

Site Reference:	091
Site Name	Land b/w Summerlug Estate and the Railway Line, Winterbourne Earls
OS Grid Ref:	SU173340
Site Postcode	SP4 6HA



View ENE from point 1



View N from point 1



View SSW from point 1



View W from point 1

Site Use	
Site Area	2.9ha
Local Plan Reference (if applicable)	No

Current site use:	<ul style="list-style-type: none"> • Agricultural
Previous use:	<ul style="list-style-type: none"> • Agricultural
Capacity Category	<ul style="list-style-type: none"> • Greenfield edge of rural settlement
Site Characteristics	
Topography	<ul style="list-style-type: none"> • Gradual slope down to SW
Access:	<ul style="list-style-type: none"> • From A338 and/or lane to Summerlug estate
Flood Risk	<ul style="list-style-type: none"> • Low
Public Transport Provision	<ul style="list-style-type: none"> • Bus stops on A338 approx 100m from site
Location of nearest services	<ul style="list-style-type: none"> • 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.
Physical Constraints	<ul style="list-style-type: none"> • Landscape, access
Adjacent land uses	<ul style="list-style-type: none"> • Mainly residential to N and S, railway to E
Surrounding Storey Height	<ul style="list-style-type: none"> • Mainly 2 where built
Local Plan Policy constraints	<ul style="list-style-type: none"> • Outside Housing Policy Boundary • Special Landscape Area
Timeframe for development	<ul style="list-style-type: none"> • 2011-16 or 2017-2021 or 2021-2026
Current Planning permission	<ul style="list-style-type: none"> • As is
Relevant Planning History	<ul style="list-style-type: none"> • None
Estimated dwelling capacity on site	<ul style="list-style-type: none"> • 30dph would yield 87
Known Developer Interest	<ul style="list-style-type: none"> • Landowner only
Suitability for non-housing development	<ul style="list-style-type: none"> • 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).
Deliverability	<ul style="list-style-type: none"> • Would require extension of the Housing Policy Boundary as far as the railway line within the Site-Specific Allocations DPD.
Developability	<ul style="list-style-type: none"> • No obvious obstacles subject to access provision.
Comments:	
<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 places this site is fairly exposed 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>	