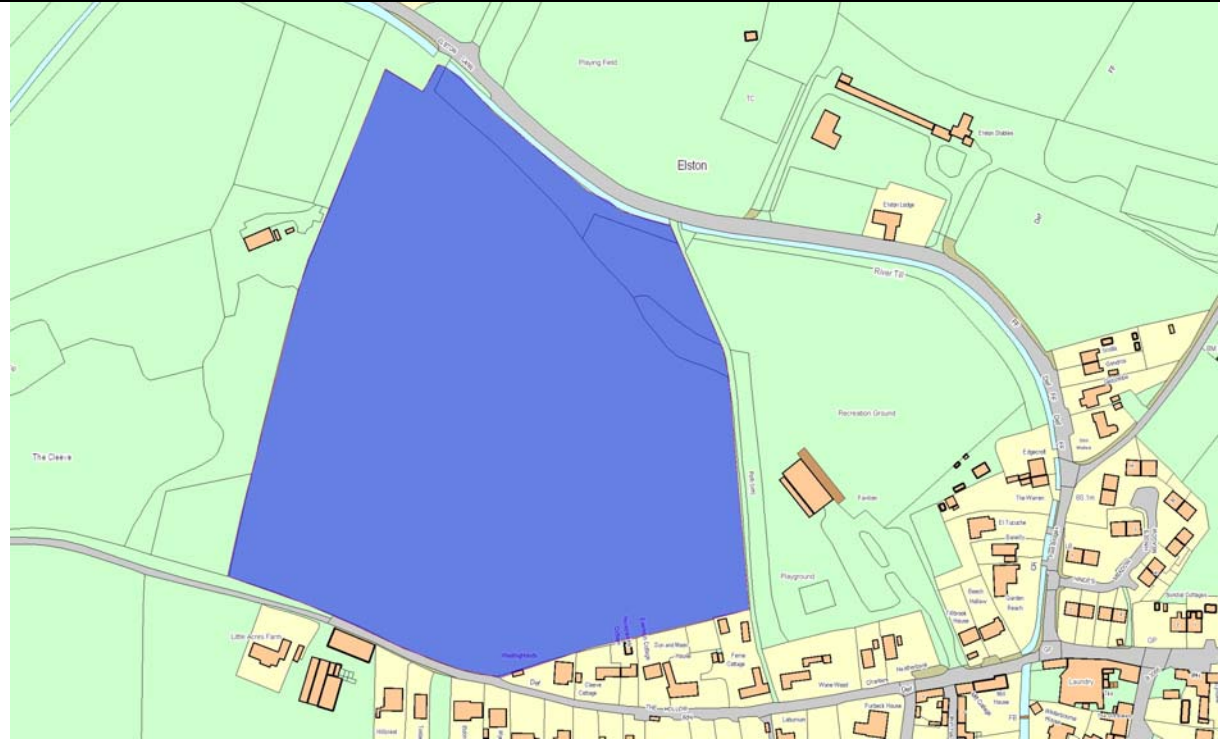


<b>Site Reference:</b>	<b>209</b>
<b>Site Name</b>	<b>Land to the north of The Hollows</b>
<b>OS Grid Ref:</b>	<b>406659, 144594</b>
<b>Site Postcode</b>	<b>SP3 4JY</b>



<b>Site Use</b>	
<b>Site Area</b>	5.97
<b>Local Plan Reference (if applicable)</b>	None
<b>Current site use:</b>	<ul style="list-style-type: none"> <li>• Agriculture</li> </ul>
<b>Previous use:</b>	<ul style="list-style-type: none"> <li>• Agriculture</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>• Sloping to the east and north. Northern part of the site is generally level</li> </ul>
<b>Access:</b>	<ul style="list-style-type: none"> <li>• Site adjoins The Hollow which leads which lies to the south of the site.</li> </ul>
<b>Flood Risk</b>	<ul style="list-style-type: none"> <li>• Northern part of the site is within flood zone 2 and 3</li> </ul>
<b>Public Transport Provision</b>	<ul style="list-style-type: none"> <li>• 340m to 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>• The site is close to Shretwon High Street and in easy reach of the villages 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>• Sloping nature of the site and location of powerlines</li> <li>• Flooding issue at north of site (SFRA)</li> </ul>
<b>Adjacent land uses</b>	<ul style="list-style-type: none"> <li>• Site adjoins recreation ground to the east and residential properties to the south. The northern boundary of the site adjoins the river Till and to the west is agricultural land.</li> </ul>
<b>Surrounding Storey Height</b>	<ul style="list-style-type: none"> <li>• Single storey</li> </ul>
<b>Local Plan Policy constraints</b>	<ul style="list-style-type: none"> <li>• G8 Groundwater protection area</li> <li>• S6 Special Landscape Area</li> <li>• CN21 Area of Special Archaeological Interest</li> <li>• The site adjoins 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>• None</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>• 179.1 @ 30/ha</li> </ul>
<b>Known Developer Interest</b>	<ul style="list-style-type: none"> <li>• Unknown- site being promoted by agent on behalf of owner</li> </ul>
<b>Suitability for non-housing development</b>	<ul style="list-style-type: none"> <li>• No</li> </ul>
<b>Deliverability</b>	<ul style="list-style-type: none"> <li>• Site and access are controlled by the owner. Development of the site would require a policy change which would limit sites delivery before 2011.</li> </ul>
<b>Developability</b>	<ul style="list-style-type: none"> <li>• The site would represent a large extension to the village.</li> <li>• The hedgerow and trees at the field boundary would provide some degree of screening from the wider landscape, particularly during the summer months.</li> <li>• The scale of the site is likely to be in excess of the requirements for the village and the development of only part of the site</li> </ul>
<b>Comments:</b>	
Any allocation of land would need to be proportional to Shrewton's position as a main village within the settlement strategy.	