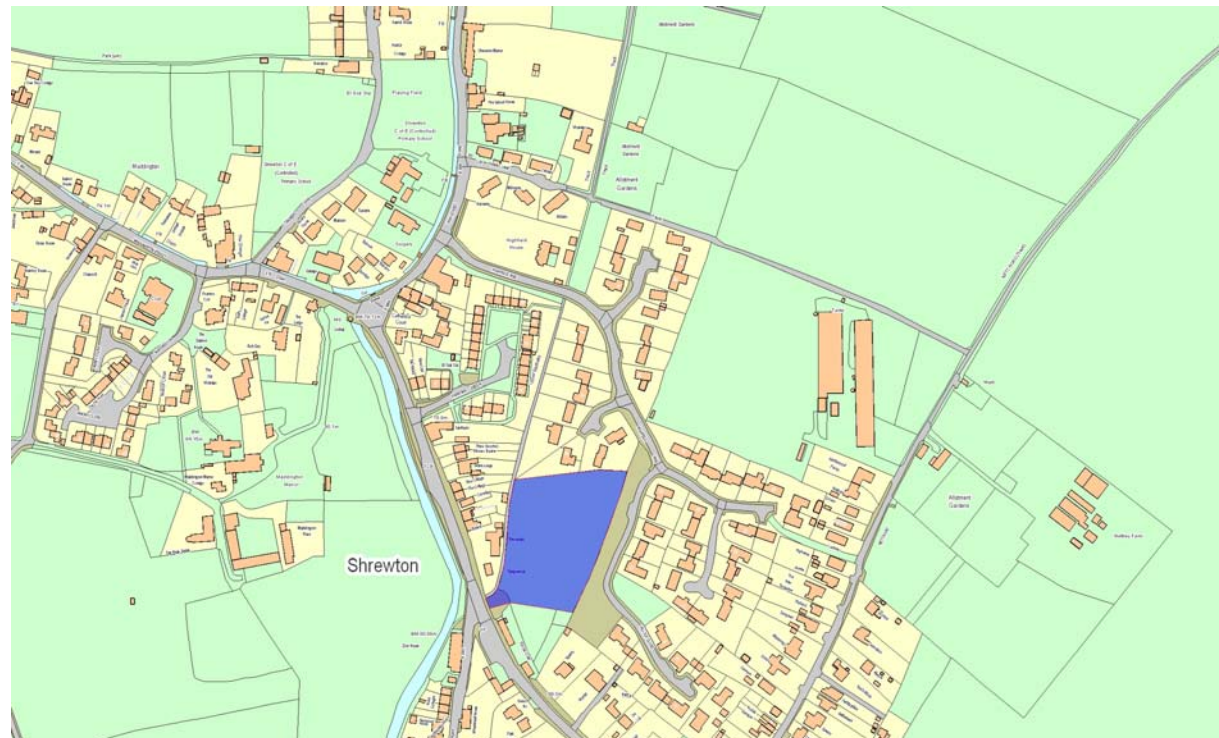


Site Reference:	0051
Site Name	Land to the south of Hilltop Rise, Shrewton
OS Grid Ref:	SU069437
Site Postcode	

MAP:



Site Use	
Site Area	0.80ha
Local Plan Reference (if applicable)	H17 Area of Important Open Space
Current site use:	<ul style="list-style-type: none"> No planning history for the site so presumably agricultural/open space
Previous use:	<ul style="list-style-type: none"> Unknown
Capacity Category	<ul style="list-style-type: none"> Greenfield
Site Characteristics	
Topography	<ul style="list-style-type: none"> Steeply sloping down to the east
Access:	<ul style="list-style-type: none"> Site has a frontage onto the A360 between Tanglewood and The Royal Oak Pub. Alternatively the site adjoins Hilltop Close to the east and access could be routed this way depending on land ownership.
Flood Risk	<ul style="list-style-type: none"> The site is not located in flood risk zone 1 or 2
Public Transport Provision	<ul style="list-style-type: none"> Nearest bus stop is approximately 120m away from the site. 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 is close to Shretwon High Street and 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"> Site is steeply sloping and any new dwellings would overlook existing dwellings at the bottom of the slope. This would require sensitive layout.
Adjacent land uses	<ul style="list-style-type: none"> The site adjoins residential development to the north and the west a PH to the south and an estate road (Hilltop Close) to the east.
Surrounding Storey Height	<ul style="list-style-type: none"> 1 and 2 storey
Local Plan Policy constraints	<ul style="list-style-type: none"> S6 Special Landscape Area CN21 Area of Special Archaeological Interest The site is inside 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- presume that authorised use is agricultural
Relevant Planning History	<ul style="list-style-type: none"> None
Estimated dwelling capacity on site	<ul style="list-style-type: none"> 24@ 30/ha
Known Developer Interest	<ul style="list-style-type: none"> Unknown site being put forward by trustees.
Suitability for non-housing development	<ul style="list-style-type: none"> No- steep slope of the site and access issues would preclude employment use.
Deliverability	<ul style="list-style-type: none"> Site being put forward by trustees of the Leanard trust (approximately 9 trustees) which would need to agree on how to progress the site. If access was to be gained via Hilltop Close, this would need cross an existing grass verge which would require agreement of third party landowner.
Developability	<ul style="list-style-type: none"> Access and site layout would be key issue.
Comments:	
<p>Site is surrounded by other development.</p> <p>Access on to the A360 is unlikely as this would be directly opposite the junction of Salisbury Road and A360 and would be rather steep. Narrow width at this point might hinder appropriate visibility splays.</p> <p>Any allocation of land would need to be proportional to Shrewton's position as a main village within the settlement strategy.</p>	