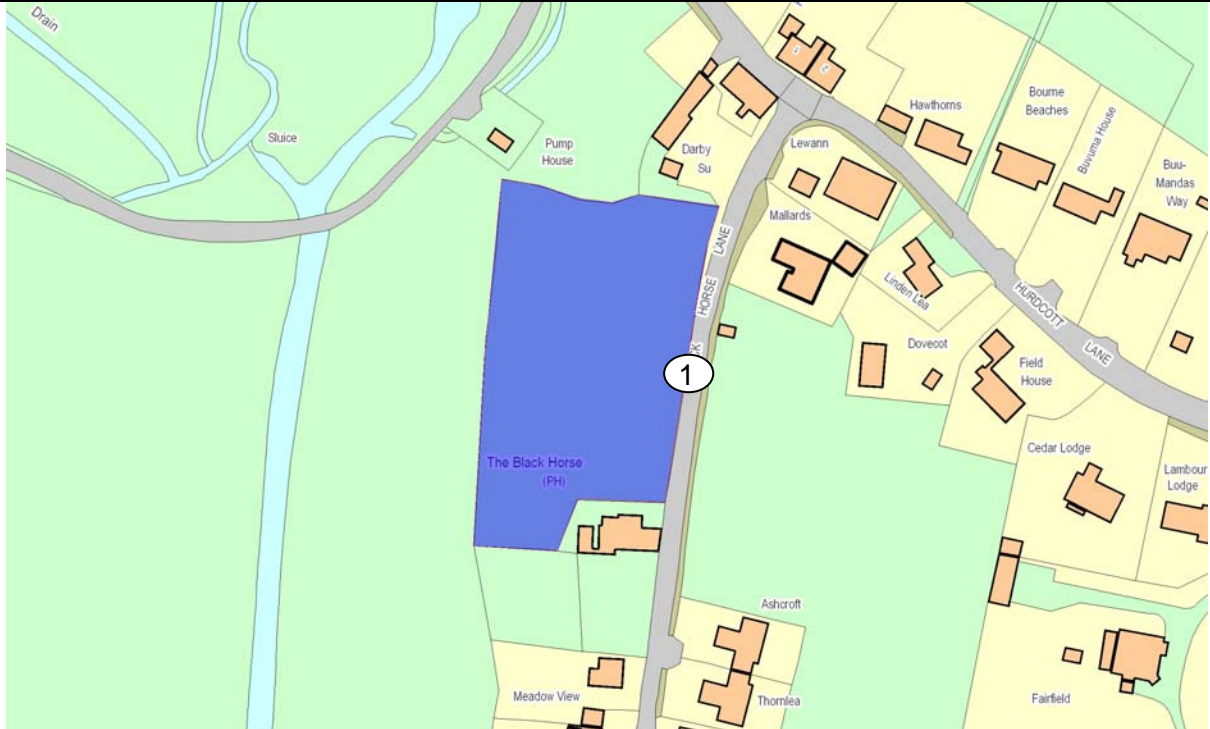


Site Reference:	118
Site Name	Land Adjacent to Darby Su Cottage, Winterbourne Earls
OS Grid Ref:	SU169337
Site Postcode	SP4 6HW



View to SW from point 1



View to NW from point 1



View to N from point 1



View to NE from point 1

Site Use	
Site Area	0.45ha
Local Plan Reference (if applicable)	No
Current site use:	<ul style="list-style-type: none"> • Field
Previous use:	<ul style="list-style-type: none"> • Field
Capacity Category	<ul style="list-style-type: none"> • Greenfield
Site Characteristics	
Topography	<ul style="list-style-type: none"> • Near-level
Access:	<ul style="list-style-type: none"> • From Black Horse Lane
Flood Risk	<ul style="list-style-type: none"> • Yes- part of site within SFRA Zone 3
Public Transport Provision	<ul style="list-style-type: none"> • Stops on A338 approx 200m away with services to Salisbury and up Bourne Valley to Tidworth
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"> • Flooding, access.
Adjacent land uses	<ul style="list-style-type: none"> • River/meadow to W, mainly developed to S, N and E
Surrounding Storey Height	<ul style="list-style-type: none"> • Mainly 2
Local Plan Policy constraints	<ul style="list-style-type: none"> • Development Restraint Area • County Wildlife Site (Adjacent) • Outside Housing Policy Boundary (though adjacent) • Special Landscape Area
Timeframe for development	<ul style="list-style-type: none"> • 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"> • C.10 with one row fronting the road
Known Developer Interest	<ul style="list-style-type: none"> • Landowner only
Suitability for non-housing development	<ul style="list-style-type: none"> • Low
Deliverability	<ul style="list-style-type: none"> • Would require extension to existing housing policy boundary southwards along Black Horse Lane within the Site-Specific Allocations DPD
Developability	<ul style="list-style-type: none"> • Concerns over flood risk to western edge of plot however otherwise no obvious insurmountable issue.
Comments:	
<p>Flood risk is a particular concern and a more detailed study would be necessary were the site to be taken forward. Land to the east of this road would be lower risk for flooding, outside of the Development Restraint Area, further from nature conservation interests and involve a lesser expansion of the overall 'envelope' of the village: the site is fairly open to the west in places.</p>	