<table>
<thead>
<tr>
<th>Site Reference:</th>
<th>148</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Name</td>
<td>Land West of Tanners Lane, Shrewton</td>
</tr>
<tr>
<td>OS Grid Ref:</td>
<td>406619 144152</td>
</tr>
<tr>
<td>Site Postcode</td>
<td>SP3</td>
</tr>
</tbody>
</table>
## Site Use

<table>
<thead>
<tr>
<th>Site Area</th>
<th>4.15</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Plan Reference (if applicable)</td>
<td>None</td>
</tr>
</tbody>
</table>

**Current site use:** Agricultural land

**Previous use:** Same

**Capacity Category:** Greenfield

## Site Characteristics

### Topography
- Modest slope to the south

### Access:
- Site does not have obvious vehicular access

### Flood Risk
- Site is not within a flood risk zone

### Public Transport Provision
- Bus numbers 2, 4, 33 and X33 stop in the village with regular service during the week and on Saturday but not on Sunday

### Location of nearest services
- The site is close to Shretwon High Street and its shops, pubs, Schools and employment uses. Shrewton is visited by the mobile library
- Site is approximately 6 miles from Amesbury and 11 Miles from Salisbury

### Physical Constraints
- Public footpath to the south and the west of the site. The site does not have road access.

### Adjacent land uses
- Residential and agricultural

### Surrounding Storey Height
- 1 and 2 storey

### Local Plan Policy constraints
- G8 Groundwater protection area
- S6 Special Landscape Area
- CN21 Area of Special Archaeological Interest
- The site adjoins the current Housing Policy Boundary

### Timeframe for development
- Before 2011

### Current Planning permission
- None - it is assumed that Agriculture is the authorised use

### Relevant Planning History
- None

### Estimated dwelling capacity on site
- 124.5 @ 30/ha

### Known Developer Interest
- Unknown - site submitted by owner

### Suitability for non-housing development
- Unlikely due to access, proximity to residential properties and prominence in the landscape.

### Deliverability
- The site is submitted alongside SHLAA sites 146, 147 and 149 which are all in the same ownership. Access could be gained onto The Hollow which would require a road to be constructed across the side of the slope. Negotiations to secure alternative access might hinder delivery.

### Developability
- In isolation the site’s access issues would preclude its development. The site is also prominent in the landscape and any access road to The Hollow would have a landscape impact.

### Comments:
Any allocation of land would need to be proportional to Shrewton’s position as a main village within the settlement strategy.