

Site Reference:	154
Site Name	Land north of Nett Road and south of London Road, Shrewton
OS Grid Ref:	SU075443
Site Postcode	



Site Use	
Site Area	7.7ha
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"> • Gently slopes to the north with the southern portion of the site being flatter and higher than the north.
Access:	<ul style="list-style-type: none"> • Access would be onto London Road. There is no pavement along London road from the site until opposite the piggeries.
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"> • Site is approximately 450 metres away 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"> • Site is 700m from Shrewton High Street and is in easy reach of its shops, pubs, School and employment uses. Shrewton is visited by the mobile library.
Physical Constraints	<ul style="list-style-type: none"> • Footpath adjoins the western boundary of the site and a byway to the south.
Adjacent land uses	<ul style="list-style-type: none"> • Agricultural land and residential to the east
Surrounding Storey Height	<ul style="list-style-type: none"> • The site adjoins 2 storey dwellings to the east.
Local Plan Policy constraints	<ul style="list-style-type: none"> • S6 Special Landscape Area • CN21 Area of Special Archaeological Interest • The site 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"> • 231 @ 30/ha
Known Developer Interest	<ul style="list-style-type: none"> • Unknown- site being promoted by owner, the site adjoins SHLAA submitted site 153 which is being promoted by the same owner.
Suitability for non-housing development	<ul style="list-style-type: none"> • Unlikely- site adjoins residential properties to the east which might give rise to noise complaints from B2/B8 employment uses. • As with site 153 London Road is not particularly wide and access to A360 to go north (M4/A350) would route vehicles through village.
Deliverability	<ul style="list-style-type: none"> • Site is in sole ownership and it is likely that the site can be brought forward early in the plan period.
Developability	<ul style="list-style-type: none"> • 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. • Development of this site on its own would be disjointed and disconnected from the remainder of the village. • 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.
Comments:	
<p>At its southern end the site occupies an elevated position which would make any development highly visible in long range views, especially at the end of the site. Either on its own or in conjunction with site 153 development here would represent a significant extension to the village. Any allocation of land would need to be proportional to Shrewton's position as a main village within the settlement strategy.</p>	