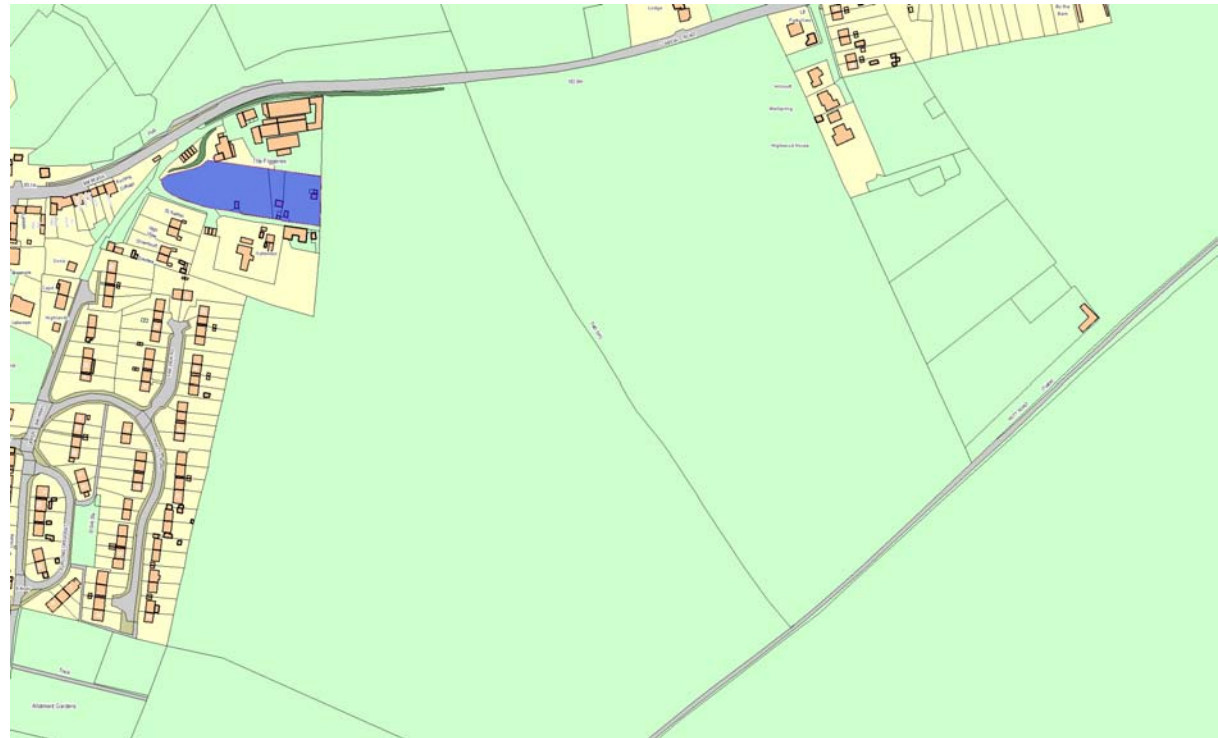


Site Reference:	0005
Site Name	Land South of the Piggeries, London Road, Shrewton
OS Grid Ref:	407197 144466
Site Postcode	SP3 4DH

MAP:



Site Use	
Site Area	0.33
Local Plan Reference (if applicable)	None
Current site use:	<ul style="list-style-type: none"> Equestrian site is currently being used of the stabling and turning out of horses.
Previous use:	<ul style="list-style-type: none"> Agriculture
Capacity Category	<ul style="list-style-type: none"> Previously Developed
Site Characteristics	
Topography	<ul style="list-style-type: none"> Gradual slope to the east, level change at eastern boundary between the road and the site.
Access:	<ul style="list-style-type: none"> Via unmade single lane track onto London Road
Flood Risk	<ul style="list-style-type: none"> Not in flood risk zone 2 or 3
Public Transport Provision	<ul style="list-style-type: none"> Nearest bus stop is approximately 100m away Bus numbers 2,4,33 and X33 stop in the village with regular service during the week and on Saturday but not on Sunday
Location of nearest services	<ul style="list-style-type: none"> The site approximately 600 metres from Shrewton High Street and is in easy reach of its shops, pubs, School and employment uses. Shrewton is visited by the mobile library. Site is approximately 6 miles from Amesbury and 11 Miles from Salisbury
Physical Constraints	<ul style="list-style-type: none"> Existing buildings are functional in appearance and in a poor state of repair.
Adjacent land uses	<ul style="list-style-type: none"> Residential to the south north and west, agricultural to the east and commercial/piggeries to the north.
Surrounding Storey Height	<ul style="list-style-type: none"> Single and two storey dwellings
Local Plan Policy constraints	<ul style="list-style-type: none"> S6 Special Landscape Area CN21 Area of Special Archaeological Interest The site adjoins the current Housing Policy Boundary
Timeframe for development	<ul style="list-style-type: none"> Before 2011
Current Planning permission	<ul style="list-style-type: none"> None
Relevant Planning History	<ul style="list-style-type: none"> None
Estimated dwelling capacity on site	<ul style="list-style-type: none"> 9.9 @30/ha
Known Developer Interest	<ul style="list-style-type: none"> Unknown- site being promoted by owner
Suitability for non-housing development	<ul style="list-style-type: none"> Possibly- currently being used for equestrian purposes and adjoins current employment site. I located within close proximity to established dwellings so any employment activity would need to be compatible with residential use.
Deliverability	<ul style="list-style-type: none"> Ownership of access is unclear. Any access improvements would need to be with agreement of all those with a legal interest in the access land. This has the potential to delay the scheme in not forthcoming
Developability	<ul style="list-style-type: none"> Site is closely related to the existing settlement and would not have a significant landscape impact in long range views.
Comments:	
<p>Built form of the village is generally contained at the bottom and sides of the river basin. The site is on rising ground to the east of Shrewton and adjoins a current employment use. Any allocation of land would need to be proportional to Shrewton's position as a main village within the settlement strategy.</p>	