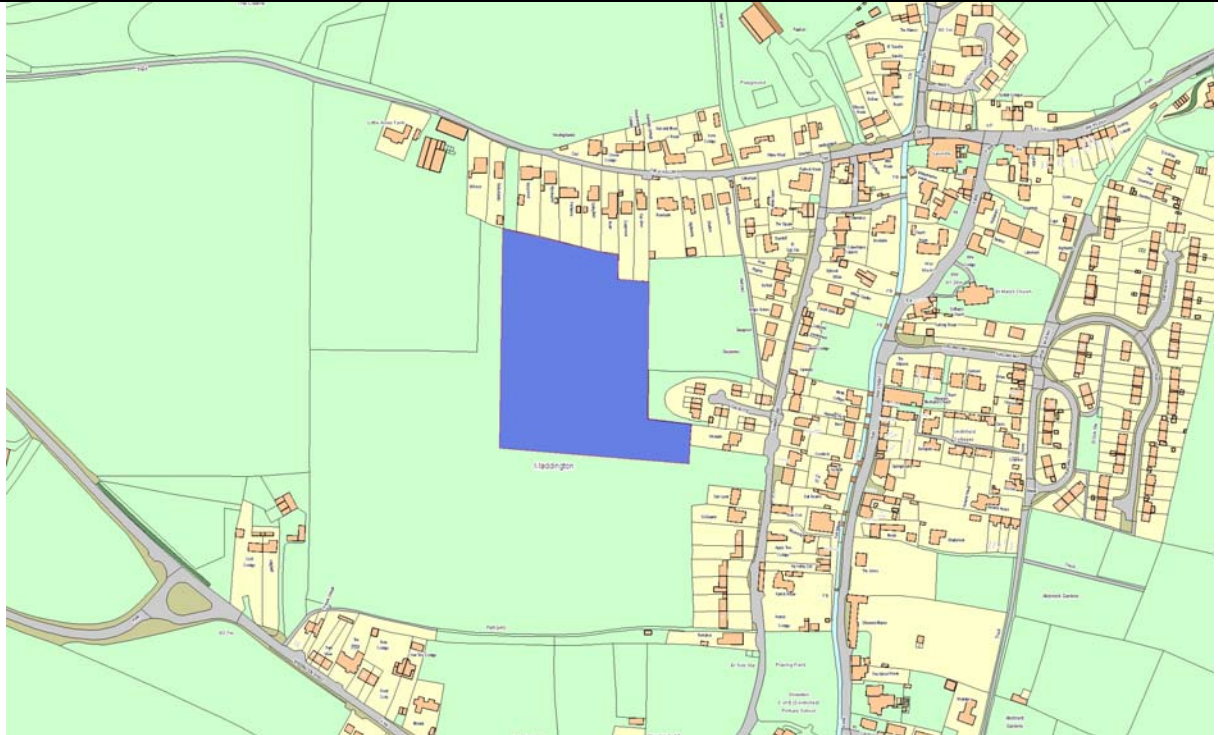


Site Reference:	149
Site Name	Land to the West of The Butts, Shrewton
OS Grid Ref:	406683, 144293
Site Postcode	SP3



Site Use	
Site Area	1.94ha
Local Plan Reference (if	None

applicable)	
Current site use:	<ul style="list-style-type: none"> • Agricultural Land
Previous use:	<ul style="list-style-type: none"> • Agricultural
Capacity Category	<ul style="list-style-type: none"> • Greenfield
Site Characteristics	
Topography	<ul style="list-style-type: none"> • The site slopes to the down to the south and east
Access:	<ul style="list-style-type: none"> • Access to the site is off of The Hollow via track between 'Eldon Wood' and 'Timberland' which is a made road and leads to High Street
Flood Risk	<ul style="list-style-type: none"> • Not in flood risk zone
Public Transport Provision	<ul style="list-style-type: none"> • The site is approximately 300m from the nearest bus stop. 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"> • None
Adjacent land uses	<ul style="list-style-type: none"> • Agricultural land to the west and small area to the west which lies north of The Butts and at the rear of The Hollow • Residential to the east and north
Surrounding Storey Height	<ul style="list-style-type: none"> • 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- 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"> • 58.2 @ 30/ha
Known Developer Interest	<ul style="list-style-type: none"> • Unknown- site is being promoted by site owner
Suitability for non-housing development	<ul style="list-style-type: none"> • Access is not suitable for large vehicles
Deliverability	<ul style="list-style-type: none"> • There are no barriers to delivering housing on the site.
Developability	<ul style="list-style-type: none"> • The main consideration is the impact on landscape setting of the village. The occupiers an elevated position above main settlement which is highly prominent.
Comments:	
<p>Site adjoins SHLAA sites 147 and 148 which have been put forward by the same owner. Any allocation of land would need to be proportional to Shrewton's position as a main village within the settlement strategy.</p>	