

Preferred Sites for Development

Inset Map No 11

Swineshead

Main Service Centre

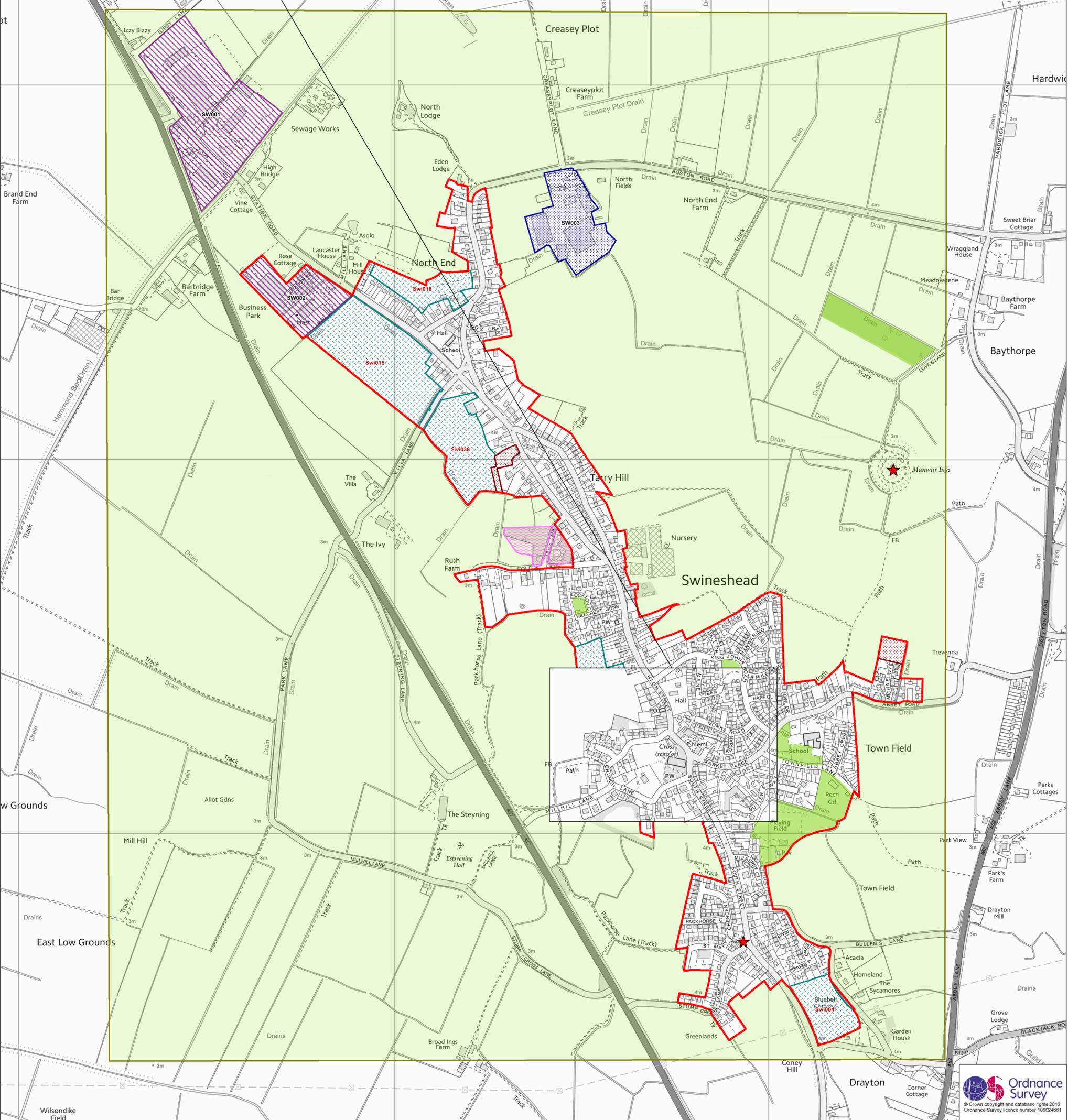
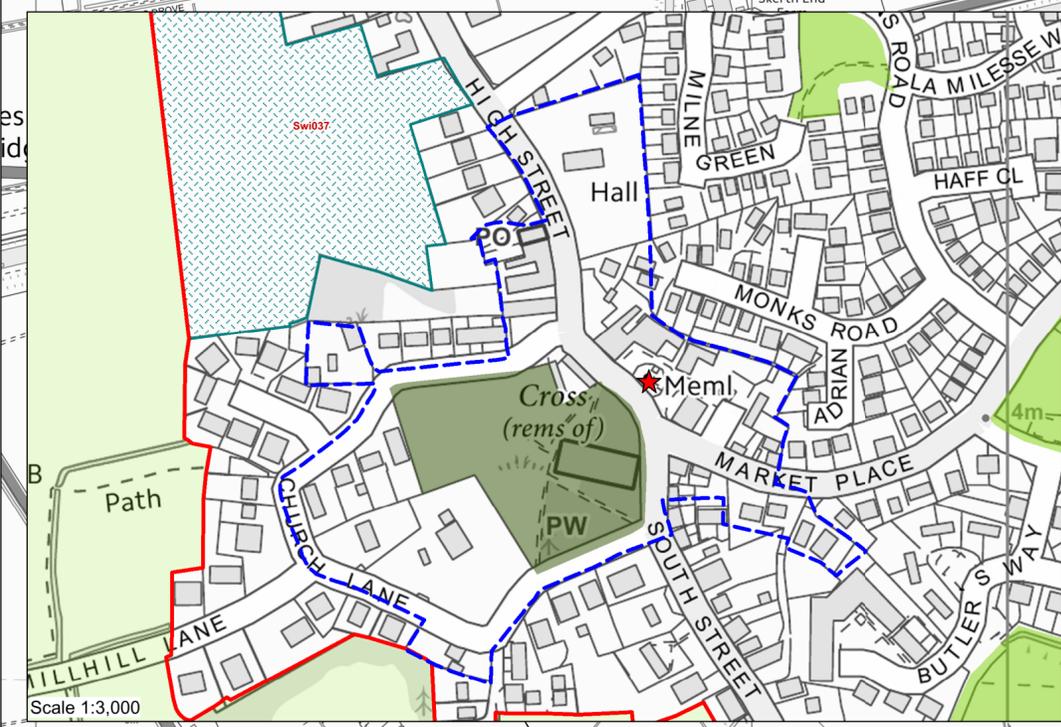
Scale 1:7,000 @A2



-  Inset Map Boundary
-  Countryside
-  Settlement Boundary.....Policy 12,19,20,21
-  Conservation Area.....Policy 26
-  Preferred Housing Site.....Policy 12
-  Housing Commitments.....Policy 12
-  Existing Main Employment Area..Policy 7
-  Specific Occupier Site.....Policy 8
-  Local Wildlife Site.....Policy 25
-  Recreational Open Space.....Policy 30
-  Green Infrastructure.....Policy 30
-  Ancient Monument.....Policy 26



South East Lincolnshire
Joint Strategic Planning Committee



SOUTH EAST LINCOLNSHIRE LOCAL PLAN: HOUSING PAPER – SWINESHEAD (JULY 2016)

1 SWINESHEAD'S PLACE IN THE SPATIAL STRATEGY

1.1 Policy 2 of the South East Lincolnshire Local Plan 2011-2036 Draft for Public Consultation (January 2016) identified Swineshead as a 'Main Service Centre'.

1.2 **Comments received** – The following comments were received concerning Swineshead's place in the Spatial Strategy:

1. Question the rationale for the inclusion of Swineshead as a Main Service Centre. It appears to have been identified as a Main Service Centre on the basis that it could evolve to fulfil that purpose, not on the basis that it currently fulfils that purpose. As the Plan acknowledges, it scores comparatively well in the sustainability assessment, but is still lower than the other Main Service Centres identified;
2. Support the identification of Swineshead as a Main Service Centre; and
3. Support the identification of Swineshead as a Main Service Centre. It is a sustainable location, which performs a valuable role in providing services to its wider rural hinterland. It scores well in the Sustainability of Settlements Study, and additional development will help to support the retention of existing services and facilities, and ensure that it continues to be a sustainable location at the end of the Plan period. Swineshead, in particular amongst the settlements within Boston Borough, is relatively less constrained by flood risk, and is therefore particularly well suited to be identified as a Main Service Centre.

1.3 ***Responses to the above comments:***

1. Swineshead's place in the Plan's Spatial Strategy took account of many issues, including: the findings of the South East Lincolnshire Assessment of Settlements & their Sustainability Credentials (June 2015); the population of the parish; the local rate of housing growth between 1976 and 2011; and the local availability of land at lower risk of flooding. In Swineshead's case, the last issue particularly influenced its identification as a Main Service Centre, as it is the only sizeable settlement in Boston Borough where significant areas of land at low or no risk of flooding are available;
2. The support is welcomed; and
3. The support is welcomed.

- 1.4 **Conclusions on Swineshead's place in the Spatial Strategy** – It is not considered that the consultees' comments justify a change to Swineshead's place in the Spatial Strategy. Consequently, it is considered that Swineshead should remain as a 'Main Service Centre'.

2 SWINESHEAD'S HOUSING REQUIREMENTS

- 2.1 Policy 12 of the South East Lincolnshire Local Plan 2011-2036 Draft for Public Consultation (January 2016) identified that housing allocations should be made in Swineshead to provide for 400 dwellings between 1st April 2011 and 31st March 2036.

- 2.2 **Comments received** - Nine comments were received concerning Swineshead's housing requirements:

1. Two comments sought an increase in Swineshead's housing requirement on the basis that:
 - current immigration increases in the District and the recently published National survey indicate a need for better integration of immigrants, and this will require distribution out from the Sub Regional Centres to the larger villages. Consequently, housing allocation number increases will be required for Swineshead with its existing good level of services; and
 - a higher level of housing is required to meet the needs of South East Lincolnshire and, given that Swineshead is a sustainable location for growth and can offer land that is less constrained by flood risk, the target for Swineshead should be increased.
2. Seven comments sought a reduction in Swineshead's housing requirement. One suggested that 200 would be more appropriate, and another suggested 275. The concerns raised are as follows:
 - The physical character and community spirit of the village has already been spoiled by past growth. To increase growth further would make matters even worse;
 - The additional car movements would exacerbate existing traffic problems;
 - The village's infrastructure (school, medical centre, and sewerage system) will be unable to cope; and

- Swineshead is proposed to be allocated just 100 dwellings less than Kirton, despite a significant difference in their sustainability scores (89 compared to 169). Whilst it is appreciated that the distribution of dwellings is more complex than sustainability scores alone, it is submitted that a more justified allocation would be Kirton approximately 625 and Swineshead approx 275

2.3 Responses to the above comments:

1.

- the scale of growth proposed for Swineshead took account of the most up-to-date information on migration rates;
- the scale of growth proposed for Swineshead took account of many issues, including: the findings of the South East Lincolnshire Assessment of Settlements and their Sustainability Credentials (June 2015); the population of the parish; the local rate of housing growth between 1976 and 2011; and the availability of land at lower risk of flooding. The objection does not seek to address any of these issues, and does not set out any substantive arguments to justify an increase.

2.

- It is not accepted that the development of 400 dwellings in Swineshead would inevitably harm the village's character – much depends upon the sites selected, and the sensitivity of the schemes for their eventual development. The housing requirement is for a 25 year period, and amounts to an average of 16 per year – it is considered that the village can accommodate this pace of growth without harm to its community cohesion;
- The Highway Authority has raised no concerns about the traffic impacts of this scale of growth;
- The Local Plan will have to demonstrate how arising infrastructure needs will be met; and

- the scale of growth proposed for Swineshead took account of many issues, including: the findings of the South East Lincolnshire Assessment of Settlements and their Sustainability Credentials (June 2015); the population of the parish; the local rate of housing growth between 1976 and 2011; and the availability of land at lower risk of flooding. The relatively high level of housing growth proposed for Swineshead stemmed largely from the availability of land without flood hazard in and around that settlement, and it is not considered that the consultee's arguments outweigh this issue.

2.4 **Conclusions on Swineshead's housing requirements** - It is not considered that the comments made by consultees justify a change to Swineshead's housing requirements, and consequently it is considered that the Local Plan should continue to seek to identify housing allocations in Swineshead to provide for 400 dwellings between 1st April 2011 and 31st March 2036.

3 SWINESHEAD'S RESIDUAL REQUIREMENTS

- 3.1 **Completions** - Between 1st April 2011 and 31st March 2016, 41 new dwellings were built in Swineshead.
- 3.2 **Commitments** - As at 31st March 2016, planning permission was outstanding for the construction of 68 dwellings in Swineshead, and there is no evidence to suggest that these permissions will not be implemented during the Plan period.
- 3.3 **Residual requirement** - Given the above figures, the identification of land to accommodate approximately 291 dwellings is required. (400 – 41 – 68 = 291)

4 INFRASTRUCTURE

- 4.1 **Education** – the County Education Department has commented that there is a lack of local capacity at primary and secondary level. At secondary level, there may be some capacity to expand the existing local school, but at primary level, the existing site is constrained.
- 4.2 **Flood risk** – the Environment Agency has made the following comments:
- Allocations in areas of hazard would need to ensure that finished floor levels (FFL) are raised to the appropriate level with additional flood resilient construction incorporated into proposals. Developers would need to confirm that they can achieve the required mitigation and that their proposals would still be deliverable.
 - Flood Risk Mitigation Policy to ensure 'safe' development.
Requirements for FFL:
 - depths of 0-0.25m FFL to be set 300mm above ground level.

- 4.3 Anglian Water has commented that the capacity of the surface water network has major constraints, and that all developments should seek to reduce flood risk and incorporate Sustainable Drainage Systems (SuDS). They indicate that surface water may not be discharged to the public foul sewerage network, and that no new surface water flow will be permitted to discharge to the combined network.
- 4.4 **Sewage Treatment** – The Environment Agency has commented that Swineshead Water Recycling Centre (Sewage Treatment Works) has capacity for 907 houses. There is also a Local Authority Sewage Treatment Works. Anglian Water has commented that the capacity of the Water Recycling Centre may need to be enhanced to accommodate the development of some of the sites, and that enhancements to the capacity of the foul sewerage network may also be necessary to accommodate the development of the majority of the sites.
- 4.5 **Water Supply** – Anglian Water has commented that, whilst water resources are adequate to serve the proposed growth, upgrades to the supply network may be required to serve some sites.
- 4.6 **Health** - The CCGs have commented that currently there is some capacity at the local GP surgeries to accommodate additional patients, however County wide there is an increasing shortage of GPs, nurses and other healthcare staff which could affect future capacity should demand increase.

5 SWINESHEAD SITE OPTIONS

- 5.1 Inset Map 10 of the South East Lincolnshire Local Plan 2011-2036 Draft for Public Consultation (January 2016) identified nine 'Potential Housing Sites', Swi004, Swi015, Swi018, Swi029, Swi034, Swi036, Swi037, Swi038, and Swi039.

- 5.2 The following general comments were made:

1. Developments would preferably be on a number of small scale sites rather than a large estate; and
2. Three consultees ask that, before any developments are approved they should carry guaranteed commitments from the developers to invest in the local community (providing funding for additional school and doctor services, an NHS dental practice, the local Children's Centre, and transport services).

- 5.3 **Responses to the above comments:**

1. Noted; and
2. The Local Plan will need to demonstrate how arising infrastructure needs will be met, and these matters will be dealt with in later versions of the document and the Infrastructure Delivery Plan that will accompany it.

5.4 **Comments received** - The following comments were made on site **Swi004** (***Land to the east of South Street, Swineshead***):

1. Development here will spoil the outlook from my home, which presently has open views to three sides. The site is criss-crossed by power lines (several from a pylon and others from telegraph poles) and this makes it unsuitable for development because: living under power lines can be damaging to health; and it will be difficult to fit the new buildings under some of the lines which are very low. My other concern would be the capacity of the local sewage pumping station, which causes smells and suffers frequent blockages. If the pumping station cannot cope with current loads, it seems unlikely that it will be able to cope with an additional 39 dwellings on this site; and
2. The land owner supports development in Swineshead, in particular site Swi004.

5.5 **Responses to the above comments:**

1. It is inevitable that the development of this site would change the outlook of existing nearby dwellings, but this is equally true of all alternative sites. At the time of a planning application, the layout and design of a scheme would be carefully scrutinised to minimise overlooking and privacy loss. The site is crossed by three power lines – one high-level transmission line on lattice pylons and two lower-level distribution lines on wooden poles. On the issue of health impacts, the Government sets exposure guidelines for electromagnetic fields and the electricity system complies with these. On the issue of power lines physically preventing development, the distribution lines occupy relatively peripheral locations within the site and could generally be accommodated within gardens. The transmission line crosses the site in a more central location, but is sufficiently high above ground level that it would not obstruct development. Anglian Water has acknowledged that some localised upgrades to the sewerage network may be required to receive foul water; and
2. The support is welcomed.

5.6 **Conclusions on site Swi004** – It is considered that site Swi004 is one of the more suitable Potential Housing Sites in Swineshead, and that it should be taken forward as a Preferred Housing Site:

- although the site attracted an objection, none of the matters raised affects the potential suitability of the site for allocation; and

- the Sustainability Appraisal gives site Swi004 (together with site Swi037) the best score of all the Potential Housing Sites in Swineshead, with three positive (green) impacts (for sustainability objectives 1, 2 and 8) and two negative (red) impacts being recorded (for sustainability objectives 5 and 9); and
- the site (like most of the Potential Housing Sites in Swineshead) is exposed to no flood risk ('flood zone 1', 'no hazard' and 'no hazard').

5.7 **Comments received** – The following comments were made on site **Swi015 (Land to the west of Station Road, Swineshead)**:

1. The owner supports the allocation of the site, and indicates that they intend to make a planning application within 4 months, with development potentially within 2 years;
2. Support the allocation of larger sites directly accessed off Station Road, such as Swi015. By limiting the number of developments it will mean less disruption to the community in general; and
3. If further developments take place it should include development at North End, such as Swi015.

5.8 ***Responses to the above comments:***

1. The support is welcomed;
2. The support is welcomed; and
3. The support is welcomed

5.9 **Conclusions on site Swi015** – It is considered that site Swi015 is one of the more suitable Potential Housing Sites in Swineshead, and that it should be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal gives site Swi015 a relatively poor score, with two positive (green) impacts (for sustainability objectives 1 and 8), four negative (red) impacts (for sustainability objectives 2,3, 5 and 9) being recorded; however
- the site has attracted no objections; and
- the site (like most of the Potential Housing Sites in Swineshead) is exposed to no flood risk ('flood zone 1', 'no hazard' and 'no hazard').

5.10 **Comments received** – No comments were made on site **Swi018 (Land at North End, Swineshead)**.

5.11 **Conclusions on site Swi018** - It is considered that site Swi018 is one of the more suitable Potential Housing Sites in Swineshead, and that it should be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal gives site Swi018 a relatively good score, with three positive (green) impacts (for sustainability objectives 1, 6 and 8) and four negative (red) impacts being recorded (for sustainability objectives 2,3,5 and 9); and
- the site attracted no objections; and
- the site (like most of the Potential Housing Sites in Swineshead) is exposed to no flood risk ('flood zone 1', 'no hazard' and 'no hazard').

5.12 **Comments received** - The following comments were made on site **Swi029** (***Land to the south of Coles Lane, Swineshead***):

1. The development of site Swi029 will introduce additional areas of paved roads, footpaths, hard standings and driveways that will inevitably increase run-off towards nearby properties, and may increase flood risk; and
2. The access to the site is now limited. To facilitate access maybe an alternative route is required to the west, between 2 adjacent properties (The Croft & Lygon Lodge). For this to be appropriate, the developable site area would need to be extended west to incorporate the land which would form part of the access situated to the rear of Lygon Lodge.

5.13 **Responses to the above comments:**

1. Anglian Water Services Ltd. has indicated that development on this site would need to incorporate sustainable drainage systems, which are intended to replicate natural systems (to collect and store surface water before slowly releasing it back into the environment) and prevent surface water impacting on neighbouring land; and
2. Full planning permission (reference B/15/0284) has been granted for the erection of a dwelling on the land that the site owner identified as providing the access to this site from Coles Lane. Although this planning permission had not been exercised (as at 31st March 2016), this calls into question the deliverability of the wider site.

5.14 **Conclusions on site Swi029** - It is considered that site Swi029 should not be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal gives site Swi029 a relatively good score, with two positive (green) impacts (for sustainability objectives 1 and 11) and three negative (red) impact being recorded (for sustainability objectives 2, 5 and 9); and
- the site (like most of the Potential Housing Sites in Swineshead) is exposed to no flood risk ('flood zone 1', 'no hazard' and 'no hazard'); however
- the granting of planning permission B/15/0284 raises doubts about the site's deliverability; and
- the capacity of the site had been assumed to be 13 dwellings (at 20/hectare). However, given the low density nature of surrounding development, it is likely that the site would actually deliver fewer than 10 dwellings (i.e. it would be too small to be identified as a Housing Allocation). In these circumstances, it is considered appropriate for the site to be included within Swineshead's Settlement Boundary, but inappropriate for it to be identified as a Housing Allocation.

5.15 **Comments received** - No comments were made on site ***Swi034 (Land to the west of South Street and south of Church and Millhill Lanes, Swineshead)***:

5.16 **Conclusions on site Swi034** - It is considered that site Swi034 is not one of the more suitable Potential Housing Sites in Swineshead, and that it should not be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal gives site Swi034 a good score, with three positive (green) impacts (for sustainability objectives 1, 2 and 8) and three negative (red) impacts being recorded (for sustainability objectives 3, 5 and 9); and
- the site attracted no objections; however
- the site is at slightly more severe flood risk than the majority of the Potential Housing Sites in Swineshead ('flood zone 2', 'no hazard' and 'no hazard', as opposed to 'flood zone 1', 'no hazard' and 'no hazard'); and
- there are unresolved issues concerning vehicular access to the site - 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 of land 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"; and

- the site is in four separate ownerships and the intentions of two of the owners are unknown. The site cannot be considered as 'available' – if it were allocated, there would be no certainty that its owners would release it for development in a timely fashion.

5.17 **Comments received** - The following comments were made on site **Swi036** (***Land to the east of High Street, Swineshead***):

1. The owner of approximately 2.23 hectares of Swi036 confirms that their land will be made available for development, and that they support the allocation of Swi036;
2. The access point at the existing 4-way junction of Tarry Hill, High Street, Station Road and Coles Lane would be unsafe. The development of this site may increase flood risk to existing low lying properties on the north side of Coles Lane and the west side of Station Road;
3. Support the allocation of larger sites directly accessed off Station Road, such as Swi036. By limiting the number of developments it will mean less disruption to the community in general;
4. The owner of approximately 3.96 hectares of Swi036 indicates that they intend to pursue a planning application for the construction of a food store and housing estate on their land;
5. If further developments take place it should include development at site Swi036;
6. The suggested access points to this site would be unsafe. The site's development could not be accommodated by the existing sewerage systems. There are other parcels of land in Swineshead more suitable for building on, which have easier access to the main trunk roads either side of the village, and which could help ease the traffic flow within the village, and around the school, and alleviate the necessity of forcing school traffic through existing housing estates;
7. Object to Swi036 on the basis that it will exacerbate existing problems with the sewerage system. The road is too small for all the extra traffic. Lack of pavements on Tarry Hill. School not adequate to take more children. Drs can't cope now with patients; and
8. Historic England comment that the site may impact upon the Manwar Ings Scheduled Monument. Further assessment is required to determine the impact of this potentially intrusive development into the historic landscape, including the sustainability of the extent of development in relation to the Scheduled Monument.

5.18 **Responses to the above comments:**

1. The support is welcomed;
2. Vehicular access would be onto High Street, opposite the existing junction to Hillcrest Gardens. The Highway Authority comments that “the carriageway here is particularly wide (the road used to be the A17) and it should therefore be possible for an additional junction to be formed here without having an unacceptably harmful impact upon highway safety”. Anlian Water Services Ltd. has indicated that development on site Swi036 would need to incorporate sustainable drainage systems, which are intended to replicate natural systems (to collect and store surface water before slowly releasing it back into the environment) and prevent surface water impacting on neighbouring land;
3. The support is welcomed;
4. The site is in multiple ownerships, and it was identified as a Potential Housing Site on the understanding that the various owners would work together to bring forward a comprehensive scheme for the entire site. The SHLAA has considered two of the constituent parts of Swi036 as potential housing sites in their own rights, and concluded that they were both undevelopable because they would have adverse environmental impacts. It was only as Swi036 that the SHLAA concluded that a satisfactory relationship to the existing village could be achieved;
5. The support is welcomed;
6. Vehicular access would be onto High Street, opposite the existing junction to Hillcrest Gardens. The Highway Authority comments that “the carriageway here is particularly wide (the road used to be the A17) and it should therefore be possible for an additional junction to be formed here without having an unacceptably harmful impact upon highway safety. Anlian Water Services Ltd has identified that both the Swineshead Water Recycling Centre and the foul sewerage network may need to be enhanced to accommodate the development of this site. The Highway Authority has not identified that other sites would be advantageous in terms of their impacts upon the wider highway network;

7. Anglian Water Services Ltd has identified that both the Swineshead Water Recycling Centre and the foul sewerage network may need to be enhanced to accommodate the development of this site. The Highway Authority comments that “the carriageway here is particularly wide (the road used to be the A17) and it should therefore be possible for an additional junction to be formed here without having an unacceptably harmful impact upon highway safety”. The Local Plan will have to demonstrate how arising infrastructure needs will be met;
8. At present, the built-up area of Swineshead approaches no closer than 380m to the Scheduled Ancient Monument. The development of site Swi036 would bring it to within 315m. It is considered that this would still represent sufficient separation to preserve the Monument’s setting, but it is acknowledged that this is an issue that does not affect the majority of the other Proposed Housing Sites in Swineshead.

5.19 **Conclusions on site Swi036** - It is considered that site Swi036 is not one of the more suitable Potential Housing Site in Swineshead, and that it should not be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal gives site Swi036 a relatively good score, with two positive (green) impacts (for sustainability objectives 1 and 8) and three negative (red) impacts being recorded (for sustainability objectives 2, 5 and 9); and
- the site (like most of the Potential Housing Sites in Swineshead) is exposed to no flood risk (‘flood zone 1’, ‘no hazard’ and ‘no hazard’); however
- it appears that the various owners of the site do not intend to pursue the site as a single entity. This raises doubts about the site’s deliverability, and raises the possibility that, if the site is allocated, unsatisfactory proposals for the development of parts of the site may be brought forward; and
- although it is considered likely that the impacts of the site’s development upon the Manwar Ings Scheduled Ancient Monument would be acceptable, this is still an issue that does not affect the majority of the alternative sites.

5.20 **Comments received** - No comments were made on site ***Swi037 (Land to the west of High Street, Swineshead)***:

5.21 **Conclusions on site Swi037** - It is considered that site Swi037 is one of the more suitable Potential Housing Sites in Swineshead, and that it should be taken forward as a Preferred Housing Site:

- the site attracted no objections; and
- the Sustainability Appraisal gives site Swi037 (together with site Swi004) the best score of all the Potential Housing Sites in Swineshead, with three positive (green) impacts (for sustainability objectives 1, 2 and 8) and two negative (red) impacts being recorded (for sustainability objectives 5 and 9); and
- the site (like most of the Potential Housing Sites in Swineshead) is exposed to no flood risk ('flood zone 1', 'no hazard' and 'no hazard').

5.22 **Comments received** - The following comments were made on site **Swi038** (***Land to the east of High Street, Swineshead***):

1. The development of site Swi038 will introduce additional areas of paved roads, footpaths, hard standings and driveways that will inevitably increase run-off towards nearby properties, and may increase flood risk; and
2. Site Swi038 is one of the most suitable locations for new development, and the majority of the site is the subject of a current planning application for residential development.

5.23 **Responses to the above comments:**

1. Anglian Water Services Ltd. has indicated that development on site Swi038 would need to incorporate sustainable drainage systems, which are intended to replicate natural systems (to collect and store surface water before slowly releasing it back into the environment) and prevent surface water impacting on neighbouring land; and
2. The support is welcomed.

5.24 **Conclusions on site Swi038** - It is considered that site Swi038 is one of the more suitable Potential Housing Sites in Swineshead, and that it should be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal gives site Swi038 a relatively poor score, with two positive (green) impacts (for sustainability objectives 1 and 8), and four negative (red) impacts (for sustainability objectives 2,3, 5 and 9) being recorded; however
- although the site attracted an objection, none of the matters raised affects the potential suitability of the site for allocation; and
- the site (like most of the Potential Housing Sites in Swineshead) is exposed to no flood risk ('flood zone 1', 'no hazard' and 'no hazard').

5.25 **Comments received** - Eight comments were made on site **Swi039** (***Land to the east of Manwaring Way and La Milesse Way, Swineshead***):

1. One consultee supported the site, on the basis that, if further developments take place, it should include the development of Swi039; and
2. Seven consultees objected to the site on the basis that:
 - It is at poorer flood risk than alternative sites;
 - It will exacerbate the risk of surface water flooding to neighbouring dwellings;
 - Construction traffic will pose a danger and disturbance to existing dwellings on the King John's estate;
 - The site will create a great increase in vehicular movements on quiet culs-de-sac, and past the primary school where congestion is already acute;
 - Neighbouring dwellings will suffer loss of rural outlook and privacy; and
 - Historic England comment that the site may impact upon the Manwarings Scheduled Monument. Further assessment is required to determine the impact of this potentially intrusive development into the historic landscape, including the sustainability of the extent of development in relation to the Scheduled Monument.

5.26 **Responses to the above comments:**

1. The support is welcomed; and
2.
 - It is correct that site Swi039 is at slightly poorer flood risk than the majority of Swineshead's other Potential Housing Sites;
 - Anglian Water Services Ltd. has indicated that development on site Swi039 would need to incorporate sustainable drainage systems, which are intended to replicate natural systems (to collect and store surface water before slowly releasing it back into the environment) and prevent surface water impacting on neighbouring land;
 - Such issues would apply to all alternative sites, although it is accepted that impacts would be likely to be more severe in the case of this site;

- The Highway Authority does not share the consultees' concerns about traffic impacts;
- it is inevitable that the development of this site would change the outlook of existing nearby dwellings, but this is equally true of all alternative sites. At the time of a planning application, the layout and design of a scheme would be carefully scrutinised to minimise overlooking and privacy loss; and
- At present, the built-up area of Swineshead approaches no closer than 380m to the Scheduled Ancient Monument. The development of site Swi039 would bring it to within 360m. It is considered that this would still represent sufficient separation to preserve the Monument's setting, but it is acknowledged that this is an issue that does not affect the majority of the other Proposed Housing Sites in Swineshead

5.27 **Conclusions on site Swi039** - It is considered that site Swi039 is not one of the more suitable Potential Housing Site in Swineshead, and that it should not be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal gives site Swi039 a relatively good score, with two positive (green) impacts (for sustainability objectives 1 and 8) and three negative (red) impacts being recorded (for sustainability objectives 2, 5 and 9); however
- the site is at slightly more severe flood risk than the majority of the Potential Housing Sites in Swineshead ('flood zone 2', 'no hazard' and 'no hazard', as opposed to 'flood zone 1', 'no hazard' and 'no hazard');
- although it is considered likely that the impacts of the site's development upon the Manwar Ings Scheduled Ancient Monument would be acceptable, this is still an issue that does not affect the majority of the alternative sites.

6 NEW SITES

6.1 The following new sites were put forward for consideration as Potential Housing Sites:

- Swi040 – Land to the north of Bullens Lane, Swineshead. The SHLAA identifies this land as being undevelopable because the roads serving this site are unsuitable to accommodate the additional traffic and pedestrian movements that would be generated;

- Swi041 – Land to the east of Tarry Hill. The SHLAA identifies this land as being undevelopable due to conflict with the Plan’s locational strategy, adverse environmental impacts, and transport issues;
- Swi042 – Land to the west of South Street, Swineshead. The SHLAA identifies this land as undevelopable because the proposed access from South Street is inadequate to serve a development of this size; and
- Swi043 – Land to the north of Bullens Lane, Swineshead. The SHLAA identifies this land as undevelopable because it will have adverse environmental impacts and is poorly located.

7 PREFERRED OPTIONS HOUSING ALLOCATIONS AND TRAJECTORY

- 7.1 Sites Swi004, Swi015, Swi018, Swi037 and Swi038 are taken forward as Preferred Housing Sites. These sites have a capacity of 314 dwellings, which is acceptably close to the residual requirement of 291 dwellings.
- 7.2 These allocations and other development opportunities provide the following trajectory for Swineshead. [The capacity of the allocated sites assumes that they will be developed at a density of 20 dwellings to the hectare. In practice, some may accommodate a higher density.]

	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Years 21-25	Years 26+	TOTAL
Completions	41	-	-	-	-	-	41
Commitments	-	68	0	0	0	0	68
Swi004	0	24	5	0	0	0	29
Swi015	0	50	66	0	0	0	116
Swi018	0	24	11	0	0	0	35
Swi037	0	50	9	0	0	0	59
Swi038	0	50	25	0	0	0	75
TOTAL	41	266	116	0	0	0	423