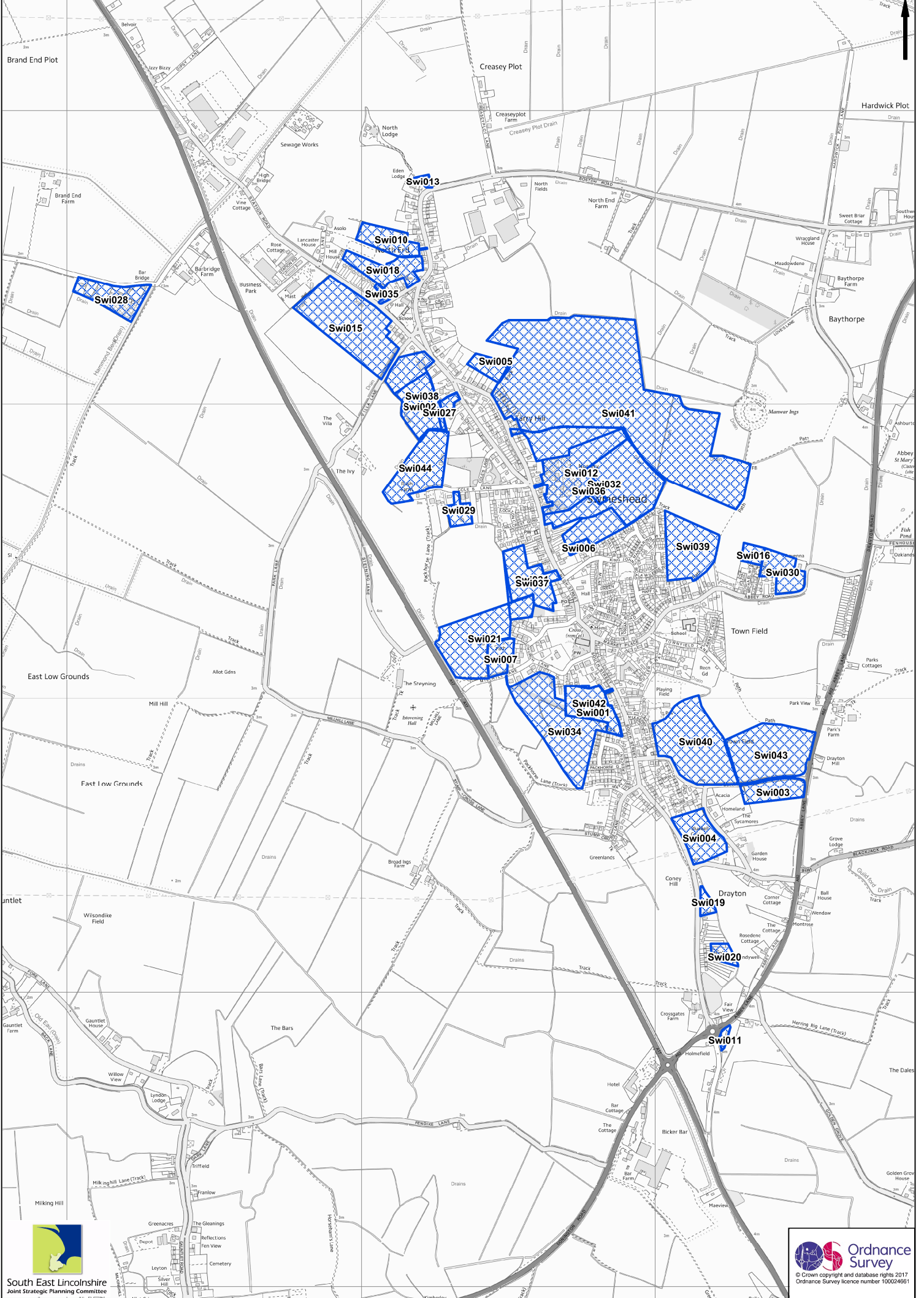


# South East Lincolnshire Strategic Housing Land Availability Assessment - Swineshead (January 2018)



<b>Reference</b>	<b>Swi001</b>	<b>Settlement:</b>	Swineshead	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the west of South Street, Swineshead			
<b>Site area (Hectares)</b>	1.83 <b>Site capacity at 30 dph:</b>	55 <b>Site capacity at 25 dph:</b>	46 <b>Site capacity at 20 dph:</b>	37 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>Yes</b>		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 24 <b>Delivered in yrs 11-15:</b> 13 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>No</b>		
<b>Explanation</b>	<p>The site is in scale with the 411 dwellings which the emerging Local Plan seeks to be developed in Swineshead.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, and its development would not have adverse impacts upon the character and appearance of the area - long views of the site are available from the west, but it is screened from view from most other directions by existing buildings.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Swineshead's existing services &amp; facilities, &amp; is located adjacent to Swineshead's built-up area.</p> <p>SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses, &amp; the site has no intrinsic amenity value. However, it is not previously developed, and is grade 1 agricultural land.</p> <p>TRANSPORT - although services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport, the site's development would create traffic problems, as the proposed access is inadequate to serve a development of this size.</p> <p>Unsuitable, due to transport issues.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Swi002</b>	<b>Settlement:</b>	Swineshead	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the west of Station Road, Swineshead			
<b>Site area (Hectares)</b>	2.24 <b>Site capacity at 30 dph:</b>	67 <b>Site capacity at 25 dph:</b>	56 <b>Site capacity at 20 dph:</b>	45 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 24 <b>Delivered in yrs 11-15:</b> 21 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input type="checkbox"/> No			
<b>Explanation</b>	<p>The site is in scale with the 411 dwellings which the emerging Local Plan seeks to be developed in Swineshead.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - although public views of the site are few, its northern boundary does not correspond with any feature on the ground &amp; appears arbitrary, &amp; the site would have a poor relationship to the existing development to its north. [If considered together with further land to the north (see site Swi038) this issue would be overcome.]</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - it is accessible to Swineshead's existing services &amp; facilities, &amp; is located adjacent to Swineshead's built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - there are no nearby 'bad neighbour' uses, &amp; the site has no intrinsic amenity value. However, it is not previously developed, and is grade 1 agricultural land.</p> <p><b>TRANSPORT</b> - although services &amp; facilities are potentially accessible on foot &amp; by bicycle &amp; by public transport, the site does not have a frontage onto a public highway, and a vehicular access could not be provided. [Vehicular access would need to be provided via site Swi027, and/or via land to the north providing access onto Villa Lane.]</p> <p>Unsuitable, due to adverse environmental impacts and transport issues.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	<input checked="" type="checkbox"/> Zone 1 <input type="checkbox"/> Zone 2 <input type="checkbox"/> Zone 3a <input type="checkbox"/> Zone 3b	<input checked="" type="checkbox"/> No hazard <input type="checkbox"/> Low hazard <input type="checkbox"/> Danger for some <input type="checkbox"/> Danger for most <input type="checkbox"/> Danger for all	<input checked="" type="checkbox"/> No Depth <input type="checkbox"/> 0m to 0.25m <input type="checkbox"/> 0.25m to 0.50m <input type="checkbox"/> 0.50m to 1.0m <input type="checkbox"/> 1.0m to 2.0m <input type="checkbox"/> >2.0m	

<b>Reference</b>	<b>Swi003</b>	<b>Settlement:</b>	Swineshead	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the south of Bullens Lane, Swineshead			
<b>Site area (Hectares)</b>	1.45 <b>Site capacity at 30 dph:</b>	44 <b>Site capacity at 25 dph:</b>	36 <b>Site capacity at 20 dph:</b>	29 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	Yes		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	Yes		
<b>Explanation</b>	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		24	
	<b>Delivered in yrs 11-15:</b>		5	
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	No		
<b>Explanation</b>	<p>The site is in scale with the 411 dwellings which the emerging Local Plan seeks to be developed in Swineshead.</p> <p>ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - the site would create an isolated and incongruous group of dwellings in the countryside.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - although it is accessible to Swineshead's existing services &amp; facilities, it is not located within or adjacent to the existing built-up area.</p> <p>SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses, &amp; the site has no intrinsic amenity value. However, it is not previously developed, and is grade 1 agricultural land.</p> <p>TRANSPORT - services &amp; facilities are potentially accessible on foot &amp; by bicycle &amp; by public transport, &amp; it will not create or exacerbate traffic problems.</p> <p>Unsuitable, due to adverse environmental impacts and poor location.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Swi004</b>	<b>Settlement:</b>	Swineshead	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the east of South Street, Swineshead			
<b>Site area (Hectares)</b>	1.97 <b>Site capacity at 30 dph:</b>	59 <b>Site capacity at 25 dph:</b>	49 <b>Site capacity at 20 dph:</b>	39 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	Yes		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	No		
<b>Explanation</b>	Poor achievability. Capacity would be constrained by a sewer pipe & electrical cables crossing the site, & the difficulty of protecting neighbours' amenities & preventing flooding to lower-lying neighbouring properties. The electrical cables are likely to reduce the value of any dwellings built or (if the cables are re-routed or placed underground) very significantly drive up development costs.			
<b>Assumed delivery rate</b>	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20: Delivered in yrs 21-25:			
<b>Suitability</b>	<b>Is the site suitable?</b>	Yes		
<b>Explanation</b>	<p>The site is in scale with the 411 dwellings which the emerging Local Plan seeks to be developed in Swineshead.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or heritage assets, &amp; its development would not have adverse impacts upon the character and appearance of the area - the site does not have an open countryside character, as it is surrounded by existing (sometimes scattered) development on 3 sides, &amp; consequently visual impacts would be relatively limited. It would, however, extend the village towards the existing, outlying group of dwellings further south along South Street.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Swineshead's existing services &amp; facilities, &amp; is located adjacent to the existing built-up area.</p> <p>SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses (although the site is crossed by two overhead powerlines), &amp; the site has no intrinsic amenity value. However, it is not previously developed, and is grade 1 agricultural land.</p> <p>TRANSPORT - services &amp; facilities are potentially accessible on foot &amp; by bicycle &amp; by public transport, &amp; the Highway Authority comments that the carriageway of South St would be suitable to serve residential development on this site but the frontage footway is poor &amp; would require some improvement/rebuilding. The site frontage is large enough to ensure that adequate visibility splays could be provided. Vehicular access onto The Drayton would not be acceptable, but a pedestrian/cycle link would be desirable.</p> <p>Despite the issues with site characteristics, the site is considered suitable.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Swi005</b>	<b>Settlement:</b>	Swineshead	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the east of Tarry Hill, Swineshead			
<b>Site area (Hectares)</b>	0.77 <b>Site capacity at 30 dph:</b>	23 <b>Site capacity at 25 dph:</b>	19 <b>Site capacity at 20 dph:</b>	15 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>Yes</b>		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 12 <b>Delivered in yrs 11-15:</b> 3 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>No</b>		
<b>Explanation</b>	<p>The site is in scale with the 411 dwellings which the emerging Local Plan seeks to be developed in Swineshead.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, &amp; its development would not have adverse impacts upon the character and appearance of the area - it is screened from public view, and development could not be seen from most public vantage points.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Swineshead's existing services &amp; facilities, &amp; is located adjacent to Swineshead's built-up area.</p> <p>SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses, the site has no intrinsic amenity value &amp; is not in agricultural use. However, it is not previously developed land.</p> <p>TRANSPORT - although services &amp; facilities are potentially accessible on foot &amp; by bicycle &amp; by public transport, the site does not have a frontage onto a public highway, and a vehicular access could not be provided.</p> <p>Unsuitable, due to transport issues.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	



<b>Reference</b>	<b>Swi006</b>	<b>Settlement:</b>	Swineshead	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the east of High Street, Swineshead			
<b>Site area (Hectares)</b>	0.22 <b>Site capacity at 30 dph:</b>	<input type="text" value="7"/> <b>Site capacity at 25 dph:</b>	<input type="text" value="6"/> <b>Site capacity at 20 dph:</b>	<input type="text" value="4"/> <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<input type="text" value="Yes"/>		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems. Multiple owners, but they are acting together.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<input type="text" value="Yes"/>		
<b>Explanation</b>	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		4	
	<b>Delivered in yrs 11-15:</b>			
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<input type="text" value="No"/>		
<b>Explanation</b>	<p>The site is in scale with the 411 dwellings which the emerging Local Plan seeks to be developed in Swineshead.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, &amp; its development would not have adverse impacts upon the character and appearance of the area - the site is screened from public view.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Swineshead's existing services &amp; facilities, and is located adjacent to the existing built-up area.</p> <p>SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses, the site has no intrinsic amenity value, &amp; is not agricultural land. However, it is not previously developed land.</p> <p>TRANSPORT - although services &amp; facilities are potentially accessible on foot &amp; by bicycle &amp; by public transport, it will create traffic problems, as an acceptable vehicular access is not available without the demolition of a dwelling.</p> <p>Unsuitable, due to transport issues.</p>			
<b>Classification</b>	<input type="text" value="Undevelopable"/>			
<b>Flood risk</b>	<input type="text" value="Zone 1"/> <input type="text" value="Zone 2"/> <input type="text" value="Zone 3a"/> <input type="text" value="Zone3b"/>	<input type="text" value="No hazard"/> <input type="text" value="Low hazard"/> <input type="text" value="Danger for some"/> <input type="text" value="Danger for most"/> <input type="text" value="Danger for all"/>	<input type="text" value="No Depth"/> <input type="text" value="0m to 0.25m"/> <input type="text" value="0.25m to 0.50m"/> <input type="text" value="0.50m to 1.0m"/> <input type="text" value="1.0m to 2.0m"/> <input type="text" value="&gt;2.0m"/>	

<b>Reference</b>	<b>Swi007</b>	<b>Settlement:</b>	Swineshead	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the north of Millhill Lane, Swineshead			
<b>Site area (Hectares)</b>	0.92 <b>Site capacity at 30 dph:</b>	28 <b>Site capacity at 25 dph:</b>	23 <b>Site capacity at 20 dph:</b>	18 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be low, although flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 12 <b>Delivered in yrs 11-15:</b> 6 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input type="checkbox"/> No			
<b>Explanation</b>	<p>The site is in scale with the 411 dwellings which the emerging Local Plan seeks to be developed in Swineshead.</p> <p>ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - its development would extend the village's built-up area into an area with an open countryside character, whereas alternative sites can consolidate the built-up area with lesser impacts.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Swineshead's existing services &amp; facilities, &amp; is located adjacent to Swineshead's built-up area.</p> <p>SITE CHARACTERISTICS - the site has no intrinsic amenity value. Although the site approaches within 120m of the A17, advice from Boston Borough Council's Environmental Health Department indicates that this is sufficient separation to prevent undue disturbance. However, it is grade 1 agricultural land, is not previously developed land.</p> <p>TRANSPORT - although services &amp; facilities are potentially accessible on foot &amp; by bicycle &amp; by public transport, it will create traffic problems, as Millhill Lane is not suitable to accommodate development of this scale.</p> <p>Unsuitable, due to adverse environmental impacts &amp; transport issues.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	<input checked="" type="checkbox"/> Zone 1 <input type="checkbox"/> Zone 2 <input type="checkbox"/> Zone 3a <input type="checkbox"/> Zone 3b	<input checked="" type="checkbox"/> No hazard <input type="checkbox"/> Low hazard <input type="checkbox"/> Danger for some <input type="checkbox"/> Danger for most <input type="checkbox"/> Danger for all	<input checked="" type="checkbox"/> No Depth <input type="checkbox"/> 0m to 0.25m <input type="checkbox"/> 0.25m to 0.50m <input type="checkbox"/> 0.50m to 1.0m <input type="checkbox"/> 1.0m to 2.0m <input type="checkbox"/> >2.0m	



<b>Reference</b>	<b>Swi010</b>	<b>Settlement:</b>	Swineshead	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the west of North End, Swineshead			
<b>Site area (Hectares)</b>	1.46 <b>Site capacity at 30 dph:</b>	44 <b>Site capacity at 25 dph:</b>	36 <b>Site capacity at 20 dph:</b>	29 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/>			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/>			
<b>Explanation</b>	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 24 <b>Delivered in yrs 11-15:</b> 5 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input type="checkbox"/> No <input checked="" type="checkbox"/>			
<b>Explanation</b>	<p>The site is in scale with the 411 dwellings which the emerging Local Plan seeks to be developed in Swineshead.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, &amp; its development would not have adverse impacts upon the character and appearance of the area - it is largely screened from public view, and development would have little visual impact.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Swineshead's existing services &amp; facilities, &amp; is located adjacent to Swineshead's built-up area.</p> <p>SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses, the site has no intrinsic amenity value, &amp; is not in agricultural use. However, it is not previously developed land.</p> <p>TRANSPORT - although services &amp; facilities are potentially accessible on foot &amp; by bicycle &amp; by public transport, it will create traffic problems, as the proposed access between Owl Lodge and Millstones is unsuitable to accommodate a development of this scale.</p> <p>Unsuitable, due to transport issues.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	<input checked="" type="checkbox"/> Zone 1 <input type="checkbox"/> Zone 2 <input type="checkbox"/> Zone 3a <input type="checkbox"/> Zone 3b	<input checked="" type="checkbox"/> No hazard <input type="checkbox"/> Low hazard <input type="checkbox"/> Danger for some <input type="checkbox"/> Danger for most <input type="checkbox"/> Danger for all	<input checked="" type="checkbox"/> No Depth <input type="checkbox"/> 0m to 0.25m <input type="checkbox"/> 0.25m to 0.50m <input type="checkbox"/> 0.50m to 1.0m <input type="checkbox"/> 1.0m to 2.0m <input type="checkbox"/> >2.0m	

<b>Reference</b>	<b>Swi011</b>	<b>Settlement:</b>	Swineshead	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Crossgates Bungalow, Abbey Lane, Swineshead			
<b>Site area (Hectares)</b>	0.17 <b>Site capacity at 30 dph:</b>	5 <b>Site capacity at 25 dph:</b>	4 <b>Site capacity at 20 dph:</b>	3 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 3 <b>Delivered in yrs 11-15:</b> <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input type="checkbox"/> No			
<b>Explanation</b>	<p>The site is in scale with the 411 dwellings which the emerging Local Plan seeks to be developed in Swineshead.</p> <p>ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - it is isolated from the existing village, and its development would greatly intensify the visual impacts of an existing scattered group of dwellings in the countryside.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is relatively inaccessible to Swineshead's existing services &amp; facilities, &amp; is not located within or adjacent to Swineshead's built-up area.</p> <p>SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses, the site has no intrinsic amenity value, &amp; is not in agricultural use. However, it is not previously developed land.</p> <p>TRANSPORT - services &amp; facilities are potentially accessible on foot &amp; by bicycle &amp; by public transport, &amp; it will not create or exacerbate traffic problems.</p> <p>Unsuitable, due to adverse environmental impacts and poor location.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	<input checked="" type="checkbox"/> Zone 1 <input type="checkbox"/> Zone 2 <input type="checkbox"/> Zone 3a <input type="checkbox"/> Zone 3b	<input checked="" type="checkbox"/> No hazard <input type="checkbox"/> Low hazard <input type="checkbox"/> Danger for some <input type="checkbox"/> Danger for most <input type="checkbox"/> Danger for all	<input checked="" type="checkbox"/> No Depth <input type="checkbox"/> 0m to 0.25m <input type="checkbox"/> 0.25m to 0.50m <input type="checkbox"/> 0.50m to 1.0m <input type="checkbox"/> 1.0m to 2.0m <input type="checkbox"/> >2.0m	

<b>Reference</b>	<b>Swi012</b>	<b>Settlement:</b>	Swineshead	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the east of Tarry Hill, Swineshead			
<b>Site area (Hectares)</b>	3.96 <b>Site capacity at 30 dph:</b>	119 <b>Site capacity at 25 dph:</b>	99 <b>Site capacity at 20 dph:</b>	79 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	Yes		
<b>Explanation</b>	Planning Committee has resolved (subject to the completion of s106 agreements) to grant outline planning permission for the development of up to 41 dwellings on western parts of this site.			
<b>Achievability</b>	<b>Is the site achievable?</b>	Yes		
<b>Explanation</b>	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		50	
	<b>Delivered in yrs 11-15:</b>		29	
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	No		
<b>Explanation</b>	<p>The site is in scale with the 411 dwellings which the emerging Local Plan seeks to be developed in Swineshead.</p> <p>ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural assets, its development would have adverse impacts upon the character and appearance of the area, and potentially upon a heritage asset - although it is largely screened from public view, considered in isolation, it relates poorly to the village's (largely linear) built form. It is important for both wide and focussed views of the Manwarings Ings SAM to be maintained from within parts of the historic village. The development of this site would (thanks to its odd shape) potentially obscure views from both the south and east. If it is developed, an open corridor which allowed a view of the SAM would need to be maintained.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Swineshead's existing services &amp; facilities, &amp; is located adjacent to Swineshead's built-up area.</p> <p>SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses, &amp; the site has no intrinsic amenity value. However, it is not previously developed and is grade 1 agricultural land.</p> <p>TRANSPORT - services &amp; facilities are potentially accessible on foot &amp; by bicycle &amp; by public transport, and the Highway Authority has indicated that it would have no objection to the principle of a new residential development road sited at Capel Lodge.</p> <p>Unsuitable, due to adverse environmental impacts.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Swi013</b>	<b>Settlement:</b>	Swineshead	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the north of Boston Road, Swineshead			
<b>Site area (Hectares)</b>	0.15 <b>Site capacity at 30 dph:</b>	<input type="text" value="4"/> <b>Site capacity at 25 dph:</b>	<input type="text" value="4"/> <b>Site capacity at 20 dph:</b>	<input type="text" value="3"/> <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<input type="text" value="Yes"/>		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<input type="text" value="Yes"/>		
<b>Explanation</b>	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		3	
	<b>Delivered in yrs 11-15:</b>			
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<input type="text" value="No"/>		
<b>Explanation</b>	<p>The site is in scale with the 411 dwellings which the emerging Local Plan seeks to be developed in Swineshead.</p> <p>ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - the site has an open countryside character, &amp; its development would increase the visual impact and perceived extent of the village's built-up area. The vehicular access to North Lodge currently provides a defensible limit for the village's spread along Boston Road, and developing this site would potentially increase pressure for further ribbon growth eastwards along the northern side of the road.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Swineshead's existing services &amp; facilities, &amp; is located adjacent to Swineshead's built-up area.</p> <p>SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses &amp; the site has no intrinsic amenity value. However, it is not previously developed and is grade 1 agricultural land.</p> <p>TRANSPORT - services &amp; facilities are potentially accessible on foot &amp; by bicycle &amp; by public transport, &amp; it will not create or exacerbate traffic problems.</p> <p>Unsuitable, due to adverse environmental impacts.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	<b>Zone 1</b>	<b>No hazard</b>	<b>No Depth</b>	
	<b>Zone 2</b>	Low hazard	0m to 0.25m	
	<b>Zone 3a</b>	Danger for some	0.25m to 0.50m	
	<b>Zone 3b</b>	Danger for most	0.50m to 1.0m	
		Danger for all	1.0m to 2.0m	
			>2.0m	

<b>Reference</b>	<b>Swi015</b>	<b>Settlement:</b>	Swineshead	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the west of Station Road, Swineshead			
<b>Site area (Hectares)</b>	5.81 <b>Site capacity at 30 dph:</b>	174 <b>Site capacity at 25 dph:</b>	145 <b>Site capacity at 20 dph:</b>	116 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>Yes</b>		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low. If it is allocated, there is a reasonable prospect that it would be developed, although commencement may be delayed by the need for improvements to the water supply and sewerage networks. Development is assumed to begin in year 10, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 25 <b>Delivered in yrs 11-15:</b> 91 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>Yes</b>		
<b>Explanation</b>	<p>The site is in scale with the 411 dwellings which the emerging Local Plan seeks to be developed in Swineshead.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or heritage assets, &amp; its impacts upon the character and appearance of the area will be broadly acceptable - although the site is highly visible &amp; its development would greatly change the area's character, the site currently does not have an open countryside character, given that there is existing development to its north, east and south-east.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Swineshead's existing services &amp; facilities, &amp; is located adjacent to Swineshead's built-up area.</p> <p>SITE CHARACTERISTICS - the site has no intrinsic amenity value. Although the site borders onto the Station Road Industrial Estate, advice from Boston Borough Council's Environmental Health Department indicates that adverse effects are unlikely subject to protection of the boundary with the industrial area. However, it is not previously developed &amp; is grade 1 agricultural land.</p> <p>TRANSPORT - services &amp; facilities are potentially accessible on foot &amp; by bicycle &amp; by public transport, &amp; the Highway Authority comments that Station Rd is suitable to serve residential development on this site, but the existing footway will need to be extended across the site frontage. There is a sizeable watercourse along the frontage that would need to be crossed. Access onto Villa Lane would not be acceptable.</p> <p>Despite the issues with environmental impacts and site characteristics, the site is considered to be suitable.</p>			
<b>Classification</b>	<b>Developable (11-15)</b>			
<b>Flood risk</b>	<b>Zone 1</b> <b>Zone 2</b> <b>Zone 3a</b> <b>Zone 3b</b>	<b>No hazard</b> <b>Low hazard</b> <b>Danger for some</b> <b>Danger for most</b> <b>Danger for all</b>	<b>No Depth</b> <b>0m to 0.25m</b> <b>0.25m to 0.50m</b> <b>0.50m to 1.0m</b> <b>1.0m to 2.0m</b> <b>&gt;2.0m</b>	

<b>Reference</b>	<b>Swi016</b>	<b>Settlement:</b>	Swineshead	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the north of Michael Moses Way, Swineshead			
<b>Site area (Hectares)</b>	0.43	<b>Site capacity at 30 dph:</b>	13	<b>Site capacity at 25 dph:</b>
			11	<b>Site capacity at 20 dph:</b>
			9	<b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	Yes		
<b>Explanation</b>	Full planning permission (reference B/13/0069) is outstanding for the development of 19 dwellings.			
<b>Achievability</b>	<b>Is the site achievable?</b>	Yes		
<b>Explanation</b>	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. Planning permission is outstanding, and there is a reasonable prospect that it will soon be developed (assumed to begin in year 6, and be completed before year 10).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		19	
	<b>Delivered in yrs 11-15:</b>			
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	Yes		
<b>Explanation</b>	<p>The site is in scale with the 411 dwellings which the emerging Local Plan seeks to be developed in Swineshead.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, &amp; its development would not have adverse impacts upon the character and appearance of the area.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Swineshead's existing services &amp; facilities, but is not located within or adjacent to Swineshead's built-up area.</p> <p>SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses, &amp; the site has no intrinsic amenity value. However, the site is not previously developed, and is grade 1 agricultural land.</p> <p>TRANSPORT - services &amp; facilities are potentially accessible on foot &amp; by bicycle &amp; by public transport, &amp; it will not create or exacerbate traffic problems.</p> <p>Despite the issues with location and site characteristics, the site is considered to be suitable.</p>			
<b>Classification</b>	<b>Developable (06-10)</b>			
<b>Flood risk</b>	Zone 1	No hazard	No Depth	
	Zone 2	Low hazard	0m to 0.25m	
	Zone 3a	Danger for some	0.25m to 0.50m	
	Zone 3b	Danger for most	0.50m to 1.0m	
		Danger for all	1.0m to 2.0m	
			>2.0m	

<b>Reference</b>	<b>Swi018</b>	<b>Settlement:</b>	Swineshead	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land at North End, Swineshead			
<b>Site area (Hectares)</b>	1.74 <b>Site capacity at 30 dph:</b>	52 <b>Site capacity at 25 dph:</b>	44 <b>Site capacity at 20 dph:</b>	35 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed, although commencement may be delayed by the need for improvements to the water supply and sewerage networks. Development is assumed to begin in year 9, and be completed before year 15.			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 16 <b>Delivered in yrs 11-15:</b> 19 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	<p>The site is in scale with the 411 dwellings which the emerging Local Plan seeks to be developed in Swineshead.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or heritage assets, &amp; its development would not have adverse impacts upon the character and appearance of the area - it is largely screened from public view, and development would have little visual impact.</p> <p>INFRASTRUCTURE - although it will not place undue burdens on existing infrastructure, the majority of the site is currently in use (but is not allocated as) employment land. However, the Employment Land Technical paper (Aug 2015) concludes that (given the amount of employment land available in more market attractive locations elsewhere in Swineshead) this site should not be allocated for employment use.</p> <p>LOCATION - it is accessible to Swineshead's existing services &amp; facilities, &amp; is located adjacent to Swineshead's built-up area.</p> <p>SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses, the site has no intrinsic amenity value, &amp; is not agricultural land. However, much of the site is not previously developed land.</p> <p>TRANSPORT - services &amp; facilities are potentially accessible on foot &amp; by bicycle &amp; by public transport, &amp; the Highway Authority comments that the visibility to the left for drivers emerging from this site is fairly poor due to the bend in Boston Rd. However, some credit has to be given to the fact that the access here serves an existing commercial vehicle yard, &amp; the change from that use to residential would, on balance, be regarded as a positive move in highway terms.</p> <p>Despite the issues with infrastructure &amp; site characteristics, the site is considered to be suitable.</p>			
<b>Classification</b>	<b>Developable (11-15)</b>			
<b>Flood risk</b>	<input checked="" type="checkbox"/> Zone 1 <input type="checkbox"/> Zone 2 <input type="checkbox"/> Zone 3a <input type="checkbox"/> Zone 3b	<input checked="" type="checkbox"/> No hazard <input type="checkbox"/> Low hazard <input type="checkbox"/> Danger for some <input type="checkbox"/> Danger for most <input type="checkbox"/> Danger for all	<input checked="" type="checkbox"/> No Depth <input type="checkbox"/> 0m to 0.25m <input type="checkbox"/> 0.25m to 0.50m <input type="checkbox"/> 0.50m to 1.0m <input type="checkbox"/> 1.0m to 2.0m <input type="checkbox"/> >2.0m	



<b>Reference</b>	<b>Swi019</b>	<b>Settlement:</b>	Swineshead	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the east of South Street, Swineshead			
<b>Site area (Hectares)</b>	0.32 <b>Site capacity at 30 dph:</b>	10 <b>Site capacity at 25 dph:</b>	8 <b>Site capacity at 20 dph:</b>	6 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	Yes		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	Yes		
<b>Explanation</b>	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>		<b>Delivered in yrs 6-10:</b>	6
	<b>Delivered in yrs 11-15:</b>		<b>Delivered in yrs 16-20:</b>	
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	No		
<b>Explanation</b>	<p>The site is in scale with the 411 dwellings which the emerging Local Plan seeks to be developed in Swineshead.</p> <p>ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - the site's development would intensify the visual impacts of an existing group of dwellings in the countryside.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is relatively inaccessible to Swineshead's existing services &amp; facilities, &amp; is not located within or adjacent to Swineshead's built-up area.</p> <p>SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses, the site has no intrinsic amenity value, &amp; is not in agricultural use. However, it is not previously developed land.</p> <p>TRANSPORT - services &amp; facilities are potentially accessible on foot &amp; by bicycle &amp; by public transport, &amp; it will not create or exacerbate traffic problems.</p> <p>Unsuitable, due to adverse environmental impacts and poor location.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Swi020</b>	<b>Settlement:</b>	Swineshead	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Gardens to 7-13 South Street, Swineshead			
<b>Site area (Hectares)</b>	0.46 <b>Site capacity at 30 dph:</b>	14 <b>Site capacity at 25 dph:</b>	12 <b>Site capacity at 20 dph:</b>	9 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 9 <b>Delivered in yrs 11-15:</b> <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input type="checkbox"/> No			
<b>Explanation</b>	<p>The site is in scale with the 411 dwellings which the emerging Local Plan seeks to be developed in Swineshead.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, &amp; its development would not have adverse impacts upon the character and appearance of the area - the site is effectively hidden from public view.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is relatively inaccessible to Swineshead's existing services &amp; facilities, &amp; is not located within or adjacent to Swineshead's built-up area.</p> <p>SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses, the site has no intrinsic amenity value, &amp; is not in agricultural use. However, it is not previously developed land.</p> <p>TRANSPORT - although services &amp; facilities are potentially accessible on foot &amp; by bicycle &amp; by public transport, the site's development will create traffic problems - the site does not have a frontage onto a public highway &amp; it will not be possible to provide a suitable vehicular access.</p> <p>Unsuitable, due to transport problems and poor location.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	<input checked="" type="checkbox"/> Zone 1 <input type="checkbox"/> Zone 2 <input type="checkbox"/> Zone 3a <input type="checkbox"/> Zone 3b	<input checked="" type="checkbox"/> No hazard <input type="checkbox"/> Low hazard <input type="checkbox"/> Danger for some <input type="checkbox"/> Danger for most <input type="checkbox"/> Danger for all	<input checked="" type="checkbox"/> No Depth <input type="checkbox"/> 0m to 0.25m <input type="checkbox"/> 0.25m to 0.50m <input type="checkbox"/> 0.50m to 1.0m <input type="checkbox"/> 1.0m to 2.0m <input type="checkbox"/> >2.0m	

<b>Reference</b>	<b>Swi021</b>	<b>Settlement:</b>	Swineshead	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the north of Millhill Lane, Swineshead			
<b>Site area (Hectares)</b>	4.39 <b>Site capacity at 30 dph:</b>	132 <b>Site capacity at 25 dph:</b>	110 <b>Site capacity at 20 dph:</b>	88 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>Yes</b>		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems. The owner indicates that the site will not be available before 2016.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		50	
	<b>Delivered in yrs 11-15:</b>		38	
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>No</b>		
<b>Explanation</b>	<p>The site is in scale with the 411 dwellings which the emerging Local Plan seeks to be developed in Swineshead.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - it relates poorly to the existing village, &amp; its development would extend the village's built-up area into an area with an open countryside character, whereas alternative sites can consolidate the built-up area with lesser impacts.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - it is accessible to Swineshead's existing services &amp; facilities, &amp; is located adjacent to Swineshead's built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - the site has no intrinsic amenity value. However, it is grade 1 agricultural land &amp; is not previously developed land. Furthermore, the site abuts the A17, and advice from Boston Borough Council's Environmental Health Department indicates that the site will be significantly affected by traffic noise (&amp; that a buffer zone and earth bunding would be required as mitigation).</p> <p><b>TRANSPORT</b> - although services &amp; facilities are potentially accessible on foot &amp; by bicycle &amp; by public transport, it will create traffic problems, as Millhill Lane is not suitable to accommodate development of this scale.</p> <p>Unsuitable, due to adverse environmental impacts, site characteristics &amp; transport issues.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	Zone 1	<b>No hazard</b>	<b>No Depth</b>	
	Zone 2	Low hazard	0m to 0.25m	
	Zone 3a	Danger for some	0.25m to 0.50m	
	Zone 3b	Danger for most	0.50m to 1.0m	
		Danger for all	1.0m to 2.0m	
			>2.0m	

<b>Reference</b>	<b>Swi027</b>	<b>Settlement:</b>	Swineshead	<b>Phase two SHLAA sites</b> <input type="checkbox"/>					
<b>Address</b>	Land to the west of Station Road, Swineshead.								
<b>Site area (Hectares)</b>	0.34	<b>Site capacity at 30 dph:</b>	10	<b>Site capacity at 25 dph:</b>	8	<b>Site capacity at 20 dph:</b>	7	<b>Site capacity from planning permissions:</b>	14
<b>Availability</b>	<b>Is the site available?</b>		Yes						
<b>Explanation</b>	Full planning permission (ref. B/12/0013) is outstanding for the construction of 14 dwellings.								
<b>Achievability</b>	<b>Is the site achievable?</b>		Yes						
<b>Explanation</b>	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. Planning permission is outstanding, and there is a reasonable prospect that it will soon be developed (assumed to begin in year 6, and be completed before year 10).								
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>								
	<b>Delivered in yrs 6-10:</b>		14						
	<b>Delivered in yrs 11-15:</b>								
	<b>Delivered in yrs 16-20:</b>								
	<b>Delivered in yrs 21-25:</b>								
<b>Suitability</b>	<b>Is the site suitable?</b>		Yes						
<b>Explanation</b>	<p>The site is in scale with the 411 dwellings which the emerging Local Plan seeks to be developed in Swineshead.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, &amp; its development would not have adverse impacts upon the character and appearance of the area.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Swineshead's existing services &amp; facilities, &amp; is located partly within and partly adjacent to Swineshead's built-up area.</p> <p>SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses, the site has no intrinsic amenity value, &amp; is not agricultural land. However, the site is not previously developed land.</p> <p>TRANSPORT - services &amp; facilities are potentially accessible on foot &amp; by bicycle &amp; by public transport, &amp; it will not create or exacerbate traffic problems.</p> <p>Despite the issues with site characteristics, the site is considered to be suitable.</p>								
<b>Classification</b>	<b>Developable (06-10)</b>								
<b>Flood risk</b>	Zone 1		No hazard			No Depth			
	Zone 2		Low hazard			0m to 0.25m			
	Zone 3a		Danger for some			0.25m to 0.50m			
	Zone3b		Danger for most			0.50m to 1.0m			
			Danger for all			1.0m to 2.0m			
						>2.0m			

<b>Reference</b>	<b>Swi028</b>	<b>Settlement:</b>	Swineshead	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Dial House Nurseries, Timms Drove, Low Grounds, Swineshead			
<b>Site area (Hectares)</b>	1.91 <b>Site capacity at 30 dph:</b>	57 <b>Site capacity at 25 dph:</b>	48 <b>Site capacity at 20 dph:</b>	38 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/>			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/>			
<b>Explanation</b>	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 24 <b>Delivered in yrs 11-15:</b> 14 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input type="checkbox"/> No <input checked="" type="checkbox"/>			
<b>Explanation</b>	<p>The site is in scale with the 411 dwellings which the emerging Local Plan seeks to be developed in Swineshead.</p> <p>ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - development in this location would be unrelated to the existing settlement, and would appear visually incongruous.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - the site is not located within or adjacent to the existing built-up area, &amp; is relatively inaccessible to the village's existing services and facilities.</p> <p>SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses and the site has no intrinsic amenity value. However, the majority of the site is grade 1 agricultural land &amp; is not previously developed.</p> <p>TRANSPORT - although it will not create or exacerbate traffic problems and services &amp; facilities are potentially accessible on foot &amp; by bicycle, it is unlikely that the site would be accessible by public transport.</p> <p>Unsuitable, due to adverse environmental impacts, poor location, &amp; transport issues.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	<input checked="" type="checkbox"/> Zone 1 <input type="checkbox"/> Zone 2 <input type="checkbox"/> Zone 3a <input type="checkbox"/> Zone 3b	<input checked="" type="checkbox"/> No hazard <input type="checkbox"/> Low hazard <input type="checkbox"/> Danger for some <input type="checkbox"/> Danger for most <input type="checkbox"/> Danger for all	<input checked="" type="checkbox"/> No Depth <input type="checkbox"/> 0m to 0.25m <input type="checkbox"/> 0.25m to 0.50m <input type="checkbox"/> 0.50m to 1.0m <input type="checkbox"/> 1.0m to 2.0m <input type="checkbox"/> >2.0m	

<b>Reference</b>	<b>Swi029</b>	<b>Settlement:</b>	Swineshead	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the south of Coles Lane, Swineshead			
<b>Site area (Hectares)</b>	0.64 <b>Site capacity at 30 dph:</b>	19 <b>Site capacity at 25 dph:</b>	16 <b>Site capacity at 20 dph:</b>	13 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 12 <b>Delivered in yrs 11-15:</b> 1 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	<p>The site is in scale with the 411 dwellings which the emerging Local Plan seeks to be developed in Swineshead.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or heritage assets, &amp; its development would not have adverse impacts upon the character and appearance of the area - the site is largely screened from public view, and its development would have little impact upon the area's character, although it may lead to the loss of four birch trees which contribute positively to the character of the area.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Swineshead's existing services &amp; facilities, &amp; is located adjacent to Swineshead's built-up area.</p> <p>SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses. However, the site has some intrinsic amenity value, is grade 1 agricultural land, &amp; is not previously developed.</p> <p>TRANSPORT - services &amp; facilities are potentially accessible on foot &amp; by bicycle &amp; by public transport, &amp; the highway Authority comments that this site might be suitable for a small number of larger type residential properties to match the adjacent properties that have recently been built along Coles Lane.</p> <p>Despite the issues with environmental impacts &amp; site characteristics, the site is considered to be suitable.</p>			
<b>Classification</b>	<b>Developable (11-15)</b>			
<b>Flood risk</b>	<input checked="" type="checkbox"/> Zone 1 <input type="checkbox"/> Zone 2 <input type="checkbox"/> Zone 3a <input type="checkbox"/> Zone 3b	<input checked="" type="checkbox"/> No hazard <input type="checkbox"/> Low hazard <input type="checkbox"/> Danger for some <input type="checkbox"/> Danger for most <input type="checkbox"/> Danger for all	<input checked="" type="checkbox"/> No Depth <input type="checkbox"/> 0m to 0.25m <input type="checkbox"/> 0.25m to 0.50m <input type="checkbox"/> 0.50m to 1.0m <input type="checkbox"/> 1.0m to 2.0m <input type="checkbox"/> >2.0m	

<b>Reference</b>	<b>Swi030</b>	<b>Settlement:</b>	Swineshead	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the north of Abbey Road, Swineshead			
<b>Site area (Hectares)</b>	1.49 <b>Site capacity at 30 dph:</b>	45 <b>Site capacity at 25 dph:</b>	37 <b>Site capacity at 20 dph:</b>	30 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>Yes</b>		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		24	
	<b>Delivered in yrs 11-15:</b>		6	
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>No</b>		
<b>Explanation</b>	<p>The site is in scale with the 411 dwellings which the emerging Local Plan seeks to be developed in Swineshead.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - the site is visually exposed and its development would significantly extend the village's built-up area into the countryside, to the detriment of the area's character.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - although it is accessible to the village's existing services and facilities, the site is not located within or adjacent to Swineshead's existing built-up area,</p> <p><b>SITE CHARACTERISTICS</b> - there are no nearby 'bad neighbour' uses and the site has no intrinsic amenity value. However, it is grade 1 agricultural land &amp; is not previously developed.</p> <p><b>TRANSPORT</b> - services &amp; facilities are potentially accessible on foot &amp; by bicycle &amp; by public transport, &amp; it will not create or exacerbate traffic problems.</p> <p>Unsuitable, due to adverse environmental impacts &amp; poor location.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	Zone 1	<b>No hazard</b>	<b>No Depth</b>	
	Zone 2	Low hazard	0m to 0.25m	
	Zone 3a	Danger for some	0.25m to 0.50m	
	Zone 3b	Danger for most	0.50m to 1.0m	
		Danger for all	1.0m to 2.0m	
			>2.0m	



<b>Reference</b>	<b>Swi031</b>	<b>Settlement:</b>	Swineshead	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the west of High Street, Swineshead			
<b>Site area (Hectares)</b>	2.3 <b>Site capacity at 30 dph:</b>	69 <b>Site capacity at 25 dph:</b>	57 <b>Site capacity at 20 dph:</b>	46 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be moderate. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 24 <b>Delivered in yrs 11-15:</b> 22 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	<p>The site is in scale with the 411dwellings which the emerging Local Plan seeks to be developed in Swineshead.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, &amp; its development would not have adverse impacts upon the character and appearance of the area - the site relates well to the village's existing built form and its development would have few visual impacts.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Swineshead's existing services &amp; facilities, &amp; is located adjacent to Swineshead's built-up area.</p> <p>SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses, &amp; the site has no intrinsic amenity value. However, it is grade 1 agricultural land, &amp; is not previously developed.</p> <p>TRANSPORT - services &amp; facilities are potentially accessible on foot &amp; by bicycle &amp; by public transport, &amp; it will not create or exacerbate traffic problems.</p> <p>Despite the issues with site characteristics, the site is considered to be suitable.</p>			
<b>Classification</b>	<b>Developable (11-15)</b>			
<b>Flood risk</b>	<input checked="" type="checkbox"/> Zone 1 <input type="checkbox"/> Zone 2 <input type="checkbox"/> Zone 3a <input type="checkbox"/> Zone 3b	<input checked="" type="checkbox"/> No hazard <input type="checkbox"/> Low hazard <input type="checkbox"/> Danger for some <input type="checkbox"/> Danger for most <input type="checkbox"/> Danger for all	<input checked="" type="checkbox"/> No Depth <input type="checkbox"/> 0m to 0.25m <input type="checkbox"/> 0.25m to 0.50m <input type="checkbox"/> 0.50m to 1.0m <input type="checkbox"/> 1.0m to 2.0m <input type="checkbox"/> >2.0m	

<b>Reference</b>	<b>Swi032</b>	<b>Settlement:</b>	Swineshead	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the east of High Street, Swineshead			
<b>Site area (Hectares)</b>	5.28 <b>Site capacity at 30 dph:</b>	158 <b>Site capacity at 25 dph:</b>	132 <b>Site capacity at 20 dph:</b>	106 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>Yes</b>		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively high. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 50 <b>Delivered in yrs 11-15:</b> 56 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>No</b>		
<b>Explanation</b>	<p>The site is in scale with the 411 dwellings which the emerging Local Plan seeks to be developed in Swineshead.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - although it is largely screened from public view, considered in isolation, it relates poorly to the village's built form. [If considered together with neighbouring land (see site Swi036) the site's relationship to the existing village would potentially be satisfactory].</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - it is accessible to Swineshead's existing services &amp; facilities, &amp; is located adjacent to Swineshead's built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - there are no nearby 'bad neighbour' uses &amp; the site has no intrinsic amenity value. However, it is not previously developed, &amp; is grade 1 agricultural land.</p> <p><b>TRANSPORT</b> - services &amp; facilities are potentially accessible on foot &amp; by bicycle &amp; by public transport, &amp; it will not create or exacerbate traffic problems.</p> <p>Unsuitable, due to adverse environmental impacts.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	<b>Zone 1</b> <b>Zone 2</b> <b>Zone 3a</b> <b>Zone3b</b>	<b>No hazard</b> <b>Low hazard</b> <b>Danger for some</b> <b>Danger for most</b> <b>Danger for all</b>	<b>No Depth</b> <b>0m to 0.25m</b> <b>0.25m to 0.50m</b> <b>0.50m to 1.0m</b> <b>1.0m to 2.0m</b> <b>&gt;2.0m</b>	

<b>Reference</b>	<b>Swi034</b>	<b>Settlement:</b>	Swineshead	<b>Phase two SHLAA sites</b> <input type="checkbox"/>					
<b>Address</b>	Land to the west of South Street and south of Church & Millhill Lanes, Swineshead								
<b>Site area (Hectares)</b>	7.09	<b>Site capacity at 30 dph:</b>	213	<b>Site capacity at 25 dph:</b>	177	<b>Site capacity at 20 dph:</b>	142	<b>Site capacity from planning permissions:</b>	<input type="text"/>
<b>Availability</b>	<b>Is the site available?</b>								
<b>Explanation</b>	No								
<b>Explanation</b>	The site is in four separate ownerships, and two have yet to indicate that their land is available for development.								
<b>Achievability</b>	<b>Is the site achievable?</b>								
<b>Explanation</b>	Yes								
<b>Explanation</b>	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be moderate. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).								
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 50 <b>Delivered in yrs 11-15:</b> 92 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>								
<b>Suitability</b>	<b>Is the site suitable?</b>								
<b>Explanation</b>	No								
<b>Explanation</b>	<p>The site is in scale with the 411 dwellings which the emerging Local Plan seeks to be developed in Swineshead.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or heritage assets, &amp; its development would not have adverse impacts upon the character and appearance of the area - it is well related to the village's existing built-up area, and few public views are available.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Swineshead's existing services &amp; facilities, &amp; is located adjacent to Swineshead's built-up area.</p> <p>SITE CHARACTERISTICS - the site has no intrinsic amenity value. Although the site approaches within 140m of the A17, advice from Boston Borough Council's Environmental Health Department indicates that this is sufficient separation to prevent undue disturbance. However, it is grade 1 agricultural land, is not previously developed.</p> <p>TRANSPORT - services &amp; facilities are potentially accessible on foot &amp; by bicycle &amp; by public transport. However, the Highway Authority comments that the only way into this site would appear to be from Packhorse Gardens, as there is no frontage to Church Lane, Millhill Lane or Packhorse Lane. This is a large area to be developed as a cul-de-sac. Until a secondary access can be found, it is recommended that there should be only a limited amount of development on this site.</p> <p>Unsuitable, due to transport issues (unless a secondary access can be identified).</p>								
<b>Classification</b>	<b>Undevelopable</b>								
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m						

<b>Reference</b>	<b>Swi035</b>	<b>Settlement:</b>	Swineshead	<b>Phase two SHLAA sites</b> <input type="checkbox"/>					
<b>Address</b>	The Golden Cross, North End, Swineshead								
<b>Site area (Hectares)</b>	0.15	<b>Site capacity at 30 dph:</b>	4	<b>Site capacity at 25 dph:</b>	4	<b>Site capacity at 20 dph:</b>	3	<b>Site capacity from planning permissions:</b>	9
<b>Availability</b>	<b>Is the site available?</b>		Yes						
<b>Explanation</b>	Full planning permission (reference B/14/0370) is implemented for the creation of 9 new homes (5 through the conversion of the disused pub premises, and 4 new-build).								
<b>Achievability</b>	<b>Is the site achievable?</b>		Yes						
<b>Explanation</b>	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. Planning permission is outstanding, and there is a reasonable prospect that it will soon be developed (assumed to begin in year 6, and be completed before year 10).								
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>								
	<b>Delivered in yrs 6-10:</b>		9						
	<b>Delivered in yrs 11-15:</b>								
	<b>Delivered in yrs 16-20:</b>								
	<b>Delivered in yrs 21-25:</b>								
<b>Suitability</b>	<b>Is the site suitable?</b>		Yes						
<b>Explanation</b>	<p>The site is in scale with the 411 dwellings which the emerging Local Plan seeks to be developed in Swineshead.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, &amp; its development would not have adverse impacts upon the character and appearance of the area.</p> <p>INFRASTRUCTURE - it will not place undue burdens on existing infrastructure, but will lead to the loss of an existing community facility (public house)</p> <p>LOCATION - it is accessible to Swineshead's existing services &amp; facilities, &amp; is located within Swineshead's built-up area.</p> <p>SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses, the site has no intrinsic amenity value, is not agricultural land, and is previously developed.</p> <p>TRANSPORT - services &amp; facilities are potentially accessible on foot &amp; by bicycle &amp; by public transport, &amp; it will not create or exacerbate traffic problems.</p> <p>Despite the issues with infrastructure, the site is considered to be suitable.</p>								
<b>Classification</b>	<b>Developable (06-10)</b>								
<b>Flood risk</b>	Zone 1		No hazard			No Depth			
	Zone 2		Low hazard			0m to 0.25m			
	Zone 3a		Danger for some			0.25m to 0.50m			
	Zone 3b		Danger for most			0.50m to 1.0m			
			Danger for all			1.0m to 2.0m			
						>2.0m			

<b>Reference</b>	<b>Swi036</b>	<b>Settlement:</b>	Swineshead	<b>Phase two SHLAA sites</b> <input type="checkbox"/>					
<b>Address</b>	Land to the east of High Street, Swineshead								
<b>Site area (Hectares)</b>	13.08	<b>Site capacity at 30 dph:</b>	392	<b>Site capacity at 25 dph:</b>	327	<b>Site capacity at 20 dph:</b>	262	<b>Site capacity from planning permissions:</b>	<input type="checkbox"/>
<b>Availability</b>	<b>Is the site available?</b>		<b>Yes</b>						
<b>Explanation</b>	The site is in five separate ownerships, but all have indicated that their land is available for development. Although there is no planning permission or allocation, there are no known legal or ownership problems.								
<b>Achievability</b>	<b>Is the site achievable?</b>		<b>Yes</b>						
<b>Explanation</b>	Modest achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively high. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 10, and be completed before year 15).								
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>								
	<b>Delivered in yrs 6-10:</b>		50						
	<b>Delivered in yrs 11-15:</b>		212						
	<b>Delivered in yrs 16-20:</b>								
	<b>Delivered in yrs 21-25:</b>								
<b>Suitability</b>	<b>Is the site suitable?</b>		<b>No</b>						
<b>Explanation</b>	<p>In scale with the 411 dwellings sought to be developed in Swineshead, but would potentially deliver more than 65% of the village's requirements in a single site. Any unforeseen problems with delivery would impact on meeting needs.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural assets, &amp; its development would not have adverse impacts upon the character and appearance of the area - it has a good relationship to the village's existing built-up area, and is largely screened from public view. The site is relatively close to the visually prominent Manwar Ings SAM, and would add to the recent significant growth of the village towards the Monument, which has compromised its setting. If this site is developed, the Ings would be further hemmed in by modern housing with which it has no relationship. If it is developed, both wide and focussed views of the Ings must be maintained from within parts of the historic village, but there should be serious doubts about extending development too close to this site.</p> <p>INFRASTRUCTURE - will not lead to the loss of, nor place undue burdens on, infrastructure.</p> <p>LOCATION - accessible to existing services, &amp; located adjacent to the built-up area.</p> <p>SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses &amp; the site has no intrinsic amenity value. However, it is not previously developed, and is grade 1 agricultural land.</p> <p>TRANSPORT - services &amp; facilities are potentially accessible on foot &amp; by bicycle &amp; by public transport, &amp; the Highway Authority comments that, although the site's opening onto High St is close to the existing Hillcrest Gardens junction, the road is wide &amp; an additional junction could be formed here without harm to highway safety. The access onto Tarry Hill is unsuitable. The site also abuts Hall Drive (which appears to have been adopted to the common boundary), &amp; to Longrigg Walk (where a ransom strip appears to have been retained).</p> <p>Unsuitable, due to adverse environmental impacts.</p>								
<b>Classification</b>	<b>Undevelopable</b>								
<b>Flood risk</b>	<b>Zone 1</b>		<b>No hazard</b>			<b>No Depth</b>			
	Zone 2		Low hazard			0m to 0.25m			
	Zone 3a		Danger for some			0.25m to 0.50m			
	Zone3b		Danger for most			0.50m to 1.0m			
			Danger for all			1.0m to 2.0m			
						>2.0m			

<b>Reference</b>	<b>Swi037</b>	<b>Settlement:</b>	Swineshead	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the west of High Street, Swineshead			
<b>Site area (Hectares)</b>	2.94 <b>Site capacity at 30 dph:</b>	88 <b>Site capacity at 25 dph:</b>	74 <b>Site capacity at 20 dph:</b>	59 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems. The site is in two separate ownerships, but they have both indicated that their land is available.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Moderate achievability. Values are moderate, and opening-up infrastructure costs are also likely to be moderate. If it is allocated, there is a reasonable prospect that it would be developed, although commencement may be delayed by the need for improvements to the water supply and sewerage networks. Development is assumed to begin in year 10, and be completed before year 15.			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 25 <b>Delivered in yrs 11-15:</b> 34 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	<p>The site is in scale with the 411 dwellings which the emerging Local Plan seeks to be developed in Swineshead.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or heritage assets, &amp; its development would not have adverse impacts upon the character and appearance of the area - the site relates well to the village's existing built form and its development would have few visual impacts.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Swineshead's existing services &amp; facilities, &amp; is located adjacent to Swineshead's built-up area.</p> <p>SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses, &amp; the site has no intrinsic amenity value. However, it is grade 1 agricultural land, &amp; is not previously developed.</p> <p>TRANSPORT - services &amp; facilities are potentially accessible on foot &amp; by bicycle &amp; by public transport, &amp; the Highway Authority comments that High St is suitable for the formation of a new junction to serve this site. There appears to be suitable junction visibility and there is an existing frontage footway.</p> <p>Despite the issues with site characteristics, the site is considered to be suitable.</p>			
<b>Classification</b>	<b>Developable (11-15)</b>			
<b>Flood risk</b>	<input checked="" type="checkbox"/> Zone 1 <input type="checkbox"/> Zone 2 <input type="checkbox"/> Zone 3a <input type="checkbox"/> Zone 3b	<input checked="" type="checkbox"/> No hazard <input type="checkbox"/> Low hazard <input type="checkbox"/> Danger for some <input type="checkbox"/> Danger for most <input type="checkbox"/> Danger for all	<input checked="" type="checkbox"/> No Depth <input type="checkbox"/> 0m to 0.25m <input type="checkbox"/> 0.25m to 0.50m <input type="checkbox"/> 0.50m to 1.0m <input type="checkbox"/> 1.0m to 2.0m <input type="checkbox"/> >2.0m	

<b>Reference</b>	<b>Swi038</b>	<b>Settlement:</b>	Swineshead	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the west of Station Road, Swineshead			
<b>Site area (Hectares)</b>	3.77 <b>Site capacity at 30 dph:</b>	113 <b>Site capacity at 25 dph:</b>	94 <b>Site capacity at 20 dph:</b>	75 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>Yes</b>		
<b>Explanation</b>	No planning permission or allocation, but no known legal or ownership problems. The site is in 3 separate ownerships, but they have all indicated that their land is available. Undetermined (as at 31.12.2016) planning application for res dev of the majority of the site.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	Moderate achievability. Values are moderate, and opening-up infrastructure costs are also likely to be moderate. If it is allocated, there is a reasonable prospect that it would be developed, although commencement may be delayed by the need for improvements to the water supply and sewerage networks. Development is assumed to begin in year 10, and be completed before year 15.			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		25	
	<b>Delivered in yrs 11-15:</b>		50	
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>Yes</b>		
<b>Explanation</b>	<p>The site is in scale with the 411 dwellings which the emerging Local Plan seeks to be developed in Swineshead.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or heritage assets, &amp; its development would not have adverse impacts upon the character and appearance of the area - its relationship to the village's existing built-up area is satisfactory and public views into the site are relatively few.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Swineshead's existing services &amp; facilities, &amp; is located adjacent to Swineshead's built-up area.</p> <p>SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses, &amp; the site has no intrinsic amenity value. However, it is not previously developed, and is grade 1 agricultural land.</p> <p>TRANSPORT - services &amp; facilities are potentially accessible on foot &amp; by bicycle &amp; by public transport, &amp; the Highway Authority comments that the site's frontage onto Station Rd presently serves an agricultural yard used by large agricultural vehicles, so a change to residential use would be seen as positive in highway terms. The access appears to have suitable visibility. The access is close to the existing Tarry Hill junction, but that proximity would not be expected to be a significant highway safety issue. The existing footway on Station Rd would need to be extended to serve this site. Access from Villa Lane would not be acceptable.</p> <p>Despite the issues with site characteristics, the site is considered to be suitable.</p>			
<b>Classification</b>	<b>Developable (11-15)</b>			
<b>Flood risk</b>	<b>Zone 1</b>	<b>No hazard</b>	<b>No Depth</b>	
	Zone 2	Low hazard	0m to 0.25m	
	Zone 3a	Danger for some	0.25m to 0.50m	
	Zone 3b	Danger for most	0.50m to 1.0m	
		Danger for all	1.0m to 2.0m	
			>2.0m	



<b>Reference</b>	<b>Swi039</b>	<b>Settlement:</b>	Swineshead	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the east of Manwaring Way and La Milesse Way, Swineshead			
<b>Site area (Hectares)</b>	3.09 <b>Site capacity at 30 dph:</b>	93 <b>Site capacity at 25 dph:</b>	77 <b>Site capacity at 20 dph:</b>	62 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Moderate achievability. Values are moderate, and opening-up infrastructure costs are also likely to be moderate. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 50 <b>Delivered in yrs 11-15:</b> 12 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input type="checkbox"/> No			
<b>Explanation</b>	<p>In scale with the 411 dwellings sought to be developed in Swineshead.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it will not have adverse impacts on natural assets, &amp; would not have adverse impacts upon the character and appearance of the area - there are few public views into the site. The site is relatively close to the visually prominent Manwar Ings SAM, and would add to the recent significant growth of the village towards then Monument, which has compromised its setting. If this site is developed, the Ings would be further hemmed in by modern housing with which it has no relationship. If the site is developed, both wide and focussed views of the Ings must be maintained from within parts of the historic village as well as from the A52, but there should be serious doubts about extending development too close to this site.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - accessible to existing services, &amp; located adjacent to the built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - there are no nearby 'bad neighbour' uses, &amp; the site has no intrinsic amenity value. However, it is grade 1 agricultural land, &amp; is not previously developed.</p> <p><b>TRANSPORT</b> - services &amp; facilities are potentially accessible on foot &amp; by bicycle &amp; by public transport, &amp; the Highway Authority comments that both Mainwaring Way and La Milesse Way appear to have been adopted up to the common site boundaries, so suitable access should be achievable (with the re-siting of an existing street lighting column). From a highways &amp; traffic circulation perspective, it would be preferable (but not absolutely essential) for the two roads to be linked together as a loop.</p> <p>Unsuitable, due to adverse environmental impacts.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Swi040</b>	<b>Settlement:</b>	Swineshead	<b>Phase two SHLAA sites</b> <input checked="" type="checkbox"/>
<b>Address</b>	Land to the north of Bullens Lane, Swineshead			
<b>Site area (Hectares)</b>	5.27 <b>Site capacity at 30 dph:</b>	158 <b>Site capacity at 25 dph:</b>	132 <b>Site capacity at 20 dph:</b>	105 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>Yes</b>		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	Moderate achievability. Values are moderate, and opening-up infrastructure costs are also likely to be moderate. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		50	
	<b>Delivered in yrs 11-15:</b>		55	
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>No</b>		
<b>Explanation</b>	<p>The site is in scale with the 411 dwellings which the emerging Local Plan seeks to be developed in Swineshead.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets. The site's relationship to the existing built-up area is acceptable and, whilst its western boundary does not follow a strong physical feature &amp; whilst its development would be likely to increase pressure for the development of land on the southern side of Bullens Lane, its impacts upon the character and appearance of the area would be acceptable.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Swineshead's existing services &amp; facilities, &amp; is located adjacent to Swineshead's built-up area.</p> <p>SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses, &amp; the site has no intrinsic amenity value. However, it is grade 1 agricultural land, &amp; is not previously developed.</p> <p>TRANSPORT - services &amp; facilities are potentially accessible on foot &amp; by bicycle &amp; by public transport, but the Highway Authority comments that the roads serving this site would not be suitable to accommodate the additional traffic and pedestrian movements that would be generated. The section of Bullen's Lane between the site and South St is narrow and there are no footways, &amp; there is no highway land to widen the carriageway or provide footways. Bullen's Lane is generally narrow and of a low constructional standard. The development of the site would also be expected to increase the frequency of vehicle movements along the section of Bullen's Lane that links to the A52 which is not wide enough for two-way vehicle movements.</p> <p>Unsuitable, due to transport issues.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Swi041</b>	<b>Settlement:</b>	Swineshead	<b>Phase two SHLAA sites</b> <input checked="" type="checkbox"/>					
<b>Address</b>	Land to the east of Tarry Hill, Swineshead								
<b>Site area (Hectares)</b>	26.24	<b>Site capacity at 30 dph:</b>	787	<b>Site capacity at 25 dph:</b>	656	<b>Site capacity at 20 dph:</b>	525	<b>Site capacity from planning permissions:</b>	<input type="text"/>
<b>Availability</b>	<b>Is the site available?</b>		<b>Yes</b>						
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.								
<b>Achievability</b>	<b>Is the site achievable?</b>		<b>Yes</b>						
<b>Explanation</b>	Moderate achievability. Values are moderate, and opening-up infrastructure costs are also likely to be moderate/high. Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 10, and be completed before year 20).								
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>								
	<b>Delivered in yrs 6-10:</b>		50						
	<b>Delivered in yrs 11-15:</b>		250						
	<b>Delivered in yrs 16-20:</b>		225						
	<b>Delivered in yrs 21-25:</b>								
<b>Suitability</b>	<b>Is the site suitable?</b>		<b>No</b>						
<b>Explanation</b>	<p>The site is not in scale with the 411 dwellings which the emerging Local Plan seeks to be developed at Swineshead.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - although it will not have adverse impacts on natural assets, the site extends to within 50m of a Scheduled Ancient Monument. Furthermore, its development would have adverse impacts upon the character and appearance of the area - it is poorly related to the existing village, &amp; its development would significantly extend the village's built-up area into the countryside, to the detriment of the area's character.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - it is accessible to the village's existing services and facilities, &amp; is located adjacent to Swineshead's existing built-up area,</p> <p><b>SITE CHARACTERISTICS</b> - there are no nearby 'bad neighbour' uses and the site has no intrinsic amenity value. However, it is grade 1 agricultural land &amp; is not previously developed.</p> <p><b>TRANSPORT</b> - services &amp; facilities are potentially accessible on foot &amp; by bicycle &amp; by public transport. However, the Highway Authority comments that the access onto Tarry Hill is unsuitable for a new vehicular access due to the poor visibility available here.</p> <p>Unsuitable, due to conflict with the Plan's locational strategy, adverse environmental impacts &amp; transport issues.</p>								
<b>Classification</b>	<b>Undevelopable</b>								
<b>Flood risk</b>	Zone 1		No hazard			No Depth			
	Zone 2		Low hazard			0m to 0.25m			
	Zone 3a		Danger for some			0.25m to 0.50m			
	Zone 3b		Danger for most			0.50m to 1.0m			
			Danger for all			1.0m to 2.0m			
						>2.0m			

<b>Reference</b>	<b>Swi042</b>	<b>Settlement:</b>	Swineshead	<b>Phase two SHLAA sites</b> <input checked="" type="checkbox"/>
<b>Address</b>	Land to the west of South Street, Swineshead			
<b>Site area (Hectares)</b>	1.25 <b>Site capacity at 30 dph:</b>	38 <b>Site capacity at 25 dph:</b>	31 <b>Site capacity at 20 dph:</b>	25 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be moderate. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 24 <b>Delivered in yrs 11-15:</b> 1 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input type="checkbox"/> No			
<b>Explanation</b>	<p>The site is in scale with the 411 dwellings which the emerging Local Plan seeks to be developed in Swineshead.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, and its development would not have adverse impacts upon the character and appearance of the area - long views of the site are available from the west, but it is screened from view from most other directions by existing buildings.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Swineshead's existing services &amp; facilities, &amp; is located adjacent to Swineshead's built-up area.</p> <p>SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses, &amp; the site has no intrinsic amenity value. However, it is not previously developed, and is best and most versatile agricultural land.</p> <p>TRANSPORT - although services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport, the site's development would create traffic problems, as the proposed access from South Street is inadequate to serve a development of this size.</p> <p>Unsuitable, due to transport issues.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Swi043</b>	<b>Settlement:</b>	Swineshead	<b>Phase two SHLAA sites</b> <input checked="" type="checkbox"/>
<b>Address</b>	Land to the north of Bullens Lane, Swineshead			
<b>Site area (Hectares)</b>	4.59	<b>Site capacity at 30 dph:</b>	138	<b>Site capacity at 25 dph:</b>
			115	<b>Site capacity at 20 dph:</b>
			92	<b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/>			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/>			
<b>Explanation</b>	Moderate achievability. Values are moderate, and opening-up infrastructure costs are also likely to be moderate (including likely flood mitigation and road improvement costs). Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 50 <b>Delivered in yrs 11-15:</b> 42 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input type="checkbox"/> No <input checked="" type="checkbox"/>			
<b>Explanation</b>	<p>The site is in scale with the 411 dwellings which the emerging Local Plan seeks to be developed in Swineshead.</p> <p>ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - the site would create an isolated and incongruous group of dwellings in the countryside.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - although it is relatively accessible to Swineshead's existing services &amp; facilities, it is not located within or adjacent to the existing built-up area.</p> <p>SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses, &amp; the site has no intrinsic amenity value. However, it is not previously developed, and is best and most versatile agricultural land.</p> <p>TRANSPORT - services &amp; facilities are potentially accessible on foot &amp; by bicycle &amp; by public transport, &amp; it is unlikely to create or exacerbate traffic problems.</p> <p>Unsuitable, due to adverse environmental impacts and poor location.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Swi044</b>	<b>Settlement:</b>	Swineshead	<b>Phase two SHLAA sites</b> <input checked="" type="checkbox"/>
<b>Address</b>	Land to the north-east of Coles Lane, Swineshead			
<b>Site area (Hectares)</b>	3.04 <b>Site capacity at 30 dph:</b>	91 <b>Site capacity at 25 dph:</b>	76 <b>Site capacity at 20 dph:</b>	61 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be moderate. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 50 <b>Delivered in yrs 11-15:</b> 11 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input type="checkbox"/> No			
<b>Explanation</b>	<p>The site is in scale with the 411 dwellings which the emerging Local Plan seeks to be developed in Swineshead.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - will not have adverse impacts on heritage assets. Impacts on the character &amp; appearance of the area would be broadly acceptable. Boundaries are ill-defined &amp; the site is separated from the village by other undeveloped land to its east, but it is screened from view from most directions by existing buildings. However, the site is located within 9m of a Local Wildlife Site, and its development could have adverse impacts on this site. Furthermore, the site's development would greatly increase pressure for additional land to its east (which also adjoins the LWS) to be brought forward for development, with additional potential impacts upon the LWS. In the absence of concrete evidence that any possible harmful impacts on the LWS can be successfully mitigated, the site must be considered unsuitable.</p> <p><b>INFRASTRUCTURE</b> - will not lead to the loss of, nor place undue burdens on, infrastructure.</p> <p><b>LOCATION</b> - it is accessible to Swineshead's existing services &amp; facilities, &amp; is located adjacent to Swineshead's built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - there are no nearby 'bad neighbour' uses, &amp; the site has no intrinsic amenity value. However, it is not previously developed, and is best and most versatile agricultural land.</p> <p><b>TRANSPORT</b> - although services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport, an acceptable vehicular access cannot be identified - access from Coles Lane is not acceptable to the Highway Authority, and access from the north (via site Swi038) does not appear to be possible (given the layout proposed in planning application B/16/0052).</p> <p>Unsuitable, due to environmental impacts and transport issues.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	