

Central Lincolnshire Housing and Economic Land Availability Assessment

June 2019



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1.0 Introduction

- 1.1 The National Planning Policy Framework (NPPF) sets out a requirement for Local Authorities to maintain an adequate supply of housing sites in their area¹. The Planning Practice Guidance (PPG) identifies a methodology for carrying out a Housing and Economic Land Availability Assessment (HELAA) which is the technical study that provides the evidence base in order to assess land availability for suitable, available and achievable sites for housing and economic development. The production of the HELAA enables plan makers to 'plan proactively by choosing sites to go forward in their development plan documents to meet objectively assessed needs'².
- 1.2 It is important to note that the HELAA is a technical study and determines the suitability, availability and achievability of land for development. The HELAA does not determine which sites should be allocated through the Local Plan but it does provide an important evidence base about a wide range of sites. The HELAA does not alter any existing policies or designations and is not a statement of policy. The HELAA assessment is based on an objective and consistent methodology which seeks to capture information on constraints as they are at a certain point in time.

2.0 National Policy Context

- 2.1 The NPPF underwent substantial revision and was published in July 2018 (with further minor updates in February 2019) and continues to set out the Government's planning policy framework for England. The delivery of sustainable development and the three overarching objectives of economic, social and environmental factors remains at the heart of national planning policy.
- 2.2 The preparation of evidence base to identify an up to date land supply in order to inform the development of the local plan is required in the NPPF. Paragraph 67 of the NPPF sets out that 'strategic policy making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment'.
- 2.3 In order to assist in interpreting and applying the NPPF, the Government produced the Planning Practice Guidance (PPG) in 2014 and provides a live source of guidance updated regularly by Government. The PPG identifies the 'advantages of carrying out land assessments for housing and economic development as part of the same exercise, in order that sites may be allocated for the use which is most appropriate'³. All sites are included in

¹ Paragraph 67 – National Planning Policy Framework 2018

² Paragraph: 002 Reference ID: 3-002-20140306 - Planning Practice Guidance

³ Paragraph: 001 Reference ID: 3-001-20140306 - - Planning Practice Guidance

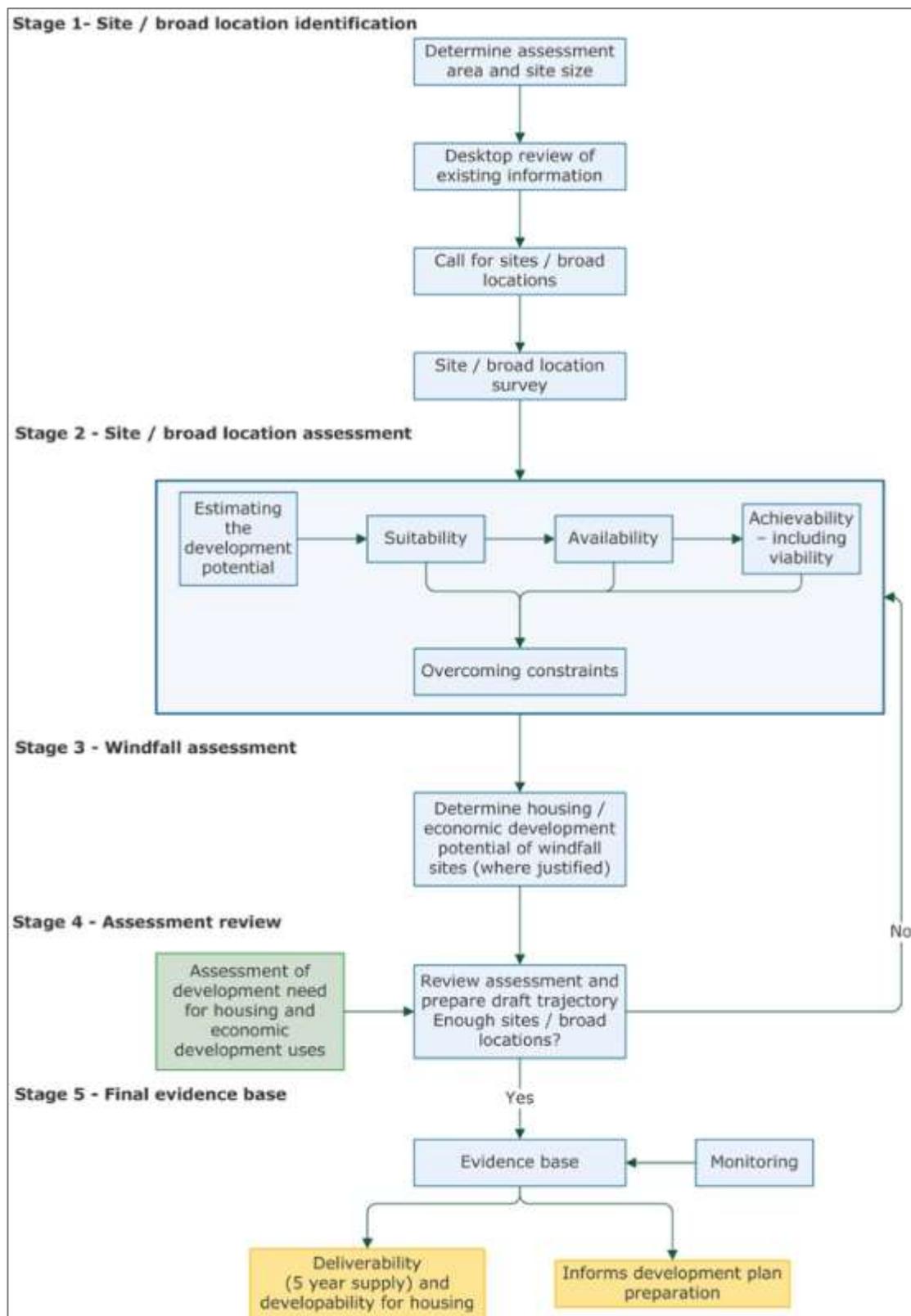
the Central Lincolnshire HELAA June 2019, regardless of what use they have been promoted for by the landowner/ agent.

3.0 Local Policy Context

- 3.1 The first Central Lincolnshire Local Plan was adopted in April 2017. Central Lincolnshire is a joint planning unit responsible for plan making across three local authorities, including City of Lincoln Council, North Kesteven District Council and West Lindsey District Council.
- 3.2 In January 2019 the decisions was taken to review the adopted Local Plan in order to respond to the changes published in the revised NPPF in July 2018 and to address land supply in Central Lincolnshire.
- 3.3 The last assessment of land supply (SHLAA) was published in July 2015 and was a key piece of evidence that informed the preparation of the current 2017 Local Plan. This HELAA has been prepared to revisit the sites identified in 2015 to make sure that only sites that are available and are being actively promoted through the HELAA process are included moving forward.
- 3.4 Owners and promoters of sites that were in the Central Lincolnshire sites database were consulted between February and March 2019 with a new site suggestion form to confirm the ongoing suitability and availability of their sites for development. The form sent out requested a wide range of information including details about the deliverability of sites. An interactive map was provided on the Central Lincolnshire Local Plan website where those contacted could review the site boundary held on file and any corrections or amendments needed could be flagged and resolved. This consultation process has enabled a clear and up to date assessment to take place. Responses were received on 440 sites and these sites are included in this assessment.
- 3.5 A call for sites is being carried out in June 2019 to allow for new sites to be put forward and added to the sites database. Once the call for sites has been completed a new HELAA will be published providing the most up to date evidence base on land supply. This will in turn inform the site allocation assessment process as part of the Local Plan review. The site allocation assessment process will use the HELAA as the source of sites to be assessed and the constraints identified, but will also balance other evidence and information in the decision making process.

4.0 Methodology

4.1 The methodology used for this HELAA is based on the approach identified in the PPG. The PPG sets out a flow chart⁴ (below) on identifying each step of the process to be followed.



⁴ Paragraph: 006 Reference ID: 3-006-20140306 – Planning Practice Guidance

Stage 1 – Site/ Broad location identification

- 4.2 In order to assess the land that is potentially available and suitable for housing and economic development, it is first necessary to identify the potential land opportunities that exist. The HELAA considers a range of different site sizes from small scale to large scale sites such as sustainable urban extensions. It is therefore important to identify the geographical area which is to be looked at for available land and the threshold of sites to be included.
- 4.3 The geographical scope of the assessment is the three local authority areas that make up the Central Lincolnshire area, including City of Lincoln Council, North Kesteven District Council and West Lindsey District Council.
- 4.4 The PPG states that 'plan makers need to assess a range of different site sizes from small-scale sites to opportunities for large-scale developments such as village and town extensions and new settlements where appropriate'. A threshold of sites capable of delivering 5 or more dwellings or economic development on sites of 0.25ha (or 500m² of floor space) and above is identified in the guidance⁵.
- 4.5 This HELAA includes all sites that meet this threshold and all of these sites are identified in Appendix E, along with a data sheet, a site location plan, constraint information and details about availability and achievability. All sites have been identified with a unique reference number which is made up of the district code, parish or ward code and then a 3 digit number. All sites that were submitted but do not meet the size threshold have been identified and are listed in Appendix D. Site suggestion forms were received for 440 sites, with 421 of those sites meeting the threshold.
- 4.6 A wide range of information, including for example, environmental, landscape and heritage constraints have been collated in order to complete a desktop review of each site. This data was accurate at May 2019. Details of the sources of data collated for each site is identified in Appendix A.
- 4.7 As part of the consultation on the sites in the database during February and March 2019 and the request for a new site suggestion form to be provided for each site, up to date information has been collated on the availability and achievability of each site. A copy of the site suggestion form is replicated in Appendix B.
- 4.8 A call for sites will be carried out in June 2019 when a range of different stakeholders will be contacted requesting that any available sites are put forward. The range of stakeholders will include agents, developers, local authorities, the county council, parish councils, neighbourhood planning groups and other consultees identified on the consultation database. The call for sites will also be advertised on the Central Lincolnshire Local Plan website. Any sites promoted will be added to the sites database and will be assessed moving forward in the process.
- 4.8 Following the call for sites in June 2019, all sites that meet the threshold criteria for allocation in the Local Plan will be surveyed. A site survey form is located in Appendix C and sets out the information that will be collated on site.

⁵ Paragraph: 010 Reference ID: 3-010-20140306 – Planning Practice Guidance

Stage 2 – Site/ Broad Location Assessment

- 4.9 The purpose of this stage of the process is to determine whether sites are suitable or not for development, and whether they are available and achievable, consistent with national definitions.

Calculating Development Potential

- 4.10 The housing potential of a site refers to the net number of dwellings that a site can accommodate through its development or conversion of existing buildings. Rather than make a standard assumption of say 30 dwellings per hectare across the whole of the three local authority areas, analysis of recent schemes, which have a recent planning permission in place or are actively under construction have been used to identify densities across the various different settlement location types. Further detail on this can be found in the Site Allocation Assessment Methodology Consultation Paper June 2019, which is available at www.central-lincs.org.uk.
- 4.11 The amount of a site which can be developed, when taking into account the requirement for other types of infrastructure is also an important factor. Typically the larger the site, the less of the site is actually available for the development of housing when roads, open spaces, schools and other infrastructure are factored in. Once the developable area has been calculated, a density assumption based on the location of the site is applied. The following assumptions in tables 1 and 2 below are therefore used in identifying an indicative capacity for each of the sites.

Table 1: Developable Area of Sites

Site Size	Percentage of the site developable
Less than 0.4 hectares	100%
0.4 – 2 hectares	85%
2 – 10 hectares	75%
10 hectares or larger	60%

Table 2: Site Capacity Assumptions

Settlement Hierarchy Category	Density Assumption (dwellings per hectare)
Lincoln City Centre (within 1km of railway station)	90 dph
Wider Lincoln Urban Area	40 dph
Town centres	50 dph
Town suburbs	35 dph
Villages	30 dph

Assessing Suitability

- 4.11 As part of the site allocation assessment, the location of each site will be assessed to identify whether it is in an appropriate location to contribute to sustainable development. Once this has been identified, the constraints identified during the desktop review, along with the site survey will be used to assess the suitability of a site. Physical limitations of a site such as issues with accessing the site, the utilities available, ground conditions, potential contamination, hazardous risks and flood risk will all be taken into account. Following on from any physical constraints, potential impacts on heritage assets, the landscape, local and national wildlife sites will be assessed. The potential for a site to contribute to the regeneration of an area will also be considered in the assessment for how suitable a site is for development.

Assessing Availability

- 4.12 The PPG considers a site to be 'available' for development when, on the best information available, there is confidence that there are no legal or ownership problems, such as multiple ownerships who do not agree on the future use of the site, ransom strips, tenancy issues or operational requirements of landowners⁶. All sites that have been included have been suggested by landowners, planning agents on behalf of landowners or developers who have an interest in the site. Confirmation as to whether the site is in multiple ownership or single ownership has also been sought. Timescales of when a site will be available and for what use the site is being promoted for has also be identified for each site. This information will be used to assess the availability of a site.

Assessing Achievability

- 4.13 For a site to be considered achievable, and therefore deliverable, there should be a 'reasonable' prospect that housing will be delivered on the site at a given point in time⁷. This is a judgement about the economic viability of the site and the ability of the developer to complete and sell housing at a certain rate over a certain period. Details of viability were requested on the site suggestion form and confirmation as to whether a viability assessment has been completed or not and the outcome of that assessment. This information is identified for each site and will be used to assess the achievability of a site.

Overcoming Constraints

- 4.14 Where constraints are identified through the assessments of suitability, availability and achievability, consideration needs to be given to what is needed to overcome them. In the assessment of sites being considered for allocation, consideration will be given to what intervention or mitigation may be required to bring forward a site, such as whether there is a need for new infrastructure, equalisation agreements or specific design solutions for example, and this will be taken into account in the full assessment of a site.

Stage 3 – Windfall Assessment

- 4.15 The NPPF and PPG identify that a windfall allowance may be justified in the five year supply of land if there is compelling evidence that they will provide a reliable source of supply⁸. The assessment of the contribution that windfall developments make to the land supply across Central Lincolnshire is identified and presented annually in the Five Year Land Supply Report which is available at www.central-lincs.org.uk.

Stage 4 – Assessment Review

- 4.16 The PPG identifies that once all the sites have been assessed, an indicative trajectory should be produced to identify how much housing and economic development can be provided and at what point in time. Once the assessment of each site through stages 1 to 3 of the process is completed, the development potential of sites that are considered suitable, available and achievable will be identified and set out.

Stage 5 – Evidence Base

- 4.17 This HELAA report identifies the sites that are available within Central Lincolnshire at this point in time. It provides the starting point of an evidence base of sites that can be taken through the site allocation assessment methodology to complete a full assessment of the suitability, availability and achievability of each site. A call for sites, being held in June 2019,

⁶ Paragraph: 020 Reference ID: 3-020-20140306 – Planning Practice Guidance

⁷ Paragraph: 021 Reference ID: 3-021-20140306 – Planning Practice Guidance

⁸ Paragraph 70 – NPPF; Paragraph: 24 Reference ID: 3-24-20140306 – Planning Practice Guidance

will enable new sites to be put forward and added to the sites database to further expand the number and range of sites that will be assessed moving forward.

5.0 Conclusion

- 5.1 This HELAA includes all sites with a threshold of 5 dwellings or more or 0.25 ha of employment land (or 500m² floor area) that are known to the Central Lincolnshire Local Plan Team as available for development. A robust cleanse of the HELAA database during February and March 2019 has provided an up to date position on the current status of the sites identified in terms of their availability and achievability. A desktop constraint check has been completed with current datasets. A unique reference number based on the district and ward/parish is provided for each site and a site location plan accompanies each site on the data sheets identified in Appendix E. Of the 440 site suggestion forms received, 421 sites met the threshold and have been included in the assessment. The HELAA provides an evidence base of sites that are available for development which can be carried forward and assessed through the site allocations assessment process which is due to be completed in autumn 2019.
- 5.2 It is important to remember that inclusion of sites in this HELAA does not confirm that sites are suitable to come forward for development. Decisions on which sites will be taken forward for allocation will be made through the Local Plan process.

Appendix A – HELAA – Datasets used for Constraint Check

Dataset	Source	
Flood Risk Zone 2	Environment Agency	
Flood Risk Zone 3		
Surface Water Flooding High Risk		
Surface Water Flooding Medium Risk		
SSSI	Natural England	
Nature Improvement Areas (NIA)		
National Nature Reserves (NNR)		
Special Protection Areas (SPA)		
Special Area of Conservation (SAC)		
Ramsar		
Agricultural Land Classification		
Local Nature Reserves (LNR)		
Ancient Woodland		
Area of Outstanding Natural Beauty (AONB)		
Local Wildlife Sites (LWS)		Greater Lincolnshire Nature Partnership
Sites of Nature Conservation Interest (SNCI)		
Local Geological Sites		
TPO	Local Authority Datasets	
Air Quality Management Area		
Conservation Areas		
High Pressure Pipelines		
Greed Wedge		Local Plan Datasets
Area of Great Landscape Value		
Protected Local Green Space		
Scheduled Ancient Monument (SAM)	Historic England	
Listed Buildings		
Historic Parks & Gardens		
Hazardous Sites	HSE	
Minerals and Waste Safeguarding	Lincolnshire County Council Minerals and Waste Local Plan	

Appendix B – HELAA – Site Suggestion Form



Housing and Economic Land – Site Suggestion Form

As part of the Local Planning Functions, developers, landowners and other interested parties are invited to put forward sites which may have potential for future development. These sites will help to inform the development of the Housing and Economic Land Availability Assessment (HELAA), the Brownfield Registers (which are compiled by City of Lincoln Council, North Kesteven District Council and West Lindsey District Council¹¹), and the Central Lincolnshire Local Plan.

This form should be used to submit sites for consideration for development potential in Central Lincolnshire of all uses, not just limited to housing. It is intended to gather basic information on sites needed to understand the availability, suitability, and deliverability of the land known to be available for development in Central Lincolnshire.

It is important to note that **identifying sites and buildings in the assessment does not guarantee their inclusion in the Local Plan or that planning permission will be granted.**

Completed forms should be returned with any supporting evidence to talkplanning@central-lincs.org.uk. Alternatively forms and evidence may be sent to:

Central Lincolnshire Local Plan Team,
c/o North Kesteven District Council,
Kesteven Street,
Sleaford,
Lincolnshire,
NG34 7EF.

Please note, some information will be available for the public to view. For more information about how your data will be treated, please visit <https://www.n-kesteven.gov.uk/central-lincolnshire/contact/>

Guidance Notes for completing this form:

- All sections of this form must be completed. Failure to complete the form may result in the submission not being accepted
- A site plan, based on an Ordnance Survey map, must be provided clearly identifying the location and extent of the land or building being proposed, with the boundaries marked with a red line.
- A separate form must be completed for each site
- Additional information or evidence will be welcomed as part of the submission
- If you do not know the answer to a question, please clarify this in your response
- Additional information may be sought at a future stage

¹¹ By submitting this form, you are committing to the information you provide being shared with officers at the Central Lincolnshire District Councils.

Part 1 – About You

Your Contact Details:

Name	
Position	
Organisation	
Email	
Telephone	
Address	

Your Interest in the Site:

Site owner	<input type="checkbox"/>	Agent of owner	<input type="checkbox"/>
Prospective purchaser	<input type="checkbox"/>	Agent of prospective purchaser	<input type="checkbox"/>
Prospective developer	<input type="checkbox"/>	Agent of prospective developer	<input type="checkbox"/>
Other (please specify)			

If you are the agent, acting on behalf of the land owner, prospective purchaser or developer, please provide their details:

Name	
Position	
Organisation	
Email	
Telephone	
Address	

Part 2 – Land Ownership

If you are not the land owner, please provide their details

Name	
Organisation	
Email	
Telephone	
Address	

Is the land in multiple ownership? Yes No

If yes, please provide details of all site owners.

Part 3 – About the Site

Site address – please be as specific as possible	
Postcode	
Site size (hectares)	
Site use (please list all uses on the site; if it is not currently in use, please provide the most recent known uses)	

Is the site currently in use? Yes No

If yes, please provide details of any intention to cease use	
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Is the site...	Brownfield	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
If mixed, how much of the site is developed	0%-20%	<input type="checkbox"/>	40%-60%	<input type="checkbox"/>	80%-100%	<input type="checkbox"/>
	20%-40%	<input type="checkbox"/>	60%-80%	<input type="checkbox"/>	Not sure	<input type="checkbox"/>

Site Constraints

Is the site subject to any environmental constraints? (e.g. tree preservation orders, wildlife or natural habitats or designations, potential for land contamination)	Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/>
If yes, please provide details	
Is the site subject to any historical constraints? (e.g. listed buildings, conservation areas, or areas archaeological potential)	Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/>
If yes, please provide details	
Is the site known to have flooded or to be at risk from any source of flooding?	Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/>
If yes, please provide details, including of the dates when flooding has occurred, the known risk on site, the source of flooding, and potential for avoidance or mitigation	
Are there any other potential constraints on the site? (e.g. substations, pylons, railway lines, ditches, steep slopes, public right of way, etc.)	Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/>
If yes, please provide details	
Are there any ownership or legal constraints on the site? (e.g. any tenancy agreements, owners not in agreement on the site potential, covenants, ransom strips or requirements for third party land)	Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/>
If yes, please provide details	

Site Access

Is there a suitable direct access from the site onto the main road network?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
	Please provide details of where suitable access can be achieved. Detailed evidence may be submitted with this form.					

Does the site have any of the following services available on site?

Water	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Electricity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Gas	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Foul sewer	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Surface water sewer	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	<input type="checkbox"/>

Please provide a brief description of the site

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Please provide details of the site surrounds

Neighbouring land uses	
Surrounding development	
Relationship with settlement	
Access to key services	
Other notable details	

Part 4 – Site Status

Planning History / Future

Does the site have any relevant planning history?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
	If yes, please provide application details, including reference numbers where available.					
Has relevant pre-application advice been provided on the site?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
	If yes, please provide details of who provided the advice, when it was received, and any relevant conclusions.					
Is an application being drawn up or expecting to be submitted soon?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
	If yes, please provide details of what is being proposed and when the application is expected to be submitted.					

Part 5 – Site Potential

What is the site being promoted for? (please tick all that apply)

Use		Amount and type
Housing	<input type="checkbox"/>	Insert no. of dwellings and any proposals for specific house types
Office	<input type="checkbox"/>	Insert floorspace and any other relevant details
Industrial / warehouse	<input type="checkbox"/>	Insert floorspace and any other relevant details
Retail	<input type="checkbox"/>	Insert floorspace and any other relevant details
Gypsy / traveller site	<input type="checkbox"/>	Insert no. of pitches
Mixed use	<input type="checkbox"/>	Insert proposed mix and amount of each use envisaged
Other	<input type="checkbox"/>	Please specify and provide details of amount
Please provide any additional information or justification below.		

Part 6 – Viability and Deliverability

What level of market interest has the site had?

Site is owned by a builder	<input type="checkbox"/>	Site has been marketed	<input type="checkbox"/>
Site is controlled through an option by a builder	<input type="checkbox"/>	Site is currently being marketed	<input type="checkbox"/>
Site is owned/controlled by a land agent	<input type="checkbox"/>	None	<input type="checkbox"/>
Other (please specify)			

When will the site be available (taking into account current uses, lease arrangements, etc.)?

0-5 years	<input type="checkbox"/>	6-10 years	<input type="checkbox"/>	11-15 years	<input type="checkbox"/>	16+ years	<input type="checkbox"/>
Please provide any information needed to justify this answer							

Viability

Has a viability assessment been undertaken?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
When was this undertaken?				
Did it conclude that the site was viable?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
What were the outcomes of the assessment?				
What were the key assumptions?				

Part 7 – Any Other Information

Please provide any additional justification or evidence on separate sheets.

Appendix C – HELAA – Site Survey Form

Site Ref:		Date:		Surveyed by:	
Site Address:					
Is the Boundary Accurate?	Yes		No (record on location plan the correct boundary and identify reason in notes section)		
Land Type	Brownfield	Greenfield	Mixed (Identify boundaries of different types on location plan and annotate)		
Current Land Use					
Land Use	Existing Use - Primary	Existing Use - Secondary	Adjacent Land Use (N, S, E, W)		
Agriculture					
Allotments					
Community Building					
Disused/ Vacant Buildings					
Disused/ Vacant Land					
Heritage Asset					
Industrial/ Commercial					
Minerals					
Public Open Space					
Residential					
Retail					
Scrubland					
Sports/ Recreation Facility					
Transport					
Utilities/ Infrastructure					
Waste					
Woodland					
Site Survey - Constraints					
Overhead Lines/ Pylons <input type="checkbox"/>	Possible Contamination <input type="checkbox"/>		Trees worthy of protection <input type="checkbox"/>		
Highway Access <input type="checkbox"/>	Bad Neighbours <input type="checkbox"/>		Biodiversity Value <input type="checkbox"/>		
Public Right of Way <input type="checkbox"/>	Proximity to Quarry <input type="checkbox"/>				
Pipeline <input type="checkbox"/>	Proximity to Landfill <input type="checkbox"/>				
Topography					
Relatively flat <input type="checkbox"/>	Gentle Slope <input type="checkbox"/>		Gentle Undulations <input type="checkbox"/>		
Steep Slope <input type="checkbox"/>	Steep Undulations <input type="checkbox"/>		Plateau <input type="checkbox"/>		
Additional Notes (continue overleaf)					

Appendix D – HELAA – Sites submitted that do not meet the threshold

Reference	Easting	Northing	Site Address	Settlement Hierarchy Adopted Local Plan 2017	Site Capacity
WL/WALE/006	513453	392640	Land opposite Kestrels, Otby Lane, Walesby	Small Villages	1
WL/KEE/002	516062	409870	Rear of 1 Mill Lane, Keelby	Large Villages	1
WL/NKEL/002	504454	401843	Rose Cottage, High Street, North Kelsey	Medium Villages	2
NK/LEAS/003	505931	348900	7 Wansbeck Road , Leasingham	Medium Villages	2
WL/NKEL/001	504211	402002	Land South of Bridge Willow, North Kelsey	Medium Villages	2
COL/CAS/001	496611	373717	367A Burton Road	Lincoln Urban Area	2
WL/WALE/007	513347	392332	Land between Graycroft and Pantiles, Rasen Road, Walesby	Small Villages	2
WL/OSG/008	507226	392789	Main Street, Osgodby	Small Villages	2
WL/WALE/005	513478	392614	Land to the south of Kestrels, Otby Lane, Walesby	Small Villages	2
WL/WALE/004	513324	392363	Land between Wychaway and Beech Cottage, Moor Road, Walesby	Small Villages	2
WL/ROTH/004	515281	399713	Land at 17 Partridge Drive, Rothwell, Market Rasen	Small Villages	3
NK/POT/005	505609	366817	8 Moor Lane, Potterhanworth, LN4 2DZ	Medium Villages	3
NK/TOTH/005	490734	365690	Land off Lincoln Lane, Holme Farm, Thorpe on the Hill	Small Villages	3
NK/MET/005	507301	361470	Site at 7/9 Station Road, Metheringham	Large Villages	3
NK/SKEL/008	492582	371952	Land adjacent to 2 Lower Church Road, Skellingthorpe, Lincoln, LN6 5UZ	Large Villages	3
WL/GAIN/012	481408	390257	The Fanny Marshall Institute, 49 Church Street, Gainsborough, DN21 2JX	Main Towns	3
WL/CAI/003	510305	401729	Land at Sports Pavillion, Moor Lane, Caistor, Market Rasen	Countryside	4
NK/BLA/002	506865	359979	Stable Block off B1188, Blankney	Countryside	4
WL/SUD/004	503262	376058	The Sonnets, Sudbrooke	Medium Villages	4