

S1 – Recreation Ground at Main Street/Jeffcoats Lane, Swannington



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Site Description: The site is located to the south of Jeffcoats Lane at its junction with St George's Hill. The site is currently utilised as a playing field. The site is fairly flat and bound by mature hedgerows and trees. The western extent of the site falls within the Highways Consultation Zone. The site is Grade 4 Agricultural Land and is within the National Forest. There are several wildlife sites close to the site, the nearest one being 30m away.

Suitability:

- **Planning Policy:** The site is within the Limits to Development and is currently identified as Recreational Open Space on the Local Plan Proposals Map (2002). National Policy states that existing open space, including playing fields, should not be built on unless an assessment has been undertaken that clearly shows the open space to be surplus to requirements or the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quality and quantity in a suitable location. The Council's adopted Affordable Housing SPD identifies a requirement of 30% affordable housing on developments of 5 or more dwellings in Swannington.
- **Highways:** A satisfactory access should be possible from either Jeffcoats Lane or Main Street subject to off-site highway works.
- **Ecology:** There is potential for badgers to inhabit the site, and Great Crested Newts (GCN) could potentially occupy ponds within 200m of the site. There are no locally designated wildlife sites within the site boundary, although the scrub and hedges along the north eastern boundary represent potential BAP habitats at the site. The site is considered to be

acceptable for development from an ecology point of view, subject to mitigation, namely the retention of 5m buffer zone along railway (NE); additional mitigation may be needed for badger, GCN pending results of surveys. Buffers should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.

The site is considered **potentially suitable**. The site is within the Limits to Development, but as the site is a playing field it would need assessing to determine whether it is surplus to requirements or its loss would be replaced by equivalent or better provision.

Availability: The site is promoted by a land agent on behalf of the landowner. There is no known developer interest. The site is considered **available**.

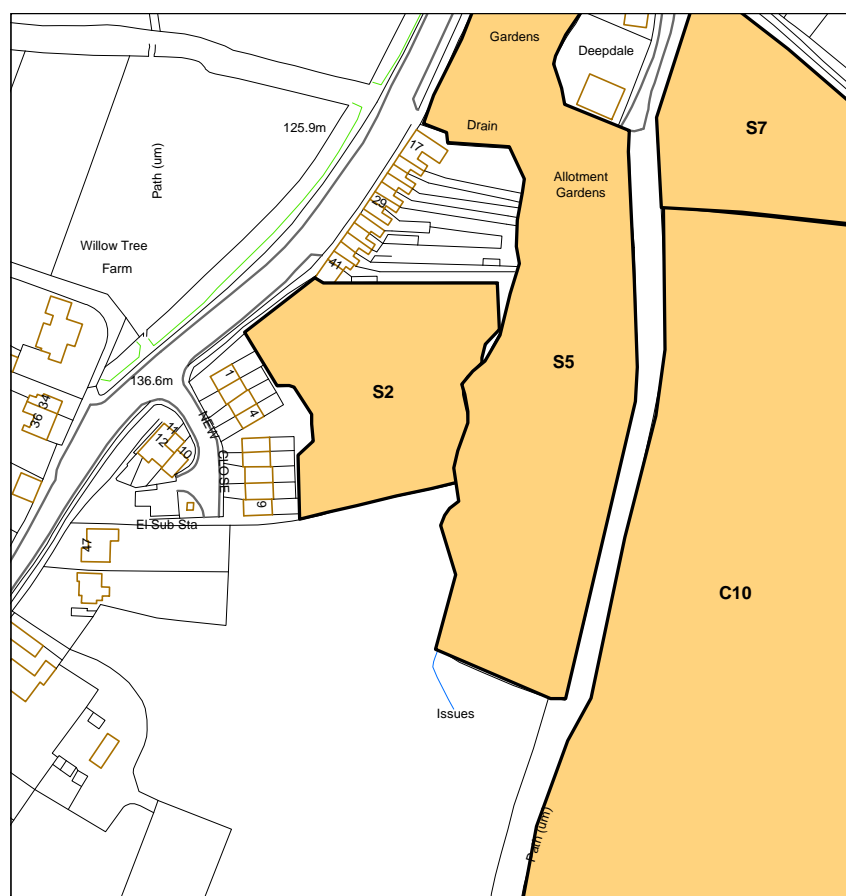
Achievability: There are no known viability or achievability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.38
Density Applied (dwellings per hectare)	30
Estimated capacity	11
Timeframe for Development	Years 6-10
Estimated Build Rate (dwellings per year)	11

<u>Accessibility (metres)</u>			
Distance to Bus Stop from centre of site	1300	Distance to Bus Stop from site access	1260
Distance to Primary School from centre of site	1870	Distance to Primary School from site access	1830
Distance to Local Centre from centre of site	2310	Distance to Local Centre from site access	2320
Distance to Post Office from centre of site	1380	Distance to Post Office from site access	1340
Distance to Health Centre from centre of site	1280	Distance to Health Centre from site access	1240
Distance to Secondary School from centre of site	4370	Distance to Secondary School from site access	4390
Distance to open space from centre of site	800	Distance to open space from site access	780

S2 – Land to the East of Station Hill, Swannington



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Site Description: The site is a greenfield site that fronts onto Station Hill. The site is Grade 3/4 Agricultural Land and is currently used for agricultural purposes. The site is bound by mature hedgerows and trees. A watercourse runs along the eastern boundary of the site. There is residential development to the north and south of the site. The site is within the National Forest.

Suitability: The site is currently subject to an undetermined outline planning application (ref: 13/00657/OUTM) for the development of 10 dwellings.

- **Planning Policy:** The site is within the Green Wedge (Local Plan Policy E20) as identified on the adopted Local Plan Proposals Map (2002). Policy E20 states that development will not be permitted that would adversely affect or diminish the present open and undeveloped character of the Coaville-Whitwick-Swannington Green Wedge. The Council's adopted Affordable Housing SPD identifies a requirement of 30% affordable housing on developments of 5 or more dwellings in Swannington.
- **Highways:** There are no apparent fundamental highway reasons for this site to be excluded from consideration at this stage. Station Hill is a 30mph speed limit road, however higher speeds have been recorded in the past and measures to reduce speeds may be required.
- **Ecology:** There are no identified sites of ecological interest within the site boundary. The hedges and watercourse within the site represent potential Biodiversity Action Plan habitats.

Development should include retention of a 5m buffer zone along the hedge and wooded watercourse as part of a managed open space, for habitat continuity and retain connectivity.

The site is considered **potentially suitable**, a change in the boundary of the Limits to Development and the removal of the Green Wedge Designation would be required to enable the site to be considered suitable.

Availability: The site is promoted by the landowner. It is considered that the site is **available**.

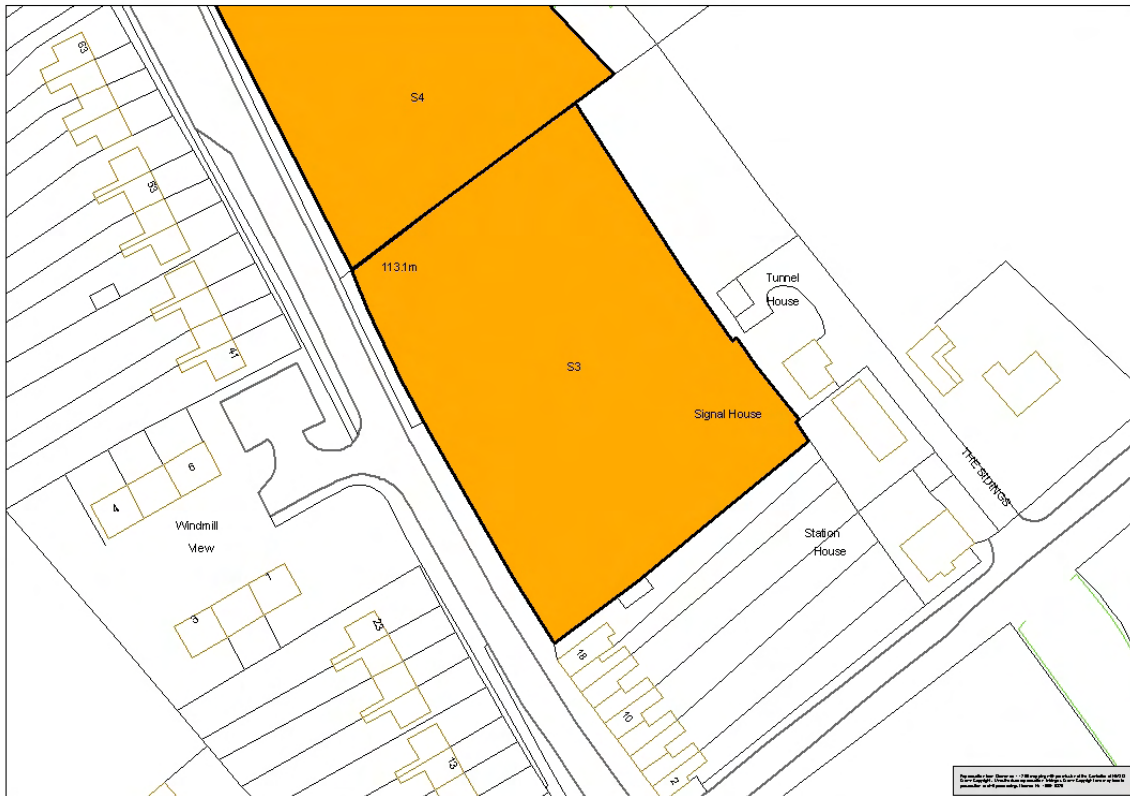
Achievability: There may be some additional costs due to the sites' topography. There are no known achievability constraints therefore the site is **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.44
Density Applied (dwellings per hectare)	22.7
Estimated capacity	10
Timeframe for Development	Years 6-10
Estimated Build Rate (dwellings per year)	10

Accessibility (metres)			
Distance to Bus Stop from centre of site	1320m	Distance to Bus Stop from site access	1370m
Distance to Primary School from centre of site	420m	Distance to Primary School from site access	400m
Distance to Local Centre from centre of site	1370m	Distance to Local Centre from site access	1420m
Distance to Post Office from centre of site	1860m	Distance to Post Office from site access	1910m
Distance to Health Centre from centre of site	1610m	Distance to Health Centre from site access	1660m
Distance to Secondary School from centre of site	3730m	Distance to Secondary School from site access	3770m
Distance to open space from centre of site	370m	Distance to open space from site access	350m
Additional Accessibility information			

S3 – Land to the East of St George’s Hill, Swannington



Site Description: The site is a rectangular-shaped parcel of land with a frontage onto St George’s Hill. The site is open and bound by mature hedgerows and trees, the site is currently used for agricultural purposes. A dismantled railway line (the Swannington Incline) runs along the north eastern extent of the site. The site is Greenfield, Grade 4 Agricultural Land and is located within the National Forest. There is residential development to the south of the site and agricultural land to the east, SHLAA site S4 is immediately to the north of the site.

Suitability:

- **Planning Policy:** The site is within the Green Wedge (Local Plan Policy E20) as identified on the adopted Local Plan Proposals Map (2002). Policy E20 states that development will not be permitted that would adversely affect or diminish the present open and undeveloped character of the Coaville-Whitwick-Swannington Green Wedge. The Council’s adopted Affordable Housing SPD identifies a requirement of 30% affordable housing on developments of 5 or more dwellings in Swannington.
- **Highways:** Traffic travels past the site in excess of the 30 mph speed limit and there is restricted visibility at the nearby junction of St Georges Hill and Jeffcoats Lane. Development of the site may need to be supported by a Traffic Regulation Order which would be used to mitigate such issues. A single point of access serving the development would be preferable.
- **Ecology:** There are no designated ecological sites within the boundary of the site. The hedgerows represent a potential Biodiversity Action Plan habitat within the site boundary.

Development should include retention of a 5m buffer zone along hedge and wooded watercourse as part of a managed open space, for habitat continuity and retain connectivity.

The site is considered **potentially suitable**; a change in the boundary of the Limits to Development and the removal of the Green Wedge Designation would be needed to enable the site to be considered suitable.

Availability: The site is promoted by chartered architects on behalf of the landowner/s for the development of 18 low cost starter homes. It is considered that the site is **available**.

Achievability: There are no known viability or achievability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.48
Density Applied (dwellings per hectare)	30
Estimated capacity	14
Timeframe for Development	Years 6-10
Estimated Build Rate (dwellings per year)	14

Accessibility (metres)			
Distance to Bus Stop from centre of site	1210m	Distance to Bus Stop from site access	1202m
Distance to Primary School from centre of site	845m	Distance to Primary School from site access	805m
Distance to Local Centre from centre of site	2430m	Distance to Local Centre from site access	2400m
Distance to Post Office from centre of site	1270m	Distance to Post Office from site access	1280m
Distance to Health Centre from centre of site	1180m	Distance to Health Centre from site access	1185m
Distance to Secondary School from centre of site	4490m	Distance to Secondary School from site access	4455m
Distance to open space from centre of site	95m	Distance to open space from site access	60m
Additional Accessibility information			

S4 – Land to the East of St George’s Hill, Swannington



Site Description: Site is an almost rectangular-shaped parcel of land with a frontage onto St George’s Hill. The site itself is open but is bound by mature hedgerows and trees. The site is currently used for agricultural purposes. A dismantled railway line (the Swannington Incline) runs along the north eastern extent of the site. A public footpath runs across the northern part of the site and SHLAA site S3 abuts its southern boundary. The site is Greenfield land and Grade 4 Agricultural Land. The site is within the National Forest. There is residential development to the west and agricultural land to the north, south and east.

Suitability:

- **Planning Policy:** The site is within the Green Wedge (Local Plan Policy E20) as identified on the adopted Local Plan Proposals Map (2002). Policy E20 states that development will not be permitted that would adversely affect or diminish the present open and undeveloped character of the Coaville-Whitwick-Swannington Green Wedge. The Council’s adopted Affordable Housing SPD identifies a requirement of 30% affordable housing on developments of 5 or more dwellings in Swannington.
- **Highways:** Traffic travels past the site in excess of the 30 mph speed limit and there is restricted visibility at the nearby junction of St Georges Hill and Jeffcoats Lane. Development of the site may need to be supported by a Traffic Regulation Order which would be used to mitigate such issues. A single point of access serving the development would be preferable.

- Ecology: The site is identified as a candidate Local Wildlife Site and the species-rich grassland and hedgerows represent potential Biodiversity Action Plan habitats. The site would not be acceptable due to its impact on ecology.

The site is considered **potentially suitable**; a change in the boundary of the Limits to Development and the removal of the Green Wedge Designation would be required for the site to be considered suitable. The impacts on the sites ecology would also need to be addressed.

Availability: The site is promoted by chartered architects on behalf of the landowner/s for the development of 16-22 large dwellings. It is considered that the site is **available**.

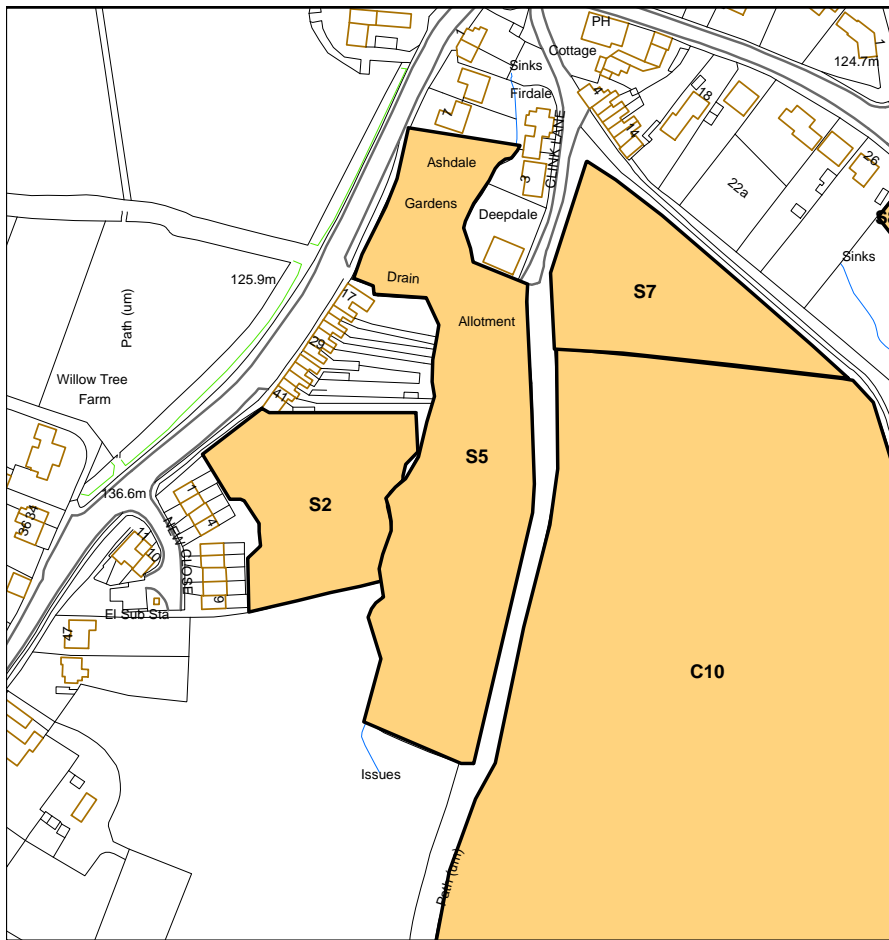
Achievability: No viability or achievability constraints have been identified, therefore the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.66
Density Applied (dwellings per hectare)	30
Estimated capacity	20
Timeframe for Development	Years 6-10
Estimated Build Rate (dwellings per year)	20

<u>Accessibility (metres)</u>			
Distance to Bus Stop from centre of site	1160 m	Distance to Bus Stop from site access	1160m
Distance to Primary School from centre of site	935m	Distance to Primary School from site access	885m
Distance to Local Centre from centre of site	2520m	Distance to Local Centre from site access	2480m
Distance to Post Office from centre of site	1205m	Distance to Post Office from site access	1215m
Distance to Health Centre from centre of site	1105m	Distance to Health Centre from site access	1110m
Distance to Secondary School from centre of site	4580m	Distance to Secondary School from site access	4540m
Distance to open space from centre of site	200m	Distance to open space from site access	150m

S5 – Land at Station Hill, Swannington



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Site Description: The site is predominantly agricultural fields between Station Hill and Clink Lane. The site slopes steeply downwards from both Station Hill and Clink Lane into a valley through which a watercourse runs. The watercourse runs along the eastern boundary of the northern part of the site then travels across the site and runs along the the western boundary. There are two areas of allotments in the northern part of the site. The site is greenfield land and is Grade 3 Agricultural Land. The site is within the National Forest. A public footpath runs along eastern boundary of the site. The north west of the site is within the highways Consultation Zone.

Suitability:

- **Planning Policy:** The northern part of the site is within Countryside, the remainder is within the Green Wedge (Local Plan Policy E20) as identified on the adopted Local Plan Proposals Map (2002). Policy E20 states that development will not be permitted that would adversely affect or diminish the present open and undeveloped character of the Coaville-Whitwick-Swannington Green Wedge. The adopted Affordable Housing SPD identifies a requirement of 30% affordable housing on developments of 5 or more dwellings in Swannington.
- **Highways:** No objection in principle. Access would have to be taken from Station Hill not Clink Lane.

- Ecology: The site is considered acceptable with mitigation, namely the retention of 5m buffer zones along the woodland edge to the east and the wooded watercourse to the west; not to be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.

The site is considered **potentially suitable**; a change in the boundary of the Limits to Development and the removal of the Green Wedge Designation would be required for the site to be considered suitable.

Availability: The site promoter indicates that the site is in single ownership. It is considered that the site is **potentially available**.

Acheivability: There may be some additional costs due to the sites' topography, no other constraints have been identified therefore the site is **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	1
Density Applied (dwellings per hectare)	30
Estimated capacity	30
Timeframe for Development	Years 6-10
Estimated Build Rate (dwellings per year)	25

Accessibility (metres)			
Distance to Bus Stop from centre of site	910	Distance to Bus Stop from site access	970
Distance to Primary School from centre of site	390	Distance to Primary School from site access	320
Distance to Local Centre from centre of site	1350	Distance to Local Centre from site access	1400
Distance to Post Office from centre of site	1850	Distance to Post Office from site access	1910
Distance to Health Centre from centre of site	1600	Distance to Health Centre from site access	1640
Distance to Secondary School from centre of site	4160	Distance to Secondary School from site access	4145
Distance to open space from centre of site	335	Distance to open space from site access	265

S6 – Land at Hough Hill, Swannington



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Site Description: The site is a wedge-shaped parcel of land situated to the north of the railway line. The land slopes gently downwards away from the road. The site is currently well-used allotments bound by mature hedgerows and trees. There is residential development to the north, west and south of the site. The site is Grade 3 Agricultural Land and within the National Forest. The Western edge of the site is within the Highways Consultation Zone.

Suitability:

- **Planning Policy:** The western half of the site is within the Limits to Development of Swannington. The eastern part of the site is within the Green Wedge (Local Plan Policy E20). Policy E20 states that development will not be permitted that would adversely affect or diminish the present open and undeveloped character of the Coaville-Whitwick-Swannington Green Wedge. The Council's adopted Affordable Housing SPD identifies a requirement of 30% affordable housing on developments of 5 or more dwellings in Swannington.
- **Highways:** There are no Highways objections in principle. Off-site highway works are likely to be required.
- **Ecology:** The site is considered acceptable with with mitigation/enhancement namely the retention of 5m buffer zones along the wooded railway boundary; not to be incorporated

into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.

The part of the site within the Limits to Development is considered **suitable**. The part of the site designated as Green Wedge is considered **potentially suitable**; a change in the existing Limits to Development and the removal of the Green Wedge designation would be required for the eastern part of the site to be considered suitable.

Availability: The site promoter states that the site is in single ownership, the site is considered **potentially available**.

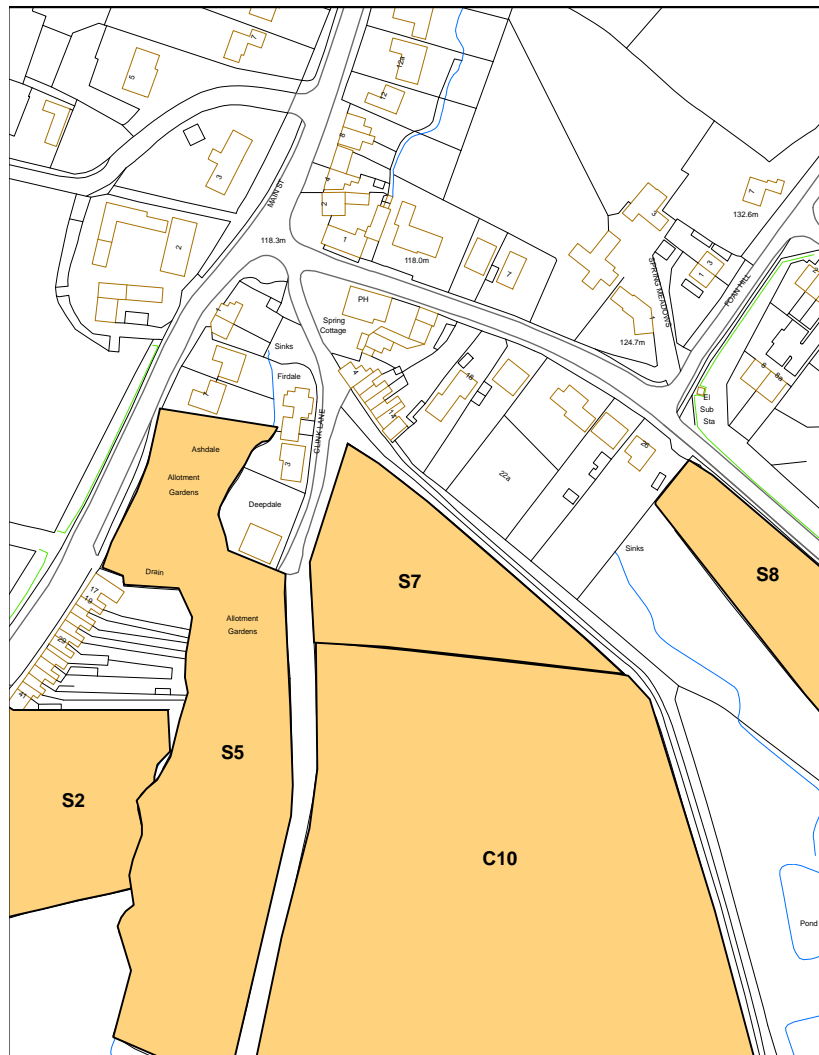
Achievability: There are no identified physical or viability constraints to development therefore the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.6
Density Applied (dwellings per hectare)	30
Estimated capacity	18
Timeframe for Development	Years 11-15
Estimated Build Rate (dwellings per year)	18

<u>Accessibility (metres)</u>			
Distance to Bus Stop from centre of site	580	Distance to Bus Stop from site access	570
Distance to Primary School from centre of site	1025	Distance to Primary School from site access	1055
Distance to Local Centre from centre of site	1345	Distance to Local Centre from site access	1390
Distance to Post Office from centre of site	1795	Distance to Post Office from site access	1835
Distance to Health Centre from centre of site	1670	Distance to Health Centre from site access	1610
Distance to Secondary School from centre of site	4375	Distance to Secondary School from site access	4435
Distance to open space from centre of site	745	Distance to open space from site access	800
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S7 – Land off Clink Lane, Swannington



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Site Description: The site is Greenfield land to the south east of Clink Lane and the the rear of properties fronting Spring Lane. The site is Grade 3 Agricultural Land and is currently in use as a paddock. The site slopes upwards from Clink Lane and is bound by mature trees and hedgerows. To the north of the site are residential properties to the south, east and west is agricultural land. The site is within the National Forest. Public footpaths run from the north of the site along both the eastern and western boundaries.

Suitability:

- **Planning Policy:** The site is within the Green Wedge (Local Plan Policy E20) as identified on the adopted Local Plan Proposals Map (2002). Policy E20 states that development will not be permitted that would adversely affect or diminish the present open and undeveloped character of the Coaville-Whitwick-Swannington Green Wedge. The Council's adopted Affordable Housing SPD identifies a requirement of 30% affordable housing on developments of 5 or more dwellings in Swannington.

- Highways: Clink Lane is narrow and would be unsuitable to carry any additional development traffic in its current form. Part of Clink Lane heading south along the site frontage is not adopted as highway and the extent of the highway available to accommodate improvements towards the junction of Spring Lane is unclear.
- Ecology: There is the potential for badgers on site. There are ponds close to the site and it is possible for Great Crested Newts (GCN) to be present, they are known to be on land to the south of the site. The grassland and hedges on site represent potential Biodiversity Action Plan habitats. A Phase 1 habitat survey and badger survey would be needed as well as a survey of nearby ponds for GCNs. 5m buffer zones should be retained along hedges, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.

The site is considered **potentially suitable**; a change in the boundary of the Limits to Development and the removal of the Green Wedge Designation would be required for the site to be considered suitable.

Availability: The site is promoted on behalf of the landowner. It is considered that the site is **available**.

Achievability: There are no known viability or achievability issues, the site is considered **potentially achievable**.

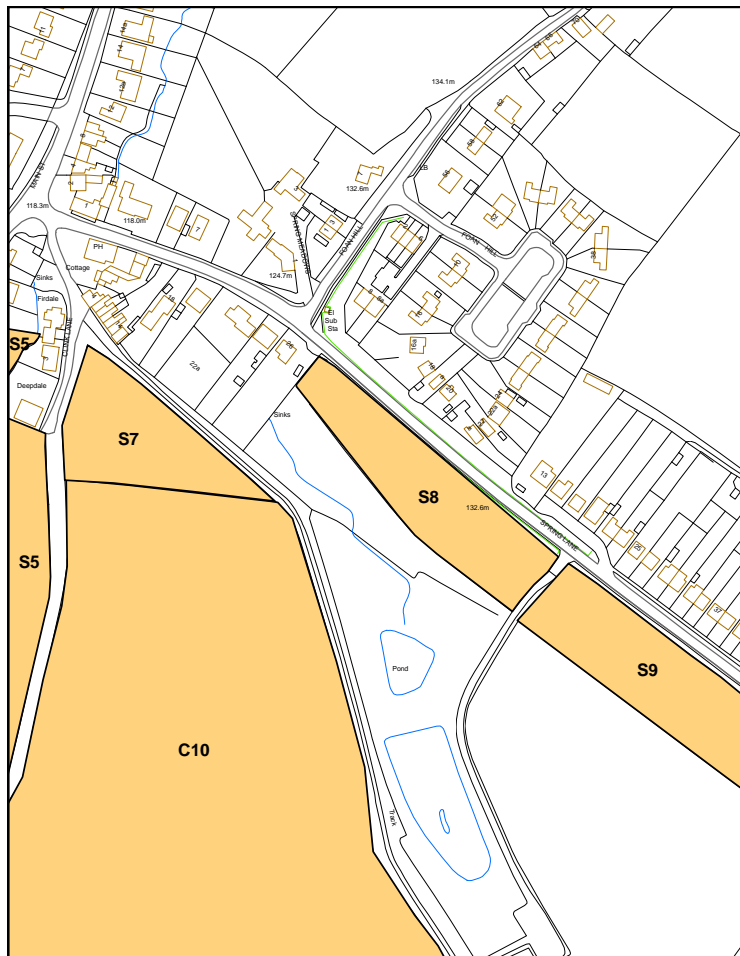
Site Capacity:

Total Site Area Available for Development (hectares)	0.38
Density Applied (dwellings per hectare)	30
Estimated capacity	11
Timeframe for Development	Years 6-10
Estimated Build Rate (dwellings per year)	11

Accessibility (metres)			
Distance to Bus Stop from centre of site	145	Distance to Bus Stop from site access	92
Distance to Primary School from centre of site	335	Distance to Primary School from site access	275
Distance to Local Centre from centre of site	1505	Distance to Local Centre from site access	1570
Distance to Post Office from centre of site	1880	Distance to Post Office from site access	1940

Distance to Health Centre from centre of site	1615	Distance to Health Centre from site access	1670
Distance to Secondary School from centre of site	4095	Distance to Secondary School from site access	4120
Distance to open space from centre of site	275	Distance to open space from site access	215
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S8 – Site 1, South of Spring Lane, Swannington



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Site Description: The site is Greenfield land to the south of Spring Lane. The site is Grade 3 Agricultural Land and is currently used as a paddock. The site slopes downwards from Spring Lane and is bound by mature trees and hedgerows which are especially high along the boundary with the highway. To the north of the site, on the opposite side of Spring Lane, are residential properties. To the south is a wooded area beyond which is Swannington Fishery. The site is within the National Forest.

Suitability:

- **Planning Policy:** The site is within the Green Wedge (Local Plan Policy E20) as identified on the adopted Local Plan Proposals Map (2002). Policy E20 states that development will not be permitted that would adversely affect or diminish the present open and undeveloped character of the Coaville-Whitwick-Swannington Green Wedge. The Council's adopted Affordable Housing SPD identifies a requirement of 30% affordable housing on developments of 5 or more dwellings in Swannington.

- Highways: There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.
- Ecology: There is the potential for badgers to be present on site and ponds close to the site may contain Great Crested Newts (GCNs), they are known to be on land to the south of the site. The grassland and hedges on site represent potential Biodiversity Action Plan habitats. A Phase 1 habitat survey and badger survey would be needed, as well as a survey of nearby ponds for GCNs. 5m buffer zones should be retained along hedges, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.

The site is considered **potentially suitable**; a change in the boundary of the Limits to Development and the removal of the Green Wedge Designation would be required for the site to be considered suitable.

Availability: The site is promoted on behalf of the landowner. It is considered that the site is **available**.

Achievability: There are no known viability or achievability issues, the site is considered **potentially achievable**.

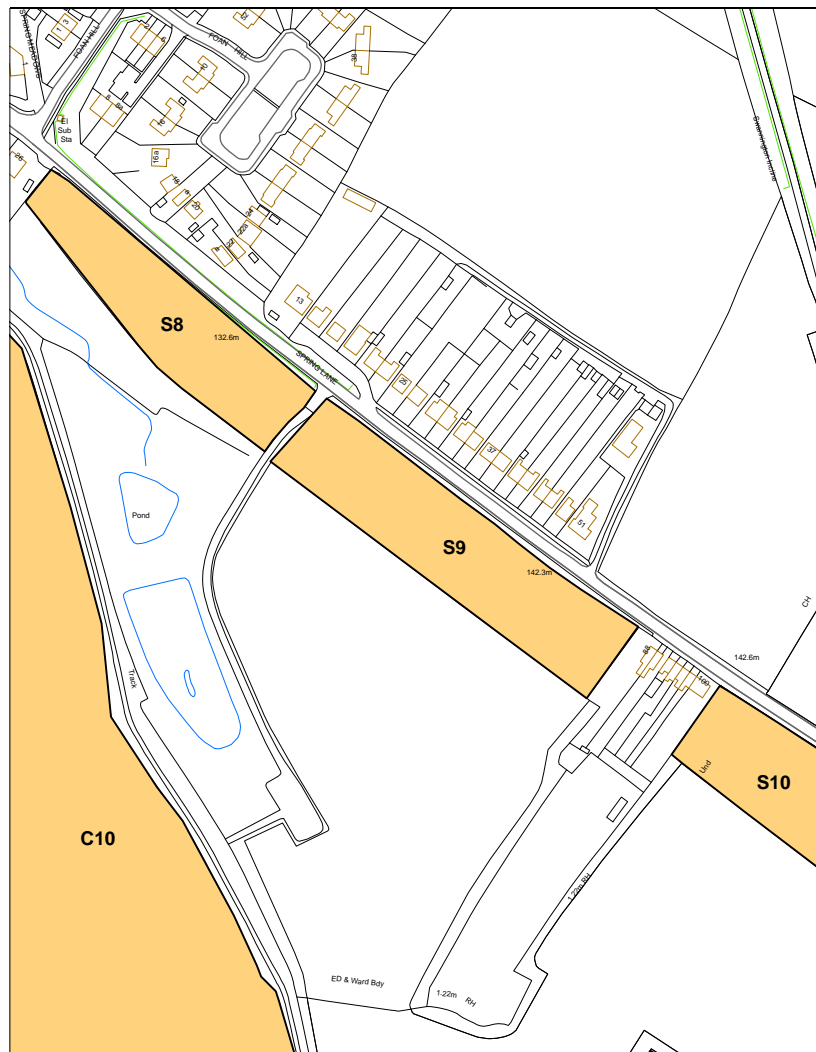
Site Capacity:

Total Site Area Available for Development (hectares)	0.86
Density Applied (dwellings per hectare)	30
Estimated capacity	26
Timeframe for Development	Years 6-10
Estimated Build Rate (dwellings per year)	25

<u>Accessibility (metres)</u>			
Distance to Bus Stop from centre of site	260	Distance to Bus Stop from site access	345
Distance to Primary School from centre of site	390	Distance to Primary School from site access	465
Distance to Local Centre from centre of site	1390	Distance to Local Centre from site access	1310
Distance to Post Office from centre of site	1800	Distance to Post Office from site access	1725
Distance to Health Centre	1510	Distance to Health	1450

from centre of site		Centre from site access	
Distance to Secondary School from centre of site	3920	Distance to Secondary School from site access	3860
Distance to open space from centre of site	330	Distance to open space from site access	420
Additional Accessibility information			

S9 – Site 2, South of Spring Lane, Swannington



Site Description: The site is Greenfield land to the south of Spring Lane. The site is Grade 3 Agricultural Land and is currently in used as a paddock. The site slopes downwards from Spring Lane and is bound by mature trees and hedgerows. To the north of the site, on the opposite side of Spring Lane, are residential properties, there are also residential properties to the eastern boundary of the site. To the south is a large area of woodland planting. The site is within the National Forest.

Suitability:

- **Planning Policy:** The site is within the Green Wedge (Local Plan Policy E20) as identified on the adopted Local Plan Proposals Map (2002). Policy E20 states that development will not be permitted that would adversely affect or diminish the present open and undeveloped character of the Coaville-Whitwick-Swannington Green Wedge. The Council's adopted Affordable Housing SPD identifies a requirement of 30% affordable housing on developments of 5 or more dwellings in Swannington.

- Highways: There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.
- Ecology: There is the potential for badgers to be present on site. Great Crested Newts (GCNs) may inhabit the ponds close to the site, they are known to be on land to south of the site. The grassland and hedges on the site represent potential Biodiversity Action Plan habitats. A Phase 1 habitat survey and badger survey would be needed. A survey of nearby ponds for GCNs would also be required. 5m buffer zones should be retained along hedges, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.

The site is considered **potentially suitable**; a change in the boundary of the Limits to Development and the removal of the Green Wedge Designation would be needed to enable the site to be considered suitable.

Availability: The site is promoted on behalf of the landowner. It is considered that the site is **available**.

Achievability: There are no known viability or achievability issues, the site is considered **potentially achievable**.

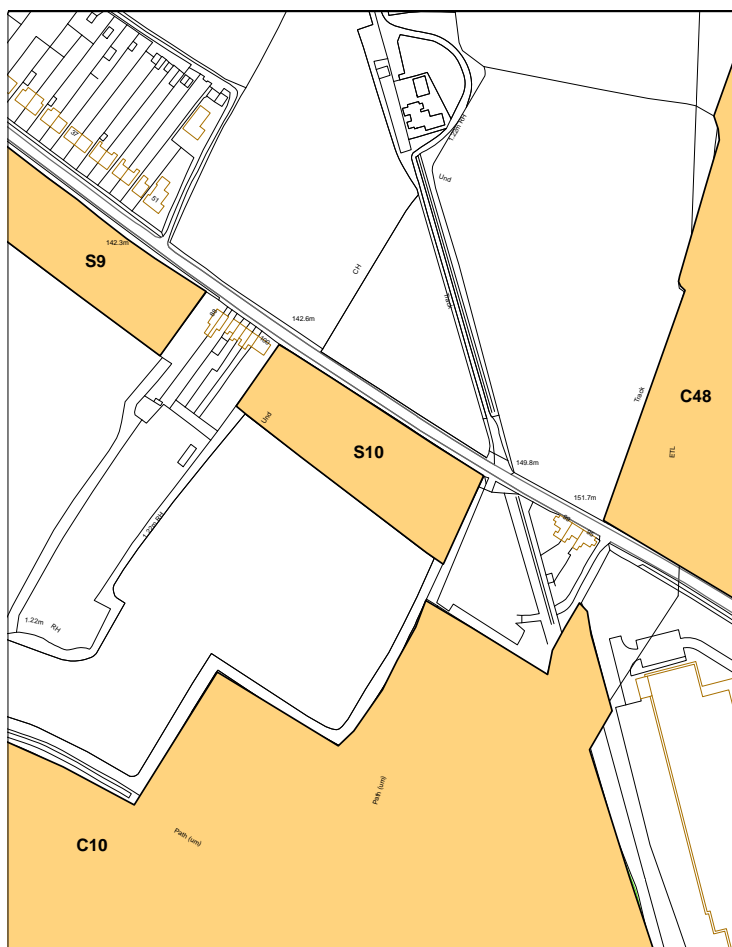
Site Capacity:

Total Site Area Available for Development (hectares)	0.61
Density Applied (dwellings per hectare)	30
Estimated capacity	18
Timeframe for Development	Years 6-10
Estimated Build Rate (dwellings per year)	18

Accessibility (metres)			
Distance to Bus Stop from centre of site	430	Distance to Bus Stop from site access	350
Distance to Primary School from centre of site	525	Distance to Primary School from site access	550
Distance to Local Centre from centre of site	1215	Distance to Local Centre from site access	1310
Distance to Post Office from centre of site	1650	Distance to Post Office from site access	1720
Distance to Health Centre	1360	Distance to Health	1430

from centre of site		Centre from site access	
Distance to Secondary School from centre of site	3790	Distance to Secondary School from site access	3850
Distance to open space from centre of site	500	Distance to open space from site access	430
Additional Accessibility information			

S10 – Site 3, South of Spring Lane, Swannington



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Site Description: The site is Greenfield land to the south of Spring Lane. The site is Grade 3 Agricultural Land and is currently used as a paddock. The site slopes upwards from Swannington towards Thornborough. The site is bound by mature trees and hedgerows. To the north and south of the site is agricultural land, there are residential properties to the western boundary of the site. A public footpath runs along the eastern boundary. The site is within the National Forest.

Suitability:

- **Planning Policy:** The site is within the Green Wedge (Local Plan Policy E20) as identified on the adopted Local Plan Proposals Map (2002). Policy E20 states that development will not be permitted that would adversely affect or diminish the present open and undeveloped character of the Coaville-Whitwick-Swannington Green Wedge. The Council's adopted Affordable Housing SPD identifies a requirement of 30% affordable housing on developments of 5 or more dwellings in Swannington.
- **Highways:** There are no apparent fundamental reasons for this site to be excluded from consideration at this stage, subject to suitable visibility being demonstrated from the site access. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.

- Ecology: There is the potential for badgers to be present on site. Great Crested Newts (GCNs) may inhabit the ponds close to the site, they are known to be on land to south of the site. The grassland and hedges on the site represent potential Biodiversity Action Plan habitats. A Phase 1 habitat survey and badger survey would be needed. A survey of nearby ponds for GCNs would also be required. 5m buffer zones should be retained along hedges, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.

The site is considered **potentially suitable**; a change in the boundary of the Limits to Development and the removal of the Green Wedge Designation would be needed to enable the site to be considered suitable.

Availability: The site is promoted on behalf of the landowner. It is considered that the site is **available**.

Achievability: There are no known viability or achievability issues, the site is considered **potentially achievable**.

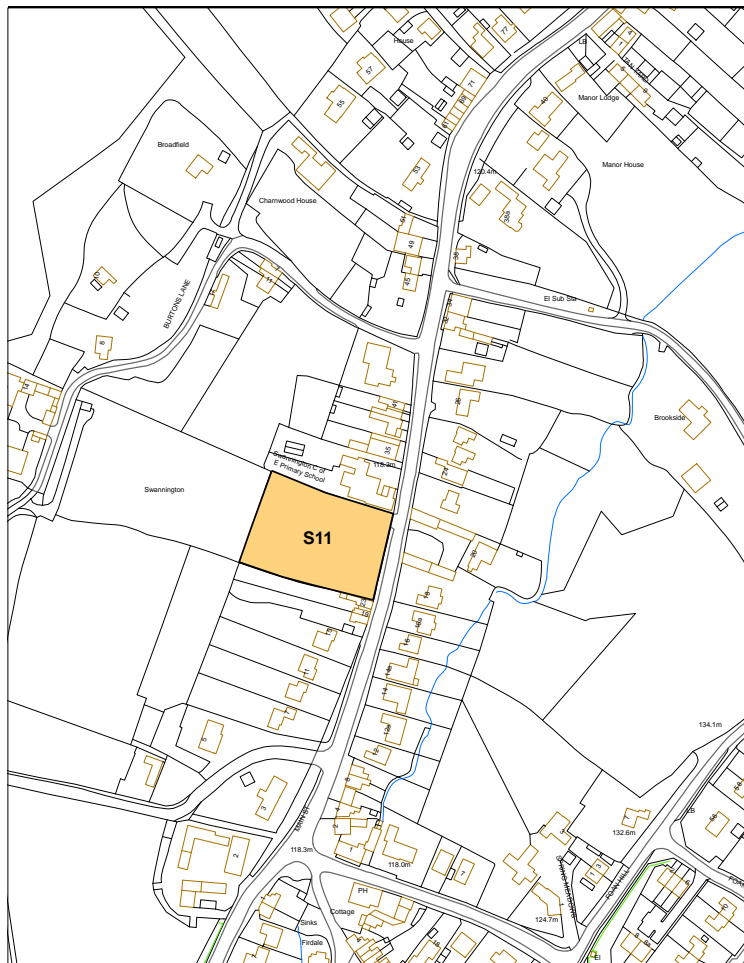
Site Capacity:

Total Site Area Available for Development (hectares)	0.43
Density Applied (dwellings per hectare)	30
Estimated capacity	13
Timeframe for Development	Years 6-10
Estimated Build Rate (dwellings per year)	13

Accessibility (metres)			
Distance to Bus Stop from centre of site	660	Distance to Bus Stop from site access	600
Distance to Primary School from centre of site	505	Distance to Primary School from site access	485
Distance to Local Centre from centre of site	1040	Distance to Local Centre from site access	1090
Distance to Post Office from centre of site	1475	Distance to Post Office from site access	1530
Distance to Health Centre from centre of site	1175	Distance to Health Centre from site access	1235
Distance to Secondary	3600	Distance to Secondary	3640

School from centre of site		School from site access	
Distance to open space from centre of site	735	Distance to open space from site access	660
Additional Accessibility information			

S11 - Adjacent Swannington Primary School, Swannington



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Site Description: The site is located to the south of the school building and the part of the site fronting Main Street is currently used partly as a car park and partly as a sports pitch in conjunction with Swannington Primary School. The site is flat where the car park and playing pitch are but the site does slope slightly upwards beyond the sports pitch. The agricultural part of the site is bound by mature trees and hedgerows. To the north of the site is Swannington Primary School, the the south and east are residential properties and to the west is further agricultural land. There is a public footpath along the southern boundary of the site. The part of the site adjoining Main Strret is within the Highways Consultation Zone. The site is within the National Forest. The site is Grade 3 Agricultural Land.

Suitability:

- **Planning Policy:** The site is within the Limits to Development as identified on the adopted Local Plan Proposals Map (2002). National Policy states that existing open space, including playing fields, should not be built on unless an assessment has been undertaken that clearly shows the open space to be surplus to requirements or the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quality and

quantity in a suitable location. The Council's adopted Affordable Housing SPD identifies a requirement of 30% affordable housing on developments of 5 or more dwellings in Swannington.

- Highways: There are no apparent fundamental reasons for this site to be excluded from consideration at this stage, subject to suitable visibility being demonstrated from the site access. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.
- Ecology: There is the potential that badgers could inhabit the site, therefore a badger survey would be required, the site is considered acceptable with mitigation.

The site is considered **potentially suitable**. The site is within the Limits to Development, the part of the site that is currently a playing field would need to be identified as being surplus to requirements for the site to be considered suitable.

Availability: The site is promoted by an agent on behalf of the landowner. It is considered that the site is **potentially available**.

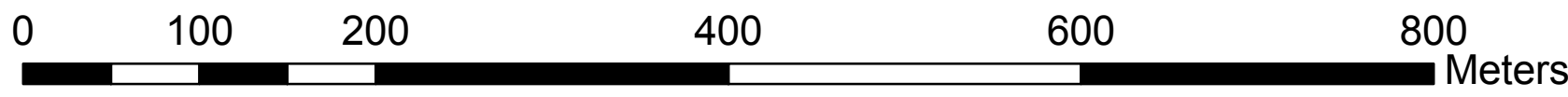
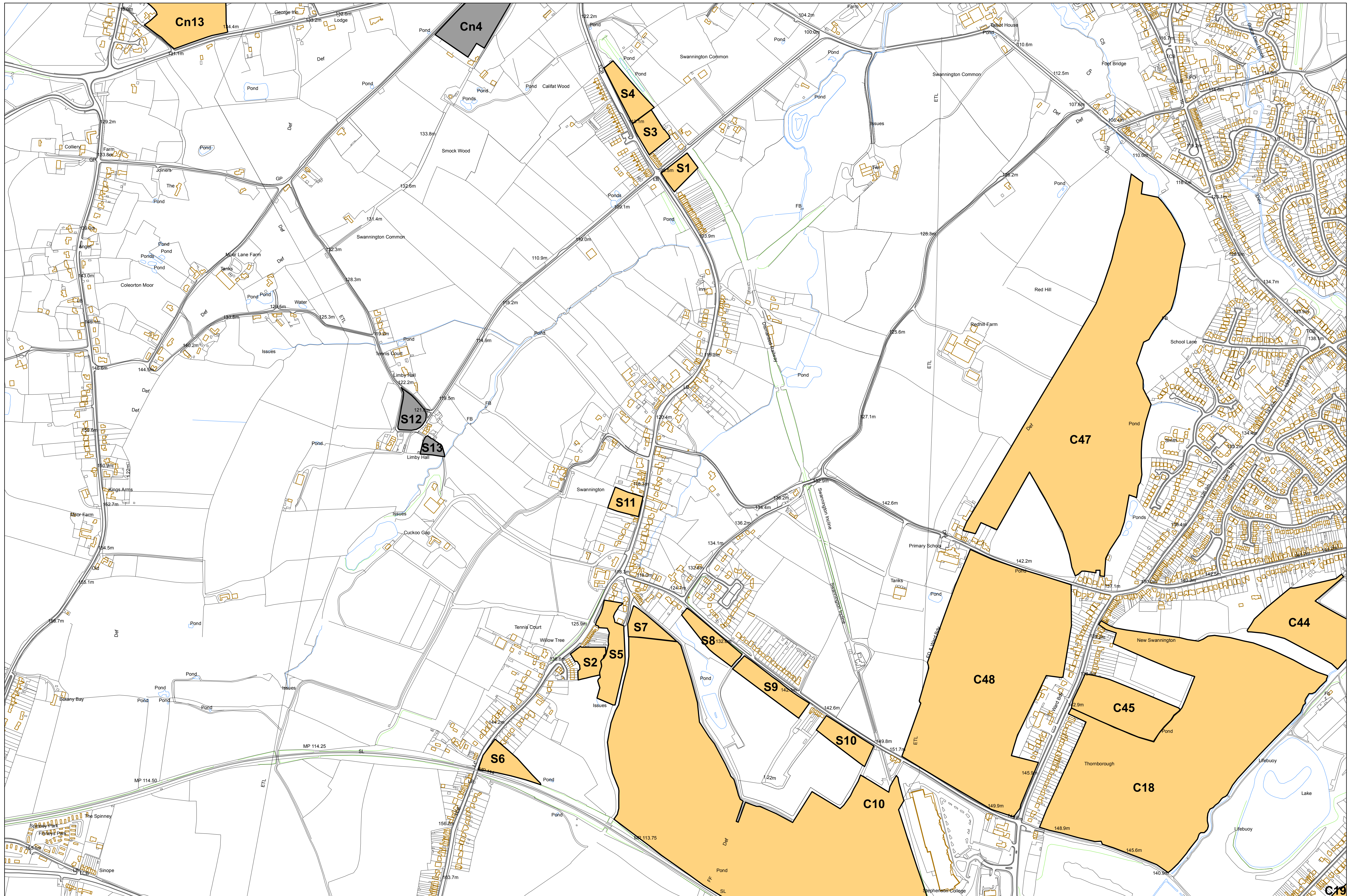
Achievability: There are no known viability or achievability issues, the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.33
Density Applied (dwellings per hectare)	30
Estimated capacity	10
Timeframe for Development	Years 16+
Estimated Build Rate (dwellings per year)	10

Accessibility (metres)			
Distance to Bus Stop from centre of site	105	Distance to Bus Stop from site access	100
Distance to Primary School from centre of site	35	Distance to Primary School from site access	40
Distance to Local Centre from centre of site	1770	Distance to Local Centre from site access	1745
Distance to Post Office from centre of site	2175	Distance to Post Office from site access	2155
Distance to Health Centre from centre of site	1900	Distance to Health Centre from site access	1875

Distance to Secondary School from centre of site	4210	Distance to Secondary School from site access	4185
Distance to open space from centre of site	1045	Distance to open space from site access	1020
Additional Accessibility information			



Planning Policy and Business Focus Team
 North West Leicestershire District Council

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