

<b>Site Reference:</b>	<b>090</b>
<b>Site Name</b>	<b>Land b/w Winterbourne Earls Village Sch and the Railway Line, Winterbourne Earls</b>
<b>OS Grid Ref:</b>	<b>SU175342</b>
<b>Site Postcode</b>	<b>SP4 6HA</b>



View to NW from point 1



View to NE from point 1



View to NNW from point 2



View to S from point 3

<b>Site Use</b>	
<b>Site Area</b>	4.56ha
<b>Local Plan Reference (if applicable)</b>	No
<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>• Agricultural</li> </ul>
<b>Capacity Category</b>	<ul style="list-style-type: none"> <li>• Greenfield edge of rural settlement</li> </ul>
<b>Site Characteristics</b>	
<b>Topography</b>	<ul style="list-style-type: none"> <li>• Gradual slope down to N/NE</li> </ul>
<b>Access:</b>	<ul style="list-style-type: none"> <li>• From Figsbury Rd (via other submitted site to N) and/or road to Summerlug Estate</li> </ul>
<b>Flood Risk</b>	<ul style="list-style-type: none"> <li>• Low</li> </ul>
<b>Public Transport Provision</b>	<ul style="list-style-type: none"> <li>• Bus stops on A338 approx 150m from site</li> </ul>
<b>Location of nearest services</b>	<ul style="list-style-type: none"> <li>• Within the Rural Facilities Survey, Winterbourne Earls, along with Winterbourne Dauntsey and Hurdcott, have all eight of the "Community Facilities" including Food Shop/ Post Office, Primary School and Journey-to-Work bus service.</li> </ul>
<b>Physical Constraints</b>	<ul style="list-style-type: none"> <li>• Landscape</li> </ul>
<b>Adjacent land uses</b>	<ul style="list-style-type: none"> <li>• School and residential to W, mainly residential to N, railway to E, residential and agricultural to S.</li> </ul>
<b>Surrounding Storey Height</b>	<ul style="list-style-type: none"> <li>• 1 and 2</li> </ul>
<b>Local Plan Policy constraints</b>	<ul style="list-style-type: none"> <li>• Outside Housing Policy Boundary</li> <li>• Special Landscape Area</li> <li>• Adjacent Conservation Area</li> </ul>
<b>Timeframe for development</b>	<ul style="list-style-type: none"> <li>• 2017-2021 or 2021-2026</li> </ul>
<b>Current Planning permission</b>	<ul style="list-style-type: none"> <li>• As is</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>• 30dph could yield c.137 dwellings</li> </ul>
<b>Known Developer Interest</b>	<ul style="list-style-type: none"> <li>• Landowner only</li> </ul>
<b>Suitability for non-housing development</b>	<ul style="list-style-type: none"> <li>• Were the Winterbournes considered for a modest allocation of employment land over and above the existing area at Porton Down, part of this site could be suitable (though uses would have to be compatible with the surrounding nearby existing residential areas).</li> </ul>
<b>Deliverability</b>	<ul style="list-style-type: none"> <li>• Would require extension of the Housing Policy Boundary as far as the railway line within the Site-Specific Allocations DPD.</li> </ul>
<b>Developability</b>	<ul style="list-style-type: none"> <li>• No obvious obstacles subject to access provision.</li> </ul>
<b>Comments:</b>	
<p>Site has been submitted alongside the other 2 contiguous sites submitted by the same owner forming much of the area between the village and the railway line. In comparison with the site to the N (092) this site is relatively exposed particularly to the West, with views over the top of the village across the Bourne valley across a wide vista. However some sections closer to the built-up area and lower down are fairly secluded.</p> <p>The A338 is understood to be problematic and this is a constraint along this corridor generally.</p>	