discounted Value): 1

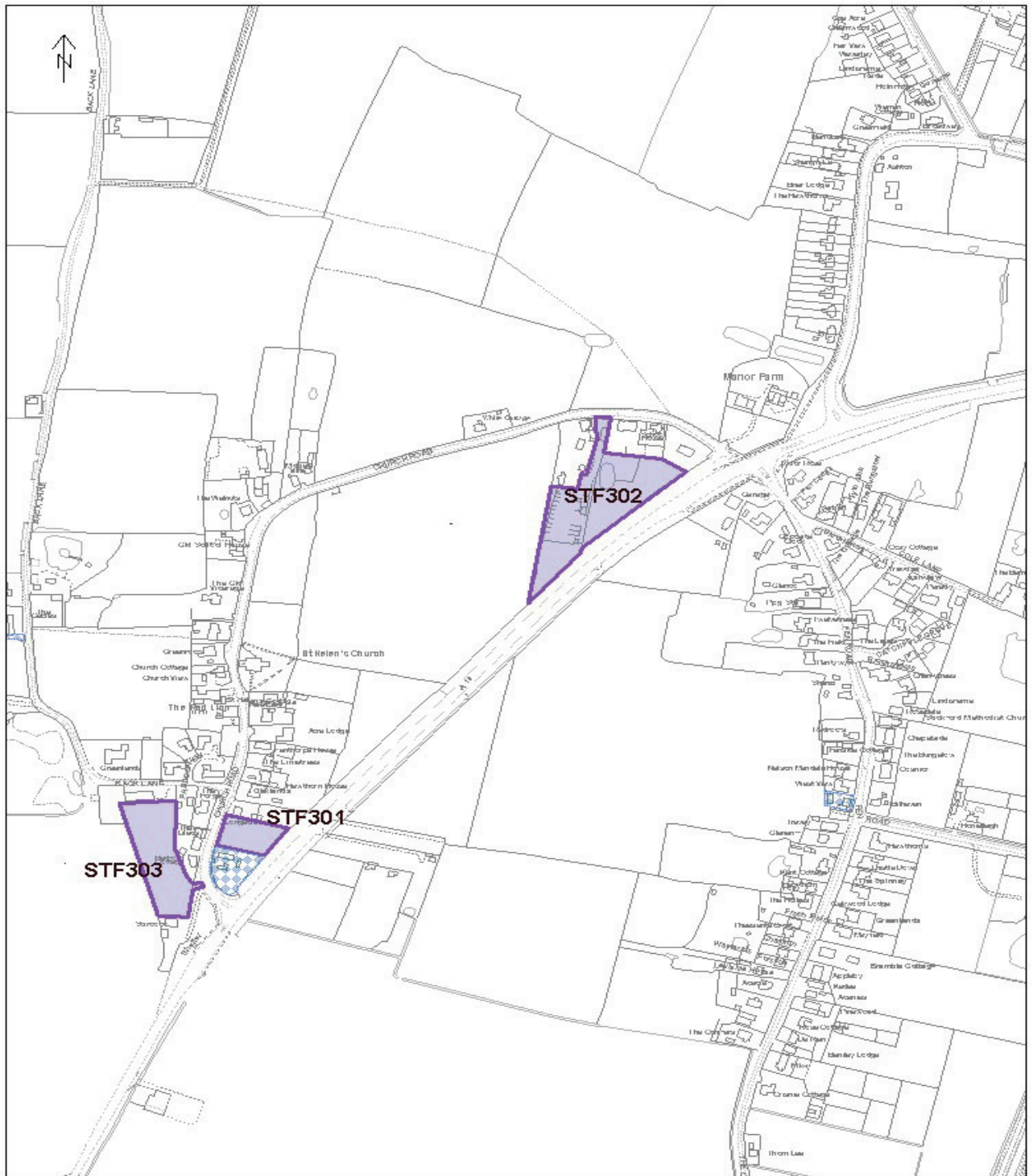
Site No:	Address	South Reston
RES210	East of Wilma, Main Road, South Reston	
Comments:		
Suitability:	The site is on the inside of a 90 degree bend and as a result would be difficult to safely access. There is a farm track to the north of the site but it is not known if these sites are in different ownership.	
Availability	Unknown	
Deliverability	No	
Viability:	Uncertain	
Area (sq.m):	712.45	Estimated Capacity (Discounted Value): 1

Site No:	Address	South Reston
RES302	Main Road	
Comments:		
Suitability:	Yes	
Availability	Uncertain as previous planning permission expired in 2008. Suggest site for 0 -5 yrs	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	716.19	Estimated Capacity (Discounted Value): 1

Site No:	Address	South Reston
RES303	Main Road	
Comments:		
Suitability:	No, site is already part occupied by a house and previous planning permission on the site was for demolition and rebuild so did not increase number of plots on site. There is no opportunity for intensification.	
Availability	Unknown, previous planning permission expired,, see above.	
Deliverability	No	
Viability:	Not for intensification of site	
Area (sq.m):	736.12	Estimated Capacity (Discounted Value): 1

Site No:	RES304	Address :	Rear of Waggon and Horses Public House	South Reston
Comments:	Reduced build area by 0.113 to take in access and rear of public house.			
Suitability:	Yes, if access constraint can be resolved and a separate and satisfactory access can be obtained			
Availability	Yes			
Deliverability	Yes			
Viability:	Yes			
Area (sq.m):	4649.02	Estimated Capacity (Discounted Value):	6	

Stickford



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Map Reference TF3560

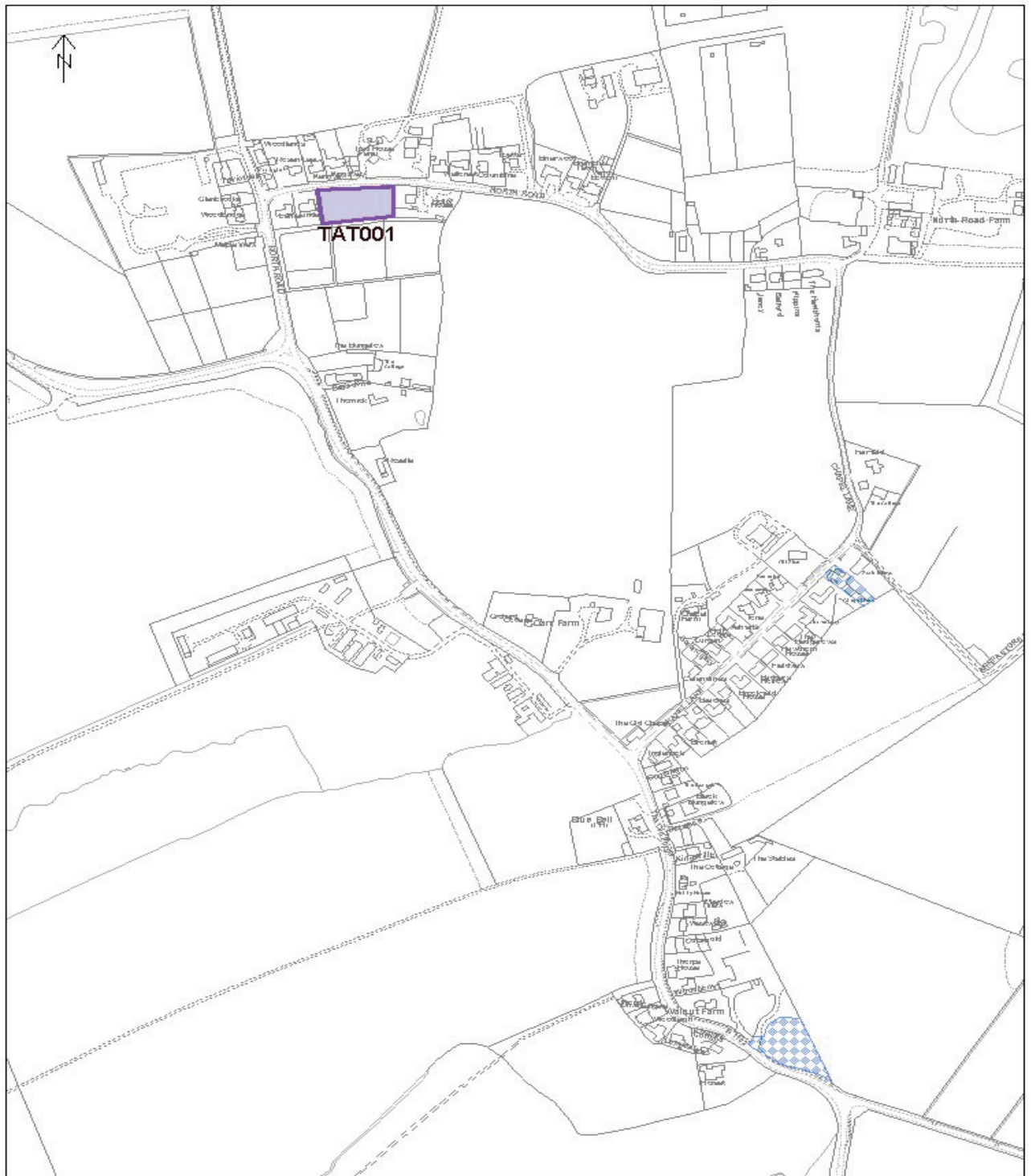
Scale 1:5000

Site No:	STF 301	Address :	Land off Church Road	Stickford
Comments:				
Suitability:	Yes			
Availability	unknown			
Deliverability	Yes - capacity reduced to allow noise reduction measures			
Viability:	Yes			
Area (sq.m):	1914.64	Estimated Capacity (Discounted Value):	3	

Site No:	STF302	Address :	Rear of Community Centre, Church Road	Stickford
Comments:	Capacity reduced, pond and possible contamination on site.			
Suitability:	Yes			
Availability	Yes			
Deliverability	Yes			
Viability:	Yes, although some work may be needed in respect of contamination from former coal yard part of the site			
Area (sq.m):	9864.84	Estimated Capacity (Discounted Value):	7	

Site No:	STF303	Address :	Land off Church Road	Stickford
Comments:	The access seems difficult but if the density is low it may be alright.			
Suitability:	Yes			
Availability	Yes			
Deliverability	Yes			
Viability:	Yes			
Area (sq.m):	5361.94	Estimated Capacity (Discounted Value):	8	

Tattershall Thorpe



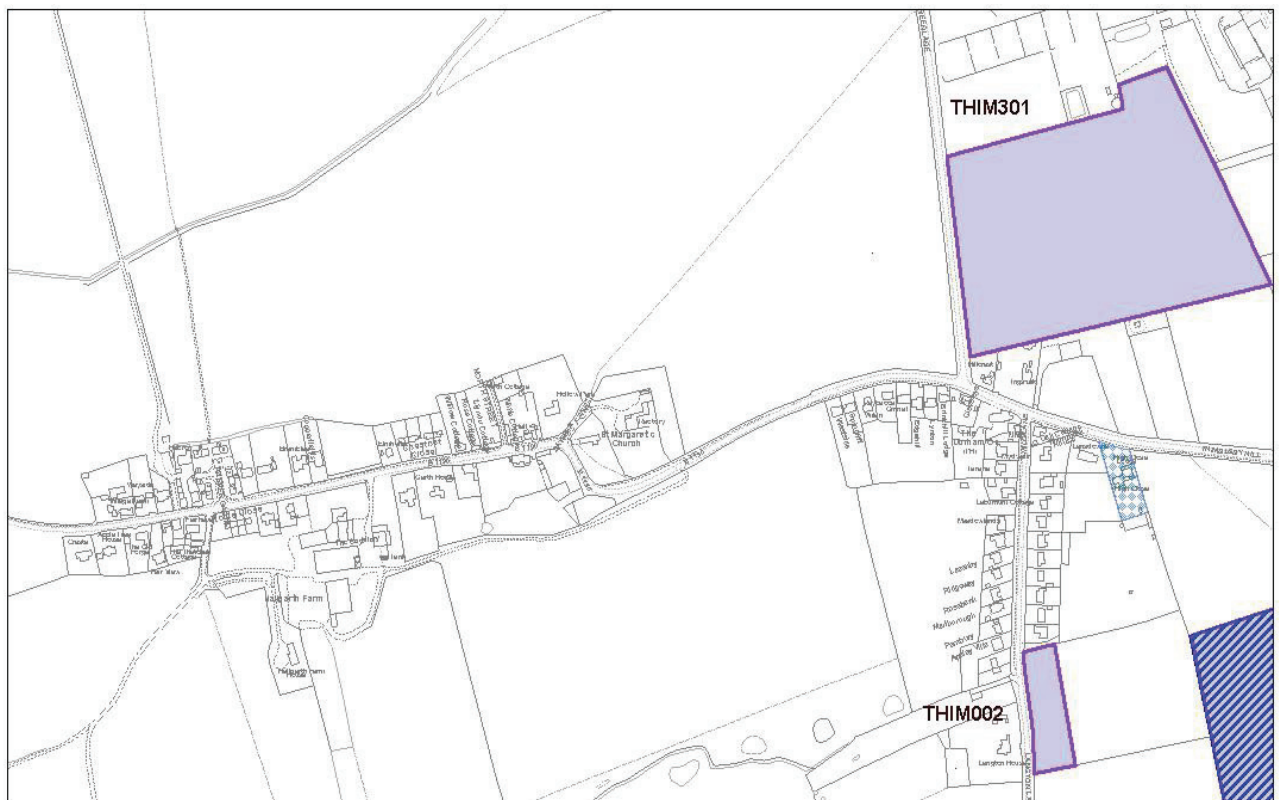
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Map Reference TF2159

Scale 1:5000

Site No:	TAT001	Address :	North Road	Tattershall Thorpe
Comments:				
Suitability:	Yes			
Availability:	Yes - immediately			
Deliverability:	Yes			
Viability:	Yes			
Area (sq.m):	2469.33	Estimated Capacity (Discounted Value):	3	

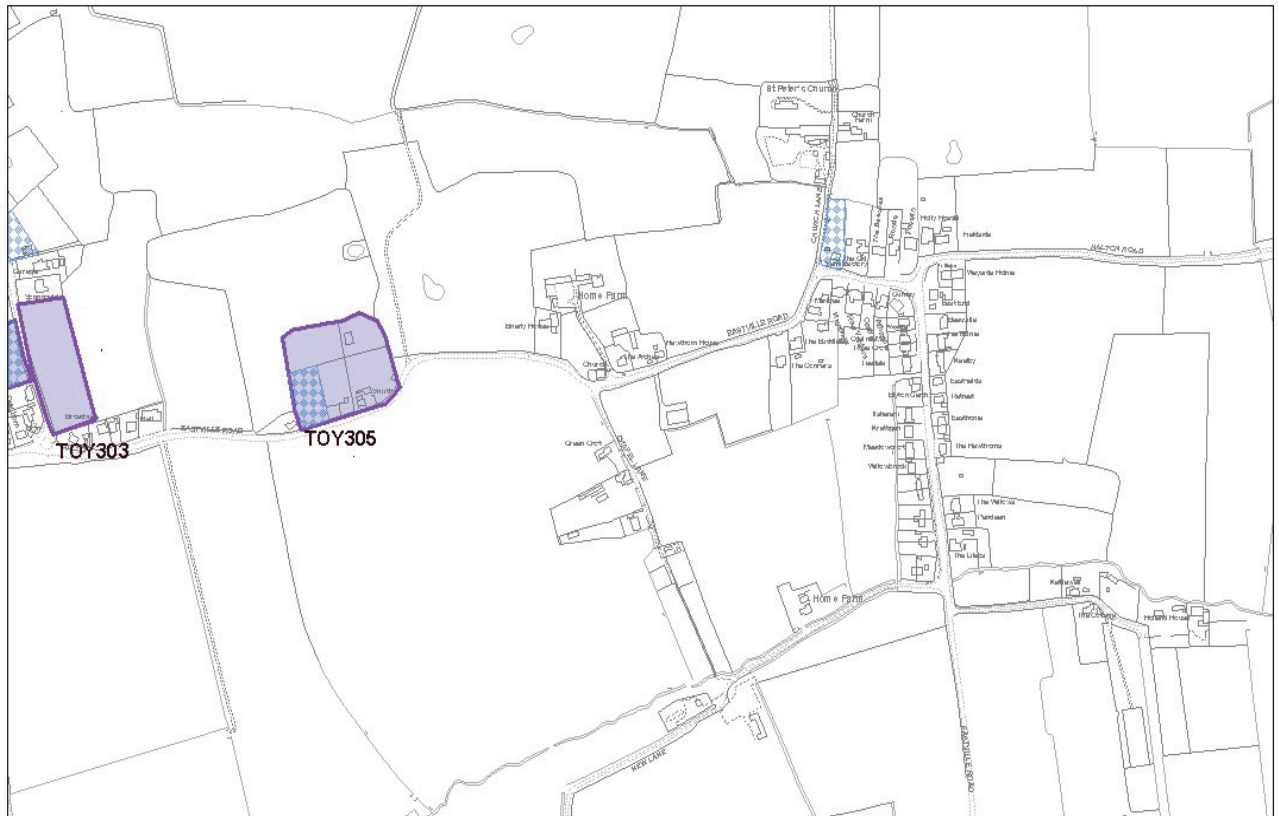
Thimbleby



Site No:	THIM002	Address :	Mill Lane Thimbleby	Horncastle
Comments:				
Suitability:	Not suitable as the site is disconnected from the main built up area of Horncastle, within Thimbleby Parish, and development would create an inappropriate extension of existing ribbon development in the open countryside.			
Availability	Yes			
Deliverability	No			
Viability:	Yes			
Area (sq.m):	5219.28	Estimated Capacity (Discounted Value):	7	

Site No:	THIM301	Address :	Nursery Field, Green Lane	Thimbleby
Comments:				
Suitability:	No, site is disconnected from the main built up area of Horncastle in what is effectively the open countryside.			
Availability	Yes, ready now			
Deliverability	No			
Viability:	No			
Area (sq.m):	68380.02	Estimated Capacity (Discounted Value):	82	

Toynton St Peter



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TF4063

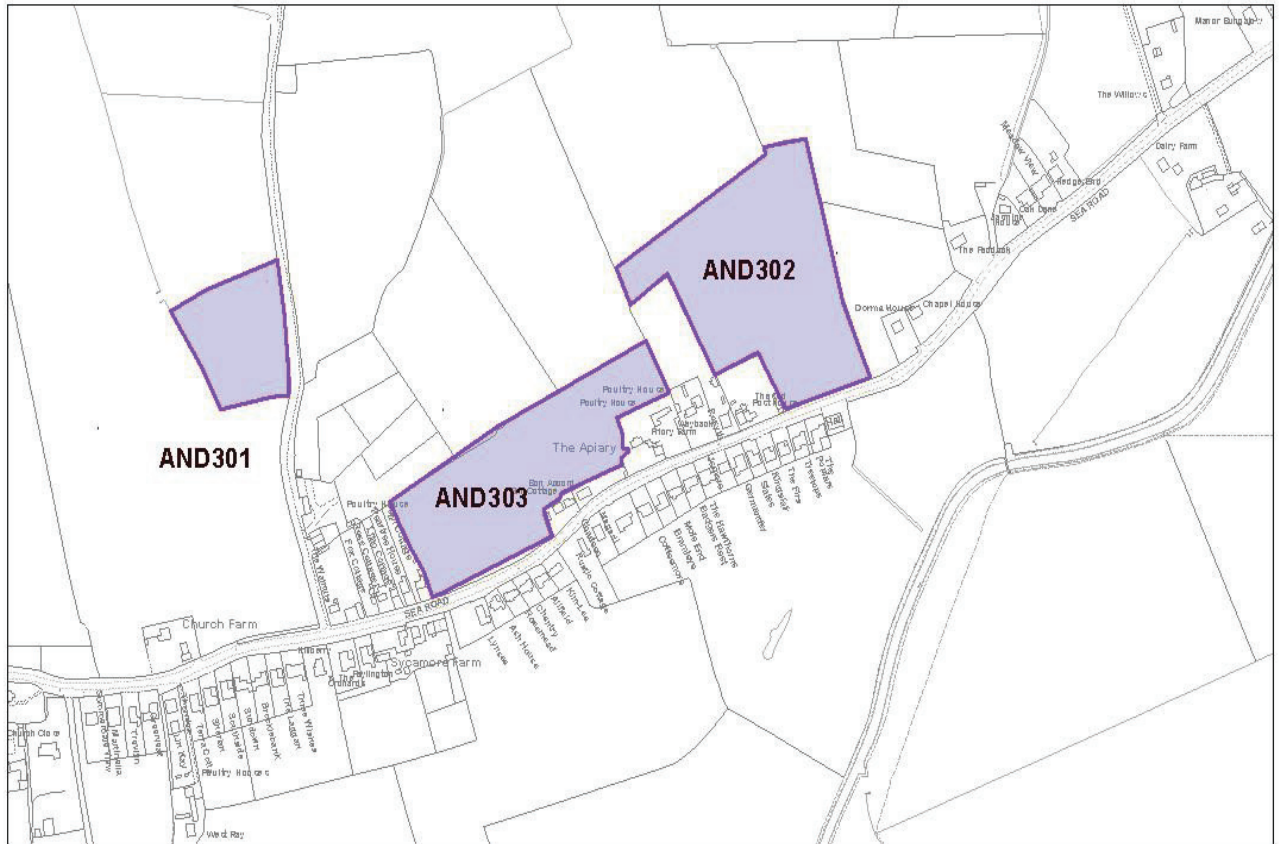
Scale 1:5000

Site No:	TOY304	Address :	East of Main Road	Toynton St Peters
Comments:				
Suitability:	No, Site is perpetuating linear development and is separated from the main body of the village out into the open countryside.			
Availability	Site was allocated in 1995 Plan and has not been developed, this suggests low level of interest in the site			
Deliverability	No			
Viability:	Yes, if there was interest. Edge of village location would require lower density			
Area (sq.m):	7193.88	Estimated Capacity (Discounted Value):	10	

Site No:	WLM301	Address :	Hanby Lane	Welton le Marsh
Comments:				
Suitability:	Yes			
Availability:	Yes			
Deliverability:	Yes			
Viability:	Yes			
Area (sq.m):	2377.53	Estimated Capacity (Discounted Value):	3	

COASTAL SETTLEMENTS

Anderby



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TF5275

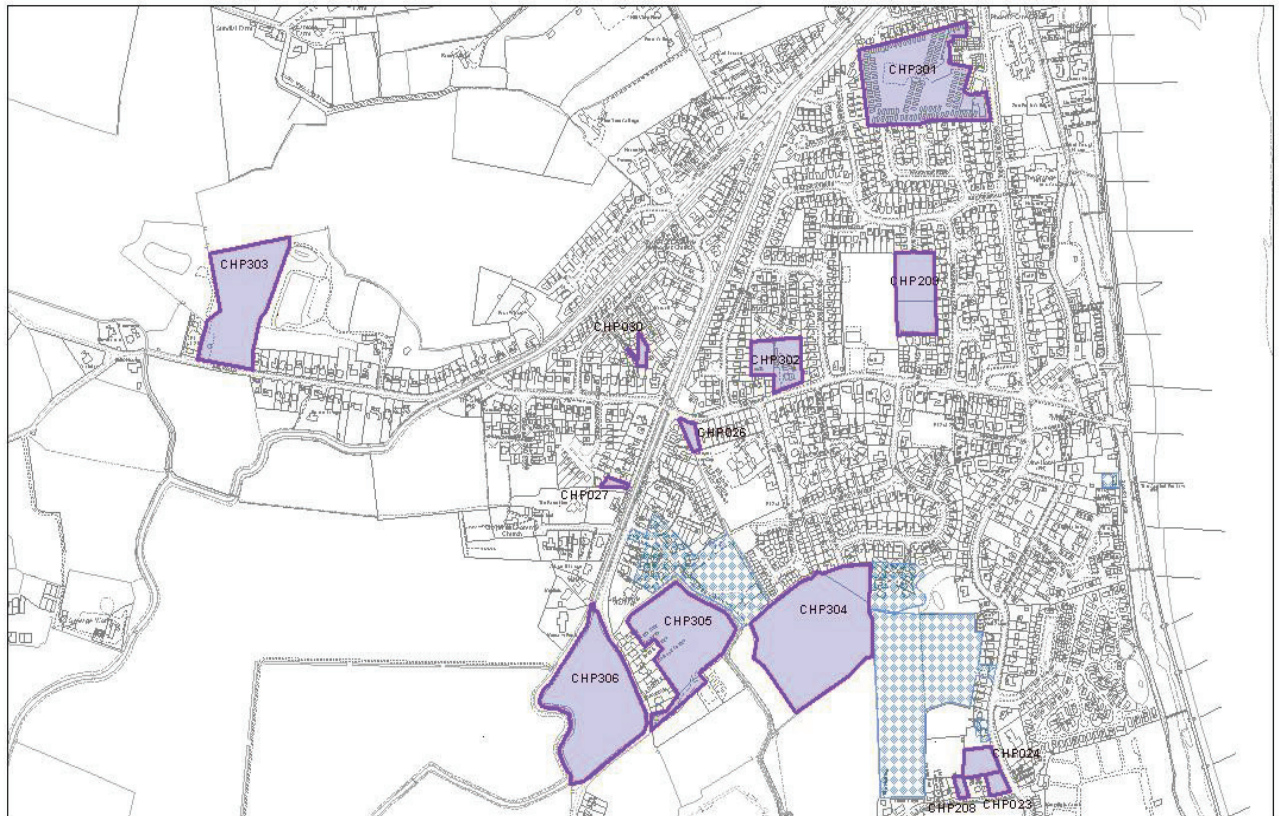
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Site No:	AND301	Address :	North Gates, Off Sea Road	Anderby
Comments:				
Suitability:	No, site is isolated from the village.			
Availability	Yes			
Deliverability	No			
Viability:	No			
Area (sq.m):	8222.07	Estimated Capacity (Discounted Value):	12	

Site No:	AND302	Address :	Land off Sea Road	Anderby
Comments:	Reduce capacity, site juts out into the open countryside and to develop the whole site could impact on the character of the village.			
Suitability:	Yes - site lies outside the EA flood hazard maps			
Availability	Yes - now			
Deliverability	Yes			
Viability:	Yes			
Area (sq.m):	24992.23	Estimated Capacity (Discounted Value):	12	

Site No:	AND303	Address :	Land off Sea Road	Anderby
Comments:				
Suitability:	Yes - site lies outside the flood hazard areas.			
Availability	Yes - now			
Deliverability	Yes			
Viability:	Yes			
Area (sq.m):	20322.17	Estimated Capacity (Discounted Value):	24	

Chapel St Leonards



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TF5572

Scale 1:7500

Site No:	Address :	Chapel St Leonards
Comments:	Site is within the red (danger to all) area on the Environment Agency's 2115 Hazard Maps	
Suitability:	No, site is within the red (danger to all) area on the Environment Agency's 2115 Hazard Maps	
Availability	DC inquiry 2008	
Deliverability	No	
Viability:	No	
Area (sq.m):	1031.21	Estimated Capacity (Discounted Value): 3

Site No:	CHP024	Address :	Land south of 64 South Road	Chapel St Leonards
Comments:	Site is within the red (danger to all) area on the Environment Agency's 2115 Hazard Maps			
Suitability:	No, site is within the red (danger to all) area on the Environment Agency's 2115 Hazard Maps			
Availability	Unknown. Site has been allocated for many years and development has not come forward, suggesting interest is low			
Deliverability	No			
Viability:	No			
Area (sq.m):	2305.56	Estimated Capacity (Discounted Value):	6	

Site No:	CHP026	Address :	Land adjacent to 75 Sea Road	Chapel St Leonards
Comments:				
Suitability:	No, site is within the red (danger to all) area on the Environment Agency's 2115 Hazard Maps			
Availability	Uncertain, site had planning permission in the past but was not developed, suggesting land owner is not keen to release the site			
Deliverability	No			
Viability:	Yes, aside form flood risk			
Area (sq.m):	884.82	Estimated Capacity (Discounted Value):	1	

Site No:	CHP027	Address :	Land adjacent to 10 Church Lane	Chapel St Leonards
Comments:				
Suitability:	No, site is within the red (danger to all) area on the Environment Agency's 2115 Hazard Maps			
Availability	Unknown			
Deliverability	No			
Viability:	Yes, aside for flood risk			
Area (sq.m):	457.93	Estimated Capacity (Discounted Value):	1	

Site No:	CHP030	Address :	Land at Elizabeth Court	Chapel St Leonards
Comments:				
Suitability:	No, site is within the red (danger to all) area on the Environment Agency's 2115 Hazard Maps			
Availability	Unknown			
Deliverability	No			
Viability:	Uncertain			
Area (sq.m):	729.39	Estimated Capacity (Discounted Value):	1	

Site No:	CHP208	Address :	Adj Dene Villa, Gatrum Lane, Chapel St Leonards	Chapel St Leonards
Comments:	Site is in the red zone on the EA flood maps			
Suitability:	No, site is within the red (danger to all) area on the Environment Agency's 2115 Hazard Maps			
Availability	Unknown			
Deliverability	No			
Viability:	Yes, aside from flood riak			
Area (sq.m):	535.25	Estimated Capacity (Discounted Value):	1	

Site No:	CHP209	Address :	South of Regina Walk, Chapel St Leonards	Chapel St Leonards
Comments:	Site is within red (danger to all) area on Environment Agency's 2115 Hazard Maps			
Suitability:	No, site is within red (danger to all) area on Environment Agency's 2115 Hazard Maps			
Availability	Unknown			
Deliverability	No			
Viability:	Yes, aside from flood risk			
Area (sq.m):	8449.68	Estimated Capacity (Discounted Value):	16	

Site No:	Address :	Chapel St Leonards
Comments:	Site is within red (danger to all) area on Environment Agency's 2115 Hazard Maps	
Suitability:	The site is tidal flood risk in the red (High Risk) zone on the EA flood hazard maps. The site is a chalet park with a restricted occupancy condition. There is some landscaping but it could be improved to add quality to biodiversity. The site is close to services and facilities; there is a footpath link, the access is suitable. There would be no impact on the townscape, redevelopment would improve the area, the frontage has some new well designed housing. There will be no impact on the landscape as the site is urban and reasonably well enclosed. There is no impact on the historic environment.	
Availability	Yes	
Deliverability	No	
Viability:	Yes, aside from flood issues	
Area (sq.m):	23853.85	Estimated Capacity (Discounted Value): 45

Site No:	Address :	Chapel St Leonards
Comments:	Site is predominately in the red (hazardous to all) area on the Environment Agency's 2115 Hazard Maps	
Suitability:	No, site is predominantly within red (danger to all) area on Environment Agency's 2115 Hazard Maps	
Availability	Yes	
Deliverability	No	
Viability:	Yes, aside from flood risk issue	
Area (sq.m):	5596.91	Estimated Capacity (Discounted Value): 11

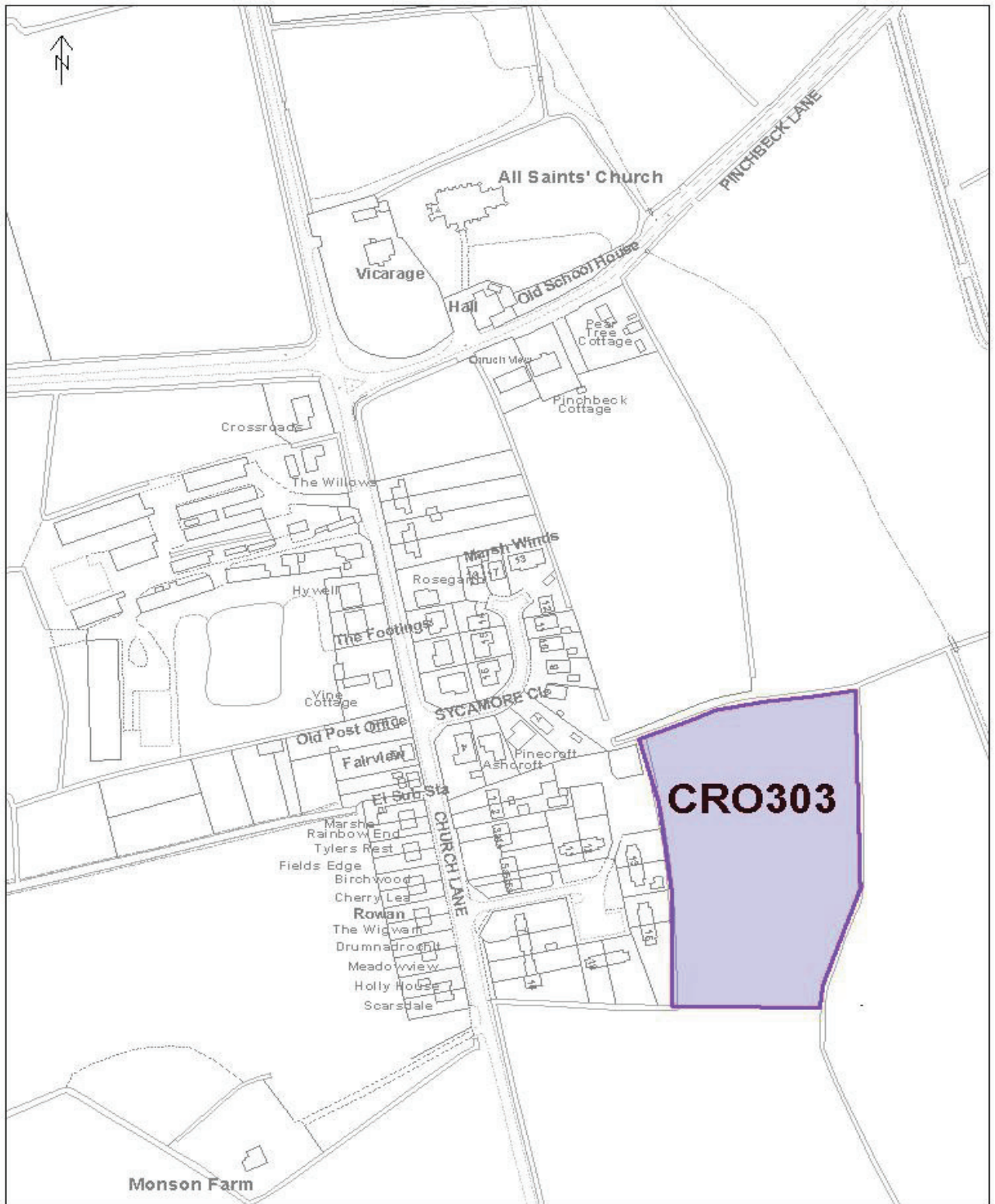
Site No:	Address :	Chapel St Leonards
Comments:	Site is within orange (hazardous to most) on the Environmetn Agency's 2115 Hazard Maps. Suggestion has been made that there may be some nature conservation importance on this site but the site is not currently designated.	
Suitability:	No, site is within orange (hazardous to most) area on Environment Agency's 2115 Hazard Maps.	
Availability	Yes	
Deliverability	No	
Viability:	No	
Area (sq.m):	18221.14	Estimated Capacity (Discounted Value): 35

Site No:	Address	Chapel St Leonards
CHP304	Land off Beatrice Way	
Comments:	Site is within the red (danger to all) area on the Environment Agency's 2115 Hazard Maps	
Suitability:	No, site is within the red (danger to all) area on the Environment Agency's 2115 Hazard Maps.	
Availability	Yes	
Deliverability	No	
Viability:	Yes, aside form flood risk issues	
Area (sq.m):	31155.97	Estimated Capacity (Discounted Value): 59

Site No:	Address	Chapel St Leonards
CHP305	Land to the east of Skegness Road	
Comments:	Site is within the red (danger to all) area on the Environment Agency's 2115 Hazard Maps	
Suitability:	The site is within the red (danger to all) area on the Environment Agency's 2115 Hazard Maps.	
Availability	Yes	
Deliverability	No	
Viability:	Unknown	
Area (sq.m):	18203.78	Estimated Capacity (Discounted Value): 35

Site No:	Address	Chapel St Leonards
CHP306	Skegness Road	
Comments:	Site is within red (danger to all) area on Environment Agency's 2115 Hazard Maps	
Suitability:	No, site is within red (danger to all) area on Environment Agency's 2115 Hazard Maps	
Availability	Yes	
Deliverability	No	
Viability:	Yes, apart from floding issues	
Area (sq.m):	25589.30	Estimated Capacity (Discounted Value): 67

Croft



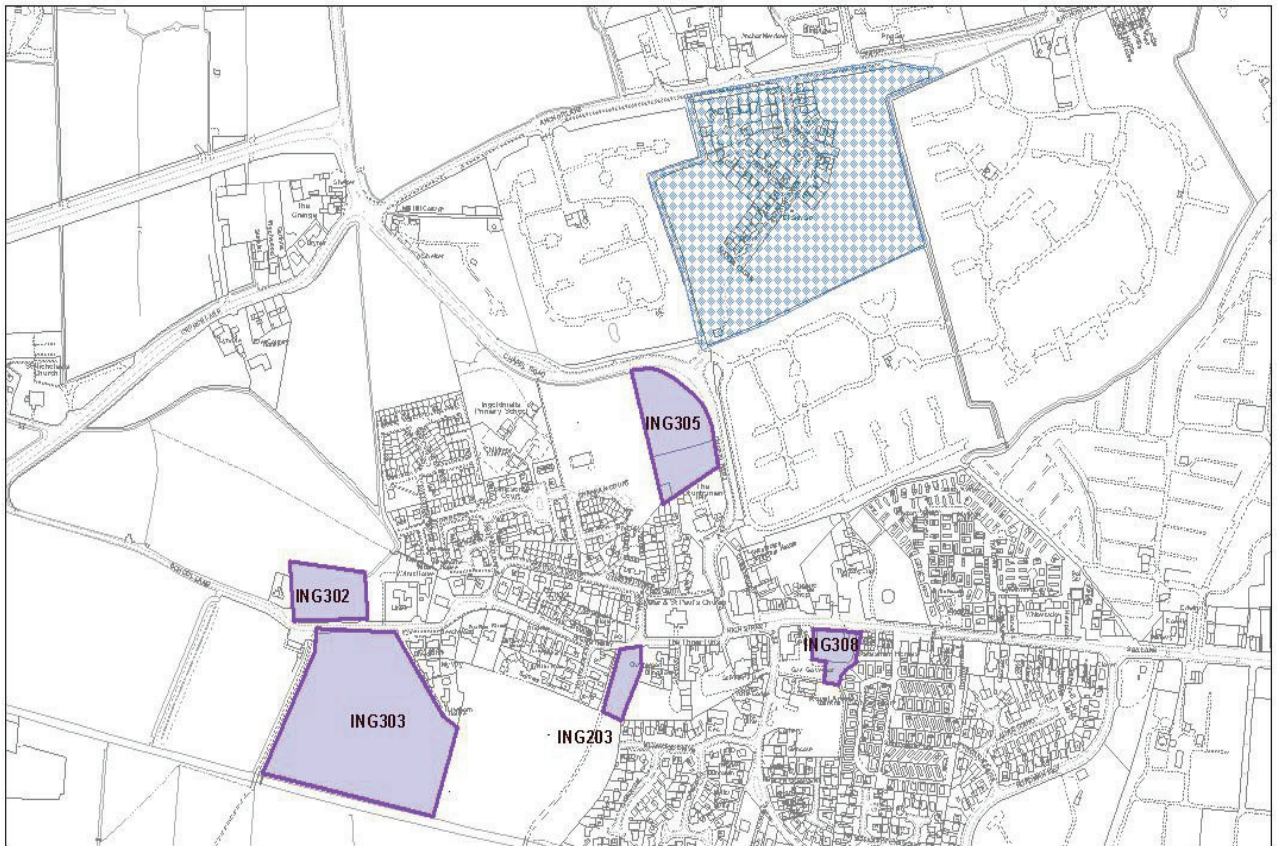
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Map Reference TF5061NE

Scale 1:2500

Site No:	CRO303	Address :	Land of Church Lane	Croft
Comments:	Site is in orange (danger to most) on the Environment Agency's 2115 hazard maps			
Suitability:	No, site is in orange (danger to most) area within the Environment Agency's 2115 Hazard Maps, no means of access shown.			
Availability	Yes			
Deliverability	No			
Viability:	No, due to flood risk			
Area (sq.m):	15150.20	Estimated Capacity (Discounted Value):	21	

Ingoldmells



Site No:	Address :	Ingoldmells
Comments:	Site is within orange (danger to most) area on Environment Agency's 2115 Hazard Maps	
Suitability:	No, site is within orange (danger to most) area on Environment Agency's 2115 Hazard Maps	
Availability	Unknown	
Deliverability	No	
Viability:	Yes, aside from flood risk issues	
Area (s.q.m):	2646.66	Estimated Capacity (Discounted Value): 5

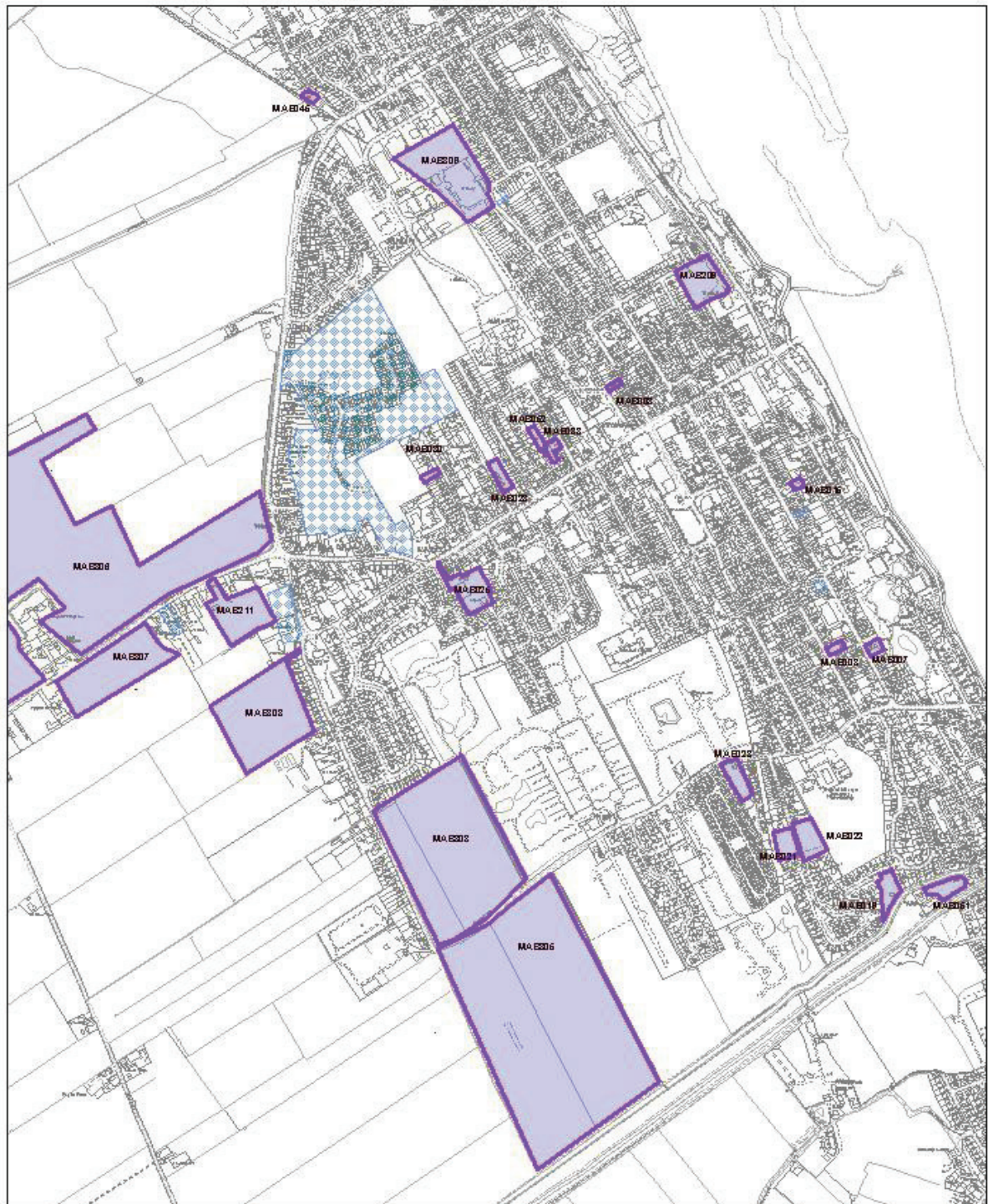
Site No:	Address :	Ingoldmells
Comments:	Site is within red (danger to all) area on Environment Agency's 2115 Hazard Maps	
Suitability:	No, site is within red (danger to all) area on Environment Agency's 2115 Hazard Maps.	
Availability	No	
Deliverability	Yes	
Viability:	Yes, aside from flood risk issues	
Area (s.q.m):	6339.85	Estimated Capacity (Discounted Value): 12

Site No:	Address :	Ingoldmells
Comments:	Site is within red (danger to all) area on the Environment Agency's 2115 Hazard Maps	
Suitability:	No, site is within red (danger to all) area on the Environment Agency's 2115 Hazard Maps	
Availability	Yes	
Deliverability	No	
Viability:	No	
Area (s.q.m):	38260.28	Estimated Capacity (Discounted Value): 72

Site No:	Address :	Ingoldmells
Comments:	Site is within the red (danger to all) area on Environment Agency's 2115 Hazard Maps	
Suitability:	No, site is within the red (danger to all) area on Environment Agency's 2115 Hazard Maps. Access to the site is poor and this may reduce capacity. Site is also a local recreational facility.	
Availability	No	
Deliverability	No	
Viability:	Yes, although access will require attention	
Area (sq.m):	11282.09	Estimated Capacity (Discounted Value): 21

Site No:	Address :	Ingoldmells
Comments:	Site is in the red (danger to all and danger to most) on the Environment Agency's 2115 Hazard Maps	
Suitability:	The site is tidal flood risk in the yellow and green zones (Low) on the EA flood hazard maps. The site is a bowling alley and amusements with retail along the frontage. There is no green infrastructure on the site. There will be room to improve biodiversity through landscaping. There would be no impact on the townscape, redevelopment would improve the area, the existing building is painted red and dominates the street scene. There will be no impact on the landscape as the site is urban and reasonably well enclosed. There is no impact on the historic environment. The site is very close to services and facilities, it is in the village centre. A suitable access can be formed.	
Availability	Yes	
Deliverability	No	
Viability:	No	
Area (sq.m):	2997.15	Estimated Capacity (Discounted Value): 6

Mablethorpe



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Site No:	MAB003	Address :	Land at 21 Waterloo Road, Mablethorpe	Mablethorpe
Comments:	Site is in red (danger to all) area on Environment Agency's 2115 Hazard maps			
Suitability:	The site is tidal flood risk in the red zone (danger for all) on the EA flood hazard maps. The site is a small warehouse/retail unit facing onto Waterloo Road, it runs for the whole length of the site ending at two Anderson shelters and a garage with access off Station Road. There would be opportunities for landscaping to improve the biodiversity, the buildings may have some wildlife in them but given the present use this is likely to be a limited amount. There is no impact on the townscape; redevelopment of the site would improve the visual appearance of the area, this site lies between two residential properties. There is no impact on the landscape the site is urban and enclosed. There is no impact on the historic environment. The site is close to services and facilities, including sport and leisure and there is a footpath connection. There are two potential accesses both of which could be acceptable.			
Availability	Uncertain, previous planning permission was not developed (expired 2008).			
Deliverability	No			
Viability:	Yes, aside from Flood Risk			
Area (sq.m):	451.15	Estimated Capacity (Discounted Value):	1	

Site No:	MAB007	Address :	Land at 119 Victoria Road	Mablethorpe
Comments:	Site is in red (danger to all) area on Environment Agency's 2115 Hazard maps			
Suitability:	The site is tidal flood risk in the red zone (danger for all) on the EA flood hazard maps. The site is a garage still in use and is surrounded by residential properties. There would be opportunities for landscaping to improve the biodiversity, the buildings may have some wildlife in them but given the present use this is likely to be a limited amount. There is no impact on the townscape; redevelopment of the site would improve the visual appearance of the area, this site lies between residential properties. There is no impact on the landscape the site is urban and enclosed. There is no impact on the historic environment. The site is close to services and facilities and there is a footpath connection, there is a park to the rear.			
Availability	No, site is still in commercial use			
Deliverability	No			
Viability:	yes apart from flood risk			
Area (sq.m):	995.32	Estimated Capacity (Discounted Value):	3	

Site No:	MAB008	Address :	Land adjacent to 99 George Street	Mablethorpe
Comments:	No, site is in red (danger to all) area on Environment Agency's 2115 Hazard maps			
Suitability:	No, site is in red (danger to all) area on Environment Agency's 2115 Hazard maps			
Availability	Unknown			
Deliverability	No			
Viability:	No			
Area (sq.m):	785.07	Estimated Capacity (Discounted Value):	2	

Site No:	Address :	Mablethorpe
MAB015	Land to rear of Leicester House, Victoria Road	
Comments:	Site is in red (danger to all) area on Environment Agency's 2115 Hazard maps	
Suitability:	The site is tidal flood risk in the red zone (danger for all) on the EA flood hazard maps. The site is a disused builders yard which faces onto a narrow lane and is surrounded by residential properties. There would be opportunities for landscaping to improve the biodiversity, the buildings may have some wildlife in them but given the present use this is likely to be a limited amount. There is no impact on the townscape; redevelopment of the site would improve the visual appearance of the area, this site lies between residential properties. There is no impact on the landscape the site is urban and enclosed. There is no impact on the historic environment. The site is close to services and facilities and there is a footpath connection but the vehicle access will be difficult because the roadway is unmade up.	
Availability	Unknown	
Deliverability	No	
Viability:	Uncertain due to flood risk	
Area (sq.m):	514.89	Estimated Capacity (Discounted Value): 2

Site No:	Address :	Mablethorpe
MAB019	Land adjacent to 9 Medina Gardens, Mablethorpe	
Comments:	Land rises to the rear to form an embankment. Site is not laid out as amenity space and it is unclear why it was not developed at the same time as the remainder of the estate. Is within the red (danger to all) area on the Environment Agency's 2115 Hazard Maps	
Suitability:	No, site is within the red (danger to all) area on the Environment Agency's 2115 Hazard Maps	
Availability	No indication that the site is available	
Deliverability	No	
Viability:	Yes	
Area (sq.m):	3071.76	Estimated Capacity (Discounted Value): 8

Site No:	Address :	Mablethorpe
MAB021	Land south of 33 Marian Avenue, Mablethorpe	
Comments:	Site is fairly level and access can be gained in two possible positions. It is within the red (hazardous to all) area on the Environment Agency's 2115 Hazard Maps	
Suitability:	No, site is within the red (danger to all) area on the Environment Agency's 2115 Hazard Maps	
Availability	No	
Deliverability	No	
Viability:	Yes	
Area (sq.m):	2944.44	Estimated Capacity (Discounted Value): 8

Site No:	Address	Mablethorpe
MAB022	Land south of 28 Marian Avenue, Mablethorpe	
Comments:	Site is fairly level and access can be gained in two possible positions. It is within the red (danger to all) area on the Environment Agency's 2115 Hazard Maps	
Suitability:	No, site is within the red (danger to all) area on the Environment Agency's 2115 Hazard Maps.	
Availability	Previously no interest in development but recent enquiry suggests this has changed	
Deliverability	No	
Viability:	Yes	
Area (sq.m):	4407.86	Estimated Capacity (Discounted Value): 11

Site No:	Address	Mablethorpe
MAB023	Land to rear The Homestead, Seaholme Road, Mablethorpe	
Comments:	Site is part within red (hazardous to all) area and orange (hazardous to most) area on Environment Agency's 2115 Hazard Maps with depth of 1 -2 metres	
Suitability:	No, the site is part within red (hazardous to all) area and orange (hazardous to most) area on Environment Agency's 2115 Hazard Maps	
Availability	No indication that the site is available	
Deliverability	No	
Viability:	Yes	
Area (sq.m):	3253.53	Estimated Capacity (Discounted Value): 9

Site No:	Address	Mablethorpe
MAB025	Land off Parklands	
Comments:	Business still in operation. There are small areas of this site in yellow and white zones - capacity reduced to reflect this	
Suitability:	There is a small portion of this site in yellow and white zones and therefore a small amount of development could be allowed	
Availability	No indication site is available	
Deliverability	No	
Viability:	Unlikely due to contamination and the amount of development the flood risk issues would permit.	
Area (sq.m):	6708.99	Estimated Capacity (Discounted Value): 4

Site No:	MAB028	Address:	Land off Grosvenor Road	Mablethorpe
Comments:	Bungalows to the south Site is in red (danger to all) area on Environment Agency's 2115 Hazard maps			
Suitability:	No, site is in red (danger to all) area on Environment Agency's 2115 Hazard maps			
Availability:	Unknown			
Deliverability:	No			
Viability:	No			
Area (sq.m):	1848.01	Estimated Capacity (Discounted Value):	5	

Site No:	MAB030	Address:	Land adjacent to 31 Rutland Road	Mablethorpe
Comments:	Site is in red (danger to all) area on Environment Agency's 2115 Hazard maps			
Suitability:	No, site is in red (danger to all) area on Environment Agency's 2115 Hazard maps			
Availability:	Unknown			
Deliverability:	No			
Viability:	Yes, aside from Flood Risk			
Area (sq.m):	662.40	Estimated Capacity (Discounted Value):	1	

Site No:	MAB033	Address:	Land adjacent to 11 Alexandra Road	Mablethorpe
Comments:	Existing business active Site is in red (danger to all) area on Environment Agency's 2115 Hazard maps			
Suitability:	The site is tidal flood risk in the red zone (danger for all) on the EA flood hazard maps. The site is a small warehouse/retail unit facing onto Alexandra Road, it runs for the whole length of the site. There would be opportunities for landscaping to improve the biodiversity, the buildings may have some wildlife in them but given the present use this is likely to be a limited amount. There is no impact on the townscape; redevelopment of the site would improve the visual appearance of the area, this site lies between residential properties. There is no impact on the landscape the site is urban and enclosed. There is no impact on the historic environment. The site is close to services and facilities, including sport and leisure and there is a footpath connection. There is a potential access which could be acceptable.			
Availability:	No, current business operating from the site and no indication that use is likely to cease or relocate.			
Deliverability:	No			
Viability:	Yes apart from flood risk			
Area (sq.m):	1097.08	Estimated Capacity (Discounted Value):	3	

Site No:	MAB045	Address :	Land adjacent to Olivesdene, Golf Road	Mablethorpe
Comments:	Site is in red (danger to all) area on Environment Agency's 2115 Hazard maps			
Suitability:	No, site is in red (danger to all) area on Environment Agency's 2115 Hazard maps.			
Availability	Unknown			
Deliverability	No			
Viability:	Yes, aside from Flood Risk			
Area (sq.m):	637.56	Estimated Capacity (Discounted Value):	0	

Site No:	MAB051	Address :	Land adjacent to Whites Farm, Grift Bank, Mablethorpe	Mablethorpe
Comments:	Adjacent to main drain, is within the red (danger to all) area on the Environment Agency's 2115 Hazard Maps			
Suitability:	No, access and flood risk, site is within the red (danger to all) area on the Environment Agency's 2115 Hazard Maps and is unlikely to be supported			
Availability	No indication site is available			
Deliverability	No			
Viability:	No			
Area (sq.m):	2666.28	Estimated Capacity (Discounted Value):	7	

Site No:	MAB052	Address :	Land to rear of Fern Lea, Alexandra Road	Mablethorpe
Comments:	Site is in red (danger to all) area on Environment Agency's 2115 Hazard maps			
Suitability:	The site is tidal flood risk in the red zone (danger for all) on the EA flood hazard maps. The site is vacant commercial buildings & yard. Overgrown in part. No access unless linked to redevelopment of adjoining site MAB033 which is also in existing commercial use. There would be opportunities for landscaping to improve the biodiversity, the buildings may have some wildlife in them and a survey of both the buildings and the site would have to be carried out through the planning application process. There is no impact on the townscape; redevelopment of the site would improve the visual appearance of the area, this site lies to the rear of residential properties. There is no impact on the landscape the site is urban and enclosed. There is no impact on the historic environment. The site is close to services and facilities and there is a footpath connection. There is no access expect through the adjacent site, which is presently in use, therefore connection to services and facilities is unavailable.			
Availability	Unknown			
Deliverability	No			
Viability:	Yes, aside from Flood Risk			
Area (sq.m):	1052.30	Estimated Capacity (Discounted Value):	3	

Site No:	MAB209	Address :	North of The Fulbeck PH, off Quebec Road, Mablethorpe	Mablethorpe
Comments:	Site is in red (danger to all) area on Environment Agency's 2115 Hazard maps			
Suitability:	No, site is in red (danger to all) area on Environment Agency's 2115 Hazard maps			
Availability	No indication that the site is available			
Deliverability	No			
Viability:	No			
Area (sq.m):	8128.02	Estimated Capacity (Discounted Value):	21	

Site No:	MAB211	Address :	Adj Empire Garage, Alford Road, Mablethorpe	Mablethorpe
Comments:	No, site is in red (danger to all) area on Environment Agency's 2115 Hazard maps			
Suitability:	No, site is in red (danger to all) area on Environment Agency's 2115 Hazard maps			
Availability	Yes			
Deliverability	No			
Viability:	No			
Area (sq.m):	12512.51	Estimated Capacity (Discounted Value):	32	

Site No:	MAB303	Address :	Land north of Seaholme Road	Mablethorpe
Comments:	Access to the site is off a narrow lane which would need considerable upgrade to carry the amount of traffic movements created by a site of this size. Site is part within red (danger to all) area and orange (danger to most) area on Environment Agency's 2115 Hazard Maps with depth of 1 - 2 metres			
Suitability:	No, the site is mostly within red (danger to all) area and orange (danger to most) area on Environment Agency's 2115 hazard maps.			
Availability	Yes			
Deliverability	No			
Viability:	Yes			
Area (sq.m):	82204.06	Estimated Capacity (Discounted Value):	213	

Site No:	Address	Mablethorpe
MAB305	Land south of Seaholme Road	
Comments:		
Suitability:	No - site lies wholly in the red and orange zones on the EA flood hazard maps	
Availability	Yes - now	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	171948.04	Estimated Capacity (Discounted Value): 447

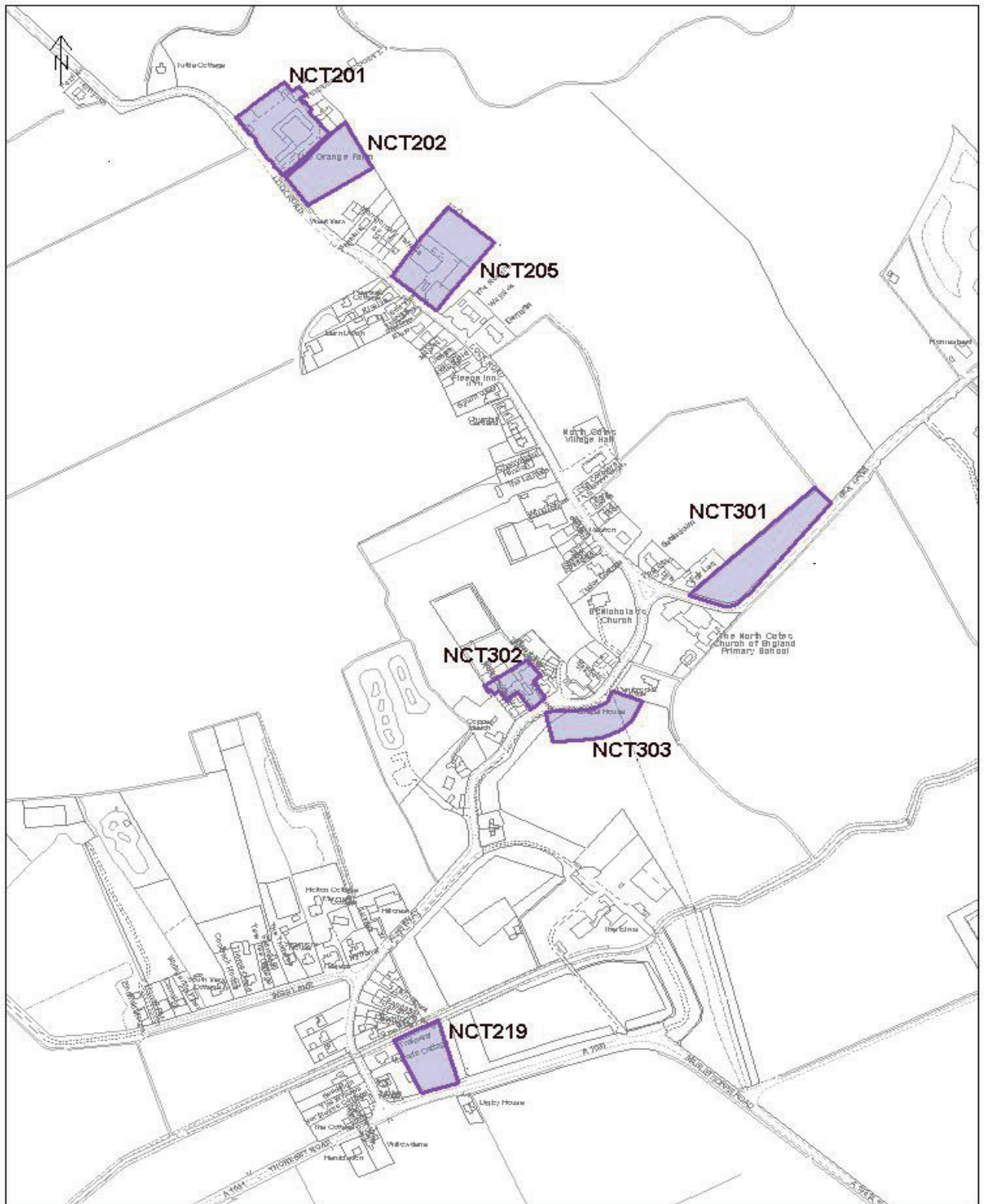
Site No:	Address	Mablethorpe
MAB306	land north of Alford Road	
Comments:		
Suitability:	No - site is wholly in the red zone on the EA flood hazard maps. Site is disconnected from the main body of the town.	
Availability	Yes	
Deliverability	No	
Viability:	Yes	
Area (sq.m):	210839.77	Estimated Capacity (Discounted Value): 548

Site No:	Address	Mablethorpe
MAB307	Land to the south of Alford Road	
Comments:		
Suitability:	No - site is wholly in the red and orange zones on the EA flood hazard maps. Site is disconnected from the main body of the town.	
Availability	Yes - now	
Deliverability	No	
Viability:	Yes	
Area (sq.m):	24641.35	Estimated Capacity (Discounted Value): 64

Site No:	MAB308	Address :	Land to the west of Church lane	Mablethorpe
Comments:				
Suitability:	No - site is wholly in the red zone on the EA flood hazard maps.			
Availability	Yes - now			
Deliverability	No			
Viability:	Yes			
Area (sq.m):	34160.29	Estimated Capacity (Discounted Value):	86	

Site No:	MAB309	Address :	Waterloo Road	Mablethorpe
Comments:				
Suitability:	The site is tidal flood risk in the red zone (danger for all) on the EA flood hazard maps. It is a light industrial site with buildings on it and an open grassed space to the north end. There would be opportunities for landscaping to improve the biodiversity, the buildings may have some wildlife in them but given the present use this is likely to be a limited amount. There is no impact on the townscape; redevelopment of the site would improve the visual appearance of the area. There is no impact on the landscape the site is urban and enclosed. There is no impact on the historic environment. The site is close to services and facilities, including sport and leisure and there is a footpath connection. There are two potential accesses both of which could be acceptable.			
Availability	Yes - now			
Deliverability	No			
Viability:	Yes but flood risk and the demolition of the buildings may affect viability.			
Area (sq.m):	24124.02	Estimated Capacity (Discounted Value):	63	

North Cotes



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Map Reference TA3400

Scale 1:5000

Site No:	Address	North Cotes
NCT201	Grange Farm, Lock Road, North Cotes	
Comments:	Is a mixture of hazard areas on the Environment Agency's 2115 Hazard Maps from Orange Danger to Most to low risk. Very rear of the site may be developable, lies in low risk, capacity reduced to reflect this	
Suitability:	Yes - The site is a mixture of hazard areas on the Environment Agency's 2115 Hazard Maps from Orange Danger to Most to low risk.	
Availability	Yes - now	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	4916.86	Estimated Capacity (Discounted Value): 2

Site No:	Address	North Cotes
NCT202	Land adj Grange Farm, Lock Road, North Cotes	
Comments:	A mixture of hazard areas on the Environment Agency's 2115 Hazard Maps from Orange Danger to Most to low risk. Capacity has been reduced to reflect this.	
Suitability:	Yes - The site is in a mixture of hazard areas on the Environment Agency's 2115 Hazard Maps from Orange Danger to Most to low	
Availability	Yes	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	3751.84	Estimated Capacity (Discounted Value): 2

Site No:	Address	North Cotes
NCT205	Adj Montgomery Terrace, Lock Road, North Cotes	
Comments:	in a mixture of hazard areas on the Environment Agency's 2115 Hazard Maps from Orange Danger to Most to low risk. To the rear is low risk may be able to get 2 units on.	
Suitability:	Yes - but the site is in a mixture of hazard areas on the Environment Agency's 2115 Hazard Maps from Orange to low risk.	
Availability	Yes - but because of existing business in the 2nd phase	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	5632.91	Estimated Capacity (Discounted Value): 2

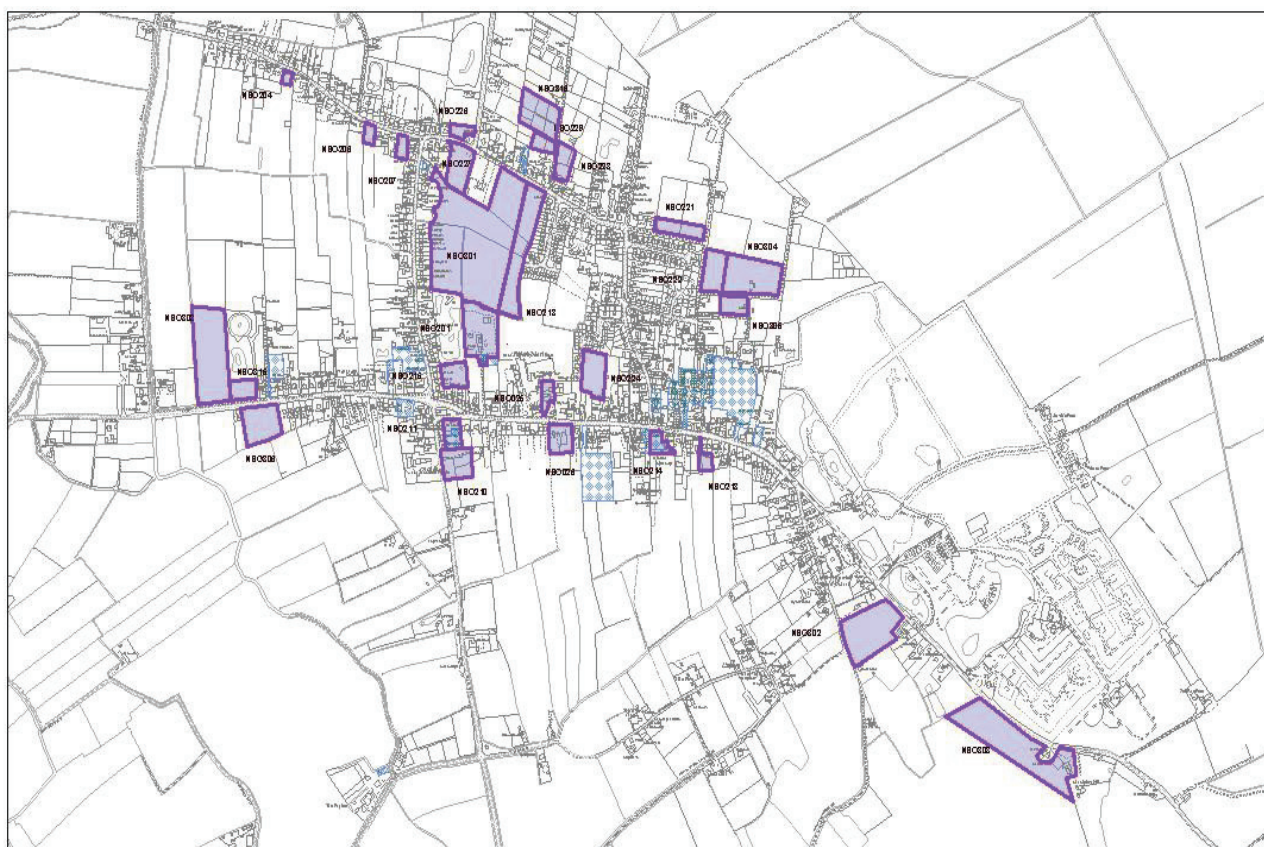
Site No:	Address :	North Cotes
Comments:	The site is in the orange (danger to most) area on the Environment Agency's 2115 Hazard Maps	
Suitability:	No, the site is in the orange (danger to most) area on the Environment Agency's 2115 Hazard Maps. Access will be difficult onto busy road	
Availability	Yes	
Deliverability	No	
Viability:	Yes	
Area (sq.m):	2953.65	Estimated Capacity (Discounted Value): 4

Site No:	Address :	North Cotes
Comments:	The site is in the red (danger to all) area on the Environment Agency's 2115 Hazard Maps.	
Suitability:	No. The site is in the red (danger to all) area on the Environment Agency's 2115 Hazard Maps.	
Availability	Yes	
Deliverability	No	
Viability:	Yes	
Area (sq.m):	5465.49	Estimated Capacity (Discounted Value): 8

Site No:	Address :	North Cotes
Comments:	The site is in a mixture of yellow, green and orange (danger to most) areas on the Environment Agency's Hazard Maps	
Suitability:	Yes - though the site is within a mixture of yellow, green and orange (danger to most) area on the Environment Agency's Hazard Maps	
Availability	Yes - 20 years	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	1551.20	Estimated Capacity (Discounted Value): 2

Site No:	Address Fleetway		North Cotes
Comments:	The site is within the orange (danger to most) green and yellow areas on the Environment Agency's Hazard Maps		
Suitability:	No - The site is within the orange (danger to most) yellow and green areas on the Environment Agency's Hazard Maps. Protected open frontage and site on a bend in the road.		
Availability	Yes - 20 years		
Deliverability	No		
Viability:	No, on policy grounds		
Area (sq.m):	3015.50	Estimated Capacity (Discounted Value):	2

North Somercotes



Site No:	Address :	North Somercotes
NSO025	Land to rear of Red House Farm, Keeling Street	
Comments:	Site is part in the orange zone, in green (low hazard) area of Environment Agency's 2115 hazard maps. Capacity reduced to reflect this	
Suitability:	The site is tidal flood risk in the orange zone (danger for all) and green zone (low risk) on the EA flood hazard maps. The site is a stables with outbuildings, there is a green area the front of the site with a shared access. The buildings could house wildlife and a survey would have to be carried out. There is no impact on the townscape; redevelopment of the site would improve visual appearance of the area. There will be no impact on the landscape as the site is reasonably well enclosed. There is no impact on the historic environment. The site is close to services and facilities. Any access would have to pass adjacent to existing residential properties and would have to be shared, this may have an impact. Capacity reduced to reflect the mixed flood risk on the site.	
Availability	Unknown	
Deliverability	No	
Viability:	Yes, except the flood risk and demolition of the buildings	
Area (sq.m):	2074.77	Estimated Capacity (Discounted Value): 2

Site No:	Address :	North Somercotes
NSO026	Bus Depot, Keeling Street	
Comments:	Site is in orange (danger to most) area on Environment Agency's 2115 hazard maps with a depth of 0.5 - 1 metre	
Suitability:	The site is tidal flood risk in the orange zone (danger for all) on the EA flood hazard maps. The site is a bus depot, with some boundary hedging and an open frontage, there is a building on the site. There would be opportunities for landscaping to improve the biodiversity, the building may have some wildlife in it but given the present use this is likely to be a limited amount. There is no impact on the townscape; redevelopment of the site would improve the visual appearance of the area. There will be an impact on the landscape as the site is open to the rear within a flat landscape. There is no impact on the historic environment. The site is close to services and facilities and there is a footpath connection on the opposite side of the road. The site has an existing access which is suitable.	
Availability	Unknown, site is still in use	
Deliverability	No	
Viability:	Yes, apart from flood risk	
Area (sq.m):	4230.84	Estimated Capacity (Discounted Value): 8

Site No:	Address :	North Somercotes
NSO201	Old Camp Ground (Coxens Yard), off Keeling Street, North Somercotes	
Comments:	Site is within orange (danger to most) area on Environment Agency's 2115 hazard maps with depth of 0.25 - 0.5 metres	
Suitability:	The site is tidal flood risk in the orange zone (danger for all) on the EA flood hazard maps. The site is a former coal yard, now disused with empty buildings on it. There would be opportunities for landscaping to improve the biodiversity; the buildings may have some wildlife in them. The boundary is made up of mature hedging with some TPO trees on the site, to the east lies the secondary school, to the west residential properties and woodland. There is no impact on the townscape; redevelopment of the site would improve the visual appearance of the area, though most likely would have little impact on the street scene because it is so far set back from the road. There will be no impact on the landscape as the site is enclosed. There is no impact on the historic environment. The site is close to services and facilities, the site is a long way from the main road, set back down a lengthy driveway, which is unlit. Once on the main road there is a footway. Any access would have to pass adjacent to existing residential properties and may have an impact.	
Availability	Yes	
Deliverability	Yes	
Viability:	Yes, apart from flood risk, the demolition of the buildings, there may be contamination because of the previous use	
Area (sq.m):	11563.40	Estimated Capacity (Discounted Value): 22

Site No:	Address :	North Somercotes
NSO204	West View Farm, Bank End, North Somercotes	
Comments:	Site is within orange (danger to most) area on the Environment Agency's Hazard Maps.	
Suitability:	The site is agricultural buildings. The buildings are single storey traditional agricultural buildings, one of them runs along the frontage and is quite attractive, its loss would impact on the street scene. There will be no impact on the landscape as the site is reasonably well enclosed. There is a slight impact on the historic environment, because the buildings are of a traditional nature but not listed. The site is not close to services and facilities, Bank End is a narrow rural lane flanked by residential properties, lighting is not good and there is no footpath.	
Availability	Unknown	
Deliverability	No	
Viability:	Yes, aside from Flood Risk	
Area (sq.m):	755.25	Estimated Capacity (Discounted Value): 2

Site No:	Address :	North Somercotes
NSO206	West of Home View, Bank End, North Somercotes	
Comments:	Site is within orange (danger to most) area on the Environment Agency's Hazard Maps.	
Suitability:	No, site is within orange (danger to most) area on the Environment Agency's Hazard Maps.	
Availability	Unknown	
Deliverability	No	
Viability:	Yes	
Area (sq.m):	1354.86	Estimated Capacity (Discounted Value): 3

Site No:	Address :	North Somercotes
NSO207	R/O Springfield House, Jubilee Road, North Somercotes	
Comments:	Site is within orange (danger to most) area on the Environment Agency's Hazard Maps.	
Suitability:	site is within orange (danger to most) area on the Environment Agency's Hazard Maps.	
Availability	Unknown	
Deliverability	No	
Viability:	Yes, aside from Flood Risk	
Area (sq.m):	1524.41	Estimated Capacity (Discounted Value): 3

Site No:	Address	
NSO210	South of Lindis House, South Road, North Somercotes	North Somercotes
Comments:	Site is in red (danger to all) and orange (danger to most) area on Environment Agency's 2115 hazard maps	
Suitability:	site is in orange (danger to most) area on Environment Agency's 2115 hazard maps.	
Availability	No	
Deliverability	No	
Viability:	Yes	
Area (sq.m):	5687.76	Estimated Capacity (Discounted Value): 11

Site No:	Address	
NSO211	R/O Lilac House, Keeling Street, North Somercotes	North Somercotes
Comments:	Site is in orange (danger to most) area on Environment Agency's 2115 hazard maps with a depth of 0.25 - 0.5 metres. Owner sent informal enquiry in 22/06/07 and was told no on principle grounds and as result the site had not been visited to check site specific constraints	
Suitability:	Yes, planning permission granted	
Availability	Yes	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	3236.23	Estimated Capacity (Discounted Value): 2

Site No:	Address	
NSO213	R/O Four Mile Point, Keeling Street, North Somercotes	North Somercotes
Comments:	Site is within yellow (danger to some) area on the Environment Agency's Hazard Maps	
Suitability:	Yes - site is within yellow (danger to some) area on the Environment Agency's Hazard Maps	
Availability	Yes - now	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	1606.66	Estimated Capacity (Discounted Value): 3

Site No:	Address	North Somercotes
NSO214	East of Methodist Church, Keeling Street, North Somercotes	
Comments:	Site is in yellow (danger to some) area on Environment Agency's 2115 Hazard Maps with depth of 0 - 0.25 metres	
Suitability:	Yes, subject to flood mitigation	
Availability	Yes - now	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	2334.73	Estimated Capacity (Discounted Value): 6

Site No:	Address	North Somercotes
NSO215	R/O Newstead, Keeling Street, North Somercotes	
Comments:	Site is within orange (danger to most) area on Environment Agency's 2115 hazard maps with depth of 0.25 - 0.5 metres	
Suitability:	No, access is poor for a site of this size. If development of a lesser number was possible. However, site is within orange (danger to most) area on Environment Agency's 2115 hazard maps	
Availability	Interest shown in 2007. Response suggests numbers will be limited due to poor access	
Deliverability	Yes	
Viability:	Yes, although limited numbers due to access	
Area (sq.m):	3840.41	Estimated Capacity (Discounted Value): 7

Site No:	Address	North Somercotes
NSO218	Land adj Evison Way, North Somercotes	
Comments:	The site is within the orange (danger to most) area on the Environment Agency's 2115 hazard maps with a depth of 0.5 - 1 and 1 - 2 metres	
Suitability:	No, the site is within the orange (danger to most) area on the Environment Agency's hazard maps	
Availability	Unknown	
Deliverability	No	
Viability:	Yes	
Area (sq.m):	14205.01	Estimated Capacity (Discounted Value): 27

Site No:	Address :	North somercotes
NSO221	Adj The Bungalow, Green Lane, off Churchill Road, North Somercotes	
Comments:	The site is within the orange (danger to most) area on the Environment Agency's 2115 hazard maps with a depth of 0.5 -1 and 1 -2 metres	
Suitability:	No, site is within the orange (danger to most) area on the Environment Agency's hazard maps.	
Availability	Yes - now	
Deliverability	No	
Viability:	Yes	
Area (sq.m):	4306.95	Estimated Capacity (Discounted Value): 8

Site No:	Address :	North Somercotes
NSO222	Comer Green Lane/The Common, North Somercotes	
Comments:	Site is in orange (danger to most) area on Environment Agency's 2115 Hazard maps	
Suitability:	No, site is in orange (danger to most) area on Environment Agency's 2115 Hazard maps	
Availability	Unknown	
Deliverability	No	
Viability:	Yes	
Area (sq.m):	5603.22	Estimated Capacity (Discounted Value): 10

Site No:	Address :	North Somercotes
NSO224	R/O Oak House, Keeling Street, North Somercotes	
Comments:	Site is within orange (danger to most) area on Environment Agency's 2115 hazard maps with depth of 0.25 - 0.5 metres	
Suitability:	No, site is within orange (danger to most) area on Environment Agency's 2115 hazard maps.	
Availability	Site was promoted for residential development in 2005, positive response given as within settlement, no interest since.	
Deliverability	No	
Viability:	Yes	
Area (sq.m):	6388.72	Estimated Capacity (Discounted Value): 12

Site No:	Address :	North Somercotes
NSO226	Corner of Bank End/Marsh Lane, North Somercotes	
Comments:	Site is in the red (danger to all) area on Environment Agency's 2115 Hazard Maps with depth of 1 -2 metres	
Suitability:	No, site is in the red (danger for all) on the EAs flood hazard maps	
Availability	Unknown	
Deliverability	No	
Viability:	No	
Area (sq.m):	1726.56	Estimated Capacity (Discounted Value): 3

Site No:	Address :	North Somercotes
NSO227	Adj The Old Bricklayers, Bank End, North Somercotes	
Comments:	Adjacent to cemetery and school. Public footpath runs along southern boundary. Site is within orange (danger to most) area on the Environment Agency's Hazard Maps	
Suitability:	No, site is within orange (danger to most) area on the Environment Agency's Hazard Maps	
Availability	Site was promoted by the landowner in 2003 and 2004	
Deliverability	No	
Viability:	Yes	
Area (sq.m):	6382.99	Estimated Capacity (Discounted Value): 12

Site No:	Address :	North Somercotes
NSO228	R/O Ramble Dene, Cemetery Road, North Somercotes	
Comments:	Site is within orange (danger to most) area on Environment Agency's 2115 hazard maps with depth of 0.25 - 0.5 metres and 1 -2 metres	
Suitability:	No, site is within orange (danger to most) area on Environment Agency's 2115 hazard maps with depth of 0.25 - 0.5 metres.	
Availability	Unknown	
Deliverability	No	
Viability:	Yes	
Area (sq.m):	3603.66	Estimated Capacity (Discounted Value): 7

Site No:	Address	North Somercotes
NSO229	Adj Jeans, Common Lane, North Somercotes	
Comments:	Site is within orange (danger to most) area on Environment Agency's 2115 hazard maps with depth of 0.25 - 0.5 metres	
Suitability:	site is in orange (danger to most) area on Environment Agency's maps.	
Availability	Unknown	
Deliverability	No	
Viability:	Yes	
Area (sq.m):	2205.95	Estimated Capacity (Discounted Value): 4

Site No:	Address	North Somercotes
NSO301	Land off Cemetery Lane	
Comments:	The site is within the orange (danger to most) area on the Environment Agency's 2115 hazard maps with a depth of 0.5 -1 and 1 -2 metres. Build area reduced by 0.993 to allow buffer around listed buildings, foot path diversion and access.	
Suitability:	No, site is within the orange (danger to most) area on the Environment Agency's hazard maps.	
Availability	Yes	
Deliverability	Uncertain	
	This is a large site and it is uncertain that the market would support that level of development in that location, a smaller portion of the site may be viable but the site has been proposed in its entirety. Flood risk is also a viability issue	
Area (sq.m):	58560.34	Estimated Capacity (Discounted Value): 111

Site No:	Address	North Somercotes
NSO302	Land at Warren Road	
Comments:	Site is in orange (dangers to most) area on Environment Agency's 2115 Hazard Map with depth of 0.5 - 1 and 1 - 2 metres	
Suitability:	site is in orange (danger to most) area on Environment Agency's 2115 Hazard Map	
Availability	Yes	
Deliverability	No	
Viability:	Yes, aside from Flood Risk	
Area (sq.m):	15538.23	Estimated Capacity (Discounted Value): 29

Site No: NSO303		Address Land on Warren Road	
Comments:	Capacity reduced because of impact on adjacent listed building		
Suitability:	No, site is in a red and orange zone, danger to all, danger to some on the EA Flood Hazard Maps		
Availability	Yes		
Deliverability	No		
Viability:	No		
Area (sq.m):	26568.27	Estimated Capacity (Discounted Value):	40

Site No: NSO304		Address Camelot, The Common		North Somercotes
Comments:	Site is in red (danger to all) area on Environment Agency's 2115 Hazard maps			
Suitability:	No, site is in red (danger to all) area on Environment Agency's 2115 Hazard maps.			
Availability	Yes			
Deliverability	Yes			
Viability:	Yes, aside from Flood Risk			
Area (sq.m):	12547.50	Estimated Capacity (Discounted Value):	24	

Site No: NSO305		Address Land at Camelot, The Common		North Somercotes
Comments:	Site is in orange (danger to most) area on Environment Agency's 2115 Hazard maps			
Suitability:	site is in orange (danger to most) area on Environment Agency's 2115 Hazard maps.			
Availability	Yes			
Deliverability	Yes			
Viability:	Yes			
Area (sq.m):	3118.34	Estimated Capacity (Discounted Value):	5	

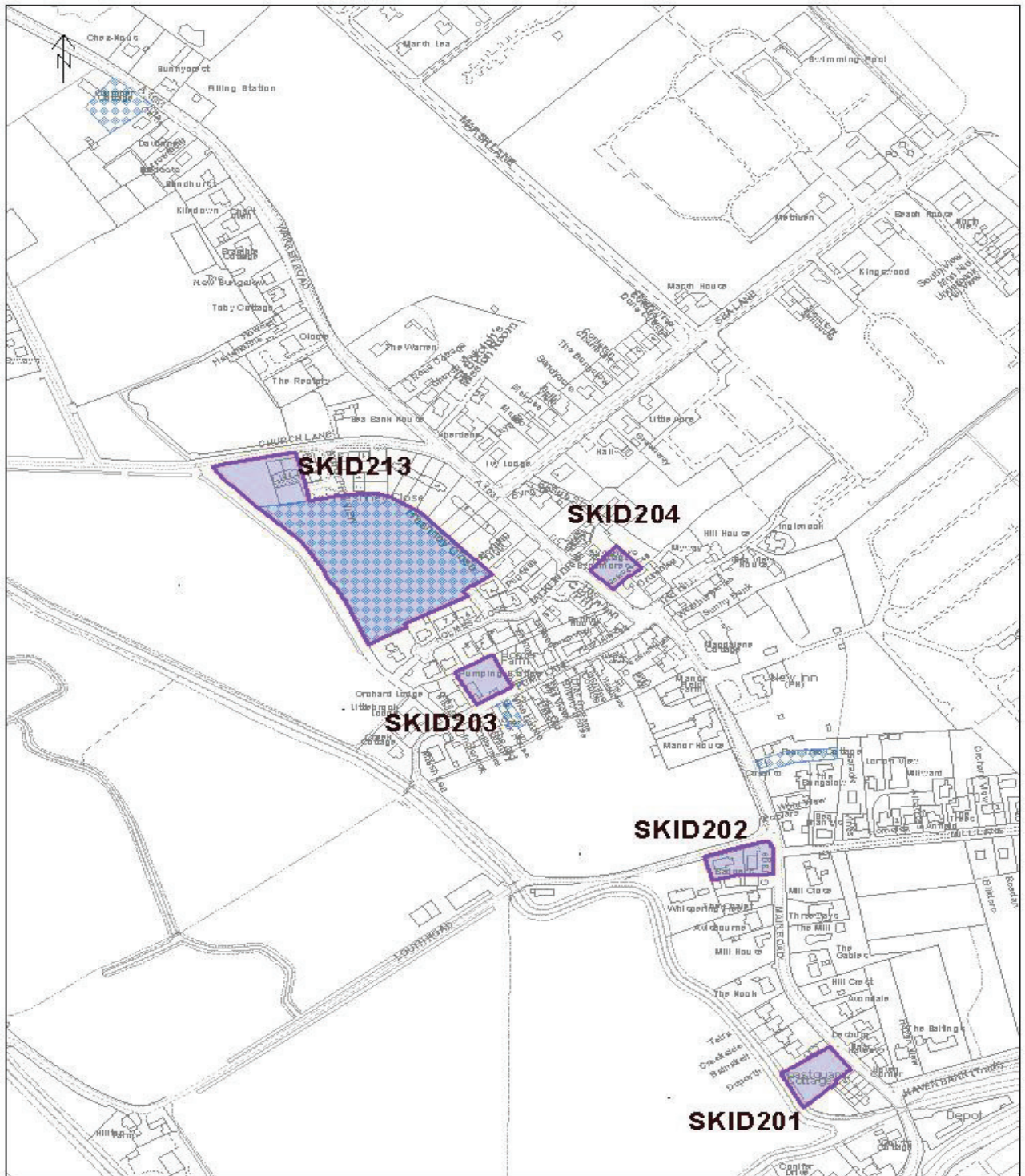
Site No:	Address	North Somercotes
NSO306	Conisholme Road	
Comments:	Site is within the Orange (Danger to Most) area on the Environment Agency's 2115 Hazard Maps	
Suitability:	Site is within the Orange (Danger to Most) area on the Environment Agency's 2115 Hazard Maps.	
Availability	Yes, site was promoted by landowner in 2003	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	8204.78	Estimated Capacity (Discounted Value): 16

Site No:	Address	
NSO308	Land at Conisholme Road	
Comments:		
Suitability:	No, site lies in an orange zone on the EA Flood Hazard Maps	
Availability	Yes	
Deliverability	No	
Viability:	No	
Area (sq.m):	19957.84	Estimated Capacity (Discounted Value): 35

Site No:	Address	
NSO315	Land off Conisholme Road	
Comments:		
Suitability:	No, site lies in red and orange zones, danger to all, danger to some on the EA Flood Hazard Maps.	
Availability	Yes, now	
Deliverability	No	
Viability:	No	
Area (sq.m):	3137.99	Estimated Capacity (Discounted Value): 5

Site No:	NSO316	Address :	Land at Common Lane
Comments:			
Suitability:	No, site lies in a red zone, danger to all on the EA flood hazard maps		
Availability	Yes		
Deliverability	No		
Viability:	No		
Area (sq.m):	8509.03	Estimated Capacity (Discounted Value):	15

Saltfleet



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Map Reference TF4593

Scale 1:4000

Site No:	SKID201	Address :	Adj Coastguard Cottages, Main Road, Skidbrooke with Saltfleet Haven	Skidbrooke with Saltfleet Haven
Comments:	The site is in the orange (danger to most) area on the Environment Agency's 2115 hazard maps.			
Suitability:	The site is in the orange (danger to most) area on the Environment Agency's 2115 hazard maps.			
Availability	Unknown			
Deliverability	No			
Viability:	Yes, aside from Flood Risk			
Area (sq.m):	1436.72	Estimated Capacity (Discounted Value):	2	

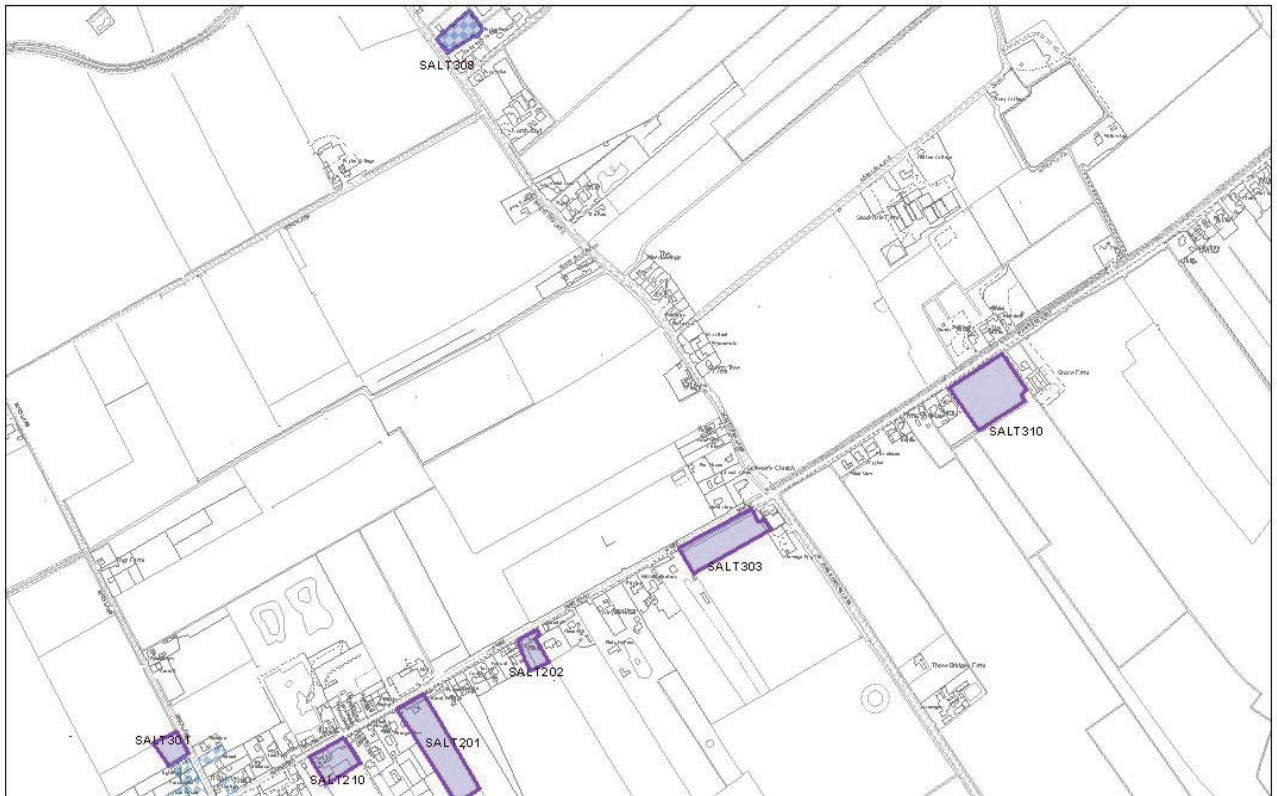
Site No:	SKID202	Address :	Corner Louth Road/Main Road, Skidbrooke with Saltfleet Haven	Skidbrooke with Saltfleet Haven
Comments:	Site is in the green low hazard and yellow area (danger for some) Environment Agency's 2115 hazard maps.			
Suitability:	Site is in the green low hazard and yellow area (danger for some) Environment Agency's 2115 hazard maps. Proximity of petrol filling station and shop will be a constraint			
Availability	Unknown			
Deliverability	No			
Viability:	No			
Area (sq.m):	1284.01	Estimated Capacity (Discounted Value):	2	

Site No:	SKID203	Address :	Adj Home Farm, Pump Lane, Skidbrooke with Saltfleet Haven	Skidbrooke with Saltfleet Haven
Comments:	Site is in the yellow/green area on the Environment Agency's 2115 hazard maps.			
Suitability:	Site is in the yellow/green area on the Environment Agency's 2115 hazard maps.			
Availability	Unknown			
Deliverability	No			
Viability:	No			
Area (sq.m):	1056.83	Estimated Capacity (Discounted Value):	2	

Site No:	SKID204	Address :	Adj The Sycamores, Main Road, Skidbrooke with Saltfleet Haven	Skidbrooke with Saltfleet Haven
Comments:	Site is in yellow (danger to some) area on Environment Agency's 2115 Hazard maps.			
Suitability:	Front half of the site is covered by a TPO but the site is outside the flood hazard zones			
Availability	Unknown			
Deliverability	No			
Viability:	No			
Area (sq.m):	756.44	Estimated Capacity (Discounted Value):	1	

Site No:	SKID213	Address :	Freshney Close, off Church Lane, Skidbrooke with Saltfleet Haven	Skidbrooke with Saltfleet Haven
Comments:	The site is within a mixture of different areas on the Environment Agency's 2115 Hazard Maps, the majority of the site being in the orange (hazardous to most) area. Capacity reduced to reflect this.			
Suitability:	Planning permission granted on O/L for 7 units			
Availability	Yes			
Deliverability	Yes			
Viability:	Yes			
Area (sq.m):	14521.46	Estimated Capacity (Discounted Value):	7	

Saltfleetby

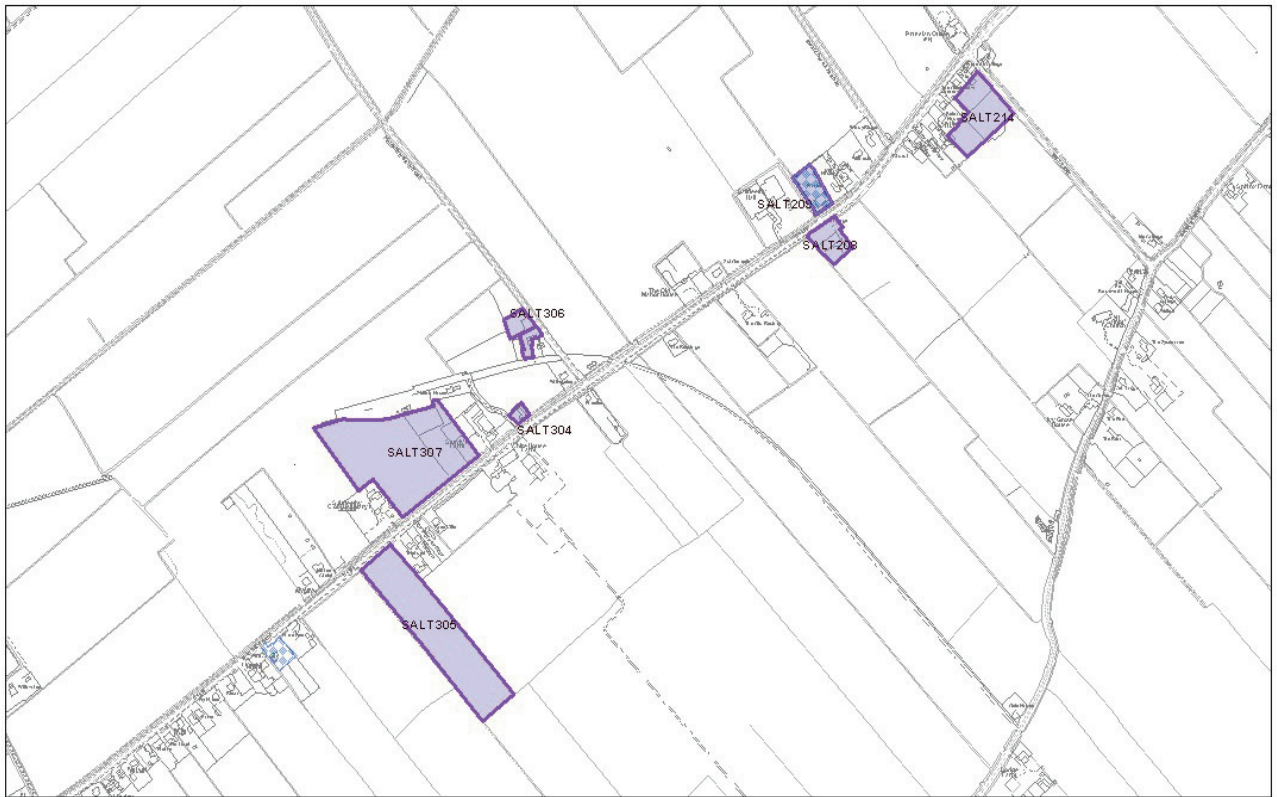


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TF4289

Scale 1:7500



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TF4490

Scale 1:7500

Site No:	Address	Saltfleetby
SALT201	Adj Grange View, Main Road, Saltfleetby	Saltfleetby
Comments:	Part of the site is within the yellow (danger to some) on the Environment Agency's 2115 Hazard Maps, capacity reduced to reflect this and the fact this is suitable for frontage development only.	
Suitability:	Yes - part of the site is in the yellow flood; frontage development may be appropriate.	
Availability	Yes	
Deliverability	Yes	
Viability:	Yes, aside from Flood Risk	
Area (sq.m):	8628.67	Estimated Capacity (Discounted Value): 5

Site No:	Address	Saltfleetby
SALT202	Meadowbank, Main Road, Saltfleetby	Saltfleetby
Comments:	Part of the site is within the yellow (danger to some) on the Environment Agency's 2115 Hazard Maps.	
Suitability:	Yes, site is partly in the yellow zone on the EA flood hazard maps at the rear	
Availability	Unknown	
Deliverability	No	
Viability:	Site is an awkward shape and it maybe that it is only suitable for one plot	
Area (sq.m):	1787.04	Estimated Capacity (Discounted Value): 1

Site No:	Address	Saltfleetby
SALT208	Former Pocklingtons Garage, Main Road, Saltfleetby	Saltfleetby
Comments:	Flood risk in Saltfleetby is a combination of coastal and fluvial. The site is in Flood Zone 3 and rapid inundation zone and the orange (danger to most) area on the Environment Agency's 2115 hazard maps.	
Suitability:	No site is in the orange zone on the EA coastal flood hazard maps	
Availability	There has been interest in developing this site in the past, the garage is still in use but at a low level	
Deliverability	No	
Viability:	Uncertain	
Area (sq.m):	2989.50	Estimated Capacity (Discounted Value): 4

Site No:	Address :	Saltfleetby
SALT209	Opposite former Pocklingtons Garage, Main Road, Saltfleetby	
Comments:	Unknown Filled Ground (Pond marsh river stream dock etc) Medium risk from Hist Potential Infill Sites 1840 - 1997 overlay May be able to develop at the rear of the site as this lies within the yellow and green zones on the EA coastal maps. Planning permission granted N/145/02488/13	
Suitability:	Yes rear of site is in the yellow and green zones of the EA coastal flood hazard maps	
Availability	Yes. There has been a planning application on this site in the past and there is still interest	
Deliverability	Yes	
Viability:	Uncertain	
Area (sq.m):	2463.87	Estimated Capacity (Discounted Value): 2

Site No:	Address :	Saltfleetby
SALT210	Petrol Filling Station, Main Road, Saltfleetby	
Comments:	Flood risk in Saltfleetby is a combination of coastal and fluvial. The site is in Flood Zone 3 and rapid inundation zone, although it is within the green (low hazard) and yellow (danger to some) on the Environment Agency's 2115 Hazard Maps.	
Suitability:	Yes - site is in the green zone on the EA flood hazard maps.	
Availability	No, business still operates from the site	
Deliverability	No	
Viability:	No	
Area (sq.m):	3310.11	Estimated Capacity (Discounted Value): 5

Site No:	Address :	Saltfleetby
SALT214	R/O The Old Granary, Main Road, Saltfleetby	
Comments:	Flood risk in Saltfleetby is a combination of coastal and fluvial. The site is in Flood Zone 3 and rapid inundation zone and the red (danger to all) area on the Environment Agency's 2115 hazard maps.	
Suitability:	No Site is mainly in the red and orange on the EA coastal flood hazard maps	
Availability	Unknown	
Deliverability	No	
Viability:	Uncertain	
Area (sq.m):	7341.54	Estimated Capacity (Discounted Value): 10

Site No:	Address	Saltfleetby
SALT301	Ings Lane	
Comments:	Site is in the yellow zone on the hazard area on the Environment Agency's 2115 Hazard Maps.	
Suitability:	Yes - site is in the yellow zone on the EA coastal flood hazard maps	
Availability	No	
Deliverability	No	
Viability:	Yes, aside from Flood Risk	
Area (sq.m):	1757.47	Estimated Capacity (Discounted Value): 3

Site No:	Address	Saltfleetby
SALT302	2 Fishmere Gate	
Comments:	Site is within orange (danger to most) area on the Environment Agency's Hazard Maps.	
Suitability:	No, site is within orange (danger to most) area on the Environment Agency's Hazard Maps.	
Availability	Yes	
Deliverability	No	
Viability:	No	
Area (sq.m):	960.31	Estimated Capacity (Discounted Value): 2

Site No:	Address	Saltfleetby
SALT303	Land off Mar Dyke	
Comments:	Open site. No access over dyke from Main Road currently. Open field plot, with open aspect all round. Site is within the orange (danger to most) on the Environment Agency's 2115 Hazard Maps.	
Suitability:	No site is all in the orange zone on the EA flood hazard maps	
Availability	Yes	
Deliverability	No	
Viability:	Yes, aside from Flood Risk	
Area (sq.m):	6559.83	Estimated Capacity (Discounted Value): 9

Site No:	Address :	Saltfleetby
SALT304	Former Post Office, Main Road, Saltfleetby	
Comments:	Site is within orange (danger to most) area on the Environment Agency's Hazard Maps.	
Suitability:	No, site is within orange (danger to most) area on the Environment Agency's Hazard Maps.	
Availability	Unknown	
Deliverability	No	
Viability:	Uncertain	
Area (sq.m):	618.60	Estimated Capacity (Discounted Value): 1

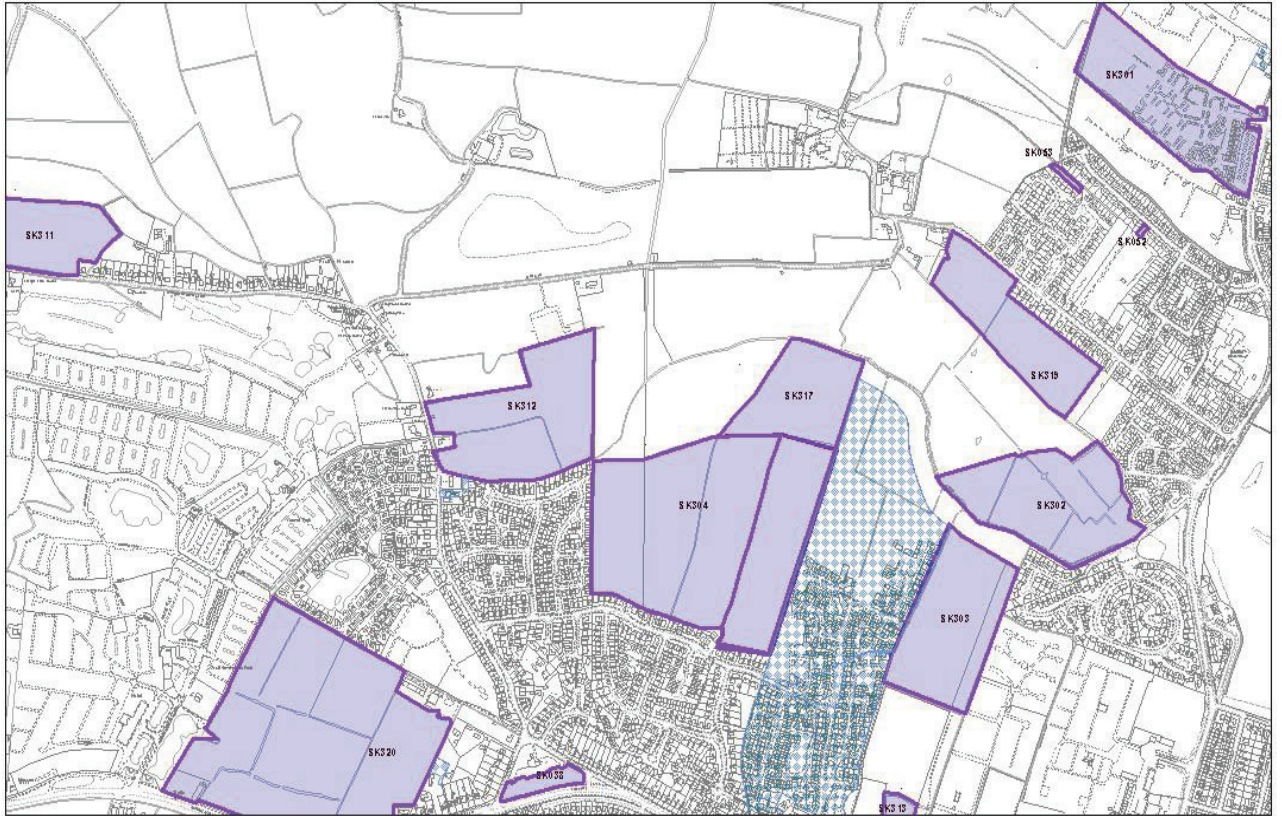
Site No:	Address :	Saltfleetby
SALT305	Main Road	
Comments:	Site is in low hazard area on the Environment Agency's 2115 hazard maps	
Suitability:	Yes - but the site is a long linear site, projecting out into the open countryside out of scale and character for Saltfleetby. Frontage development would be more in keeping with the form of development in the village.	
Availability	Yes	
Deliverability	Not as a whole but yes for frontage	
Viability:	As a whole site, there is uncertainty over it's vaibility in terms of the amout of development and the infrastructure required	
Area (sq.m):	21085.33	Estimated Capacity (Discounted Value): 4

Site No:	Address :	Saltfleetby
SALT306	2 Fishmere Gate	
Comments:	Site is within the Orange (Danger to Most) area on the Environment Agency's 2115 Hazard Maps.	
Suitability:	No, site is within the Orange (Danger to Most) area on the Environment Agency's 2115 Hazard Maps.	
Availability	Yes	
Deliverability		
Viability:	Uncertain	
Area (sq.m):	1430.63	Estimated Capacity (Discounted Value): 1

Site No:	SALT308	Address :	Land on the north east side of North End Lane	Saltfleetby
Comments:				
Suitability:	No - site is outside the main settlement and in the open countryside.			
Availability	Yes - now			
Deliverability	No			
Viability:	Yes			
Area (sq.m):	2411.50	Estimated Capacity (Discounted Value):	3	

Site No:	SALT310	Address :	Land off Main Road	
Comments:				
Suitability:	No, site lies in an orange zone, danger for some on the EA flood hazard maps			
Availability	Yes			
Deliverability	No			
Viability:	No			
Area (sq.m):	8537.62	Estimated Capacity (Discounted Value):	16	

Skegness

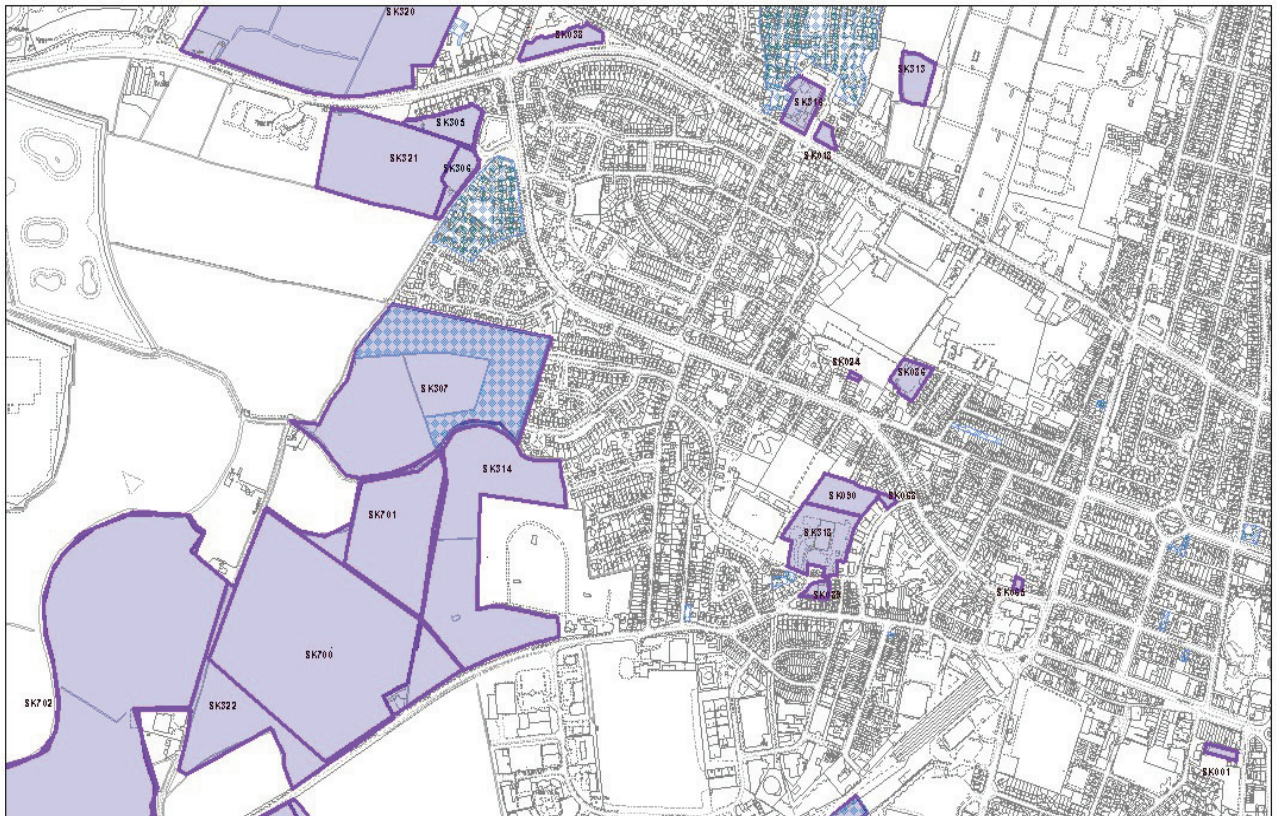


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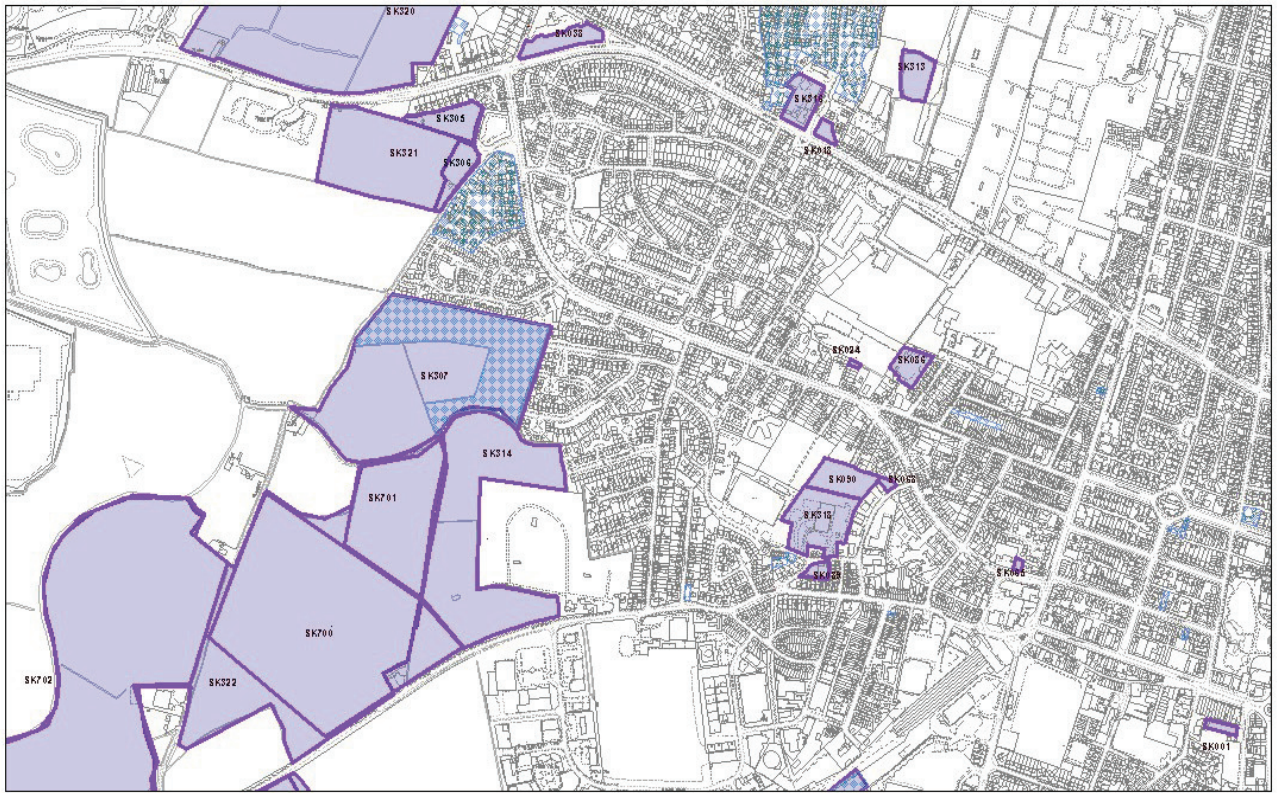


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Site No:	SK001	Address :	Land off Arcadia Road	Skegness
Comments:	Site is within Green/Yellow Area on 2115 EA Hazard Mapping. Capacity has been input to reflect that already approved			
Suitability:	The site is tidal flood risk in the yellow and green zones (Low) on the EA flood hazard maps. The site is a car sales area. There is no green infrastructure on the site. It has grey palisade fencing for its boundary feature. There would be no impact on the townscape, redevelopment would improve the area. There will be no impact on the landscape as the site is urban and reasonably well enclosed. There is no impact on the historic environment. There will be room to improve biodiversity through landscaping. The site is very close to services and facilities; it is next to the town centre. The site had pp for ground floor retail and 6 flats in 2006, this has expired.			
Availability	No - Planning permission lapsed.			
Deliverability	Yes			
Viability:	Yes			
Area (sq.m):	1322.85	Estimated Capacity (Discounted Value):	6	

Site No:	Address	Skegness
SK015	Land adjacent to 7 Seacroft Drive	
Comments:	Site is within yellow (danger to some) and green areas on the Environment Agency's Hazard Maps.	
Suitability:	Yes, site is within yellow (danger to some) and green areas on the Environment Agency's Hazard Maps where development will require an FRA	
Availability	Unknown	
Deliverability	No	
Viability:	No	
Area (sq.m):	548.89	Estimated Capacity (Discounted Value): 1

Site No:	Address	Skegness
SK018	Land corner of Churchill Avenue & Burgh Road	
Comments:	Site is in red (danger to all) area on Environment Agency's 2115 Hazard maps	
Suitability:	No, site is in red (danger to all) area on Environment Agency's 2115 Hazard maps. Site is an important amenity open space.	
Availability	Unknown	
Deliverability	No	
Viability:	No	
Area (sq.m):	1516.47	Estimated Capacity (Discounted Value): 4

Site No:	Address	Skegness
SK024	Land adjacent to 9 St Clements Green	
Comments:	Site is in red (danger to all) area on Environment Agency's 2115 Hazard maps.	
Suitability:	No, site is in red (danger to all) area on Environment Agency's 2115 Hazard maps.	
Availability	Unknown	
Deliverability	No	
Viability:	No	
Area (sq.m):	297.37	Estimated Capacity (Discounted Value): 1

Site No:	Address	Skegness
SK038	Land in front of Welcome Inn PH, off Burgh Rd	
Comments:	This green area also provides an attractive entrance feature to Skegness. Site is in red (danger to all) area on Environment Agency's 2125 Hazard maps	
Suitability:	No, site is in red (danger to all) area on Environment Agency's 2125 Hazard maps. It also provides an important piece of amenity space both for the public house and in the general street scene	
Availability	Yes	
Deliverability	No	
Viability:	No	
Area (sq.m):	6566.29	Estimated Capacity (Discounted Value): 17

Site No:	Address	Skegness
SK052	Land adjacent to 13 Lady Matilda's Drive	
Comments:	Site is in red (danger to all) area on Environment Agency's 2115 Hazard maps.	
Suitability:	No, site is in red (danger to all) area on Environment Agency's 2115 Hazard maps.	
Availability	Unknown	
Deliverability	No	
Viability:	No	
Area (sq.m):	321.29	Estimated Capacity (Discounted Value): 1

Site No:	Address	Skegness
SK053	Land to rear of 8-16 Danial Close	
Comments:	Site is in red (danger to all) area on Environment Agency's 2115 Hazard maps.	
Suitability:	No, site is in red (danger to all) area on Environment Agency's 2115 Hazard maps. Also, no apparent means of access.	
Availability	Unknown	
Deliverability	No	
Viability:	No	
Area (sq.m):	954.06	Estimated Capacity (Discounted Value): 3

Site No:	SK065	Address :	Land adjacent to Telephone Exchange, Lincoln Rd	Skegness
Comments:	Site is within orange (danger to most) area on the Environment Agency's Hazard Maps.			
Suitability:	No, site is within orange (danger to most) area on the Environment Agency's Hazard Maps.			
Availability	Uncertain if the landowner wished to release that land. Site has had planning permission twice for a block of flats but has not been developed. The last permission has only just expired and may have been influenced by the economic downturn.			
Deliverability	No			
Viability:	Yes			
Area (sq.m):	465.30	Estimated Capacity (Discounted Value):	1	

Site No:	SK068	Address :	Land adjacent to Hall, off Grantham Drive	Skegness
Comments:	Site is within red and orange areas on the Environment Agency's Hazard Maps.			
Suitability:	No, site is within red and orange areas on the Environment Agency's Hazard Maps.			
Availability	Unknown			
Deliverability	No			
Viability:	No			
Area (sq.m):	655.93	Estimated Capacity (Discounted Value):	1	

Site No:	SK085	Address :	Land between Railway Line and William Way	Skegness
Comments:	Site is within Orange (Danger to Most) Area on 2115 EA Hazard Mapping. Capacity only put on for the part of the site without planning permission, 44 units were granted permission in 2000			
Suitability:	The site is tidal flood risk in the orange zone (danger for most) on the EA flood hazard maps. The site is a disused railway sidings and goods yard. There would be no impact on the townscape, redevelopment would improve the area. There will be no impact on the landscape as the site is urban and reasonably well enclosed. There is no impact on the historic environment. The site is close to services and facilities, there is a footpath link to the adjacent supermarket and the town centre is in easy walking distance. Half of the site already has planning permission in 2000 for 44 units, leaving 32 on that part of the land without permission.			
Availability	Unknown for whole site but part of site has PP and is available.			
Deliverability	No			
Viability:	Unknown			
Area (sq.m):	25718.70	Estimated Capacity (Discounted Value):	32	

Site No:	Address :	Skegness
SK086	Builders yard at Lansdowne Road	
Comments:	Hist - Potential Infilled Unknown Filled Ground (Pond marsh river stream dock etc) overlay. Site is in the red area on the Environment Agency's 2115 Flood Risk Maps	
Suitability:	The site is tidal flood risk in the red zone (danger for all) on the EA flood hazard maps. The site is a builders storage yard with some offices. There would be no impact on the townscape, redevelopment would improve the area. There will be no impact on the landscape as the site is urban and reasonably well enclosed. There is no impact on the historic environment. The site is reasonably close to services and facilities, including the local grammar school. Lansdowne Road does not have a footpath but it is only a short road linking into the wider network. There is an existing access to the site which could be suitable.	
Availability	Yes	
Deliverability	No	
Viability:	Yes, aside from Flood Risk.	
Area (sq.m):	4668.24	Estimated Capacity (Discounted Value): 12

Site No:	Address :	Skegness
SK089	Car/furniture sales, Old Wainfleet Road	
Comments:	Site is within Orange (Danger to Most) Area on 2115 EA Hazard Mapping and 0.25 - 0.5 metres	
Suitability:	The site is tidal flood risk in the orange zone (danger for most) on the EA flood hazard maps. The site is a yard with some one single storey portacabin style building on it, presently used as a car hand wash. The boundaries are open along the frontage; site is devoid of any green landscaping. Any development would improve biodiversity. There would be no impact on the townscape, redevelopment would improve the area. There will be no impact on the landscape as the site is urban and reasonably well enclosed. There is no impact on the historic environment. The site is reasonably close to services and facilities, there is a footpath. There is a suitable access.	
Availability	Site is currently in commercial use but has been promoted as a site	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	1634.25	Estimated Capacity (Discounted Value): 4

Site No:	Address :	Skegness
SK090	Land r/o Kwiksave	
Comments:	Site in in both red (danger to all) and orange (danger to most) areas on Environment Agency's 2115 Hazard Maps	
Suitability:	No, site in in both red (danger to all) and orange (danger to most) areas on Environment Agency's 2115 Hazard Maps. Also, possible contamination issues from former land use and proximity to commercial operations.	
Availability	Unknown owner	
Deliverability	No	
Viability:	No	
Area (sq.m):	8320.07	Estimated Capacity (Discounted Value): 22

Site No:	Address	
SK301	Garden City	Winthorpe, Skegness
Comments:	Site is in red (danger to all) area on Environment Agency's 2115 Hazard maps	
Suitability:	No, site is in red (danger to all) area on Environment Agency's 2115 Hazard maps.	
Availability	Yes	
Deliverability	No	
Viability:	No	
Area (sq.m):	70348.62	Estimated Capacity (Discounted Value): 183

Site No:	Address	
SK302	Land off West Way	Skegness
Comments:	Site is in red (danger to all) area on Environment Agency's 2115 Hazard maps	
Suitability:	No, site is in red (danger to all) area on Environment Agency's 2115 Hazard maps.	
Availability	Yes	
Deliverability	No	
Viability:	No	
Area (sq.m):	69907.58	Estimated Capacity (Discounted Value): 182

Site No:	Address	
SK303	Land North of Burgh Road	Skegness
Comments:	Site is in red (danger to all) area on Environment Agency's 2115 Hazard maps	
Suitability:	No, site is in red (danger to all) area on Environment Agency's 2115 Hazard maps.	
Availability	Yes	
Deliverability	No	
Viability:	No	
Area (sq.m):	63926.56	Estimated Capacity (Discounted Value): 166

Site No:	Address	Skegness
SK304	Land off Beacon Park Drive	
Comments:	Site is in red (danger to all) area on Environment Agency's 2115 Hazard maps. Capacity has been reduced by 9.23Ha because of overlap with SK317.	
Suitability:	No, site is in red (danger to all) area on Environment Agency's 2115 Hazard maps.	
Availability	Yes	
Deliverability	No	
Viability:	No	
Area (sq.m):	179364.37	Estimated Capacity (Discounted Value): 226

Site No:	Address	Skegness
SK305	Land off Warth Lane	
Comments:	Adjacent to LCC Waste Transfer Site Hist - Potential Infilled Unknown Filled Ground (Pond marsh river stream dock etc) overlay Site is in red (danger to all) area on Environment Agency's 2115 Hazard maps	
Suitability:	No, site is in red (danger to all) area on Environment Agency's 2115 Hazard map.	
Availability	Yes	
Deliverability	No	
Viability:	No	
Area (sq.m):	7928.62	Estimated Capacity (Discounted Value): 21

Site No:	Address	Skegness
SK306	Land off Warth Lane	
Comments:	Site in in both red (danger to all) and orange (danger to most) areas on Environment Agency's 2115 Hazard Maps	
Suitability:	No, site in in both red (danger to all) and orange (danger to most) areas on Environment Agency's 2115 Hazard Maps. Site is close to public tip.	
Availability	Yes	
Deliverability	No	
Viability:	No	
Area (sq.m):	6358.84	Estimated Capacity (Discounted Value): 17

Site No:	Address	Skegness
SK307	Land east of Warth Lane	
Comments:	Site in in both red (danger to all) and orange (danger to most) areas on Environment Agency's 2115 Hazard Maps	
Suitability:	Planning permission granted for 169 homes - affordable housing site	
Availability	Yes.	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	119260.40	Estimated Capacity (Discounted Value): 169

Site No:	Address	Skegness
SK310	Land west of Gibraltar Road	
Comments:	Site is within Orange (Danger to Most) Area on 2115 EA Hazard Mapping and depths of between 0.5 - 1 metre	
Suitability:	No the site is not suitable - The site is greenfield and it lies within Orange (Danger to Most) Area on 2115 EA Hazard Mapping and is very close to the sea frontage. The site is agricultural fields with boundary hedges and drainage ditches. It is flat with open views to the north east. Access on a site this size would have to be from more than one point as the possibilities are quite narrow. The site is reasonably close to the services and facilities in the town centre and there are footways with lighting. The site does not impact on the historic environment nor the townscape though it is moving development further out into the countryside.	
Availability	Yes	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	226442.76	Estimated Capacity (Discounted Value): 372

Site No:	Address	Skegness
SK311	Land North of Everingtons Lane	
Comments:	Site is in red (danger to all) area on Environment Agency's 2125 Hazard maps and depth of 0.5 - 1 and 1 - 2 metres	
Suitability:	No, site is in red (danger to all) area on Environment Agency's 2125 Hazard maps. Site is remote from the built form of Skegness, adding to a line of piecemeal development straggling into the open countryside	
Availability	Yes	
Deliverability	No	
Viability:	Yes	
Area (sq.m):	62134.63	Estimated Capacity (Discounted Value): 161

Site No:	Address	Skegness
SK312	Land off Beacon Way	
Comments:	Site in in both red (danger to all) and orange (danger to most) areas on Environment Agency's 2115 Hazard Maps with depth of predominantly 1 - 2 metres	
Suitability:	No, site in in both red (danger to all) and orange (danger to most) areas on Environment Agency's 2115 Hazard Maps.	
Availability	Yes	
Deliverability	No	
Viability:	No	
Area (sq.m):	76181.94	Estimated Capacity (Discounted Value): 198

Site No:	Address	Skegness
SK313	Land north of Burgh Road	
Comments:	Site is in red (danger to all) area on Environment Agency's 2115 Hazard maps	
Suitability:	No, site is in red (danger to all) area on Environment Agency's maps. No apparent means of access.	
Availability	Yes	
Deliverability	No	
Viability:	No	
Area (sq.m):	6652.01	Estimated Capacity (Discounted Value): 17

Site No:	Address	Skegness
SK314	Land north of Wainfleet Road	
Comments:	Site in in both red (danger to all) and orange (danger to most) areas on Environment Agency's 2115 Hazard Maps	
Suitability:	No, site in in both red (danger to all) and orange (danger to most) areas on Environment Agency's 2115 Hazard Maps.	
Availability	Yes	
Deliverability	No	
Viability:	No	
Area (sq.m):	79876.86	Estimated Capacity (Discounted Value): 235

Site No:	Address	Skegness
SK315	Land west of Richmond Drive	
Comments:	Site is within Orange (Danger to Most) Area on 2115 EA Hazard Mapping and depth of 0.5 - 1 metre, with some pockets of 1 - 2 metres depth	
Suitability:	No, site is within Orange (Danger to Most) Area on 2115 EA Hazard Mapping	
Availability	Yes	
Deliverability	No	
Viability:	No	
Area (s.q.m):	323760.08	Estimated Capacity (Discounted Value): 842

Site No:	Address	Skegness
SK316	Skegness Fire Station, Churchill Avenue	
Comments:	Relocation of the fire station would have to be established and implemented before this site could be released. Bus route is available along Churchill Avenue. Site is in red (danger to all) area on Environment Agency's 2115 Hazard maps	
Suitability:	No, site is in red (danger to all) area on Environment Agency's 2115 Hazard maps.	
Availability	Yes, although this would require the relocation of the Fire Station, plans for this are not underway and this may take time to bring forward	
Deliverability	No	
Viability:	No	
Area (s.q.m):	6596.87	Estimated Capacity (Discounted Value): 25

Site No:	Address	Skegness
SK317	Land north of Beacon Park Drive	
Comments:	Site is in red (danger to all) area on Environment Agency's 2115 Hazard maps	
Suitability:	No, site is in red (danger to all) area on Environment Agency's 2115 Hazard maps.	
Availability	Yes	
Deliverability	No	
Viability:	No	
Area (s.q.m):	95819.91	Estimated Capacity (Discounted Value): 249

Site No:	Address	Skegness
SK318	Former Kwiksave Store, North of Old Wainfleet Road	
Comments:	Contamination - Unknown Filled Ground (Pit quarry etc) Potentially Infilled Site 1991 and Clay Bricks and Tile Manufacture 1889, 1906, 1951. Landfill site.	
Suitability:	The site is tidal flood risk in the red and orange zones (danger for most and danger for all) on the EA flood hazard maps. The site is a former supermarket site now derelict. There is not very much in the way of green infrastructure on the site. There may be room to improve biodiversity through landscaping. There would be no impact on the townscape, redevelopment would improve the area. There will be no impact on the landscape as the site is urban and reasonably well enclosed. There is no impact on the historic environment. The site is close to services and facilities, there is a footpath link and the town centre is in easy walking distance.	
Availability	The Department has had an informal enquiry for housing development (or log cabins) on the site and the site is for sale	
Deliverability	No	
Viability:	Yes, aside from Flood Risk Issues	
Area (sq.m):	17271.99	Estimated Capacity (Discounted Value): 45

Site No:	Address	Winthorpe
SK319	Land south of Church Lane	
Comments:	Site is within the red (danger to most) area on the Environment Agency's 2115 hazard maps	
Suitability:	No, site is within the red (danger to most) area on the Environment Agency's 2115 hazard maps.	
Availability	Yes	
Deliverability	No	
Viability:	No, on flood risk grounds	
Area (sq.m):	51462.77	Estimated Capacity (Discounted Value): 134

Site No:	Address	Skegness
SK320	Land at Burgh Road	
Comments:	Site is within the orange (danger to most) area on the Environment Agency's 2115 hazard maps	
Suitability:	No, site is within the orange (danger to most) area on the Environment Agency's 2115 hazard maps.	
Availability	Yes	
Deliverability	No	
Viability:	No, due to flood risk	
Area (sq.m):	187954.01	Estimated Capacity (Discounted Value): 489

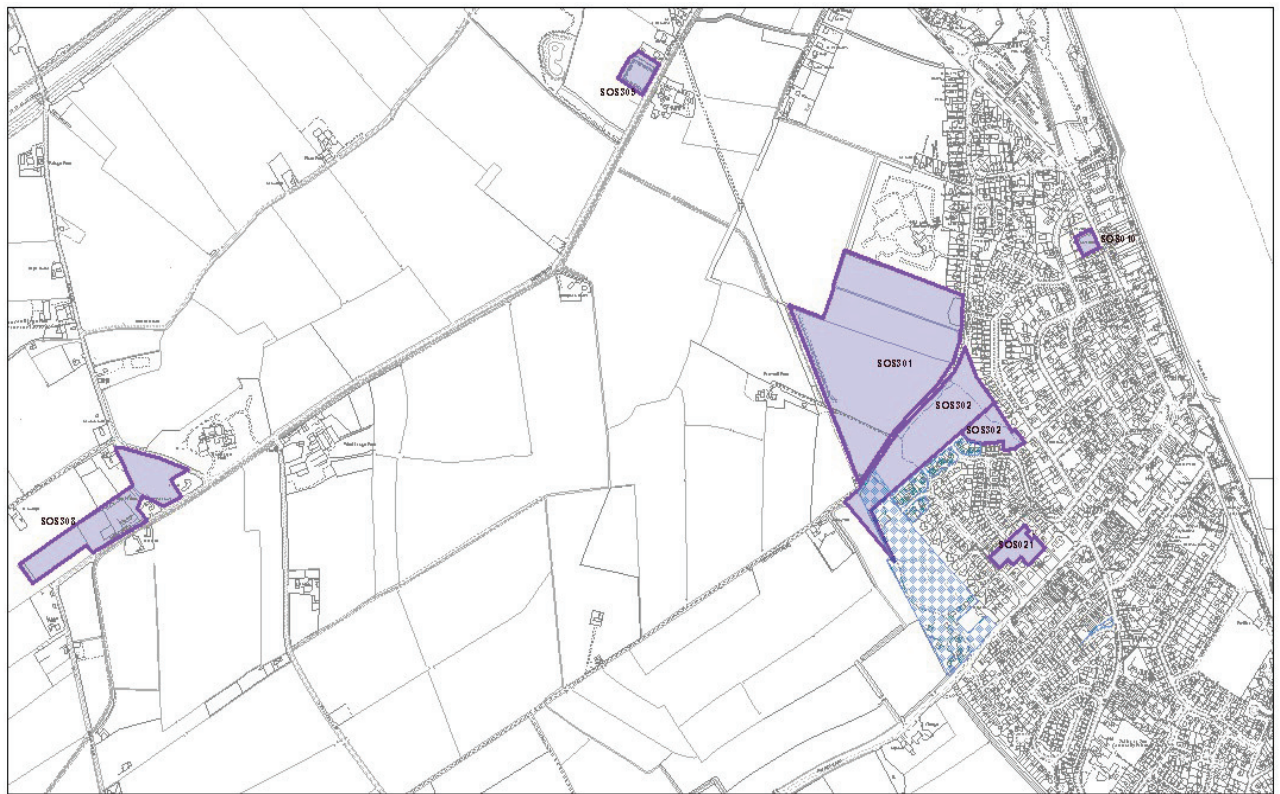
Site No:	Address	Skegness
SK321	Land at Sundial Farm, Warth Lane	
Comments:	Site is within the red (danger to all) and orange (danger to most) areas on the Environment Agency's 2115 hazard maps	
Suitability:	No, site is within the red (danger to all) and orange (danger to most) areas on the Environment Agency's 2115 hazard maps.	
Availability	Yes	
Deliverability	No	
Viability:	Yes, due to flood risk	
Area (sq.m):	62583.09	Estimated Capacity (Discounted Value): 163

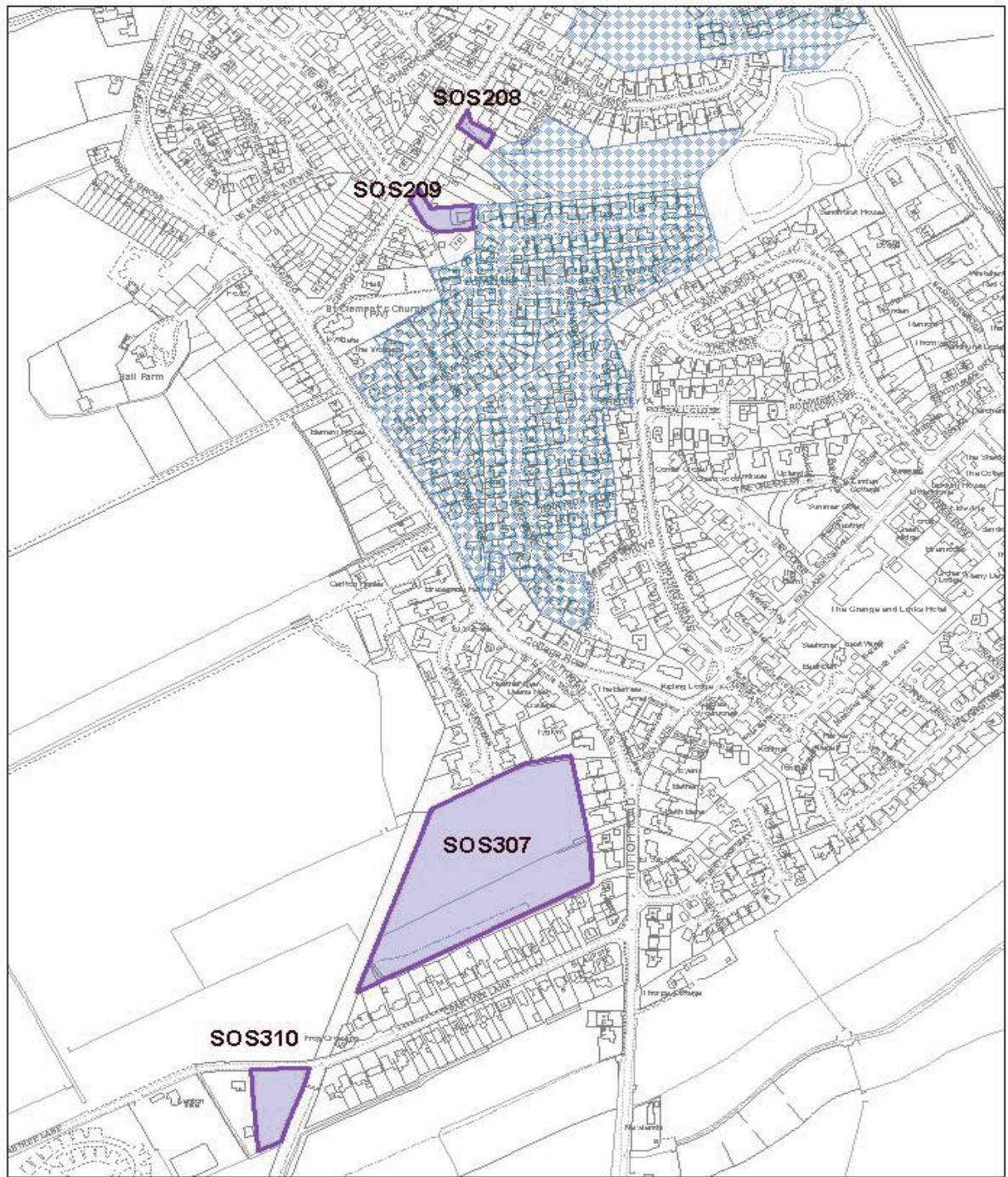
Site No:	Address	Skegness
SK700	Land north of Wainfleet Road	
Comments:		
Suitability:	Yes, but not for housing because of coastal flood risk, the site lies in a red and orange zone, danger for all, danger for most.	
Availability	Yes	
Deliverability	Yes	
Viability:	Yes	
Area (sq.m):	153846.81	Estimated Capacity (Discounted Value): 0

Site No:	Address	Skegness
SK701	land north of Wainfleet Road	
Comments:		
Suitability:	No, site lies in the orange and red flood zones on the EA coastal flood hazard maps, danger for all, danger for some. Also there is no access to the site except through the adjacent proposed employment land, this would not be appropriate and could lead to a conflict between road users.	
Availability	Yes	
Deliverability	No	
Viability:	No	
Area (sq.m):	45683.83	Estimated Capacity (Discounted Value): 130

Site No: SK702	Address: Land on both sides of Wainfleet Road	
Comments:		
Suitability:	No, site lies in the orange and red flood zones on the EA coastal flood hazard maps, danger for all, danger for some.	
Availability:	Yes	
Deliverability:	No	
Viability:	No	
Area (sq.m):	811553.64	Estimated Capacity (Discounted Value): 2106

Sutton on Sea and Trusthorpe





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Site No:	SOS010	Address:	Land adjacent to Silverdale, Trusthorpe Road, Sutton On Sea	Sutton on Sea
Comments:	Site is within the red (danger to all) area on the Environment Agency's 2115 Hazard Maps			
Suitability:	No, site is within the red (danger to all) area on the Environment Agency's 2115 Hazard Maps.			
Availability	No indication site is available			
Deliverability	No			
Viability:	Yes			
Area (sq.m):	1786.70	Estimated Capacity (Discounted Value):	4	

Site No:	SOS021	Address:	Land adjacent to 10 Marine Avenue West, Sutton On Sea	Sutton on Sea
Comments:	Site has remained this way for many years. It is kept tidy but no clear use. Site is within the red (danger to all) area on the Environment Agency's 2115 Hazard Maps			
Suitability:	No, site is within the red (danger to all) area on the Environment Agency's 2115 Hazard Maps			
Availability	No			
Deliverability	No			
Viability:	Yes			
Area (sq.m):	5469.48	Estimated Capacity (Discounted Value):	14	

Site No:	SOS208	Address:	Land between 20A & 20B Church Lane, Sutton On Sea	Sutton on Sea
Comments:	Site is within orange (danger to most) area on the Environment Agency's Hazard Maps.			
Suitability:	No, site is within orange (danger to most) area on the Environment Agency's Hazard Maps.			
Availability	Unknown			
Deliverability	No			
Viability:	No			
Area (sq.m):	443.07	Estimated Capacity (Discounted Value):	1	

Site No:	Address :	Sutton on Sea
Comments:	Site is within orange (danger to most) area on the Environment Agency's Hazard Maps with depth of 1 -2 metres	
Suitability:	No, the site is within orange (danger to most) area on the Environment Agency's Hazard Maps	
Availability	No indication that the site is available	
Deliverability	No	
Viability:	Yes	
Area (sq.m):	1313.34	Estimated Capacity (Discounted Value): 2

Site No:	Address :	Mablethorpe
Comments:	Site is within the red (danger to all) area on the Environment Agency's 2115 Hazard Maps	
Suitability:	No, site is within the red (danger to all) area on the Environment Agency's 2115 Hazard Maps	
Availability	Yes	
Deliverability	No	
Viability:	Yes	
Area (sq.m):	102572.30	Estimated Capacity (Discounted Value): 266

Site No:	Address :	Mablethorpe
Comments:	Site is within the red (danger to all) area on the Environment Agency's 2115 Hazard Maps	
Suitability:	No, site is within the red (danger to all) area on the Environment Agency's 2115 Hazard Maps.	
Availability	Yes	
Deliverability	No	
Viability:	Yes	
Area (sq.m):	35935.66	Estimated Capacity (Discounted Value): 93

Site No:	Address	Sutton on Sea
SOS303	Marine Avenue	
Comments:	Site is within the red (danger to all) area on the Environment Agency's 2115 Hazard Maps	
Suitability:	No, site is within the red (danger to all) area on the Environment Agency's 2115 Hazard Maps	
Availability	Yes	
Deliverability	No	
Viability:	Yes	
Area (sq.m):	6900.41	Estimated Capacity (Discounted Value): 18

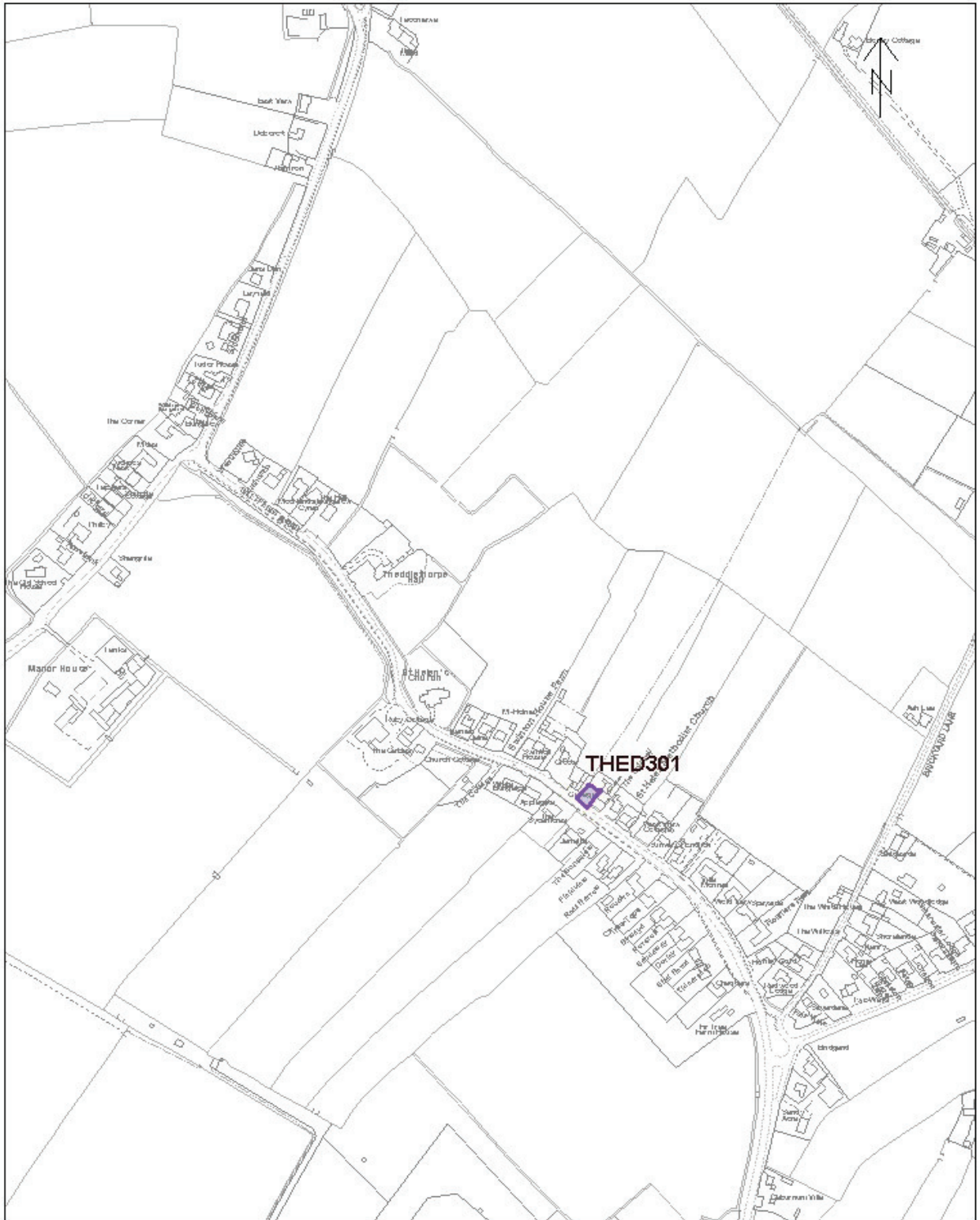
Site No:	Address	Sandilands
SOS307	Land rear of properties on Crabtree Lane	
Comments:	Site is within the red area on the EA hazard maps	
Suitability:	No, site is within red area on the Environment Agency's Hazard Map. Access is problematic.	
Availability	Yes	
Deliverability	Possible time delay due to access issue	
Viability:	Yes	
Area (sq.m):	25323.94	Estimated Capacity (Discounted Value): 66

Site No:	Address	
SOS308	Land at Rossa Lane	
Comments:	. Part Carvan park part stabling/menage and open land	
Suitability:	The site is tidal flood risk in the orange (High Risk) zone on the EA flood hazard maps. The site is part caravan site, part stabling, ménage and open land. There is some landscaping but it could be improved to add quality to biodiversity. There would be no impact on the townscape because this site is detached from the main body of the settlement and is in effect in the open countryside. There will be a minor impact on the landscape as the site lies within a flat landscape, development would obstruct wider views into the distance. There is no impact on the historic environment. The site is a considerable distance from services and facilities with no footpath link and no street lighting, it is in effect in the open countryside.	
Availability	Yes	
Deliverability	No	
Viability:	No	
Area (sq.m):	29319.78	Estimated Capacity (Discounted Value): 78

Site No:	SOS309	Address :	Main Street
Comments:			
Suitability:	The site is tidal flood risk in the red (High Risk) zone on the EA flood hazard maps. The site is a former household amenity site, with trees and hedges for its boundaries. There is some landscaping but it could be improved to add quality to biodiversity. There would be no impact on the townscape because this site is detached from the main body of the settlement and is in effect in the open countryside. There will be an impact on the landscape as the site lies within a flat landscape, development would obstruct wider views into the distance. There is no impact on the historic environment. The site is a considerable distance from services and facilities with no footpath link and no street lighting, it is in effect in the open countryside.		
Availability	Yes		
Deliverability	No		
Viability:	No		
Area (sq.m):	4749.15	Estimated Capacity (Discounted Value):	10

Site No:	SOS310	Address :	Crabtree Lane Sutton on Sea
Comments:	Site is in red (danger to all) area on Environment Agency 2115 Hazard Maps.		
Suitability:	No, site is in red (danger to all) area on Environment Agency 2115 Hazard Maps.		
Availability			
Deliverability			
Viability:	No		
Area (sq.m):	2871.42	Estimated Capacity (Discounted Value):	0

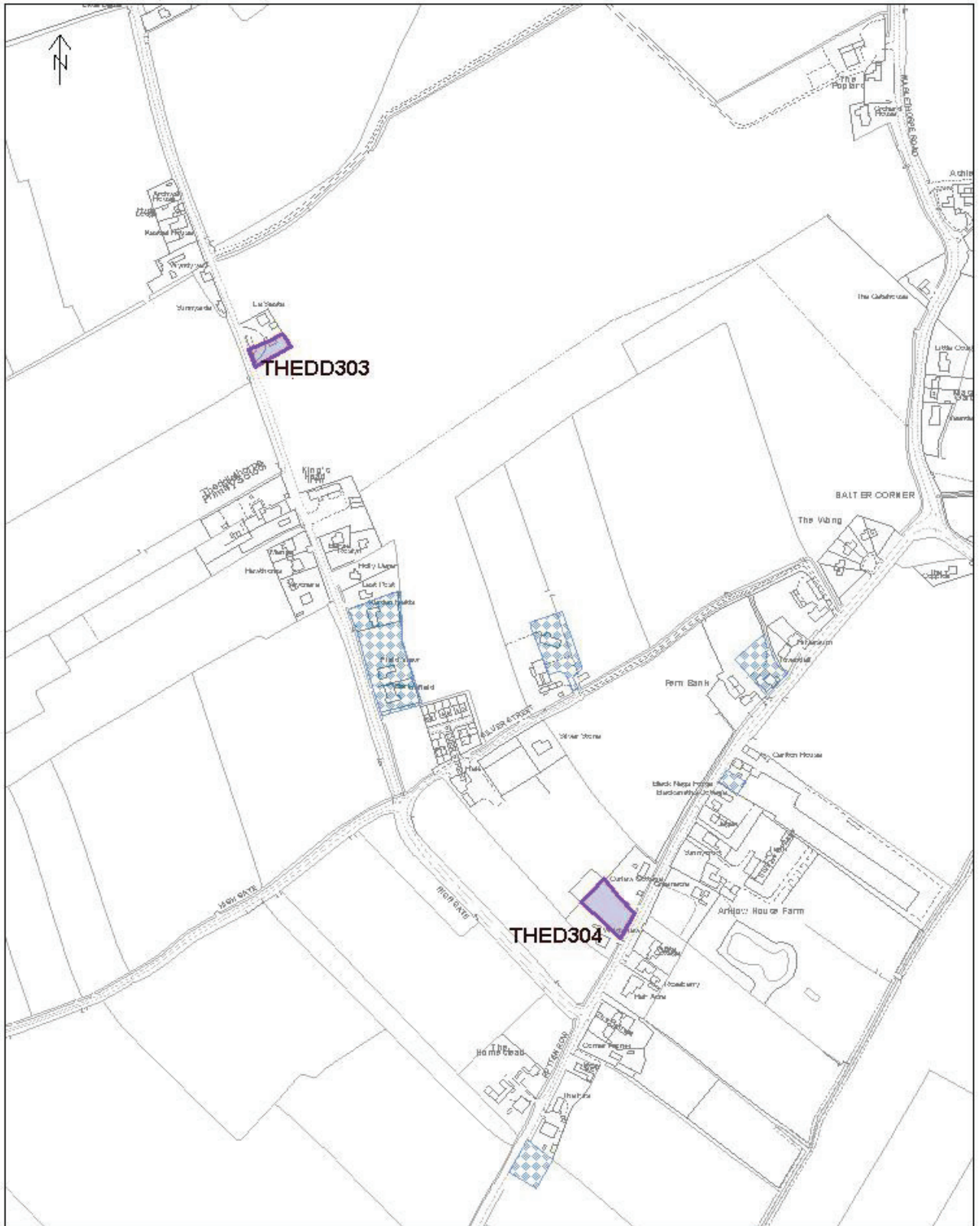
Theddlethorpe



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Scale 1:5000

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Map Reference TF4787

Scale 1:5000

Site No:	Address :	
THED301	Former Garage, Main Road, Theddlethorpe	Theddlethorpe
Comments:	Site is within red (danger to all) area on the Environment Agency's Hazard Maps	
Suitability:	No, site is within red (danger to all) area on the Environment Agency's Hazard Maps.	
Availability	Unknown	
Deliverability	No	
Viability:	No	
Area (sq.m):	272.70	Estimated Capacity (Discounted Value): 1

Site No:	Address :	
THED303	Former Petrol Filling Station, Highgate, Theddlethorpe	Theddlethorpe
Comments:	Site is within orange (danger to most) area on the Environment Agency's Hazard Maps.	
Suitability:	No, site is within orange (danger to most) area on the Environment Agency's Hazard Maps.	
Availability	Unknown	
Deliverability	No	
Viability:	No	
Area (sq.m):	695.64	Estimated Capacity (Discounted Value): 1

Site No:	Address :	
THED304	Adj to Woldsvie, Rotten Row	Theddlethorpe
Comments:	Site is in red (danger to all) area on the Environment Agency's 2115 hazard maps	
Suitability:	No, site is in red (danger to all) area on the Environment Agency's 2115 hazard maps.	
Availability	Yes	
Deliverability	No	
Viability:	No, due to flood risk	
Area (sq.m):	1572.43	Estimated Capacity (Discounted Value): 2