### Site Description

The site is located west of Swarraton, located in the north of the District. The site is currently covered in woodland. The site is accessed via a lane off Northington Road and is bounded by agriculture to the south, east and North and a covered reservoir to the west.

### Planning History

No relevant planning history within the last 5 years.

### Suitability

#### Legislative Constraints

<table>
<thead>
<tr>
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<th>Policy Constraints</th>
<th>Physical Constraints</th>
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</thead>
<tbody>
<tr>
<td>SPA</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>SAC</td>
<td>N</td>
<td>Y</td>
</tr>
<tr>
<td>Ramsar</td>
<td>N</td>
<td>Y</td>
</tr>
</tbody>
</table>

#### Other Considerations

- Conservation Area: N
- Countryside (MTRA4): N
- Historic Park/Garden: Y
- Agricultural Land Grade: 3
- Previously Developed Land?: N
- Settlement Gap: N
- Ancient Woodland: N
- Mineral Safeguarding Area: N

### Availability (legal/ownership issues)

The site is being promoted by the landowners and has stated that the site is available for development.

### Achievability (economic viability; market factors; cost factors; delivery factors)

The promoters of the site have not specified any issues regarding the viability in developing the site.

### Potential Density and Yield (including development type)

Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 29 dwellings.

### Phasing

<table>
<thead>
<tr>
<th></th>
<th>0 – 5 Years</th>
<th>6 – 10 Years</th>
<th>10 – 15 Years</th>
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<tbody>
<tr>
<td></td>
<td>29</td>
<td>0</td>
<td>0</td>
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</tbody>
</table>

### Conclusion (deliverable/developable)

The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2018.