



Neighbourhood Plan

referendum version



2017–2031

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1 Background and Context

1.1 Neighbourhood Plans

The Localism Act (2011) introduced a new planning initiative which gives Parish Councils the opportunity to engage with their local communities and prepare what is known as a 'Neighbourhood Plan' which will help to shape future development in their areas. Once 'made', these plans will become part of the development plan produced by district councils and therefore, carry full legal weight in the determination of planning applications.

Neighbourhood Plans carry some statutory weight from the point at which they are submitted to the local planning authority, but do not take full effect until they pass a community referendum with over 50% of the votes cast in favour. Plans must also pass an independent examination to assure that the 'Basic Conditions' have been met.

The Basic Conditions require Neighbourhood Plans to:

- i. have regard for national planning policy (primarily through the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG)); and
- ii. be in general conformity with strategic policies in the development plan for the local area (i.e. such as in a core strategy); and
- iii. be compatible with EU obligations and human rights requirements.

An independent and suitably qualified person will check that a Neighbourhood Plan appropriately meets these conditions before it can be voted on in a local community referendum. This is to make sure that the referendum only take place when proposals are workable and fully compliant.

A Basic Conditions Statement for Swinford Neighbourhood Plan can be found in Supporting Document 1.

1.2 A Neighbourhood Plan for Swinford

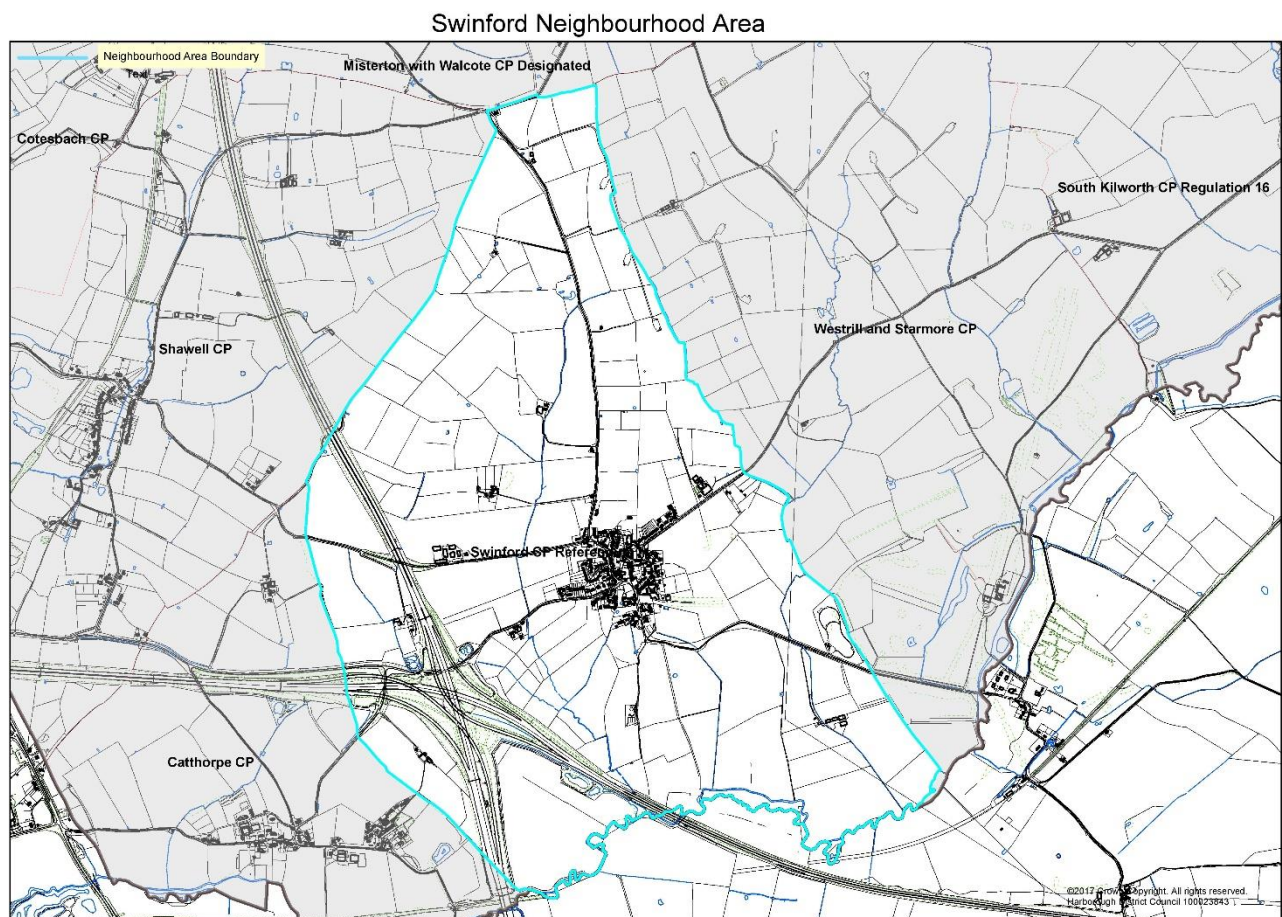
With an increasing number of planning applications being submitted for development in the Parish allied to the potential for change within the village and surrounding landscape, the Parish Council took the decision that it would be timely to consider a Neighbourhood Plan for Swinford.

The Plan gives local people an opportunity to help formulate policies on the type, scale and design of any new development within the Parish and help determine what would

be acceptable and appropriate in the local environment. It sets out how they would like to see the village develop over the next fifteen years or so and ensures that local people have a stronger influence over the way change and development takes place in the area and helps to protect and possibly enhance the features they most value.

In March 2015, Swinford Parish Council applied to Harborough District Council (HDC) for the designation of a Neighbourhood Area. The Portfolio Holder for Planning Services approved the application on 6th May 2015. The Neighbourhood Area which is the same as the Parish is shown on Figure 1 below:

Figure 1 – Designated Area
Swinford Neighbourhood Area



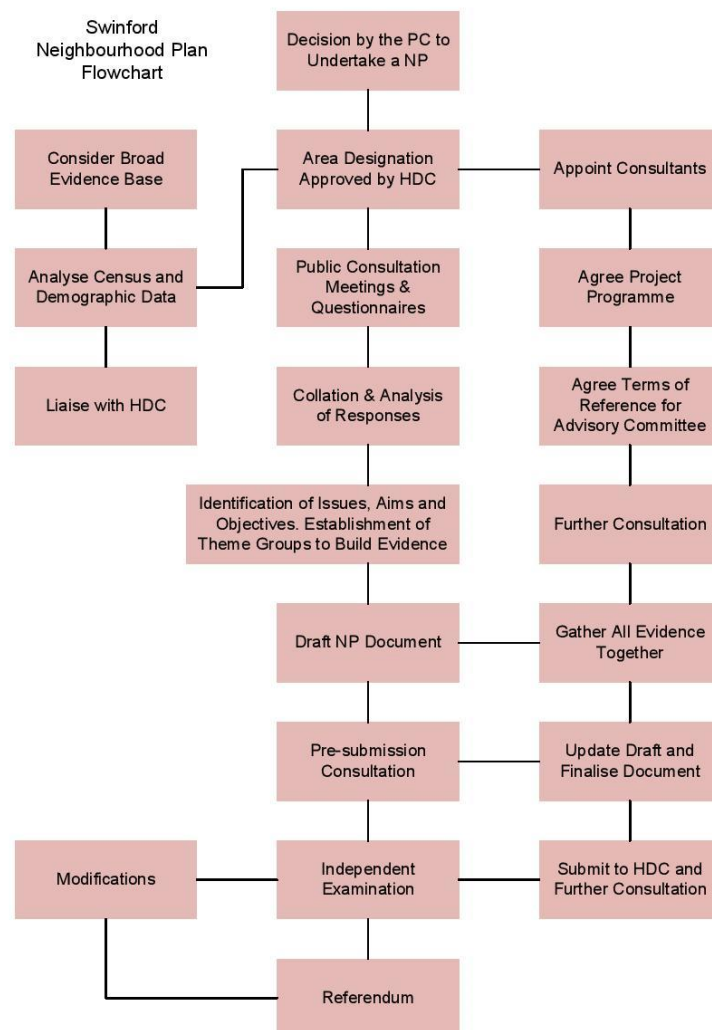
1.3 The Neighbourhood Plan Process

The preparation of a Neighbourhood Plan must conform to guidelines laid down by central government and involves extensive consultation not only with the local community, but also the district council and local businesses and landowners. There

is a prescribed procedure with appropriate checks and formal consultation processes.

The development of the Neighbourhood Plan for Swinford is as set out in the following flow chart:

Figure 2 – Plan Flowchart
Swinford Neighbourhood Plan Flowchart



2 Planning Context

2.1 National Planning Policy Context

The procedure for the 'making' of a Neighbourhood Plan is prescribed within the Neighbourhood Planning (General) Regulations 2012.

The Regulations have informed the preparation of policies for the Swinford Neighbourhood Plan, in particular ensuring that the Neighbourhood Plan:

- i. contributes to the achievement of sustainable development; and
- ii. is in general conformity with the strategic policies of Harborough District Council and has regard for the policies contained within the National Planning Policy Framework (NPPF), as well as meeting a range of EU obligations.

The NPPF, published in March 2012, sets out the Government's approach to sustainable development. At the heart of the NPPF is the 'presumption in favour of sustainable development'. Essentially, it is about positive growth with economic, social and environmental gains being sought simultaneously through the planning system. The NPPF is supported by the Planning Practice Guidance (PPG), an accessible web-based resource which is actively managed and updated as necessary.

Neighbourhood planning forms part of the NPPF in allowing local communities to shape sustainable development within their area and to enable local communities to address their detailed needs and priorities.

The NPPF sets out planning policy in England. The opening paragraph in the introduction to the NPPF explains the overarching principle as follows:

'The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Ministerial foreword in the NPPF includes the following statement from the Rt. Hon. Greg Clark MP, the then Minister for Planning:

'In part, people have been put off from getting involved because planning policy itself has become so elaborate and forbidding – the preserve of specialists, rather than people in communities'.

'This National Planning Policy Framework changes that. By replacing over a thousand pages of national policy with around fifty, written simply and clearly, we are allowing people and communities back into planning'.

Within the document, the NPPF sets out 12 'core planning principles' the first of which specifies that local decision making should "be genuinely plan-led, empowering local

people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area.”

2.2 Local Planning Policy Context

A Neighbourhood Plan must be in general conformity with the strategic policies of the Local Plan and must also plan positively to support these policies.

Harborough District Core Strategy 2006 – 2028 provides the local strategic planning context until the emerging Local Plan is adopted which at October 2017 was forecast for December 2018.

2.3 Sustainable Development

Neighbourhood Plans are required to contribute to the achievement of sustainable development. A definition of sustainable development is provided within the NPPF. It describes three dimensions to sustainable development and that these dimensions give rise to the need for planning to perform a number of roles:

An economic role (see policies CF1-CF2, T1 and E1-E5) contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.

Whilst the community is primarily residential, there is a desire to safeguard its employment outlets and the farming community. We therefore wish to retain the current level of employment, and develop it further where possible, in our area by:

- i. supporting the provision of high speed broadband to enable working at home; and
- ii. developing an active relationship with local farmers and landowners to help make best use of land whilst preserving the village community and its environment.

A social role (see policies D1 and H1-H5) supporting strong, vibrant and healthy communities, by promoting the supply of housing required to meet the needs of present and future generations and by creating a high-quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.

Through the Neighbourhood Plan we are seeking to ensure that the community is able to grow and adapt successfully to an increased population.

An environmental role (see policies ENV1-ENV4 and BE1-BE3) contributing to protecting and enhancing our natural, built and historic environment; and, as part of

this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including supporting the move to a low carbon economy.

In order to protect and enhance our natural, built and historic environment, we are seeking to ensure that:

- i. the special open spaces within our village are protected from development, to protect the village identity and retain the rural nature of its surroundings; and
- ii. development preserves and contributes to the attractive local countryside including replacement of any hedging and trees which need to be maintained; and
- iii. development recognises the need to protect and, where possible, improve biodiversity and important habitats and includes adding hedging and trees to boundaries of new developments.

This document sets out local considerations for delivering sustainable development across Swinford. Development proposals should meet the requirements of all relevant policies in this Neighbourhood Plan and be in line with Harborough District and national policies.

2.4 Neighbourhood Plans

The NPPF sets out the broad parameters within which a Neighbourhood Plan should be prepared. It notes that there are a number of key elements that should be at the heart of a Neighbourhood Plan:

- i. Neighbourhood Plans give communities direct power to develop a shared vision of the neighbourhood and deliver the sustainable development they need.
- ii. Neighbourhood Plans can shape and direct sustainable development within their area.
- iii. The ambition of a Neighbourhood Plan should be aligned with the strategic needs and priorities of the wider area.
- iv. Neighbourhood Plans should be in general conformity with the strategic policies of the Local Plan and plan positively to support them. They should not promote less development than set out in the Local Plan and should not undermine its strategic policies.

3 Swinford Village

3.1 A Brief History

The rural Parish of Swinford is situated in South Leicestershire. The earliest evidence of human activity in the Parish is of prehistoric date with Stone Age flints including a

Neolithic arrowhead. Other flint and pottery finds together with earthworks carry the story through the Bronze Age to the present via the Roman, Anglo-Saxon and Medieval periods.

While there may have been a Roman settlement within the Parish rather than itinerant activity, the village itself is thought to be of Anglo-Saxon origin from its name, the derivation of which is still disputed. It may be a corruption of 'swine-ford', the ford across the Avon used by pigs, it may refer to the village's position at the head (haefod) of a stream (suin), or there may be another explanation altogether.

The first historical record of the village was made in the Domesday survey in 1086. It appears that the village was of some importance at this time as seven separate manorial estates are mentioned, more than for any other place in the county, including Leicester. A priest was also in residence, one of only five in the county. It seems likely that the enlarging or rebuilding of the original Saxon church was instigated by the Revell family in the 12th Century. The church and some 160 acres of land were granted to the Knights Hospitallers of Jerusalem in 1190 who held them until the second half of the 15th Century.

One documented event from past centuries was the 'sudden and dreadful fire (which) broke out on Thursday, April 10, 1740, between the hours of 8 and 9 in the forenoon, which in less than three hours' time (the wind being very violent) consumed 15 dwelling houses, together with all the barns, stables, and out-houses belonging to them, together with all their household goods, implements of husbandry, and large quantities of grain, hay, malt, and fuel; and also many horses and other cattle, being the whole substance of the poor sufferers, to the amount of £2500 or thereabouts: for which they were allowed to make a collection by letters of request'.

A major change in the landscape of the Parish must have occurred after 1780 when the first of a series of Acts of Parliament was passed to begin the process of enclosing the open and common fields, pastures and commons. Vestiges of ridge and furrow ploughing are still evident within many of the fields of the Parish from the times of open field systems.

Other changes would have occurred from time to time, such as the widespread loss of tree cover due to Dutch elm disease in the 1960s and 70s. Alterations to the built environment have been seen, from the demolition of dwellings to the building of new ones in green or brown field sites and the change of use and conversion of existing buildings. An 11-turbine wind farm was constructed north of the village at Swinford Corner and commenced operation in autumn 2012.

There are records of education being conducted within the Parish from at least 1723, when 16 children were enjoying lessons paid for by some 'neighbouring gentlemen'. The old Catholic school provided an education primarily for the children of Stanford

Estate workers until its closure. The present school building was begun in 1874 and has gone through several phases of alteration and extension up to the present. Numbers on the roll have fluctuated to a current high, with occasional boosts such as that provided by evacuees during the war.

The population of Swinford appears to have always been at relatively healthy levels – from the first mention in the Domesday survey, 27 households in 1564, 68 dwellings in 1670, 82 inhabited houses in which were 92 families in 1801 (358 adults), increasing to 450 individuals in the 1830s and 40s but then decreasing to just over 300 in 1901 and rising again to 586 in 2011.

3.2 Profile

At the time of the 2011 Census, Swinford had a population of 586 which represented a significant increase of 18% since 2001, far higher than the District increase of 11.5%.

Levels of deprivation are well below the district, regional and national averages. 60.8% of households are classified as not deprived compared to 54.1% across Harborough and 42% in the East Midlands and England. The levels of health are good with the proportion of residents who consider that their health is very good being above average (56.3% in Swinford compared to 50.9% across Harborough, 45.3% regionally and 47.2% in England).

The levels of unemployment are low and levels of self-employment at 17.7% more than double regional levels. Levels of economic activity, at 81%, are greater than District (74%), Region (69%) and England (70%) levels. There are limited employment opportunities in the village.

A higher proportion of residents (53.5%) travel to work by car than they do across the district, region or nationally and car ownership is high. The proportion of households with no car is 4.4%, in stark contrast to district (11.8%); region (22.1%) and national (25.8%). The proportion of working age residents (12%) who state they work from home is double the local average and almost four-times regional and national averages.

The Parish is a popular area to live and demand for housing is strong. The main tenure is owner occupied (81%), and other forms of tenure, especially socially rented, are relatively low (4%). There are more detached houses (63%) than across Harborough (48%), the East Midlands (33%) or England (22%). There are also fewer small houses (1, 2 and 3 bedroomed) than across the District and more large houses (4 and 5+ bedroomed).

Number of bedrooms

Bedrooms	Swinford		Harborough District	
1	7	3%	2,033	6%
2	33	14%	7,853	22%
3	78	34%	13,018	37%
4	75	33%	8,975	26%
5+	34	15%	2,968	9%

There is also an ageing population in Swinford, the number of residents aged 60-74 years more than doubled between 2001 and 2011. A much higher level of under occupancy is present compared to the District as a whole – 63% of households have two or more spare bedrooms compared to just 49% across the District as a whole.

The fit between demand and the available type and tenure of housing is an issue as well as the affordability of existing and new housing.

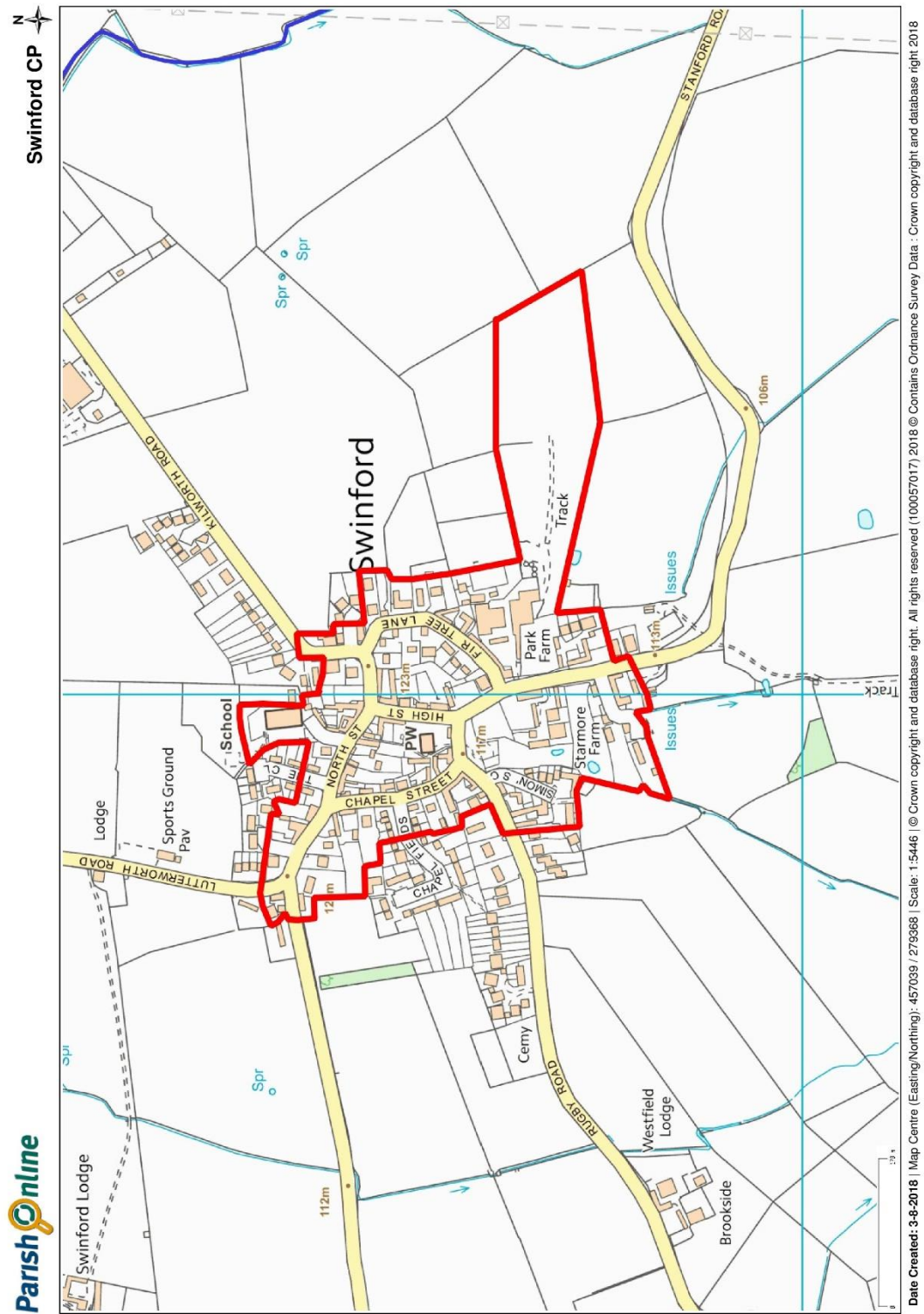
The Parish has a limited social and community infrastructure which includes a pub, village hall, primary school, children's play area and church. However, there are several active community groups within the village.

There are limited employment opportunities in Swinford. Public transport is infrequent and the junction improvements to the A14 within a mile of Swinford have reduced traffic movements through the Parish but have reduced the connection to the national traffic network for residents.

The area is strategically well located in relation to the national road network, has several walking routes and a national cycle route. Public transport is limited and there is a very high dependency on the car for travel purposes.

The built environment is good. This includes 17 Listed Buildings and Structures. The majority of the village is in a Conservation Area.

Figure 3
Swinford Conservation Area



3.3 The Built Environment

Swinford is a compact village whose form consists of a core of older buildings and the church within an irregular quadrilateral of roads. Roads lined with development lead into each corner of the quadrilateral and there is one loop lane linking two of these roads (from Stanford and Kilworth). This core quadrilateral and the four roads makes up the Conservation Area. Later development further out from the core and the modern housing of Chapel Fields is excluded. With the core of the village being the quadrilateral there is no central focal point, rather the village has open nodal areas where the four roads reach the core.

The Conservation Area is a mixture of former farmhouses and farmyards, cottages and more substantial houses. The building material is principally red brick with clay tiles, though there is some slate. Websters Farm and the former Cave Arms are thatched. There are vestiges of the timber framing tradition, notably in Websters Farm dated 1718, the former Cave Arms Public House, early parts of The Retreat, Home Farm in Rugby Road and elsewhere in farm buildings such as at The Berries. There are several boundary walls of mud with corrugated iron coping. The churchyard retaining wall to the road, and parts of the church of All Saints are in river pebbles. The church itself is within the central quadrilateral, partially hidden by buildings. It is reached by three alley footways alongside and between buildings from north, west and south. The view towards the church along these footpaths, especially that from North Street, is important. The churchyard, raised above the road and bounded by red brick and pebble retaining walls, forms a significant open area to the west of High Street.

The grouping around the junction of North Street, High Street, and the road to Kilworth is important, it includes Grade II Listed Home Farm House, the two 17th century steeply gabled buildings of the Old Manor and Kilworth Road Farmhouse (now The Old Farm), a K6 red cast iron telephone kiosk and several cottages.

The southern side of the core quadrilateral between the roads to Stanford and Rugby is significant. The south side of the road has a wide grass verge with a long stretch of mud wall behind. This space was formed by setting back the long mud boundary wall which curves between the Stanford and Rugby Road. Behind this mud wall and along the Rugby and Stanford Road the settlement is more open with orchards, paddocks with farmsteads. The open undeveloped space between the two roads is significant and makes a major contribution to the setting of the more densely developed village core to the north.

To the north on one corner is The Limes, an imposing 3-storey red brick 18th century house; on the other corner is the open space of the churchyard whose surface is level with the top of its retaining wall of river cobbles. The Church itself, of sandstone or river cobbles, is in an elevated position behind; its octagonal Swithland slate clock face dated 1819 is prominent.

The approach along the Stanford Road is notable, not just for the lime trees but for the estate cottages of 1881 and the three red brick farmsteads of The Berries, Swinford House and Park Farm. The yard buildings to the rear of The Berries are complete and the yard is cobbled. On the Rugby Road at the edge of the village is Home Farm with a 17th century red brick steeply roofed barn, and partly timber framed farmhouse.

The biggest challenge facing the future of Swinford is to balance the desire to protect the character of the village with the need to grow and evolve in a sensitive and proportionate manner in order to sustain the community and its facilities (and not overwhelm them).

4 Process

4.1 Community Engagement

At the start of the process, members of the community were invited by Swinford Parish Council to an open event in the Village Hall on 11th February 2015. The purpose was to share information about neighbourhood planning and to establish levels of support in the community. The parishioners who attended overwhelmingly supported the development of a plan. The event, which attracted over 70 residents, set in motion a process to establish a Neighbourhood Plan Advisory Committee (NPAC) and to begin to prepare the Neighbourhood Plan.

4.2 Questionnaires

Copies of the initial questionnaire were distributed to every household in the Parish. In total, 168 copies of the questionnaire were completed and returned (from 233 households), representing a return from 72% of households.

4.3 First Open Event

A consultation event on 14th April 2016 set out the context and stages of the project and asked questions about people's thoughts about Swinford. An analysis of the event is included in the evidence base on the Parish Council website.



The views expressed by the residents were used to shape the strategy in preparing the Neighbourhood Plan for Swinford. Over 60 people attended and offered their views.

4.4 Theme Groups

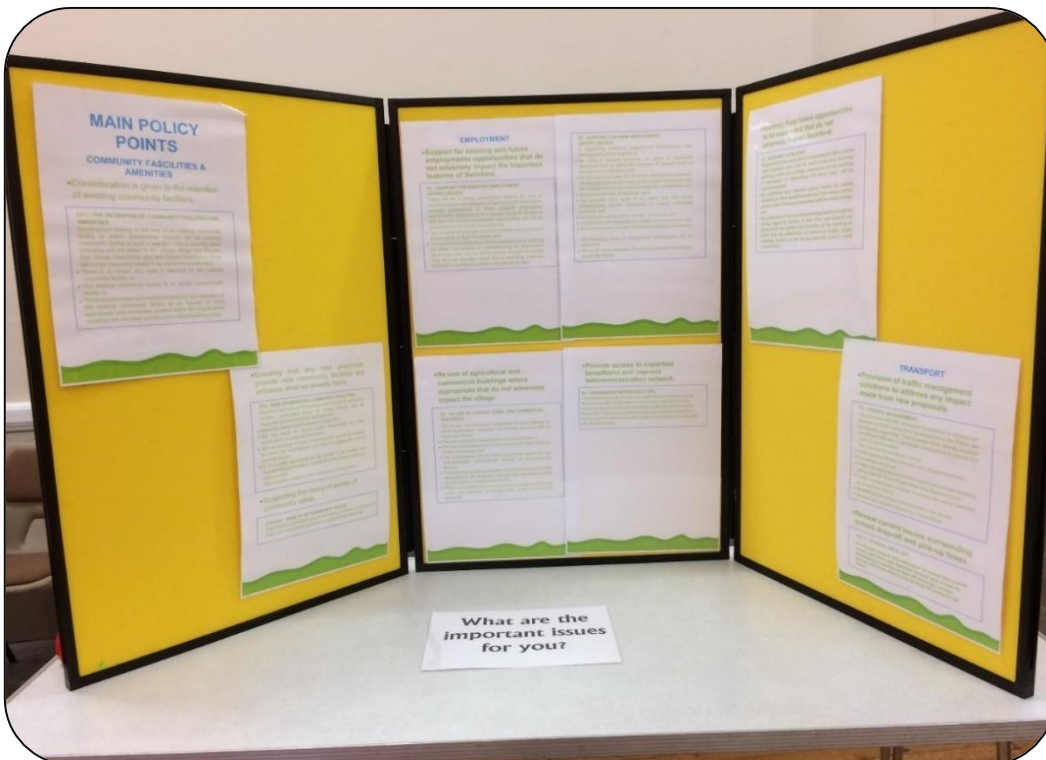
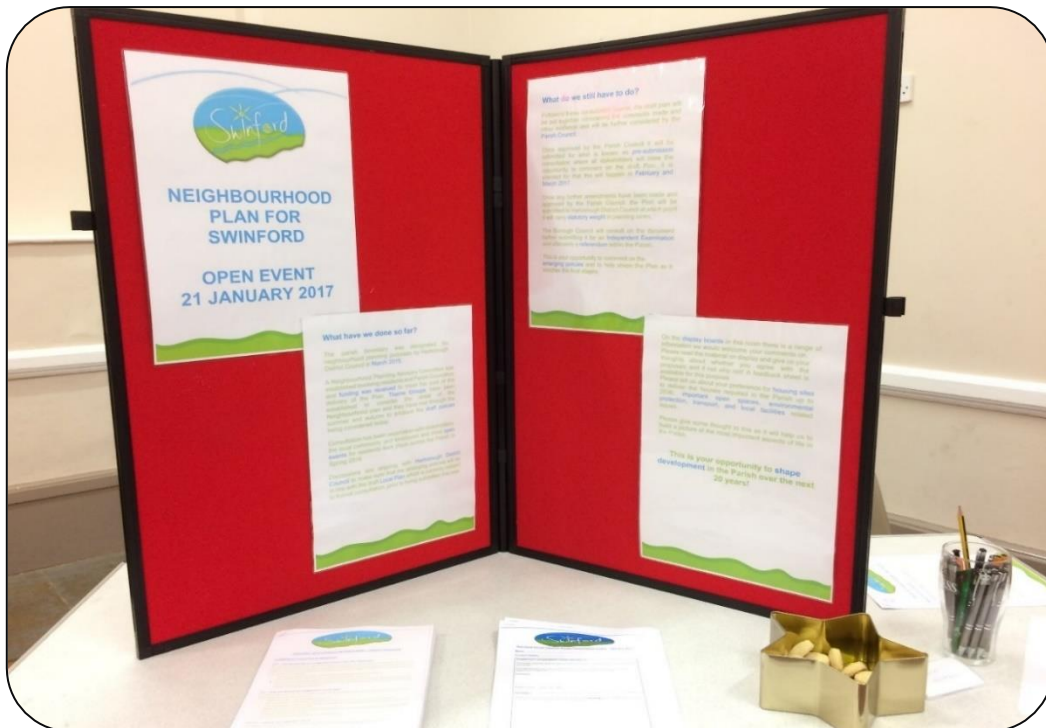
Following the Open Event in April 2016, residents signed up to become part of 'theme groups' to explore the detail of the Neighbourhood Plan, to build the evidence base and to lay the foundation for the draft Neighbourhood Plan. An environmental theme group was established, along with a theme group on housing and the built environment and another group looking at community facilities; transport and employment.

This work continued until the end of 2016. NPAC met regularly through this period to co-ordinate the outputs from the theme groups and to resolve any areas of overlap.

4.5 Second Open Event

A further Open Event took place in January 2017 at which the emerging policies were put to the community. The responses are in the evidence base on the Parish Council website.

As well as advertising the event in advance in a Parish Council newsletter, every household received a leaflet in the week running up to the date encouraging parishioners to attend and offer their views. The event was held over a weekend on a Friday evening (4.00pm to 8.00pm) and a Saturday morning (10.00am to 12.00pm) in the village hall.



At the event draft policies on housing, the environment, community facilities and amenities, transport, and employment were displayed. Over the two sessions a total of 71 people attended and approximately 25 submitted written comments.

The comments were all reviewed at an NPAC meeting on 30th January 2017 and decisions made about how to reflect parishioner's views in the final draft plan.



4.6 Regulation 14 Statutory Consultation (Round One)

The pre-submission consultation for statutory stakeholders began on 20th February 2017 and finished on 31st March 2017. All responses were collated onto a spreadsheet which is available in the evidence base. The spreadsheet shows how each of the responses was considered by the NPAC and the resulting actions. During the consultation period, it was discovered that the measurements of the preferred housing development site had been incorrectly recorded in the Strategic Housing Land Availability Assessment (SHLAA). This meant that after further meetings and consultations with landowners the housing policy was completely re-written.

4.7 Third Open Event

As a result of the re-write of the housing policy the Parish Council decided to hold a further consultation event on 22nd June 2017. Details of the event were circulated via a newsletter. Presentation slides from the event are in the evidence base. The meeting was attended by 49 parishioners. Parishioners were invited to ask questions and make comments during the presentation. They were also informed that updated drafts would be available on the Parish Council website so that further questions and comments could be submitted to the Clerk after the meeting. It was also explained that because of the significant changes to the policy the Parish Council would conduct a further pre-submission consultation with dates to be announced.

4.8 Regulation 14 Statutory Consultation (Round 2)

The second pre-submission consultation was held from Friday 14th July to Friday 25th August 2017. All responses were collated onto a spreadsheet which is available in the evidence base. The spreadsheet shows how each of the responses was considered by NPAC and the resulting actions.

The Consultation Statement for Swinford Neighbourhood Plan can be found in the evidence base (Supporting Document 2).

5 Vision

5.1 A Vision for Swinford

The Advisory Committee has developed a vision for Swinford that reflects the views of the community.

The statement below was tested and amended through consultation with the broader community at the open event in January 2017.

5.2 Vision Statement

Swinford is a tranquil, rural community in South Leicestershire, in many ways a typical English village. Our vision for its future is one that seeks to preserve the essential characteristics and valued features of the village as well as conserving and enhancing its surrounding environment. We plan to maintain its uniqueness and to ensure that the needs of its local community are addressed.

Where the village needs to respond to the demand for new homes and community infrastructure this will be achieved sensitively and in a way which fits with and complements the existing buildings, facilities and services.

Any building development will need to acknowledge and work with the concerns of Swinford residents about the ability of present infrastructure to adapt to growing demand.

5.3 Objectives

To help achieve the vision, the following objectives which are all linked to the NPPF definitions of sustainable development (outlined on page 6) have been established.

The Neighbourhood Plan will:

- i. Perform a social role by identifying potential housing sites that will meet the needs of community whilst responding to national and district housing policy. The plan will support sustainable development of high-quality design that has regard to existing dwellings. Developments will be supported where they provide adequate off-street parking, have adopted services and roads and provide a mixture of housing types to meet local needs. This objective will be addressed through the development of a housing policy together with associated community actions.
- ii. Perform an environmental role by setting out measures to conserve and protect local green spaces, local sites for sport and recreation, and identify areas and

features that have historical and cultural significance for parishioners. Protection will be given to sites of environmental significance, important woodland, trees and hedges and all aspects of local biodiversity. The plan will also seek to protect important views identified by parishioners. This objective will be addressed through the development of a policy for the local environment together with associated community actions.

- iii. Perform an economic role by identifying existing community facilities, drawing attention to any gaps in provision and identifying how the provision might be improved. It will recognise the importance of retaining important community facilities and amenities such as the play area, school, village hall and pub whilst encouraging new or improved facilities. The plan will encourage traffic management solutions to address local concerns about the impact of increased traffic and on-street parking. This objective will be addressed through the development of a policy which addresses community facilities and amenities together with associated community actions.

6 Policies

6.1 General Approach

At the heart of the Neighbourhood Plan for Swinford is the principle of ensuring sustainable development, which is defined in the NPPF as ‘providing for the needs of the current generation while not making make life worse for future generations’.

Through the process of developing a Neighbourhood Plan, consideration has been given to the type and extent of new development required to meet the needs of the local community, where it should best be located in the Parish, and how it should be designed. The Plan includes in its scope everything from small-scale development, such as a minor extension to a house, to small-scale housing developments and employment proposals.

The Plan is not intended to replace the policies contained in the Harborough Core Strategy, Harborough Local Plan (when adopted) and the NPPF. It sits alongside these to add additional, more detailed policies, that are specific to Swinford and which help achieve the community’s vision. Where suitable policies already exist in the Harborough Core Strategy or NPPF they are not duplicated in this Plan.

The Neighbourhood Plan relates to the Parish of Swinford, which principally comprises the core village of Swinford itself.

6.2 Building Design

The policies in this section seek to reflect the design principles which the community believes will help to achieve this aim. They reflect the outcome of consultations with all residents and of a Theme Group which specifically focused on relevant issues – all of which showed broad unanimity of views.

In this section, therefore, the Neighbourhood Plan sets out planning policies which seek to identify and protect the distinctive elements which together provide the special qualities of the landscape setting and built heritage of the Swinford Parish.

New development proposals should be designed sensitively to sit within the distinctive settlement patterns of the village of Swinford. Existing settlement patterns have grown incrementally over time. The buildings date from many different periods, providing a richness and variety of styles and materials. This traditional rural character should be enhanced by new development and schemes should be designed to ensure that new

buildings sit comfortably alongside the existing settlement pattern and are respectful of their surroundings.

The community consider it to be important that new residential development is of the highest standard to ensure that it is in keeping with the majority of residential properties in the village. It is not considered necessary to have a uniform series of properties that all look the same, rather to ensure that new developments respect the features of buildings which make the village of Swinford a desirable place in which to live.

New development proposals should be designed sensitively to ensure that the high-quality built environment of the Parish is maintained and enhanced, particularly where schemes are located within or in close proximity to the Conservation Area. New designs should respond in a positive way to the local character through careful and appropriate use of high quality materials and detail. Proposals should also demonstrate consideration of height, scale and massing, to ensure that new development delivers a positive contribution to the street scene and adds value to the distinctive character of the area.

POLICY D1: BUILDING DESIGN PRINCIPLES

All development proposals should have appropriate regard to the following design principles:

- i. New development should enhance and reinforce the local distinctiveness and character of the area in which it is situated, particularly within the Conservation Area, and proposals should clearly show how the general character, scale, mass, density, and layout of the site, of the building or extension fits within the surrounding area. Proposals must examine and address their impact on the existing street scene, the wider landscape and any topographical features;
- ii. New buildings should follow a consistent design approach in the use of materials, fenestration, and the roofline to the building. Materials should be chosen to complement the design of the development and add to the quality or character of the surrounding environment and where applicable the Conservation Area;
- iii. Off-road parking or, for houses, garaging of a size suitable for family cars should be provided to at least meet Highway Authority requirements, sited so as to be unobtrusive and not a dominant feature of the street scene;
- iv. Proposals which incorporate contemporary design and / or innovative materials can be supported where they address their relationship to the character of the village, the neighbourhood and any immediately adjacent buildings;
- v. Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish should be sensitive to their distinctive character, materials, and form;

(continued on page 25)

(continued from page 24)

POLICY D1: BUILDING DESIGN PRINCIPLES

- vi. Proposals should have appropriate regard for and mitigate their potential to cause light pollution;
- vii. Development proposals should create safe and accessible environments by incorporating 'Secured by Design' Principles;
- viii. Where possible, enclosure of plots should be of native hedging, wooden fencing, or stone / brick wall of rural design;
- ix. Development proposals are encouraged to incorporate sustainable design and construction;
- x. Where possible and appropriate development proposals should incorporate sustainable drainage systems with maintenance regimes to minimise vulnerability to flooding and climate change;
- xi. Development proposals aimed at achieving the Home Quality Mark or the Building for Life Accreditation are encouraged.

6.3 Housing Policy

6.3.1 Housing Needs Reports

As part of the development of the Neighbourhood Plan a Housing Needs Report (dated June 2016 and prepared by YourLocale) (Supporting Document 3) was undertaken which draws on available data from the 2011 Census, Land Registry and the Office for National Statistics, small area model-based income estimates and local consultation exercises.

Set out below are some of the more relevant comments in the YourLocale report relating to population and housing profile and the implications on housing needs.

6.3.1.1 Village Profile – Population

- i. There are 586 residents within the Swinford Parish. Since 2001 the population has grown by 18%.
- ii. The percentage of residents between 20-29 is much lower than regional and national averages, indicating that younger people move out of the village for jobs or university.
- iii. There is a higher proportion in the 40-49 and 60-69 age ranges compared to regional and national averages.
- iv. There is a higher level of under 16s in the Parish compared with regional / national averages (23% of the population).
- v. There is evidence of an ageing population, with the number of residents between 60-74 more than doubling between 2001 and 2011.

6.3.1.2 Village Profile - Housing

- i. The housing stock comprises 233, primarily located within the village. It is in this area that the housing policies of the Neighbourhood Plan will largely be concentrated. 6 of these properties are vacant.
- ii. The occupied housing stock within the village comprises:
 - 40 one or two-bedroom houses,
 - 78 three-bedroom houses,
 - 75 four-bedroom houses, and
 - 34 five or more bedroom houses.
- iii. These include 147 detached (at 63% significantly higher than regional and national averages), 58 semi-detached and 25 terraced houses.
- iv. Home ownership levels are relatively high compared with regional and national averages, with 81% (187) of homes in owner occupation. In addition, 9 houses are classed as affordable housing and 29 are privately rented.
- v. All but 10 of the households have at least one vehicle at their disposal (possibly reflecting the complete lack of public transport provision to the village).
- vi. The Parish has a larger proportion of properties with high value council tax bands with over 32% of dwellings at Band F or above, significantly above regional and national averages.
- vii. New housing development is evidenced by 43 new build house sales between 1995 and 2015.
- viii. There is a lack of apartments/flats and bungalows in the Parish.

In addition, a Housing Needs Report (also dated June 2016 and prepared by Midlands Rural Housing (MRH) on behalf of Harborough District Council) (Supporting Document 4) was undertaken as part of a rolling 5-year programme of Housing Needs Surveys.

Set out below are some of the more relevant comments and conclusions from the MRH report:

- i. In terms of types of housing required in the village the most popular choices were homes for young people, homes for the elderly and small family homes (1-2 bedrooms).
- ii. There is an identified need for 4 open market homes and 3 affordable homes for rent for local people in the next 5 years.

6.3.1.3 Implications of the Housing Needs Reports

The Swinford Parish is an attractive environment for young, mobile, relatively affluent families and older people. However, the lack of infrastructure (no public transport, and the only key services being a pub and a school) make it a less appealing to the majority demographic such as the less affluent/less mobile. It is not certain that the expected growth in the number of residents over the period of this plan will make additional key services viable, and with an ageing population nationally the recent trend in the village towards older residents is set to continue. In addition, there is an identified need for homes to be available for local people, including a small number of affordable homes. Therefore, the future housing provision should take this into account.

6.3.2 Housing Provision

Consultation has shown that residents are not opposed to limited development, but are concerned that house building:

- i. is proportionate; and
- ii. meets the identified needs of the village; and
- iii. does not have an adverse impact on the character of the Parish; and
- iv. does not change the housing mix which the majority of residents believe is about right; and
- v. does not take the form of a single large development or 'housing estate' which would be totally out of character with the village of Swinford; and
- vi. is considered alongside appropriate improvements in infrastructure which might be required with the new housing targets (for example public transport, road maintenance, a shop, school facilities and parking).

It is also recognised that the provision of new housing helps to support existing community facilities such as the pub, village hall, playground and school which are all seen as critical facilities that need to be protected for the benefit of the community.

These aims are consistent with statements made in the Harborough proposed Submission Local Plan 2011-2031:

- i. *'new housing will reflect local needs in terms of type, size and tenure';*
- ii. *'new housing developments will be of high-quality, well designed, and respectful of their setting to ensure that the character of the District's towns and villages is maintained and protected';*
- iii. *'protecting the character and environment of local areas, in Selected Rural Villages';*
- iv. *'providing a range of market and affordable housing types in sustainable locations to meet local needs. Recognise the specific accommodation requirements of the young and the elderly populations...'*

The Harborough Proposed Submission Local Plan 2011-2031 establishes a hierarchy of settlements to determine the most appropriate locations for residential development. On the basis of this hierarchy, Swinford is classified as a 'Selected Rural Village' (SRV). SRVs benefit from two or more of six key services - a food shop, GP surgery, library, post office, primary school and public house. In order to ensure that housing requirements to 2031 are met, Harborough District Council has calculated a minimum housing requirement for each Parish derived from their housing distribution strategy. Planning Practice Guidance requires that where Neighbourhood Plans contain policies relevant to housing supply, these policies should take account of latest and up-to-date evidence of housing need. In particular, "where a qualifying body is attempting to identify and meet housing need, a local planning authority should share relevant evidence on housing need gathered to support its own plan-making" (reference ID: 41-040-20160211). The minimum requirement to 2031 for Swinford is calculated at 35 dwellings; all planning approvals after April 2017, including windfalls (sites which have not been identified as available in the Local Plan process) will count toward meeting the housing requirement.

6.3.3 Review of the Limits to Development

The purpose of Limits to Development is to ensure that sufficient sites for new homes and economic activity are available in appropriate locations that will avoid impinging into the local countryside wherever possible.

Limits to Development have been drawn by Harborough District Council in the Adopted Core Strategy for villages such as Swinford which are seen as suitable settlements for development. The Core Strategy makes it clear that such a measure is important to clarify where new development activity is best located. The Core Strategy defines the extent of a built-up part of a settlement and distinguishes between areas where, in planning terms, development is acceptable in principle, such as in the built-up area of the village, and where it would not be acceptable, generally in the least sustainable locations such as in the open countryside. Such growth would risk ribbon development and the merging of hamlets to the detriment of the community and the countryside.

The Neighbourhood Plan designates revised Limits to Development for the village of Swinford (Policy Map 1 on page 35). This revision updates and supersedes the Limits to Development defined in the Harborough Core Strategy as it takes into account recent housing permissions and incorporates the housing allocations made within this Neighbourhood Plan.

Within the defined Limits to Development an appropriate amount of suitably designed and located development will be acceptable in principle, although some sites within this area are protected from development and all development will be required to take into account the policies within this Plan.

Focusing development within the agreed Limits to Development will help to support existing services within the village centre and help to protect the countryside and the remainder of the Neighbourhood Plan area from inappropriate development.

The updated Limits to Development have been determined using the following criteria:

- i. Recent approvals and existing commitments by virtue of an extant planning permission for residential development on the fringes of the settlement have been incorporated.
- ii. Clearly defined physical features such as walls, fences, hedgerows and roads have been followed.

The new Limits to Development are intended to accommodate the sustainable housing and employment growth expected over the lifetime of this Plan.

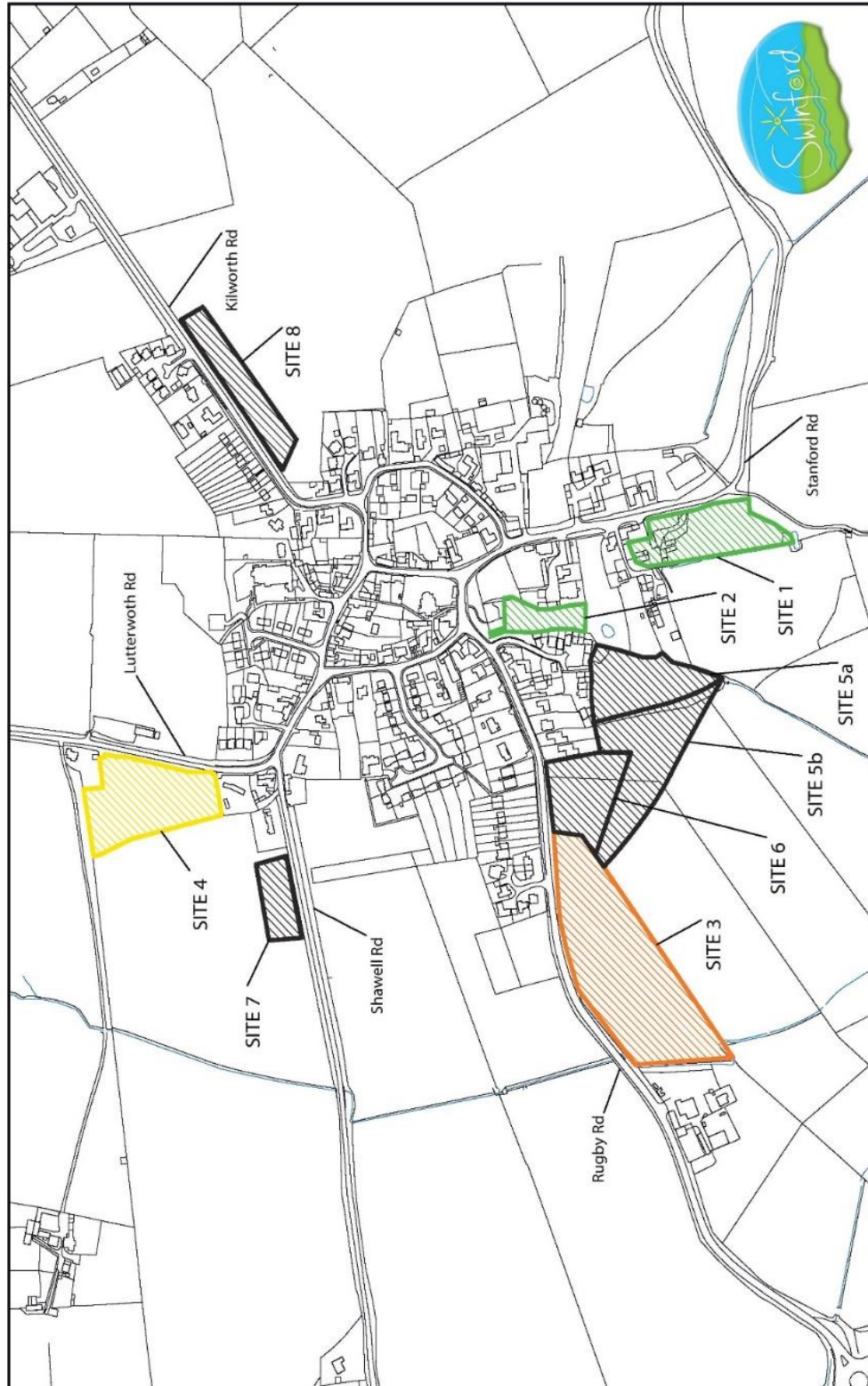
6.3.4 Housing Allocations

During 2015, Harborough District Council, along with all other districts in the Leicester and Leicestershire Housing Market Area, undertook a SHLAA. Following a call for landowners to identify sites with potential for house building, four sites were identified.

In developing the Neighbourhood Plan and looking out for suitable land to allocate for development, all land owners holding sites in and around the village were identified, through the SHLAA information and the Land Registry. All were notified of the Neighbourhood Plan process and invited to enter into dialogue with the team developing the Neighbourhood Plan, including commenting on the Neighbourhood Plan questionnaire circulated in January 2016 and attending the open day held in April 2016.

During the process five further sites were identified that were not already identified in the SHLAA report – making nine in total. The nine sites are shown in Figure 4 on page 30.

Figure 4
 Sites the Subject of the Sustainability Analysis
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One of the four sites identified in the SHLAA report (Site 1 Lilbourne Lane – A/SW/HSG/01) has received planning consent and is included in existing commitments.

To make a more informed and independent assessment of the sites identified in the SHLAA report and the five new sites identified, a sustainability analysis (Figure 4) was undertaken by YourLocale consultancy. This was based on sustainable development criteria for the selection and allocation of sites for new dwellings (Appendix 2) using best practice methodology, supplemented with evidence from Harborough District Council, approved Neighbourhood Plans, community consultation and other relevant plans and documents including the National Planning Policy Framework. This review provided both a score for each site and a ranking which was used to determine which sites were most appropriate. The methodology has been used successfully in other adopted Neighbourhood Plans.

The nine sites scored as follows:

Site	Location	Comparative number of dwellings	Score	Rank
1	Lilbourne Lane	9	-4	N/A
2	Village Paddock	4 or 5	-5	8
3	Rugby Road Expansion Site	36-40	0	4=
4	Lutterworth Road Expansion Site	21-23	1	3
5a	Rear of Simons Close	10 or 11	-3	6=
5b	Rear of Simons Close	30-34	-3	6=
6	Opposite 1 to 8 Rugby Road	18-20	4	1
7	Shawell Road	4 or 5	3	2
8	Kilworth Road	20-22	0	4=

The Parish of Swinford is committed to sustainable development, and therefore the results of this sustainability analysis were deemed as crucial in determining the allocation of sites for development. What was also crucial were views of parishioners, and in this regard a number of factors were taken into account:

- i. A general preference not to have large developments which would be out of keeping with the Parish;
- ii. Preferences for and against particular sites as ascertained in the Questionnaire and Open Days;
- iii. Views and outlooks which are particularly valued by parishioners;
- iv. A preference to maintain existing levels of housing density if possible;

- v. Other comments made in the questionnaire process, open days, and in response to draft versions of this Neighbourhood Plan.

Having considered these factors, it was considered that no changes to the ranking from the sustainability analysis need be made. However, the dwelling numbers used within the analysis for purely comparative purposes may not provide a fair reflection of the capacity of each site after constraints and preferred dwelling sizes have been accommodated and therefore an indicative minimum number of dwellings has been used within the Policy.

The following sites are considered deliverable, achievable and suitable for development and are presented here in order to meet the housing requirement for the Parish:

Site	Location	Minimum estimated capacity
6	Opposite 1 to 8 Rugby Road	15
4	Lutterworth Road Expansion Site	17
7	Shawell Road	3

POLICY H1: LAND FOR HOUSING

H1.1 The revised Limits to Development, as shown on Policy Map 1 (page 35), shape and accommodate the future development of Swinford. Housing development within the Limits to Development will be supported provided that each proposal addresses the following criteria:

- i. it does not, cumulatively with other proposals, significantly exceed the target for the delivery of new homes in Swinford set from time to time by the Local Planning Authority; and
- ii. it reflects the size of the current settlement, its road infrastructure and its level of service provision; and
- iii. it is physically and visually connected to and respects the form and character of the existing settlement; and
- iv. safe and convenient access is provided for vehicles, cycles and pedestrians; and
- v. off-road parking is provided at a scale to meet all the requirements of the development and carefully sited to avoid

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POLICY H1: LAND FOR HOUSING

- undue prominence; and
- vi. existing natural boundaries such as trees, hedge and streams are retained wherever possible; and
- vii. the mix of dwellings proposed is informed by and justified against up to date evidence of housing need; and
- viii. affordable housing is provided in accordance with Policy H3 and proportionately to the up to date evidence of housing need and, where provided, is fully integrated within the development.

H1.2 Land Opposite 1 to 8 Rugby Road, 0.76ha as shown on Policy Map 2.1, is allocated for a minimum of 15 dwellings; development proposals should address the following:

- i. As a site on the periphery of the village, dwelling density should be low when compared to the compact village centre but accommodating of the Policy H2 preference for smaller dwellings.
- ii. Appropriate regard must be demonstrated for Policy D1.
- iii. The site layout must accommodate the public bridleway running along the eastern edge of the site and the valued view along it to the open countryside to the south.
- iv. Existing mature trees should be retained wherever possible.
- v. The western edge of the site should be suitably planted to soften the transition from open countryside into the village.

H1.3 Land at Lutterworth Road Expansion Site, 0.95ha as shown on Policy Map 2.2, is allocated for a minimum of 17 dwellings; development proposals should address the following:

- i. As a site on the periphery of the village, dwelling density should be low when compared to the compact village centre but accommodating of the Policy H2 preference for smaller dwellings.

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POLICY H1: LAND FOR HOUSING

- ii. Appropriate regard must be demonstrated for Policy D1 and, in accordance with Policy BE1, for Lodge Cottage to the north of the site.
- iii. The trees and hedges along the boundary should be retained wherever possible.
- iv. A survey and mitigation plan are needed for the known badger sett within the site.

H1.4 Land at Shawell Road, 0.1ha as shown on Policy Map 2.3, is allocated for a minimum of 3 dwellings; development proposals should address the following:

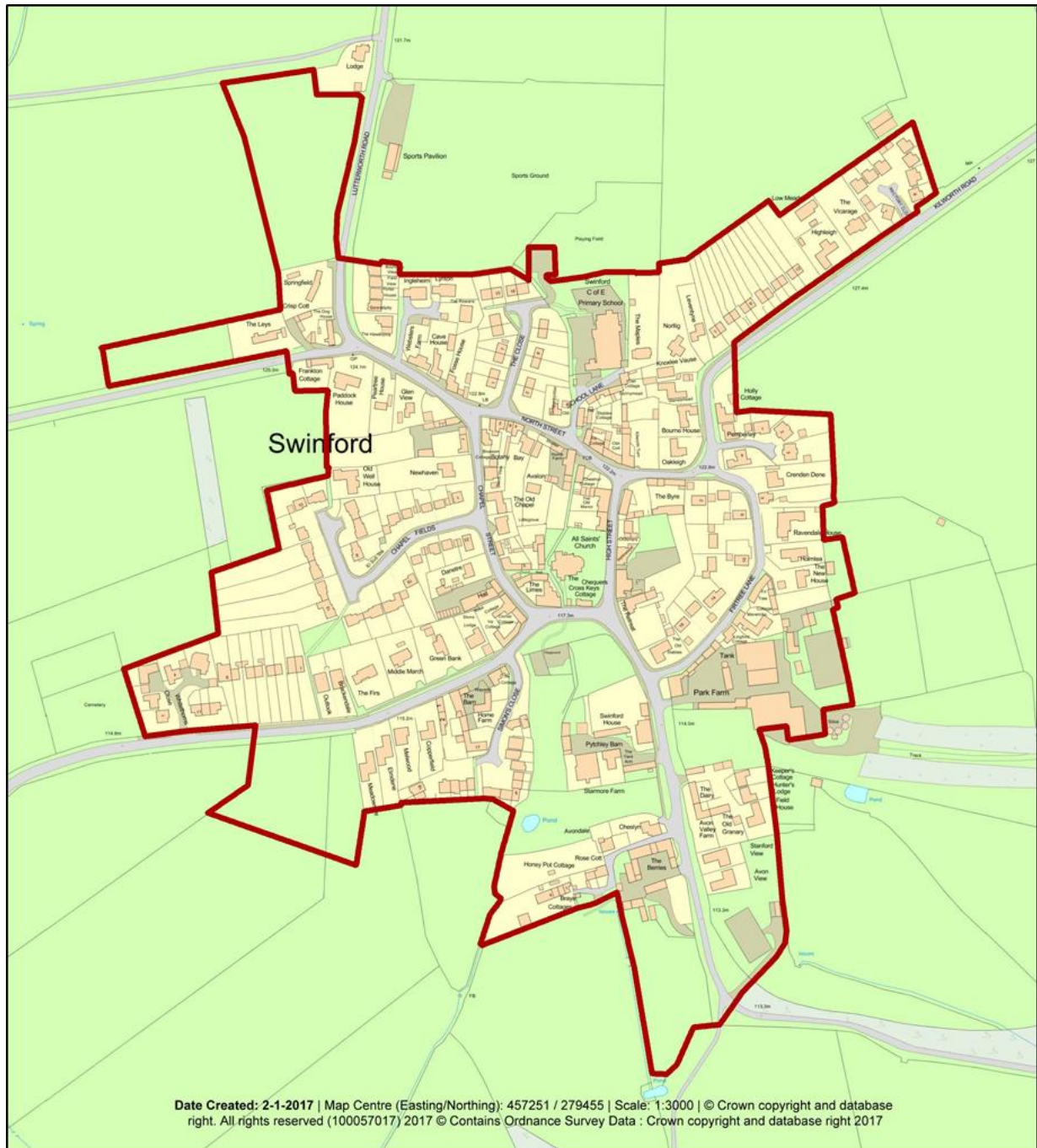
- i. As a site on the periphery of the village, dwelling density should be low when compared to the compact village centre but accommodating of the Policy H2 preference for smaller dwellings.
- ii. Appropriate regard must be demonstrated for Policy D1.
- iii. The site layout must accommodate the public footpath running south-east to north-west across the site.
- iv. The existing hedge to the road side of the site should be retained as far as possible and the western edge of the site should be suitably planted to soften the transition from the open countryside into the village.

H1.5 In addition to these specific sites, small scale infill development within the Limits to Development will be supported subject to:

- i. Proposals being of an appropriate scale for the village, normally between 1 to 3 dwellings, so as to integrate well within the existing settlement; and
- ii. garden areas not being reduced to the extent that it unduly affects the character of the immediate area, or the amenity of neighbours and the occupiers of the new dwelling(s).

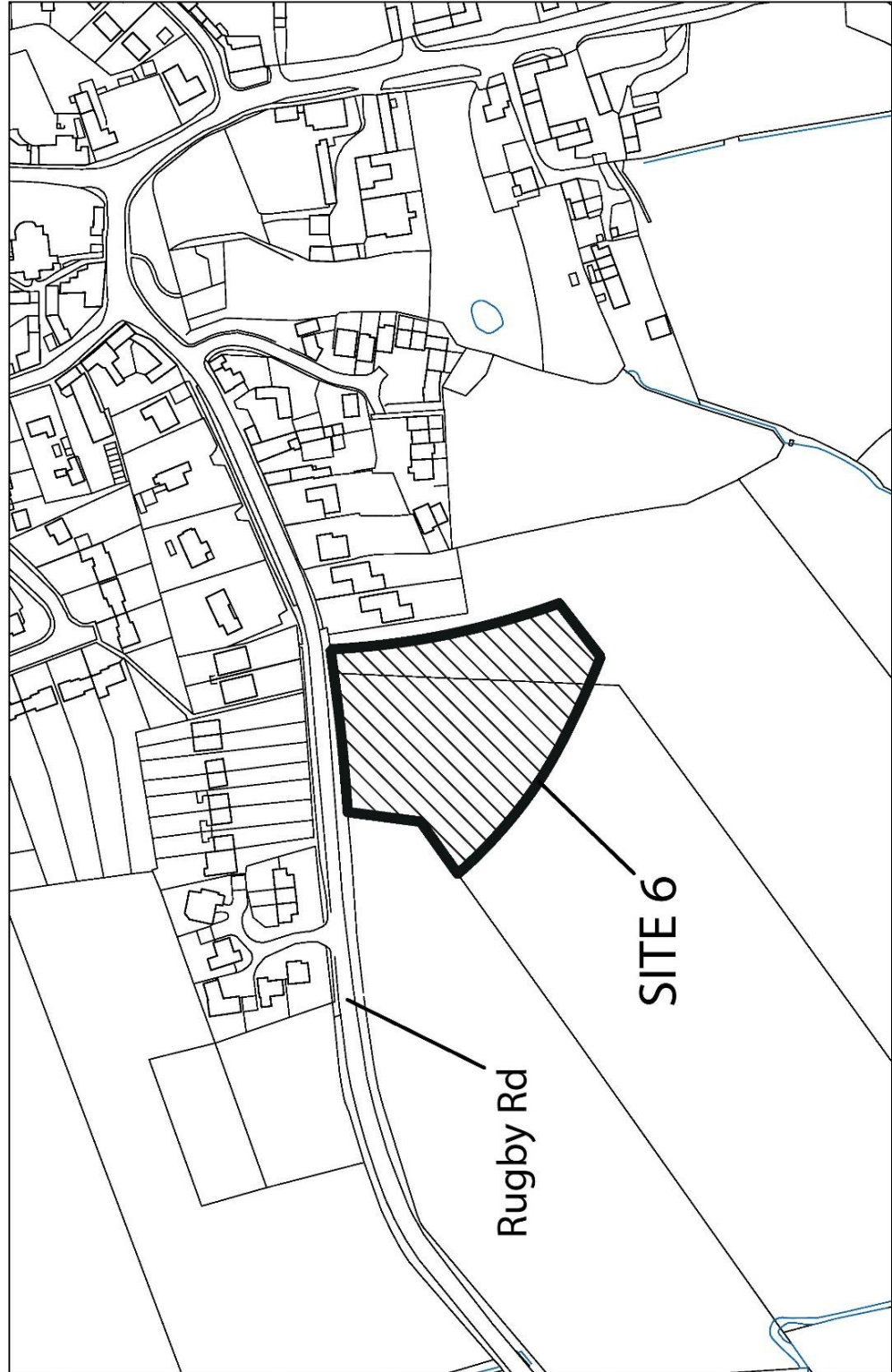
Policy Map 1

Revised Swinford Limits to Development



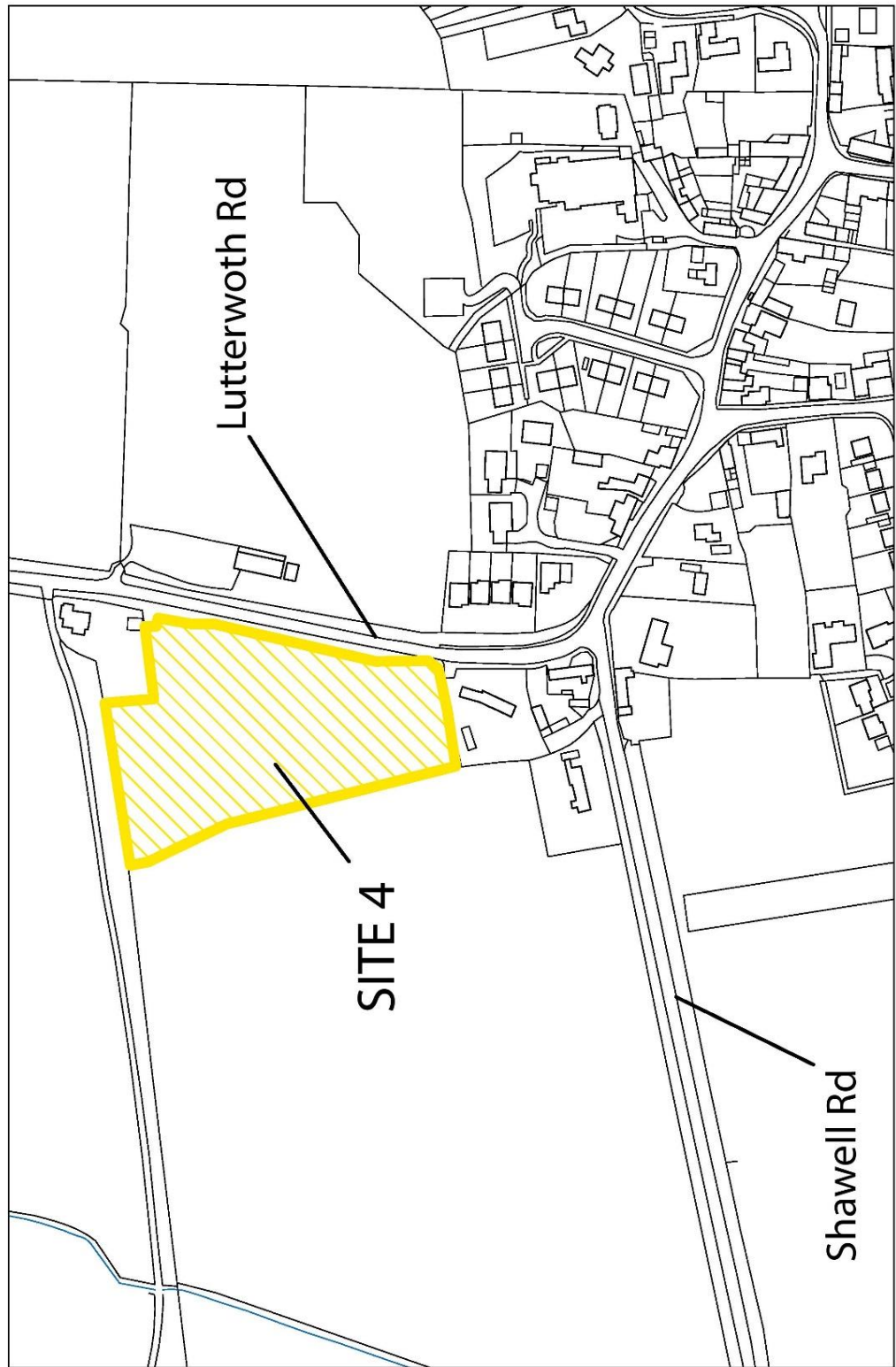
Policy Map 2.1

Site 6 Opposite 1 to 8 Rugby Road (Policy H1.2)



Policy Map 2.2

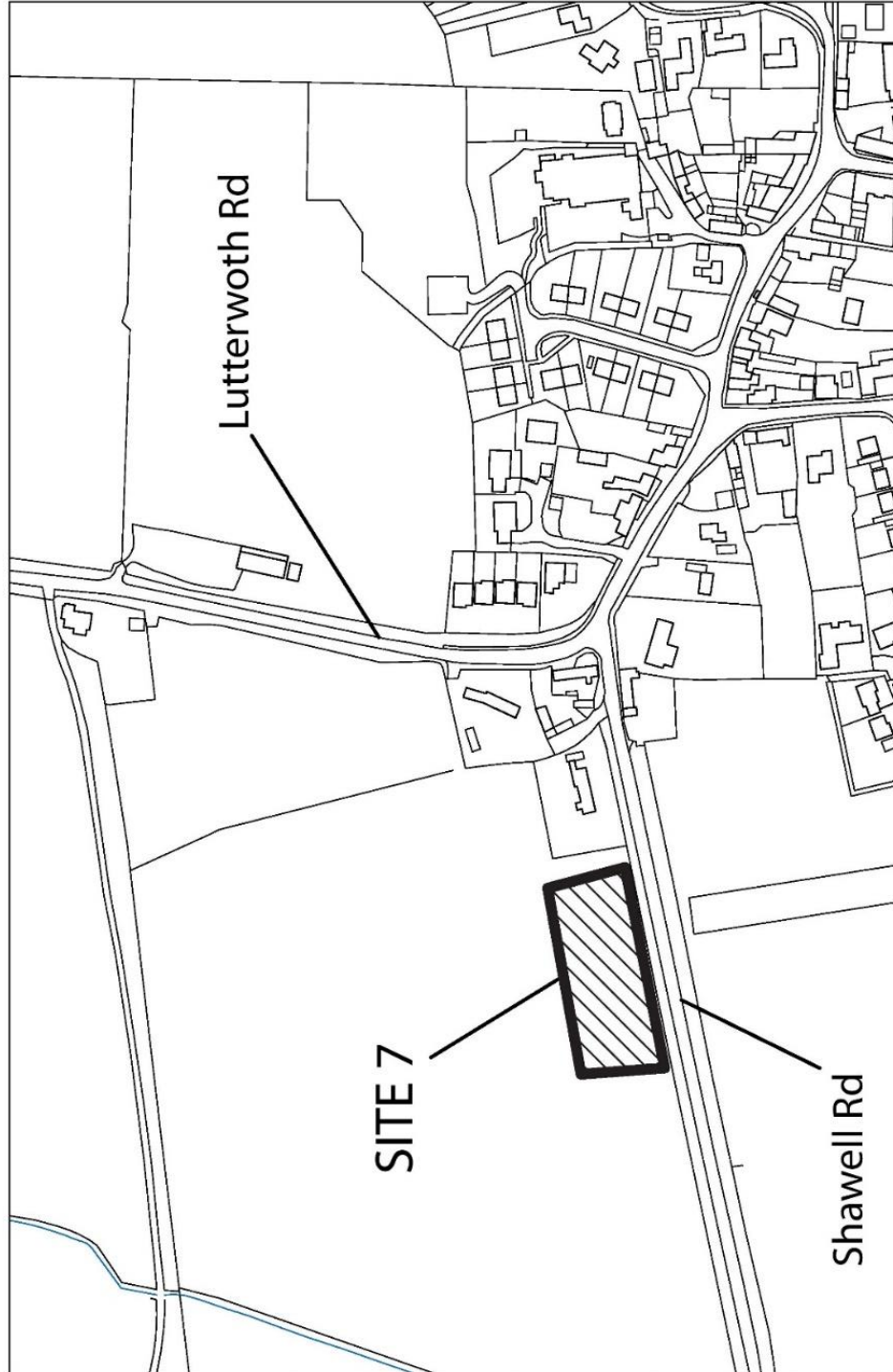
Site 4 Lutterworth Road Expansion Site (Policy H1.3)



+

Policy Map 2.3

Site 7 Land at Shawell Road (Policy H1.4)



6.3.5 Housing Mix

Delivering a wide choice of high quality homes is essential to support sustainable, mixed and inclusive communities. In Swinford, this will underpin a well-balanced population that is vital to the on-going viability of local services and prosperity of the Parish, particularly in light of the community's increasingly ageing population.

Evidence from the YourLocale Housing Needs Report (Supporting Document 3) indicates:

- i. a predominance of detached housing (63%) which is much higher than regional/national averages; and
- ii. a predominance of larger houses (82% are 3 bed or more) which is much higher than regional/national averages; and
- iii. a predominance of owned houses (81% are owned) which is much higher than regional/national averages; and
- iv. a low number of affordable homes (9 or 4% of the housing stock); and
- v. a high level of under occupancy, with 63% of all households having 2 or more spare rooms and a further 29% having one or more. The Census data suggests that older person households are more likely to under-occupy their dwellings.

The MRH Housing Needs Report (Supporting Document 4) indicates a preference for homes for young people, homes for the elderly and small family homes (1-2 bedrooms) and an identified need for 4 open market homes and 3 affordable homes for rent for local people in the next 5 years.

Together with the statistics suggesting an increasingly ageing population, this suggests a need for smaller homes partly to accommodate younger families and young people, and partly to enable older residents who may wish to downsize to smaller properties to be able to do so, releasing larger under occupied properties suitable for growing families. Development proposals for housing should therefore address the evidence of needs and preferences within Swinford and provide a mix of 1,2 and 3 bedroom dwellings and bungalows.

POLICY H2: HOUSING MIX

New housing development proposals should provide a mixture of housing types specifically to meet identified local needs in Swinford. Unless the latest evidence indicates otherwise, development proposals should concentrate on providing 1 and 2 bedroom dwellings, including where feasible bungalows for older people (built to the appropriate mobility standard), mixed with some 3 bed dwellings.

6.3.6 Affordable Housing

Council housing was provided in Swinford in the period following both World Wars where houses were built on Kilworth Road in the 1920s. In addition, affordable housing and starter homes were provided as part of the Simon's Close and Whitethorns Close Developments since 2000.

National 'Right to Buy' policies since the 1980s have affected the provision of affordable housing to rent in the village and in 2017 there were only 9 properties available to rent from a social landlord. There are therefore severely limited opportunities for new households and those on low incomes to establish in Swinford.

POLICY H3: AFFORDABLE HOUSING

40% of all new housing development on sites for more than ten dwellings, or on sites of more than 1,000 square metres, should comprise affordable housing.

The affordable homes should be provided as an integral part of the development and be of a similar style to the other housing on the site.

The affordable housing should be distributed throughout the development.

Where possible, new affordable housing within the Plan area shall be made available to eligible households with a connection to the Swinford Parish.

COMMUNITY ACTION 1: DEVELOPER CONTRIBUTIONS

New development can bring significant benefits to the local community, including new homes and jobs. It can also have negative impacts, for example, where additional demand is placed on facilities and services which are already at or near capacity. Planning obligations (also known as Section 106 agreements) may be used to secure infrastructure or funding from a developer. For example, a planning obligation might be used to secure a financial contribution towards improving existing recreational facilities or affordable housing. However, planning obligations can only be sought where they are necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development.

A new system is also being introduced alongside the use of planning obligations. This is known as the Community Infrastructure Levy (CIL) and it will require developers to make a payment to the District Council based on the size and type of development that is proposed. The proceeds of the levy will then be used to provide the infrastructure necessary to support growth across the District. A proportion of these CIL receipts will automatically be devolved to the relevant Parish Council for allocation to neighbourhood priorities. This proportion is set at 25% in areas where there is a Neighbourhood Plan in force. At this time the Harborough District Council is still considering whether to replace Section 106 agreements with CIL.

Through the preparation of the Plan, the Parish Council in conjunction with the community and other stakeholders has identified a small number of priority projects they wish to secure funding (either in whole or in part) through the use of planning obligations.

The Parish Council will seek, wherever possible, to use financial contributions obtained through the Community Infrastructure Levy or negotiated planning obligations; for the following:

- i. measures aimed at improving parking, congestion, and traffic calming in the village; and
- ii. develop more sport and recreation activities.

6.4 Environment Policy

6.4.1 Introduction

The primary objective of this Plan is to preserve the characteristic and valued features of Swinford – its ‘environment’, as defined in the National Planning Policy Framework – while meeting the housing needs of the District and securing the long-term social and economic viability of the Parish. As set out below, the locations of the most significant features of the natural, historical and cultural environment provide a framework within which new infrastructure can be developed strategically.

The modern natural, historical and cultural environment of Swinford is the direct result of two millennia of history – in detail, this is a unique story, not like that of any other place – overlaid onto a topography based on geology and the complex interaction between the natural environment and human activity.

Random archaeological finds show that the area was occupied in prehistoric times, and it is known that there were Romano-British farmsteads and villas here, close to Watling Street, during the occupation. However, the place-name Swinford (swine-ford in Old English) shows that the settlement itself was probably established in the 7th century AD. The present church stands on a mound, typical of those built on the site of an early Christian place of worship. By 1086 Swinford was one of the largest villages in the area, and it remained so for much of the medieval period; earthworks and finds outside the modern built-up area attest to this. Swinford was (and still is) a classic nucleated settlement, with dwellings and farms clustered round the church. The cottages were set back from the wide streets, with open closes and crofts among them. The community’s land was arranged as three (or more) collectively farmed open fields, traces of which survive as the ridge and furrow earthworks resulting from centuries of ploughing.

The open village fields were enclosed in 1783, when arable farming was replaced with smaller, hedged, grazing fields. Preservation of the ridge and furrow under permanent grassland happened at this time, although much of these earthworks have since been destroyed with a return to arable farming across more than half of the Parish.

The present layout of the village undoubtedly preserves much of that of the medieval settlement pattern, despite 18th, 19th, and particularly 20th century infilling and expansion (small housing estates). A primary objective of this Plan is the preservation of as much as possible of this historic, domestic-scale, rural layout by sensitive, strategic planning of all new development.

Swinford is part of the Laughton Hills Landscape Character Area (HDC District Landscape Character Assessment 2007), judged to be one of the most sensitive in

the District. Its wider landscape setting has been affected by recent development of a large windfarm and improvement of M1/M6/A14 junction 19, and residents are united in wishing to protect the village and its landscape from further loss of its rural character.

Swinford's long history of settlement and farming has resulted in a relatively impoverished natural environment in the Parish. This raises the importance and value (both for biodiversity and the community) of the semi-natural features and sites that do exist. Undeveloped areas across the Parish, but especially within and close to the village, include areas of habitat of high local importance for wildlife. Consequently, particular effort has been put into identifying and evaluating these sites, along with those of local historical and cultural importance, by undertaking an Environmental Inventory (Appendix 3) of the whole Plan Area to provide a robust evidence base for the environmental policies in the Plan.

6.4.2 The Natural Environment

The Neighbourhood Plan seeks:

- i. to protect and where possible enhance the open spaces surrounding the village; and
- ii. to protect the setting of designated heritage assets; and
- iii. to preserve the character of Swinford by retaining important views and areas of separation; and
- iv. to support and improve access to countryside and recreational opportunities for residents and visitors of all ages to enjoy.

6.4.2.1 Local Green Space (LGS)

National Planning Policy enables a Local Plan or Neighbourhood Plan to identify for protection green areas of particular local importance where they meet specified criteria. The designation should only be used where the green space is in reasonably close proximity to the community it serves, is demonstrably special to a local community and holds a particular local significance, and where the green area concerned is local in character and is not an extensive tract of land.

The Environmental Inventory (Appendix 3) of all undeveloped land in the Parish was carried out between May and September 2016. Information was compiled from existing sources (national and/or local designations, records and mapping), fieldwork, and local knowledge and records, combined with the results of the consultation (open events and questionnaires) which residents conducted for this Plan.

Policy Map 3

Local Green Spaces (LGS)



Of the estimated 255 parcels of undeveloped land in Swinford, approximately 150 were identified as having notable environmental (natural, historical, and/or cultural) features. These features have been recorded to provide the evidence base for the environment component of sustainable development in the Plan Area.

All 255 inventory sites were scored against the nine criteria for Local Green Space eligibility in the National Planning Policy Framework 2012. Seven sites score 65% or more of the maximum possible and are proposed for designation as Local Green Spaces. The seven were reduced to four (Policy Map 3 and Policy ENV1) by combining two together at 'The Glebe' and removing two – 'The Cemetery' and 'The

Avenue' on the Stanford Estate – since these are already adequately protected by other designations. Their statutory protection will ensure that these most important places in Swinford's unique natural and human landscape are protected.

Two sites are proposed by HDC as Local Green Spaces in the new emerging Local Plan, these are the Glebe and the Village Green. Both these sites are included in Policy ENV1.

Note: Local Green Space designation provides statutory protection of local, bounded parcels of land against development, subject to certain conditions. Designation does not confer rights of public access beyond any already in force, nor does it affect a landowner's other property rights.

POLICY ENV1: LOCAL GREEN SPACES

The following areas shown on Policy Map 3 and detailed and delineated by maps in Appendix 4, are designated as Local Green Spaces:

i. LGS1: 'The Glebe' including play area

A small meadow or paddock, now incorporating a play area and historically part of the medieval village layout, which makes a valued contribution to the character of the Conservation Area.

ii. LGS2: The Mourant Orchard

An open area that has been an orchard since at least 1886 and makes a valued contribution to the character of the Conservation Area.

iii. LGS3: The Paddock, Stanford Road

An old paddock, currently ungrazed and partly overgrown, that makes a valued contribution to the character of the Conservation Area; the hedge on the western boundary conceals an historic ornamental gateway originally the access to the avenue leading to Stanford Hall.

iv. LGS4: The Village Green

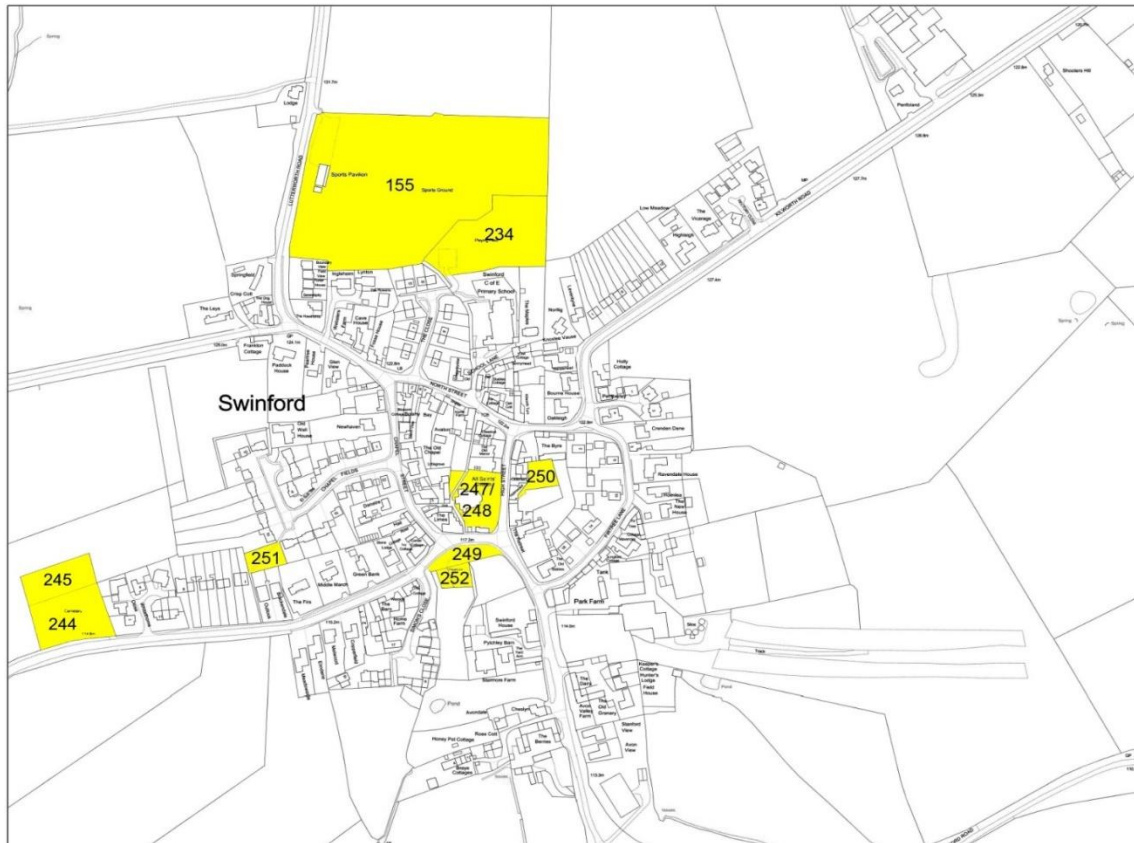
A wide roadside sward in the centre of the village that is regularly used for community activities; alongside the Glebe it makes a valued contribution to the character of the conservation Area.

6.4.2.2 Open Space

In addition to the Local Green Spaces listed above, the Environmental Inventory (Appendix 3) identified a further seven open spaces within or close to the built-up area that are of importance both for maintaining the village's characteristic pattern of open spaces and buildings and as essential social and cultural assets. They are a vital part of the special character of Swinford, are highly valued by the community and merit protection and enhancement. All seven spaces are existing HDC Open Space, Sport and Recreation (OSSR) sites.

This Neighbourhood Plan confirms continued support for the existing HDC OSSR sites.

Figure 5
Open Space, Sport and Recreation (OSSR) Sites



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Field numbers in Figure 5 and Community Action 2 relate to the Environmental Inventory produced for the purposes of the Neighbourhood Plan (Appendix 3).

COMMUNITY ACTION 2: OTHER IMPORTANT OPEN SPACE

The Parish Council and the community will actively work with Harborough District Council and other partners to secure or continue protection of the locations and features of the following sites (Figure 5) as Open Space, Sport, and Recreation (OSSR) sites in the typological classes noted.

- i. **All Saints Churchyard (247/248) (Burial Ground)**
Existing OSSR; potential LGS in HDC consultation – this site is already statutorily protected by its historic use and other designations.
- ii. **Children’s Play Area (252)**
Existing OSSR, Asset of Community Value.
- iii. **The Chequers Public House Garden (250)**
Existing OSSR, Asset of Community Value.
- iv. **Sports Field, Lutterworth Road (155)**
Existing OSSR.
- v. **Swinford Church of England Primary School Playing Field (234)**
Existing OSSR.
- vi. **Chapel Fields Green (251)**
Existing OSSR.
- vii. **The Cemetery and the Cemetery Extension (244 and 245)**
Existing OSSR, Burial Ground proposed by NP as LGS.

6.4.2.3 Other Sites of Environmental Significance

Fifteen of the remaining natural and historical environment sites identified in the Environmental Inventory (Appendix 3) are all significant at district or parish level. The natural environment sites are mainly those where *priority habitats* occur or where *priority species* have been recorded as breeding or as regular visitors. Policy ENV2 deals with the community’s wish to promote protection of these priority habitats, sites with priority species and species of conservation concern in general. Policy ENV2 deals with the identified site-specific occurrences.

The historical environment sites comprise sites of nationally recorded (Historic England and Leicestershire & Rutland Historic Environment Records) or local history significance. Important buildings are dealt with in Policy BE1.

POLICY ENV2: PROTECTION OF OTHER SITES OF ENVIRONMENTAL (NATURAL AND HISTORICAL) SIGNIFICANCE

Development proposals at or adjacent to the following locations (identified on Policy Map 4) must consider, assess and address their impact on the locally significant natural and historical features, with mitigation including improved and replacement planting and habitats where appropriate:

- i. ENV2.1: Knight's Fields (Field 048)**
Well-preserved ridge and furrow. Lime and birch trees in or near old hawthorn hedge to east. Natural England priority habitat: good quality semi-improved grassland.
- ii. ENV2.2: Homefield (Field 082)**
Permanent pasture. Natural England priority habitat: good quality semi-improved grassland.
- iii. ENV2.3: Swinford Covert (Field 092)**
Mature deciduous woodland with rookery. 19th century covert. Natural England priority habitat: deciduous woodland.
- iv. ENV2.4: Seed Field/5 Acre/8 Acre/6 Acre/ 6 Acre (Field 101)**
Permanent pasture with seeded NW corner. Historically five fields now amalgamated into one large parcel. River bank to south, with alder, willow, rushes and arrowhead. Natural England priority habitat: good quality semi-improved grassland.

(continued on page 50)

(continued from page 49)

POLICY ENV2: PROTECTION OF OTHER SITES OF ENVIRONMENTAL (NATURAL AND HISTORICAL) SIGNIFICANCE

v. ENV2.5: The Pines / Near the Pines / The Bridge Meadow / Tin Hut Field (Field 119)

Historic group of fields, now combined with hedge removal in ?1970s into one large parcel. Cropmarks and earthworks preserve the ?1783 hedgelines traces of medieval ridge and furrow.

vi. ENV2.6: Side Hook Meadow (Field 124)

Permanent flood plain pasture. Mixed woodland at east end adjoining river bank. The site's biodiversity has been enhanced as part of the junction 19 improvements (2015-16), including regrading and planting of riverbank for otter mitigation. Aquatic and riparian vegetation, invertebrates, fish, mammals and birds. Remnants of old footbridge piers; historical significance as site of water mill (L&R HER site MLE2498) probably in +/- continuous use from 1086 to early post-medieval.

vii. ENV2.7: The Paddock (Field 192)

Permanent grass field with faint traces of ridge and furrow. This was part of the open field immediately bordering the medieval village. Mature species-rich hedges on east and west boundaries, including mature trees (ash).

viii. ENV2.8: The Moors (Field 246)

Permanent grass field, regularly grazed pasture. Evidence of ridge and furrow. On west boundary is species-rich and biodiverse hedge 3-4 metres tall and 2-3 metres thick of mature mixed deciduous species.

ix. ENV2.9: Swinford Lodge garden/copse (Field 254)

19th or early 20th century ornamental planting, possibly on site of old orchard (1886 map). Natural England priority habitat: deciduous woodland.

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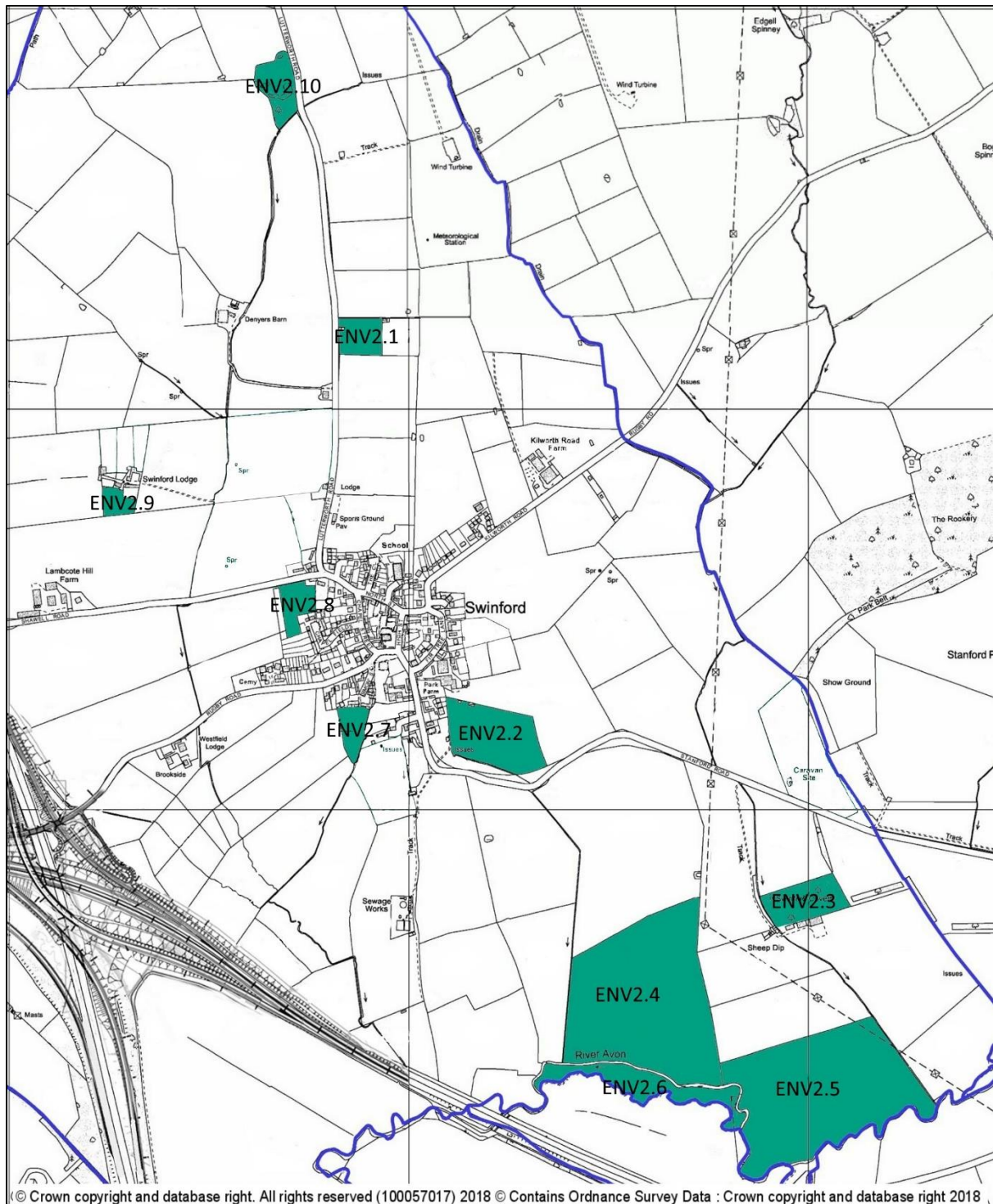
POLICY ENV2: PROTECTION OF OTHER SITES OF ENVIRONMENTAL (NATURAL AND HISTORICAL) SIGNIFICANCE

x. ENV2.10: Brickyard Pond (Field 255)

18th-19th century brick yard; 19th century woodland (before 1886 OS map) with ponds now filling the old claypits. Possibly spring-fed from local sand and gravel aquifer. Historic and cultural site for clay extraction and brick-making for the village and surrounding area. Woodland and water ecology site, with 4+ Biodiversity Action Plan (BAP) species of birds, invertebrates, etc. Natural England priority habitat: deciduous woodland.

Policy Map 4

Sites of Environmental Significance



6.4.2.4 Trees, Woodland and Hedges

The landscape history of Swinford means there is a notable lack of trees in the open country. The Parish has standard trees in its hedgerows, but only three small woodlands/spinneys; there is no extensive or mature woodland at all. The main 'wooded' area is the village itself, thanks largely to 18th to 21st century ornamental plantings; several trees in the Parish cemetery are protected under Tree Preservation Orders while more general protection is afforded to trees within the Conservation Area.

All hedges appear to be on field boundaries established by or after the Enclosure Award of 1783; most are hawthorn / blackthorn with ash standards and are thus not regarded as of high biodiversity value. However, they are considered by the community to be of high landscape value.

The recent re-modelling of Junction 19 M1 resulted initially in the loss of significant planted areas and hedging. The road building project is now complete and 180 mature trees, 30 hectares of native saplings (equivalent of approximately 35 football pitches) and 4.5 kilometers of hedgerow have been planted.

The lack of identified woodland in the wider Parish is addressed in Community Action 3.

COMMUNITY ACTION 3: INCREASE IN TREE PLANTING

The Parish Council together with an appointed Tree Warden will actively support groups to seek grants to enable the planting of more trees in the Parish to enhance the environment and help to improve air quality.

COMMUNITY ACTION 4: IMPORTANT TREES

The Parish Council together with an appointed Tree Warden will continue to identify trees and woodland of value for recommendation to the Planning Authority for Tree Preservation Orders. The appointed Tree Warden will also consider the issue of air pollution mitigation owing to the proximity of the major motorway junction (Junction 19 M1) and its impact upon air quality in the Parish.

6.4.2.5 Biodiversity

Swinford has relatively few substantial sites of importance for wildlife, meaning that biodiversity overall is relatively low. The need for every community to make its own contribution to reversing the current threats to and loss of priority habitats and species is recognised in the Parish.

Biodiversity enhancement (species and habitats) is supported by the National Planning Policy Framework, which is itself compliant with the European Habitats Directive 1992 (*Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora*) and the UK *Conservation of Species and Habitats Regulations, 2010, amended 2012*.

Policy ENV2 and Community Action 5 provide for two proactive measures:

- i. having up to date information about Parish wildlife; and
- ii. mobilising the community to create new; and manage existing habitats to enhance biodiversity.

COMMUNITY ACTION 5: BIODIVERSITY

The Parish Council in conjunction with other bodies will keep updated the list of known sites of biodiversity interest that forms part of the Environmental Inventory (Appendix 3) prepared for this Plan.

The Parish Council will actively seek to work with community groups, landowners, funders and other organisations to enhance the biodiversity of the Parish by creating and / or managing habitat sites (e.g. wildflower meadows, woodland, wetland) on suitable parcels of land.

6.4.2.6 Ridge and Furrow

Although much of the grassland in the north and west of the Parish has been converted to arable or re-sown as improved grass (for silage or intensive grazing), a characteristic feature of Swinford is the survival of a significant number of ridge and furrow fields. A survey in 2016 confirmed the extant distribution of ridge and furrow by comparison with Google Earth photography dating from 2011.

Like almost all other rural settlements in the Midlands, Swinford village was surrounded by open fields, and farmed on a 3-field rotation, from before the Norman

Conquest until the time of the Enclosures, mostly in the 18th century. On the heavy clay of south Leicestershire, the contemporary simple plough with a non-reversible coulter pulled by teams of oxen produced permanent, large-scale ridges and furrows. After the 1783 Enclosure of Swinford, when the old fields were subdivided and largely converted to grazing land, the ridges and furrows were 'fossilised', preserving the medieval pattern of ploughlands beneath the new hedges and fields. However, a second agricultural revolution in the 20th century saw the conversion of many of the grazing fields back to arable by deep ploughing, resulting in the final destruction of a significant proportion of the ridge and furrow earthworks.

The national trend has been loss of between 85% and 100% per parish, mostly since 1940. Swinford has also seen a marked decline in ridge and furrow fields, but it is one of only a few parishes in Leicestershire where the decline has not been almost terminal. Of the c.148 agricultural fields in the Parish, around 45 (30%) still retain traces of ridge and furrow.

In English legislation (except for the few that are also Scheduled Monuments) ridge and furrow fields are not statutorily protected, despite a recognition that "*as the open field system was once commonplace in NW Europe, these [surviving] sites take on an international importance*" (English Heritage, 2012).

While individual fields in Swinford are not claimed to be of international importance, the well-preserved groups are an important part of the distinctive character of the Parish and provide a link to its historic past. They are valued by the local community and any further, avoidable, loss would be irreversibly detrimental. Policy ENV3 not only seeks to protect the best of remaining ridge and furrow fields from development, but highlights their importance to the community, especially bearing in mind that many of the threats to ridge and furrow fields often involve types of development, changes of land use and farming practices that do not require planning approval.

References:

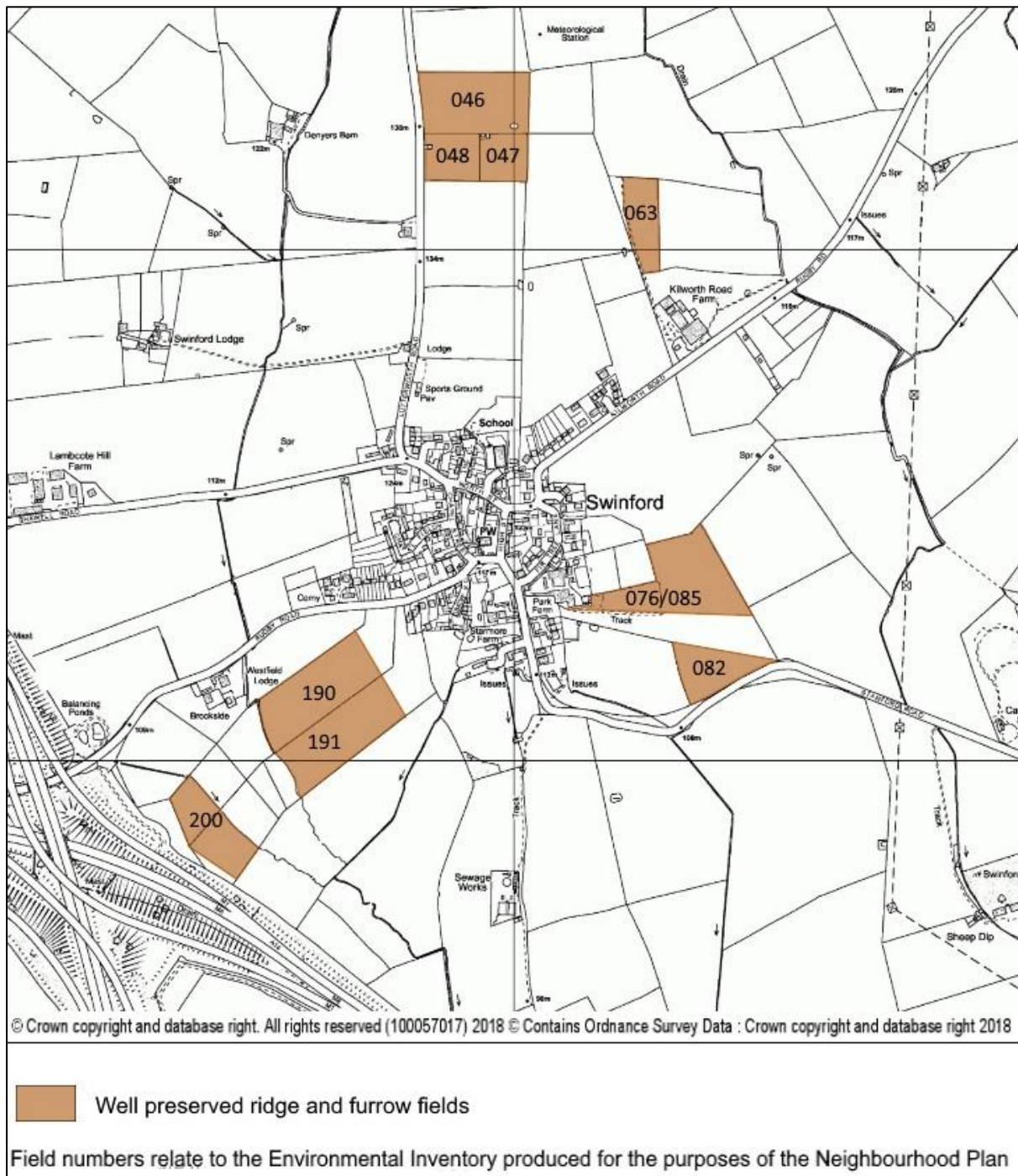
- i. Hall, D 2001. *Turning the Plough. Midland open fields: landscape character and proposals for management*. English Heritage and Northamptonshire County Council.
- ii. Catchpole T and Priest R 2012. *Turning the Plough update assessment*. English Heritage and Gloucestershire County Council.
- iii. Knox R 1992. *A desk study of M1 junction 19 in Leicestershire* [for loss since 1940s].

POLICY ENV3: RIDGE AND FURROW FIELDS

The areas of ridge and furrow earthworks mapped in Policy Map 5 are non-designated heritage assets and any harm arising from a development proposal or a change of land use requiring planning approval will need to be balanced against their significance as heritage assets.

Policy Map 5

Best Examples of Ridge and Furrow Fields



6.4.2.7 Rights of Way

The Parish is relatively well served by public footpaths and bridleways. Policy ENV4 and Community Action 6 express a local aspiration for creating better, safer circular routes for recreation and to support the known benefits to physical and mental wellbeing of walking and other forms of exercise.

Route 50 of the National Cycle Network passes through the Parish, such amenities are assets to parishioners for sport and recreation.

POLICY ENV4: FOOTPATHS, BRIDLEWAYS AND THE NATIONAL CYCLE ROUTE

Swinford Parish is well served with footpaths, bridleways and a national cycle route for recreation. Development proposals should respect and, where possible, improve the local network access to it.

COMMUNITY ACTION 6: FOOTPATHS AND BRIDLEWAYS

The Parish Council will monitor the condition of the existing network of footpaths and bridleways, and work with the responsible Local Authority departments and with the community and landowners to ensure that the network is maintained in a safe, useable condition.

The Parish Council will actively seek to work with landowners, Leicestershire County Council and other bodies to create and maintain enhancements to the present network of walking routes in the Parish.

6.4.3 Built Environment

The present layout of the village preserves the outlines of the medieval settlement pattern as a pattern of 18th, 19th, and 20th century rebuilding, replacement, infilling and expansion largely built on the medieval streets. A primary objective of this Plan is the preservation of as much as possible of the village's characteristic layout, in part by sensitive, strategic planning of all new development but also through protection of the most important and valued buildings and their settings.

6.4.3.1 Listed Buildings

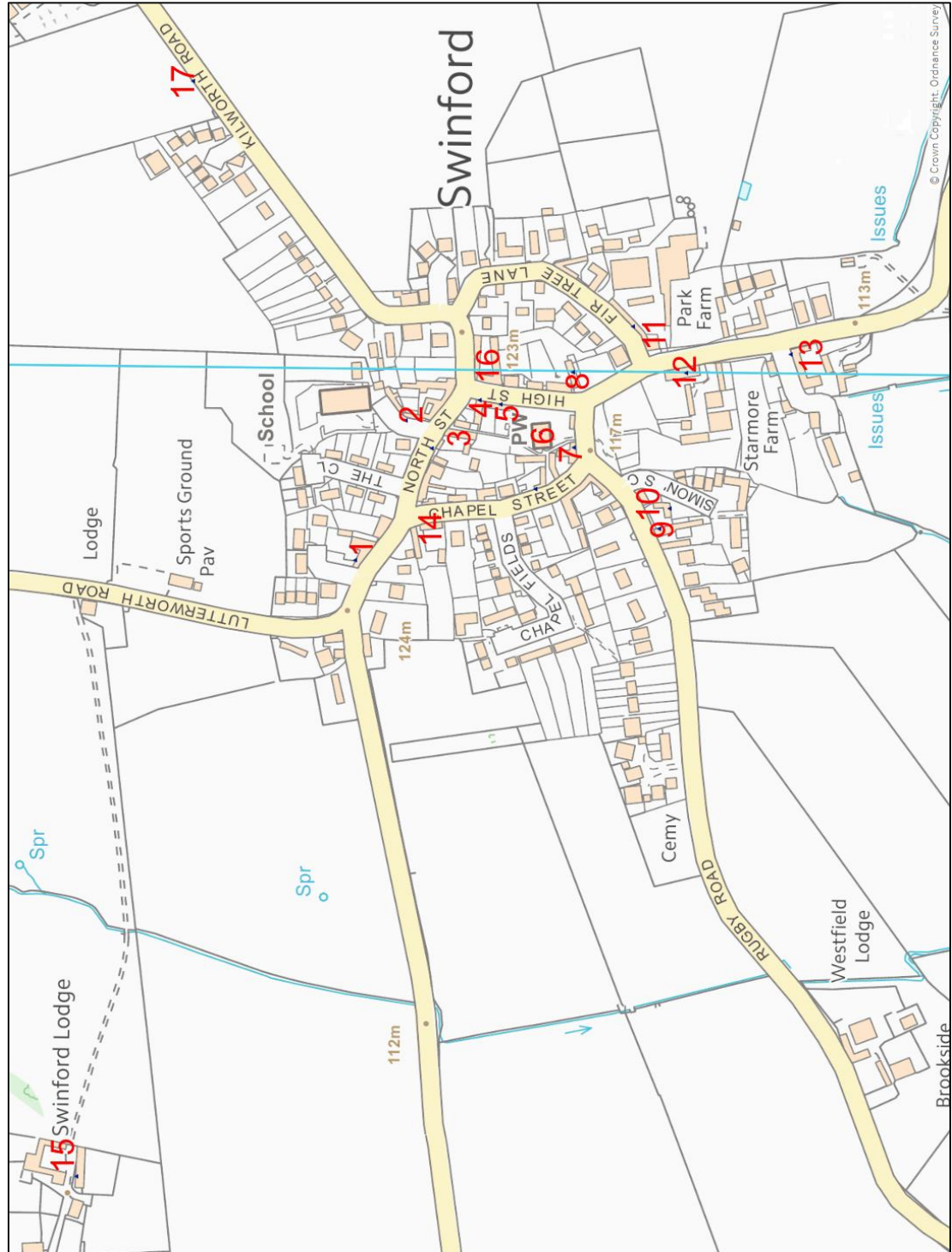
Seventeen structures in the village are Statutorily Listed Buildings. They are statutorily protected and their settings should be considered when determining the locations and designs of permitted new development.

The seventeen listed buildings are detailed below and on Figure 6. Full details are available on the Historic England website:

https://historicengland.org.uk/listing/the_list/

- (1) Websters Farm, North Street
- (2) The Cave Arms, North Street
- (3) Home Farm, North Street
- (4) The Old Manor, North Street
- (5) The Old Bakehouse High Street
- (6) All Saints Church
- (7) The Limes, Rugby Road
- (8) The Retreat, High Street
- (9) Home Farm Barn, Rugby Road
- (10) Home Farm, Rugby Road
- (11) Park Farm, Stanford Road
- (12) Swinford House, Stanford Road
- (13) The Berries, Stanford Road
- (14) Cornerways, Chapel Street
- (15) Swinford Lodge, Lutterworth Road
- (16) Kilworth Road Farmhouse (now The Old Farm)
- (17) The Milepost, Kilworth Road

Figure 6
Listed Buildings



6.4.3.2 Local Heritage - Streetscape

The Neighbourhood Plan has given local people an opportunity to give their views on local heritage. We have identified groups of buildings in the village which are typical and representative of the style and character worthy of repetition in future development.

In responses to the Neighbourhood Plan questionnaire, parishioners were keen to preserve the existing village house building styles and scale which is translated into the grouping shown on Policy Map 6.

The owners / residents of the following houses within the groups and other individual houses have consented to have them included in the list of streetscape assets.

Group 1

Lutterworth Road – Webster’s Farm*, Cave House and adjoining property

Group 2

Chapel Street – The Old Chapel

Group 3

North Street Cottages (south side / east end)

Group 4

School Lane (south and east side)

Group 5

North Street - opposite Home Farm*, Chestnut Cottage and The Old Manor*, Kilworth Turn, Oak Cottage and Ivy Cottage

Group 6

Junction of High Street, Rugby Road and Stanford Road – Cross Keys Cottage, The Chequers Public House and The Retreat*

Group 7

Rugby Road – Cottages (2) at right angles to road beside Home Farm Barn*

Group 8

Stanford Road – Barn and stables in Park Farm*

Group 9

Stanford Road – Swinford House* and its original farm buildings

Group 10

Stanford Road – Farm and buildings on the east side of Stanford Road

Group 11

Lilbourne Lane – Braye Cottages, Honeypt Cottage and Rose Cottage

Group 12

Junction of Shawell Lane and Lutterworth Road – Frankton Cottage, The Dog House and Crisp Cottage

Group 13

Junction of Chapel Street and Lutterworth Road

Group 14

Lutterworth Road – Lodge Cottage

** Statutorily Listed Buildings*

Policy Map 6

Non-Designated Heritage Assets



Development proposals should both respect and take inspiration from the buildings and grouping of buildings that characterise and add interest to the streetscape throughout Swinford.

POLICY BE1: HERITAGE STREETScape

Policy Map 6 identifies the buildings and groupings of buildings that make a significant contribution to the layout and streetscape of Swinford with their characteristic mix of architectural styles. Development proposals should respect and take inspiration from these streetscapes to ensure that new buildings are integrated with care within their heritage setting.

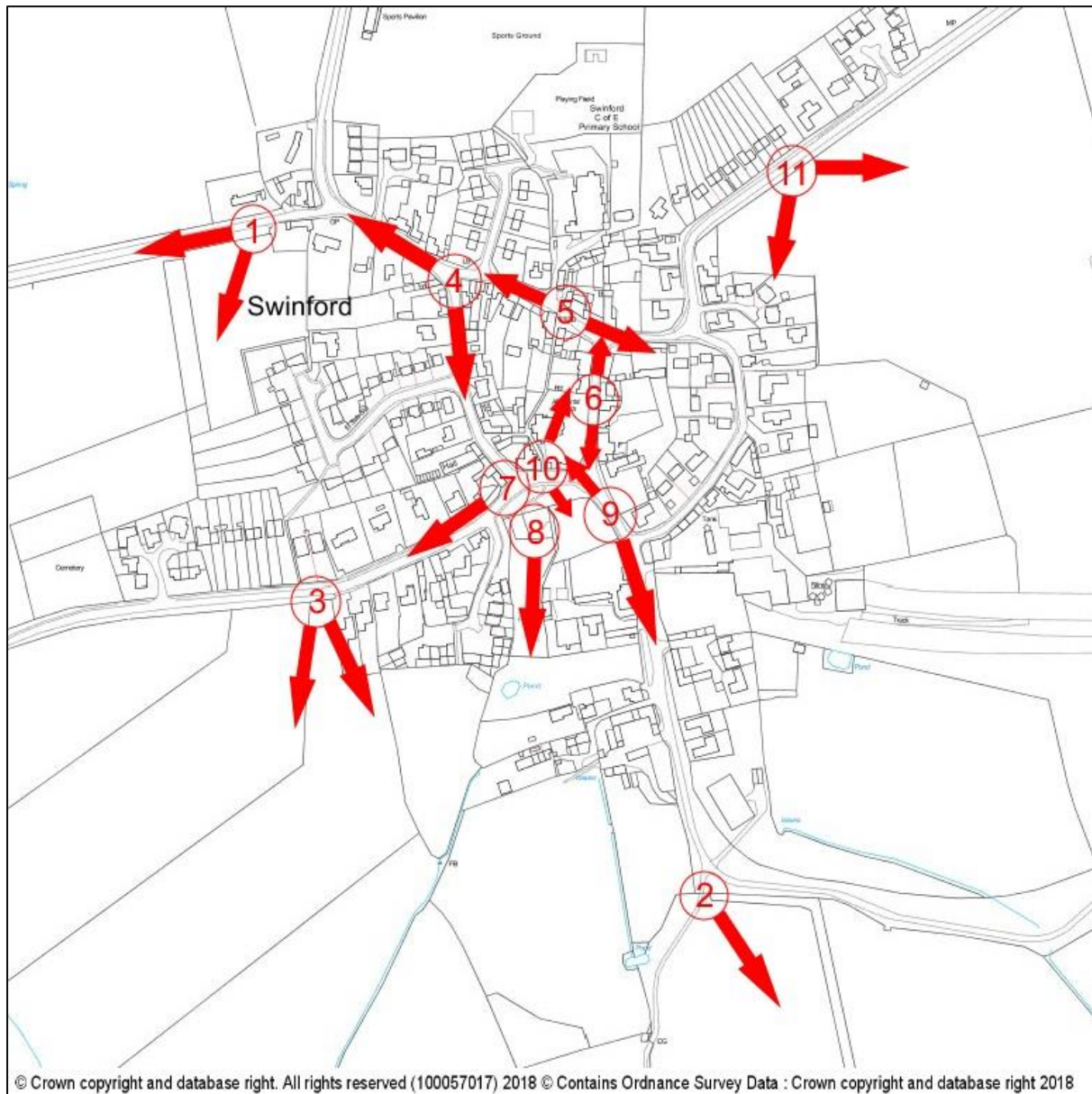
6.4.3.3 Views

Important views have been identified and mapped using an analysis of the community consultations and fieldwork undertaken for the Plan.

As views frame and delineate open spaces in the countryside, they are regarded by the community as essential for protecting the valued rural context of the village and for maintaining its geographical and landscape relationship with the rest of the Parish (its historic territory). This is a particularly sensitive issue for Swinford residents following the 2012 installation of Swinford Corner windfarm 1500m to the north and the 2016 expansion of Junction 19 (M1/M6/A14) within 600m of the village to the west, both of which affected the views in those directions.

Policy Map 7

Important Views – Village Views



Policy Map 7 shows village street views and also incorporates views over the countryside. Details of the numbers displayed on Map 7 are listed in Policy BE2.

POLICY BE2: PROTECTION OF IMPORTANT VIEWS

Development proposals must consider, assess and address, with mitigation where appropriate their impact on the important views listed below and illustrated on Policy Map 7 which help to define the rural setting and character of Swinford:

1. From Shawell Road south and west down Avon valley into Warwickshire;
2. Stanford Road corner bridleway gate southeast towards Avon Valley;
3. From Rugby Road bridleway entrance east and south towards Northamptonshire;
4. From corner of Chapel Street and North Street, west along North Street and south down Chapel Street;
5. West and east along North Street;
6. South and north along High Street;
7. Southwest along Rugby Road from the corner of Rugby Road/Chapel Street;
8. From the play area, south over the Glebe land;
9. From Rugby Road / High Street junction south down Stanford Road and NW over churchyard;
10. From Rugby Road / Chapel Street junction northeast over churchyard and southeast over 'village green';
11. From Kilworth Road over ridge and furrow field to Stanford Park woodland, Hemplow Hills, and Northamptonshire Hills.

6.4.3.4 Sustainable Development

In line with Harborough District Council's policies the community of Swinford intends to play its part in the sustainable development of the District. The intention is to remind potential developers that the community, through the Parish Council and the District Council through the planning system, will scrutinise all development proposals for their sustainability.

POLICY BE3: SUSTAINABLE DEVELOPMENT

Development proposals should consider, assess and address their potential to:

- i. use sustainable materials and construction methods; and**
- ii. incorporate good practice sustainable design features such as low consumption, mitigation of the effects of climate change, on-site energy generation, and on-site SuDs drainage and surface water management; and**
- iii. facilitate access by sustainable modes of transport; and**
- iv. add innovations which have a positive impact upon climate change adaptation; and**
- v. incorporate beneficial features for biodiversity; and**
- vi. address and reduce flood risks.**

Swinford village is not at risk of flooding from rivers, although in the wider parish the Environment Agency map of 'Flood Risk for Planning' (Supporting Document 7) shows two areas in the Avon floodplain that are in Flood Risk Zone 3, the highest risk classification.

The important issue for residents is that of flooding from surface water, which appears to have increased in the Parish over recent years; possible causes are increased rainfall overall, more intensive rainfall events, intensification of agriculture, and new development being permitted without recognition of its effects on local hydrology. Small-scale, local flooding by surface water may not be newsworthy but it is distressing for the people affected and, countrywide, is the commonest, most widespread type. Within the built-up area of the village, flooding from surface water (run-off and 'flash flooding') is an actual or potential risk at all sites where there are 'ordinary watercourses' (defined as 'rivers, streams, ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows'), and also, significantly, along the main streets within the village, across Rugby Road (and fields southwards) just west of the cemetery, and across Stanford Road.

The sites allocated for housing development (see policy H3) are within Flood Zone 1, defined by the Technical Guide to the National Planning Policy Framework as having

a low probability of flooding. However, any development holds the possibility of worsening flood risk in the surrounding areas as more water could run over hard surfaces.

6.5 Community Facilities and Amenities Policy

6.5.1 Introduction

The presence of community facilities and amenities make a significant contribution to the wellbeing and community spirit of Swinford. They have a positive impact of the sustainability of the Parish, enhancing the village and providing focal points for social interaction.

For the size of Swinford there is a wide range of facilities. These include a pub, primary school, village hall, church, playgroup, play area with village green and equipment and a cricket club / sports field.

However, in recent years Swinford has suffered the loss of some amenities such as a local shop and public transport. These have not been replaced, although there is the use of the community bus which is operated and run by a local charity.

The village is popular for commuting to work because of the close access to M1, M6 and A14 but with the recent closure of the Catthorpe Interchange the Parish awaits to understand the impact this will have on village life.

6.5.2 Protecting Existing Community Facilities

i. Pub

The Chequers is the only pub in Swinford. The close access to the motorways made it a great place to people to break up their journeys but with the closure of these links the impact is yet to be known. Combined with the efforts of its current tenants and changes made to the menu it is a pub that is becoming more inviting to locals and visitors.

The importance of the pub to community life is perhaps best illustrated by the fact that it scored the highest amongst villagers as being important but also The Chequers scored the highest amongst amenities that are used.

ii. School

Swinford Church of England Primary School provides a distinctive Christian education for children within the framework of the National Curriculum. Links with the local community help shape teaching and learning at Swinford. The school welcomes

children to the school whatever the background or religion. The school was established in 1874 and the building redeveloped in 2007. There is a strong community spirit in the village and the school plays a significant part in this. Approximately 60% of its pupils come from within the Parish.

The school has state-of-the-art teaching resources in light, spacious and stimulating classroom settings. There is a large hall equipped with sound and lighting systems and a sprung floor. Also, there is a well-equipped computer room, a library and areas for small group work. Outside there is a large playing field, a hard playground, a dedicated outdoor learning area and a large outdoor classroom. There is also a woodland area for children to explore and learn in and a garden where children grow plants and vegetables.

The official capacity is 105 and currently has 106 pupils on the roll. As with other schools of similar context and size, there is some unevenness in distribution across year groups so could accommodate a few more pupils in some classes.

iii. Village Hall

The village hall is a well-used local resource which offers a main hall, a meeting area, large store cupboard, kitchen / catering facilities and toilet facilities for all abilities. It is also home to the local playgroup who have a secure permanent set-up featuring a large room and toilets. The village hall is well used; not only does it provide a venue for the local playgroup, but it hosts annual productions by the local amateur dramatics society and is a popular meeting place for other organisations in Swinford such as the WI and Swinford 2000 (local charity).

The importance of the village hall to community life is perhaps best illustrated by the fact that it scored the second highest amongst villagers as a facility that they use.

iv. Church

All Saints church is considered an important historic building or focal point. Regular attendance is low but the church is kept going by voluntary donations and events organised by a circle of parishioners. The church fills up at Easter, for carol services at Christmas, for weddings, baptisms and funerals. The churchyard is in a central location to the village and has easy access from the front and back.

v. Playgroup / Swinford Seasons

Swinford Playgroup has been established for over 25 years and takes place in the Village Hall. It provides a wide range of opportunities and activities to support children through early years development offering a safe, secure, welcoming and friendly environment.

Swinford Seasons is a before and after school care provision that operates for children who attend Swinford School.

vi. Village Green / Play Area

Right at the heart of Swinford there is a very popular play area set back from the village green. The land is rented from the diocese and leased to the Parish Council. The site is managed and maintained by a local charity called Swinford 2000 who formed in 1999 to build the play area as a millennium project for the community. The village green is a beautiful setting managed by volunteers in the village and is home to trees, bushes and shrubs and caters for at least two community events a year bringing all generations together in a rural setting.

vii. Cricket Club / Sports Field

Rowland United Cricket Club in Swinford runs all levels of teams with the emphasis on participation and fun. The club currently runs two midweek senior sides with a Sunday friendly and junior sides from ages U11 through to U17.

The sports field is home to the local football team Swinford Chequers who have risen in the leagues currently sitting in Division 3 of the Leicester Alliance League.

To promote a sense of community and emotional wellbeing that is so much part of Swinford's heritage and to maintain the appeal and viability of the Parish as a place to live it is essential that Swinford retain their facilities and amenities, enhancing them where possible.

The importance of the existing facilities and amenities were highlighted during the questionnaire and open event exercises that have taken place in Swinford through the preparation of this Neighbourhood Plan.

The results of a parish-wide questionnaire at the outset of the Neighbourhood Plan process identified the value placed on retaining existing parish facilities by local residents. This was reinforced by the open event held in April 2016. Policy CF1 explains how the Plan will contribute towards the objective of maintaining and enhancing the existing level and range of facilities.

POLICY CF1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES

Development leading to the loss of an existing community facility or which detrimentally impacts on an existing community facility in such a way that it loses amenity value (including but not limited to the school, village hall, church, pub, village green / play area and cricket club / sports field) will not be supported unless it can be demonstrated that:

- i. there is no longer any need or demand for the existing community facility; or
- ii. the existing community facility is no longer economically viable; or
- iii. the proposal makes alternative provision for the relocation of the existing community facility to an equally or more appropriate and accessible location within the Parish which complies with the other policies of the Neighbourhood Plan.

6.5.3 Assets of Community Value

The designation of a community facility as an Asset of Community Value provides the opportunity to give it added protection from inappropriate development.

The Localism Act 2011 defines an 'Asset of Community Value' as "a building or other land (whose) main use has recently been or is presently used to further the social well-being or social interests of the local community and could do so in the future". The Localism Act states that "social interests" include cultural, recreational and sporting interests

Where an asset is 'Listed' the Parish Council or other community organisations will be given the opportunity to bid to purchase the asset on behalf of the local community if it comes up for sale on the open market. Its 'Listing' can also be taken into consideration when determining a planning application for a development proposal, which would affect the reason why it was listed.

Assets of special importance to the well-being of the Parish and to which local people have a strong affinity and wish to protect may come forward over the lifetime of the Plan.

COMMUNITY ACTION 7: COMMUNITY FACILITIES

The Parish Council will support the listing of Assets of Community Value and once listed, will work to support their longevity.

The Parish council will conduct a review of community facilities, groups, and their importance within the community.

6.5.4 Promoting Additional Community Facilities and Amenities

Community consultations have confirmed the value of enhancing the range of community facilities and amenities in the Parish, recognising their benefits to the local community.

The loss of the local shop and public transport in Swinford has never been forgotten and gives added importance to the need to encourage additional community services and amenities into the settlement. The combination of losing the local shop and then public transport has been significant for individuals, in particular those who have no access to transport to travel outside of the village. 85% of 168 respondents to the questionnaire identified that they would like to see a local shop in Swinford and 85% would also like to see public transport. The open event confirmed the thirst for a local shop, 13 of the 15 responses considered, stated the need for a village shop to start up again in Swinford.

However, this needs to be evaluated in the context of concerns expressed amongst the community about the impact of parking and the impact of increased traffic flows on road safety.

POLICY CF2: NEW OR IMPROVED COMMUNITY FACILITIES

Proposals that ensure the retention, improve the quality and / or extend the range of community facilities, particularly those for young people, will be supported provided that:

- i. the facility and scale are appropriate to the needs of the Parish; and
- ii. residential amenities are respected; and
- iii. the location is conveniently accessible for residents arriving on foot or bike; and
- iv. where applicable, current parking issues are not exacerbated.

6.6 Transport Policy

6.6.1 Traffic Management

Swinford is a rural Parish and there are no major roads within it. Swinford is located next to the M1, M6 and A14 and was used as a 'cut through' for traffic prior to the closure of access to these roads for the M1 Junction 19 Improvement Scheme.

Volumes of traffic can be high at certain times and speeding in excess of the 30mph limit has previously been a problem. This, combined with the lack of off road parking in some areas create further problems particularly at peak times and when HGVs decide to travel through the village.

There are two choke points in Swinford on North Street and Chapel Street due to inadequate parking around the school and no provision for off road parking. This problem is exacerbated at school drop-off and pick-up times and can also present difficulties for very large agricultural vehicles that use North Street.

Parking is also highlighted through questionnaire analysis and consultation as a particular problem along North Street and Chapel Street and concerns were also raised regarding parking on pavements.

There is no provision for public transport in the village but there is access to a community bus which is run by a local charity called Swinford 2000. This facility is charged at cost and is not intended to make a profit. Whilst the bus does not put on regular trips to neighbouring towns following an unsuccessful trial it is regularly used by the school and a number of sports and social groups within the village.

The car provides the principal mode of transport for residents of the Plan area with no provision for public transport. The 2011 Census identifies only 4.4% of households with no car or van, compared to 12% across Harborough, 22% in the East Midlands and 26% across England. With the lack of public transport, reducing journeys made by car would prove challenging but there are a number of actions that can be taken by individuals and by the public and private sectors that could help with this issue.

Residents are concerned by the potential for new developments to exacerbate existing parking and transport problems. The Plan therefore focuses on those areas where it can have an influence on the need to travel by car, on highway safety and on parking provision. In particular, it includes measures to prevent the loss of off-street parking and ensure that, where necessary, traffic management measures are provided in connection with new development.

Policies identified elsewhere in the Neighbourhood Plan support the aim of improving the transport situation in the Parish. These include protecting the existing pedestrian links to the surrounding area (Policy ENV4); supporting the promotion of high speed electronic communications, enabling businesses and individuals to communicate more effectively without travel and providing the opportunity for residents to work at home and more locally (Policy E4); and providing an appropriate level of off-street parking in any new developments (Policy D1).

COMMUNITY ACTION 8: TRAFFIC MANAGEMENT

The provision of traffic management solutions to address the impacts of traffic arising from development in the Parish will be strongly supported. This includes either directly provided solutions or the use of developer contributions to provide the cost of improvements. The priorities for residents include:

- i. extending the 30mph zone near any new development;
- ii. countdown chevrons;
- iii. traffic management solutions to restrict / discourage speeding along Kilworth Road, Rugby Road and Stanford Road;
- iv. traffic management solutions to reduce the use of Swinford as a route for HGVs;
- v. reviewing / widening pavements near to the school;
- vi. introducing a passing bay along Chapel Street;
- vii. cycle provision.

COMMUNITY ACTION 9: SCHOOL DROP-OFF

The Parish Council will endeavour to review the current issues that arise during school drop-off and pick-up times.

COMMUNITY ACTION 10: ONE WAY SYSTEM AND BUS SERVICE

The Parish Council will explore all options with the District and County Council of implementing a one-way traffic system around the centre of the village. It will also explore whether or not the old bus service can be restored.

6.7 Employment Policy

6.7.1 Support for Existing Employment

Supporting a healthy and diverse local economy is an important theme of the Neighbourhood Plan. This support recognises the constraints imposed by the fact that Swinford is a rural parish and thus relatively remote from the major employment centres and by the fact that its residents place a high value on its rural character in all its aspects. That being said, it is very accessible to a significant number of towns and cities therefore a very good place to commute from. However, increased opportunities for home working and the highly mobile local economy – in terms both of demand and of labour – offer opportunities for niche businesses to flourish and for individuals to base themselves from the Parish while working elsewhere. Both these trends benefit the overall sustainability and diversity of the Parish.

There is an increasing number of residents who are home workers (11.8% of people living in the Parish who are aged 16-74 and in employment compared to 5.7% in Harborough District) choosing or needing to work from home. The majority of other workers commute to their place of employment. 53.5% of residents drive their car to work, above the rates for the Region (42.2%) and England (36.9%). The lack of local bus service and other bus services are insufficiently frequent at peak commuting times to facilitate working even a 9-5 day in Market Harborough or Leicester, the local employment centres, let alone to support shift working or flexi-time working with its inherent requirements for flexibility. Swinford village has an ageing population meaning fewer and fewer residents need to work. Although the ageing population might move away to places that provide facilities more relevant to their needs which may see younger people taking residence in their place.

Employment facilities are few and far between in Swinford. It is proposed that such facilities are protected against being lost to other uses. To do so, it is necessary to restrict the demolition or conversion of existing commercial premises (B-class uses) for non-commercial purposes. Only if it is clearly demonstrated that there is little prospect of the existing building or land being used for employment-generating purposes can this be permitted.

In order therefore to demonstrate that commercial land or property can be redeveloped for non-commercial uses, the land or buildings must not have been in active use for at least twelve months and it must be clear that there is little or no prospect of the premises or land being reoccupied by an employment-generating user in the future. This must be demonstrated by a sustained marketing campaign lasting at least six months, undertaken through an appropriate commercial agent. This must show that all reasonable steps have been taken to market the property and that there has been no interest from a credible party.

POICY E1: SUPPORT FOR EXISTING EMPLOYMENT OPPORTUNITIES

There will be a presumption against the loss of premises or land which provide employment or future potential employment opportunities. Applications for a change of use to an activity that does not provide employment opportunities will only be supported if it can be demonstrated that the premises or land in question:

- i. has not been in active use for at least 12 months; and
- ii. has no potential for either reoccupation or redevelopment for employment generating uses and with evidence from a full valuation report and a marketing campaign lasting for a continuous period of at least six months.

6.7.2 Support for New Employment Opportunities

Community consultations have identified broad support for a healthy local economy providing amenities such as a general store and local employment opportunities. The Open Event from April 2016 recognised the value of supporting local businesses following the questionnaire identifying that 29% of respondents operated a business from the village.

Consequently, opportunities for business start-ups should be accommodated wherever possible and existing businesses should be encouraged to remain within the community and to grow. The Parish also needs to attract appropriate new enterprises in the right locations to boost and diversify the local economy and to provide more local employment opportunities at the same time considering the types and ensuring that they are in keeping with the village.

However, employment proposals should only be seen as acceptable if they avoid harmful impacts on other matters agreed to be locally important such as increased traffic flows, parking, residential amenity, the preservation of historic / heritage assets and the local environment.

The draft Local Plan supports the rural economy (Policy GD3) by allowing for the expansion of existing enterprises or the creation of small-scale new businesses to contribute to a vibrant and diverse local economy and improve the overall amenity value of living in the Parish.

POLICY E2: SUPPORT FOR NEW EMPLOYMENT OPPORTUNITIES

Development proposals that provide additional employment opportunities and are of a type and on a scale which are compatible with the character and infrastructure of the village or countryside location concerned will be supported subject to:

- i. in Swinford, the location is within the defined Limits to Development;
- ii. in the countryside outside Swinford, developments will be limited to uses which would help to sustain and diversify the rural economy, which may include small-scale recreation and tourism enterprises;
- iii. the reuse of suitably constructed buildings or previously developed land wherever possible; and
- iv. no loss of existing dwellings; and
- v. appropriate regard for the residential amenity of neighbouring dwellings where applicable; and
- vi. traffic generation and parking requirements being assessed and addressed.

6.7.3 Farm Diversification

There are five working farms remaining in the Parish. To help maintain the rural economy and protect the open countryside from inappropriate development, the Plan supports the sustainable growth and expansion of business and enterprise through the conversion of existing buildings in the countryside. Specifically, this is intended to:

- i. promote a viable and sustainable farming and rural economy in Swinford Parish;
- ii. promote the diversification of rural businesses;
- iii. encourage new businesses to provide a wider range of local produce, services and leisure facilities, to provide local employment and attract visitors to the Parish;
- iv. maintain and enhance the local environment of rural and agricultural lands.

The change of use of some rural buildings to new uses is already permitted under the General Permitted Development Orders. The Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014 allows, under certain circumstances, the change of use of agricultural buildings to residential use and change of use of agricultural buildings to registered nurseries providing childcare or state-funded schools, under the prior approval system.

POLICY E3: RE-USE OF RURAL BUILDINGS

The re-use, conversion, and adaptation of appropriately located and suitably constructed existing rural buildings (particularly those adjacent to or closely related to villages) will be supported subject to:

- i. the proposed use being appropriate to a rural location which may include enterprises that contribute to the retention and viability of rural services or land based businesses, or aid farm diversification or are tourism and/or recreation related where a countryside location or setting is required or otherwise benefit rural businesses and communities; and
- ii. the scale and appearance respecting the character of the countryside, the local landscape and the surrounding environment; and
- iii. potential harm to any archeological, architectural, historic or environmental features of special interest being assessed and addressed; and
- iv. traffic generation and parking requirements being assessed and addressed; and
- v. potential harms to neighbours, such as noise, light pollution, increased traffic levels and increased flood risk, being addressed and assessed.

6.7.4 Broadband Infrastructure

The modern economy is changing and increasingly requires a good communications infrastructure as a basic requirement for commonly adopted and effective working

practices. The internet is driving business innovation and growth, helping people access services, opening up new opportunities for learning and defining the way businesses interact with and between their employees, with their customers and with their suppliers. This is particularly important in small rural settings where better broadband will enable home-working, reducing dependence on the car; will enable small businesses to operate efficiently and compete effectively in their markets; and where improved access to an increasing number of on-line applications and services provided by the public and private sector can help to reduce social exclusion.

The 2011 Census highlights how people are working differently to a generation ago – in Swinford Parish 11.8% of people work from home (above the District-wide total of 5.7% and over three times the regional and national percentages) and 17.7% are self-employed, again significantly higher than district, regional or national levels.

The need for high speed broadband to serve Swinford is therefore very important. Broadband speeds are reported by residents to be poor and it is therefore a fundamental constraint to the continuing expansion of self-employed activity for those working from home or from a small office. In the community questionnaire, 13% of respondents referenced high quality broadband as being necessary.

POLICY E4: BROADBAND INFRASTRUCTURE

Proposals to provide access to super-fast broadband and improve the local mobile communications network will be supported subject to:

- i. Above-ground installations, where applicable, being appropriately designed, minimising size and scale and camouflaging appearance wherever possible; and**
- ii. Provision being made to ensure that equipment that has become obsolete or that is no longer in use is removed as soon as practicable and the site restored to its former condition.**

6.7.5 Homeworking

Many current businesses are sole traders and microbusinesses, and many operate from a home office or workshop.

In rural areas, such as Swinford with limited full-time employment opportunities, the benefit of supporting home working is that it helps to promote business activities, encouraging local employment and reducing the dependency of the car for long journeys to employment sites outside the Parish.

The intention of Policy E5 is to recognise that people may not have a suitable space within their home from which to run a business, or they may wish to distinctly and deliberately separate their work and living space. Policy E5 supports the construction of extensions, the conversion of outbuildings, and the development of new free-standing buildings in gardens from which businesses can operate. This is intended to maximise the opportunity for home run enterprises to be created and supported in the long term in Swinford Parish, recognising the reality of employment patterns and work habits in a rural location.

Policy E5 would apply where a material change of use occurs, such that planning permission is required. It reflects positive support for entrepreneurial activity.

POLICY E5: WORKING FROM HOME

Development proposals to use part of a dwelling and / or its curtilage for working from home, where subject to a planning consent, will be supported subject to:

- i. the relevant content of Policies D1 and E2 being addressed; and**
- ii. potential harms arising from the proposed activity such as noise, fumes, odour or other nuisance being assessed and addressed; and**
- iii. any extension or free-standing building (where not permitted development) being designed to complement and not detract from the character of the building to which it is subservient with particular attention to height, scale, massing, location and materials.**

7 Monitoring and Review

The Neighbourhood Plan will last for a period of 14 years. During this time, it is likely that the circumstances which the Plan seeks to address will change.

The Neighbourhood Plan will be regularly monitored. This will be led by Swinford Parish Council, in conjunction with Harborough District Council as the local planning authority, on at least an annual basis. The policies and measures contained in the Neighbourhood Plan will form the core of the monitoring activity, but other data collected and reported at the Parish level relevant to the delivery of the Neighbourhood Plan will also be included.

The Parish Council will formally review the Neighbourhood Plan no later than 2022 and then on a 5-year cycle which may be brought into line with the review cycle of the emerging Harborough Local Plan when that commences.

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The Plan and all supporting documentation can be viewed on the Parish Council website:

<https://www.swinfordparishcouncil.gov.uk/swinford-neighbourhood-plan.html>

9 Appendices

The following section contains the following appendices:

Appendix 1	Site Sustainability Analysis
Appendix 2	Sustainable Development Criteria
Appendix 3	Environmental Inventory
Appendix 4	Local Green Spaces in Detail



Appendix 1

Site Sustainability Analysis



Neighbourhood Plan referendum version

Site Sustainability Analysis – September 2017

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1 Swinford Sustainable Housing Development – Site 1: Lilbourne Lane

1.1 Introduction

The designation of land for residential use is an important part of the Neighbourhood Plan process. It is undertaken at a strategic level to protect important heritage sites and deliver the numbers, types and tenures of housing required to meet the requirements set by the District Council Local Plan whilst meeting locally proven housing need. A site designated for residential development (or as a reserve site) will still need to be submitted and achieve a full residential planning decision from the relevant District Council.

The Swinford Neighbourhood Plan Group are ensuring the Parish remains sustainable by adopting a balanced residential expansion that meets identified local needs. The target number of new dwellings to meet the need identified by Harborough District Council in May 2016 is between 33 and 48 units to 2031. Windfall sites will provide about 10 units over the next 15 years based upon past performance. The residual target is therefore to allocate sites for between 23 and 38 units. This analysis ranks the sites in order of which are the most and which are the least sustainable over the term of the plan. The Lilbourne Lane site is scored red minus 4 and ranked eight of the nine prospective locations and can now be presented for community consultation as not requiring an allocation in the neighbourhood plan.

1.2 Site Selection Criteria

The sustainable development criteria for the selection and allocation of sites for new dwellings use best practise methodology, supplemented with evidence from Harborough District Council, approved Neighbourhood Plans, community consultation and other relevant plans and documents including the National Planning Policy Framework. A scoring system based on a traffic light (i.e. Red, Amber or Green - RAG) score has been used. This reflects best practice and is a robust methodology to understand and use. After analysing the sites the one with the highest green ratings score and the least red rating score is the one which is most sustainable.

- i. Red is scored for a negative assessment where significant mitigation is required and/or there are “deal-breaker” problems;
 - i.i. A red scoring site should not be developed.
- ii. Amber is scored where there are negative elements to the site and costly/disruptive mitigation measures will be required;

- ii.i. An amber scoring site will require significant remediation works to allow development, it may be developed at some future date.
- iii. Green is scored for a positive assessment with no major constraints on residential development.
 - iii.i. A green scoring site can be developed subject to owner and community support, market demands, full planning consent and financial viability.
- iv. Within the different scoring categories sites will be ranked on their individual score.

Contact Details	
Name of Assessor	Derek Doran BSc (Hons) MCIH MBA Lead Associate – Your Locale
Site – Details	
Site reference : (SHLAA)	SW/HSG/01 - 9 units estimated
Site name :	Lilbourne Lane

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
Site capacity: 3 bed houses with garden and in-curtilage parking.	10-12 units possible 0.35 HA, developable in years 6 -10 in the SHLAA.	Amber
Current Use:	Existing farm and ancillary buildings currently in use (some derelict) to be demolished, retaining the character cottage in the corner of the development. Paddock and agricultural – currently in use.	Amber
Adjoining Uses:	Open Countryside to the West and working fields to the South.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating	
	<p>Site extends the current built form of the village in a highly visible Southerly direction and is outside the current village envelope (TBC).</p> <p>The land is outside of the new intended Limit to Development (LTD) boundary, to be adopted in the settlement development policy of the Neighbourhood Plan and the draft Harborough Local Plan.</p>
Topography:	Heavily undulating land with a drainage ditch along Stanford Road.
Greenfield or Previously Developed Land?	A mixture of greenfield open countryside and existing farm buildings (some derelict) and a yard, currently farmed and used on a daily basis.
Good Quality Agricultural Land?	The land is classified as grade 3 good to moderate quality agricultural land.
Site availability - Single ownership or multiple ownership?	Mr and Mrs Walker keen to build.
Landscape Quality? Visual Impact Assessment (VIA)	Overall, site is partly built out but largely unmodified and with high quality open views to two aspects. A wide panoramic view over open field includes the M1 and large wind turbines to the South. The site is on an important vehicular route in to the village so would extend the built form of the village in a Southerly direction, affecting the feel and scale of the village in a negative manner.
Important Trees, Woodlands & Hedgerows?	Small stands of trees and individual trees of high quality with small sections of hedge are dotted around the boundary of the site. These would have to be protected by a high-quality design solution.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		
RAG Rating		
Relationship with existing pattern of built development?	This is a backland site not linked to the current built form and would extend the village envelope in a Southerly direction in a very prominent fashion. Adjacent to the current village envelope and adjacent to the intended Limits to Development set out in the settlement policy of the neighbourhood plan. Therefore, a very sensitive site to develop.	Red
Local Wildlife considerations?	Nesting birds, small mammals, foxes, badgers.	Red
Listed Building or important built assets?	The house within the site is of historical significance and may be listed.	Amber
Impact on the Conservation Area or its setting?	On the edge of the current conservation area for Swinford and would undermine the unique historical character and setting of this entrance to the village.	Amber
Safe pedestrian access to and from the site?	None in place, although fairly straightforward to link to nearby rights of way.	Amber
Safe vehicular access to and from the site?	None at present and locations restricted due to the severe curve in the road making it difficult to provide a suitably wide visibility splay to meet current highways safety standards in to the site for 10-12 units along a long section of the narrow road.	Amber
Impact on existing vehicular traffic?	Additional vehicle flows from this small number of units would have a small effect upon vehicular movements in this small village.	Green
Safe access to public transport?	No bus service.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
Specifically a bus stop.		
Distance to community facilities, specifically The Chequers public house.	Walking distance to the pub has been measured and is fairly long at 267m on foot.	Red
Current existing informal/formal recreational opportunities on site?	Yes, the Bridleway to the South of the site is well used.	Amber
Ancient monuments or archaeological remains?	None identified.	Green
Any public rights of ways/bridle paths?	Yes, the Swinford Bridleway is along the Southern edge of the site and a significant right of way runs across the bottom section of the site to the sewage treatment works.	Amber
Gas, oil, pipelines and networks & electricity transmission network?	Two electricity cables cross the site and will need to be relocated.	Amber
Any known noise issues?	The M1 is nearby and there is significant traffic noise and atmospheric pollution that would require further investigation for the site to proceed.	Red
Any known contamination issues?	Small bonfire sites within the area are a minor issue. A noxious smelling sewage treatment works is found about 120m from the Southern boundary of the site and expensive to relocate.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
Any known flooding issues?	Although the site is not identified by the Environment Agency as being at risk of flooding, it has flooded in the past.	Amber
Any known drainage issues?	Yes, a land drain is found adjacent to the site so drainage will need to be further investigated.	Amber
Issues related to planning history on the site?	The pre-planning consultation for the Berries site is already underway, an outline planning consent has now been issued.	
Summary	<p>Red – 7</p> <p>Amber – 16</p> <p>Green – 3</p> <p>A red (-4) scoring site that does not need to be allocated at the current time.</p>	A Red scoring minus 4.

2 Swinford Sustainable Housing Development – Site 2: Village Paddock

2.1 Introduction

The designation of land for residential use is an important part of the Neighbourhood Plan process. It is undertaken at a strategic level to protect important heritage sites and deliver the numbers, types and tenures of housing required to meet the requirements set by the District Council Local Plan whilst meeting locally proven housing need. A site designated for residential development (or as a reserve site) will still need to be submitted and achieve a full residential planning decision from the relevant District Council.

The Swinford Neighbourhood Plan Group are ensuring the Parish remains sustainable by adopting a balanced residential expansion that meets identified local needs. The target number of new dwellings to meet the need identified by Harborough District Council in May 2016 is between 33 and 48 units to 2031. Windfall sites will provide about 10 units over the next 15 years based upon past performance. The residual target is therefore to allocate new sites for between 23 and 38 units. This analysis ranks the potential housing sites in order of which are the most and which are the least sustainable over the term of the plan. The Village Paddock site is scored RED -5 and ranked ninth of the nine prospective locations and can now be presented for community consultation as not being allocated in the neighbourhood plan.

2.1 Site Selection Criteria

The sustainable development criteria for the selection and allocation of sites for new dwellings use best practise methodology, supplemented with evidence from Harborough District Council, approved Neighbourhood Plans, community consultation and other relevant plans and documents including the National Planning Policy Framework. A scoring system based on a traffic light (i.e. Red, Amber or Green - RAG) score has been used. This reflects best practice and is a robust methodology to understand and use. After analysing the sites the one with the highest green ratings score and the least red rating score is the one which is most sustainable.

- i. Red is scored for a negative assessment where significant mitigation is required and/or there are “deal-breaker” problems;
 - i.i. A red scoring site should not be developed.
- ii. Amber is scored where there are negative elements to the site and costly/disruptive mitigation measures will be required;

- ii.i. An amber scoring site will require significant remediation works to allow development, it may be developed at some future date.
- iii. Green is scored for a positive assessment with no major constraints on residential development.
 - iii.i. A green scoring site can be developed subject to owner and community support, market demands, full planning consent and financial viability.
- iv. Within the different scoring categories (R.A.G.) sites are ranked on their individual score.

Contact Details		
Name of Assessor	Derek Doran BSc (Hons) MCIH MBA	Lead Associate – Your Locale
Site – Details		
Site reference: (SHLAA)	SW/HSG/02 - 6 units estimated	
Site name:	Village Paddock	

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
Site capacity: 3 bed houses with garden and in-curtilage parking.	4-5 units possible 0.22 HA, developable in years 6 -10 in the SHLAA.	Green
Current Use:	An open space acting as the green lung in the centre of the village. Paddock land used for grazing and informal recreation purposes. Currently being advertised as an available paddock.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
Adjoining Uses:	<p>A large children's play area and important village recreation space are found to the Northern boundary of the site.</p> <p>Newly constructed housing on Simons Close forms the Western boundary with existing housing and farm building to the Eastern and Southern boundaries. The land is inside the new intended Limit to Development (LTD) boundary, to be adopted in the settlement development policy of the Neighbourhood Plan.</p>	Amber
Topography:	Uneven and sloping land.	Green
Greenfield or Previously Developed Land?	A greenfield open Paddock.	Red
Good Quality Agricultural Land?	The site is grade 3 agricultural land of a good to moderate quality.	Amber
Site availability - Single ownership or multiple ownership?	The Church, Glebe land.	Green
Landscape Quality? Visual Impact Assessment (VIA)	Overall, the site is in a very central and prominent location that creates a unique rural feel to the village centre. The landscape is ancient and totally unmodified, it should be protected for future generations to enjoy – potential to be designated a Local Green Space – LGS in the Neighbourhood Plan. A large section of mud walling is found adjacent to the site and this should also be protected.	Red
Important Trees, Woodlands & Hedgerows?	Small stands of trees and individual trees with small sections of hedge are dotted across and around the site. An orchard is adjacent to the site.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		
RAG Rating		
Relationship with existing pattern of built development?	A prominent central position that has been undeveloped for a very long time. Adjacent to the current village envelope and within the intended Limits to Development set out in the settlement policy of the neighbourhood plan. Therefore, a site that would be incongruous to develop.	Red
Local Wildlife considerations?	Small mammals, potentially great crested newts in the pond.	Red
Listed Building or important built assets?	All Saints Parish church and a substantial listed Georgian house directly overlook the village paddock creating a strong rural built form in the centre of the village. The adjacent mud walling is listed. Any housing development would undermine the integrity of this important community asset.	Red
Impact on the Conservation Area or its setting?	Within the current conservation area for Swinford and development would severely undermine the unique historical character and setting of the village centre.	Red
Safe pedestrian access to and from the site?	None in place, footpath access would be compromised by width restrictions imposed by vehicle access.	Amber
Safe vehicular access to and from the site?	None at present and due to the severe curve in the road difficult to provide a suitably wide visibility splay to meet the legal minimum highways safety standards in to the site from this particular confluence of roads (Stanford Road/Rugby Road). Vehicle access would be compromised by width restrictions imposed by footpath access.	Red
Impact on existing vehicular traffic?	The small number of additional vehicle flows from this prominent location would have a negative effect upon both the road safety and visual/noise amenity of the village centre.	Amber
Safe access to public transport? Specifically a bus stop.	No bus service.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
Distance to community facilities, specifically The Chequers public house.	Walking distance to the pub and other facilities has been measured and is excellent at 80m, the nearest site.	Green
Current existing informal/formal recreational opportunities on site?	The village play area for toddlers and teenagers is found adjacent to this site and would be overlooked if houses were built. The village paddock is widely seen as an important amenity site providing a central green focal point in the village core, on community fete days the space has been used.	Amber
Ancient monuments or archaeological remains?	It is likely that remains could be found in this location but none identified to date.	Amber
Any public rights of ways/bridle paths?	The right of way exists to the North of the site.	Amber
Gas, oil, pipelines and networks & electricity transmission network?	BT broadband services are accessed on the edge of the site and may need to be resited.	Amber
Any known noise issues?	Traffic noise from the M1 can be heard in certain climatic conditions and will need to be investigated and remediated.	Amber
Any known contamination issues?	None identified.	Green
Any known flooding issues?	The pond within the site has flooded in the past. Although the site is not identified by the Environment Agency as being at risk of flooding.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
Any known drainage issues?	A pond is found within the site and is part of a larger pattern indicating that the land is near the top of the water table.	Red
Issues related to planning history on the site?	None identified.	N.A.
Summary	<p>Red – 10</p> <p>Amber – 11</p> <p>Green – 5</p> <p>A high scoring red site that should NOT be developed on environmental sustainability grounds.</p>	A red scoring minus 5.

3 Swinford Sustainable Housing Development – Site 3: Rugby Road Expansion Site

3.1 Introduction

The designation of land for residential use is an important part of the Neighbourhood Plan process. It is undertaken at a strategic level to protect important heritage sites and deliver the numbers, types and tenures of housing required to meet the requirements set by the District Council Local Plan whilst meeting locally proven housing need. A site designated for residential development (or as a reserve site) will still need to be submitted and achieve a full residential planning decision from the relevant District Council.

The Swinford Neighbourhood Plan Group are ensuring the Parish remains sustainable by adopting a balanced residential expansion that meets identified local needs. The target number of new dwellings to meet the need identified by Harborough District Council in May 2016 is between 33 and 48 units to 2031. Windfall sites will provide about 10 units over the next 15 years based upon past performance. The residual target is therefore to allocate new sites for between 23 and 38 units. This analysis ranks the potential housing sites in order of which are the most and which are the least sustainable over the term of the plan. The Rugby Road Expansion site is scored zero and ranked equal fourth of the nine prospective locations and can now be presented for community consultation as not requiring an allocation in the neighbourhood plan.

3.2 Site Selection Criteria

The sustainable development criteria for the selection and allocation of sites for new dwellings were identified using best practise methodology, supplemented with evidence from Harborough District Council, approved Neighbourhood Plans, community consultation and other relevant plans and documents including the National Planning Policy Framework. A scoring system based on a traffic light (i.e. Red, Amber or Green - RAG) score has been used. This reflects best practice and is a robust methodology to understand and use. After analysing the sites the one with the highest green ratings score and the least red rating score is the one which is most sustainable.

- i. Red is scored for a negative assessment where significant mitigation is required and/or there are “deal-breaker” problems;
 - i.i. A red scoring site should not be developed.
- ii. Amber is scored where there are negative elements to the site and costly/disruptive mitigation measures will be required;

- ii.i. An amber scoring site will require significant remediation works to allow development, it may be developed at some future date.
- iii. Green is scored for a positive assessment with no major constraints on residential development.
 - iii.i. A green scoring site can be developed subject to owner and community support, market demands, full planning consent and financial viability.
- iv. Within the different scoring categories (R.A.G.) sites are ranked on their individual score.

Contact Details	
Name of Assessor	Derek Doran BSc (Hons) MCIH MBA Lead Associate – Your Locale
Site – Details	
Site reference: (SHLAA)	SW/HSG/03 - 35 units estimated
Site name:	Rugby Road Expansion site

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
Site capacity: 3 bed houses with garden and in-curtilage parking.	36-40 units possible 2.05 HA, developable in years 16 plus in the SHLAA.	Red
Current Use:	Existing farmland used as both arable and pasture land.	Amber
Adjoining Uses:	Rugby Road forms the Northern boundary of the site opposite Whitethorns Close, with open Countryside to the South and East and a working industrial unit to the West.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating	
	The site would dramatically extend the current built form of the village in a westerly direction and is outside the current village envelope. The land is outside of the new intended Limit to Development (LTD) boundary, to be adopted in the settlement development policy of the Neighbourhood Plan and the draft Local Plan being prepared by HDC.
Topography:	Undulating ridge and furrow in a variable condition.
Greenfield or Previously Developed Land?	A large greenfield site set in fully open countryside.
Good Quality Agricultural Land?	The site is grade 3 agricultural land of a good to moderate quality.
Site availability - Single ownership or multiple ownership?	Glebe land, one owner.
Landscape Quality? Visual Impact Assessment (VIA)	Overall, the site is unmodified and with quality open vistas to two aspects. All of the site is ridge and furrow in an unmodified but degraded state. It is an example of Medieval strip farming and a site of this quality should be preserved. Leicestershire is one of only 11 Counties in England with concentrations of preserved sites of this type.
Important Trees, Woodlands & Hedgerows?	Several stands of trees and individual trees of high quality with small sections of hedge are dotted around the boundary of the site. These would need to be preserved to protect the integrity of the site. Trees in the cemetery opposite are protected by TPO's.

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
Relationship with existing pattern of built development?	A very large site that would extend the current built form and the village envelope in a prominent Westerly direction. Adjacent to the current village envelope and adjacent to the intended Limits to Development set out in the settlement policy of the neighbourhood plan. Therefore, a very sensitive site to develop.	Red
Local Wildlife considerations?	Nesting birds, small mammals, foxes, badgers.	Red
Listed Building or important built assets?	None identified.	Green
Impact on the Conservation Area or its setting?	Outside of the current conservation area boundary so no significant impact.	Green
Safe pedestrian access to and from the site?	None in place, although fairly straightforward (and expensive) to link to nearby rights of way.	Amber
Safe vehicular access to and from the site?	None at present and new road required to access site - straightforward to provide an access from Rugby Road with a suitably wide visibility splay to meet current highways safety standards, although some trees may be lost.	Green
Impact on existing vehicular traffic?	Additional vehicle flows from this large number of units would have a negative effect upon vehicular movements in this small village.	Amber
Safe access to public transport? Specifically a bus stop.	No bus service.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
Distance to community facilities, specifically The Chequers public house.	Measured walking distance to the pub and other facilities is high at 410m.	Red
Current existing informal/formal recreational opportunities on site?	Dog walkers and joggers use the area, although it is private land.	Amber
Ancient monuments or archaeological remains?	None identified.	Green
Any public rights of ways/bridle paths?	Although none within the site, a footpath is adjacent to the Western boundary and development will undermine its integrity.	Amber
Gas, oil, pipelines and networks & electricity transmission network?	None found.	Green
Any known noise issues?	Yes, the M1 motorway is very close to the site boundary and this produces very loud noise pollution that would need to be fully investigated and remediated.	Red
Any known contamination issues?	None found.	Green
Any known flooding issues?	None, the site is not identified by the Environment Agency as being at risk of flooding, although a ditch is found along the Western boundary.	Amber
Any known drainage issues?	None found.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
Issues related to planning history on the site?	None identified.	
Summary	<p>Red – 8</p> <p>Amber – 10</p> <p>Green – 8</p> <p>A site scoring 0 that does not need to be allocated at the current time as better options exist to meet the target.</p>	A site scoring 0.

4 Swinford Sustainable Housing Development – Site 4: Lutterworth Road Expansion Site

4.1 Introduction

The designation of land for residential use is an important part of the Neighbourhood Plan process. It is undertaken at a strategic level to protect important heritage sites and deliver the numbers, types and tenures of housing required to meet the requirements set by the District Council Local Plan whilst meeting locally proven housing need. A site designated for residential development (or as a reserve site) will still need to be submitted and achieve a full residential planning decision from the relevant District Council.

The Swinford Neighbourhood Plan Group are ensuring the Parish remains sustainable by adopting a balanced residential expansion that meets identified local needs. The target number of new dwellings to meet the need identified by Harborough District Council in May 2016 is between 33 and 48 units to 2031. Windfall sites will provide about 10 units over the next 15 years based upon past performance. The residual target is therefore to allocate new sites for between 23 and 38 units. This analysis ranks the potential housing sites in order of which are the most and which are the least sustainable over the term of the plan. The Lutterworth Road Expansion site is scored green 1 and ranked third of the nine prospective locations and can now be presented for community consultation as being allocated in the neighbourhood plan.

4.2 Site Selection Criteria

The sustainable development criteria for the selection and allocation of sites for new dwellings were identified using best practise methodology, supplemented with evidence from Harborough District Council, approved Neighbourhood Plans, community consultation and other relevant plans and documents including the National Planning Policy Framework. A scoring system based on a traffic light (i.e. Red, Amber or Green - RAG) score has been used. This reflects best practice and is a robust methodology to understand and use. After analysing the sites the one with the highest green ratings score and the least red rating score is the one which is most sustainable.

- i. Red is scored for a negative assessment where significant mitigation is required and/or there are “deal-breaker” problems;
 - i.i. A red site should not be developed.
- ii. Amber is scored where there are negative elements to the site and costly/disruptive mitigation measures will be required;

- ii.i. An amber site will require significant remediation works to allow development, it may be developed at some future date.
- iii. Green is scored for a positive assessment with no major constraints on residential development.
 - iii.i. A green site can be developed subject to owner and community support, market demands, full planning consent and financial viability.
- iv. Within the different scoring categories sites will be ranked on their individual score.

Contact Details		
Name of Assessor	Derek Doran BSc (Hons) MCIH MBA	Lead Associate – Your Locale
Site – Details		
Site reference: (SHLAA)	SW/HSG/04 HDC had wrong site area, shown as 2.34 Hectares and is in fact 2.34 Acres.	
Site name:	Lutterworth Road Expansion site	

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
Site capacity: 3 bed houses with garden and in-curtilage parking.	Approximately 21 possible. 2.34 Acres developable in years 11-15 in the HDC SHLAA.	Red
Current Use:	Farmland used for grazing purposes.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
Adjoining Uses:	<p>Lutterworth Road is a key route from the village and this site has open Countryside vistas to three elevations with a large house found on the Southern boundary and a large house to the West of the boundary and a house on the Northern boundary.</p> <p>The size of the site would extend the current built form of the village in a Northerly direction and is outside the current village envelope. The land would be inside the new intended Limit to Development (LTD) boundary, to be adopted in the settlement development policy of the Neighbourhood Plan.</p>	Red
Topography:	Sloping and uneven land, with earthworks in the Northern corner of the site.	Amber
Greenfield or Previously Developed Land?	A greenfield location set in open countryside.	Red
Good Quality Agricultural Land?	The site is grade 3 agricultural land of a good to moderate quality.	Amber
Site availability - Single ownership or multiple ownership?	One owner, Mr & Mrs Wagstaff.	Green
Landscape Quality? Visual Impact Assessment (VIA)	The site is generally unmodified and with quality open vistas to three aspects. Overall of a high quality, although the siting of the M1 detracts from the Countryside feel.	Amber
Important Trees, Woodlands & Hedgerows?	Trees are located along the Eastern boundary of the site, screening it from the main road, a small section of hedging is found along the Northern and Eastern boundaries of the site. These would need to be retained if the area were developed.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
Relationship with existing pattern of built development?	A large site that extends the current built form and the village envelope in a Northerly direction. Within the current built form of the village and inside the intended Limits to Development set out in the settlement policy of the neighbourhood plan.	Red
Local Wildlife considerations?	Nesting birds and small mammals. A badger set is present within the site and will require professional investigation to re-site or mediate through careful design and siting of property.	Red
Listed Building or important built assets?	A grade 2 listed building is within a distant sight line of the field but the view over Swinford is not a significant aspect due to the limited window frontage. The lengthy distance and setting mean that the character of the building will not be undermined by development. It is also noted that Lodge Cottage, a local heritage asset, is located on the northern boundary of the site. The views from the Cottage would not be significantly affected by the development with careful design - other aspects from the Cottage are more critical.	Green
Impact on the Conservation Area or its setting?	Outside of the current conservation but fairly, close so potential minor impact.	Green
Safe pedestrian access to and from the site?	None in place, although very straightforward to link to nearby rights of way on Lutterworth Road.	Amber
Safe vehicular access to and from the site?	None at present but very straightforward to provide an access from Lutterworth Road with a suitably wide visibility splay to meet current highways safety standards. The “width” of the carriageway will require professional assessment to meet Highways standards.	Amber
Impact on existing vehicular traffic?	Additional vehicle flows from this medium number of units would have a small-scale effect upon vehicular movements in this small village.	Amber
Safe access to public transport? Specifically a bus stop.	No service available.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
Distance to community facilities, specifically The Chequers public house.	The measured walking distance to the pub and other facilities is unreasonable at about 428m.	Red
Current existing informal/formal recreational opportunities on site?	None identified.	Green
Ancient monuments or archaeological remains?	None identified.	Green
Any public rights of ways/bridle paths?	None found.	Green
Gas, oil, pipelines and networks & electricity transmission network?	None identified.	Green
Any known noise issues?	None found, although the M1 is in the distance, some noise may be found - dependent upon climatic conditions and wind direction, requires further investigation.	Red
Any known contamination issues?	It is believed that the area has been previously used as the village tip so further professional investigation is required to assess the degree of remediation required.	Amber
Any known flooding issues?	None, the site is not identified by the Environment Agency as being at risk of flooding.	Green
Any known drainage issues?	None identified.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
Issues related to planning history on the site?	No application submitted.	
Summary	<p>Red – 8</p> <p>Amber – 9</p> <p>Green – 9</p> <p>The third highest scoring green site that should be allocated as a residential development site, subject to community consultation.</p>	A Green scoring 1.

5a Swinford Sustainable Housing Development – Site 5a: Rear of Simons Close

5a.1 Introduction

The designation of land for residential use is an important part of the Neighbourhood Plan process. It is undertaken at a strategic level to protect important heritage sites and deliver the numbers, types and tenures of housing required to meet the requirements set by the District Council Local Plan whilst meeting locally proven housing need. A site designated for residential development (or as a reserve site) will still need to be submitted and achieve a full residential planning decision from the relevant District Council.

The Swinford Neighbourhood Plan Group are ensuring the Parish remains sustainable by adopting a balanced residential expansion that meets identified local needs. The target number of new dwellings to meet the need identified by Harborough District Council in May 2016 is between 33 and 48 units to 2031. Windfall sites will provide about 10 units over the next 15 years based upon past performance. The residual target is therefore to allocate sites for between 23 and 38 units. This analysis ranks the sites in order of which are the most and which are the least sustainable over the term of the plan. The small site to the rear of Simons Close site is scored RED -3 and ranked joint sixth of the nine prospective locations and can now be presented for community consultation as not requiring an allocation in the neighbourhood plan.

5a.2 Site Selection Criteria

The sustainable development criteria for the selection and allocation of sites for new dwellings use best practise methodology, supplemented with evidence from Harborough District Council, approved Neighbourhood Plans, community consultation and other relevant plans and documents including the National Planning Policy Framework. A scoring system based on a traffic light (i.e. Red, Amber or Green - RAG) score has been used. This reflects best practice and is a robust methodology to understand and use. After analysing the sites the one with the highest green ratings score and the least red rating score is the one which is most sustainable.

- i. Red is scored for a negative assessment where significant mitigation is required and/or there are “deal-breaker” problems;
 - i.i. A red scoring site should not be developed.
- ii. Amber is scored where there are negative elements to the site and costly/disruptive mitigation measures will be required;
 - ii.i. An amber scoring site will require significant remediation works to allow development, it may be developed at some future date.

- iii. Green is scored for a positive assessment with no major constraints on residential development.
 - iii.i. A green scoring site can be developed subject to owner and community support, market demands, full planning consent and financial viability.
- iv. Within the different scoring categories sites will be ranked on their individual score.

Contact Details	
Name of Assessor	Derek Doran BSc (Hons) MCIH MBA Lead Associate – Your Locale
Site – Details	
Site reference: (SHLAA)	NO SHLAA Reference, not been through the SHLAA sifting process. A flex site 5a or 5b
Site name:	Rear of Simons Close

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating	
Site capacity: 3 bed houses with garden and in-curtilage parking.	5a – approximately 10 -11 units. Amber
Current Use:	Paddock and agricultural – currently in use. Amber
Adjoining Uses:	Open Countryside to the West and to the South, Simons close is found to the Northern boundary. Site extends the current built form of the village in a highly visible Southerly direction and is outside the current village envelope. Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating	
	The land is outside of the new intended Limit to Development (LTD) boundary, to be adopted in the settlement development policy of the Neighbourhood Plan and the draft HDC Local Plan.
Topography:	An uneven and undulating site that falls away to the A14 in the South.
Greenfield or Previously Developed Land?	Greenfield open countryside to the Southern edge of the current built form.
Good Quality Agricultural Land?	The land is classified as grade 3 good to moderate quality agricultural land.
Site availability - Single ownership or multiple ownership?	Mr and Mrs Mourant together with Mr Mourant's brother and his spouse own the site.
Landscape Quality? Visual Impact Assessment (VIA)	Overall, site is unmodified and with high quality open views to two aspects. A wide panoramic view over open field includes the A14 and large wind turbines to the South.
Important Trees, Woodlands & Hedgerows?	Several stands of trees are found along the boundaries of the site along with sections of Ancient hedgerow. The Ancient hedgerows will probably have statutory protection and need to be preserved. Additional individual trees are dotted around the site.
Relationship with existing pattern of built development?	This is a backland site not linked to the current built form and would extend the village envelope in a Southerly direction in a prominent fashion. Adjacent to the current village envelope and adjacent to the intended Limits to Development set out in the settlement policy of the neighbourhood plan. Therefore, a very sensitive site to develop.
Local Wildlife considerations?	Nesting birds, small mammals, badgers – a statutorily protected species.

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
Listed Building or important built assets?	None identified within or adjacent to the site.	Green
Impact on the Conservation Area or its setting?	Contiguous with the current conservation area for Swinford and would therefore undermine the unique historical character of this location.	Amber
Safe pedestrian access to and from the site?	None in place and difficult to achieve.	Red
Safe vehicular access to and from the site?	None at present and access in to the site is a major constraint as the site is effectively land locked from the highway and the option to provide a new spine road looks very difficult to achieve for this number of units. Not easy to access through Simons Close.	Red
Impact on existing vehicular traffic?	Additional vehicle flows from this small number of units would only have a negligible effect upon vehicular movements in the village.	Green
Safe access to public transport? Specifically a bus stop.	No bus service.	Red
Distance to community facilities, specifically The Chequers public house.	Having measured the walk, the distance to the pub and other facilities is 258m.	Red
Current existing informal/formal recreational opportunities on site?	Dog walkers and joggers use the site extensively.	Amber
Ancient monuments or archaeological remains?	None identified within the site, will require further investigation.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
Any public rights of ways/bridle paths?	Yes, two major footpaths run through the central area of the site and along one of the boundaries, leading to open Countryside to the South. A designated Leicestershire County Council Countryside walk. The unusual “shape” of the site will make it impossible to re-route these rights of way successfully.	Red
Gas, oil, pipelines and networks & electricity transmission network?	None identified.	Green
Any known noise issues?	The A14 and the M1 are fairly nearby and there is significant traffic noise that would require further investigation and remediation for the site to proceed.	Red
Any known contamination issues?	A sewage treatment works is found about 280m from the Southern boundary of the site and will be expensive to relocate, but no significant smell noted.	Green
Any known flooding issues?	The site is not identified by the Environment Agency as being at risk of flooding.	Green
Any known drainage issues?	Although an overgrown ditch is found fairly close to the site no major issues apparent.	Green
Issues related to planning history on the site?	Np planning history found.	

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
Summary	<p>Red – 10</p> <p>Amber – 9</p> <p>Green – 7</p> <p>A red site (-3) that does not need to be allocated at the current time as better options exist.</p>	A Red scoring - minus 3.

5b Swinford Sustainable Housing Development – Site 5b: Rear of Simons Close

5b.1 Introduction

The designation of land for residential use is an important part of the Neighbourhood Plan process. It is undertaken at a strategic level to protect important heritage sites and deliver the numbers, types and tenures of housing required to meet the requirements set by the District Council Local Plan whilst meeting locally proven housing need. A site designated for residential development (or as a reserve site) will still need to be submitted and achieve a full residential planning decision from the relevant District Council.

The Swinford Neighbourhood Plan Group are ensuring the Parish remains sustainable by adopting a balanced residential expansion that meets identified local needs. The target number of new dwellings to meet the need identified by Harborough District Council in May 2016 is between 33 and 48 units to 2031. Windfall sites will provide about 10 units over the next 15 years based upon past performance. The residual target is therefore to allocate sites for between 23 and 38 units. This analysis ranks the sites in order of which are the most and which are the least sustainable over the term of the plan. The large site to the rear of Simons Close site is scored RED -3 and ranked equal sixth of the nine prospective locations and can now be presented for community consultation as not requiring an allocation in the neighbourhood plan.

5b.2 Site Selection Criteria

The sustainable development criteria for the selection and allocation of sites for new dwellings use best practise methodology, supplemented with evidence from Harborough District Council, approved Neighbourhood Plans, community consultation and other relevant plans and documents including the National Planning Policy Framework. A scoring system based on a traffic light (i.e. Red, Amber or Green - RAG) score has been used. This reflects best practice and is a robust methodology to understand and use. After analysing the sites the one with the highest green ratings score and the least red rating score is the one which is most sustainable.

- i. Red is scored for a negative assessment where significant mitigation is required and/or there are “deal-breaker” problems;
 - i.i. A red scoring site should not be developed.
- ii. Amber is scored where there are negative elements to the site and costly/disruptive mitigation measures will be required;

- ii.i. An amber scoring site will require significant remediation works to allow development, it may be developed at some future date.
- iii. Green is scored for a positive assessment with no major constraints on residential development.
 - iii.i. A green scoring site can be developed subject to owner and community support, market demands, full planning consent and financial viability.
- iv. Within the different scoring categories sites will be ranked on their individual score.

Contact Details		
Name of Assessor	Derek Doran BSc (Hons) MCIH MBA	Lead Associate – Your Locale
Site - Details		
Site reference: (SHLAA)	NO SHLAA Reference	A flex site 5a or 5b
Site name:	Rear of Simons Close	

Site – Sustainability criteria relating to Location, Surroundings & Constraints			
RAG Rating			
Site capacity: 3 bed houses with garden and in-curtillage parking.	5b – approximately 30-34 units.		Red
Current Use:	Agricultural – currently in use.		Amber
Adjoining Uses:	Open Countryside to the West and to the South. Site extends the current built form of the village in a highly visible Southerly direction and is outside the current village envelope.		Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating	
	The land is outside of the new intended Limit to Development (LTD) boundary, to be adopted in the settlement development policy of the Neighbourhood Plan and the draft HDC Local Plan.
Topography:	A section of the Western end of the site is ridge and furrow but this has been severely denigrated by farming practises over the years. An undulating and uneven site that requires extensive remediation.
Greenfield or Previously Developed Land?	Greenfield open countryside to the Southern edge of the current built form.
Good Quality Agricultural Land?	The land is classified as grade 3 good to moderate quality agricultural land.
Site availability - Single ownership or multiple ownership?	Mr and Mrs Mourant together with Mr Mourant's brother and his spouse own the site.
Landscape Quality? Visual Impact Assessment (VIA)	Overall, site is unmodified and with high quality open views to three aspects. A wide panoramic view over open field includes the A14 and large wind turbines to the South.
Important Trees, Woodlands & Hedgerows?	Several stands of trees are found along the boundaries of the site along with sections of Ancient hedgerow, dense along Rugby Road. The Ancient hedgerows on Rugby Road will have to be grubbed out entirely to form a suitable access, along with another large section of hedgerow and some small trees. The Ancient hedgerow might be statutorily protected and should be preserved. Additional single trees are dotted around the site.

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
Relationship with existing pattern of built development?	<p>This is a backland site not linked to the current built form and would extend the village envelope in a Southerly direction in a prominent fashion. Adjacent to the current village envelope and adjacent to the intended Limits to Development set out in the settlement policy of the neighbourhood plan.</p> <p>The site would also potentially “open up” the remainder of the two large fields in the same ownership, a further 80 dwellings might be possible on this additional land.</p>	Red
Local Wildlife considerations?	Nesting birds, small mammals, foxes, badgers – a statutorily protected species.	Red
Listed Building or important built assets?	None identified within or adjacent to the site.	Green
Impact on the Conservation Area or its setting?	Near to the edge of the current conservation area for Swinford but not felt to adversely affect it.	Green
Safe pedestrian access to and from the site?	None in place, access in to the site could be provided from Rugby Road by extending the current arrangements from the other side of the road.	Amber
Safe vehicular access to and from the site?	None at present and access in to the site could probably be provided by anew road from Rugby Road served by a new opening that will be required to meet Highways Safety standards. The current access for farm machinery is on a bend in the road and is not suitable due to the lack of an adequate turning circle.	Amber
Impact on existing vehicular traffic?	Additional vehicle flows from this medium number of units would have a negative effect upon vehicular movements in the village.	Amber
Safe access to public transport? Specifically a bus stop.	No bus service.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
Distance to community facilities, specifically The Chequers public house.	The measured walking distance to the pub and other facilities is unreasonable at 258m.	Red
Current existing informal/formal recreational opportunities on site?	Dog walkers and joggers use the site currently.	Amber
Ancient monuments or archaeological remains?	None identified within the site, will require further investigation.	Green
Any public rights of ways/bridle paths?	Yes, a major footpath crosses the whole length of the site and this will be impossible to replace in a sensitive design solution. The footpath connects the village to the open Countryside to the South. The line of the footpath will make it impossible to re-route this right of way successfully.	Red
Gas, oil, pipelines and networks & electricity transmission network?	Telephone and electricity cables cross the site and will need to be resited.	Amber
Any known noise issues?	The A14 and the M1 are nearby and there is very significant traffic noise that would require further investigation for the site to proceed.	Red
Any known contamination issues?	A sewage treatment works is found about 280m from the Southern boundary of the site and will be expensive to relocate, but no significant smell noted.	Green
Any known flooding issues?	The site is not identified by the Environment Agency as being at risk of flooding.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
Any known drainage issues?	Yes, an overgrown ditch in poor condition is found along Rugby Road so drainage will need to be further investigated.	Green
Issues related to planning history on the site?	No planning history found.	
Summary	<p>Red – 9</p> <p>Amber – 11</p> <p>Green – 6</p> <p>A high scoring red (- 3) site that does not need to be allocated at the current time as better options exist.</p>	A Red scoring minus 3.

6 Swinford Sustainable Housing Development – Site 6: Opposite 1 to 8 Rugby Road

6.1 Introduction

The designation of land for residential use is an important part of the Neighbourhood Plan process. It is undertaken at a strategic level to protect important heritage sites and deliver the numbers, types and tenures of housing required to meet the requirements set by the District Council Local Plan whilst meeting locally proven housing need. A site designated for residential development (or as a reserve site) will still need to be submitted and achieve a full residential planning decision from the relevant District Council.

The Swinford Neighbourhood Plan Group are ensuring the Parish remains sustainable by adopting a balanced residential expansion that meets identified local needs. The target number of new dwellings to meet the need identified by Harborough District Council in May 2016 is between 33 and 48 units to 2031. Windfall sites will provide about 10 units over the next 15 years based upon past performance. The residual target is therefore to allocate sites for between 23 and 38 units. This analysis ranks the sites in order of which are the most and which are the least sustainable over the term of the plan. The site opposite 1-8 Rugby Road is scored GREEN 4 and ranked first of the nine prospective locations and can now be presented for community consultation as requiring an allocation in the neighbourhood plan.

6.2 Site Selection Criteria

The sustainable development criteria for the selection and allocation of sites for new dwellings use best practise methodology, supplemented with evidence from Harborough District Council, approved Neighbourhood Plans, community consultation and other relevant plans and documents including the National Planning Policy Framework. A scoring system based on a traffic light (i.e. Red, Amber or Green - RAG) score has been used. This reflects best practice and is a robust methodology to understand and use. After analysing the sites the one with the highest green ratings score and the least red rating score is the one which is most sustainable.

- i. Red is scored for a negative assessment where significant mitigation is required and/or there are “deal-breaker” problems;
 - i.i. A red scoring site should not be developed.
- ii. Amber is scored where there are negative elements to the site and costly/disruptive mitigation measures will be required;
 - ii.i. An amber scoring site will require significant remediation works to allow development, it may be developed at some future date.

- iii. Green is scored for a positive assessment with no major constraints on residential development.
 - iii.i. A green scoring site can be developed subject to owner and community support, market demands, full planning consent and financial viability.
- iv. Within the different scoring categories sites will be ranked on their individual score.

Contact Details		
Name of Assessor	Derek Doran BSc (Hons) MCIH MBA	Lead Associate – Your Locale
Site - Details		
Site reference: (SHLAA)	NO SHLAA Reference, not been through the SHLAA sifting process. A flex site as 6 could extend to a further site 6a at a later date – subject to housing need being shown by the local community.	
Site name:	Opposite 1-8 Rugby Road.	

Site – Sustainability criteria relating to Location, Surroundings & Constraints		
RAG Rating		
Site capacity: 3 bed houses with garden and in-curtilage parking.	Approximately 18 – 20 units on 0.76 H (30- 35 on the original submission and could also be extended at a later date).	Amber
Current Use:	Agricultural – currently in use.	Amber
Adjoining Uses:	Open Countryside to the East, West and to the South, existing properties to the Eastern boundary and opposite.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating	
	<p>Site extends the current built form of the village in a visible Westerly direction and this mirrors the current built form of the village along Rugby Road, is outside the current village envelope.</p> <p>The land is inside the new intended Limit to Development (LTD) boundary, to be adopted in the settlement development policy of the Neighbourhood Plan and the draft Local Plan from HDC.</p>
Topography:	A fairly level but slightly undulating site.
Greenfield or Previously Developed Land?	Greenfield open countryside to the Western edge of the current built form.
Good Quality Agricultural Land?	The land is classified as grade 3 good to moderate quality agricultural land.
Site availability - Single ownership or multiple ownership?	Mr and Mrs Mourant and other family members
Landscape Quality? Visual Impact Assessment (VIA)	Overall, site is unmodified and with medium quality views to two aspects. A wider panoramic view over open field includes the A14 and large wind turbines to the South. The new planting around the A14 will significantly hide the site from the Highway with time.
Important Trees, Woodlands & Hedgerows?	A couple of individual trees mark the boundaries and these will need to be retained, small sections of intermittent hedgerow need to be retained if possible.

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
Relationship with existing pattern of built development?	This is a small extension site on the edge of the current built form. As development has already taken place opposite this is a logical place to grow the settlement.	Red
Local Wildlife considerations?	Nesting birds and small mammals.	Amber
Listed Building or important built assets?	None identified within view or adjacent to the site.	Green
Impact on the Conservation Area or its setting?	Near the boundary of the current conservation area for Swinford and not felt to have an adverse affect.	Green
Safe pedestrian access to and from the site?	Footpath adjacent and opposite but may require a wayleave from other owners depending upon the highways solution.	Amber
Safe vehicular access to and from the site?	None at present and access in to the site could probably be provided from Rugby Road by a new opening that will be required to meet Highways Safety standards. The current access for farm machinery is not suitable due to its size and lack of an adequate turning circle in to the site.	Amber
Impact on existing vehicular traffic?	Additional vehicle flows from this medium number of units would only have a negligible effect upon vehicular movements from this location.	Green
Safe access to public transport? Specifically a bus stop.	No bus service.	Red
Distance to community facilities, specifically The Chequers public house.	The measured walking distance to the pub and other facilities is unreasonable at about 258m.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
Current existing informal/formal recreational opportunities on site?	Dog walkers and joggers have been seen using the site although it is private land.	Amber
Ancient monuments or archaeological remains?	None identified within the site.	Green
Any public rights of ways/bridle paths?	None. There is an electricity pole found on the edge of the site next to the existing public right of way, although this is not a part of the site. A pathway in to the site can be easily provided without any impact upon this pole.	Green
Gas, oil, pipelines and networks & electricity transmission network?	There is an electricity pole sited on the edge of the site next to the existing PROW – this is not part of the planned site. A pathway to the new site could be sited without any impact on the pole.	Green
Any known noise issues?	The A14 and the M1 are fairly nearby and there is traffic noise subject to climatic conditions and wind direction. A professional survey is recommended and remediation will be required.	Red
Any known contamination issues?	None on the site.	Green
Any known flooding issues?	The site is not identified by the Environment Agency as being at risk of flooding.	Green
Any known drainage issues?	Potential for drainage issues due to nearness to brook and the unkempt ditch to the Northern boundary of the site.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
Issues related to planning history on the site?	No planning history found.	
Summary	<p>Red – 6</p> <p>Amber – 10</p> <p>Green – 10</p> <p>The highest scoring green site (of 4) so should be developed.</p>	A Green scoring 4.

7 Swinford Sustainable Housing Development – Site 7: Shawell Road

7.1 Introduction

The designation of land for residential use is an important part of the Neighbourhood Plan process. It is undertaken at a strategic level to protect important heritage sites and deliver the numbers, types and tenures of housing required to meet the requirements set by the District Council Local Plan whilst meeting locally proven housing need. A site designated for residential development (or as a reserve site) will still need to be submitted and achieve a full residential planning decision from the relevant District Council.

The Swinford Neighbourhood Plan Group are ensuring the Parish remains sustainable by adopting a balanced residential expansion that meets identified local needs. The target number of new dwellings to meet the need identified by Harborough District Council in May 2016 is between 33 and 48 units to 2031. Windfall sites will provide about 10 units over the next 15 years based upon past performance. The residual target is therefore to allocate sites for between 23 and 38 units. This analysis ranks the sites in order of which are the most and which are the least sustainable over the term of the plan. The Shawell Road site is scored green 3 and ranked second of the nine prospective locations and can now be presented for community consultation as requiring an allocation in the neighbourhood plan.

7.2 Site Selection Criteria

The sustainable development criteria for the selection and allocation of sites for new dwellings use best practise methodology, supplemented with evidence from Harborough District Council, approved Neighbourhood Plans, community consultation and other relevant plans and documents including the National Planning Policy Framework. A scoring system based on a traffic light (i.e. Red, Amber or Green - RAG) score has been used. This reflects best practice and is a robust methodology to understand and use. After analysing the sites the one with the highest green ratings score and the least red rating score is the one which is most sustainable.

- i. Red is scored for a negative assessment where significant mitigation is required and/or there are “deal-breaker” problems;
 - i.i. A red scoring site should not be developed.
- ii. Amber is scored where there are negative elements to the site and costly/disruptive mitigation measures will be required;
 - ii.i. An amber scoring site will require significant remediation works to allow development, it may be developed at some future date.
- iii. Green is scored for a positive assessment with no major constraints on residential development.

iii.i. A green scoring site can be developed subject to owner and community support, market demands, full planning consent and financial viability.

iv. Within the different scoring categories sites will be ranked on their individual score.

Contact Details		
Name of Assessor	Derek Doran BSc (Hons) MCIH MBA	Lead Associate – Your Locale
Site – Details		
Site reference: (SHLAA)	Not in the SHLAA	
Site name:	Shawell Road	

Site – Sustainability criteria relating to Location, Surroundings & Constraints		
RAG Rating		
Site capacity: 3 bed houses with garden and in-curtilage parking.	4-5 units possible 0.11 HA.	Green
Current Use:	Part of a large agricultural field in current use for grazing sheep that will require re-allocating. The field is designated as a ridge and furrow field pattern but appears to be in a relatively denigrated state to this section of the field.	Amber
Adjoining Uses:	Open Countryside to three aspects and adjacent to a residential bungalow.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating	
	The site would extend the current built form of the village in a highly visible Westerly direction and is outside the new Limits to Development boundary being proposed in the Neighbourhood Plan settlement development policy.
Topography:	A sloping site that could be mediated with adequate groundworks.
Greenfield or Previously Developed Land?	A greenfield site set in the open countryside, currently farmed and used on a daily basis.
Good Quality Agricultural Land?	The land is classified as grade 3 good to moderate quality agricultural land.
Site availability - Single ownership or multiple ownership?	One owner, Mr and Mrs Morris keen to build.
Landscape Quality? Visual Impact Assessment (VIA)	The site is currently grazing land with very high quality open panoramic views to three aspects. The site is on an important vehicular route in to the village so would extend the built form of the village in a Westerly direction, affecting the character and scale of the village in a negative manner. Although the M1 motorway is visible from the site the location is of pristine and unmodified quality.
Important Trees, Woodlands & Hedgerows?	There is a continuous run of ancient hedgerow along the same Shawell Lane boundary. This feature would have to be protected as far as would be possible in a high-quality design solution.
Relationship with existing pattern of built development?	This is an extension site that is not within the current built form and would extend the village envelope in a Westerly direction in a very prominent fashion. Adjacent to the proposed Limits to Development set out in the Neighbourhood Plan so, a very sensitive site to develop.

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
Local Wildlife considerations?	Nesting birds, small mammals, foxes.	Amber
Listed Building or important built assets?	A grade 2 listed building is within a distant sight line of the field but the view over Swinford is not a significant aspect due to the limited window frontage. The lengthy distance and setting mean that the character of the building will not be undermined by development.	Green
Impact on the Conservation Area or its setting?	On the edge of the current conservation area for Swinford but not felt to have an adverse affect.	Green
Safe pedestrian access to and from the site?	None in place and none along Shawell Road, so difficult and expensive (and believed only possible with the consent of other owners) to link this site to nearby rights of way.	Red
Safe vehicular access to and from the site?	None at present although it should be possible to create a new opening with a suitably wide visibility splay to meet current highways safety standards in to the site. The Highways works will severely restrict the developable area of the building plots to such a small site and MIGHT not be feasible if the Highways Authority do not agree with the proposal.	Amber
Impact on existing vehicular traffic?	Additional vehicle flows from this small number of additional units would have only a small effect upon vehicular movements in this small village.	Green
Safe access to public transport? Specifically a bus stop.	No bus service.	Red
Distance to community facilities, specifically The Chequers public house.	The measured walking distance to the pub and other facilities is high at 441m, the highest distance of the nine sites.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
Current existing informal/formal recreational opportunities on site?	Dog walkers and ramblers frequently use the site.	Amber
Ancient monuments or archaeological remains?	None identified from historical records.	Green
Any public rights of ways/bridle paths?	Yes, a footpath traverses the field but the plan submitted leaves the right of way untouched	Green
Gas, oil, pipelines and networks & electricity transmission network?	None identified	Green
Any known noise issues?	The M1 is nearby and there is significant traffic noise pollution that would require further investigation and remediation for the site to proceed.	Red
Any known contamination issues?	A large agricultural waste heap is adjacent to the site so a professional contamination study will be required for the site to proceed.	Amber
Any known flooding issues?	The site is in flood zone one so has a low probability of flooding and a comprehensive flood risk assessment will probably not be required by the Environment Agency due to its small size.	Green
Any known drainage issues?	No issues identified	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
Issues related to planning history on the site?	None.	
Summary	<p>Red – 8</p> <p>Amber – 9</p> <p>Green – 11</p> <p>A green scoring site of 3 which should be considered for allocation.</p>	A Green scoring of 3.

8 Swinford Sustainable Housing Development – Site 8: Kilworth Road

8.1 Introduction

The designation of land for residential use is an important part of the Neighbourhood Plan process. It is undertaken at a strategic level to protect important heritage sites and deliver the numbers, types and tenures of housing required to meet the requirements set by the District Council Local Plan whilst meeting locally proven housing need. A site designated for residential development (or as a reserve site) will still need to be submitted and achieve a full residential planning decision from the relevant District Council.

The Swinford Neighbourhood Plan Group are ensuring the Parish remains sustainable by adopting a balanced residential expansion that meets identified local needs. The target number of new dwellings to meet the need identified by Harborough District Council in May 2016 is between 33 and 48 units to 2031. Windfall sites will provide about 10 units over the next 15 years based upon past performance. The residual target is therefore to allocate sites for between 23 and 38 units. This analysis ranks the sites in order of which are the most and which are the least sustainable over the term of the plan. The Kilworth Road site is scored zero and ranked equal fourth of the nine prospective locations and can now be presented for community consultation as not requiring an allocation in the neighbourhood plan.

8.2 Site Selection Criteria

The sustainable development criteria for the selection and allocation of sites for new dwellings use best practise methodology, supplemented with evidence from Harborough District Council, approved Neighbourhood Plans, community consultation and other relevant plans and documents including the National Planning Policy Framework. A scoring system based on a traffic light (i.e. Red, Amber or Green - RAG) score has been used. This reflects best practice and is a robust methodology to understand and use. After analysing the sites the one with the highest green ratings score and the least red rating score is the one which is most sustainable.

- i. Red is scored for a negative assessment where significant mitigation is required and/or there are “deal-breaker” problems;
 - i.i. A red scoring site should not be developed.

- ii. Amber is scored where there are negative elements to the site and costly/disruptive mitigation measures will be required;
 - ii.i. An amber scoring site will require significant remediation works to allow development, it may be developed at some future date.
- iii. Green is scored for a positive assessment with no major constraints on residential development.
 - iii.i. A green scoring site can be developed subject to owner and community support, market demands, full planning consent and financial viability.
- iv. Within the different scoring categories sites will be ranked on their individual score.

Contact Details		
Name of Assessor	Derek Doran BSc (Hons) MCIH MBA	Lead Associate – Your Locale
Site - Details		
Site reference: (SHLAA)	Not in the SHLAA	
Site name:	Kilworth Road	

Site – Sustainability criteria relating to Location, Surroundings & Constraints		
Site capacity: 3 bed houses with garden and in-curtilage parking.	Approximately 20-22 units possible. 0.72 HA.	Red
Current Use:	Part of a large field in current agricultural grazing use that will require re-allocating.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
Adjoining Uses:	<p>Open Countryside to three aspects with panoramic long-distance vistas and opposite existing residential accommodation.</p> <p>The site would extend the current built form of the village in a highly visible North Easterly direction and is outside the new Limits to Development boundary being proposed in the Neighbourhood Plan settlement development policy.</p>	Red
Topography:	A relatively flat site.	Green
Greenfield or Previously Developed Land?	A greenfield site set in the open countryside.	Red
Good Quality Agricultural Land?	The land is classified as grade 3 good to moderate quality agricultural land.	Amber
Site availability - Single ownership or multiple ownership?	One owner, Mr and Mrs Morris keen to build.	Green
Landscape Quality? Visual Impact Assessment (VIA)	The site is currently a field in the open Countryside with very high quality open vistas to three aspects. The location is unmodified and provides exceptional vistas. The site is on an important vehicular route in to the village so would extend the built form of the village in a North Easterly direction, affecting the character and scale of the village in a negative manner.	Red
Important Trees, Woodlands & Hedgerows?	Individual trees are found along the boundary of the site and there is an ancient hedgerow along the Kilworth road boundary. Both of these features would have to be protected as far as would be possible in a high-quality design solution, although it is possible that some trees would need to be felled to provide access.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating	
Relationship with existing pattern of built development?	This is an extension site that is not within the current built form and would extend the village envelope in a North Easterly direction in a very prominent fashion. The new properties would overlook a large number of neighbouring units, properties currently enjoying an open aspect. Adjacent to the proposed Limits to Development set out in the neighbourhood plan and the draft HDC Local Plan so, a very sensitive site to develop.
Local Wildlife considerations?	Nesting birds and small mammals identified.
Listed Building or important built assets?	The site is within a direct sight line overlooking the grounds of Stanford Hall and the heritage avenue, a grade 1 listed building located about 1.5km from the site boundary, so remediation in the form of screening planting will probably be required.
Impact on the Conservation Area or its setting?	On the edge of the current conservation area for Swinford but felt to have no adverse affect.
Safe pedestrian access to and from the site?	None in place although a right of way is found on the other site of the road opposite the site so relatively straightforward to provide pedestrian connectivity to the settlement.
Safe vehicular access to and from the site?	None at present although it should be possible to create a new opening with a suitably wide visibility splay to meet current highways safety standards in to the site, with the removal of a few trees. The Highways works will restrict the developable area of the building plots due to the ribbon like nature of the site and MIGHT not be feasible if the Highways Authority do not agree with the proposal.
Impact on existing vehicular traffic?	Additional vehicle flows from this large number of additional units will have a medium scale negative effect on vehicular movements in this small village.
Safe access to public transport? Specifically a bus stop.	No bus service.

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
Distance to community facilities, specifically The Chequers public house.	The measured walking distance to the pub and other facilities is unreasonable at 331m.	Red
Current existing informal/formal recreational opportunities on site?	Yes, the site is currently used extensively as an informal footpath for dog walkers, joggers and ramblers.	Amber
Ancient monuments or archaeological remains?	None identified from historical records on this site.	Green
Any public rights of ways/bridle paths?	Yes, an important footpath traverses the field at the western end of the site, but the site proposal has been designed to leave this untouched	Green
Gas, oil, pipelines and networks & electricity transmission network?	Yes, an electricity supply cable traverses a large section of the site and this will need to be re-sited.	Amber
Any known noise issues?	Elevated position and prevailing SW wind means that there is some noise from the M1 and A14, subject to climatic conditions and wind direction.	Amber
Any known contamination issues?	An agricultural waste heap is adjacent to the site so a professional contamination study will be required for the site to proceed.	Amber
Any known flooding issues?	The site is in flood zone one so has a low probability of flooding although a comprehensive flood risk assessment will probably be required by the Environment Agency due to the size of the site and number of units.	Green
Any known drainage issues?	No, the elevation of the site at the “top end” of the village means that no drainage concerns have been identified.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints RAG Rating		
Issues related to planning history on the site?	None.	
Summary	<p>Red – 7</p> <p>Amber – 12</p> <p>Green – 7</p> <p>A zero scoring site, that does not need to be developed as more sustainable options exist.</p>	A zero scoring site.



Appendix 2

Sustainable Development Criteria



Neighbourhood Plan referendum version

Sustainability - housing land site assessment framework

Issue	Green	Amber	Red
Site capacity	Capacity up to 9 dwellings alone or in conjunction with another site Small site	Capacity of between 10-19 dwellings but can be sub-divided Medium extension sites	Capacity of more than 20 dwellings and can be sub-divided Large/village expansion site
Current Use:	Vacant	Existing uses need to be relocated	Loss of important local asset
Adjoining Uses:	Site within residential area or village envelope	Site adjoining commercial dwelling or existing uses	Extending village envelope outside boundary
Topography:	Flat or gently sloping site	Greater slope that can be mitigated	Severe slope that cannot be mitigated
Greenfield or Previously Developed Land		Previously developed land	Greenfield land
Good Quality Agricultural Land (by the Natural England classification)	Land classified 4 or 5 (poor and very poor)	Land classified 3 (good to moderate)	Land classified 1 or 2 (Excellent and very good)
Site availability - Single ownership or multiple ownership	Single ownership and clear desire to develop	Multiple ownership with desire to develop	Multiple or single ownership with one or more unwilling partners
Landscape Quality, Visual Impact Assessment (VIA)	Already modified and/or low quality.	Moderately modified and/or medium quality.	Traditional landscape and/or high quality. Statutorily protected
Important Trees, Woodlands & Hedgerows	None affected	Mitigation measures required	Site would harm or require removal of important tree/hedge (TPO)
Relationship with existing pattern of built development	Land visible from small number of properties	Land visible from a range of sources but can be mitigated through landscaping or planting	Prominent visibility Difficult to improve
Local Wildlife considerations	No impact on wildlife site	Small impact and potential to mitigate	Statutory protections in place
Listed Building or important built assets	No harm to existing building	Mitigation necessary to prevent harm	A listed or important building

			would be demolished
Impact on the Conservation Area or its setting	Outside conservation area and no impact	Within or outside conservation area with mitigation needed to prevent harm	Harm to conservation area which cannot be mitigated
Safe pedestrian access to and from the site	Existing footpath	No footpath but can be created	No potential for footpath
Safe vehicular access to and from the site	Appropriate access can be easily provided	Appropriate access can only be provided with significant improvement	Appropriate access cannot be provided
Impact on existing vehicular traffic	Impact on village centre minimal	Medium scale impact on village centre	Major impact on village centre
Safe access to public transport (specifically a bus stop with service)	Walking distance of 100m or less	Walking distance of 100 – 250m	Walking distance of greater than 250m
Distance to designated village centre with community facilities, e.g. village Hall, post office/shops, pub, restaurant.	Walking distance of 100m or less	Walking distance of 100 – 250m	Walking distance of greater than 250m
Current existing informal/formal recreational opportunities on site	No recreational uses on site	Informal recreational uses on site	Formal recreational uses on site
Ancient monuments or archaeological remains	No impact on ancient monument	Mitigation measures possible	Potential harm
Any public rights of ways/bridle paths	No impact on public right of way	Detriment to public right of way	Re-routing necessary or would cause significant harm
Gas, oil, pipelines and networks & electricity transmission network	Site unaffected	Re-siting may be necessary	Re-siting may not be possible
Any noise issues	No noise issues	Mitigation may be necessary	Noise issues may be an ongoing concern
Any contamination issues	No contamination issues	Minor mitigation required	Major mitigation required
Any known flooding issues	Site in flood zone 1	Site in flood zone 2	Site in flood zone 3
	No flooding for more than 25 years	Flooded once in last 25 years	Flooded more than once in last 25 years
Any drainage issues	No drainage issues identified	Need for mitigation	Development would cause drainage concerns
Issues related to planning history on the site			



Appendix 3

Environmental Inventory



Neighbourhood Plan referendum version

Field numbers relate to Figure 5 on page 47 of the Neighbourhood Plan



Swinford Neighbourhood Plan

ENVIRONMENTAL INVENTORY



	DESCRIPTION / EVIDENCE	NPPF 2012 Local Green Space (LGS) Criteria									Total score/32
		Access	Proxim.	Bounded	Special	Rec/Edu	Beauty (views)	Tranq.	History	Wildlife etc.	
247/ 248	<p>All Saints Churchyard (1) Historic village burial ground with headstones dating from 1737. On elevated site in centre of the village, close-mown and never cultivated. Ornamental trees (Yew, oak, variegated holly, etc.). Rich biodiversity and a highly significant historical, sociological and cultural site.</p> <p>All Saints Churchyard (2) Small area separated by fenced public footpath from the main churchyard area.</p> <p>HDC OSSR. Scores as for LGS but designation not necessary as the site is protected by its status as churchyard and as setting of Listed Building Grade II*.</p>	3	4	4	4	2	2	2	4	2	28
076/ 085	<p>Stanford Estate Avenue (Gowling) and The Quicks/Holmfield Avenue of oaks and other species, first planted mid 18th century, running across 'The Quicks/Holmfield (085). Part of the Stanford Hall estate parkland. This avenue of mature deciduous trees surrounded by grazed grassland with surviving ridge and furrow is an important component of the village's landscape and historic context.</p> <p>Access via footpath X5.</p> <p>Part of Leicestershire & Rutland Historic Environment Records (HER) site MLE2633 and listed Grade II in the Historic England Parks & Gardens Register</p> <p>Natural England Priority Habitat and HDC Wildlife Site</p>	3	3	4	4	2	2	2	4	3	27

	DESCRIPTION / EVIDENCE	NPPF 2012 Local Green Space (LGS) Criteria								Total score/32
		Access	Proxim.	Bounded	Special	Rec/Edu	Beauty (views)	Tranq.	History	
	The permanent grass field which the avenue crosses is historically also part of the estate, although not of the Registered site. The medieval ploughlands were absorbed into the Park, probably mid 17 th century, and have been grassland ever since (including during WW2), ensuring that the ridge and furrow here is among the best-preserved in the parish.									
244 /245	Parish Cemetery and 2009 extension (Swinford Parish Council) Burial ground, established on a pre-existing bounded parcel of land around 1900. Mown lawns, mature shrubs and trees, including specimen ornamental species, with gravestones dating back to 1900. Bounded by mature mixed (mainly hawthorn) hedges. Good range of garden/village birds, including 4 Biodiversity Action Plan (BAP) species, and bats (Priority Species group in L&R). HDC OSSR Note: the site was extended in 2009 by purchase of an additional 0.2 ha (approx.). Hedging and new standard trees have been planted on three sides of the site. The combined sites are owned, and will be managed as, a single parcel of land.	3	4	4	4	2	2	2	2	3
240	Mourant Paddock (Mourant) Parcel of land adjoining the glebe, sheep grazed grassland with one large pond, of high local biodiversity significance, and a second smaller pond, which previously fed a former drinking trough on Stanford Road. Hedged and having mature trees (ash, medlar) and with ornamental newly planted trees (rowans). Recorded species include wetland and grassland invertebrates (dragonflies, butterflies, ants, etc.), bats, and birds (3+ Biodiveristy Action Plan (BAP) species). Access via a permissive path from the glebe.	2	4	3	3	1	3	4	2	4

	DESCRIPTION / EVIDENCE	NPPF 2012 Local Green Space (LGS) Criteria								Total score/32	
		Access	Proxim.	Bounded	Special	Rec/Edu	Beauty (views)	Tranq.	History		Wildlife etc.
241	<p>The Glebe (Diocese of Leicester</p> <p>Small meadow or paddock, historically part of the medieval village layout, with earthworks suggestive of house platforms but also more recent agricultural or craft use. Currently sheep grazed, sloping and undulating. There is a richly biodiverse pond which also acts as a retention feature for surface water from the local area.</p> <p>The pond is a breeding site for great crested newts. An adjoining barn is a bat roosting area (L&R priority species) and there are 4 Biodiversity Action Plan (BAP) species bird records.</p> <p>Access via a permissive path.</p> <p>A locally highly significant historical, ecological and cultural site the glebe scored highly in a recent local survey as an area to be preserved as a village 'green space'. It was included in the designated Swinford Conservation Area in 1975.</p> <p>The description justifying designation included the following statement:-</p> <p>"The southern side of the core quadrilateral between the roads to Stanford and Rugby is significant. The south side of the road has a wide grass verge with a Walnut tree; a long stretch of mud wall is behind. Behind this mud wall and along the Rugby Road and Stanford Road the settlement is more open with orchards, paddocks and farmsteads. The open undeveloped space between the two roads is significant and makes a major contribution to the setting....."</p> <p>Proposed community asset (application submitted 2016)</p> <p>Recommended as LGS in HDC draft local plan</p>	2	4	4	4	2	2	1	2	3	24

	DESCRIPTION / EVIDENCE	NPPF 2012 Local Green Space (LGS) Criteria								Total score/32	
		Access	Proxim.	Bounded	Special	Rec/Edu	Beauty (views)	Tranq.	History		Wildlife etc.
243	<p>Paddock, Stanford Rd (Hodgkin)</p> <p>Old paddock, currently ungrazed and partly overgrown with nettles, brambles etc., with group of mature lime trees in overgrown hedge on west boundary. Hedge conceals historic ornamental gateway, originally access to avenue (site 076/085) to Stanford Hall. Cultural significance as site of the 1977 Queen's Jubilee celebration and villagers photograph.</p> <p>Access via footpath X5.</p> <p>Biodiversity includes 2 recorded Biodiversity Action Plan (BAP) species birds.</p> <p><i>Maintenance of the footpath and management of the whole of this locally important historic site would restore its amenity value and benefit local biodiversity and the built environment landscape.</i></p>	3	4	4	3	1	1	2	3	2	23
252	<p>Children's Play Area (Diocese of Leicester)</p> <p>The land for the play area is part of the glebe strip in the centre of the village (241). Installed and funded by a local community group the area is well maintained and extensively used by village children.</p> <p>HDC OSSR</p>	4	4	4	4	4	1	0	0	0	21
242	<p>Orchard (Mourant)</p> <p>Old orchard with mown grass and fruit trees, bounded on two sides by an important, partly historic mud wall. This site has been an orchard since at least 1886 (OS 6" map).</p> <p>One of the areas referred to in the conservation designation statement of 1975 (see at 241 above)</p> <p>'Behind this mud wall and along the Rugby Road and Stanford Road the settlement is more open with orchards, paddocks and farmsteads. The open undeveloped space between the two roads is significant and makes a major contribution to the setting.....'</p>	1	4	4	2	1	1	2	3	3	21

DESCRIPTION / EVIDENCE		NPPF 2012 Local Green Space (LGS) Criteria									Total score/32
		Access	Proxim.	Bounded	Special	Rec/Edu	Beauty (views)	Tranq.	History	Wildlife etc.	
250	<p>The Chequers Beer Garden</p> <p>Open space behind the village pub 'The Chequers'. Used for community events organised by the landlord and others. Highly rated as community asset in community consultation and questionnaire.</p> <p>HDC OSSR</p> <p>Designated Community Asset</p>	3	4	4	3	2	1	1	2	0	20
192	<p>The Paddock (Mourant)</p> <p>Permanent grass field with faint traces of ridge and furrow. This was part of the open field immediately bordering the medieval village. Mature species-rich hedges on east and west boundaries, including mature trees (ash).</p> <p>Access from footpath X9.</p> <p>Bordered to N and E by gardens. Records of fox, rabbits, and birds including 2 Biodiversity Action Plan (BAP) species and both locally-present woodpeckers.</p> <p>Valued open space in community consultations.</p>	3	4	4	2	1	1	1	2	2	20
077	<p>The Meadow/Second Field/First Field</p> <p>Very large permanent grass field crossed by public footpaths X2 and X4.</p> <p>Traces of cropmarks/earthworks including old field boundaries recording the 18th century fields.</p> <p>Scoring highly in community consultations for views to open country to the east.</p> <p>Bounded by species-rich hedges and mature trees.</p>	3	3	4	4	1	2	1	1	1	20
249	<p>Village (Green) (LCC Highways)</p> <p>Wide green roadside sward in the centre of the village with ancient walnut tree, other trees and bench seating. Community gardens and grassed area maintained and mown by community volunteers. Used as a 'village green' for community events. Part of the highly valued group</p>	4	4	1	4	3	1	1	1	0	19

	DESCRIPTION / EVIDENCE	NPPF 2012 Local Green Space (LGS) Criteria								Total score/32	
		Access	Proxim.	Bounded	Special	Rec/Edu	Beauty (views)	Tranq.	History		Wildlife etc.
	of open spaces in the centre of the village, including the Glebe (241) and Children's Play Area (252). Proposed as LGS in HDC draft local plan – recommend proposal as OSSR instead										
246	The Moors (Rutland Estates, Peterborough Permanent grass field, regularly grazed pasture. Ridge and furrow. Bordered by gardens to south and east; on west boundary is species-rich and biodiverse hedge 3-4 metres tall and 2-3 metre thick of mature mixed deciduous species. Access via very well used footpath X54.	2	3	4	2	2	1	1	2	2	19
193	Home Close (Walker) Well preserved ridge and furrow. Mixed hedge with some mature trees. Gardens to N and NW. Wide country views to S and W. Footpath running SW/NE	3	3	4	1	2	2	1	2	1	19
124	Side Hook Meadow (Hodgkin) Permanent flood plain pasture. Bounded by River Avon to N and indeterminate parish boundary to south (old line of river). Mixed woodland at east end adjoining river bank. Access via footpath X6 including new river footway bridge at west end. The site's biodiversity has been enhanced as part of the junction 19 improvements (2015-16), including regrading and planting of riverbank for other mitigation. Aquatic and riparian vegetation, invertebrates, fish, mammals and birds. Remnants of old footbridge piers; historical significance as site of water mill (L&R HER site MLE2498) probably in +/- continuous use from 1086 to early post-medieval.	3	1	3	1	2	2	1	3	3	19

	DESCRIPTION / EVIDENCE	NPPF 2012 Local Green Space (LGS) Criteria									Total score/32
		Access	Proxim.	Bounded	Special	Rec/Edu	Beauty (views)	Tranq.	History	Wildlife etc.	
234	School Playing Field (All Saints Primary School) Large, well-used mown area behind the village school. Used extensively by the school for sport and outdoor learning. Some mature trees and hedging on three sides. Conditional public access. HDC OSSR	3	3	4	3	3	1	0	0	1	18
189	The Glebe (Rugby Road) (Diocese of Leicester Permanent pasture (not currently grazed). Bounded by thick mature mixed species hedge. Mature trees mainly ash. Some evidence of ridge and furrow.	2	3	4	4	1	1	1	2	2	18
089	Caravan Site (Stanford Hall) Lawned with asphalt roadways. Hard standings. Bird feeders. Birch, oak, willow, ash as ornamental trees. Sp. woodpeckers, nuthatch, tits, greenfinch, goldfinch. Hedgehogs	3	1	3	1	3	2	2	0	3	18
131	Holly Furlong. (Drake) Grazing along drive to Swinford Lodge with Ridge and Furrow (part East side). Stream to W with adjacent fenced spring. Extensive views	3	3	4	1	0	2	2	1	2	18
099	The Long Field/ First Websters (Morris) Permanent grassland. Mixed hedge with mature standard trees (ash, lime, willow). Shallow ridge and furrow. Access in northwest corner via footpath/roadway leading to local sewage treatment works, and north to south via footpath X6. Highly valued panoramic views across open country to south and east.	2	2	4	2	1	2	1	2	1	17

	DESCRIPTION / EVIDENCE	NPPF 2012 Local Green Space (LGS) Criteria										Total score/32
		Access	Proxim.	Bounded	Special	Rec/Edu	Beauty (views)	Tranq.	History	Wildlife etc.		
235	Paddock (Dunn) Permanent pasture. Fenced. Equestrian. Remnants of ridge and furrow.	1	3	4	1	2	2	2	1	1	17	
151	The Leys. (Morris) Grazing field. Access via footpath X10. Separated on west from site 150 by small tributary stream. Historically this field was part of the course of Swinford Races (1870-74). Valued open space in community consultations.	3	3	4	2	1	1	1	1	1	17	
023	Barn Fields. (Morris- Wamm owner) Grazing field with Ridge and Furrow. Good south facing distant views over Warwicks and Northants	3	1	4	0	0	2	2	3	2	17	
255	Brickyard Pond (Turney) 18 th -19 th century brick yard; 19 th century woodland (before 1886 OS map) with ponds now filling the old claypits. Possibly spring-fed from local sand and gravel aquifer. Historic and cultural site for clay extraction and brick-making for the village and surrounding area. Visible from Lutterworth Road. Woodland and water ecology site, with 4+ Biodiversity Action Plan (BAP) species birds, invertebrates, etc. Natural England Priority habitat: deciduous woodland	1	1	4	2	1	1	2	3	3	18	
155	Sports Field (Mourant) Close-mown grass with trimmed hedge and post and wire fence boundaries. Well-used facility HDC OSSR	2	3	4	3	3	1	0	0	0	16	

DESCRIPTION / EVIDENCE		NPPF 2012 Local Green Space (LGS) Criteria										Total score/32
		Access	Proxim.	Bounded	Special	Rec/Edu	Beauty (views)	Tranq.	History	Wildlife etc.		
236	Paddock (Gibson) Grass. Fenced with mature hedges and trees to S and E, oak, ash.	1	3	4	1	2	1	2	0	2	16	
083	Bottom Paddock (Hodgkin) Permanent pasture and equestrian paddock with buildings. Fence to roadside and tilia petiolaris planting as in 84.	3	3	2	2	3	1	1	0	1	16	
113	First Ford Field (Morris) Permanent pasture with well preserved ridge and furrow. Footpath forms eastern boundary. Mature mixed hedging and trees (oak, ash). A14 trunk road immediately to south. River boundary at lower end of field with footbridge to 112 (above) and bridge under highway joining to other bridle path.	2	1	3	1	2	2	1	2	1	16	
006	The Spinney. (Unknown) Small copse with signed bridleway through. Selection of native deciduous trees.	3	0	4	0	3	2	2	0	2	16	
044	1st and 2nd Street Furlong (Turney) Cropped field with stream along West boundary. Good south facing distant views over Warwicks and Northants	3	1	4	2	0	2	2	0	2	16	
044A	1st & 2nd Street Furlong. (Turney) Grazing field with track and stream boundaries to N and W. Extensive views to S.	2	3	3	1	0	2	2	0	2	16	
119	The Pines/Near the Pines/The Bridge Meadow/Tin Hut Field. (Hodgkin) Historic group of fields, now combined with hedge removal in ?1970s into one large parcel. Cropmarks and earthworks preserve the ?1783 hedgelines, traces of medieval ridge and furrow	1	0	4	1	2	2	2	1	3	16	

	DESCRIPTION / EVIDENCE	NPPF 2012 Local Green Space (LGS) Criteria								Total score/32	
		Access	Proxim.	Bounded	Special	Rec/Edu	Beauty (views)	Tranq.	History		Wildlife etc.
	and the never-ploughed traditional water meadows beside the river Avon. Mainly permanent pasture. Mature hedges to north and east. River banks to south and west. The river retains its semi-natural topography, with meanders and riffles. Streamside vegetation includes alder, willow, rushes. Aquatic, riparian and grassland species, including kingfisher, common snipe. Small conifer spinney beside river on west boundary. Natural England Priority habitat: mixed habitats ('no main habitat but additional habitat exists')										
251	Chapel Fields Green (Harborough District Council) An open amenity site adjacent to 1980s housing development. Open amenity site with mown grass and mature trees. Crossed by public footpath X54. HDC OSSR	4	4	3	1	1	1	0	0	1	15
098	The Dairy Close/Websters Close (Mourant) Permanent pasture. Mature hedgerows and hedgerow trees [oak, ash] Pond with water lilies and bullrushes. Moorhen, duck, snipe	1	2	4	2	1	2	1	0	2	15
082	Homefield (Hodgkin) Permanent pasture. Natural England Priority habitat: good quality semi-improved grassland.	1	2	4	3	0	2	2	0	1	15
081	Weston's Close (Gibson) Permanent pasture.Fenced. Equestrian. Mature hedges to E and S	1	3	4	1	2	1	2	0	1	15

	DESCRIPTION / EVIDENCE	NPPF 2012 Local Green Space (LGS) Criteria									Total score/32
		Access	Proxim.	Bounded	Special	Rec/Edu	Beauty (views)	Tranq.	History	Wildlife etc.	
100	The Ten Acres/Second Websters (Morris) Arable field. Footpath running all along eastern boundary. Mixed hedge with some (few) trees, mainly ash and oak. Wide open views to south, views of village to north. Evidence of wildlife (rabbits)	3	2	4	1	0	2	1	0	2	15
065	Sedgley's (Alderman) Permanent pasture. Smallholding. 4 post and rail fenced paddocks. fox	1	3	4	1	0	2	2	0	2	15
012	The Fir Tree 11 Acre (Mourant) Arable. Footpath on farm track. Wind turbine with service roads. Half of field in Westrill&Starmore parish.	3	1	3	1	2	2	1	0	2	15
021	Brickyard. (Morris – Wamm, owner) Grazing field with adjacent barn conversion house. 1854 marked in wall	3	1	4	0	0	2	2	1	2	15
137 & 138	Seeds. (Drake) Fields combined [remains of abandoned hedge visible. Grazing with good distant views over village and Warwicks & Northants countryside.	2	2	3	0	0	2	2	2	2	15
039	Rush Furrow. (Drake) Grazing field with fenced pond and hawthorn. Ridge and Furrow. Wrecked Hovel in E hedge	1	2	4	0	0	2	2	1	3	15
190/191	Spencer's Top (Mourant) Two permanent grass fields partly separated by old, partly removed and grown-out hedge. Well preserved ridge and furrow. Mature ash and horse chestnut trees on boundaries	2	2	1	2	1	1	1	2	3	14

	DESCRIPTION / EVIDENCE	NPPF 2012 Local Green Space (LGS) Criteria									Total score/32
		Access	Proxim.	Bounded	Special	Rec/Edu	Beauty (views)	Tranq.	History	Wildlife etc.	
	Access via footpath on east boundary. Birds records include green woodpecker and 2 Biodiversity Action Plan (BAP) species/of conservation concern.										
054A	Top Field/Parson's Top Close/Second Top Close. (Turney) Small triangular field with fenced pond and trees. Bullrushes in pond. By M1	3	0	4	0	1	2	2	0	2	14
038	Banks. (Drake) Grazing of two former fields. Fenced pond and trees	1	2	4	0	0	2	2	1	2	14
152	Calves Close (Wagstaffe) Small grazing field with hedged boundaries. Long views (community consultation results) over the village and across the Avon valley into adjacent counties are possible from the entrance at northeast corner (Lutterworth Road).	1	3	4	2	0	2	1	0	1	14
084	Walkers (Hodgkin) Permanent pasture. Mature hedge to N. Fence to S and W adjoining row of tilia petiolaris planted for Queen's Siver Jubilee 1977	1	2	2	2	2	2	2	0	1	14
071	Allotments (Oddfellows) Arable. Mature hedgerows	1	3	4	1	0	1	1	2	1	14
112	Woodford's Meadow (Mourant) Permanent pasture with well preserved ridge and furrow [north/south & east/west]. River boundary with stone and brickwork close to old footbridge. Mature hedge and hedgerow trees [oak/ash]	1	1	4	1	0	1	2	2	2	14

	DESCRIPTION / EVIDENCE	NPPF 2012 Local Green Space (LGS) Criteria									Total score/32
		Access	Proxim.	Bounded	Special	Rec/Edu	Beauty (views)	Tranq.	History	Wildlife etc.	
97	Dairy close (Hodgkin) Permanent pasture. Mature hedgerows and trees. 2X Quercus borealis planted Queen's Jubilee 1977 in N hedgerow. Evidence of ridge and furrow.	1	2	2	3	0	2	2	0	2	14
072	Far Quicks (Alderman) Permanent pasture. Shallow ridge and furrow (E/W). Brook(E) and mature hedgerow trees. Hawthorn,ash,oak. Footpath.	3	0	4	1	0	1	1	2	2	14
063	Little Penfolland (Lee) Permanent pasture. Well preserved ridge and furrow E/W. Pond Hedges ash,oak	2	0	4	1	0	2	2	1	2	14
013	The Roadside (Mourant) Arable. Footpath on farm track. Young horse chestnut avenue. Mature hedges, oak,ash	3	1	4	1	2	1	1	0	1	14
027	The 13 Acre (Mourant) Arable. Footpath on farm track. Turbine with service roadways. Field split by parish boundary with Westrill&Starmore. Mature hedges to W and N.	3	1	2	1	2	2	1	0	2	14
035	Ricksted. (Turney) Cropped field with well-signed bridleway and footpath.	3	1	4	0	0	2	2	0	2	14
031	Wheat Hill/Ashby Way. (Turney) Sheep grazing with well-signed bridleway and footpath.	3	1	4	0	0	2	2	0	2	14

	DESCRIPTION / EVIDENCE	NPPF 2012 Local Green Space (LGS) Criteria										Total score/32
		Access	Proxim.	Bounded	Special	Rec/Edu	Beauty (views)	Tranq.	History	Wildlife etc.		
037	8 Acre Church Piece. (Drake) Grazing with open hedges. Well signed Bridleway and footpath	3	2	3	0	0	2	2	0	2	14	
068	Homefield (Mourant) Permanent pasture. Preserved ridge and furrow. Pond at east side. Site of windmills, L&R HER MLE2495, recorded 1279 until 18 th and 19 th centuries (old maps).	1	3	4	1	0	1	1	3	1	14	
092	Swinford Covert (Hodgkin) Mature deciduous woodland with rookery. 19 th century covert. Natural England Priority habitat: deciduous woodland	1	1	4	1	0	1	2	1	3	14	
139	Hovel Meadow. (Drake) Grazing field with Ridge and Furrow. Hovel, well-signed Footpath by M1 running ditch to W.	3	0	3	0	0	1	2	3	11	13	
150	Lambcote Hill Farm (Morris) Large arable field, incorporates five historic fields (Lallystone/Manglin Stone/the Seeds/1 st and 2 nd Parson's Meadow) into one. Surviving field boundaries are trimmed hedges with occasional standard trees. West end is bounded by the M1. Historically this field was part of the course of Swinford Races (1870-74). Access via footpath X10.	3	2	3	1	1	1	0	1	1	13	
133	Black Man's Dyke & Swinford Lodge Yard (Drake) Small parcels, previously paddocks, associated with and immediately north of Listed Grade II farmhouse and outbuildings, originally Georgian, with 19 th and early 20 th century additions. Now managed as grassland with trees.	0	2	3	1	0	2	2	2	1	13	

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	Access	Proxim.	Bounded	Special	Rec/Edu	Beauty (views)	Tranq.	History	Wildlife etc.		
	Ridge and furrow traces.										
238	Orchard (The Berries) (Walker) Former orchard attached to 'The Berries'. Bounded by mixed hedges and some mature trees(ash, oak, horse chestnut. Permanent grassland. Evidence of several bird species, adjacent barns probable roosting area for bats. Planning permission has been sought for development on this piece of land. Environmental survey has been carried out.	1	3	4	1	1	1	0	1		13
117	Brookside (Hodgkin) Permanent pasture. Mature hedges and hedgerow trees. River bank to SE . Willow,rushes. Fish.Pylon.	2	0	3	1	2	2	1	0	2	13
007	Martin's Meadow. (Morris) Harvested wheat with well signed bridleway and footpath. Gas line markers in two hedges.	3	0	4	0	0	2	2	0	2	13
016	Mere Fields. (Morris) Sheep grazing field with open boundaries stock netting around 16, 17 and 18. Frequently used bridleway and footpath. Fresh horseshoe prints. Good signage	3	0	4	0	0	2	2	0	2	13
017	Mere Fields. (Morris) Sheep grazing field with open boundaries stock netting around 16, 17 and 18. Frequently used bridleway and footpath. Fresh horseshoe prints. Good signage	3	0	4	0	0	2	2	0	2	13
018	Mere Fields. (Morris) Sheep grazing field with open boundaries stock netting around 16, 17 and 18. Frequently used bridleway and footpath. Fresh horseshoe prints. Good signage	3	0	4	0	0	2	2	0	2	13

	DESCRIPTION / EVIDENCE	NPPF 2012 Local Green Space (LGS) Criteria									Total score/32
		Access	Proxim.	Bounded	Special	Rec/Edu	Beauty (views)	Tranq.	History	Wildlife etc.	
022	Gadget Field. (Morris- Wamm owner) Grazing field. Good south facing distant views over Warwicks and Northants	2	1	4	0	0	2	2	0	2	13
054	Top Field/Parson's Top Close/Second Top Close. (Turney) Grazing land bounded by M1 on east. Good views over Warwicks and Northants, well signed bridleway and well used footpath and horses.	3	0	4	0	0	2	2	0	2	13
053	Bottom Track. (Drake) Grazing field by M1 (west) bridleway and footpath, well signed with good styles and kissing gate. Open hedge 052/053.	3	0	3	0	0	2	2	0	3	13
052	Top Track. (Drake) Grazing field footpath, well signed with good styles kissing Gate. Open hedge 052/053.	3	0	3	0	0	2	2	0	3	13
042	Barn Close. (Turney) Grazing adjacent to old brick buildings and yards. Stream to E. Good views.	1	2	4	0	0	2	2	0	2	13
101	Seed Field/5 Acre/8 Acre/6 acre/ 6 Acre (Hodgkin) Permanent pasture with seeded NW corner. Historically five fields now amalgamated into one large parcel. River bank to south, with alder, willow, rushes and arrowhead. Natural England Priority habitat: good quality semi-improved grassland.	2	0	3	1	0	2	2	0	3	13

	DESCRIPTION / EVIDENCE	NPPF 2012 Local Green Space (LGS) Criteria									Total score/32
		Access	Proxim.	Bounded	Special	Rec/Edu	Beauty (views)	Tranq.	History	Wildlife etc.	
170	Lambcote Hill/Park Furlong/Floyd's Meadow/Four Acre Large arable field. Bounded by mature hedges and trees, with M1 to west. Three L&R HER records (finds, cropmarks) of Palaeolithic, Romano-British and unknown dates	2	1	3	2	0	1	1	2	1	13
048	Knight's Fields (Shervington) Permanent pasture. Well-preserved ridge and furrow. Lime and birch trees in or near old hawthorn hedge to east. Natural England Priority habitat: good quality semi-improved grassland.	1	0	3	1	0	1	1	3	3	13
132	House Close. (Drake) Permanent grass field, crossed by drive via bridge to Swinford Lodge. Ridge and Furrow. Small stream forms eastern boundary; mature, overgrown and species-rich hedge near western boundary, with additional isolated mature trees. Extensive views over the village to open country southwards, but no formal access.	1	2	3	1	0	1	2	1	1	12
127	The Hooks/Lees Meadow/The Flags (Morris) Permanent flood plain pasture bounded by River Avon to SE. Some remaining (sparse) boundary hedging. A14 trunk Road immediately to south. Regrading to river bank. Rushes and water plants. Willow trees and boundary planted trees and hedging along A14	3	1	1	1	0	1	2	0	3	12
066	1st Penfolland (Lee) Permanent pasture. Ridge and furrow. Farm buildings. Hedges-oak, ash	1	2	4	1	0	1	1	1	1	12

	DESCRIPTION / EVIDENCE	NPPF 2012 Local Green Space (LGS) Criteria									Total score/32
		Access	Proxim.	Bounded	Special	Rec/Edu	Beauty (views)	Tranq.	History	Wildlife etc.	
069	Brick Kiln Close/The Vicarage (Mourant) Permanent pasture. Excavated central area. Ash. Old hawthorn hedge to N. Hedge to road, fence to houses.	1	3	3	1	0	1	1	1	1	12
200	Middle Islands/Spencer's Bottom (Mourant/SwayFields (Rugby)) V well preserved ridge and furrow N/S (best seen so far!). Brook running along boundary to N Mixed mature hedge with mature ash and willows. Field sub-divided by fence (boundary line to SwayFields (Rugby) ownership) and part hedge Abundant birdlife (birdsong not identified)	0	0	2	1	0	1	1	4	3	12
168	Benn's Meadow/Home Close Permanently grazed pasture. Mixed mature hedge, trees (ash). Bordered by Rugby Rd to E. Area fenced off to form extension to cemetery.	1	2	3	3	0	1	0	1	1	12
177 180	Thorn Furlong/Widow Bushes/Stallion Close (Turney) Large arable field, some mature trees on boundary and in middle of the field. Two fields are merged into one. Crossed by footpath Walcote to Cathorpe. Footpath runs along raised bank in adjacent field and then along W boundary. Sparse hedge on two sides, bounded to S by new Swinford Cathorpe road. High point wide wide 360deg views, across M1/M6/A14 junction to S, E and W. Rabbits and fox.	2	0	2	1	1	2	1	1	2	12
010	Old Barn Close (Gilbert) Grass. Mature hedges, ash. Farm buildings. Service road to turbines N side.	2	1	4	1	0	1	1	0	2	12

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		Access	Proxim.	Bounded	Special	Rec/Edu	Beauty (views)	Tranq.	History	Wildlife etc.		
011	Barn Close (Gilbert) Grass Service road to turbines. Mature hedges, oak,ash.	2	1	4	1	0	1	1	0	2	12	
005	Bush Close (Gilbert) Grass. Footpath N-S corner. Turbines control building with service road. Pond SW corner, bullrushes. Mature hedges, oak,ash,willow. Jay	1	1	4	1	1	1	1	0	2	12	
140	Narrow Piece. (Drake) Grazing field by M1. Well signed footpath with open hedge 140/141	3	0	3	0	0	1	2	0	3	12	
141	Tea Kettle Close/Top Hovel Meadow. (Drake) Grazing field by M1. Well signed footpath with open hedge 140/141	3	0	3	0	0	1	2	0	3	12	
036	9 Acre Church Piece. (Turney) Grazing field with well-signed Bridleway	3	2	3	0	0	1	1	0	2	12	
041	Bottom Hull. (Turney) Grazing adjacent to old brick buildings and yards. Stream to E. Good views.	1	1	4	0	0	2	2	0	2	12	
040	Top Hull. (Turney) Grazing field with distant views.	1	1	4	0	0	2	2	0	2	12	

	DESCRIPTION / EVIDENCE	NPPF 2012 Local Green Space (LGS) Criteria									Total score/32
		Access	Proxim.	Bounded	Special	Rec/Edu	Beauty (views)	Tranq.	History	Wildlife etc.	
051	Drain Field. (Drake) Grazing field with distant views. Not Accessed.	1	1	4	0	0	2	2	0	2	12
050	Banks. (Drake) Grazing field with distant views. Not Accessed.	1	1	4	0	0	2	2	0	2	12
254	Swinford Lodge garden/copse (Drake) 19 th or early 20 th century ornamental planting, possibly on site of old orchard (1886 map). Natural England Priority habitat: deciduous woodland	0	2	3	0	0	2	1	1	3	12
093	Harris's (Hodgkin) Permanent pasture. Augmented 5m hedgerow to roadside (birch, holly, oak, maple, poplar, pine)	1	1	3	1	0	1	2	0	2	11
091	Fox Cover (Stanford Hall) Permanent pasture. Ash plantation along S boundary. Occasional car parking use	1	1	3	1	0	1	2	0	2	11
217	Nine Acre? (Morris) Permanently (former?) water meadow grazed. Bounded by A14 to south. Mixed hedge and ash trees. Birds (buzzard). Footpath running E/W. Views of village to NW. Ridge and furrow.	3	1	3	1	0	1	0	0	2	11
197	The Bridge Field Well preserved ridge and furrow. Permanently grazed. Crossed by footpath SW/NE. Brook running W/E with bridge. Views NE to village. Extensive planting of young trees to NW boundary.	2	1	3	1	0	2	1	0	1	11

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		Access	Proxim.	Bounded	Special	Rec/Edu	Beauty (views)	Tranq.	History	Wildlife etc.		
196	The Swimmings (Morris) Well preserved ridge and furrow. Permanently grazed (former?) water meadow. Brook running NW/SE. Mature mixed hedge and mature trees to NW boundary. A14 to south.	2	1	3	1	0	1	0	2	1	11	
253	Paddock (Alderman) Permanent pasture. Ridge and furrow. Brook to E and SE	0	1	4	1	0	1	2	0	2	11	
026	The Brickyard (Mourant) Arable. Mature hedges, oak, ash.	1	1	4	1	0	2	1	0	1	11	
019	Barn fields. (Morris-Wamm owner) Grazing field.	1	0	4	0	0	2	2	0	2	11	
047	Knight's Fields (Shervington) Permanent pasture. Well preserved ridge and furrow. Old hawthorn hedge line to W. Oak, ash. Fruit trees NW corner.	0	0	3	1	0	1	1	3	1	11	
198	First Dairy Close (Mourant) Large permanently grazed field, sparse hedge and trees (ash, oak). Evidence of ridge and furrow. Shallow brook across S boundary with wooden foot/cattle bridge. FP NE to SW.	2	2	1	1	0	1	1	1	1	10	
104	Polo Field (Hodgkin) Sheep dip in NE corner. Conifers on NE hedge. Permanent pasture	0	0	3	1	0	1	1	2	2	10	

	DESCRIPTION / EVIDENCE	NPPF 2012 Local Green Space (LGS) Criteria									Total score/32
		Access	Proxim.	Bounded	Special	Rec/Edu	Beauty (views)	Tranq.	History	Wildlife etc.	
95	Top Meadow/ Second Meadow (Hodgkin) Seeded pasture. Pylons(2) Augmented 5m hedgerow on roadside (birch,holly,maple,pine, oak,poplar)	1	0	3	1	0	2	1	0	2	10
194	Bankey Meadows/Pen Close/The Slade (Morris) Large field with village sewage farm to eastern side. Footpath/roadway N/S. Permanently grazed, few trees and mixed hedging. Some evidence of ridge and furrow.	2	1	3	1	0	1	1	0	1	10
074	Bottom Ashbrook (Gowling) Permanent pasture.Brook to W. Mature hedge rows and trees (oak,ash)	1	0	4	1	0	1	2	0	1	10
064	Ploughed Penfolland (Lee) Grass. Hedges. oak,ash	0	0	4	1	0	2	2	0	1	10
061	Cockshut (Lee) Permanent pasture. Ridge and furrow E/W Hedges, oak,ash	0	0	4	1	0	2	2	0	1	10
059	Top 17 Acre (Lee) Permanent pasture. Anemometer mast. Wind turbine (fenced). Pond on W edge, bullrushes, hawthorn. Mature hedges.	1	0	4	1	0	2	1	0	1	10
046	Town Close (All Saints Church, Swinford) Permanent pasture. Well preserved ridge and furrow. Hedges, oak,ash	0	0	4	1	0	1	2	1	1	10

DESCRIPTION / EVIDENCE		NPPF 2012 Local Green Space (LGS) Criteria									Total score/32
		Access	Proxim.	Bounded	Special	Rec/Edu	Beauty (views)	Tranq.	History	Wildlife etc.	
074	Bottom Ashbrook (Gowling) Permanent pasture. Brook to W. Mature hedge rows and trees (oak, ash)	1	0	4	1	0	1	2	0	1	10
204	Top Islands (SwayFields (Rugby)?) Permanently grazed. Bounded to N by brook, foot/cattle bridge. To E and W mixed hedge and ash trees. Second stream running across to S and bounded by A14. Water meadow? Views to village to NE. Shallow ridge and furrow.	1	1	2	1	0	1	1	2	1	10
003	The Nine Acre (Gilbert) Arable. Mature hedges, oak, ash.	0	1	4	1	0	1	1	0	2	10
004	Little Barn Close (Gilbert) Seeded grassland. Mature hedges, ash.	0	1	4	1	0	1	1	0	2	10
014	The Cotton Field. (Turney) Mixed field	1	0	4	0	0	1	2	0	2	10
88	Greenbanks (Gowling) Arable. Mature hedgerow trees	1	0	3	1	0	1	2	0	1	9
218	Flags? (Morris) Permanent (former?) water meadow, bounded by A14 to SW. Several mature trees (ash), planting to SW boundary.	3	1	2	1	0	1	0	0	1	9

	DESCRIPTION / EVIDENCE	NPPF 2012 Local Green Space (LGS) Criteria									Total score/32
		Access	Proxim.	Bounded	Special	Rec/Edu	Beauty (views)	Tranq.	History	Wildlife etc.	
086	Stoneplank (Gowling) Permanent pasture. Ridge and furrow in N segment. Brook to E. Mature hedgerow trees (oak,ash,sycamore,chestnut)	1	0	4	1	0	1	1	0	1	9
060	Four acre (Lee) Permanent pasture. Hedges, oak,ash	0	0	4	0	0	1	2	0	1	9
058	Ploughed Six Acres (Lee) Grass. Track to turbine. Hedges.	1	0	4	1	0	1	1	0	1	9
028	Rose Close (Lee) Grass. Dutch Barn. Hedges, oak,ash	1	0	4	1	0	1	1	0	1	9
045	Coggington Hollow (Lee) Permanent pasture. Hedges, oak,ash	1	0	4	1	0	1	1	0	1	9
057	Top Field (Mourant) Arable. Pond SE corner. Hedges, oak,ash.	1	0	4	1	0	1	1	0	1	9
129	The Meadow (Mourant) Permanent pasture. Weak ridge and furrow. Hedges,ash,oak.	1	0	4	1	0	1	1	0	1	9

	DESCRIPTION / EVIDENCE	NPPF 2012 Local Green Space (LGS) Criteria									Total score/32
		Access	Proxim.	Bounded	Special	Rec/Edu	Beauty (views)	Tranq.	History	Wildlife etc.	
062	Longlands/Langlands (Mourant) Arable. Hedges,oak,ash.	0	0	4	1	0	1	2	0	1	9
163	First Moor's Meadow/Second Moor's Meadow Remnants of E/W ridge and furrow. Permanently grazed pasture. Mature hedge on three sides, thin hedge on fourth side. Mature trees (ash).	0	1	1	3	0	1	0	2	1	9
174	Little Hill (Turney) Large arable field wide views. Mature hedge on 3 sides. Mature oak and ash trees. New road to S and borders M1 to E	1	0	2	1	0	2	1	0	2	9
105	Old Ploughed Fields/Brookside (Hodgkin) E. seeded. W permanent pasture.Farm buildings. Oak,ash,willow,chestnut in mature hedges.	0	0	2	1	0	1	2	0	2	8
110	Tin Hut Meadow/2nd Percival Meadow (Hodgkin) Improved grassland. Mature hedges S,E,&W.and hedgerow trees (ash, oak) Pylon	0	0	3	1	0	1	1	0	2	8
073	Top Ashbrook (Gowling) Permanent pasture. Spring with surround. Mature hedgerow trees (ash)	1	0	4	1	0	1	1	0	1	8
067	The Meadow (Mourant) Permanent pasture. Ridge and furrow N/S. Old hawthorn hedge to S. Hedges,ash.	0	0	3	1	0	1	1	0	1	7

	DESCRIPTION / EVIDENCE	NPPF 2012 Local Green Space (LGS) Criteria									Total score/32
		Access	Proxim.	Bounded	Special	Rec/Edu	Beauty (views)	Tranq.	History	Wildlife etc.	
181	Home Close (SwayFields (Rugby)) Brook to S boundary with water plants and foot/cattle bridge. Grazed pasture. Mature hedge and trees to perimeter.	0	0	1	1	0	1	1	1	2	7
263 202	Hill Close (SwayFields (Rugby)?) Triangular shaped field, encroached on by A14 developments. Mature mixed hedge on two sides with some mature trees. A14 to S. Some remnants of ridge and furrow. Grazed pasture. Abundant birdsong.	0	0	1	1	0	1	0	2	1	6
186	Benn's Close/Little Hill (Morris) Currently occupied by Skanska offices and compound Some boundary hedging remaining. L&R HER site MLE 15811 for prehistoric pits and ditches – geophysics only, potential for excavation.										0
183	Foalyard Meadow (Hope) Not accessed										0
210 212 223	Not accessed because of junction works										0

INVENTORY SCORING KEY

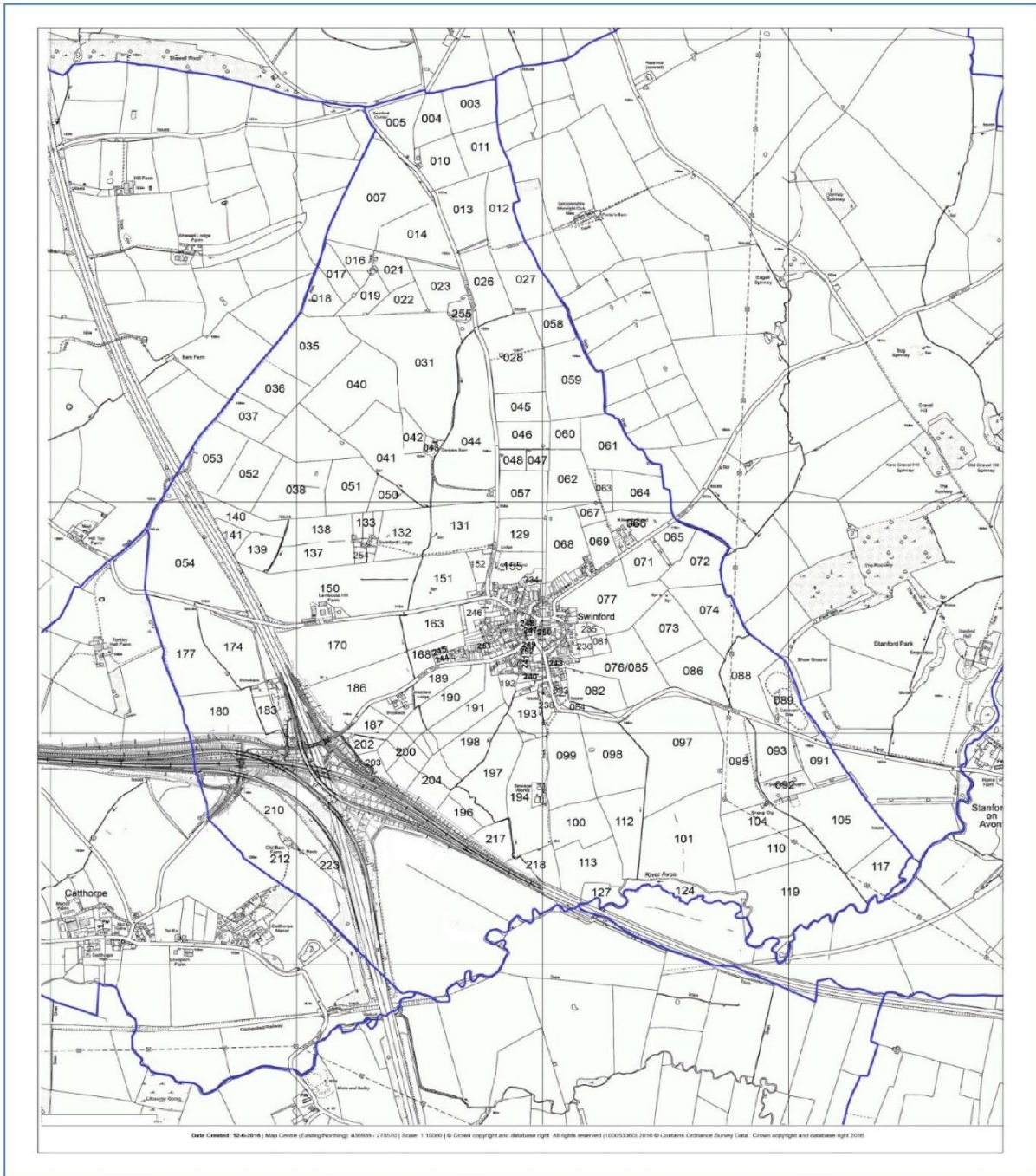
ACCESS	PROXIMITY	BOUNDED
Ease of access to the field; Max 4 = multiple ways paths, Bridleways < 1 = visible from road	Distance from village centre; Max 4 = within/close to village < 1 = ½ to 1 mile distant	Field defined and fenced/hedges Max 4 = clearly identified by fencing or hedged < 1 = no clear boundaries

SPECIAL	Recreation/Education	BEAUTY
Residents value of the field: views; Rec Leisure uses etc. Max 4 = large number of dots See Open Day blue dots marked map	Value of field for recreation and leisure use; Max 4 = playing field, 3 = equestrian, 2 = paths, 1 = pond/ access permitted	Attractive views into /from field. Max 2 = good views

TRANQUILITY	HISTORY	WILDLIFE
Peaceful and attractive location Max 2 points	Any evidence of historic use of field e.g. Ridge and Furrow farming brick yard, dated buildings/hovels 1 > max 4 points	Ponds/ animal or rare bird sightings /rare habitat locations/ copse locations etc. 1 > max 4 points

NOTE: A **permissive path**, permitted **path** or concessionary **path** is a **path** (which could be for walkers, riders, cyclists, or any combination) whose use is allowed by the landowner.

**Environmental Inventory Map 1:
Field Numbering**





Appendix 4

Local Green Spaces in Detail



Neighbourhood Plan referendum version

Local Green Spaces



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1 Swinford Neighbourhood Plan: Local Green Spaces

1.1 Introduction

When parishioners of Swinford completed a questionnaire at the start of the neighbourhood planning process a number of points emerged very clearly. One was that parishioners valued highly the green spaces which separate buildings in the village and which enhance the cultural importance of the village setting. In particular the 'Glebe' (opposite the church in the centre of the village) was identified as land that a significant number of parishioners wish to have as a preserved open space. The Parish Council have identified four such spaces which they believe are of significance and important to the context and layout of the village. They reflect the historical, agricultural heritage of the village as well as its close connection to the nearby Stanford Hall estate.

Each of the sites has been tested against NPPF Local Green Space criteria as follows;

- i. where the green space is in reasonably close proximity to the community it serves; and
- ii. where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and
- iii. where the green area concerned is local in character and is not an extensive tract of land.

In most cases the references to the criteria are embedded within the text. However, to make it clearer the criteria are referenced against each proposed site.

1.2 LGS1: 'The Glebe' including the play area

The land for the **play area** is part of the glebe strip in the centre of the village (241 Environmental Inventory).

Installed and funded by a local community group the area is well maintained and used extensively by village children.



The Glebe is a small meadow or paddock, historically part of the medieval village layout, with earthworks suggestive of house platforms but also more recent agricultural use. Currently sheep grazed, sloping and undulating. There is a richly biodiverse pond which also acts as a retention feature for surface water from the local area. The pond is a breeding site for great crested newts. An adjoining barn is a bat roosting area (L&R priority species) and there are 4 BAP species bird records.

Access via a permissive path.

The area is a locally highly significant historical, ecological and cultural site, it scored highly in the recent neighbourhood plan questionnaire as an area to be preserved as a village 'green space'. It was included in the designated Swinford Conservation Area in 1975.

The description justifying designation included the following statement:

“The southern side of the core quadrilateral between the roads to Stanford and Rugby is significant. The south side of the road has a wide grass verge with a Walnut tree; a long stretch of mud wall is behind. Behind this mud wall and along the Rugby Road and Stanford Road the settlement is more open with orchards, paddocks and farmsteads. The open undeveloped space between the two roads is significant and makes a major contribution to the setting.....”

Proposed **community asset** (application submitted 2016)

Recommended as LGS in HDC draft local plan.

1.2.1 Meeting NPPF Criteria

- i. The green space is in the centre of the village.
- ii. It has particular local significance, because of its beauty, historic significance, recreational value, tranquility and richness of its wildlife.
- iii. This green area is local in character and is not an extensive tract of land

Figure 1

LGS1: 'The Glebe' including the play area



1.3 LGS2: The Mourant Orchard

Old orchard with mown grass and fruit trees, bounded on two sides by an important, partly historic mud wall.



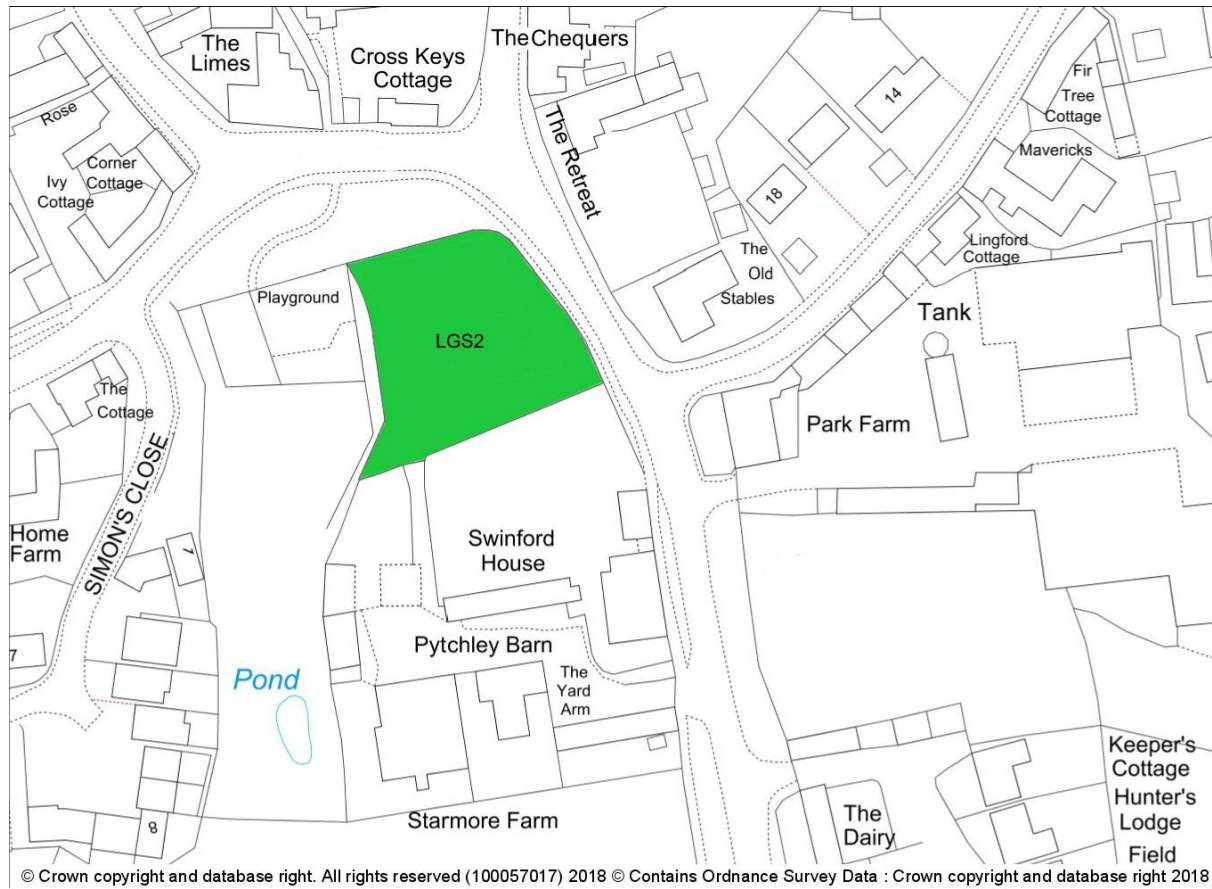
This site has been an orchard since at least 1886 (OS 6" map) and is one of the areas referred to in the conservation designation statement of 1975:

'Behind this mud wall and along the Rugby Road and Stanford Road the settlement is more open with orchards, paddocks and farmsteads. The open undeveloped space between the two roads is significant and makes a major contribution to the setting.....'.

1.3.1 Meeting NPPF criteria

- i. The green space is in the centre of the village sitting alongside 'The Glebe (play area)' and 'The Glebe'. Together with the wide highway verge 'The Village Green' these green spaces are the heart of the village
- ii. The orchard has particular local significance because of its beauty, historic significance and contribution to the tranquility of the village.
- iii. This green area is local in character and is not an extensive tract of land

Figure 2
LGS2: The Mourant Orchard



1.4 LGS3: The Paddock, Stanford Road

This area is an old paddock, currently ungrazed and partly overgrown with nettles, brambles etc. There is a group of mature lime trees in overgrown hedge on west boundary.

The hedge conceals an historic ornamental gateway, originally access to avenue (site 076/085) to Stanford Hall.

The paddock has a cultural significance to the village as the site of the 1977 Queen's Jubilee celebration. There is evidence of this in village photographs.

There is access via a public footpath X5.



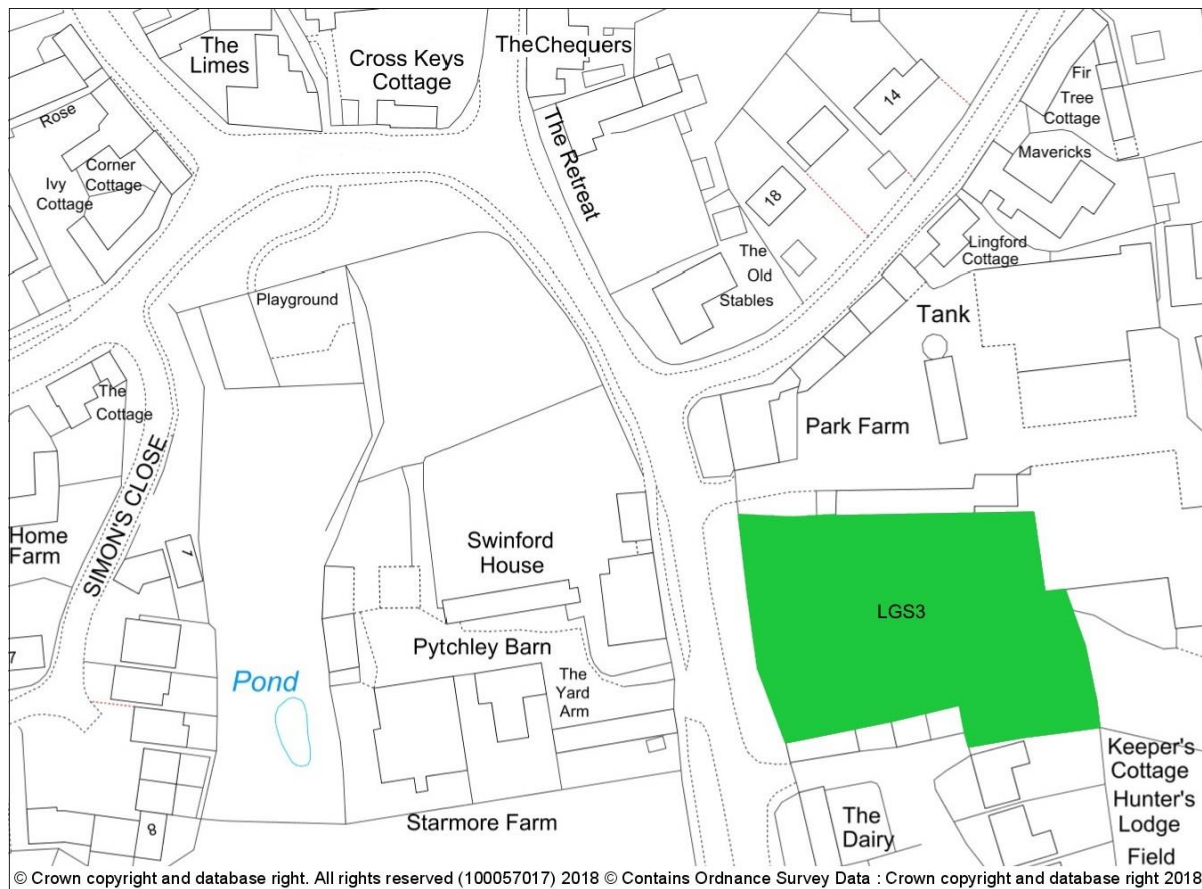
Biodiversity includes 2 recorded BAP species birds.

Maintenance of the footpath and management of the whole of this locally important historic site would restore its amenity value and benefit local biodiversity and the built environment landscape

1.4.1 Meeting NPPF criteria

- i. This paddock is part of the group of open spaces that are central to the village.
- ii. It has particular local historic significance, because of its connection to the Stanford Hall Estate (access to 'The Avenue' via a bridle path). It has some cultural significance (see above) and in its current state is home to a range of wildlife (see above).
- iii. This green area is local in character and is not an extensive tract of land

Figure 3
LGS3: The Paddock, Stanford Road



1.5 LGS4: The Village Green



Wide green roadside sward in the centre of the village (seen in the picture stretching between Rugby Road and the Play Area and The Orchard) It has trees and bench seating. There are community gardens and grassed area maintained and mown by community volunteers. This space is regularly used as a 'village green' for community events.

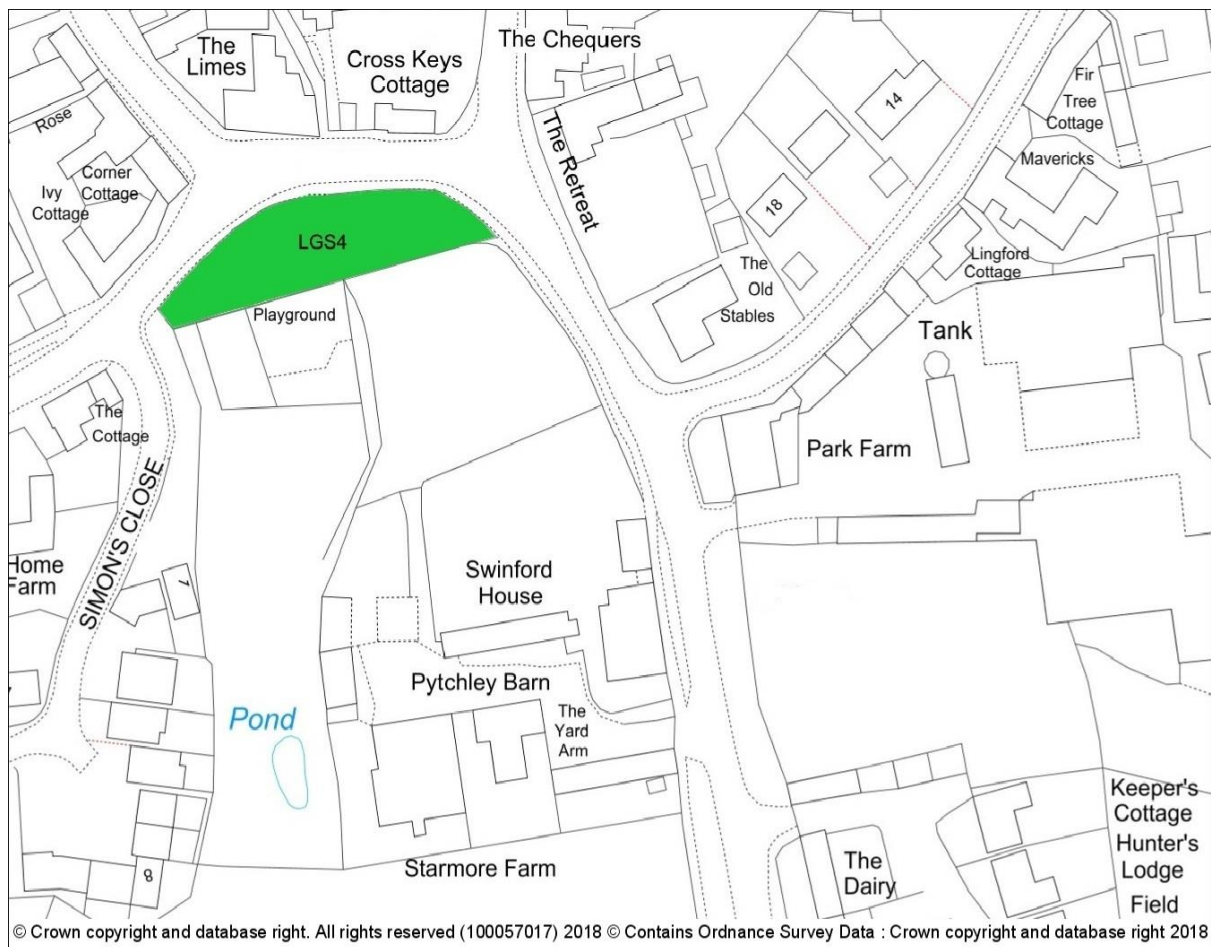
It is part of the highly valued group of open spaces in the centre of the village, including the Glebe (241) and Children's Play Area (252).

Proposed as LGS in HDC draft local plan.

1.5.1 Meeting NPPF criteria

- i. The green space is in the centre of the village sitting alongside 'The Glebe (play area)', 'The Glebe', and the 'Old Orchard'. Together these green spaces are the heart of the village.
- ii. The green has particular local significance, because of its beauty, recreational use and contribution to the tranquility of the village.
- iii. This green area is local in character and is not an extensive tract of land.

Figure 4
LGS4: The Village Green



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