

Site Use	
Site Area	2.82
Local Plan Reference (if applicable)	None
Current site use:	<ul style="list-style-type: none"> • Agricultural Land. Small area in south eastern corner of site seems to have play equipment on it
Previous use:	<ul style="list-style-type: none"> • Unknown
Capacity Category	<ul style="list-style-type: none"> • Greenfield site
Site Characteristics	
Topography	<ul style="list-style-type: none"> • Gradual slop from SW to the E
Access:	<ul style="list-style-type: none"> • Via unmade track between 16 and 17 Whatcombe Brow
Flood Risk	<ul style="list-style-type: none"> • Not in flood risk zone
Public Transport Provision	<ul style="list-style-type: none"> • Site is approximately 180m. Bus service 2, 4 between Salisbury and Devises
Location of nearest services	<ul style="list-style-type: none"> • Shrewton is approximately 1.2 miles away and has the nearest shop, primary school, post office and employment opportunities • The site is 7.4 miles from Amesbury and 12 miles from Salisbury
Physical Constraints	<ul style="list-style-type: none"> • Access- possibly to narrow for estate road with foot way.
Adjacent land uses	<ul style="list-style-type: none"> • Agriculture to the south, west and north and residential to the east
Surrounding Storey Height	<ul style="list-style-type: none"> • 2
Local Plan Policy constraints	<ul style="list-style-type: none"> • G8 Groundwater protection area • S6 Special Landscape Area • CN21 Area of Special Archaeological Interest • Site adjoins 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"> • 84.6 @ 30/ha
Known Developer Interest	<ul style="list-style-type: none"> • Site being promoted by Knapman and Bament on behalf of owner
Suitability for non-housing development	<ul style="list-style-type: none"> • No- site access is unlikely to be satisfactory for larger vehicles as is Whatcombe Brow itself.
Deliverability	<ul style="list-style-type: none"> • Site and Access are shown as being in the same ownership.
Developability	<ul style="list-style-type: none"> • Main concern is with access and landscape impact and the locating fairly large development in an area with little in the way of services.
Comments:	
Possible landscape issues as there are long range views from A360. General built form is confined to the valley slopes and bottom. Site includes play area in the SE corner but this appears to be in Parish Council Ownership. Although reducing the sites size, omitting this would not impact significantly on the sites potential. Although close to Shrewton, Orcheston lacks any services of its own.	