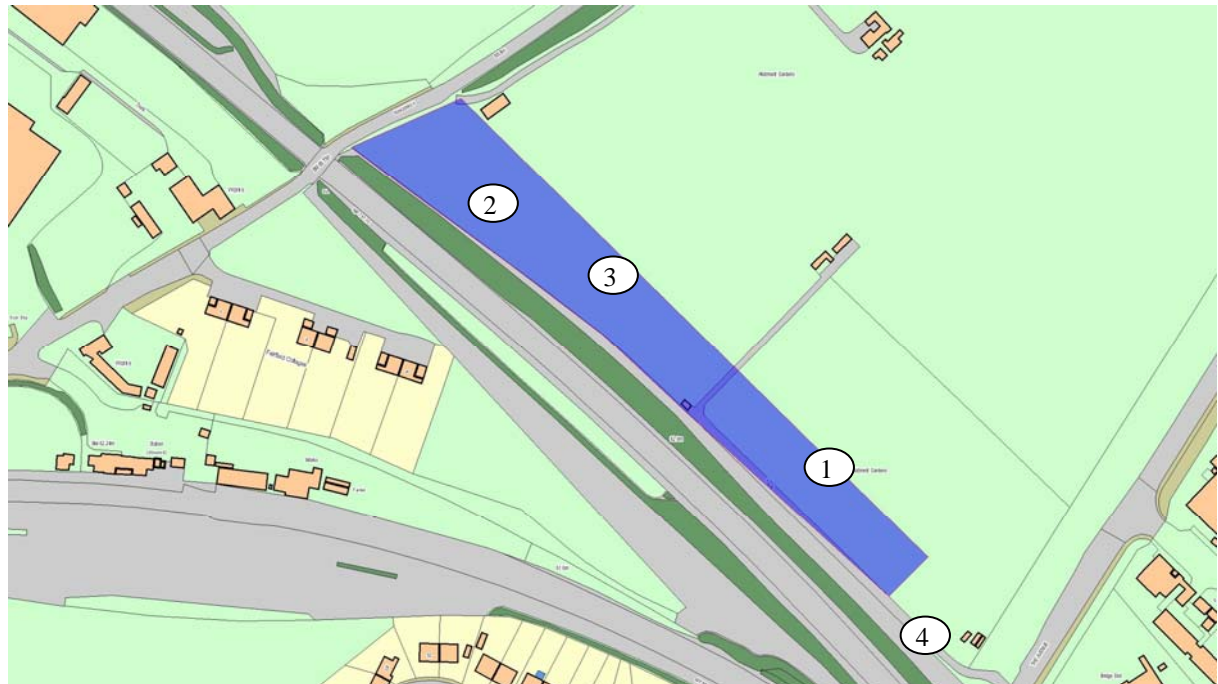


| | |
|------------------------|--|
| Site Reference: | 0012 |
| Site Name | Land adjoining Park and Ride Site, The Avenue, Wilton |
| OS Grid Ref: | 410179, 131812 |
| Site Postcode | SP2 0AN |

MAP:



Land to North East – point 1



Land to West – point 2



Land to North West – point 3



Access – point 4

Site Use

| | |
|---|---|
| Site Area | 0.66 hectares |
| Local Plan Reference (if applicable) | Inset map 108 |
| Current site use: | <ul style="list-style-type: none"> The site is currently Greenfield land |

| | |
|---|---|
| Previous use: | <ul style="list-style-type: none"> N/A |
| Capacity Category | <ul style="list-style-type: none"> Greenfield |
| Site Characteristics | |
| Topography | <ul style="list-style-type: none"> Predominately flat land with a slight slope towards the North West and a slope toward the Railway line South West of the site |
| Access: | <ul style="list-style-type: none"> Access can be gained down a narrow track off The Avenue |
| Flood Risk | <ul style="list-style-type: none"> None |
| Public Transport Provision | <ul style="list-style-type: none"> Services 60, 60a and 61 run frequently throughout the day between Salisbury and Ditchampton via Wilton. Service 25a between Salisbury and Bourton via Wilton runs 6 times per day Monday to Friday and 4 times per day on Saturdays. |
| Location of nearest services | <ul style="list-style-type: none"> The site is located in the village, which contains the following facilities: Public House, Church, doctors, school and shops including a Post Office. |
| Physical Constraints | <ul style="list-style-type: none"> There is a railway line to the South West of the site There is a footpath running though the site although it is unclear whether this is a public footpath |
| Adjacent land uses | <ul style="list-style-type: none"> To the south of the site is a railway line and to the West of the site is open Greenfield land. To the East of the site is a road and beyond this is the Wilton UKLF site. The site adjoins the Wilton Park and Ride site to the North. |
| Surrounding Storey Height | <ul style="list-style-type: none"> One and two storey buildings- employment uses with housing to the South of the site. |
| Local Plan Policy constraints | <ul style="list-style-type: none"> H16 – The site is located outside of the Housing Policy Boundary. R12 – The site is allocated as a proposed recreation site. CN21 – Area of Special Archaeological Significance. |
| 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"> 30 – 32 at 50 dph |
| Known Developer Interest | <ul style="list-style-type: none"> None beyond landowner |
| Suitability for non-housing development | <ul style="list-style-type: none"> Due to the sites location and size, and its lose proximity to existing employment uses, it is considered the site would be suitable for non-housing development. Employment or leisure uses would be the most suitable. |
| Deliverability | <ul style="list-style-type: none"> Deliverable, although constraints over the site including access and the railway line to the South West of the site would have to be addressed. Furthermore the site is allocated as a proposed recreation site in the current Local Plan |
| Developability | <ul style="list-style-type: none"> The Park and Ride site is located North of the site and this is a consideration in any future development on the site. Therefore this site could provide an extension to the current park and ride if future demand arises. |
| Comments: | |
| <p>Based on the location of the site, access and its close proximity to the railway line it is considered that the site would only be suitable for either an employment use, recreation space or to act as an extension to the current park and ride site. The need for these uses would have to be demonstrated and the types of employment uses, which could be accommodated on the site, would need to be investigated. The site would not be suitable for housing due to its restricted access and close proximity to the railway line.</p> | |