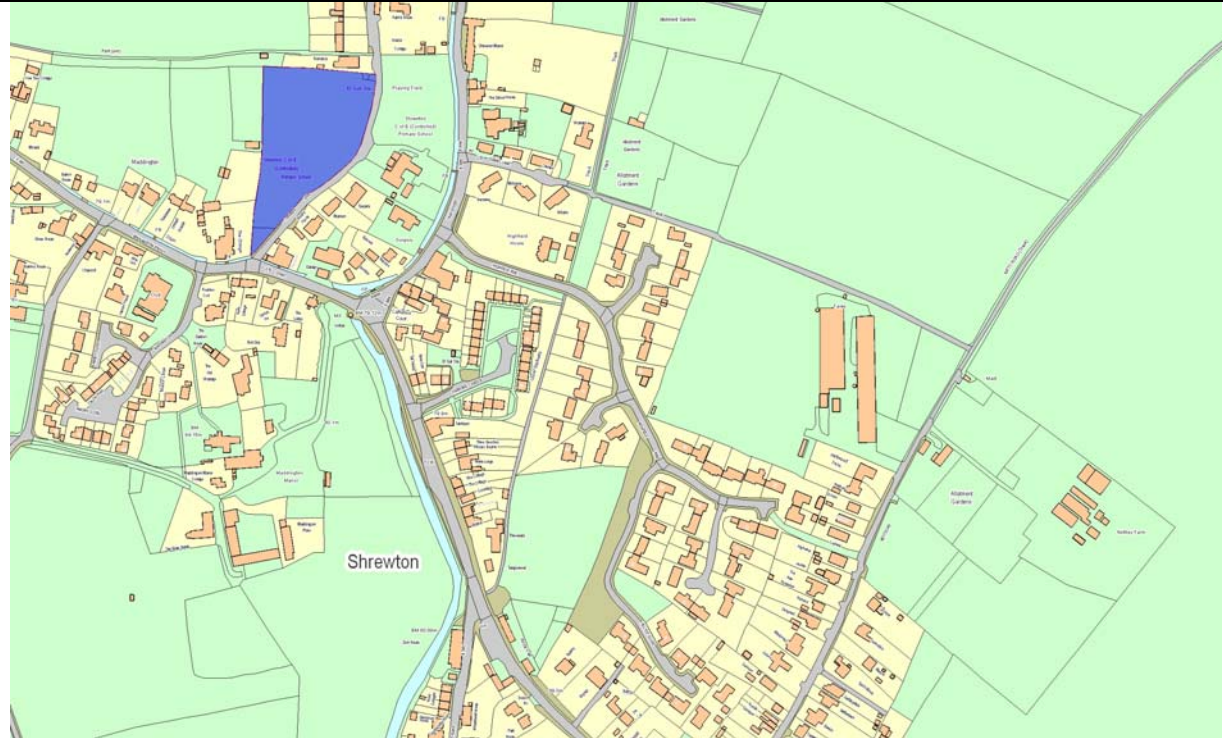


Site Reference:	134
Site Name	Land at Tanners Lane, Shrewton
OS Grid Ref:	406771 144015
Site Postcode	



Site Use	
Site Area	0.8ha
Local Plan Reference (if applicable)	PS4- Site for a new primary school

Current site use:	<ul style="list-style-type: none"> • Agricultural
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"> • Site slopes upwards to the west
Access:	<ul style="list-style-type: none"> • Access would be from Tanners Lane
Flood Risk	<ul style="list-style-type: none"> • Southern part of site within Zones 2 and 3
Public Transport Provision	<ul style="list-style-type: none"> • Site is approximately 160 metres
Location of nearest services	<ul style="list-style-type: none"> • The sites is close to Shretwon High Street and in easy reach of the villages 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"> • None- principle of built form has already been established with the allocation of the in the local plan for a school.
Adjacent land uses	<ul style="list-style-type: none"> • Residential, agricultural
Surrounding Storey Height	<ul style="list-style-type: none"> • Predominately single storey
Local Plan Policy constraints	<ul style="list-style-type: none"> • G8 Groundwater protection area • 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"> • 24 @ 30/ha
Known Developer Interest	<ul style="list-style-type: none"> • Unknown- site is being put forward by County Council
Suitability for non-housing development	<ul style="list-style-type: none"> • Use- site is already allocated as a site for a new school. • Close proximity to surrounding residential properties might make it unsuitable for employment uses. • Employment use might also be limited due to access onto 'Maddington Street' which might not be suitable for HGV access.
Deliverability	<ul style="list-style-type: none"> • Site is being promoted via County Council, providing there is political will to sell/develop the site and that there is no need for the primary school allocation development is likely.
Developability	<ul style="list-style-type: none"> • Site and access are within same ownership.
Comments:	
<p>Site is located close the village centre and occupies a position that is not overly prominent in long range views and is surrounded by other development. Any allocation of land would need to be proportional to Shrewton's position as a main village within the settlement strategy.</p>	