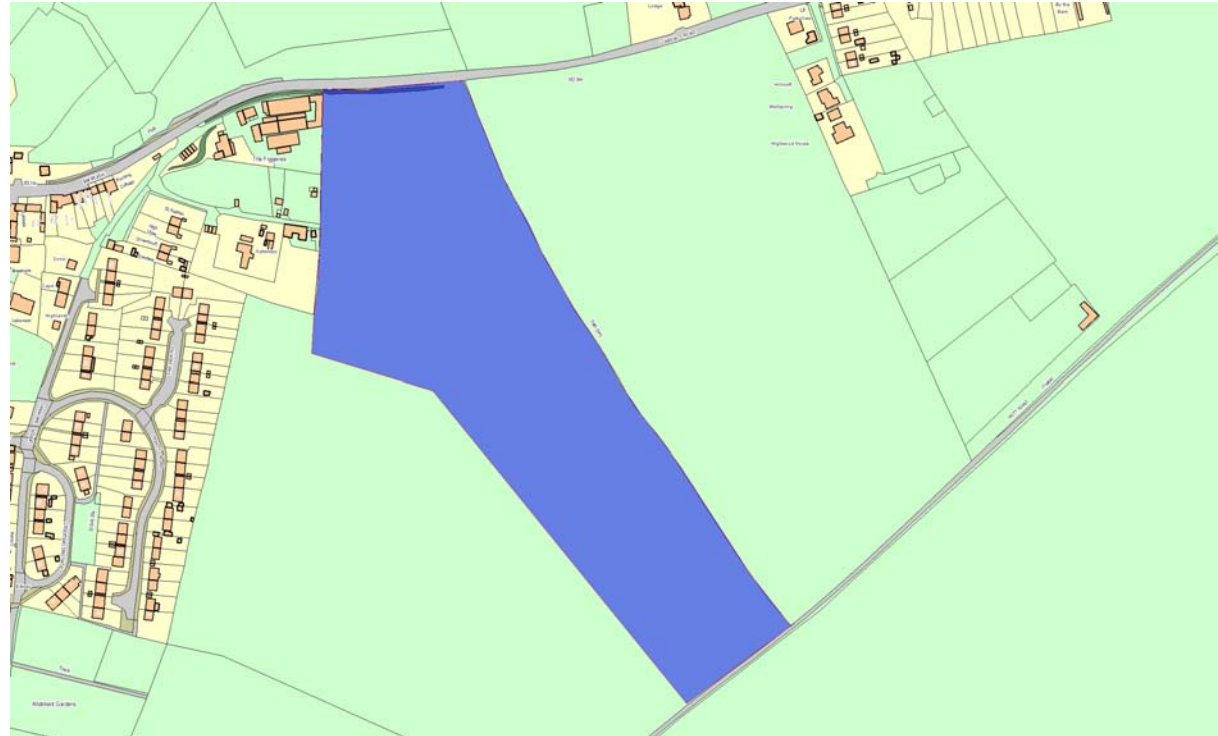


<b>Site Reference:</b>	<b>153</b>
<b>Site Name</b>	<b>Land east of the piggeries and south of London Road, Shrewton</b>
<b>OS Grid Ref:</b>	<b>407390 144346</b>
<b>Site Postcode</b>	<b>SP3</b>

MAP:



<b>Site Use</b>	
<b>Site Area</b>	5.5ha
<b>Local Plan Reference (if applicable)</b>	None
<b>Current site use:</b>	<ul style="list-style-type: none"> <li>• Agricultural</li> </ul>
<b>Previous use:</b>	<ul style="list-style-type: none"> <li>• Same</li> </ul>
<b>Capacity Category</b>	<ul style="list-style-type: none"> <li>• Greenfield</li> </ul>
<b>Site Characteristics</b>	
<b>Topography</b>	<ul style="list-style-type: none"> <li>• Gently slopes to the north with the southern portion of the site being flatter and higher than the north.</li> </ul>
<b>Access:</b>	<ul style="list-style-type: none"> <li>• Access would be onto London Road- site is approximately 1.5-2 metres above the level of the road.</li> <li>• Pavement access to the town centre is available opposite the piggeries but not directly from the site.</li> </ul>
<b>Flood Risk</b>	<ul style="list-style-type: none"> <li>• Site not located within flood risk zone 2 or 3</li> </ul>
<b>Public Transport Provision</b>	<ul style="list-style-type: none"> <li>• Site is approximately 400 metres away from the nearest bus stop</li> <li>• Bus numbers 2,4,33 and X33 stop in the village with regular service during the week and on Saturday but not on Sunday.</li> </ul>
<b>Location of nearest services</b>	<ul style="list-style-type: none"> <li>• Site is 650m from Shrewton High Street and is in easy reach of its shops, pubs, School and employment uses. Shrewton is visited by the mobile library.</li> <li>• Site is approximately 6 miles from Amesbury and 11 Miles from Salisbury</li> </ul>
<b>Physical Constraints</b>	<ul style="list-style-type: none"> <li>• Foot path adjoins the eastern boundary of the site and a byway to the south.</li> </ul>
<b>Adjacent land uses</b>	<ul style="list-style-type: none"> <li>• Agricultural land and residential to the east</li> </ul>
<b>Surrounding Storey Height</b>	<ul style="list-style-type: none"> <li>• Closest dwellings are 2 storey but are some distance away</li> </ul>
<b>Local Plan Policy constraints</b>	<ul style="list-style-type: none"> <li>• S6 Special Landscape Area</li> <li>• CN21 Area of Special Archaeological Interest</li> <li>• The site outside the current Housing Policy Boundary</li> </ul>
<b>Timeframe for development</b>	<ul style="list-style-type: none"> <li>• Before 2011</li> </ul>
<b>Current Planning permission</b>	<ul style="list-style-type: none"> <li>• Unknown- site being promoted by owner</li> </ul>
<b>Relevant Planning History</b>	<ul style="list-style-type: none"> <li>• None</li> </ul>
<b>Estimated dwelling capacity on site</b>	<ul style="list-style-type: none"> <li>• 165@ 30/ha</li> </ul>
<b>Known Developer Interest</b>	<ul style="list-style-type: none"> <li>• Unknown- site being promoted by owner.</li> <li>• The site adjoins SHLAA submitted site 154 which is in the same ownership.</li> </ul>
<b>Suitability for non-housing development</b>	<ul style="list-style-type: none"> <li>• Unlikely- London Road is not particularly wide and access to A360 to go north (M4/A350) would route vehicles through village. Adjoining residential properties are some distance away.</li> </ul>
<b>Deliverability</b>	<ul style="list-style-type: none"> <li>• Site and access are within the control of owner</li> </ul>
<b>Developability</b>	<ul style="list-style-type: none"> <li>• Either on its own or in conjunction with site 154 development to the full extent of the site would represent a significant extension to the village which would have a significant impact on the landscape setting of the settlement.</li> <li>• More desirable would be to the use of the whole area is the use of the northern portion of sites 153 and 154 which are less visible in the landscape. Confirming development here could serve to integrate the existing dwellings along London Road with the rest of the village.</li> </ul>
<b>Comments:</b>	
<p>Most of the site occupies an elevated position above the village which would make any development highly visible in long range views, especially at the southern end of the site. Any allocation of land would need to be proportional to Shrewton's position as a main village within the settlement strategy.</p>	