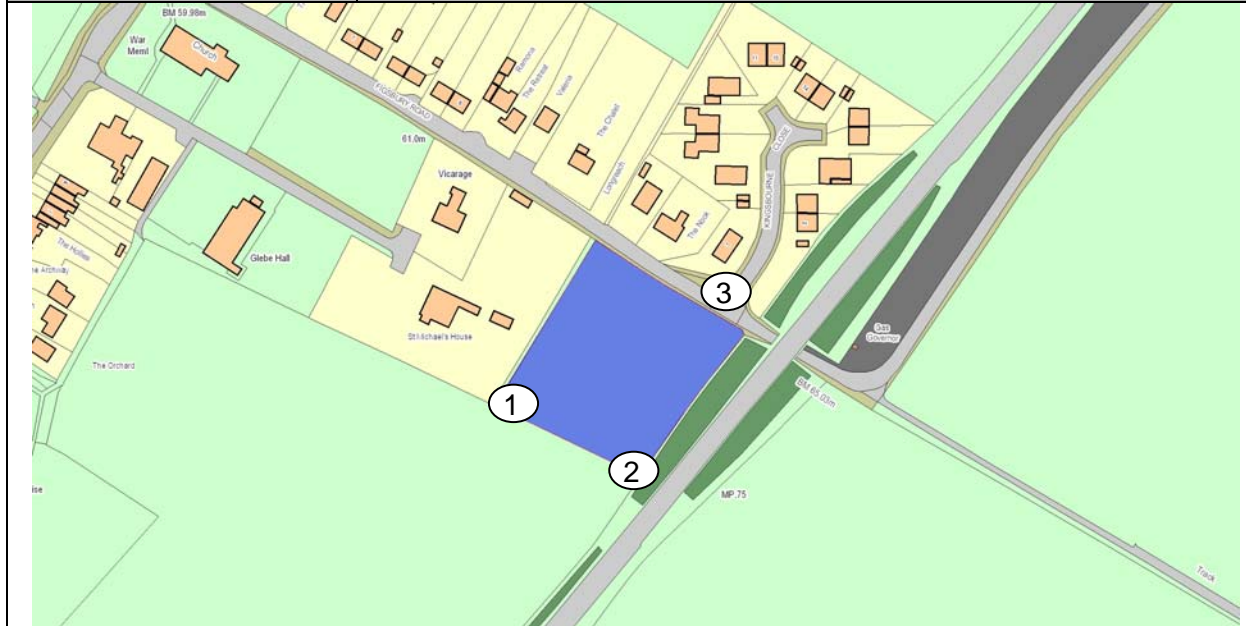


Site Reference:	092
Site Name	Land b/w Winterbourne Earls Vicarage and the Railway Line, Winterbourne Earls
OS Grid Ref:	SU176343
Site Postcode	SP4 6HA



View NE from point 1



View N from point 2



View E from point 1



View SW from point 3

Site Use	
Site Area	0.46ha
Local Plan Reference (if	No

applicable)	
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 NE
Access:	<ul style="list-style-type: none"> • From Figsbury Rd
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"> • Access
Adjacent land uses	<ul style="list-style-type: none"> • Residential to N and W, railway to E, agricultural to S
Surrounding Storey Height	<ul style="list-style-type: none"> • Primarily 1
Local Plan Policy constraints	<ul style="list-style-type: none"> • Outside Housing Policy Boundary • Special Landscape Area • Adjacent Conservation Area
Timeframe for development	<ul style="list-style-type: none"> • To 2011 or 2011-2016
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 c.14
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, this site could be assessed for suitability (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 road being judged as adequate.
Comments:	
<p>This 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> <p>Figsbury Road is fairly narrow and its capacity for increased traffic would be a consideration.</p>	