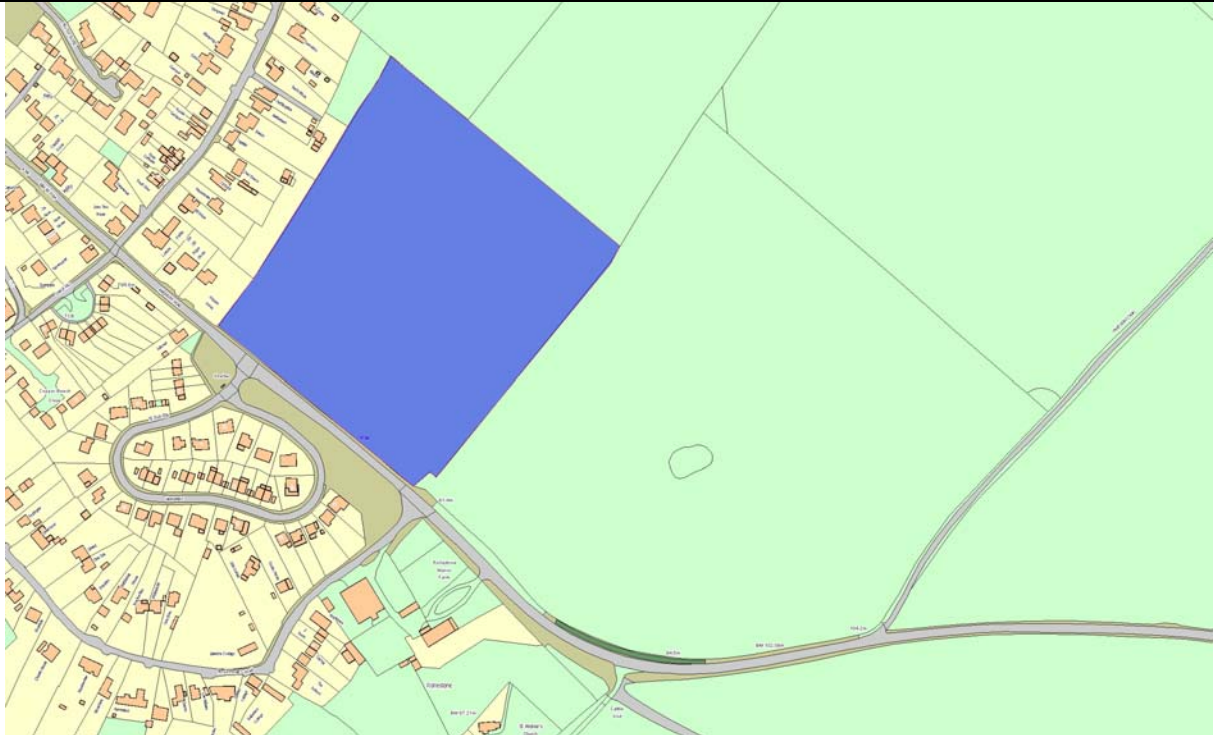


Site Reference:	151
Site Name	Land south of Nettley Farm, Shrewton
OS Grid Ref:	SU072434
Site Postcode	SP3 4HR



Site Use	
Site Area	4.85ha
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 a more or less north west to south east direction with a level difference of approximately 20m
Access:	<ul style="list-style-type: none"> • An existing field gate and access would give direct access onto be from created 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 bordered on two sides by hedge rows. • Other than the sloping nature of the side and the need to make access improvements there are few physical constraints to the site.
Adjacent land uses	<ul style="list-style-type: none"> • Residential to the west, agricultural to the north and east and A360
Surrounding Storey Height	<ul style="list-style-type: none"> • The nearest dwellings adjoin the site to the north west and include examples of one and two storey dwellings.
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 and the north eastern boundary of the site.
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"> • 145@ 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"> • The site would adjoin residential properties and any employment development would need to ensure that amenity was not an issue.
Deliverability	<ul style="list-style-type: none"> • The site is fairly large and would require appropriate phasing of development to ensure early delivery. It is perhaps more realistic put the site in the 2011-2016 time scale.
Developability	<ul style="list-style-type: none"> • The site would represent a large addition to the village which would extend the village extent further east. This however would be comparable to the location of the HPB on the other side of the road.
Comments:	
The site adjoins submitted site 150 which has been submitted by the same land owner. Any allocation of land would need to be proportional to Shrewton's position as a main village within the settlement strategy.	