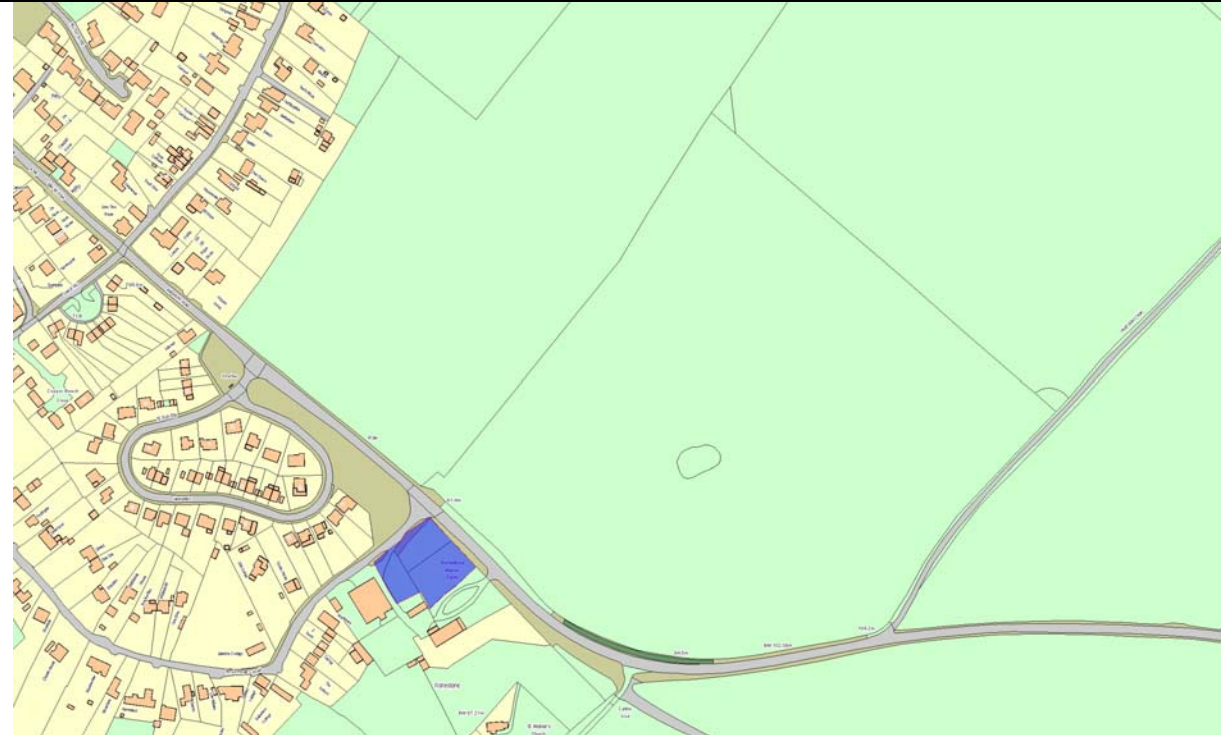


Site Reference:	152
Site Name	Land at Rolleston, Manor Farm
OS Grid Ref:	SU072432
Site Postcode	SP3 4HF



Site Use	
Site Area	0.28ha
Local Plan Reference (if applicable)	None
Current site use:	<ul style="list-style-type: none"> • Agricultural- use in connection with
Previous use:	<ul style="list-style-type: none"> • Farm yard
Capacity Category	<ul style="list-style-type: none"> • Greenfield
Site Characteristics	
Topography	The site is level The site is approximately 1m below road level.
Access:	<ul style="list-style-type: none"> • Access would be onto A360 either directly or via Rolleston Road which adjoins the site to the NW. Rolleston Road is unmade at the point at which it joins the A360. • The site is in the 'trough' of a dip in the main A360 which slopes steeply to the east of the site and upwards to the west as it enters the village.
Flood Risk	<ul style="list-style-type: none"> • Site not located within flood risk zone 2 or 3
Public Transport Provision	<ul style="list-style-type: none"> • Nearest bus stop is approximately 210 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 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"> • There are a number mature trees adjacent to the site
Adjacent land uses	<ul style="list-style-type: none"> • Agricultural land
Surrounding Storey Height	<ul style="list-style-type: none"> • 1 and 2 storey
Local Plan Policy constraints	<ul style="list-style-type: none"> • S6 Special Landscape Area • CN21 Area of Special Archaeological Interest • Site is outside 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
Relevant Planning History	<ul style="list-style-type: none"> • None
Estimated dwelling capacity on site	<ul style="list-style-type: none"> • 8 @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"> • Site has been promoted for non housing use- possibly as some form of guest accommodation
Deliverability	<ul style="list-style-type: none"> • The site is in single ownership and could be brought forward early in the plan period.
Developability	<ul style="list-style-type: none"> • Due to its location, long range views of the site are limited which would reduce the landscape impact of any development. • Highway access improvements and possible speed limit alterations would be required as part of any proposal. • There is no pavement access from the site to the village
Comments:	
<p>Rollestone Manor is a grade II listed and any would need to protect its setting. Development of this site would require an extension of the housing policy boundary which is currently tightly drawn and excludes Rollestone Manor Farm. Any allocation of land would need to be proportional to Shrewton's position as a main village within the settlement strategy.</p>	