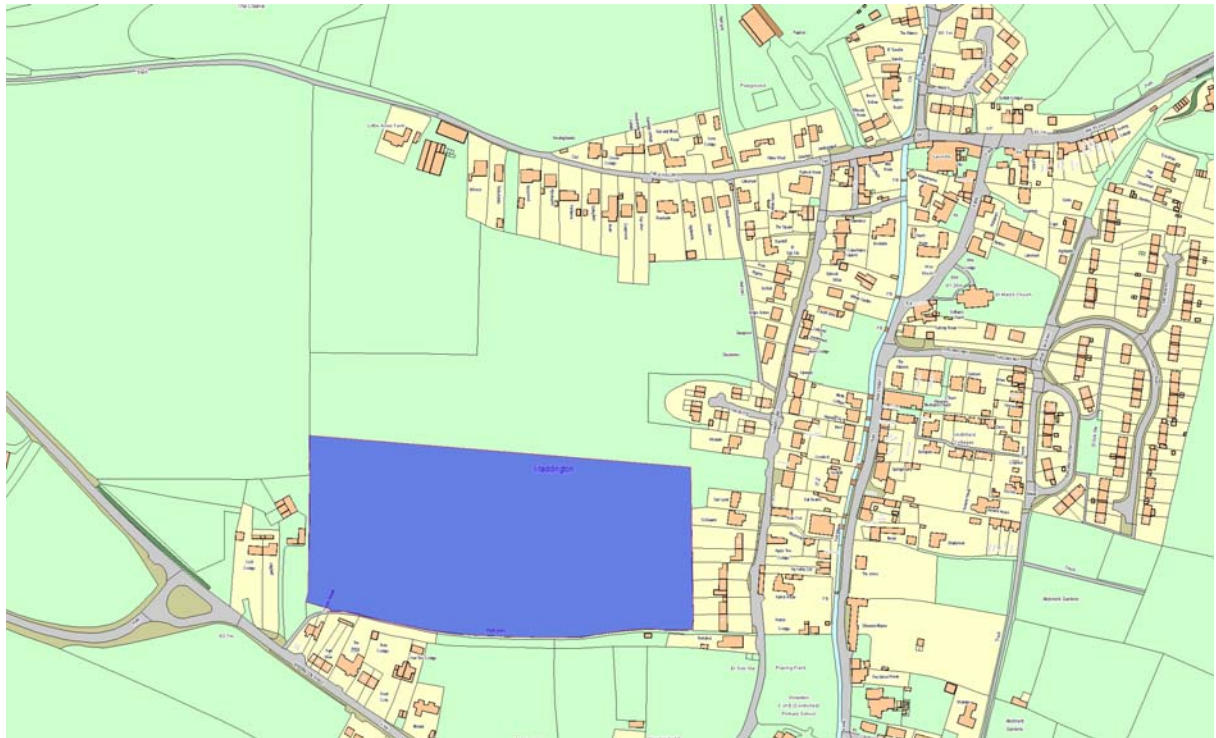


Site Reference:	148
Site Name	Land West of Tanners Lane, Shrewton
OS Grid Ref:	406619 144152
Site Postcode	SP3

MAP:



Site Use	
Site Area	4.15
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"> • Modest slope to the south
Access:	<ul style="list-style-type: none"> • Site does not have obvious vehicular access
Flood Risk	<ul style="list-style-type: none"> • Site is not within a flood risk zone
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"> • Public footpath to the south and the west of the site. The site does not have road access.
Adjacent land uses	<ul style="list-style-type: none"> • Residential and agricultural
Surrounding Storey Height	<ul style="list-style-type: none"> • 1 and 2 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- it is assumed that Agriculture is the authorised use
Relevant Planning History	<ul style="list-style-type: none"> • None
Estimated dwelling capacity on site	<ul style="list-style-type: none"> • 124.5 @ 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"> • Unlikely due to access, proximity to residential properties and prominence in the landscape.
Deliverability	<ul style="list-style-type: none"> • The site is submitted alongside SHLAA sites 146, 147 and 149 which are all in the same ownership. Access could be gained onto The Hollow which would require a road to be constructed across the side of the slope. Negotiations to secure alternative access might hinder delivery.
Developability	<ul style="list-style-type: none"> • In isolation the site's access issues would preclude its development. The site is also prominent in the landscape and any access road to The Hollow would have a landscape impact.
Comments:	
Any allocation of land would need to be proportional to Shrewton's position as a main village within the settlement strategy.	