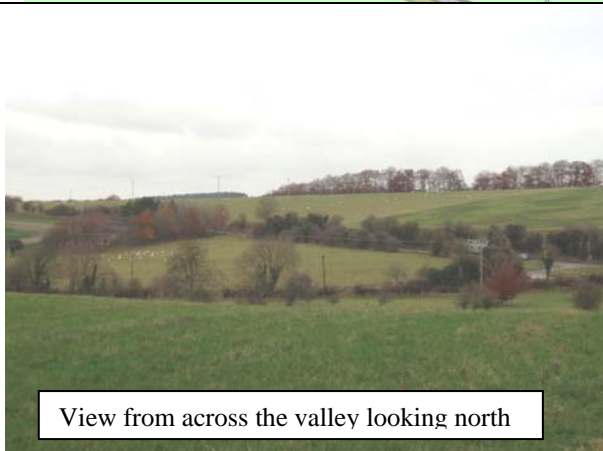
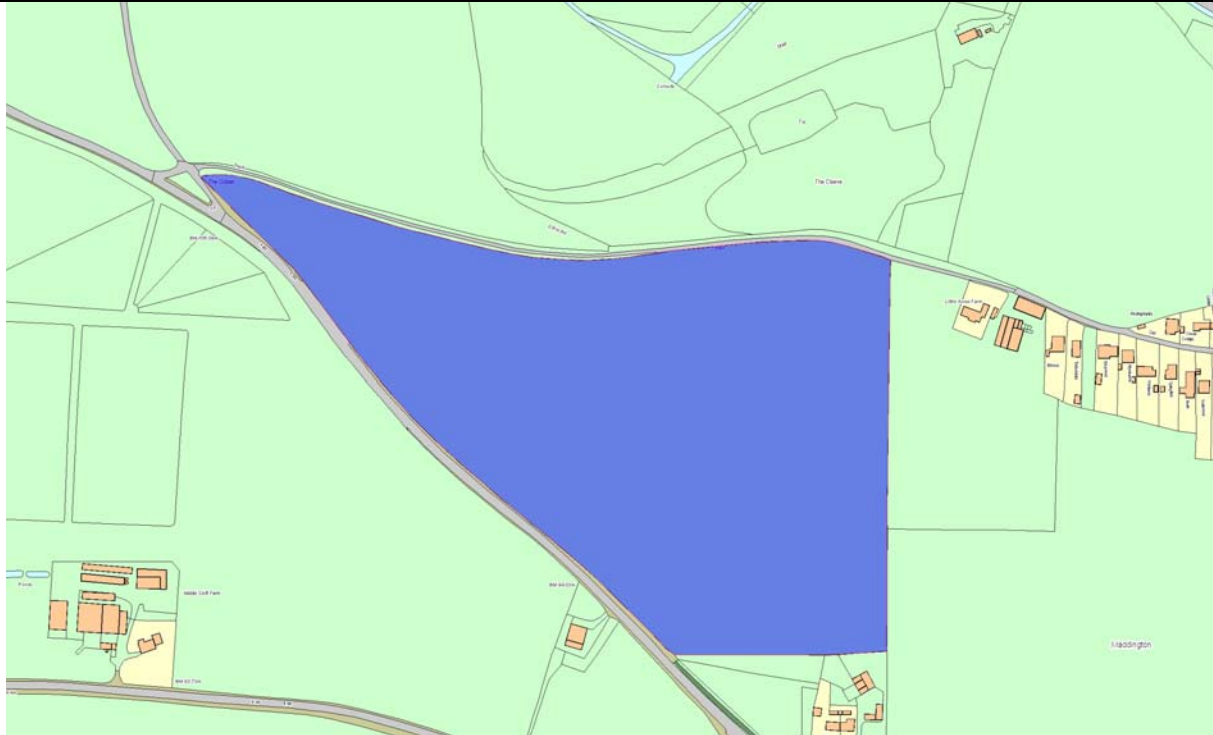


Site Reference:	146
Site Name	Land south of the Gibbet, Shrewton
OS Grid Ref:	406283 144391
Site Postcode	SP3



View from across the valley looking north



Site Use	
Site Area	11.05ha
Local Plan Reference (if applicable)	None
Current site use:	<ul style="list-style-type: none"> • Agricultural Land
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"> • The western end of the site is level but remainder slopes to the south towards the A360 and to the east
Access:	<ul style="list-style-type: none"> • Site is boarded to the south by the A360. The much of the southern frontage of the site occupies an elevated position above the A360. • To the north site is a footpath/track called The Hollow. At its eastern end the Hollow becomes a metalled road and joins the High Street. • To the west The Hollow becomes a track/footpath and leads to Whatcombe Brow.
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"> • 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 its shops, pubs, Schools 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"> • Footpath runs in a north/south direction on the western side of the site and power line runs across the site.
Adjacent land uses	<ul style="list-style-type: none"> • Agricultural land • Dwelling
Surrounding Storey Height	<ul style="list-style-type: none"> • 1 and 2 storey but the nearest dwellings are some distance away
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 (assumed to have authorised agricultural use)
Relevant Planning History	<ul style="list-style-type: none"> • None
Estimated dwelling capacity on site	<ul style="list-style-type: none"> • 331.5@ 30/ha
Known Developer Interest	<ul style="list-style-type: none"> • Unknown site submitted by owner
Suitability for non-housing development	<ul style="list-style-type: none"> • Access and landscape issues would be key considerations.
Deliverability	<ul style="list-style-type: none"> • The core strategy will need to determine the amount of housing for Shrewton. The site would accommodate a large number of dwellings but with no known developer interest it seems unlikely that the site would be built out by 2011.
Developability	<ul style="list-style-type: none"> • Access onto the <i>The Hollow</i> would require significant upgrading in order to bring it up to modern standards of adoption. Access onto <i>Whatcombe Brow</i> or directly onto A360 would require highways upgrades in order to achieve suitable access and visibility.
Comments:	
<p>On its own this site would represent a significant green field extension to the village and would be highly prominent in landscape terms as there is little in the way of natural screening. The site adjoins SHLAA sites 147 & 148 promoted by the same owner. In isolation, this site would appear disconnected from the remainder of the village. Any allocation of land would need to be proportional to Shrewton's position as a main village within the settlement strategy.</p>	

