

Site Ref	Address	Parish/Settlement	Site Area
SWA01	Hill Pound/Old Mushroom Farm, Mislingford Road	Swanmore	0.047 ha
Site Descrip	tion	**	
outside the Swanmore. agriculture. T the north,	ocated in the countryside settlement boundary of It is currently in use for There is agricultural land to east and south and evelopment to the west.		
Planning His	story		
No relevant plast 5 years.	planning history within the	6WA01	

Site promotors proposed use	C3 - Residential
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Environmental Constraints		Historical Co	nstraints	Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3 GRE			
LNR	GREEN	Policy Con	straints	Other Consideration	S		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN		
TPO	GREEN	AQMA	GREEN	Landscape	GREEN		

Initial high assessn		The site is deemed as deliverable/developable.						
Availability (legal/ownership issues)				The site is promoted by the sole landowner who has indicated that the site is immediately 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.			
Site Capacity	у				1			
Potential Density and Yield (including development type)				Given the sites location in the countryside a density of 30dph has been applied giving a yield of 1 dwelling.				
Phasing	0 – 5	Years	1	6 –	10 Years	0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
SWA03	Land to the r/o Fullegar Cottages, Vicarage Lane	Swanmore	0.192 ha
Site Descripti	ion		//
The site is north of Swanmore, located to the south of the District. This site is in use for agriculture. It fronts onto Vicarage Lane, adjoins agricultural land to the north, west and east with residential dwellings to the south.		SWA03	
Planning Hist	tory		
No relevant plast 5 years.	planning history within the		

Site promotors proposed use	C3 - Residential
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Suitability

Environ Constr		Historical Con	straints	Policy Constraints Continued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN	
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN	
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Cons	traints	Other Consideration	ns	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER	
TPO	GREEN	AQMA	GREEN	Landscape	GREEN	
Initial high level assessment			e site is de	emed as deliverable/developable		

Availability (legal/ownership issues)

Achievability factors; cost	arket any iccure rea	The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity	6	6				
Potential Density and Yield (including development type)				dph v	ion within the Countrysi vas applied providing a	
Phasing	0 - 5 Years	6	6 - 10 Years	0	10 - 15 Years	0

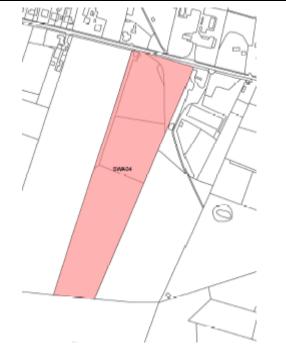
Site Ref	Address	Parish/Settlement	Site Area
SWA04	Land south of Forest Road	Swanmore	4.084 ha

Site Description

The site is south of Swanmore, located to the south of the District. This site is in use for agriculture. It fronts onto Forest Road, adjoins agricultural land to the south, west and east with residential dwellings to the north.

Planning History

No relevant planning history within the last 5 years.



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Site promotors proposed use

C3 - Residential

Suitability

Environmental Constraints		Historical Const	raints	Policy Constraints Continued				
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN			
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN			
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN			
SSSI	GREEN	N Historic Battlefields GREEN Physical C			straints			
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN			
LNR	GREEN	Policy Constra	aints	Other Considerations				
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN			
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER			
TPO	GREEN	AQMA	GREEN	Landscape	AMBER			
Initial high level assessment		The site is deemed as deliverable/developable .						

Availability (legal/ownership issues)

Achievability (ecocost factors; deliv	specified ar	The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity	74	74				
Potential Density type)	pment Countryside	a der	cation within the nsity of 30 dph was a yield of 74			
Phasing	0 - 5 Years	74	6 - 10 Years	0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
SWA05	Land between Forest Road and Ludwells Lane	Swanmore	9.790 ha
Site Descrip	tion		
located to the site is in use Forest Road agricultural la	north of Waltham Chase, e south of the District. This for agriculture. It fronts onto and Ludwells Lane, adjoins nd to the north and west with wellings to the south and		
Planning His	story	SWAGE	
No relevant last 5 years.	planning history within the		

Site promotors proposed use

C3 - Residential

Suitability

Environn Constra		Historical Con	straints	Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER		
LNR	GREEN	Policy Const	raints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	GREEN		
TPO	AMBER	AQMA	GREEN	Landscape	AMBER		
Initial high level assessment		The	site is dee	med as deliverable/developable			

Availability (legal/ownership issues)

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.				
Site Capacity				147				
Potential Density and Yield (including development type)			a density of 30 yield of 147 dwe	dph v elling: ome	on within the Countrysivas applied providing a s. The site promoter ha employment on the site.	ıs		
Phasing	0 - 5 Years	147	6 –	10 Years	0	10 - 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area
SWA06	Land adjacent Belmont Farm, The Lakes	Swanmore	1.722 ha
	s south of Swanmore,		
located to the This site is onto The Land	the south of the District. currently vacant. It fronts akes, adjoins agricultural e south with residential		
dwellings to The site ad	the north, west and east. joins the LPP2 allocation the is currently under	350	
Planning H	istory	SWAD6	
No relevant last 5 years.	planning history within the	T)	

Site promotors proposed use C3 - Residential

Environi Constr		Historical Co	nstraints	Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints			
SINC	RED	Listed Building	GREEN	Flood Zone 2 and 3	AMBER		
LNR	GREEN	Policy Cons	straints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial high level assessment			The site has has been scored Red due to a majority of the site being covered by a SINC. Therefore the site will be eliminated from further assessment in the SHELAA 2021.				

Availability (legal/ownership issues)							
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.			
Site Capacity			39				
Potential Density and Yield (including development type)			density of 30 dph 39 dwellings. The	was site	n within the Countryside applied providing a yield promoter has also indica the site as well as	of	
Phasing	0 - 5 Years	39	6 –	10 Years	0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
SWA07	Land off Bishops Wood Road, Mislingford	Swanmore	13.353 ha

Site Description

The site is south east of Swanmore, located to the south of the District. This site is in use for agriculture. It fronts onto Newmans Hill, adjoins agricultural land to the south, east and west with commercial to the north.

Planning History

No relevant planning history within the last 5 years.



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Site promotors proposed use

C3 - Residential

Suitability

Environmental Constraints		Historical Cons	traints	Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constr	aints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial high level		The site is deemed as deliverable/developable.					

Availability (legal/ownership issues)

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.			
Site Capacity				200			
	Potential Density and Yield (including development type)				dens	ation within the lity of 30 dph was yield of 200 dwellings	S.
Phasing	0 - 5 Years	200	6 – 1	0 Years	0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
SWA08	Land adjoining Alexandra Cottage, Lower Chase Rd	Swanmore	0.381 ha
Site Description			(\ 2
the south of the	est of Swanmore, located to ne District. This site is in use		

The site is west of Swanmore, located to the south of the District. This site is in use for agriculture. It fronts onto Lower Chase Road, adjoins Alexandra Cottage (residential dwelling) to the south, agricultural land to the west and Millstone Cottage (residential dwelling) to the north.

Planning History

An application (16/02527/FUL) for the erection of 2 no. two bedroom semi-detached houses, 2 no. three bedroom semi-detached houses and 2 no. four bedroom detached houses, new accesses, garaging and parking was refused on 16 January 2017.



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Site promotors proposed use	C3 - Residential

Suitability

Environn Constra		Historical Con	straints	Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Const	raints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	GREEN		
TPO	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial high level The site is		site is dee	med as deliverable/developable				

Availability (legal/ownership issues)

The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the

				site is immediately available for development.				
Achievability (economic viability; market factors; cost factors; delivery factors)			any issues	The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity	Site Capacity			11				
Potential Density and Yield (including development type)			Countrysic	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 11 dwellings.				
Phasing	0 - 5 Years	11	6 - 10 Years		0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area
SWA09a	South of The Lakes, Swanmore	Swanmore	14.471 ha
Site Descrip	otion	Seattle State Stat	
The site is to the south of Swanmore and is in agricultural use. The surrounding area comprises residential, commercial and agricultural land uses.			
Planning Hi	story	THE STATE OF THE S	ort in the second

No relevant planning history within the last 5 years.

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Site promotors proposed use	C3 - Residential
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Suitability

Environmental Constraints		Historical Con	straints	Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space GREE			
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER		
LNR	GREEN	Policy Cons	traints	Other Consideratio	ns		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial high level assessment The site is deemed as deliverable/developable.							

Availability (legal/ownership issues)

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.			
Site Capacit	у			217			
Potential Density and Yield (including development type)				h was	on within the Countrysid applied providing a yie		
Phasing	0 - 5 Years	217	6 –	10 Years	0	10 - 15 Years	0

	,	,	
Site Ref	Address	Parish/Settlement	Site Area
SWA09b	Land south of The Lakes, Swanmore	Swanmore	14 ha
Site Descri	ption		
	commercial and		
Planning H	istory	The state of the s	Annual Control of the
No relevant last 5 years	planning history within the		

Site promotors proposed use			Mixed Use				
Suitability							
Environi Constr		Historical Constraints		S	Policy Constraints Continued		
SPA	GREEN	Conservation Area	GREEN	N	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREEN	N	Mineral Safeguarding Area	AMBER	
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	N	Waste Consultation Zone	GREEN	
SSSI	GREEN	Historic Battlefields	GREEN	N	Physical Constraints		
SINC	GREEN	Listed Building	GREEN	N	Flood Zone 2 and 3	AMBER	
LNR	GREEN	Policy Cons	straints		Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBE	R	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBE	R	Accessibility	AMBER	
TPO	GREEN	AQMA	GREEN		Landscape	AMBER	
_	Initial high level assessment The site is deemed as deliverable/developable.						
Availability	Availability (legal/ownership issues) The site is not owned by the promoter however they do have the consent of the landowners						

				and have indicated that the site is immediately 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.			
Site Capac	ity			210			
Potential Density and Yield (including development type)					n within the Countryside applied providing a yiel		
Phasing	0 - 5 Years	210	6 - 10 Years		0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
SWA10	Land at Swanmore Road	Swanmore	8.458 ha
Site Descript	ion		
the south of the for agriculture Road, adjoins	est of Swanmore, located to ne District. This site is in use . It fronts onto Lower Chase is residential dwellings to the t, agricultural land to the west	Sind upo Ventram	
Planning His	tory	C gallery	Macrican Microsoft
No relevant pl 5 years.	anning history within the last	Described SynA1C	Community of the commun

0:4-		
Site	promotors	proposed use

C3 - Residential

Suitability

Environmental Constraints		Historical Cons	straints	Policy Constraints Continued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER	
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN	
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Const	raints	Other Consideration	ons	
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	GREEN	
TPO	GREEN	AQMA	GREEN	Landscape	AMBER	
Initial high level assessment		The site is deemed as deliverable/developable.				

Availability (legal/ownership issues)

The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the

				site is immedi development.	ately	available for	
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.				
Site Capacity				127			
Potential Density and Yield (including development type)			Given the sites Countryside a oproviding a yiel	densi	ty of 30 dph was appli	ed	
Phasing	0 - 5 Years	127	6 – 1	10 Years	0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
SWA11	Greenfields Lodge, Church Road	Swanmore	0.194 ha
Site Descri	ption		
bounded to Primary developmer a pony pa access to t Cottage ar	s in the countryside. It is the west by Swanmore School, residential at to the east and south and addock to the north. The the site is between Welsh and the Hall. The site is use for residential garden.		
Planning H	listory	\sim	> /
dwellings v September	ppeal which was dismissed	SWA11	

Site promotors propos	sed use
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C3 - Residential

Suitability

Environmental Constraints		Historical Co	nstraints	Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	GREEN Mineral Safeguarding Area			
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Cons	straints	Other Consideratio	ns		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN		
TPO	GREEN	AQMA	GREEN	Landscape	GREEN		
Initial hig	-	Т	he site is d	deemed as deliverable/developable .			

Availability (legal/ownership issues)

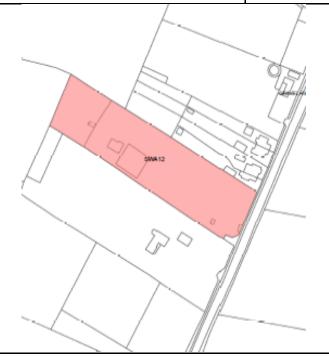
	ty (economic viabil st factors; delivery			The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capaci	ity			6			
Potential Density and Yield (including development type)					on within the Countryside applied providing a yield		
Phasing	0 - 5 Years	6	6 –	10 Years	0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
SWA12	Swanmore Garden Nursery, Gravel Hill	Swanmore	0.813 ha
Site Descripti	on		Z

The site is in the countryside. There are residential properties to the north, west and south and countryside to the west. The access to the site is off Gravel Hill. The site was last in use as a plant nursery.

Planning History

There is no planning history within the last five years.



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Site promotors proposed use C3 - Residential

Suitability

Environr Constra		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Consideration	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility AMI	
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial hig assess		The site is deemed as deliverable/developable.			

Availability (legal/ownership issues)

Achievability factors; cost f	any issues reg	The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity			22	22			
Potential Density and Yield (including development type)			Given the sites Countryside a providing a yie	densi	ty of 30 dph was applie	ed	
Phasing	0 - 5 Years	22	6 – 10 Years		10 - 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area
SWA13	Hopelands, New Road, Swanmore	Swanmore	0.359 ha
Site Description	n	styll nepto	
onto New Road north, east and residential prop Road and Brick	the countryside. The access is all. The site is bounded to the south by the rear gardens of perties fronting onto Forest kyard Road. To the west is the site is currently in use for	SWA13	
Planning Histor	ry	X/// TTT	/ ///,
There is no plan years.	ning history within the last five		

Site promotors proposed use	C3 - Residential
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Suitability

Environme Constrair		Historical Cons	straints	Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constr	aints	Other Considerati	ons
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER
TPO	AMBER	AQMA	GREEN	Landscape	GREEN
Initial high assessme		The site is deemed as deliverable/developable.			

Availability (legal/ownership issues)

Achievability (e cost factors; de	specified	The promoters of the site have not specified any issues regarding the viability in developing the site.				
Site Capacity	11	11				
Potential Density and Yield (including development type)			Countrys	side a dens	ation within the sity of 30 dph was yield of 11 dwellings	S.
Phasing	Phasing 0 - 5 Years 11 6 -			0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
SWA14	Land at Hamble Brook Farm, Swanmore	Swanmore	8.562 ha
Site Description	n	1868 AND 25 1868	
The site is within the countryside. There is residential development to the north (Orchardlea), scattered dwellings on Gravel Hill to the west and agricultural land to the south and east. The site has frontages to Gravel Hill and Bishop's Wood Road. The site is currently in use for agriculture.			
Planning Histo	ry	0.4	
There is no plar years.	nning history within the last five	SARE MACO REAL	

C3 - Residential

Suitability

Environmental Constraints		Historical Constraints		Policy Constraints Continued					
SPA	GREEN	Conservation Area	GREEN	N Protected Open Space GF					
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER				
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN				
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints					
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	AMBER				
LNR	GREEN	Policy Constr	aints	Other Considerati	ons				
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN				
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER				
TPO	GREEN	AQMA	GREEN	Landscape	GREEN				
Initial high level assessment		The site is deemed as deliverable/developable.							

Availability (legal/ownership issues)

Achievability (cost factors; de	spec	The promoters of the site have not specified any issues regarding the viability in developing the site.					
Site Capacity	128	128					
Potential Dens development ty	Cou	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 128 dwellings.			gs.		
Phasing	0 – 5 Years	128	6 – 10 Ye	ırs	0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
SWA15	Land South of Forest Road, Waltham Chase	Swanmore	3.275 ha
			•

Site Description

The site is located east of Waltham Chase and is currently within the countryside. There are houses to the north on the opposite side of Forest Road and countryside to the west, south and east. The site is currently in use for agriculture.

Planning History

There is no planning history within the last five years.



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Site promotors proposed use

C3 - Residential

Suitability

Environmental Constraints		Historical Cons	traints	Policy Constraints Continued					
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN				
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN				
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN				
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints					
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN				
LNR	GREEN	Policy Constr	aints	Other Considerati	Other Considerations				
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN				
Ancient Woodland	GREEN	Settlement Gap (CP18) AMBER		Accessibility	AMBER				
TPO GREEN		AQMA	GREEN	Landscape	AMBER				
Initial high level assessment		The site is deemed as deliverable/developable.							

Availability (legal/ownership issues)

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.				
Site Capacity				64				
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 64 dwellings.				
Phasing	0 – 5 Years	64	6 – 10 Years	3	0	10 - 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area
SWA16	Filditch Farm, Forest Road Filditch Farm, Forest Road	Swanmore	6.548 ha
Site Descrip	otion		# S V +
Chase and countryside. north on the Road and co	located east of Waltham is currently within the There are houses to the e opposite side of Forest untryside to the west, south e site is currently in use for		
Planning Hi	story		
There is no planning history within the last five years.		SWA16	

,								
Environmental Constraints		Historical Constraints		Policy Constraints Continued				
SPA	GREEN	Conservation Area	GREEN	Protected Open Space GRE				
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area GRE				
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone GRE				
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints				
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN			
LNR	GREEN	Policy Const	traints	Other Consideratio	ns			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN			
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER			
TPO	GREEN	AQMA	GREEN	Landscape	AMBER			
Initial high level assessment The site is deemed as deliverable/developable.								

Availability (legal/ownership issues)				The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is immediately 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.				
Site Capacit	ty			108				
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 108 dwellings.				
Phasing	0 - 5 Years	108	08 6 – 10 Years			10 - 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area
Site Ket	7 13.0.1 000	Parish/Settlement	Site Area
C) A / A 4 7	Land at White Cottage,	Curanmana	5 10 ha
SWA17	Lower Chase Road,	Swanmore	5.12 ha
	Swanmore		/
Site Descri	ption	/ X	
currently in a business site, agricult	in the countryside and is agricultural use. There is park to the west of the tural land to the north and the east on the opposite oad.		Branginson
Planning H	istory	SWAIT	
There is no last five yea	planning history within the irs.	D OROSE (PART)	

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Site promotors proposed use	Mixed Use				

Suitability

Environmental Constraints		Historical Co	onstraints	Policy Constraints Continued					
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN				
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN				
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN				
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints					
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN				
LNR	GREEN	Policy Con	straints	Other Considerations					
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN				
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	GREEN				
TPO	GREEN	AQMA	GREEN	Landscape	AMBER				
Initial hig assess		7	The site is de	eemed as deliverable/developable					

Availability (legal/ownership issues)

The site is not owned by the promoter however they do have the consent of the landowners

				and have indic available for de		at the site is immedia nent.	tely
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.				
Site Capacity			92				
Potential Density and Yield (including development type)			density of 30 dp 92 dwellings. To could be develo	oh was a ne prom oped for	within the Countryside applied providing a yield noter has indicated the simixed use, proving up bloyment floorspace.	d of site	
Phasing	0 - 5 Years	92	6 -	- 10 Years 0 10 - 15 Years		0	

Site Ref	Address	Parish/Settlement	Site Area
SWA18	Oak Meadow, Bishops Wood Road, Misllingford, Fareham, Hants, PO17 5AT	Swanmore	1.537 ha
Site Descri	ption		4/10
currently agricultural	in the countryside and is in residential and use. It is surrounded by including agricultural and		
Planning H	listory		
There is no last five yea	planning history within the ars.	SWA18	BISHOPSWOOD

Site promotors proposed use C3 - Residential

Environi Constr		Historical Co	nstraints	Policy Constraints Continued				
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN			
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN			
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN			
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints				
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN			
LNR	GREEN	Policy Con	straints	Other Considerations				
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN			
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER			
TPO	GREEN	AQMA	GREEN	Landscape	GREEN			

Initial hig assess		The site is deemed as deliverable/developable.							
Availability (legal/ownership issues)				ies)	The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is immediately available for development.				
Achievabili					The promoters of the site have not specified any				
factors; cos	st factors;	deliver	y fac	tors)	issues regarding the viability in developing the site.				
Site Capaci	ty				35				
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 35 dwellings.						
Phasing	0 – 5 Y	ears	35	6 – 10 Years 0 10 – 15 Years				0	

Site Ref	Address	Parish/Settlement	Site Area
SWA19	Oakfields Stables, Forest Road, Swanmore, SO32 2PL	Swanmore	2.428 ha
Site Descrip	ption		
The site is in the countryside and is currently in equestrian use. It is surrounded by mixed use including residential, equestrian and agricultural.		FOREST ROAD	
Planning Hi	istory		
There is no last five year	planning history within the rs.	SWA19	

Site promotors proposed use		Mixed Use					
Suitability							
Environr Constra		Historical Co	nstraints	Policy Constraints Con	tinued		
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints			
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Cons	traints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	AMBER		
Initial high level assessment		he site is o	deemed as deliverable/developable				

Availability (legal/ownership issues)				The site is owned by the promoter and have indicated that the site is immediately 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.					
Site Capaci	ty			47				
	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 47 dwellings.				
Phasing	0 - 5 Years	47	6 – 10 Years 0 10 – 15 Years				0	

Site Ref	Address	Parish/Settlement	Site Area
SWA20	Land at Hoe Road, Swanmore	Swanmore	5.78 ha
Site Description	n	H 11201	1 00
agricultural use.	e countryside and is currently in There are residential dwellings d agricultural land to the other	SHANNER SOLD	

Planning History

There is no planning history within the last five years.



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Site promotors proposed use	C3 - Residential
Site promotors proposed use	C3 - Residential

Environme Constrai		Historical Const	traints	Policy Constraints Co	ontinued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN	
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN	
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN	
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constra	ints	
SINC	AMBER	Listed Building GREEN		Flood Zone 2 and 3	GREEN	
LNR	GREEN	Policy Constra	aints	Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	GREEN	
TPO	GREEN	AQMA	GREEN	Landscape	AMBER	
Initial high assessm		The site	is deeme	ed as deliverable/developable		
Availability (leg	al/owners	hip issues)				
	Achievability (economic viability; market factors; cost factors; delivery factors)					
Site Capacity 104						
Potential Density and Yield (including development type)				Given the sites location withi Countryside a density of 30 c		

			applied provid dwellings.	ding a	a yield of 104	
Phasing	0 - 5 Years	104	6 - 10 Years	0	10 - 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
SWA21	The Lakes, Swanmore	Swanmore	1.77 ha
Site Descri	ption		7777
currently in residential of and eastern land to the	in the countryside and is agricultural use. It has development to the north boundaries, agricultural west and mixed use and residential to the		
Planning H	istory	SWA21	
There is no last five yea	planning history within the rs.	TO THE STATE OF TH	

Site promotors proposed use	C3 - Residential
Sile bi billotora bi bbbaeu uae	Co - residential

Environmental Constraints		Historical Constraints		Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN		
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	GREEN		
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN		
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints			
SINC	RED	Listed Building	GREEN	Flood Zone 2 and 3	AMBER		
LNR	GREEN	Policy Constraints		Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	GREEN		
Initial high level assessment The site has has been scored Red due to a majority of the site being covered by a SINC. Therefore the site will be eliminated from further assessment in the SHELAA 2021.							

Availability (legal/ownership issues)				The site is not owned by the promoter however they do have the consent of the landowners and have indicated that the site is immediately 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.					
Site Capaci	ity			40				
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 40 dwellings.				
Phasing	0 - 5 Years	40	6 – 10 Years		0	10 - 15 Years	0	