

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. I 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 p last 5 years.	planning history within the	6WA01	

Site promotors proposed use C3 - Residential

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	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 Con	straints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN		
TPO	GREEN	AQMA	GREEN	Landscape	GREEN		

Initial higl assessr		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 Capacit	Site Capacity			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 Descript	ion		//			
the south of the for agriculture Lane, adjoins	th of Swanmore, located to the District. This site is in use the District Inc. It is a site of the District Inc. In the District In the	SWAD3				
Planning Hist	tory					
No relevant pl last 5 years.	anning history within the					

C3 - Residential

Suitability

Environr 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	GREEN		
LNR	GREEN	Policy Cons	traints	Other Considerations			
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	AMBER		
TPO	GREEN AQMA G		GREEN	Landscape	GREEN		
Initial high level assessment		The site is deemed as deliverable/developable.					

Availability (legal/ownership issues)

	(economic viability factors; delivery fac		arket opviseuse r	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)				Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 6 dwellings.			
Phasing	0 - 5 Years	6	6 – 10 Years	0	10 - 15 Years	0		

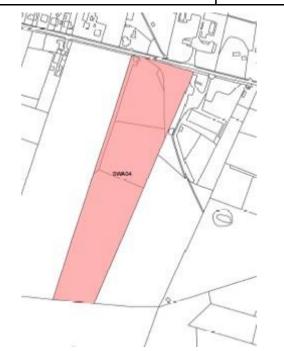
Site Ref	Address	Parish/Settlement	Site Area
SWA04	Land south of Forest Road	Swanmore	4.084 ha

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	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	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 (economic viability; market factors; cost factors; delivery factors) Site Capacity				The promoters of the site have not specified any issues regarding the viability in developing the site. 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 Descript	tion	1000	
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	50400	
No relevant p last 5 years.	lanning history within the		

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	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 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			147				
Potential Density and Yield (including development type)			a density of 30 yield of 147 dwe	dph v elling ome	ion 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
Site Descri	ption		JAAL
The site is south of Swanmore, located to the south of the District. This site is currently vacant. It fronts onto The Lakes, adjoins agricultural land to the south with residential dwellings to the north, west and east. The site adjoins the LPP2 allocation SW1 which is currently under constrction.		SNA06	
Planning H	istory		~ (2)
No relevant last 5 years.	planning history within the	E)	

Site promotors proposed use

C3 - Residential

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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	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	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	n was e 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

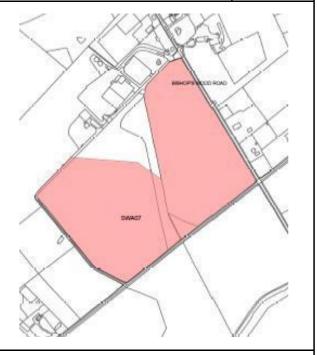
Site Ref	Address	Parish/Settlement	Site Area
SWA07	Land off Bishops Wood Road, Mislingford	Swanmore	13.353 ha

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

Environm Constrai		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 Constraints		Other Consideration	ons	
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 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				200			
	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 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 Descript	ion		()
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.			ROPASE ROAD
Planning History		SWA08	
An application	on (16/02527/FUL) for the		

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

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	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 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)			any issues re	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)			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		
and is in surrounding	to the south of Swanmore agricultural use. The area comprises residential, and agricultural land uses.		
Planning Hi	story	The same of the sa	
No relevant last 5 years.	planning history within the		

Site promotors proposed use

C3 - Residential

Suitability

Environmental Constraints		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	AMBER	
LNR	GREEN	Policy Const	traints	Other Considerations		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN	
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility AM		
TPO	GREEN	AQMA	GREEN	Landscape	AMBER	
Initial hig assessi		The site is deemed as deliverable/developable.				

Availability (legal/ownership issues)

Achievability (economic viability; market factors; cost factors; delivery factors)						site have not specified a viability in developing th	
Site Capacit	ty			217			
Potential Density and Yield (including development type)			ng		h was	on within the Countrysid s 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		3月至月9日
and is in surrounding	commercial and		
Planning H	listory		AMALIA CON PROPERTY AND CO
No relevant planning history within the last 5 years.		TSWADSO TO THE STATE OF THE STA	

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Site promotors proposed use	Mixed Use			

Suitability

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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	AMBER			
LNR	GREEN	Policy Cons	straints	Other Consideration	ons			
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 Capac	ity			210			
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 210 dwellings.				
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		Agents Strongs
the south of the for agriculture Road, adjoins	est of Swanmore, located to he District. This site is in use e. It fronts onto Lower Chase is residential dwellings to the t, agricultural land to the west	inerga Vettran	Committee Commit
Planning His	tory	tyline .	Statement Michigan
No relevant planning history within the last 5 years.			Community of the Control of the Cont

Site	promotors	proposed use
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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 GREE				
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 Capacity	Site Capacity			127			
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 127 dwellings.			ed	
Phasing	0 - 5 Years	127	6 –	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		
The site is in the countryside. It is bounded to the west by Swanmore Primary School, residential development to the east and south and a pony paddock to the north. The access to the site is between Welsh Cottage and the Hall. The site is currently in use for residential garden.			
Planning H	istory	\sim	
dwellings v September	UL erection of four which was refused on 05 2018. The applicant appeal which was dismissed 2019.	SWA11	

Site promotors	proposed use	C3 - Residential
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Suitability

Environ Const		Historical Constraints		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 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 hi	~	Т	he site is d	is deemed as deliverable/developable .			

Availability (legal/ownership issues)

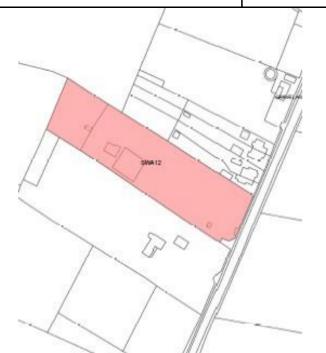
Achievability (economic viability; market factors; cost factors; delivery factors)				The promoters of the site have not specified any issues regarding the viability in developing the site.			
Site Capac	ity			6			
Potential Density and Yield (including development type)			Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 6 dwellings.				
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	4	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

Environm 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	AMBER	
TPO	GREEN	AQMA	GREEN	Landscape	GREEN	
Initial high level assessment		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				
Potential Density and Yield (including development type)			Countryside a	Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 22 dwellings.			
Phasing	0 - 5 Years	22	6 - 10 Years	0	10 – 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area
SWA13	Hopelands, New Road, Swanmore	Swanmore	0.359 ha
Site Description	1	Market	6
onto New Road north, east and residential prop Road and Bricl	e countryside. The access is . The site is bounded to the south by the rear gardens of perties fronting onto Forest cyard Road. To the west is a site is currently in use for	SWA13	
Planning Histor	у	X/// TTT-	/ / / ///,
There is no plan years.	ning history within the last five		

Site promotors proposed use

C3 - Residential

Suitability

Environme Constrai		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 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 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				11				
Potential Density and Yield (including development type)				Countryside a	dens	ation within the sity of 30 dph was ryield of 11 dwellings	S.	
Phasing	0 - 5 Years	11	6 – 1	0 Years	0	10 - 15 Years	0	

Site Ref	Address	Parish/Settlement	Site Area
SWA14	Land at Hamble Brook Farm, Swanmore	Swanmore	8.562 ha
Site Descripti	on		3
residential of (Orchardlea), Hill to the we south and ea Gravel Hill and	ithin the countryside. There is levelopment to the north scattered dwellings on Gravel st and agricultural land to the st. The site has frontages to Bishop's Wood Road. The site use for agriculture.		
Planning Hist	ory	0.4	1
		5000	7

There is no planning history within the last five years.

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Site promotors proposed use	C3 - Residential

Suitability

Environme Constrai		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	AMBER
LNR	GREEN	Policy Constraints		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; d	The promoters of the site have not specified any issues regarding the viability in developing the site.						
Site Capacity				128			
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 128 dwellings.			
Phasing	0 - 5 Years	128	6 – 1	0 Years	0	10 - 15 Years	0

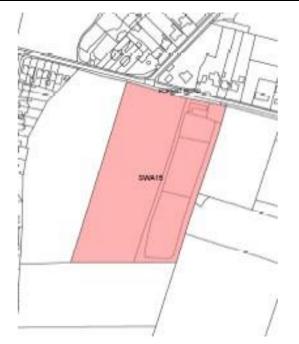
Site Ref	Address	Parish/Settlement	Site Area
SWA15	Land South of Forest Road, Waltham Chase	Swanmore	3.275 ha

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	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 Constraints		Other Considerati	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER		
TPO	GREEN	AQMA GREEN		I Landscape AMBER			
Initial high level assessment		The site is deemed as deliverable/developable.					

Availability (legal/ownership issues)

Achievability (e cost factors; de	ractors;	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		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		451
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 plast five year	planning history within the	SWA16	

Site promotors proposed use	C3 - Residential

Environmental Constraints		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 Constraints		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	:у			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	6 - 10 Years			10 – 15 Years	0

Site Ref	Address	Parish/Settlement	Site Area
SWA17	Land at White Cottage, Lower Chase Road, Swanmore	Swanmore	5.12 ha
Site Descri	ption		
The site is in the countryside and is currently in agricultural use. There is a business park to the west of the site, agricultural land to the north and dwellings to the east on the opposite side of the road.			dinencial
Planning H	istory	SWA17	
There is no last five yea	planning history within the Irs.	A Consider of the Constant of	

Site promotors proposed use		Mixed Use					
Suitability							
Environr Constr		Historical Co	onstraints	nstraints Policy Constraints Co			
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 Constrain	nts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Con	straints	Other Consideration	ons		
NNR	GREEN	Countryside (MTRA4)	AMBER	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	GREEN		
TPO	GREEN	AQMA	GREEN	EEN 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 Capacity			92					
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 92 dwellings. The promoter has indicated the site could be developed for mixed use, proving up to 1500-2000 sqm of employment floorspace.					
Phasing	0 - 5 Years	92	6 – 10 Years		0	10 - 15 Years	0	

Cita Daf	Address	Dovich/Cottlement	Cita Area
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		1/10
The site is in the countryside and is currently in residential and agricultural use. It is surrounded by mixed use including agricultural and residential.			
Planning H	istory		
There is no last five yea	planning history within the irs.	SWA18 0	BISHOPSWOOD

Site promotors proposed use	C3 - Residential			

Environn Constr	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 Con	olicy Constraints Other Considerations		ns	
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/ow	nership 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 Capacity			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		
currently in	in the countryside and is equestrian use. It is by mixed use including equestrian and	GEORGE TROPAGE	
Planning Hi	istory		
There is no last five year	planning history within the rs.	SWA19	

Site promotors proposed use			Mixed Use				
Suitability							
Environn Constra		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 Constrain	ts		
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
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 The site is o			The site is o	deemed as deliverable/developable			

• • • • • • • • • • • • • • • • • • • •			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 Capacity			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 Descriptio	n	FI I FULL E	1 00
agricultural use.	e countryside and is currently in There are residential dwellings d agricultural land to the other	New York of the Control of the Contr	September 1997
Planning Histo	ry	1/1/1/1	
		50420	

There is no planning history within the last five years.

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Site promotors proposed use	C3 - Residential

Environme Constrai		Historical Cons	traints	Policy Constraints Co	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 Constra	ints		
SINC	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	GREEN		
LNR	GREEN	Policy Constra	aints	Other Considerat	ions		
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	gal/owners	hip issues)					
Achievability (e cost factors; de		viability; market fact tors)	ors;				
Site Capacity			104				
Potential Densitype)	ity and Yie	ld (including develo	pment	Given the sites location withit Countryside a density of 30 of			

			applied provided 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 a agricultural use. It has development to the north boundaries, agricultural e west and mixed use and residential to the		
Planning H	listory	SWA21	DET.
There is no last five yea	planning history within the ars.	THE PARTY OF THE P	

Site promotors proposed use	C3 - 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 hig assess	*	The site had covered by	/ a SINC. T	n scored Red due to a majority of the herefore the site will be eliminated essment in the SHELAA 2021.	e site being from further		

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 Capacity			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	

Site Ref	Address	Parish/Settlement	Site Area
SWA21b	The Lakes	Swanmore	10ha

Site Description

The Lakes extends between New Road and Hillpound.

Current Use: The site was previously used as agricultural purposes and is partially built

Planning History

Part of the site is under construction, part has planning permission and the rest of the site does not have planning permission.

15/01693/FUL – 91 dwellings - permitted 18/01598/OUT – outline for 27 dwellings - withdrawn

19/02421/FUL - 60 dwellings and four flats - permitted

. 20/00970/FUL – 32 dwellings – Refused, dimissed at appeal



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Site promotors proposed use

Residential and Open Space

Suitability

Environmental	Environmental Constraints		onstraints	Policy Constraints Continued			
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	AMBER		
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	AMBER	Listed Building	GREEN	Flood Zone 2 and 3	AMBER		
LNR	GREEN	Policy Constraints		Other Considerations			
NNR	GREEN	Countryside (MTRA4)	GREEN	Archaeology	GREEN		
Ancient Woodland	GREEN	Settlement Gap (CP18)	AMBER	Accessibility	AMBER		
TPO	GREEN	AQMA	GREEN	Landscape	GREEN		

Initial high level assessment

Availability (legal/ownership issues)
Achievability (economic viability; market factors; cost
factors; delivery factors)

	/	
Site Capacity		140 (Local Plan says 100)

Potential Density and Yield (including development type)

Phasing	0 - 5 Years	6 - 10 Years	10 – 15 Years	