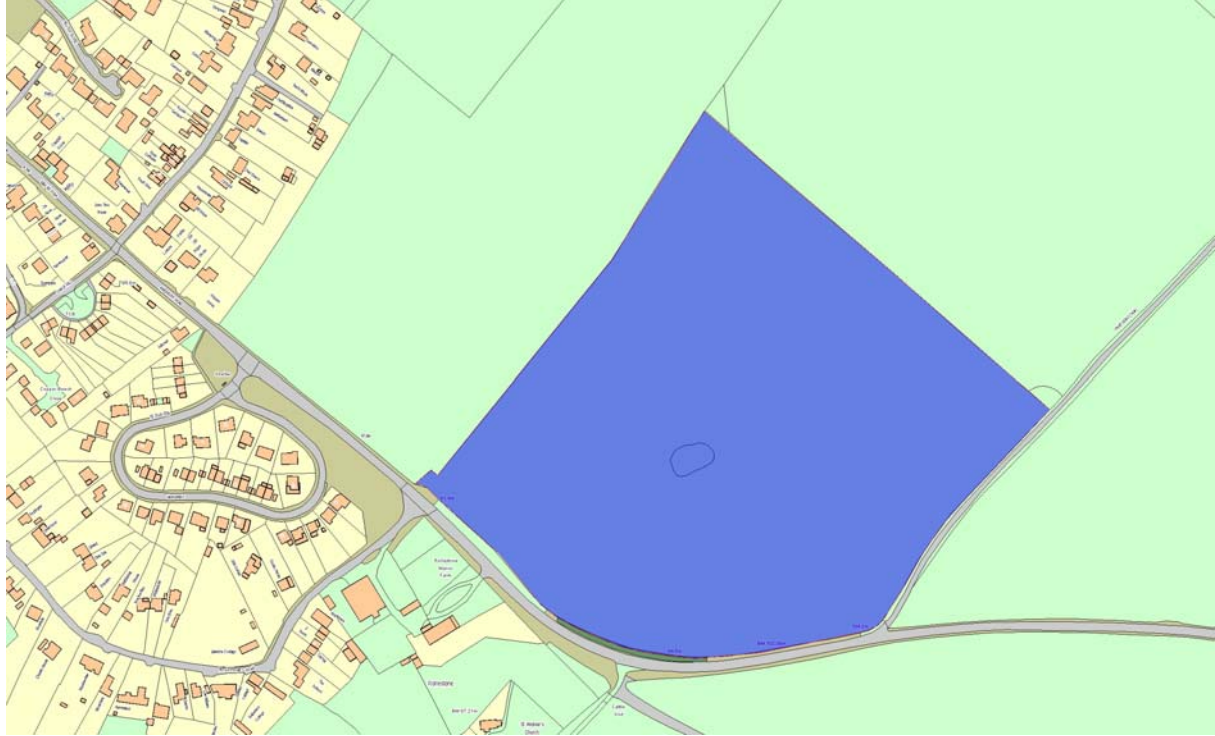


Site Reference:	150
Site Name	Land North Rollestone Manor Farm, Shrewton
OS Grid Ref:	SU075433
Site Postcode	SP3 4HR



Site Use	
Site Area	10.39ha
Local Plan Reference (if applicable)	None
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"> • The site slopes in an east to west direction with a level difference of approximately 25m. The access
Access:	<ul style="list-style-type: none"> • Access would be from created directly the A360.
Flood Risk	<ul style="list-style-type: none"> • Site not located within flood risk zone 3 or 2
Public Transport Provision	<ul style="list-style-type: none"> • Nearest bus stop is approximately 30 metres from the site • 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 at the edge of the existing settlement approximately 700m from Shrewton 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"> • The site is surrounded on two sides by hedge rows and there area number of mature trees on the A360 road frontage. • The area is a green field site which has few physical constraints other than the need to improve access onto the road.
Adjacent land uses	<ul style="list-style-type: none"> • agricultural to the north and east and west • A360 to the south
Surrounding Storey Height	<ul style="list-style-type: none"> • The adjoining dwellings are some distance away.
Local Plan Policy constraints	<ul style="list-style-type: none"> • S6 Special Landscape Area • CN21 Area of Special Archaeological Interest • The current Housing Policy Boundary runs along the southern edge of the A360
Timeframe for development	<ul style="list-style-type: none"> • Before 2011 as submitted by the owner.
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"> • 311 @ 30/ha
Known Developer Interest	<ul style="list-style-type: none"> • Unknown- site being promoted by owner
Suitability for non-housing development	<ul style="list-style-type: none"> • Development is separated from current residential areas but development for employment purposes may have a significant landscape impact on the site.
Deliverability	<ul style="list-style-type: none"> • The site has been submitted to by the land owner but there is no known developer interest. This would need to be secured to ensure that the site is phased and built out. It is perhaps more realistic put the site in the 2011-2016 time scale.
Developability	<ul style="list-style-type: none"> • Given the size of the site it would represent a significant addition to the village both in terms of its population and physical extent. Taken on its own, development of this site would be disconnected and isolated from the rest of the settlement.
Comments:	
<p>The site has been adjoins SLAA site 151 which has been submitted by the same owner. There is currently no pavement access to the rest of the village from the site. The Lowe part of the site is less prominent in the landscape. Any allocation of land would need to be proportional to Shrewton's position as a main village within the settlement strategy.</p>	