

## APPENDIX 4

# Schedule of Development Sites

Location (Inset Map Ref.)	Area (Approximate)	Factors to be included in Development Brief
<b>LOUTH AREA</b>		
<b>Louth (Housing)</b>		
1.A. Andrews Close	1.5 ha (3.7 acres)	<ol style="list-style-type: none"> <li>1. Landscaped buffer zone to be provided between any new houses and the industrial site (Fardems) to the north.</li> <li>2. Provision is to be made for a range of housing including family and/or low cost housing.</li> </ol>
1.B. Brackenborough Road Keddington Road	5.8 ha (14.3 acres)	<ol style="list-style-type: none"> <li>1. Any scheme shall reserve access to land to the north and east which may have development potential in the longer term.</li> <li>2. To be conditional upon the improvement of traffic conditions at the Brackenborough Road/Keddington Road junction.</li> <li>3. To include low cost housing and amenity open space.</li> <li>4. There shall be no vehicular access to Lyndon Crescent.</li> </ol>
1.C. Former Coal Yard, Keddington Road	0.5 ha (1.2 acres)	<ol style="list-style-type: none"> <li>1. Higher density is permissible on this site to allow low cost housing.</li> <li>2. Adequate landscaped buffer to be provided between new housing and adjoining workshop site.</li> </ol>
1.D. Mount Pleasant/ Watts Lane	4 ha (9.8 acres)	Site under construction.
1.E. Legbourne Road	2.5 ha (6 acres)	<ol style="list-style-type: none"> <li>1. Access to be provided from Legbourne Road and Pasture Drive.</li> <li>2. Access to be reserved to open land beyond to retain potential for future development</li> <li>3. Family housing to be provided.</li> <li>4. Provision to be made for a cross-site footpath.</li> <li>5. Amenity space to be provided within the site.</li> <li>6. Trees and hedgerows to be incorporated into the layout.</li> </ol>
1.F. Kenwick Road	2.5 ha (6 acres)	<ol style="list-style-type: none"> <li>1. Access to be reserved to the west, to retain potential for future development.</li> <li>2. Public footpath and pond to be incorporated as integral features of site along with amenity space provision.</li> <li>3. Siting of buildings to take account of local topography.</li> <li>4. Trees and hedges to be retained.</li> </ol>
1.I.G. James Street	0.2 ha (0.5 acres)	<ol style="list-style-type: none"> <li>1. Higher density permissible to allow town house, flats or low cost housing.</li> <li>2. Development shall make provision for a riverside walk and footbridge over the River Lud.</li> </ol>
1.H. Riverhead/Charles Avenue	2.5 ha (6 acres)	<ol style="list-style-type: none"> <li>1. Higher density to be permitted on the southern part of the site provided the design, massing and scale of buildings is in proportion with nearby buildings.</li> <li>2. To relate to its adjoining space and its canalside setting.</li> <li>3. Development of the whole site dependant upon a second access from Charles Avenue.</li> </ol>
1.V. Upgate	5.0 ha (12.3 acres)	Site currently under construction.
<b>Louth (Industry)</b>		
1.J. Fairfield Industrial Estate	25.5 ha (63 acres)	<ol style="list-style-type: none"> <li>1. Access to this site (and Site K) will require improvement by direct access to the A16.</li> <li>2. A substantial landscaped buffer strip to be provided along the A16 and northern boundary.</li> <li>3. Details of landscaping treatment required for all proposed industrial premises.</li> <li>4. Provision be made for a site to accommodate communal central services.</li> </ol>
1.K. East of Fairfield Industrial Estate	15 ha (37 acres)	<ol style="list-style-type: none"> <li>1. Land will be reserved for two access points to be provided across the railway line from the existing industrial estates.</li> <li>2. No vehicular access to be provided onto Brackenborough Road.</li> <li>3. Advance landscaping to be provided as a minimum 30 metre buffer strip along the eastern boundary.</li> <li>4. The recreational function of the former railway line shall be retained.</li> </ol>

Location (Inset Map Ref.)	Area (Approximate)	Factors to be included in Development Brief
<b>Louth (Re-Development Sites)</b> <i>(Last column denotes permitted usage, asterisk indicates compulsory elements to be incorporated in any scheme)</i>		
1.1L. Spout Yard/ Broadbank/ Telephone Exchange	1.0 ha (2.5 acres)	<ul style="list-style-type: none"> <li>- Major retailing including convenience store</li> <li>- Commercial (offices)</li> <li>- Public car parking *</li> <li>- Residential flats</li> <li>- Amenity open space/footpath *</li> <li>- Community usage</li> </ul>
1.1M. Eve Street	0.8 ha (1.9 acres)	<ul style="list-style-type: none"> <li>- Commercial (offices)</li> <li>- Higher density residential, flats or low cost housing</li> <li>- Recreation or community uses</li> </ul>
1.1N. Church Street/ Queen Street	0.8 ha (1.9 acres)	<ul style="list-style-type: none"> <li>- Bus Station facilities to be retained *</li> <li>- Public car parking *</li> <li>- Community uses</li> </ul>
1.1P. Church Street/ The Gatherums	0.6 ha (1.5 acres)	<ul style="list-style-type: none"> <li>- Commercial offices</li> <li>- Higher density residential flats</li> <li>- Community usage</li> <li>- Amenity open space/footpath *</li> </ul>
1.1Q. Queen Street/ Kidgate	1.25 ha (3 acres)	<ul style="list-style-type: none"> <li>- Car parking *</li> <li>- Shopping and offices</li> <li>- Amenity open space/footpath *</li> <li>- Higher density residential flats</li> </ul>
1.1R. Uppgate/Kidgate	0.25 ha (0.6 acres)	<ul style="list-style-type: none"> <li>- Car parking * (minimum 30 spaces)</li> <li>- Shopping and offices</li> </ul>
1.2S. Thames Street	2 ha (5 acres)	<ul style="list-style-type: none"> <li>- Commercial development (offices, small workshops)</li> <li>- Higher density residential</li> <li>- Amenity open space/footpath * to incorporate the canal as a feature</li> <li>- Recreation or community use</li> </ul>
1.2T. Victoria Road/ Riverhead	1.3 ha (3.2 acres)	<ul style="list-style-type: none"> <li>- Formal recreation, including leisure centre</li> <li>- Community usage</li> </ul>
1.X. Abattoir, Broadbank	0.14 ha (0.35 acres)	<ul style="list-style-type: none"> <li>- Commercial (offices), residential flats or community uses</li> </ul>
<b>Binbrook</b>		
2.A. South of Grimsby Road	3 ha (7.4 acres)	Under construction.
2.B. Louth Road	0.5 ha (1.2 acres)	Industry. Has existing potential to extend site with additional small scale units.
<b>Grimoldby</b>		
3.A. Rear of St. Ediths Church	0.25 ha (0.6 acres)	<ol style="list-style-type: none"> <li>1. Potential extension to Linda Way should accommodate low, rural density housing.</li> <li>2. Siting/design of buildings should be sensitive to the setting of St. Ediths Church.</li> </ol>
3.B. Tinkle Street	0.4 ha (1.0 acres)	Partially developed.
3.C. Garage Site, Manby Middlegate	1.5 ha (3.7 acres)	<ol style="list-style-type: none"> <li>1. Development on any part of the site should conform to a concept for the whole site.</li> <li>2. To be served by a single access from the main road.</li> <li>3. Any scheme should reserve access to the north.</li> <li>4. The Spinney in north west corner to be retained in any layout.</li> </ol>
<b>Manby</b>		
4.A.& B. Carlton Road	0.6 ha (1.5 acres)	<ol style="list-style-type: none"> <li>1. These sites are partially developed.</li> </ol>
4.C. Church Lane	0.3 ha (0.7 acres)	<ol style="list-style-type: none"> <li>1. Small housing site limited to development off a private drive.</li> </ol>
4.E. Manby Middlegate	1.3 ha (3.2 acres)	<ol style="list-style-type: none"> <li>1. Low density development to incorporate long gardens and additional screen planting on northern (Middlegate) and southern, industrial site boundaries.</li> </ol>
4.D. Manby Airfield	23 ha (57 acres)	<ol style="list-style-type: none"> <li>1. Business park concept.</li> <li>2. Mix of industry, commercial, office, recreation, residential care usage, re-using existing buildings.</li> <li>3. Limited new development will be allowed.</li> <li>4. Rationalisation of access, car parking, traffic flow.</li> <li>5. Environmental improvements required.</li> <li>6. New development shall respect and complement the existing architectural unity and character.</li> </ol>

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<b>Legbourne</b>		
5.A. North Station Road	1.5 ha (3.7 acres)	<ol style="list-style-type: none"> <li>1. A single access shall be provided to the A157.</li> <li>2. Access to be reserved to the land beyond.</li> </ol>
5.C. A157 (Poultry houses)	1 ha (2.4 acres)	<ol style="list-style-type: none"> <li>1. Rural workshop site.</li> <li>2. Possible off-site works necessary for access.</li> <li>3. A buffer is required between site and SNCI, footpath and picnic area.</li> </ol>
<b>North Somercotes</b>		
6.A. Willerton Road	0.85 ha (2 acres)	<ol style="list-style-type: none"> <li>1. Small housing site with planning permission.</li> </ol>
6.B. North of Keeling Street	2 ha (5 acres)	<ol style="list-style-type: none"> <li>1. Requires a co-ordinated approach to development, may involve land assembly.</li> <li>2. Main access is from Keeling Street, a secondary access desirable.</li> <li>3. Public footpath across the site to be incorporated in any scheme.</li> </ol>
6.C. Coal Yard	2 ha (5 acres)	<ol style="list-style-type: none"> <li>1. Potential re-development or rationalisation for small scale industry/workshops.</li> </ol>
6.D. West of Louth Road	0.8 ha (2 acres)	<ol style="list-style-type: none"> <li>1. Partially developed rural workshop site.</li> <li>2. An Integrated landscaping scheme is essential for this exposed location.</li> </ol>
6.E. Cemetery Road	1.0 ha (2.5 acres)	<ol style="list-style-type: none"> <li>1. Site has planning permission.</li> <li>2. Requires links between Humberston Holt and footpath to recreation area adjacent to site, mixed housing types and informal layout to reflect rural location.</li> </ol>
<b>Covenham</b>		
9.A. Nursery Site	0.9 ha (2.2 acres)	<ol style="list-style-type: none"> <li>1. Maximum of 4 dwellings.</li> <li>2. Access to site is restricted and needs careful attention.</li> <li>3. Has planning permission.</li> </ol>
9.B. Haihths Farm	0.4 ha (1.0 acres)	<ol style="list-style-type: none"> <li>1. Suitable for low density development only.</li> <li>2. To reflect the local styles and surrounding buildings.</li> <li>3. Access requirements need to be resolved.</li> </ol>
<b>Donington on Bain</b>		
10.A. Old School Lane	0.15 ha (0.37 acres)	<ol style="list-style-type: none"> <li>1. Housing to complete frontage.</li> <li>2. Retain field access to north.</li> </ol>
10.B. Station Road	1 ha (2.4 acres)	<ol style="list-style-type: none"> <li>1. Site for low density housing.</li> <li>2. A single access to be provided off Station Road.</li> <li>3. Retention of the site's natural features is a pre-requisite to approval.</li> <li>4. Retention of access northwards.</li> <li>5. There is scope for an informal road layout.</li> <li>6. Incorporate right of way in layout.</li> </ol>
<b>Fotherby</b>		
11.A. Allenby Crescent	0.5 ha (1.2 acres)	<ol style="list-style-type: none"> <li>1. Small housing development to provide play/amenity area, any access to be taken from Allenby Crescent.</li> <li>2. Relationship of properties to existing dwellings to be carefully considered.</li> <li>3. Roadside hedge to be preserved and reinforced.</li> </ol>
11.B. Peppin Lane	0.5 ha (1.2 acres)	<ol style="list-style-type: none"> <li>1. Site is suitable for a maximum of 4 dwellings.</li> <li>2. Site to be served by a single access.</li> <li>3. Any scheme must be designed to protect the site's important natural features.</li> </ol>
<b>Goulceby</b>		
12.A. Butt Lane	0.25 ha (0.6 acres)	<ol style="list-style-type: none"> <li>1. A small, village housing site, suitable for low density development.</li> <li>2. Any development shall be subject to a site brief that will require site scale and design elements compatible to the site's locations.</li> </ol>
12.B. Watery Lane	0.25 ha (0.6 acres)	<ol style="list-style-type: none"> <li>1. This site provides the opportunity to form a strong visual edge to this part of the village.</li> <li>2. Layout and design shall reflect the village character.</li> </ol>
<b>Grainthorpe</b>		
13.A. Main Road	1 ha (2.4 acres)	<ol style="list-style-type: none"> <li>1. Site for housing development at low density.</li> <li>2. Any development will have a significant impact on the rural village character and design principles shall be discussed with the LPA at an early stage.</li> <li>3. To be served by a single access off the main road.</li> <li>4. Access shall be reserved to the north west.</li> </ol>

Location (Inset Map Ref.)	Area (Approximate)	Factors to be included in Development Brief
<b>Ludford</b>		
14.A. Sledge Lane	0.5 ha (1.2 acres)	1. Low density site, number limited by access constraints.
14.B. South of Main Road	1.2 ha (3 acres)	1. Suitable for housing at low density utilising a single access off A631. 2. The development should provide a landscaping buffer to the road and reserve access to the west. 3. Existing trees and hedgerows should be protected.
14.C. North of Main Road	0.5 ha (1.2 acres)	1. This site is suited to a low density development. 2. The number of units will be limited by access constraints. 3. Design should reflect prominent location in the village.
14.D. North of Main Road (Rural workshops)	1 ha (2.4 acres)	1. Any further developments need to be co-ordinated to achieve proper access, layout and landscaping in particular to enhancing the AONB setting.
<b>Saltfleet</b>		
15.A. Main Road	1.0 ha (2.5 acres)	1. A Site development brief is required to set out phasing, density, layout and style to ensure any scheme reflects the village centres character.
<b>Saltfleetby St. Peter</b>		
16.A. Ings Lane/ Mar Dyke West	0.75 ha (1.8 acres)	1. This site is suited to frontage housing only. 2. The building line is to be set back to protect the open frontage.
<b>Scamblesby</b>		
17.A. Old Main Road	0.2 ha (0.5 acres)	1. Housing on road frontage, requiring independent design treatment to safeguard village character. 2. Rear boundary treatment requires careful consideration.
17.B. Old Main Road	0.3 ha (.75 acres)	1. This site is suitable for frontage housing only. 2. Treatment to rear boundary will be important to screen properties from the main road.
17.C. Redevelopment Site	1.5 ha (3.7 acres)	1. Potential mix of frontage housing/rural workshops/storage, any scheme should incorporate environmental improvements.
17.D. Old Main Road	0.4 ha (1.0 acres)	1. Site suitable for frontage development at low density. 2. Sensitive treatment of rear boundaries will be required.
<b>South Reston</b>		
18.A. B & C Off A157	0.35 ha (1.0 acres)	1. A Frontage housing site to be developed at low density with paired access. 2. A sensitive design to reflect character of existing development will be essential.
<b>South Somercotes</b>		
19.A. North Drain	0.3 ha (0.7 acres)	1. Site suitable for a maximum of four units accessed from a private drive.
19.B. Town Street	0.15 ha (0.37 acres)	1. Potential conversion or redevelopment site for housing. It will require a sensitive approach to design.
19.C. Town Street	0.1 ha (0.24 acres)	1. Small site suitable for single dwelling.
<b>Utterby</b>		
20.A. Chapel Lane	0.4 ha (1 acre)	1. Small site suitable for dwellings in low density, informal layout reflecting village style. 2. The layout shall retain an access to the rear.
<b>NORTHERN PARISHES</b>		
<b>Holton le Clay</b>		
21.A. Church Lane	0.3 ha (0.74 acres)	1. There is limited development potential on this site. 2. It is important that access to the open countryside to the rear is retained.
21.B. Louth Road	1.2 ha (2.96 acres)	1. Development is well advanced on this site.
21.C. Southfields	1.2 ha (2.96 acres)	1. Phase II of this estate is well under way. 2. There are a number of plots remaining on both Phase I and Phase II.
21.D. Louth Road Nursery	1.0 ha (2.47 acres)	1. This site has recently been granted planning permission.
21.E. Nickersons Site (Industry)	9 ha (22.2 acres)	1. This site requires screening on the eastern and northern sides to protect the amenity of the adjacent residential area. 2. Light industrial B1 uses only are acceptable. 3. A restriction on heavy traffic movements through the village is desirable.

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<b>North Thoresby</b>		
22.A. Ludborough Road	0.25 ha (0.6 acres)	Development is in progress on this site.
<b>Tetney</b>		
23.A. North Holme	0.9 ha (2.2 acres)	<ol style="list-style-type: none"> <li>1. This housing site will consolidate existing development.</li> <li>2. Its design should pay regard to the proximity of adjoining properties. Landscaping and boundary treatment will be required particularly to the north of the site.</li> </ol>
23.B. Stoney Way	0.8 ha (1.9 acres)	<ol style="list-style-type: none"> <li>1. This is a landlocked site which would obtain access through Stoney Way.</li> <li>2. The design and layout of housing development must take account of the constraints the adjacent houses and footpath place on the site.</li> </ol>
<b>Fulstow</b>		
24.A. Churchthorpe	0.15 ha (0.37 acres)	<ol style="list-style-type: none"> <li>1. Frontage housing development along this site will require sensitive design to complement and complete the village street scene.</li> <li>2. Rear boundary treatment to protect the views across open fields will also be necessary.</li> </ol>
<b>Ludborough</b>		
27.A. Livesey Road	0.18 ha (0.45 acres)	<ol style="list-style-type: none"> <li>1. A small infill site with the benefit of planning permission for 2 units.</li> </ol>
<b>Marshchapel</b>		
25.A. Harpham Road	1.2 ha (2.96 acres)	<ol style="list-style-type: none"> <li>1. The existing road layout provides the opportunity for a small extension capable of providing a mix of housing types.</li> <li>2. Access to the playing fields shall be provided.</li> </ol>
26 North Cotes Airfield		<ol style="list-style-type: none"> <li>1. Development of the site will be restricted to the established uses.</li> <li>2. Extension of those uses will be considered against Policies EMP3 and EMP5.</li> </ol>
<b>COASTAL NORTH AREA</b>		
<b>Mablethorpe (Housing)</b>		
28.A. Ivel Grove	5 ha (12 acres)	<ol style="list-style-type: none"> <li>1. This site has a planning permission.</li> <li>2. The layout of the site should provide for housing mix, open space and extensive boundary treatment.</li> </ol>
28.B. Golf Road (North)	4 ha (9.8 acres)	<ol style="list-style-type: none"> <li>1. This is a major allocation which will require a full planning brief.</li> <li>2. Boundary treatment to existing houses, and the proposed industrial expansion will be important considerations at the design stage.</li> <li>3. Tree lined walks linking the site to the town centre should be incorporated.</li> <li>4. Provision should be made for long term extension to the south.</li> </ol>
28.C. Golf Road (South)	1.5 ha (3.7 acres)	<ol style="list-style-type: none"> <li>1. A limited extension of the existing estate - access constraints may restrict development.</li> </ol>
29.D. Mayflower Way	0.6 ha (1.48 acres)	<ol style="list-style-type: none"> <li>1. This site is partially developed.</li> </ol>
29.E. Dymoke Drive	0.5 ha (1.2 acres)	<ol style="list-style-type: none"> <li>1. A small proportion of this site remains undeveloped.</li> </ol>
29.S. Marian Way	1.5 ha (3.7 acres)	<ol style="list-style-type: none"> <li>1. An Undeveloped area within existing development, completion will provide the opportunity to improve local amenity.</li> </ol>
28.U. Church Lane	0.7 ha (1.7 acres)	Development along this frontage should reflect the surrounding area, careful boundary treatment will be required.
<b>Mablethorpe (Industry)</b>		
28.M. Golf Road/ Enterprise Road	6 ha (14.8 acres)	<ol style="list-style-type: none"> <li>1. Proposed extension to existing estate.</li> <li>2. Boundary treatment will be required to protect the amenity of adjacent residential areas.</li> <li>3. This will involve 10m landscaped footpath links to be integrated within a scheme for the total area (including housing) for which a brief will be prepared.</li> </ol>
<b>Mablethorpe (Redevelopment Site)</b> <i>(Last column denotes permitted usage asterisk indicates compulsory elements to be incorporated in any scheme)</i>		
28.1N. West of Quebec Road	0.5 ha (1.2 acres)	<ol style="list-style-type: none"> <li>1. Car parking.</li> <li>2. Shops.</li> <li>3. Holiday Amusements.</li> </ol>
28.1P. Rear of South side of High Street	3.5 ha (8.6 acres)	<ol style="list-style-type: none"> <li>1. Redevelopment and environmental improvements in these areas are intended to improve pedestrian movement and shopping facilities.</li> <li>2. Improved access and traffic management schemes will be promoted.</li> </ol>

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<b>Sutton on Sea</b>		
30.F. Highgate Lane West	10 ha (24.7 acres)	<ol style="list-style-type: none"> <li>1. A major outstanding planning permission (housing) on the periphery of the town where it will be necessary to phase development, ideally to follow completion of site 30.G.</li> <li>2. A brief for the two sites showing how their development will be related and the traffic movement and Highgate Lane issues will be resolved is necessary.</li> <li>3. Details of design layout, landscaping and open space provision will also be required.</li> </ol>
30.G. Highgate Lane East	9 ha (22 acres)	<ol style="list-style-type: none"> <li>1. This major housing site is in the course (22 acres) of development by various developers.</li> <li>2. The requirements for this site are identified in 30.F. above.</li> </ol>
30.H. Lansdowne Road	3 ha (7.4 acres)	<ol style="list-style-type: none"> <li>1. A detailed brief is required for this housing site.</li> <li>2. Its links with the coastal recreation path and the open space of Acre Gap shall be accommodated within any design.</li> </ol>
30.J. Station/Huttoft Road	9 ha (22 acres)	<ol style="list-style-type: none"> <li>1. The layout and design of this housing site should pay particular attention to footpath links to Acre Gap/Seafront, and provide for a range of house types.</li> <li>2. Where possible it should also retain the open aspect along the main (Huttoft) Road frontage by setting buildings back from the road.</li> <li>3. New developments will need to show how a natural buffer can be created between sites to create relief in the local landscape.</li> </ol>
Cades Field	1.5 ha (3.7 acres)	<ol style="list-style-type: none"> <li>1. Part of this land has been released for low-cost housing.</li> <li>2. The remainder of site requires a comprehensive development brief to protect local amenity.</li> <li>3. The open frontage should be retained to the A52.</li> </ol>
30.K. Huttoft Road	3.5 ha (8.6 acres)	<ol style="list-style-type: none"> <li>1. This site is partially developed.</li> <li>2. Any further housing development should acknowledge the proximity of the Coastal Conservation Area along its boundary.</li> </ol>
30.1L. Marisco Court	0.9 ha (2.2 acres)	Completion of this sites development at a lower density than existing is desirable.
The Broadway	1 ha (2.5 acres)	<ol style="list-style-type: none"> <li>1. In the area to the rear of The Bacchus on High Street, redevelopment will be encouraged.</li> <li>2. Shops, office, housing and car parking uses or a mixture would be appropriate.</li> <li>3. Any scheme shall protect the amenity of the British Telecom site.</li> </ol>
30.1T. Beach Hotel	0.3 ha (0.7 acres)	<ol style="list-style-type: none"> <li>1. Redevelopment potential in conjunction with community recreation area.</li> </ol>
<b>Huttoft</b>		
31.A. Sutton Road	1.1 ha (2.7 acres)	<ol style="list-style-type: none"> <li>1. This housing site has recently been granted planning permission.</li> <li>2. The detailed design of the site should reflect the rural nature of the village.</li> </ol>
31.B. Church Lane/ Alford Road	0.8 ha (0.97 acres)	<ol style="list-style-type: none"> <li>1. Work has commenced on this housing site.</li> <li>2. The impact on surroundings and the view from Alford Road entrance to the village shall be an important consideration in the layout and design for the remainder of the site, for which a brief has been prepared.</li> </ol>
31.C. Main Road	0.8 ha (0.97 acres)	<ol style="list-style-type: none"> <li>1. Sensitive central site with important features and views to be protected, i.e. trees, footpath and view up to Church.</li> <li>2. Any dwellings may have to be set back to protect frontage.</li> </ol>
<b>Maltby le Marsh</b>		
32.A. Hodgetoft Lane	0.7 ha (1.7 acres)	<ol style="list-style-type: none"> <li>1. This housing allocation provides a small site away from the main road.</li> <li>2. Access may best be served by a service road as the land is narrow.</li> <li>3. An estate type development is not desirable in this location.</li> </ol>
<b>Theddlethorpe St Helen</b>		
33.A. Mill Road	0.5 ha (1.2 acres)	<ol style="list-style-type: none"> <li>1. Frontage development with paired access wherever possible.</li> <li>2. Boundary treatment should aim to prevent a harsh visual edge between the housing and the countryside.</li> <li>3. The scale, design and appearance of dwellings should reflect the village character.</li> </ol>
<b>Withern</b>		
34.A. Chalk Lane	0.5 ha (1.2 acres)	<ol style="list-style-type: none"> <li>1. Access to the housing site will involve widening of Chalk Lane.</li> <li>2. A frontage site, its development requires protection of the public footpath which crosses the site and any design should reflect the rural nature and should consist predominantly of low density housing including an element of low cost.</li> </ol>

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<b>ALFORD AREA</b>		
<b>Alford (Housing)</b>		
35.A. Spendluffe Avenue	7.4 ha (18.3 acres)	<ol style="list-style-type: none"> <li>Provision of a variety of housing types including family and low cost housing should be made for this site. An integrated scheme of landscaping and amenity open space will be required.</li> <li>Mill Rundle Walk to be incorporated into the housing layout including the provision of a footbridge over the Wold Grift Drain.</li> <li>Access to be reserved to land to the south.</li> </ol>
35.B. Farlesthorpe Road	0.9 ha (2.2 acres)	<ol style="list-style-type: none"> <li>Boundary landscaping will be required on this site to provide a buffer strip against the industrial site to the east.</li> </ol>
35.C. Willoughby Road	1.5 ha (3.7 acres)	<ol style="list-style-type: none"> <li>Development on this site will be required to include family and low cost housing.</li> <li>Access is to be reserved to land to the west.</li> </ol>
35.D. Chantry Road	0.5 ha (1.3 acres)	<ol style="list-style-type: none"> <li>Access shall be reserved to land to the south and east of this site.</li> </ol>
35.E. Station Road (Former cricket ground)	0.4 ha (1 acre)	<p>This site is suitable for a maximum of three dwellings, in a low density layout which reflects the edge of settlement location.</p>
35.F. Tothby Lane (E)	1.86 ha (4.6 acres)	<ol style="list-style-type: none"> <li>Access from this site to be reserved to land to the north east.</li> <li>Provision shall be made for family and low cost housing.</li> <li>An Amenity open space and integrated landscaping scheme to be incorporated in any scheme.</li> </ol>
35.I.G. Mount Pleasant/ Hanby Lane	1.5 ha (3.7 acres)	<ol style="list-style-type: none"> <li>A development comprising high density residential units, including low cost housing for local needs will be sought on this site.</li> </ol>
35.I.H. East Street	0.7 ha (1.7 acres)	<ol style="list-style-type: none"> <li>Site to be developed with high density residential units.</li> <li>Its Design shall relate to its Church-side setting.</li> </ol>
<b>Alford (Industry)</b>		
35.J. Beechings Way Extension		<ol style="list-style-type: none"> <li>Access to be reserved to land to the south east and south west.</li> <li>Landscaped buffer zone of at least 25 metre width to be provided between industrial sites and existing housing.</li> <li>Provision to be made for the Mill Rundle Walk.</li> <li>Footpath/emergency access link only to Station Road.</li> <li>A site shall be reserved for central administration support services.</li> <li>A site to be reserved for a lorry park.</li> </ol>
<b>Alford (Redevelopment Sites)</b> <i>(Last column denotes permitted usage, asterisk indicates compulsory elements to be incorporated in any scheme)</i>		
35.I.K. West Street/ South Street	3.25 ha (8 acres)	<ol style="list-style-type: none"> <li>Shopping.</li> <li>Offices/business premises.</li> <li>Car parking.</li> <li>High density housing including local needs.</li> <li>Community uses.</li> <li>Amenity open space *</li> </ol>
35.I.L. Church Street/ South Street	3 ha (7.4 acres)	<ol style="list-style-type: none"> <li>Shopping.</li> <li>Car parking * (minimum 120 spaces).</li> <li>Community uses and recreation.</li> <li>Office/business premises.</li> <li>Amenity open space *</li> <li>High density housing (conditional on removal of Cement Works).</li> <li>Detailed brief to be prepared.</li> </ol>
35.M. West of Beeching Way	1 ha (2.5 acres)	<ol style="list-style-type: none"> <li>The site will be subject of a comprehensive development brief.</li> <li>Buffer to residential properties on Station Road.</li> <li>Strong boundary treatment on west side.</li> </ol>
<b>Aby</b>		
36.A. East of Railway Tavern	0.3 ha (0.7 acres)	<ol style="list-style-type: none"> <li>A Pedestrian link and restricted vehicular access are to be provided to land to east.</li> <li>Off-site works may be necessary to create adequate visibility.</li> <li>The layout and design shall reflect the village character and not create ribbon development.</li> </ol>

Location (Inset Map Ref.)	Area (Approximate)	Factors to be included in Development Brief
<b>Bilsby</b>		
37.A. Rear of Back Lane	0.4 ha (1 acre)	<ol style="list-style-type: none"> <li>1. Access to be from Back Lane.</li> <li>2. Boundary treatment essential to protect the amenities of properties fronting Back Lane.</li> <li>3. Rear boundary treatment important to prevent harsh visual edge between the settlement and the countryside.</li> </ol>
37.B. South of B1449	0.8 ha (2.0 acres)	<ol style="list-style-type: none"> <li>1. A Site for a small cul-de-sac development its design shall reflect the village character.</li> </ol>
<b>Mumby</b>		
38.A. Main Road	2.6 ha (6.4 acres)	<ol style="list-style-type: none"> <li>1. Site to provide a mix of housing types to include family and low cost housing for local needs.</li> <li>2. No individual accesses to be formed onto A52.</li> </ol>
38.B. Washdyke Lane	0.2 ha (0.5 acres)	<ol style="list-style-type: none"> <li>1. This site is suited to frontage housing development only.</li> <li>2. Its Prominent position requires careful design.</li> </ol>
39.A. South of Station Road	0.8 ha (2.0 acres)	<ol style="list-style-type: none"> <li>1. Any scheme shall reserve access to the land to the south of this site.</li> <li>2. A pedestrian access to the recreation ground shall be incorporated.</li> </ol>
39.B. Clover Road Industry	0.75 ha (1.85 acres)	<ol style="list-style-type: none"> <li>1. Any proposals will be considered provided they do not increase the volume of traffic generated.</li> </ol>
39.C. Village Farm	1 ha (2.4 acres)	<ol style="list-style-type: none"> <li>1. Potential redevelopment to rural workshops provided that landscaping, design and access in particular, are satisfactory.</li> </ol>
<b>SKEGNESS AREA</b>		
<b>Skegness (Housing)</b>		
40.A. Beacon Park	65 ha (160 acres)	<ol style="list-style-type: none"> <li>1. Phase I and II of larger site for which a Development brief has been prepared.</li> <li>2. Major highway and drainage works are required.</li> </ol>
40.B. Winthorpe	1.5 ha (3.7 acres)	<ol style="list-style-type: none"> <li>1. This Housing site on the edge of the village will require careful boundary treatment to western edge.</li> </ol>
40.1C. Y.M.C.A.	1 ha (2.4 acres)	<ol style="list-style-type: none"> <li>1. Housing - substantially complete.</li> </ol>
40.D. Warth Lane	7 ha (17 acres)	<ol style="list-style-type: none"> <li>1. Limited access to both Lincoln Road and Warth Lane will constrain this sites development.</li> <li>2. Landscaping and amenity open space are to be integrated into development. The site should provide a range of housing types.</li> </ol>
40.E. Burgh Road (Linpave)	1 ha (2.5 acres)	<ol style="list-style-type: none"> <li>1. Housing - substantially complete.</li> </ol>
40.1M. Roman Bank	0.75 ha (1.85 acres)	<ol style="list-style-type: none"> <li>1. A petrol filling station/caravan sales area exists on Roman Bank frontage. Residential development may be appropriate to the rear.</li> </ol>
<b>Skegness (Industry)</b>		
40.F. Wainfleet Road	17.1 ha (42.2 acres)	<ol style="list-style-type: none"> <li>1. B1, B2 and B8 industrial uses.</li> <li>2. Other industrial uses will be considered exceptionally on their merits.</li> <li>3. There is a requirement for integral and boundary landscaping.</li> <li>4. Particular attention is needed to the design and landscaping on Wainfleet Road frontage.</li> </ol>
40.G. Wainfleet Road	25.9 ha (64 acres)	<ol style="list-style-type: none"> <li>1. Business Park - only B1 uses including light industrial, office, research, warehouse, other commercial, possible hotel, recreation etc. will be allowed on this site.</li> <li>2. Phasing and landscaping issues to be incorporated in any scheme.</li> </ol>
<b>Skegness (Redevelopment Sites)</b> <i>(Last column denotes permitted usage, asterisk indicates compulsory elements to be incorporated in any scheme)</i>		
40.1H. Burgh Road (Former Primary School)	1.0 ha (2.47 acres)	<ol style="list-style-type: none"> <li>1. The re-use of these buildings or redevelopment for community benefit will be sought.</li> </ol>
40.1L. Richmond Drive (Depot)	1.0 ha (2.47 acres)	<ol style="list-style-type: none"> <li>1. This site has potential for redevelopment for business/light commercial/office uses.</li> </ol>
40.2K. Arcadia Site	0.5 ha (1.2 acres)	<ol style="list-style-type: none"> <li>1. The potential exists for land assembly and redevelopment for town centre uses e.g. shops/offices/some visitor facility on this area.</li> <li>2. The car parking provision will need to be replaced.</li> </ol>
40.2J. R/O Lumley Road/ Algitha Road	0.5 ha (1.2 acres)	<ol style="list-style-type: none"> <li>1. The potential for land assembly and redevelopment for town centre uses existing on this site.</li> </ol>



	Area (Approximate)	Factors to be included in Development Brief
<b>Burgh le Marsh</b>		
41.A. Johnson Way	3 ha (7.4 acres)	1. No development to cross the catchment drain to east or Hall Lane to south. Landscaping will be required to east and south of the site.
41.B. North of Hall Lane	1.3 ha (3.2 acres)	1. The site is suitable for cul-de-sac type housing. 2. Landscaping will be required to the Hall Lane boundary.
41.C. Jacksons Lane	1.0 ha (2.47 acres)	1. Access constraints will limit the number of dwellings on this site.
41.D. Claremont Road	1.2 ha (2.9 acres)	1. A secondary access is desirable for this site. 2. Any scheme shall retain access westwards. 3. On and off site drainage works will be required.
<b>Chapel St. Leonards</b>		
42.A. North of Willoughby High Drain	2.0 ha (4.9 acres)	1. Housing will be limited to a cul-de-sac on this site. 2. Landscaping will be required along the amenity footpath and northwest boundary.
42.B. Beach Avenue	0.25 ha (0.6 acres)	1. This site, on the main approach to the village centre is to be designed to make a positive contribution to local street scene.
42.C. Sea Road/ South Road	14.5 ha (36 acres)	1. A comprehensive brief is needed to co-ordinate and phase development to secure road system/open space/landscape requirements.
42.D. Hogsthorpe Road	0.75 ha (2 acres)	1. Proposed Rural workshop site. 2. Landscaping and environmental enhancement schemes will be required as part of the development.
42.E. Skegness Road	1 ha (2.5 acres)	1. Proposed Rural workshop site. 2. Landscaping and environmental enhancement schemes required.
42.F. Ancaster Avenue/Sea Bank Road	1.5 ha (3.7 acres)	Refurbishment and development of Nottinghamshire Miner's Home to:- 1. hotel and other holiday accommodation; or 2. retirement home and low cost housing.
<b>Ingoldmells</b>		
43.1A. South of Anchor Lane	16.1 ha (40 acres)	1. This site will require a comprehensive, co-ordinated scheme to resolve access, landscaping and phasing issues. 2. Provision of percentage low cost homes and amenity space will be sought.
43.1B. School Lane	1 ha (2.5 acres)	1. Site for housing on a small scale with a low density design to reflect the edge of village location.
43.1C. South of High Street	4.5 ha (11 acres)	1. An access link to Douglas Avenue and Elmwood Drive shall be provided in any development. 2. Access to High Street is limited. 3. Landscaping to the southern and western boundary will be required.
43.1D South of Anchor Lane	7.0 ha (17.2 acres)	Redevelopment site suitable for holiday/tourism uses.
<b>Wainfleet All Saints</b>		
44.A. West of Spilsby Road	1.0 ha (2.47 acres)	1. This frontage site for 20 units is substantially developed.
44.B. West of Croft Lane	1.4 ha (3.5 acres)	1. A small development site whose relationship to adjacent dwellings is to be carefully considered in any layout.
44.C. Hastings Drive	1 ha (2.5 acres)	Substantially complete.
44.D. Magdalen Road Extension	1.3 ha (3.2 acres)	1. A comprehensive landscaping scheme including careful treatment to western boundary will be required along with amenity space provision. 2. Access shall be reserved to the north.
44.E. Brewster Lane	0.5 ha (1.2 acres)	1. The site has planning permission for frontage development.
44.F. Merryfield Road	0.5 ha (1.2 acres)	1. This partially completed cul-de-sac requires enhancement along its roadside.
44.G. Station Site	2 ha (5 acres)	1. Redevelopment opportunity for mixed uses, including environmental improvements and industrial/commercial, tourist attraction, community uses. 2. Removal of the grain store will increase the potential for housing on whole site. Development along the frontage must relate to Conservation Area.
44.H. Former Primary School	0.6 ha (1.5 acres)	1. This site is suitable for urban density housing. 2. Amenity space and environmental improvement will be required. 3. Design will be limited by Conservation Area. 4. Land assembly for co-ordinated scheme would be desirable.
44.J. New England Rural Workshop site	4 ha (10 acres)	1. The First Phase of this site is developed 2. Landscaping and lorry parking provision issues need to be addressed.

Location (Inset Map Ref.)	Area (Approximate)	Factors to be included in Development Brief
<b>Croft</b>		
45.A. Church Lane	0.4 ha (0.98 acres)	1. Scale and character will be important on this highly visible frontage development site.
<b>Hogsthorpe</b>		
46.A. Goodwin Drive/ Thames Meadow Drive	2.75 ha (6.8 acres)	1. This site requires land assembly, access and road link improvements. 2. Landscaping to northeast boundary and amenity space will need to be incorporated into any scheme.
46.B. West of Southend	0.2 ha (0.6 acres)	This site has potential for a low density frontage development. 2. Treatment of the northern, rear boundaries will be required to protect views from Listoft Lane.
46.C. East of Southend	0.7 ha (1.7 acres)	1. This site is suited to a low density development served by an access road. 2. Landscaping shall be provided along the south east corner.
<b>Orby</b>		
47.A. East of Burgh Road	0.36 ha (0.9 acres)	Low density housing along the road frontage shall retain the rural character of the area. 2. A co-ordinated treatment to road verge and drain will be required.
47.B. Orby Corner	0.6 ha (1.5 acres)	1. This site's relationship to the Church and Scheduled Ancient Monument will influence its layout. 2. The scheme shall provide for the central amenity open space in its design.
<b>Wainfleet St. Mary</b>		
48.A. Bethlehem Crescent	1 ha (2.5 acres)	1. Substantially completed estate development.
48.B. St. Michaels Lane	1.25 ha (3 acres)	1. This site shall be developed at a low, rural density. 2. A footpath and improvements to northern frontage of St. Michaels Lane and amenity space will be required.
48.C. North of St. Michaels Lane	0.56 ha (1.4 acres)	1. Site suitable for frontage housing only. 2. The Co-ordinated provision of a footpath and improvements to northern frontage to St. Michaels Lane is required.
48.D. Vicarage Lane	1.0 ha (2.5 acres)	1. This site provides a limited opportunity for 4 dwellings off a private drive. 2. Any scheme will be required to afford protection to the riverside's amenity and wildlife habitats.
<b>Welton le Marsh</b>		
49.A. North of Waterworks Lane	0.5 ha (1.2 acres)	1. A site for housing along the frontage only. 2. Road access and lane improvements are needed and the layout shall reflect the rural character.
<b>Addlethorpe</b>		
50.A.	0.4 ha (1.0 acre)	1. This frontage site will require screen hedging and interruptive tree planting along rear boundary.
50B Off Old Church Road	0.35 ha (0.8 acres)	1. Site for a low density development to create village edge and complement the setting of the Church. 2. Its design shall incorporate tree planting in an informal layout.
<b>SPILSBY AREA</b>		
<b>Spilsby (Housing)</b>		
52.A. Ashby Road	3.5 ha (8.5 acres)	Access problems to this area may require off site road infrastructure improvements e.g. possible roundabout. 2. A larger area may be considered depending on economics of site development (access will be reserved south/east) but phasing will be necessary on larger site. 3. Landscaping and layout to have regard to the sensitivity of the Ashby Road approach and site topography. Amenity space and low cost provision is to be addressed by any scheme.
52.B. Post Office Lane/Halton Road	1.5 ha (3.7 acres)	1. The exact area of this site may be flexible to enable satisfactory access to be achieved. 2. Proposals may need to involve improvements to Post Office Lane/an emergency footpath link to car parks and acquisition and demolition of existing property off Halton Road. 3. The onus will be on potential developers to produce co-ordinated and comprehensive scheme.

Location (Inset Map Ref.)	Area (Approximate)	Factors to be included in Development Brief
52.C. South of Halton Road	5.3 ha (13 acres)	<ol style="list-style-type: none"> <li>Any development shall be served by a Single access road with no individual access to Halton Road. Landscaping will be required to reduce the visual impact from Halton Road approach. A mixed design and layout shall take account of human scale, existing natural features, topography, long distance views. Emergency access link shall be provided to Tasmin Road. Provision shall be made for amenity open space.</li> </ol>
52.D. Vale Road	6.5 ha (16 acres)	<ol style="list-style-type: none"> <li>No frontage/individual access shall be created off Vale Road.</li> <li>Footpath links to the town centre will be required. Any scheme shall include protected amenity open space and a landscaped buffer to industry to south.</li> </ol>
<b>Spilsby (Action Areas)</b>		
52.E. Vale Road/ Boston Road	1.5 ha (3.7 acres)	<ol style="list-style-type: none"> <li>This site is suitable for a mix of edge of town centre uses including housing development. It should incorporate a landscaped amenity frontage to Boston Road/Vale Road.</li> </ol>
52.G. Boston Road	0.7 ha (1.7 acres)	<ol style="list-style-type: none"> <li>This site has potential for town centre uses.</li> <li>A scheme for land assembly and co-ordinated development is needed to resolve access constraints.</li> <li>A sensitive site, part in and adjoining Conservation Area, it will require careful design.</li> </ol>
<b>Spilsby (Industry)</b>		
52.F. Vale Road/ Boston Road	10 ha (24 acres)	<ol style="list-style-type: none"> <li>This site's development should make provision for a new access to south east.</li> <li>A landscaped buffer to housing on the west and interruptive landscaping to south and east will be required.</li> </ol>
<b>East Keal</b>		
53.A. West of Fen Road	0.6 ha (1.4 acres)	<ol style="list-style-type: none"> <li>This site is suitable only for housing along the frontage.</li> <li>A scheme for co-ordinated roadside treatment and paired accesses will be required.</li> <li>Any development shall reflect transition between village and countryside character.</li> </ol>
53.B. East of Fen Road	0.3 ha (0.7 acres)	<ol style="list-style-type: none"> <li>A site for frontage housing at low density requiring careful treatment of roadside verges.</li> </ol>
<b>East Kirkby</b>		
54.A. Fen Road	0.5 ha (1.2 acres)	<ol style="list-style-type: none"> <li>A site for frontage housing only.</li> <li>The building line is to be set back to improve visibility. The layout is to reflect the rural nature of the site.</li> </ol>
<b>Firsby</b>		
55.A. Council Farm Road	0.75 ha (1.8 acres)	<ol style="list-style-type: none"> <li>Any scheme for housing shall incorporate amenity open space/play area provision.</li> <li>There is the possibility of redevelopment to create a small-scale depth development, incorporating existing buildings wherever possible.</li> </ol>
55.B. South of Station Road	0.7 ha (1.7 acres)	<ol style="list-style-type: none"> <li>Frontage housing on this site shall reflect the rural character of area.</li> </ol>
55.C. North of Station Road	1.1 ha (2.7 acres)	<ol style="list-style-type: none"> <li>Site suitable for redevelopment for light industry/rural workshops.</li> <li>An extensive buffer will be needed to protect the residential amenity of adjacent properties.</li> <li>A brief is being prepared for this site.</li> </ol>
55.D. Wainfleet Road	0.4 ha (1.0 acres)	<ol style="list-style-type: none"> <li>Frontage development requiring individually designed properties.</li> <li>Provision of recreation space by unilateral agreement needed.</li> <li>Boundary treatments should be carefully addressed particularly to the south.</li> <li>The trees on the protected open space shall be safeguarded in any development proposals.</li> </ol>
<b>Great Steeping</b>		
56.A. Campsite	1.3 ha (3 acres)	<ol style="list-style-type: none"> <li>Development of this site should adopt a rural scale village design.</li> <li>The layout shall provide for integrated landscaping and amenity space.</li> </ol>
56.B. Old Church Lane	0.5 ha (1.2 acres)	<ol style="list-style-type: none"> <li>A partially developed cul-de-sac.</li> <li>Careful treatment of rear boundaries will be necessary.</li> </ol>
56.C. Sandy Lane	0.4 ha (1.0 acres)	<ol style="list-style-type: none"> <li>This site is suitable for frontage housing.</li> <li>A co-ordinated access arrangement to enable optimum retention of existing hedgerows is needed.</li> <li>Rear boundary treatment will be required.</li> </ol>

Location (Inset Map Ref.)	Area (Approximate)	Factors to be included in Development Brief
56.D. South of Firsby Road	0.32 ha (0.8 acres)	Frontage housing on this site shall utilise paired accesses.
<b>Halton Holegate</b>		
57.A. Manor Drive	1 ha (2.5 acres)	1. This site shall provide a mix of low-cost and private housing. 2. No access to the land south or east shall be retained.
57.B. Northorpe Road	0.8 ha (2.0 acres)	A proposed frontage housing site. 2. Co-ordinated access arrangement will be required to optimise hedgerow retention.
<b>Hundleby</b>		
58.A. Milners Lane	1.3 ha (3.2 acres)	The housing layout of this site shall retain front hedge. 2. It shall be at low density and reflect the rural character of the area. 3. Improvements to Milners Lane will be required. 4. The Franklin Way footpath shall be accommodated in any scheme.
<b>Irby in the Marsh</b>		
59.A. Brambleberry Lane	0.15 ha (0.37 acres)	1. Frontage only housing on this site will require a co-ordinated treatment of the roadside verge and paired access.
59.B. West of Pinfold Lane	0.2 ha (0.5 acres)	1. Low density housing along frontage only. This site will require sensitive rear boundary treatment.
<b>Old Bolingbroke</b>		
60.A. West of Hagnaby Lane	1.5 ha (3.7 acres)	1. Housing site with planning permission. 2. Any development will be affected by Conservation Area and Scheduled Ancient Monument which will influence siting, density, materials etc. 3. Non-standard access may be possible. 4. Any layout should reserve access to north.
<b>Partney</b>		
61.A. East of A16	0.25 ha (0.5 acres)	1. This site is suitable for a maximum of 4 units served by a single access. 2. The AONB location and protected frontage status will be influential in any design.
61.B. Builder's Yard (A158)	0.15 ha (0.37 acres)	1. A Rural workshop redevelopment opportunity coupled with environmental improvement to village's southern approach, it will require sensitive design. 2. Access to the site will need to be resolved.
<b>Toynton All Saints</b>		
62.A. East of Main Road	0.44 ha (1.1 acre)	<p><i>These sites require:-</i></p> <p>1. Co-ordinated treatment of roadside verge/footpath to main road. 2. Paired accesses/service roads to optimise retention of country lane character. 3. Low density/individually designed layouts.</p> <p>A possible rural workshop site suitable for either refurbishment or redevelopment.</p>
62.B. East of Main Road	0.15 ha (.37 acres)	
62.C. West of Main Road	0.6 ha (1.5 acres)	
62.E. East of Main Road	0.25 ha (0.61 acres)	
62.D. Builder's Yard	0.6 ha (1.5 acres)	
<b>West Keal</b>		
64.A. Hall Lane	0.5 ha (1.2 acres)	1. This site has planning permission for frontage development 2. Its prominent location requires attention to detail to reproduce the incremental growth pattern.
64.B. A155	0.3 ha (0.75 acres)	1. This site is suited to frontage development at low density. 2. The plot on the corner to be sited and designed to reflect its prominence at an entry point to the village.
64.C. A155	0.25 ha (0.6 acres)	1. Frontage housing on this site should utilise paired access. 2. The prominence of the site will influence the siting and layout of any scheme.
<b>SOUTHERN PARISHES</b>		
<b>Sibsey</b>		
65.A. Main Road (A16)	2.5 ha (6.1 acres)	1. Development of this site is well advanced.
65.B. Old Main Road	2.5 ha (6.1 acres)	Despite the size of this housing site the amount of development is limited by the County Council's Highways requirements. 2. The site protrudes into open countryside and landscaping/screening details are important. 3. One unit has been constructed on the site, a brief is being prepared for the remainder.

Location (Inset Map Ref.)	Area (Approximate)	Factors to be included in Development Brief
65.C. Station Road/ Amos Way	7.9 ha (19.5 acres)	1. Development on this site has commenced as part of a phased scheme incorporating amenity space and landscaping.
65.D. Frithville Road	0.6 ha (1.5 acres)	1. Redevelopment/consolidating site creating small cul-de-sac housing. 2. The close relationship of the site to surrounding properties is a major consideration.
65.E. Station Road	0.6 ha (1.5 acres)	Site has potential for re-development for small scale industrial use.
<b>Stickney</b>		
66.A. Hall Lane	2 ha (4.9 acres)	1. This housing area comprises two sites and requires a comprehensive planning brief. 2. Access to the site to the western half of the site needs resolving as Hall Lane is narrow. 3. The eastern portion of the site has an existing planning permission.
66.B. Main Road	1.0 ha (2.47 acres)	1. A potential redevelopment site for industry currently occupied by haulage depot. 2. Small scale industry/rural workshop units with adequate landscaping are desirable. 3. Access to the trunk road may cause problems.
<b>Eastville/New Leake</b>		
67.A. Spilsby Road	0.2 ha (0.49 acres)	1. This is an infill site with planning permission on the Main Road and its design should reflect the rural nature of the settlement in its layout.
<b>Friskney Eaudyke</b>		
68.A. Chapel Lane	0.66 ha (1.6 acres)	1. A road frontage/infill housing site consolidating the area around the shop/post office. 2. This site will require a footpath along the road frontage and screen planting.
68.B. Wash Dyke Lane	0.1 ha (0.24 acres)	1. An infill housing site on the road frontage. 2. Treatment of the rear boundary will be important.
68.C. Wash Dyke Lane	0.45 ha (1.1 acres)	1. Housing site with planning permission where boundary treatment is particularly important.
<b>Friskney</b>		
69.A. Fen Bank	0.15 ha (0.37 acres)	1. The design of this frontage housing site should take account of surrounding properties.
69.B. Rawlingate Lane	0.25 ha (0.6 acres)	1. A frontage housing site with the opportunity for further development to the rear that will consolidate the central area of the village. The site should be designed to facilitate further development in a rural setting.
<b>Frithville</b>		
70.A. West Fen Drain	2.0 ha (5 acres)	1. This is an existing industrial site. It should not be intensively developed. 2. Landscaping and environmental improvement schemes will be required.
70.B. North of Canister Lane	0.8 ha (1.7 acres)	1. The site has been granted planning permission for frontage housing development. 2. In its final design the site requires provision of a service road and heavy screening to the rear of the site, sensitive layout and design and lower density to reflect edge of village/rural setting.
70.C. South of Canister Lane	0.25 ha (0.6 acres)	1. An approved housing site. 2. Boundary treatment will also be important on this site. 3. Density and design should be sympathetic to its rural location.
<b>New Bolingbroke</b>		
72.A. Main Road	0.5 ha (1.2 acres)	1. An existing industrial site. 2. Any redevelopment will be required to retain that use and involve environmental improvements as appropriate.
72.B. Off Main Road	0.25 ha (0.6 acres)	Subject to access and servicing this site could provide for a small housing development.
72.C. & D. 10 Occupation Lane	0.3 ha (0.7 acres)	1. Infill plots capable of accommodating limited developments which should reflect their rural setting by scale and design.

Location (Inset Map Ref.)	Area (Approximate)	Factors to be included in Development Brief
72.E. Old Station Yard	80.67 ha (199 acres)	<ol style="list-style-type: none"> <li>1. Potential re-development site for industrial use along with adjoining land to the north. Access requirements need resolving.</li> <li>2. Any development shall respect adjacent residents amenity.</li> </ol>
<b>Stickford</b>		
73.A. Main Road	0.2 ha (0.49 acres)	<ol style="list-style-type: none"> <li>1. A small prominent house plot requiring careful design.</li> </ol>
73.B. Fenside	1.5 ha (3.7 acres)	<ol style="list-style-type: none"> <li>1. This housing site focuses on the disused restaurant and also has frontage to Cole Lane. Access is to be provided from Fenside only.</li> <li>2. Redevelopment of the site should respect existing natural features.</li> </ol>
73.C. Fenside	0.25 ha (0.6 acres)	<ol style="list-style-type: none"> <li>1. A frontage housing site which has planning permission.</li> <li>2. The siting and boundary treatment will require attention to detail if the site is not to intrude visually.</li> </ol>

## CONINGSBY AND TATTERSHALL AREA

### Coningsby (Housing)

74.A. Park Lane	1.2 ha (3.0 acres)	<ol style="list-style-type: none"> <li>1. The site has planning permission.</li> <li>2. Any opportunity to improve the design and provide some amenity open space will be taken including the provision of a public footpath on any extension of the site towards Castle Lane.</li> </ol>
74.B. North of Boston Road	2 ha (5 acres)	<ol style="list-style-type: none"> <li>1. Accesses to the site shall be provided through Mason Close.</li> <li>2. The frontage to Old Boston Road shall be landscaped to retain the "open close" break.</li> <li>3. Access to the adjoining land (north) is to be retained. A scheme of landscaping and a provision of mix of housing and open space will be required with any development.</li> <li>4. This site should incorporate community recreation area provision.</li> </ol>
74.C. South of Old Boston Road	2 ha (5 acres)	<ol style="list-style-type: none"> <li>1. Access to this site off Old Boston Road is possible along with a link to Lancaster Close.</li> <li>2. The design of the site should be of lower density than the Lancaster Close estate and more environmentally conscious and shall include provision of open space, landscaping etc.</li> </ol>

### Coningsby (Industry)

74.D. Tumby Road	7 ha (19.7 acres)	<ol style="list-style-type: none"> <li>1. This proposal involves the extension of the existing site to the south and west.</li> <li>2. Its development will require extensive screening from the adjacent residential areas and it is recommended a recreation space be incorporated within this landscaped buffer area.</li> </ol>
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### Tattershall

75.A. Lodge Road	3 ha (7.4 acres)	<ol style="list-style-type: none"> <li>1. This site has planning permission.</li> <li>2. Treatment of the north and west boundaries is needed.</li> <li>3. Access to the south should be reserved.</li> <li>4. Conditions should include a mix of housing, provision of open space and landscaping.</li> </ol>
75.B. Lodge Road/ Fortescue Close	3 ha (7.4 acres)	<ol style="list-style-type: none"> <li>1. The opportunity exists for this site to be linked to Blacksmiths Corner, to provide a pedestrian access.</li> <li>2. The site requires a buffer with the adjacent industrial site and some provision should be made for low cost housing.</li> <li>3. Long term access to the east should be safeguarded.</li> </ol>
75.C. Thorpe Road	2.8 ha (6.9 acres)	<ol style="list-style-type: none"> <li>1. This site will gain access from Hunter's Lane.</li> <li>2. Provision of open space and landscaping is to be integrated in scheme which should also provide a mix of housing types.</li> <li>3. A brief has been prepared for this site.</li> </ol>

### Mareham le Fen

77.A. Watery Lane	1.25 ha (3 acres)	<ol style="list-style-type: none"> <li>1. The site's design to provide an informal layout and low density along with amenity open space provision.</li> <li>2. A pedestrian link to Church Walk will be required.</li> <li>3. The site has planning permission.</li> </ol>
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Location (Inset Map Ref.)	Area (Approximate)	Factors to be included in Development Brief
77.B. South of Fieldside	1.3 ha (3.2 acres)	1. An informal layout, low density and pedestrian link to Main Street shall be incorporated in any scheme for this site.
77.C. North of Fieldside	0.13 ha (0.32 acres)	1. Frontage only development requiring careful boundary treatment to the rear and along the road frontage. 2. A low density, edge of village layout will be sought on this site.
77.D. Manor House Corner	0.15 ha (0.37 acres)	1. Infill plots incorporating open space.
<b>Woodhall Spa</b>		
78.A. Green Lane	1 ha (2.5 acres)	1. This site is substantially developed. 2. Access should be reserved to the south east.
78.B. Railway Sidings	0.5 ha (0.2 acres)	1. A potential light industry/rural workshops site.
78.C. Witham Road/ 79.C. Green Lane	24 ha (60 acres)	This major allocation should provide:- 1. Medium density, estate type development including a percentage of low cost homes. 2. Phasing based on a 30 per year completion rate. 3. Incorporate amenity open spaces; a variety of house type and extensive planting to reflect local character.
79.D. Albany Road	1.5 ha (3.7 acres)	1. Redevelopment site for housing suited to a higher 'urban' density.
79.E. East of Tattershall Road	0.5 ha (1.2 acres)	1. Established rural workshop site with potential for a further phase of development.
<b>Kirkby on Bain</b>		
81.A. West of Tattershall Road	0.5 ha (1.2 acres)	1. Housing site to be served by single access using an informal layout. 2. Access should be reserved to land to the north.
<b>New York</b>		
82.A. South of Sandy Lane	0.25 ha (0.6 acres)	1. On this frontage site any dwelling on the eastern plot shall (traditionally) be sited side on and close to the road.
82.B. East of Langrick Road	0.45 ha (1 acre)	1. Frontage housing plots to complete northern limit of the village.
<b>Tattershall Thorpe</b>		
83.A. North Road	1.3 ha (3.2 acres)	1. Demolished factory site. 2. It has potential for redevelopment/refurbishment. It is essential to include landscaping in any scheme.
83.B. Main Road	1 ha (2.4 acres)	1. Any scheme shall incorporate the conversion of the existing building. 2. Development of the site shall safeguard the adjoining SSSI.
83.C. Chapel Lane	0.2 ha (0.5 acres)	1. Frontage housing plots, low density and individual design shall reflect an incremental style of development.
83.D. Chapel Lane	0.42 ha (0.9 acres)	1. Frontage housing plots, where low density individual design shall be employed to reflect incremental nature of development.
<b>HORNCASTLE AREA</b>		
<b>Horncastle (Housing)</b>		
84.A. Hemingby Lane	1.8 ha (4.4 acres)	1. This site offers an opportunity for a low density development on the limit of the town. 2. Edge treatment of the site, maintaining traditional hedge lines will be required. 3. Amenity space should be provided.
84.B. Low Toynton Road	5.5 ha (13.6 acres)	1. Site with planning permission and under construction. 2. The Bowl Alley Lane and Love Lane Walks on the south and west boundaries should be emphasised and retained along with the natural field boundaries. 3. Open space and a range of housing type should be provided.
84.C. Spilsby/Mareham Road	14 ha (34.6 acres)	1. A large site with multiple ownership and surface water problems. 2. Development should provide access along Albert Street for pedestrian movements. 3. Community provision, open space, and low cost housing elements should be incorporated in the design. 4. A brief will be prepared for this site.

Location (Inset Map Ref.)	Area (Approximate)	Factors to be included in Development Brief
<b>84.D. South of Langton Hill</b>		<p>Development of this site may be constrained by access.</p> <ol style="list-style-type: none"> <li>Woodcock Lane along the southern boundary provides an important natural break and natural vegetation along it should be protected.</li> <li>Development to the west will be contoured as shown on proposals map (79) to avoid skyline development and will be limited to frontage only on the west side of Langton Drive's extension.</li> <li>Landscaping will also be required to prevent views from the Woodhall Road.</li> <li>Site has partial planning permission.</li> </ol>
<b>84.E. Langton Hill North</b>	4.5 ha (11 acres)	<ol style="list-style-type: none"> <li>There is a single access to site, which is currently used as a poultry farm.</li> <li>Its relationship to the surrounding (overlooking) properties, public footpath and impact on skyline will need to be taken into account in any scheme.</li> </ol>
<b>Horncastle (Industry)</b>		
<b>84.F. &amp; M. Holmes Road</b>	18 ha (44.5 acres)	<ol style="list-style-type: none"> <li>This extension to an existing estate requires extensive landscaping, open space and parking provision.</li> <li>Access to the east and south of the site to be reserved. The site is serviced.</li> </ol>
<b>Horncastle (Redevelopment Sites)</b>		
<b>84.G. The Maltings Langton Hill Area</b>	6 ha (14.8 acres)	<ol style="list-style-type: none"> <li>Housing, commercial and community uses will be considered on this site.</li> <li>Development will need to take account of surrounding uses and agreement over access will be needed.</li> <li>The site has planning permission.</li> </ol>
<b>84.H. Highways Depot Hemingby Lane</b>	1.3 ha (3.2 acres)	<ol style="list-style-type: none"> <li>Possible redevelopment site, future uses might include housing or community uses.</li> </ol>
<b>84.IJ. Achurch Premises High/Conging Streets</b>	0.6 ha (1.5 acres)	<ol style="list-style-type: none"> <li>Redevelopment is in progress on this site</li> </ol>
<b>84.IK. Wharf Road</b>	0.4 ha (1.0 acres)	<ol style="list-style-type: none"> <li>An area of mixed use with opportunity for environmental improvements.</li> <li>Possible uses, incorporating car park provision could be shopping, commercial or housing.</li> <li>Rear service provision will be required.</li> </ol>
<b>84.IL. South Street/ Hamerton Lane</b>	0.75 ha (1.8 acres)	<ol style="list-style-type: none"> <li>Office and storage uses occupy this site.</li> <li>Redevelopment potential exists for further commercial/office use and town houses, car parking provision will be essential.</li> </ol>
<b>84.IN. Cattle Market</b>	0.5 ha (1.2 acres)	<ol style="list-style-type: none"> <li>Although in use the future of the site is uncertain.</li> <li>Redevelopment of the site might include commercial or residential uses.</li> </ol>
<b>84.IP. Conging Street</b>	0.25 ha (0.6 acres)	<ol style="list-style-type: none"> <li>On this site Commercial (office) or residential uses will be considered.</li> </ol>
<b>Tetford</b>		
<b>85.A. White Gate</b>	0.2 ha (0.49 acres)	<ol style="list-style-type: none"> <li>A frontage development site suited to a limited number of dwellings.</li> <li>Any design must reflect its position at the entrance of the village and the local, traditional building style.</li> </ol>
<b>85.B. East Road</b>	0.6 ha (1.48 acres)	<ol style="list-style-type: none"> <li>A small scale site suitable for a maximum of four dwellings.</li> <li>Frontage treatment and aspect will be particularly important.</li> </ol>
<b>85.C. South Road</b>	0.2 ha (0.49 acres)	<ol style="list-style-type: none"> <li>Housing along frontage only of this site, should reflect the rural character of location.</li> </ol>
<b>85.D. Somersby Road/ South Road</b>	0.4 ha (1 acre)	<ol style="list-style-type: none"> <li>Proposed frontage housing development site.</li> <li>A visually important site around the War Memorial it will require sensitive and individual plot design to take account of the elevated nature of the site.</li> </ol>
<b>85.E. Somersby Road</b>	0.25 ha (0.6 acres)	<ol style="list-style-type: none"> <li>Garage site with potential for development as industry/workshop site.</li> </ol>
<b>Baumber</b>		
<b>86.A. Hunters Lane (West)</b>	1.0 ha (2.47 acres)	<ol style="list-style-type: none"> <li>This site extends to open countryside.</li> <li>It requires careful design to reproduce traditional village development pattern with integrated landscaping/boundary treatment.</li> <li>A mixed development and link to the village core are essential. Proposals shall be discussed with the L.P.A. at an early stage.</li> </ol>
<b>Belchford</b>		
<b>87.A. Furlongs Lane/Narrow Lane</b>	0.8 ha (1.9 acres)	<ol style="list-style-type: none"> <li>A site for low density development.</li> <li>Sensitive design of buildings and access road will be required to take account of adjoining uses.</li> <li>Scheme to incorporate amenity open space.</li> </ol>



Location (Inset Map Ref.)	Area (Approximate)	Factors to be included in Development Brief
<b>Bucknall</b>		
88.A. Town Hall Farm	1.3 ha (3.18 acres)	1. Subject to access the re-development of this site shall reflect local styles and character and will be guided by a development brief important buildings and features shall be retained.
<b>Minting</b>		
91.A. Grundy's Lane	1.5 ha (3.7 acres)	1. Part of site has existing planning permission. 2. Frontage development only is desirable on this site. 3. Any scheme should respect the character of the village
<b>WESTERN PARISHES AREA</b>		
<b>Wragby</b>		
94.A. Off Horncastle Road	4.0 ha (10 acres)	1. An extension to the existing estate. 2. Access should be retained to facilitate extension to the north in the longer term. 3. Applications will need to show how both sites can be serviced through the submission of a comprehensive scheme for development. 4. Access is to be retained to the north in any scheme. 5. The piggery shall cease operation before any housing is permitted on the site to the east of Bridle Way.
94.B. Horncastle Road, South	2.6 ha (6.4 acres)	1. A mixed redevelopment/green field site with the benefit of planning permission in the course of construction. 2. Edge treatment of the site to protect the views inwards are important. 3. Some open space and internal community provision should be incorporated. 4. Links to Newton Close should be limited. 5. Any scheme shall retain access to land to the east of the site.
94.C. Bardney Road	2.4 ha (5.9 acres)	1. The site can obtain access from Mill View Estate. Additional provision from Bardney Road is required. 2. The design should not be a typical urban style but reflect the rural setting. 3. The treatment of future access-point details needs careful attention.
94.D. Bardney Road West	0.3 ha (0.74 acres)	1. This site has the benefit of planning permission. 2. The elevations of buildings which are on the edge of the Conservation Area are of immediate concern, as is the provision of associated private open space.
94.E. Lincoln Road	4.5 ha (11 acres)	1. This site has the benefit of planning permission. 2. Its important location of a major road, frontage and open space elements will be closely scrutinised to maintain soft landscape appropriate to a small village.
<b>Schedule of Industrial Sites</b>		
94.F. & J. Lincoln Road	14 ha (34.6 acres)	This site will provide for both Industry and Business Park. 2. It is a large site which is prominent in the local landscape. 3. Extensive buffers will be required on site to reduce intrusiveness from the north and western approaches. 4. Open space and internal landscaping, lorry and car parking to meet industrial user needs should accompany any scheme. 5. Element (j) of 7 ha (17.3 acres) within this area is identified as a potential Business/Hi-tech Park to benefit for the prestigious rural location. Phasing schemes will be required for both elements.
<b>Redevelopment Sites</b>		
94.G. Off Victoria Road	1.5 ha (3.7 acres)	1. The site has potential for housing and car parking subject to access.
94.H. Horncastle Road (Highways Depot)	0.3 ha (0.7 acres)	1. This site has potential for small scale workshops
94.K. Off Market Place (Old cattle pens)	0.8 ha (2.0 acres)	1. Site suitable for development as part recreational area. 2. Service vehicle access only will be permitted.
<b>East Barkwith</b>		
95.A. Lincoln Road	0.2 ha (0.48 acres)	1. Partially developed frontage site.
95.B. Panton Road	0.15 ha (0.37 acres)	1. A small site for 1 or 2 dwellings to complete development on Panton Road. 2. The retention of hedgerows and new boundary planting will be required. 3. The design of any properties on this prominent edge of village site should make a positive statement to that effect.