

| Reference | Swi001 | | Settlement: | SWI | neshead | | Phase two SHLAA sites |
|---|--|---|---|--|--|--|--|
| Address | Land to the west of So | uth Stree | et, Swineshead | | | | |
| Site area (Hectares) | 1.83 Site capacity at 30 dph: | 55 | Site capacity at 25 dph: | | ite capacity t 20 dph: | 37 | Site capacity from planning |
| Availability | Is the site available | e? | Yes | | | | permissions: |
| Explanation | Although there is no pl | anning p | ermission or al | location, the | ere are no knov | vn legal | or ownership problems. |
| Achievability | Is the site achieval | ble? | Yes | | | | |
| Explanation | | asonable | | | | | e likely to be low. If it is begin in year 8, and be |
| Assumed delivery rate | 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: | | | 24 13 | | | |
| Suitability | Is the site suitable | ? | No | | | | |
| | of the site are available buildings. INFRASTRUCTURE - it v LOCATION - it is access Swineshead's built-up a SITE CHARACTERISTICS value. However, it is not transport - although | ot have a e from the vill not le ible to So area. - there a ot previo services velopme f this size | dverse impacts are west, but it is ead to the loss of wineshead's ex are no nearby ' usly developed are facilities are ant would creat e. | upon the close screened for the screened for the screened for the screened for the screene for | haracter and ap rom view from e undue burden es & facilities, & our' uses, & the le 1 agricultural accessible on f | s on, ex is loca site has land. | ce of the area - long views ther directions by existing isting infrastructure. ted adjacent to |
| Classification | Unde | evelop | able | | | | |
| Flood risk Zone 1 Zone 2 Zone 3 Zone 3 | a a | | No hazard Low hazard Danger for Danger for Danger for | some most | | 0m 0.2 0.5 1.0 | Depth n to 0.25m 25m to 0.50m 30m to 1.0m 30m to 2.0m 30m |

| Reference | Swi002 | Settlement: | Swineshead | Phase two SHLAA sites |
|-----------------------|---|---|--|--|
| Address | Land to the west of Stati | on Road, Swineshead | | |
| Site area (Hectares) | 2.24 Site capacity at 30 dph: | 67 Site capacity at 25 dph: | 56 Site capacity at 20 dph: | 45 Site capacity from planning |
| Availability | Is the site available | Yes | | permissions: |
| Explanation | Although there is no plan | nning permission or alloca | ation, there are no known | legal or ownership problems. |
| Achievability | Is the site achievable | e? Yes | | |
| Explanation | | onable prospect that it w | | sts are likely to be low.If it is ned to begin in year 8, and be |
| Assumed delivery rate | 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: | | 24 21 | |
| Suitability | Is the site suitable? | No | | |
| - | development would hav views of the site are few appears arbitrary, & the considered together witl INFRASTRUCTURE - it wi LOCATION - it is accessibly swineshead's built-up ar SITE CHARACTERISTICS - value. However, it is not TRANSPORT - although stransport, the site does provided. [Vehicular acceproviding access onto Vi | e adverse impacts upon to the northern boundary do site would have a poor read further land to the north land to the loss of, and the loss of, and the loss of, and the loss of, and there are no nearby 'bad' previously developed, are rices & facilities are point have a frontage onto less would need to be pro- | he character and appeara oes not correspond with a clationship to the existing h (see site Swi038) this issue place undue burdens on services & facilities, & in neighbour' uses, & the site of its grade 1 agricultural latentially accessible on foo a public highway, and a verified via site Swi027, and | on, existing infrastructure. s located adjacent to te has no intrinsic amenity and. ot & by bicycle & by public ehicular access could not be |
| Classification | Unde | velopable | | |
| Flood risk Zone | | No hazard Low hazard | | No Depth Om to 0.25m |
| Zone Zone | | Danger for sor Danger for mo Danger for all | | 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m |

| Reference | Swi003 | Settlement: | Swineshead | Phase two SHLAA sites |
|-----------------------|--|---|---|---|
| Address | Land to the south of Bull | ens Lane, Swineshead | | |
| ite area (Hectares) | 1.45 Site capacity at 30 dph: | 44 Site capacity at 25 dph: | 36 Site capacity at 20 dph: | 29 Site capacity from planning |
| lvailability | Is the site available? | Yes | | permissions: |
| explanation | Although there is no plan | nning permission or allo | cation, there are no kno | wn legal or ownership problems. |
| Achievability | Is the site achievabl | e? Yes | | |
| Explanation | | onable prospect that it | | costs are likely to be low.If it is sumed to begin in year 8, and be |
| Assumed delivery rate | 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: | | 24 5 | |
| Suitability | Is the site suitable? | No | | |
| | development would have create an isolated and in INFRASTRUCTURE - it will LOCATION - although it is adjacent to the existing ISITE CHARACTERISTICS - value. However, it is not | e adverse impacts upon congruous group of dw II not lead to the loss of a accessible to Swineshe built-up area. there are no nearby 'ba previously developed, a facilities are potentially bate traffic problems. | the character and appe ellings in the countryside, nor place undue burder ead's existing services & ad neighbour' uses, & the and is grade 1 agricultural accessible on foot & by | ns on, existing infrastructure. facilities, it is not located within or e site has no intrinsic amenity |
| Classification | Unde | velopable | | |
| Zor Zor | ne 1 ne 2 ne 3a ne3b | No hazard Low hazard Danger for so Danger for m Danger for al | ost | No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m |

| Reference | Swi004 | Settlement: | Swineshead | Phase two SHLAA sites |
|---------------------------------|---|---|--|---|
| Address | Land to the east of Sou | th Street, Swineshead | | |
| Site area (Hectares) | 1.97 Site capacity at 30 dph: | 59 Site capacity at 25 dph: | 49 Site capacity at 20 dph: | 39 Site capacity from planning |
| Availability | Is the site available | Yes Yes | | permissions: |
| Explanation | Although there is no pla | anning permission or allo | ocation, there are no know | n legal or ownership problems. |
| Achievability | Is the site achievab | No No | | |
| Explanation | the difficulty of protect properties. The electric | ting neighbours' amenit al cables are likely to re | ies & preventing flooding to | ings built or (if the cables are re- |
| Assumed delivery rate | 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: | | | |
| Suitability | Is the site suitable? | Yes | | |
| Explanation | Swineshead. ENVIRONMENTAL IMPA development would no does not have an open development on 3 sides extend the village towa INFRASTRUCTURE - it w LOCATION - it is accessi existing built-up area. SITE CHARACTERISTICS overhead powerlines), and is grade 1 agricultu TRANSPORT - services & the Highway Authority development on this sit The site frontage is larg access onto The Drayto | ACTS - it is unlikely to hat have adverse impacts countryside character, as, & consequently visual rds the existing, outlying will not lead to the loss of ble to Swineshead's exist - there are no nearby 'b & the site has no intrinsical land. A facilities are potentiall comments that the carries but the frontage footing enough to ensure that n would not be accepta | upon the character and appas it is surrounded by existir impacts would be relatively group of dwellings further f, nor place undue burdens sting services & facilities, & ad neighbour' uses (although amenity value. However, y accessible on foot & by bitiageway of South St would leave it is poor & would require | praid or heritage assets, & its pearance of the area - the site peg (sometimes scattered) by limited. It would, however, a south along South Street. On, existing infrastructure. It is located adjacent to the goal of the site is crossed by two it is not previously developed, accordingly the site of the suitable to serve residential the some improvement/rebuilding. It is not provided. Vehicular |
| Classification | Unde | velopable | | |
| Flood risk Zone 2 Zone 3 Zone 3 | <u>2</u> Ba | No hazard Low hazard Danger for s Danger for a | most | No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m |

| Reference | Swi005 | Settlement: | Swineshead | Phase two SHLAA sites |
|----------------------|--|--|---|--|
| Address | Land to the east of Tarry | Hill, Swineshead | | |
| Site area (Hectares) | 0.77 Site capacity at 30 dph: | 23 Site capacity at 25 dph: | 19 Site capacity at 20 dph: | 15 Site capacity from planning permissions: |
| Availability | Is the site available | ? Yes | | permissions: |
| Explanation | Although there is no plan | nning permission or allo | ocation, there are no kno | wn legal or ownership problems. |
| Achievability | Is the site achievable | Yes | | |
| Explanation | | onable prospect that it | | costs are likely to be low. If it is sumed to begin in year 7, and be |
| Assumed delivery rat | 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: | | 12 3 | |
| Suitability | Is the site suitable? | No | | |
| Classification | development would not screened from public vie INFRASTRUCTURE - it wi LOCATION - it is accessik Swineshead's built-up ar SITE CHARACTERISTICS - is not in agricultural use. TRANSPORT - although stransport, the site does provided. Unsuitable, due to trans | have adverse impacts of ew, and development of all not lead to the loss of ole to Swineshead's existed. there are no nearby 'b'. However, it is not prevented by the contract of the contract | build not be seen from mo f, nor place undue burder sting services & facilities, ad neighbour' uses, the s viously developed land. potentially accessible on | ppearance of the area - it is ost public vantage points. os on, existing infrastructure. |
| | | No hazard | | No Doubh |
| Flood risk | Zone 1 Zone 2 Zone 3a Zone3b | Low hazard Danger for s Danger for n Danger for a | nost | No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m |

| Reference | Swi006 | Settlement: | Swineshead | Phase two SHLAA sites |
|-----------------------|---|--|---|---|
| Address | Land to the east of High | Street, Swineshead | | |
| Site area (Hectares) | 0.22 Site capacity at 30 dph: | 7 Site capacity at 25 dph: | 6 Site capacity at 20 dph: | 4 Site capacity from planning |
| Availability | Is the site available | ? Yes | | permissions: |
| Explanation | Although there is no pla Multiple owners, but th | · . | ation, there are no know | n legal or ownership problems. |
| Achievability | Is the site achievab | Yes | | |
| Explanation | | sonable prospect that it w | | osts are likely to be low. If it is med to begin in year 7, and be |
| Assumed delivery rate | 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: | | 4 | |
| Suitability | Is the site suitable? | No | | |
| | development would not screened from public vid INFRASTRUCTURE - it we LOCATION - it is accessil existing built-up area. SITE CHARACTERISTICS & is not agricultural land TRANSPORT - although | ew. ill not lead to the loss of, ible to Swineshead's existion there are no nearby 'bad' d. However, it is not previous are potraffic problems, as an accord. | on the character and apport place undue burdensing services & facilities, ar neighbour' uses, the site busly developed land. tentially accessible on fo | on, existing infrastructure. Indis located adjacent to the Is has no intrinsic amenity value, Is ot & by bicycle & by public Is not available without the |
| Classification | Unde | velopable | | |
| Zor | ne 1 ne 2 ne 3a ne3b | No hazard Low hazard Danger for sor Danger for mo 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 |

| Reference | Swi007 | Settlement: | Swineshead | Phase two SHLAA sites |
|---|--|--|--|--|
| Address | Land to the north of M | illhill Lane, Swineshead | | |
| Site area (Hectares) | 0.92 Site capacity at 30 dph: | 28 Site capacity at 25 dph: | 23 Site capacity at 20 dph: | 18 Site capacity from planning permissions: |
| Availability | Is the site available | Yes Yes | | permissions. |
| Explanation | Although there is no pla | anning permission or allo | ocation, there are no knov | wn legal or ownership problems. |
| Achievability | Is the site achieval | yes Yes | | |
| Explanation | although flood mitigati | on costs are likely. If it is | | ure costs are likely to be low, onable prospect that it would be 5). |
| Assumed delivery rate | 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: | | 12 6 | |
| Suitability | Is the site suitable | No No | | |
| Explanation | Swineshead. ENVIRONMENTAL IMPA development would ha development would ex whereas alternative site INFRASTRUCTURE - it w LOCATION - it is access Swineshead's built-up a SITE CHARACTERISTICS of the A17, advice from sufficient separation to previously developed la TRANSPORT - although transport, it will create this scale. | ACTS - although it will not ve adverse impacts upon tend the village's built-ues can consolidate the buill not lead to the loss of ible to Swineshead's existence. - the site has no intrinsing Boston Borough Counciprevent undue disturbation. services & facilities are | In the character and appear p area into an area with a uilt-up area with lesser im f, nor place undue burden sting services & facilities, & c amenity value. Although il's Environmental Health ance. However, it is grade potentially accessible on fulfill Lane is not suitable to | n natural or heritage assets, its arance of the area - its nopen countryside character, apacts. Its on, existing infrastructure. It is located adjacent to the site approaches within 120m Department indicates that this is |
| Classification | Unde | evelopable | | |
| Flood risk Zone 1 Zone 2 Zone 3 Zone 3 | : a | No hazard Low hazard Danger for s Danger for r Danger for a | nost | No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m |

| Reference | Swi010 | Settlement: | Swineshead | Phase two SHLAA sites |
|---------------------------------|--|--|--|---|
| Address | Land to the west of No | rth End, Swineshead | | |
| Site area (Hectares) | 1.46 Site capacity at 30 dph: | 44 Site capacity at 25 dph: | 36 Site capacity at 20 dph: | 29 Site capacity from planning |
| Availability | Is the site available | Yes | | permissions: |
| Explanation | Although there is no pla | anning permission or allo | ocation, there are no know | wn legal or ownership problems. |
| Achievability | Is the site achieval | Yes Yes | | |
| Explanation | | sonable prospect that it | | costs are likely to be low. If it is umed to begin in year 8, and be |
| Assumed delivery rate | 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: | | 24 5 | |
| Suitability | Is the site suitable | No No | | |
| Clossification | Swineshead. ENVIRONMENTAL IMPA development would no screened from public vi INFRASTRUCTURE - it w LOCATION - it is access Swineshead's built-up a SITE CHARACTERISTICS & is not in agricultural u TRANSPORT - although transport, it will create unsuitable to accommo | ACTS - it will not have ad thave adverse impacts to see, and development will not lead to the loss of ible to Swineshead's existerea. - there are no nearby 'bouse. However, it is not properly services & facilities are partially traffic problems, as the odate a development of the sport issues. | ould have little visual imp f, nor place undue burden ting services & facilities, & ad neighbour' uses, the si reviously developed land. potentially accessible on f proposed access betweer | or heritage assets, & its opearance of the area - it is largely pact. |
| Classification | Unde | evelopable | | |
| Flood risk Zone 2 Zone 3 Zone 3 | 2 3a | No hazard Low hazard Danger for so Danger for n Danger for a | nost | No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m |

| Reference | Swi011 | Settlement: | Swineshead | Phase two SHLAA sites |
|-----------------------|---|--|---|--|
| Address | Crossgates Bungalow, A | Abbey Lane, Swineshead | | |
| Site area (Hectares) | 0.17 Site capacity at 30 dph: | 5 Site capacity at 25 dph: | 4 Site capacity at 20 dph: | 3 Site capacity from planning |
| Availability | Is the site available | Yes Yes | | permissions: |
| Explanation | Although there is no pla | anning permission or alloca | ation, there are no know | n legal or ownership problems. |
| Achievability | Is the site achieval | Yes | | |
| Explanation | | sonable prospect that it w | | osts are likely to be low. If it is umed to begin in year 7, and be |
| Assumed delivery rate | 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: | | 3 | |
| Suitability | Is the site suitable | ? No | | |
| | development would ha from the existing village scattered group of dwe INFRASTRUCTURE - it w LOCATION - it is relative or adjacent to Swineshe SITE CHARACTERISTICS & is not in agricultural transport - services will not create or exace | ve adverse impacts upon the, and its development woullings in the countryside. vill not lead to the loss of, rely inaccessible to Swineshead's built-up area. - there are no nearby 'bad use. However, it is not prev & facilities are potentially a | the character and appear ald greatly intensify the nor place undue burdent ead's existing services & neighbour' uses, the sit viously developed land. accessible on foot & by | natural or heritage assets, its rance of the area - it is isolated visual impacts of an existing s on, existing infrastructure. If facilities, & is not located within the has no intrinsic amenity value, bicycle & by public transport, & it |
| Classification | Unde | evelopable | | |
| Zo Zo | one 1 one 2 one 3a one3b | No hazard Low hazard Danger for som Danger for mod Danger for all | | No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m |

| Reference | Swi012 | Settlement: | Swineshead | Phase two SHLAA sites |
|-----------------------|--|--|--|--|
| Address | Land to the east of Ta | rry Hill, Swineshead | | |
| Site area (Hectares) | 3.96 Site capacity at 30 dph: | 119 Site capacity at 25 dph: | 99 Site capacity at 20 dph: | 79 Site capacity from planning |
| Availability | Is the site availab | Yes | | permissions: |
| Explanation | _ | nas resolved (subject to the velopment of up to 41 dw | | eements) to grant outline planning of this site. |
| Achievability | Is the site achieva | Yes | | |
| Explanation | | is a reasonable prospect t | | costs are likely to be relatively low. ed (assumed to begin in year 9, and |
| Assumed delivery rate | Delivered in yrs 1-5: | | | |
| | Delivered in yrs 6-10: Delivered in yrs 11-15 | | 50 29 | |
| | Delivered in yrs 16-20 Delivered in yrs 21-25 | | | |
| Suitability | Is the site suitable | No No | | |
| Explanation | Swineshead. ENVIRONMENTAL IMI would have adverse in heritage asset - althouthe village's (largely lillings SAM to be mainta (thanks to its odd shall corridor which allowe INFRASTRUCTURE - it LOCATION - it is accesswineshead's built-up SITE CHARACTERISTIC value. However, it is n TRANSPORT - services the Highway Authority development road site. | mpacts upon the character up it is largely screened from the inear) built form. It is imposained from within parts of pe) potentially obscure vied a view of the SAM would will not lead to the loss of sible to Swineshead's existerae. Souther are no nearby by the facilities are potentially that indicated that it would have indicated that it would be supported to the control of th | t have adverse impacts or and appearance of the arom public view, consider rtant for both wide and for the historic village. The crews from both the south and need to be maintained. It, nor place undue burdenting services & facilities, & and neighbour' uses, & the and is grade 1 agriculturally accessible on foot & by all dhave no objection to the arm of the arm | n natural assets, its development area, and potentially upon a red in isolation, it relates poorly to ocussed views of the Manwarings development of this site would and east. If it is developed, an open as on, existing infrastructure. So is located adjacent to |
| Classification | Und | evelopable | | |
| I IUUU I ISK | one 1 one 2 | No hazard Low hazard | | No Depth 0m to 0.25m |
| | one 3a | Danger for so | ome | 0.25m to 0.50m |
| | one3b | Danger for m Danger for a | | 0.50m to 1.0m 1.0m to 2.0m >2.0m |
| | | | | |

| Reference | Swi013 | Settlement: | Swineshead | Phase two SHLAA sites |
|-----------------------|--|--|---|--|
| Address | Land to the north of Bo | ston Road, Swineshead | | |
| Site area (Hectares) | 0.15 Site capacity at 30 dph: | 4 Site capacity at 25 dph: | 4 Site capacity at 20 dph: | 3 Site capacity from planning |
| Availability | Is the site available | Yes Yes | | permissions: |
| Explanation | Although there is no pla | anning permission or alloc | ation, there are no know | n legal or ownership problems. |
| Achievability | Is the site achievab | Yes | | |
| Explanation | | sonable prospect that it w | | osts are likely to be low. If it is imed to begin in year 7, and be |
| Assumed delivery rate | 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: | | 3 | |
| Suitability | Is the site suitable? | No | | |
| | development would have open countryside charathe village's built-up are village's spread along Beribbon growth eastward INFRASTRUCTURE - it wellocation - it is accessi Swineshead's built-up a SITE CHARACTERISTICS However, it is not previous TRANSPORT - services & will not create or exace | we adverse impacts upon to cter, & its development were. The vehicular access to oston Road, and developing designed and the loss of the loss of the to Swineshead's existing rea. - there are no nearby 'bacously developed and is graw a facilities are potentially as the compact of the loss of t | the character and appear ould increase the visual North Lodge currently page this site would potent of the road. For place undue burdensing services & facilities, & lineighbour' uses & the sade 1 agricultural land. Accessible on foot & by be | natural or heritage assets, its rance of the area - the site has an impact and perceived extent of provides a defensible limit for the ially increase pressure for further on, existing infrastructure. It is located adjacent to lite has no intrinsic amenity value. |
| Classification | Unde | velopable | | |
| Zo Zo | ne 1 ine 2 ine 3a ine3b | No hazard Low hazard Danger for sor Danger for mo Danger for all | | No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m |

| Reference | Swi015 | 5 | ettlement: | Swineshea | a | Phase two SHLAA sites |
|-----------------------|---|---|--|--|--|---|
| Address | Land to the west of Sta | tion Road | l, Swineshead | | | |
| Site area (Hectares) | 5.81 Site capacity at 30 dph: | | Site capacity at 25 dph: | 145 Site capa at 20 dp | | Site capacity from planning |
| Availability | Is the site available | ? | Yes | | | permissions: |
| Explanation | Although there is no pl | anning pe | ermission or all | ocation, there are | no known legal | or ownership problems. |
| Achievability | Is the site achieval | ole? | Yes | | | |
| Explanation | | s a reasor I for impr | nable prospect ovements to th | that it would be d ne water supply an | eveloped, altho | e likely to be relatively low. ugh commencement may works. Development is |
| Assumed delivery rate | Delivered in yrs 1-5: Delivered in yrs 6-10: | | | 25 | | |
| | Delivered in yrs 11-15: | | | 91 | | |
| | Delivered in yrs 16-20 Delivered in yrs 21-25: | | | | | |
| Suitability | Is the site suitable | | Yes | | | |
| Explanation | an open countryside ch INFRASTRUCTURE - it w LOCATION - it is access Swineshead's built-up a SITE CHARACTERISTICS Road Industrial Estate, that adverse effects are is not previously develor TRANSPORT - services of the Highway Authority but the existing footwal | ACTS - it is acter and elopment haracter, go will not lead to Swarea. - the site advice from advice from a culikely oped & is & facilities comment y will need to would not be a comment of the comment | s unlikely to hat appearance of would greatly of given that there and to the loss or vineshead's exist has no intrinsion Boston Bordsubject to protograde 1 agricults are potentially to the extended to be extended to be cross | ve adverse impact the area will be buchange the area's e is existing develor, nor place undue sting services & fact amenity value. A bugh Council's Envicetion of the bour tural land. Y accessible on for Rd is suitable to seed across the site ed. Access onto Vi | es on natural or roadly acceptable character, the supplement to its not burdens on, excilities, & is locally lithough the site of the control | heritage assets, & its ale - although the site is ite currently does not have with, east and south-east. isting infrastructure. ted adjacent to be borders onto the Station alth Department indicates industrial area. However, it by public transport, & development on this site, is a sizeable watercourse |
| Classification | Deve | lopable | e (11-15) | | _ | |
| Flood risk Zone Zone | | | No hazard Low hazard | | | Depth n to 0.25m |
| Zone | | | Danger for s | ome | | 25m to 0.50m |
| Zone | 3b | | Danger for a | | 1.0 | 50m to 1.0m 0m to 2.0m .0m |
| | | | | | /2 | |

| Reference | Swi016 | Settlement: | Swineshead | Phase two SHLAA sites |
|-----------------------------|---|---|--|--|
| Address | Land to the north of Mid | chael Moses Way, Swine | head | |
| Site area (Hectares) | 0.43 Site capacity at 30 dph: | 13 Site capacity at 25 dph: | Site capacity at 20 dph: | 9 Site capacity 19 from planning |
| Availability | Is the site available | ? Yes | | permissions: |
| Explanation | Full planning permission | ı (reference B/13/0069) i | s outstanding for the de | velopment of 19 dwellings. |
| Achievability | Is the site achievab | Yes | | |
| Explanation | permission is outstandir | | ble prospect that it will | costs are likely to be low. Planning soon be developed (assumed to |
| Assumed delivery rate | 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: | | 19 | |
| Suitability | Is the site suitable? | Yes | | |
| | development would not INFRASTRUCTURE - it w LOCATION - it is accessil adjacent to Swineshead SITE CHARACTERISTICS value. However, the site TRANSPORT - services & will not create or exaces | ole to Swineshead's exist 's built-up area. - there are no nearby 'ba e is not previously develo a facilities are potentially | oon the character and a nor place undue burder ng services & facilities, d neighbour' uses, & the ped, and is grade 1 agric accessible on foot & by | ppearance of the area. ns on, existing infrastructure. but is not located within or e site has no intrinsic amenity cultural land. bicycle & by public transport, & it |
| Classification | Devel | opable (06-10) | | |
| Flood risk Zon Zon Zon Zon | e 2 e 3a | No hazard Low hazard Danger for so Danger for m Danger for all | | No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m |

| Reference | Swi018 | Settlement: | Swineshead | Phase two SHLAA sites |
|-----------------------|--|--|--|---|
| Address | Land at North End, Swir | neshead | | |
| Site area (Hectares) | 1.74 Site capacity at 30 dph: | 52 Site capacity at 25 dph: | 44 Site capacity at 20 dph: | 35 Site capacity from planning |
| Availability | Is the site available | Yes | | permissions: |
| Explanation | Although there is no pla | anning permission or allo | cation, there are no know | n legal or ownership problems. |
| Achievability | Is the site achievab | Yes | | |
| Explanation | allocated, there is a rea delayed by the need for | sonable prospect that it | would be developed, alth ater supply and sewerage | costs are likely to be low. If it is ough commencement may be networks. Development is |
| Assumed delivery rate | Delivered in yrs 1-5: | | 16 | |
| | Delivered in yrs 6-10: Delivered in yrs 11-15: | | 16 19 | |
| | Delivered in yrs 16-20 | | 19 | |
| | Delivered in yrs 21-25: | | | |
| Suitability | Is the site suitable? | Yes | | |
| Explanation | Swineshead. ENVIRONMENTAL IMPA development would no screened from public vi INFRASTRUCTURE - alth site is currently in use (I paper (Aug 2015) concl- attractive locations else LOCATION - it is accessi Swineshead's built-up a SITE CHARACTERISTICS & is not agricultural lan TRANSPORT - services & the Highway Authority poor due to the bend in serves an existing comm regarded as a positive re | ACTS - it is unlikely to have thave adverse impacts usew, and development whough it will not place unbut is not allocated as) ended that (given the amore where in Swineshead) the ble to Swineshead's existerea. - there are no nearby 'bad. However, much of the Agracilities are potentially comments that the visible Boston Rd. However, so mercial vehicle yard, & the move in highway terms. | upon the character and appould have little visual impould have little visual impound the burdens on existing imployment land. However, and the site should not be allowed the site is not previously developed accessible on foot & by build the site of the left for drivers one credit has to be given | ural or heritage assets, & its pearance of the area - it is largely act. Infrastructure, the majority of the r, the Employment Land Technical available in more market cated for employment use. It is located adjacent to the has no intrinsic amenity value, eloped land. Dicycle & by public transport, & the emerging from this site is fairly to the fact that the access here or residential would, on balance, be |
| Classification | Deve | lopable (11-15) | | |
| i lood i lok | Zone 1 | No hazard | | No Depth |
| | Zone 2 | Low hazard | omo | 0m to 0.25m |
| | Zone 3a | Danger for so Danger for m | | 0.25m to 0.50m |
| 2 | Zone3b | Danger for al | | 0.50m to 1.0m 1.0m to 2.0m >2.0m |
| ı | | 1 | | ı |

| Reference | Swi019 | Settlement: | Swineshead | Phase two SHLAA sites |
|----------------------------------|--|--|--|--|
| Address | Land to the east of Sou | th Street, Swineshead | | |
| Site area (Hectares) | 0.32 Site capacity at 30 dph: | 10 Site capacity at 25 dph: | 8 Site capacity at 20 dph: | 6 Site capacity from planning |
| Availability | Is the site available | Yes | | permissions: |
| Explanation | Although there is no pla | anning permission or allo | ocation, there are no knov | vn legal or ownership problems. |
| Achievability | Is the site achieval | Yes | | |
| Explanation | | sonable prospect that it | | costs are likely to be low. If it is umed to begin in year 7, and be |
| Assumed delivery rate | 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: | | 6 | |
| Suitability | Is the site suitable? | No | | |
| Explanation | Swineshead. ENVIRONMENTAL IMPA development would ha development would int INFRASTRUCTURE - it w LOCATION - it is relative or adjacent to Swineshe SITE CHARACTERISTICS & is not in agricultural to TRANSPORT - services & will not create or exace | ACTS - although it will no we adverse impacts upor ensify the visual impacts will not lead to the loss of ely inaccessible to Swine ead's built-up area there are no nearby 'buse. However, it is not provided in the same potentially are adversed. | n the character and appea s of an existing group of do f, nor place undue burden shead's existing services & ad neighbour' uses, the sit reviously developed land. y accessible on foot & by l | n natural or heritage assets, its rance of the area - the site's wellings in the countryside. s on, existing infrastructure. A facilities, & is not located within the has no intrinsic amenity value, bicycle & by public transport, & it |
| Classification | Unde | velopable | | |
| Flood risk Zone Zone Zone | 2 3a | No hazard Low hazard Danger for so Danger for n Danger for a | nost | No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m |

| Reference | Swi020 | Settlement: | Swineshead | Phase two SHLAA sites |
|---|---|---|--|---|
| Address | Gardens to 7-13 South | Street, Swineshead | | |
| Site area (Hectares) | 0.46 Site capacity at 30 dph: | 14 Site capacity at 25 dph: | 12 Site capacity at 20 dph: | 9 Site capacity from planning permissions: |
| Availability | Is the site available | Yes | | permissions. |
| Explanation | Although there is no pla | anning permission or alloca | ation, there are no know | n legal or ownership problems. |
| Achievability | Is the site achievak | Yes | | |
| Explanation | | sonable prospect that it w | | osts are likely to be low. If it is med to begin in year 7, and be |
| Assumed delivery rate | 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: | | 9 | |
| Suitability | Is the site suitable? | No | | |
| | development would no effectively hidden from INFRASTRUCTURE - it w LOCATION - it is relative or adjacent to Swineshe SITE CHARACTERISTICS & is not in agricultural transport, the site's dev public highway & it will | public view. yill not lead to the loss of, rely inaccessible to Swineshead's built-up area. - there are no nearby 'baduse. However, it is not previous are po | on the character and apport place undue burdens ead's existing services & neighbour' uses, the site viously developed land. tentially accessible on foc problems - the site does a suitable vehicular accession. | on, existing infrastructure. facilities, & is not located within the has no intrinsic amenity value, ot & by bicycle & by public s not have a frontage onto a |
| Classification | Unde | evelopable | | |
| Flood risk Zone 1 Zone 2 Zone 3 Zone 3 | : a | No hazard Low hazard Danger for son Danger for mo 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 |

| Reference | Swi021 | | Settlement: | Swineshead | Phase two SHLAA sites |
|---------------------------------|---|---|---|--|--|
| Address | Land to the north of M | illhill Lan | e, Swineshead | | |
| Site area (Hectares) | 4.39 Site capacity at 30 dph: | 132 | Site capacity at 25 dph: | 110 Site capacity at 20 dph: | 88 Site capacity from planning |
| Availability | Is the site available | ? | Yes | | permissions: |
| Explanation | Although there is no pl The owner indicates th | | | | own legal or ownership problems. |
| Achievability | Is the site achieval | ble? | Yes | | |
| Explanation | | s a reaso | | | e costs are likely to be relatively low. ped (assumed to begin in year 9, and |
| Assumed delivery rate | Delivered in yrs 1-5: Delivered in yrs 6-10: | | | 50 | |
| | Delivered in yrs 11-15: Delivered in yrs 16-20 | | | 38 | |
| | Delivered in yrs 21-25: | | | | |
| Suitability | Is the site suitable | ? | No | | |
| Explanation | Swineshead. ENVIRONMENTAL IMP. development would ha poorly to the existing v an open countryside ch impacts. INFRASTRUCTURE - it v LOCATION - it is access Swineshead's built-up a SITE CHARACTERISTICS not previously develop Council's Environmenta noise (& that a buffer z TRANSPORT - although transport, it will create this scale. | ACTS - alive adver illage, & haracter, vill not le ible to Svarea. - the site ed land. al Health one and services traffic p | though it will not see impacts upon its development whereas altern and to the loss owineshead's exitle has no intrinsifurthermore, the Department investment bunding a facilities are roblems, as Mil | ot have adverse impacts in the character and app t would extend the villa ative sites can consolidative sites can consolidative sites can consolidating services & facilities camenity value. However, a site abuts the A17, and dicates that the site will would be required as mipotentially accessible or | n foot & by bicycle & by public to accommodate development of |
| Classification | Unde | evelop | able | | |
| Flood risk Zone Zone Zone Zone | 2 3a | | No hazard Low hazard Danger for s Danger for s | nost | No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m |
| | | | | | >2.0m |

| Reference | Swi027 | Settlement: | Swineshead | Phase two SHLAA sites |
|--------------------------------------|---|---|--|--|
| Address | Land to the west of Sta | tion Road, Swineshead. | | |
| Site area (Hectares) | 0.34 Site capacity at 30 dph: | 10 Site capacity at 25 dph: | 8 Site capacity at 20 dph: | 7 Site capacity from planning |
| Availability | Is the site available | ? | | permissions: |
| Explanation | Full planning permission | n (ref. B/12/0013) is outs | standing for the construct | ion of 14 dwellings. |
| Achievability | Is the site achievab | Yes Yes | | |
| Explanation | permission is outstandi | | able prospect that it will s | costs are likely to be low. Planning soon be developed (assumed to |
| Assumed delivery rate | 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: | | 14 | |
| Suitability | Is the site suitable? | Yes | | |
| Explanation | Swineshead. ENVIRONMENTAL IMPA development would no INFRASTRUCTURE - it w LOCATION - it is accessi partly adjacent to Swin SITE CHARACTERISTICS & is not agricultural lan TRANSPORT - services & will not create or exace | ACTS - it will not have adden thave adverse impacts will not lead to the loss of ible to Swineshead's exist eshead's built-up area there are no nearby 'bad. However, the site is now a facilities are potentially inbate traffic problems. | ting services & facilities, 8 ad neighbour' uses, the sit ot previously developed la | or heritage assets, & its opearance of the area. s on, existing infrastructure. & is located partly within and te has no intrinsic amenity value, and. Dicycle & by public transport, & it |
| Classification | Deve | lopable (06-10) | | |
| Flood risk Zone Zone Zone Zone Zone | 2 3a | No hazard Low hazard Danger for so Danger for n Danger for a | nost | No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m |

| Reference | Swi028 | Settlement: | Swineshead | Phase two SHLAA sites |
|-----------------------|--|---|--|--|
| Address | Dial House Nurseries, 1 | Fimms Drove, Low Grour | nds, Swineshead | |
| Site area (Hectares) | 1.91 Site capacity at 30 dph: | 57 Site capacity at 25 dph: | 48 Site capacity at 20 dph: | 38 Site capacity from planning |
| Availability | Is the site available | e? Yes | | permissions: |
| Explanation | Although there is no pl | lanning permission or all | ocation, there are no kno | wn legal or ownership problems. |
| Achievability | Is the site achieval | ble? Yes | | , |
| Explanation | | asonable prospect that it | | costs are likely to be low. If it is sumed to begin in year 8, and be |
| Assumed delivery rate | 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: | | 24 14 | |
| Suitability | Is the site suitable | ? No | | |
| | development would hat this location would be INFRASTRUCTURE - it value. LOCATION - the site is inaccessible to the villa SITE CHARACTERISTICS value. However, the material transport of the value of the | ave adverse impacts upo unrelated to the existing will not lead to the loss o not located within or adj age's existing services an 5 - there are no nearby 'b ajority of the site is grad it will not create or exa- on foot & by bicycle, it is erse environmental impa | n the character and appe settlement, and would a f, nor place undue burde acent to the existing buil d facilities. ad neighbour' uses and t e 1 agricultural land & is cerbate traffic problems | he site has no intrinsic amenity not previously developed. and services & facilities are uld be accessible by public transport. |
| Classification | Unde | evelopable | | |
| Flood risk | Zone 1 Zone 2 Zone 3a Zone3b | No hazard Low hazard Danger for s Danger for a | most | No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m |

| Reference | Swi029 | Settlement: | Swineshead | Phase two SHLAA sites |
|--------------------------------|--|--|--|---|
| Address | Land to the south of Co | les Lane, Swineshead | | |
| Site area (Hectares) | 0.64 Site capacity at 30 dph: | 19 Site capacity at 25 dph: | 16 Site capacity at 20 dph: | 13 Site capacity from planning |
| Availability | Is the site available | Yes Yes | | permissions: |
| Explanation | Although there is no pla | anning permission or alloca | ation, there are no know | n legal or ownership problems. |
| Achievability | Is the site achievab | Yes | | |
| Explanation | | sonable prospect that it w | | osts are likely to be low. If it is med to begin in year 7, and be |
| Assumed delivery rate | 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: | | 12 1 | |
| Suitability | Is the site suitable? | Yes | | |
| | development would no largely screened from palthough it may lead to INFRASTRUCTURE - it was LOCATION - it is accessiful swineshead's built-up at SITE CHARACTERISTICS amenity value, is grade TRANSPORT - services at the highway Authority of residential properties to | t have adverse impacts up public view, and its develop the loss of four birch trees will not lead to the loss of, roble to Swineshead's existingea. - there are no nearby 'bad 1 agricultural land, & is not a facilities are potentially a comments that this site mit o match the adjacnet prop | on the character and apported in the character and apported in the contribute position or place undue burdens are services & facilities, & neighbour' uses. However the previously developed accessible on foot & by bight be suitable for a smalerties that have recently | ver, the site has some intrinsic icycle & by public transport, & |
| Classification | Deve | lopable (11-15) | | |
| Flood risk Zone Zone Zone Zone | 2 3a | No hazard Low hazard Danger for son Danger for mo Danger for all | | No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m |

| eference | Swi030 | Settlement: | Swineshead | Phase two SHLAA sites |
|----------------------|---|---|--|--|
| Idress | Land to the north of Abl | bey Road, Swineshead | | |
| e area (Hectares) | 1.49 Site capacity at 30 dph: | 45 Site capacity at 25 dph: | 37 Site capacity at 20 dph: | 30 Site capacity from planning permissions: |
| ailability | Is the site available | ? Yes | | permissions. |
| planation | Although there is no pla | nning permission or allo | cation, there are no kno | wn legal or ownership problems. |
| chievability | Is the site achievab | Yes | | |
| planation | | sonable prospect that it | | costs are likely to be low. If it is sumed to begin in year 8, and be |
| ssumed delivery rate | 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: | | 24 6 | |
| uitability | Is the site suitable? | No | | |
| | development would hav visually exposed and its countryside, to the detr INFRASTRUCTURE - it w LOCATION - although it within or adjacent to Sw SITE CHARACTERISTICS value. However, it is gra TRANSPORT - services & will not create or exaces | ve adverse impacts upon development would sign iment of the area's chardill not lead to the loss of, is accessible to the villag vineshead's existing built there are no nearby 'baide 1 agricultural land & a facilities are potentially | the character and appenificantly extend the villancter. In nor place undue burder's existing services and upper area, dineighbour' uses and the is not previously developaccessible on foot & by | on natural or heritage assets, its arance of the area - the site is age's built-up area into the ns on, existing infrastructure. I facilities, the site is not located the site has no intrinsic amenity ped. To bicycle & by public transport, & i |
| classification | Unde | velopable | | |
| Zoi | ne 1 ne 2 ne 3a | No hazard Low hazard Danger for so Danger for m | | No Depth Om to 0.25m 0.25m to 0.50m |

| Reference | Swi031 | S | ettlement: | Sv | vineshead | ı | Phase two SHLAA | sites |
|---|--|--|--|--|--|--|---|-----------|
| Address | Land to the west of Hig | h Street, | Swineshead | | | | | |
| Site area (Hectares) | 2.3 Site capacity at 30 dph: | | Site capacity at 25 dph: | 57 | Site capacity at 20 dph: | 46 | Site capacity from planning | |
| Availability | Is the site available | ? | Yes | | | | permissions: | |
| Explanation | Although there is no pla | nning pe | rmission or allo | ocation, t | here are no kno | wn legal o | or ownership prob | olems. |
| Achievability | Is the site achievab | le? | Yes | | | | | |
| Explanation | Good achievability. Valu it is allocated, there is a be completed before ye | reasona | | | | | | |
| Assumed delivery rate | 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: | | | 24 22 | | | | |
| Suitability | Is the site suitable? | • | Yes | | | | | |
| Explanation | The site is in scale with Swineshead. ENVIRONMENTAL IMPA development would no relates well to the villag INFRASTRUCTURE - it w LOCATION - it is accessi Swineshead's built-up a SITE CHARACTERISTICS value. However, it is graTRANSPORT - services & will not create or exace Despite the issues with | ACTS - it v t have ad ge's existi ill not lea ble to Sw rea. - there an ade 1 agri & facilities rbate tra | vill not have ad verse impacts on built form and to the loss of vineshead's existing the no nearby 'bound in the loss of the l | verse impupon the nd its devented in the nd its not provided | pacts on natural character and a velopment would be undue burder ices & facilities, pour' uses, & the reviously develople on foot & by | or herita, ppearanc d have ferns on, exis & is locat e site has ped. bicycle & | ge assets, & its e of the area - the w visual impacts. sting infrastructur ed adjacent to no intrinsic amen | e. ity |
| Classification | Deve | lopable | e (11-15) | | | | | |
| Flood risk Zone 1 Zone 2 Zone 3 Zone 3 | a | | No hazard Low hazard Danger for s Danger for n Danger for a | nost | | 0m 0.25 0.50 | Depth to 0.25m 5m to 0.50m 0m to 1.0m m to 2.0m 0m | |

| Reference | Swi032 | Settlement: | Swineshead | Phase two SHLAA sites |
|-----------------------|--|---|---|--|
| Address | Land to the east of Hig | h Street, Swineshead | | |
| Site area (Hectares) | 5.28 Site capacity at 30 dph: | 158 Site capacity at 25 dph: | 132 Site capacity at 20 dph: | 106 Site capacity from planning |
| Availability | Is the site available | Yes | | permissions: |
| Explanation | Although there is no pl | anning permission or allo | cation, there are no know | wn legal or ownership problems. |
| Achievability | Is the site achieval | ble? Yes | | |
| Explanation | | here is a reasonable pros | | ture costs are likely to be relatively eloped (assumed to begin in year |
| Assumed delivery rate | Delivered in yrs 1-5: | | 50 | |
| | Delivered in yrs 6-10: Delivered in yrs 11-15: | | 50 56 | |
| | Delivered in yrs 16-20 | | 30 | |
| | Delivered in yrs 21-25: | | | |
| Suitability | Is the site suitable | ? No | | |
| | development would hallargely screened from processing to gether would potentially be said in the considered together would potentially be said in the considered together would potentially be said in the consideration of | ave adverse impacts upon public view, considered in ith neighbouring land (seatisfactory]. will not lead to the loss of sible to Swineshead's existerea. Sethere are no nearby 'baiously developed, & is grain public view. | the character and appear isolation, it relates poor e site Swi036) the site's rate, nor place undue burder ting services & facilities, and neighbour' uses & the ade 1 agricultural land. | on natural or heritage assets, its arance of the area - although it is ally to the village's built form. [If elationship to the existing village as on, existing infrastructure. & is located adjacent to site has no intrinsic amenity value. bicycle & by public transport, & it |
| Classification | Unde | evelopable | | |
| i iood i isk | Zone 1 | No hazard | | No Depth |
| | Zone 2 | Low hazard Danger for so | nme | 0m to 0.25m |
| | Zone 3a Zone3b | Danger for m | | 0.25m to 0.50m 0.50m to 1.0m |
| 4 | zonesb | Danger for a | | 1.0m to 2.0m >2.0m |
| ' | | | | · |

| Reference | Swi034 | | Settlement: | 51 | wineshead | | Phase two SHLAA sites |
|----------------------------------|---|--|--|---|--|--|--|
| Address | Land to the west of Sou | ıth Stree | t and south of (| Church & | Millhill Lanes, Sv | vineshea | d |
| Site area (Hectares) | 7.09 Site capacity at 30 dph: | 213 | Site capacity at 25 dph: | 177 | Site capacity at 20 dph: | 142 | Site capacity from planning |
| Availability | Is the site available | ? | No | | | | permissions: |
| Explanation | The site is in four separ development. | ate own | erships, and tw | o have ye | t to indicate tha | t their la | nd is available for |
| Achievability | Is the site achievab | le? | Yes | | | | |
| Explanation | | reasona | | | | | e likely to be moderate. If and to begin in year 9, and |
| Assumed delivery rate | Delivered in yrs 1-5: | | | 50 | | | |
| | Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25: | | | 50 92 | | | |
| Suitability | Is the site suitable? | ? | No | | | | |
| | of the A17, advice from sufficient separation to previously developed. TRANSPORT - services & However, the Highway Packhorse Gardens, as | t have a existing b vill not le ble to Sv irea. - the site Boston prevent & facilitie Authorit there is a s a cul-de d amoun | dverse impacts puilt-up area, are ad to the loss of wineshead's eximple has no intrinsing Borough Councilland undue disturbates are potentially comments the frontage to Gesac. Until a set of developme | upon the nd few put f, nor pla sting serv c amenite il's Environce. How y accessi at the on Church La condary ant on this | character and a ablic views are avece undue burder ices & facilities, y value. Although the properties on foot & by a ly way into this sone, Millhill Lane access can be for site. | ppearand railable. ns on, exi & is loca n the site Departn 1 agricul bicycle & ite would or Packh und, it is | approaches within 140m nent indicates that this is tural land, is not by public transport. d appear to be from orse Lane. This is a large recommended that there |
| Classification | Unde | velop | able | | | | |
| Flood risk Zone Zone Zone Zone: | 2 3a | | No hazard Low hazard Danger for s Danger for a | nost | | 0m 0.2 0.5 1.0 | Depth to 0.25m 5m to 0.50m 0m to 1.0m m to 2.0m 0m |

| Reference | Swi035 | Settlement: | Swineshead | Phase two SHLAA sites |
|---------------------------|---|--|---|--|
| Address | The Golden Cross, No | orth End, Swineshead | | |
| Site area (Hectares) | 0.15 Site capacity at 30 dph: | 4 Site capacity at 25 dph: | 4 Site capacity at 20 dph: | 3 Site capacity 9 from planning |
| Availability | Is the site availab | Yes | | permissions: |
| Explanation | | ion (reference B/14/0370) is disused pub premises, and | | eation of 9 new homes (5 through |
| Achievability | Is the site achieva | able? Yes | | |
| Explanation | permission is outstan | | ole prospect that it will s | osts are likely to be low. Planning oon be developed (assumed to |
| Assumed delivery rate | Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-1: Delivered in yrs 16-2: Delivered in yrs 21-2: | 5: 0 | 9 | |
| Suitability | Is the site suitable | Yes | | |
| Explanation | Swineshead. ENVIRONMENTAL IM development would r INFRASTRUCTURE - it existing community fa LOCATION - it is access built-up area. SITE CHARACTERISTIC not agricultural land, TRANSPORT - services will not create or exa- | acility (public house) ssible to Swineshead's existin CS - there are no nearby 'bad and is previously developed | rse impacts on natural con the character and ap is on existing infrastructing services & facilities, & neighbour' uses, the sit | or heritage assets, & its pearance of the area. ure, but will lead to the loss of an is located within Swineshead's e has no intrinsic amenity value, is oicycle & by public transport, & it |
| Classification Flood risk | Zone 1 Zone 2 Zone 3a Zone3b | No hazard Low hazard Danger for sor Danger for all | | No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m |

| Reference | Swi036 | Settlement: | Swineshead | Phase two SHLAA sites |
|--------------------------------|--|---|--|---|
| Address | Land to the east of High | Street, Swineshead | | |
| Site area (Hectares) | 13.08 Site capacity at 30 dph: | 392 Site capacity at 25 dph: | 327 Site capacity at 20 dph: | 262 Site capacity from planning |
| Availability | Is the site available | Yes Yes | | permissions: |
| Explanation | - | | | nd is available for development. n legal or ownership problems. |
| Achievability | Is the site achieval | Yes | | |
| Explanation | | nere is a reasonable prosp | | e costs are likely to be relatively sloped (assumed to begin in year |
| Assumed delivery rate | Delivered in yrs 1-5: | | F0 | |
| | Delivered in yrs 6-10: Delivered in yrs 11-15: | | 50 212 | |
| | Delivered in yrs 16-20 Delivered in yrs 21-25: | | | |
| Suitability | Is the site suitable? | No | | |
| | impact on meeting nee ENVIRONMENTAL IMPA not have adverse impactively seristing built-unvisually prominent Marthe Monument, which hemmed in by modern views of the Ings must doubts about extending INFRASTRUCTURE - will LOCATION - accessible SITE CHARACTERISTICS However, it is not previous TRANSPORT - services 8 the Highway Authority Hillcrest Gardens junction highway safety. The acceptable have been adopted to the been retained). | ds. ACTS - it will not have advects upon the character and p area, and is largely screen war Ings SAM, and would has compromised its setting housing with which it has be maintained from withing development too close to not lead to the loss of, not existing services, & loca - there are no nearby 'bac ously developed, and is gray a facilities are potentially accomments that, although on, the road is wide & an access onto Tarry Hill is unsured. | erse impacts on natural at appearance of the area aned from public view. The add to the recent significated in the recent signification of the historic villation of the site. In the site and the significant in the site is and the site is opening onto he additional junction could itable. The site also abut to Longrigg Walk (where | |
| Classification | Unde | evelopable | | |
| Flood risk Zone Zone Zone Zone | 2 2 3a | No hazard Low hazard Danger for sor Danger for mo Danger for all | | No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m |
| | | Junger for all | | 1.0m to 2.0m >2.0m |

| Reference | Swi037 | Settlement: | Swineshead | Phase two SHLAA sites |
|-------------------------------|--|---|---|---|
| Address | Land to the west of Hig | h Street, Swineshead | | |
| Site area (Hectares) | 2.94 Site capacity at 30 dph: | 88 Site capacity at 25 dph: | 74 Site capacity at 20 dph: | 59 Site capacity from planning |
| Availability | Is the site available | Yes Yes | | permissions: |
| Explanation | | anning permission or alloca ate ownerships, but they h | | legal or ownership problems. eir land is available. |
| Achievability | Is the site achievab | Yes | | |
| Explanation | moderate. If it is allocate commencement may be | . Values are moderate, and ted, there is a reasonable p e delayed by the need for i t is assumed to begin in ye | prospect that it would be of improvements to the water | er supply and sewerage |
| Assumed delivery rate | Delivered in yrs 1-5: Delivered in yrs 6-10: | | 25 | |
| | Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25: | | 34 | |
| Suitability | Is the site suitable? | Yes | | |
| Explanation | Swineshead. ENVIRONMENTAL IMPA development would no relates well to the villag INFRASTRUCTURE - it w LOCATION - it is accessi Swineshead's built-up a SITE CHARACTERISTICS value. However, it is gra TRANSPORT - services & the Highway Authority site. There appears to b | ge's existing built form and vill not lead to the loss of, r ible to Swineshead's existinates. - there are no nearby 'bad ade 1 agricultural land, & is & facilities are potentially a | adverse impacts on natur on the character and appe its development would had nor place undue burdens of ng services & facilities, & is neighbour' uses, & the sit is not previously developed accessible on foot & by bio uitable for the formation y and there is an existing the | al or heritage assets, & its carance of the area - the site ave few visual impacts. on, existing infrastructure. s located adjacent to the has no intrinsic amenity d. sycle & by public transport, & of a new junction to serve this frontage footway. |
| Classification Zone 2 Zone 2 | 1 2 | No hazard Low hazard Danger for son | ne | No Depth Om to 0.25m |
| Zone 3 Zone3 | | Danger for all | | 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m |
| | | | | |

| Reference | Swi038 | Settlement: | Swineshead | Phase two SHLAA sites | | | | | |
|--------------------------------|---|---|---|--|--|--|--|--|--|
| Address | Land to the west of Station Road, Swineshead | | | | | | | | |
| Site area (Hectares) | 3.77 Site capacity at 30 dph: | Site capacity at 25 dph: | 94 Site capacity at 20 dph: | 75 Site capacity from planning permissions: | | | | | |
| Availability | is the site available: | Yes | | | | | | | |
| Explanation | No planning permission or ownerships, but they have planning application for res | all indicated that their | land is available. Undeterm | lems. The site is in 3 separate nined (as at 31.12.2016) | | | | | |
| Achievability | Is the site achievable? | Yes | | | | | | | |
| Explanation | 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. | | | | | | | | |
| Assumed delivery rate | 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: | | 25 50 | | | | | | |
| Suitability | Is the site suitable? | Yes | | | | | | | |
| Explanation | few. INFRASTRUCTURE - it will n LOCATION - it is accessible Swineshead's built-up area SITE CHARACTERISTICS - th value. However, it is not pr TRANSPORT - services & fathe Highway Authority com yard used by large agricultuterms. The access appears but that proximity would n | S - it is unlikely to have ve adverse impacts up existing built-up area ot lead to the loss of, to Swineshead's existion. The evicustry developed, and collities are potentially aments that the site's foural vehicles, so a chanto have suitable visibiliot be expected to be also extended to serve the | adverse impacts on natural on the character and appears is satisfactory and public views are place undue burdens on the services & facilities, & is a lineighbour' uses, & the site of the services are proposed in the services in the services in the services is close to the significant highway safety his site. Access from Villa La | al or heritage assets, & its arance of the area - its ews into the site are relatively n, existing infrastructure. located adjacent to e has no intrinsic amenity nd. vcle & by public transport, & esently serves an agricultural be seen as positive in highway ne existing Tarry Hill junction, issue. The existing footway on one would not be acceptable. | | | | | |
| Classification | Develop | oable (11-15) | | | | | | | |
| Flood risk Zone 2 Zone 3 Zone3 | ga a | No hazard Low hazard Danger for soi Danger for mo Danger for all | | No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m | | | | | |

| Reference | Swi039 | Settlement: | Swineshead | Phase two SHLAA sites |
|------------------------------|---|--|--|---|
| Address | Land to the east of Man | waring Way and La | Milesse Way, Swineshead | |
| Site area (Hectares) | 3.09 Site capacity at 30 dph: | 93 Site capaci at 25 dph: | 77 Site capacity at 20 dph: | 62 Site capacity from planning |
| Availability | Is the site available | ? Yes | | permissions: |
| Explanation | Although there is no pla | nning permission or | allocation, there are no kn | own legal or ownership problems. |
| Achievability | Is the site achievab | le? Yes | | |
| Explanation | | ed, there is a reasor | | cture costs are also likely to be be developed (assumed to begin in |
| Assumed delivery rate | Delivered in yrs 1-5: | | | |
| | Delivered in yrs 6-10: | | 50 | |
| | Delivered in yrs 11-15: | | 12 | |
| | Delivered in yrs 16-20 | | | |
| | Delivered in yrs 21-25: | | | |
| Suitability | Is the site suitable? | No | | |
| | of the village towards the would be further hemmed both wide and focussed well as from the A52, busite. INFRASTRUCTURE - it was LOCATION - accessible to SITE CHARACTERISTICS value. However, it is gratansport - services 8 the Highway Authority of adopted up to the comman existing street lighting. | nen Monument, whi ed in by modern ho views of the Ings m at there should be so ill not lead to the los o existing services, of there are no nearb de 1 agricultural lar a facilities are poten comments that both non site boundaries g column). From a hosolutely essential) for | ch has compromised its set using with which it has no rust be maintained from witerious doubts about extended of the best of t | ne site has no intrinsic amenity oped. y bicycle & by public transport, & ilesse Way appear to have been be achievable (with the re-siting of a perspective, it would be |
| Classification | Unde | velopable | | |
| Zor Zor | ne 1 ne 2 ne 3a ne3b | No haza Low haza Danger f Danger f | ard or some or most | No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m |
| Flood risk Zor Zor Zor | ne 1 ne 2 ne 3a | No haza Low haza Danger f Danger f | ard or some or most | 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m |

| Reference | Swi040 | Settlement: | Swineshead | Phase two SHLAA sites |
|---------------------------|--|---|---|--|
| Address | Land to the north of Bu | llens Lane, Swineshead | | |
| Site area (Hectares) | 5.27 Site capacity at 30 dph: | 158 Site capacity at 25 dph: | 132 Site capacity at 20 dph: | 105 Site capacity from planning |
| Availability | Is the site available | Yes | | permissions: |
| Explanation | Although there is no pla | anning permission or allo | cation, there are no know | n legal or ownership problems. |
| Achievability | Is the site achieval | Yes | | |
| Explanation | | ted, there is a reasonable | | ure costs are also likely to be edveloped (assumed to begin in |
| Assumed delivery rate | Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 | | 50 55 | |
| Suitability | Delivered in yrs 21-25: Is the site suitable | No | | |
| Explanation | Swineshead. ENVIRONMENTAL IMPARELATIONS physical feature of land on the southers would be acceptable. INFRASTRUCTURE - it was LOCATION - it is accessionable swineshead's built-up at SITE CHARACTERISTICS value. However, it is grant TRANSPORT - services at the Highway Authority the additional traffic arbetween the site and Standard. The developring standard. The developring standard. | ACTS - it will not have adding built-up area is accept whilst its development is side of Bullens Lane, its will not lead to the loss of ble to Swineshead's existerea. - there are no nearby 'bade 1 agricultural land, & facilities are potentially comments that the roads and pedestrian movements buth St is narrow and the wide footways. Bullen's Lane the ection of Bullen's Lane the | otable and, whilst its wester to would be likely to increase impacts upon the character, nor place undue burdens ting services & facilities, & and neighbour' uses, & the services is not previously developed accessible on foot & by be serving this site would not be that would be generated are are no footways, & the same is generally narrow and so be expected to increase | r heritage assets. The site's ern boundary does not follow a se pressure for the development er and appearance of the area on, existing infrastructure. is located adjacent to site has no intrinsic amenity ed. icycle & by public transport, but of be suitable to accommodate . The section of Bullen's Lane re is no highway land to widen d of a low constructional |
| Classification | Unde | velopable | | |
| Flood risk Zone Zone Zone | 2 3a | No hazard Low hazard Danger for so Danger for m Danger for al | nost | No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m |
| | | | | >2.0m |

| Reference | Swi041 | | Settlement: | Sı | wineshead | Pł | hase two SHLAA sit | es 🗸 |
|---|--|---|---|--|---|--|--|-----------------------------|
| Address | Land to the east of Tarr | y Hill, Sv | vineshead | | | | | |
| Site area (Hectares) | 26.24 Site capacity at 30 dph: | 787 | Site capacity at 25 dph: | 656 | Site capacity at 20 dph: | fı | rom planning | |
| Availability | Is the site available | ? | Yes | | | þ | ermissions: | |
| Explanation | Although there is no pla | anning p | ermission or all | ocation, t | here are no kno | wn legal or | r ownership proble | ms. |
| Achievability | Is the site achievab | le? | Yes | | | | | |
| Explanation | Moderate achievability moderate/high. Noneth (assumed to begin in ye | neless, if | it is allocated, t | here is a | reasonable pros | | | |
| Assumed delivery rate | Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: | | | 50 250 | | | | |
| | Delivered in yrs 16-20 Delivered in yrs 21-25: | | | 225 | | | | |
| Suitability | Is the site suitable? | ? | No | | | | | |
| | Swineshead. ENVIRONMENTAL IMPA to within 50m of a Sche impacts upon the chara development would sig the area's character. INFRASTRUCTURE - it w LOCATION - it is accessi Swineshead's existing b SITE CHARACTERISTICS value. However, it is gra TRANSPORT - services & However, the Highway access due to the poor Unsuitable, due to conf issues. | eduled A acter and nificantl will not le ble to the uilt-up a - there a ade 1 ag & facilitie Authority | ncient Monume I appearance of y extend the vil and to the loss of the village's exist area, are no nearby 'b ricultural land & es are potential by comments the available here. | ent. Furth the area lage's bui f, nor pla ing servic and neighl a is not pr by accessil at the acc | ermore, its deve - it is poorly rela lt-up area into the ce undue burder es and facilities, bour' uses and the reviously develop ble on foot & by cess onto Tarry H | lopment wated to the me countryster on, exist & is located ene site has beed. bicycle & bidli is unsuit | vould have adverse existing village, & i side, to the detrime ting infrastructure. ed adjacent to no intrinsic amenit by public transport. table for a new veh | ts ent of y icular |
| Classification | Unde | velop | able | | | | | |
| Flood risk Zone 1 Zone 2 Zone 3 Zone 3 | a | | No hazard Low hazard Danger for s Danger for a | nost | | <mark>0.25</mark> r 0.50r | o 0.25m m to 0.50m m to 1.0m n to 2.0m | |

| Reference | Swi042 | Settlement: | Swineshead | Phase two SHLAA sites 🗸 | | | | |
|---|--|---|--|--|--|--|--|--|
| Address | Land to the west of South Street, Swineshead | | | | | | | |
| Site area (Hectares) | 1.25 Site capacity at 30 dph: | 38 Site capacity at 25 dph: | 31 Site capacity at 20 dph: | 25 Site capacity from planning | | | | |
| Availability | Is the site available | ? Yes | | permissions: | | | | |
| Explanation | Although there is no pla | nning permission or allo | cation, there are no know | n legal or ownership problems. | | | | |
| Achievability | Is the site achievab | Yes | | | | | | |
| Explanation | | reasonable prospect that | | osts are likely to be moderate. If assumed to begin in year 8, and | | | | |
| Assumed delivery rate | 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: | | 24 1 | | | | | |
| Suitability | Is the site suitable? | No | | | | | | |
| Explanation | Swineshead. ENVIRONMENTAL IMPA development would no of the site are available buildings. INFRASTRUCTURE - it w LOCATION - it is accessi Swineshead's built-up a SITE CHARACTERISTICS value. However, it is no TRANSPORT - although transport, the site's dev is inadequate to serve a Unsuitable, due to trans | ACTS - it will not have adverse impacts us from the west, but it is still not lead to the loss of ble to Swineshead's exist rea. - there are no nearby 'bast previously developed, as services & facilities are pelopment would create to development of this size sport issues. | nor place undue burdens ing services & facilities, & ad neighbour' uses, & the s and is best and most versa otentially accessible on fo traffic problems, as the pro- | r heritage assets, and its pearance of the area - long views most other directions by existing on, existing infrastructure. is located adjacent to site has no intrinsic amenity | | | | |
| Classification | Unde | velopable | | | | | | |
| Flood risk Zone 1 Zone 2 Zone 3 Zone 3 | a | No hazard Low hazard Danger for so Danger for m Danger for al | ost | No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m | | | | |

| | Swi043 | | | | ead | Phase two SHLAA sites |
|---------------------------------|--|---|--|--|---|---|
| Address | Land to the north of Bu | ullens Lar | ne, Swineshead | | | |
| Site area (Hectares) | 4.59 Site capacity at 30 dph: | 138 | Site capacity at 25 dph: | 115 Site ca at 20 d | | from planning |
| Availability | Is the site available | e? | Yes | | | permissions: |
| Explanation | Although there is no pl | anning p | ermission or all | ocation, there ar | e no known lega | l or ownership problems. |
| Achievability | Is the site achieva | ble? | Yes | | | |
| Explanation | moderate (including lik | cely flood | d mitigation and | road improveme | ent costs). None | sts are also likely to be theless, if it is allocated, year 9, and be completed |
| Assumed delivery rate | 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: | | | 50 42 | | |
| Suitability | Is the site suitable | ? | No | | | |
| | development would had create an isolated and INFRASTRUCTURE - it was LOCATION - although it within or adjacent to the SITE CHARACTERISTICS value. However, it is not created and increase a | incongru incongru will not le t is relati he existir 5 - there a ot previo & facilitie exacerba | rse impacts upo lous group of dv ead to the loss of vely accessible of ng built-up area are no nearby 'busly developed, es are potential ate traffic proble | n the character a wellings in the co of, nor place undu to Swineshead's o bad neighbour' us and is best and i ly accessible on f ems. | and appearance of untryside. ue burdens on, e existing services ses, & the site ha most versatile ag oot & by bicycle | & facilities, it is not located as no intrinsic amenity |
| Classification | Und | evelop | able | | | |
| Flood risk Zone 2 Zone 3 Zone 3 | 2 3a | | No hazard Low hazard Danger for s Danger for a | some most | 0r 0. 0. 1. | o Depth m to 0.25m 25m to 0.50m 50m to 1.0m 0m to 2.0m 2.0m |

| Reference | Swi044 | Settlement: | Swineshead | Phase two SHLAA sites |
|----------------------|---|--|---|--|
| Address | Land to the north-eas | t of Coles Lane, Swinesh | ead | |
| Site area (Hectares) | 3.04 Site capacity at 30 dph: | 91 Site capacity at 25 dph: | 76 Site capacity at 20 dph: | 61 Site capacity from planning permissions: |
| Availability | Is the site availab | Yes | | permissions. |
| Explanation | Although there is no p | olanning permission or al | location, there are no kno | wn legal or ownership problems. |
| Achievability | Is the site achieva | Yes | | |
| Explanation | | a reasonable prospect t | | costs are likely to be moderate. If (assumed to begin in year 9, and |
| Assumed delivery rat | | | | |
| | Delivered in yrs 6-10: | | 50 | |
| | Delivered in yrs 11-15 | | 11 | |
| | Delivered in yrs 16-20 Delivered in yrs 21-25 | | | |
| 0-14-1-1114 | Is the site suitable | | | |
| Suitability | is the site suitable | 140 | | |
| | appearance of the are from the village by ot existing buildings. How have adverse impacts additional land to its additional potential in impacts on the LWS of INFRASTRUCTURE - was LOCATION - it is accessive swineshead's built-up SITE CHARACTERISTIC value. However, it is a TRANSPORT - althoug transport, an accepta the Highway Authority the layout proposed in | ea would be broadly acces her undeveloped land to wever, the site is located on this site. Furthermore east (which also adjoins to inpacts upon the LWS. In an be successfully mitigated ill not lead to the loss of easible to Swineshead's externea. IS - there are no nearby 'not previously developed th services & facilities are ble vehicular access cannear | ptable. Boundaries are illits east, but it is screened within 9m of a Local Wilde, the site's development the LWS) to be brought for the absence of concrete eted, the site must be cons nor place undue burdens isting services & facilities, and neighbour' uses, & the and is best and most veripotentially accessible on the identified - access forth (via site Swi038) does 16/0052). | on, infrastructure. & is located adjacent to e site has no intrinsic amenity |
| Classification | Und | levelopable | | |
| Flood risk | Zone 1 | No hazard | | No Depth |
| | Zone 2 | Low hazard | | 0m to 0.25m |
| | Zone 3a | Danger for | | 0.25m to 0.50m |
| | Zone3b | Danger for | | 0.50m to 1.0m |
| | | Danger for | dII | 1.0m to 2.0m |
| | | | | >2.0m |
| | l | | | |
| | | | | |