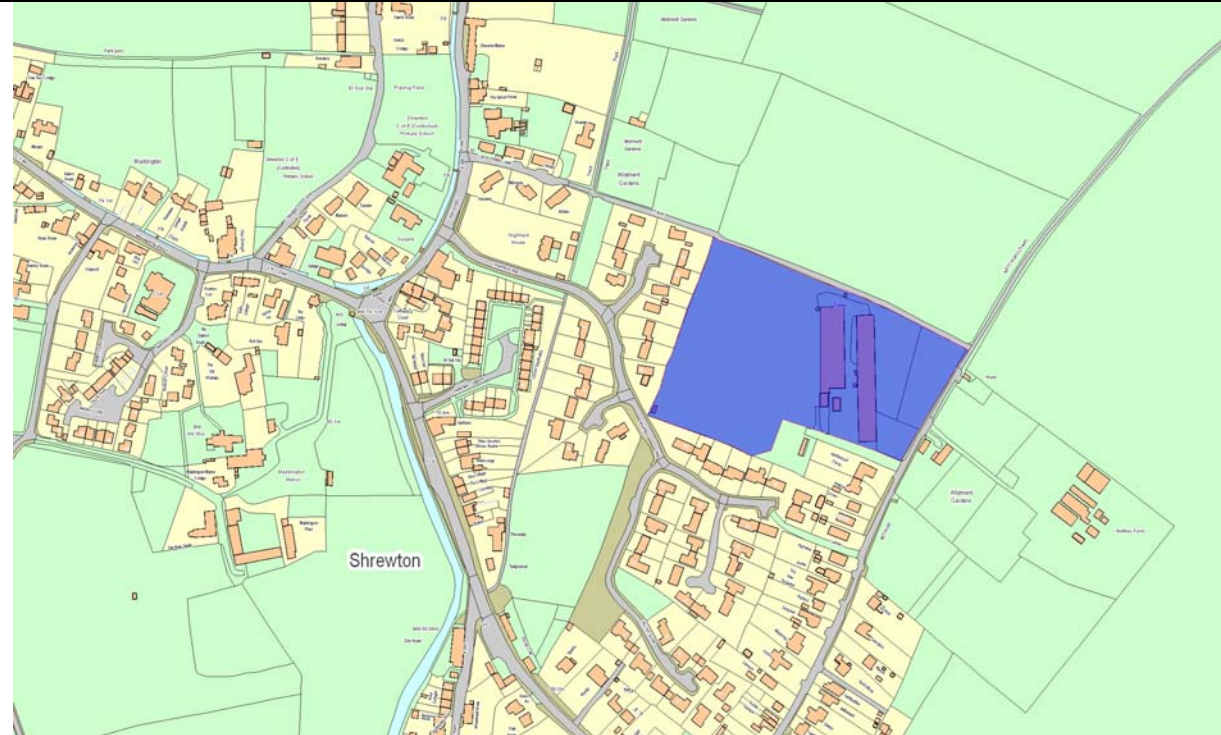


Site Reference:	77
Site Name	Land at Nettwood Farm, Nett Road, Shrewton
OS Grid Ref:	407153 143839
Site Postcode	SP3 4HB



Site Use

Site Area	2.58ha
Local Plan Reference (if	None

applicable)	
Current site use:	<ul style="list-style-type: none"> • Agricultural land (although the buildings do not look to be in agricultural use)
Previous use:	<ul style="list-style-type: none"> • Same
Capacity Category	<ul style="list-style-type: none"> • Greenfield
Site Characteristics	
Topography	<ul style="list-style-type: none"> • On half of the site slopes to the west while the western portion occupies level ground.
Access:	<ul style="list-style-type: none"> • Access would be taken from Nett Lane which is unmade for much of its length.
Flood Risk	<ul style="list-style-type: none"> • Site is not located within flood risk zone 2 or 3
Public Transport Provision	<ul style="list-style-type: none"> • Site is approximately 530 metres from the nearest bus stop
Location of nearest services	<ul style="list-style-type: none"> • If access (pedestrian) was taken via High Field rise, Shrewton High Street would be 300m away rather than 900m if pedestrian access is via Nett Road The site at the edge of the existing settlement approximately 700m. Shretwon has a shop, 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"> • The site currently contains a number of agricultural buildings. • Possible contaminated land issues
Adjacent land uses	<ul style="list-style-type: none"> • Residential to the south and the east and agricultural land
Surrounding Storey Height	<ul style="list-style-type: none"> • Single storey
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"> • 77 @30/ha
Known Developer Interest	<ul style="list-style-type: none"> • Unknown- site put forward by land owner
Suitability for non-housing development	<ul style="list-style-type: none"> • Possible. The existing site is effectively divided into three sections, with two fields separated by two large buildings. Although the authorised use of the site appears to be agricultural, the buildings and the surrounding cartilage seem to be in some form of business use, possibly a builder's yard. Nett Road is unmade and single track for much of its length. Visibility at the junction of Nett Road and A360 is limited and due to the presence of dwellings on either side of the road, access improvements are unlikely. This might limit the ability for larger vehicles gaining access to the site safely. • Any employment use would need to be compatible to residential uses nearby.
Deliverability	<ul style="list-style-type: none"> • The Core Strategy will need to define how much housing will be delivered in Shrewton. This will inform whether Greenfield sites need to be allocated. The site owners are ready to proceed but
Developability	<ul style="list-style-type: none"> • Development as an employment site might be limited due to width of access at the junction of Nett Road and A360.

Comments:

Long range views of the upper (eastern) part of the site of the site are possible and may have landscape character implications.

If agreement could be reach over access rights, the lower portion of the site could be developed with an access from Highfield Rise. This would require agreement from either 25 or (or both) 27 Highfield Rise and would place development on the valley slope rather than the flat area at the top of the hill. Any allocation of land would need to be proportional to Shrewton's position as a main village within the settlement strategy.