

Site Reference:	026
Site Name	Land Adjacent to the Portway and Down Barn Road, Winterbourne Gunner
OS Grid Ref:	SU176355
Site Postcode	SP4 6JL



View SW from point 1



View S from point 1



View SW from point 2



View NW from point 2

Site Use	
Site Area	2.05ha
Local Plan Reference (if applicable)	No

Current site use:	<ul style="list-style-type: none"> Greenfield, agricultural
Previous use:	<ul style="list-style-type: none"> Greenfield, agricultural
Capacity Category	<ul style="list-style-type: none"> In rural settlements/ rural exception sites
Site Characteristics	
Topography	<ul style="list-style-type: none"> Slope down to S
Access:	<ul style="list-style-type: none"> Portway and/or Down Barn Road
Flood Risk	<ul style="list-style-type: none"> Low
Public Transport Provision	<ul style="list-style-type: none"> Stops on A338 at approx 100 and 200m. Routes inc 63a, 64, 65, 665, 69, 69a, 70, 78, 79
Location of nearest services	<ul style="list-style-type: none"> Winterbourne Gunner has a food shop/post office, Children's Play Area, Outdoor Sports Facility, Place Of Worship, and other services.
Physical Constraints	<ul style="list-style-type: none"> Landscape
Adjacent land uses	<ul style="list-style-type: none"> Agricultural and residential
Surrounding Storey Height	<ul style="list-style-type: none"> Primarily 1 and 1.5
Local Plan Policy constraints	<ul style="list-style-type: none"> Adjacent to Conservation Area Outside (though adjacent to) HRA and HPB Special Landscape Area
Timeframe for development	<ul style="list-style-type: none"> Any
Current Planning permission	<ul style="list-style-type: none"> None
Relevant Planning History	<ul style="list-style-type: none"> None of relevance
Estimated dwelling capacity on site	<ul style="list-style-type: none"> 60 at 30dph however upper part of site is poor in landscape impact terms therefore a lower figure may be preferable.
Known Developer Interest	<ul style="list-style-type: none"> Landowner only
Suitability for non-housing development	<ul style="list-style-type: none"> More appropriate for housing (if at all) than employment although in the event that the Winterbournes were identified for a small employment allocation it may be appropriate to consider this site alongside others in the area.
Deliverability	<ul style="list-style-type: none"> Deliverable if site (possibly in conjunction with the adjacent site SHLAA ref 22) were incorporated within a development boundary within the Site-Specific Allocations DPD
Developability	<ul style="list-style-type: none"> No obvious obstacles
Comments:	
<p>Winterbourne Gunner is provisionally identified as a "Secondary Village" within the Core Strategy however is within a wider "cluster" with a large collective population (3000+). Overall access to services and facilities is good however locally there is the risk of eroding the separate character of the settlements and also the A338 is perceived as problematic.</p> <p>The uppermost part of the site is quite exposed in the landscape with open views to Salisbury including the Cathedral Spire. However the lower part closer to the settlement and the A338 is more secluded.</p>	