

<b>Site Reference:</b>	<b>044</b>
<b>Site Name</b>	<b>Land at 6 First Road, Firsdawn</b>
<b>OS Grid Ref:</b>	<b>421576 133451</b>
<b>Site Postcode</b>	



<b>Site Use</b>	
<b>Site Area</b>	0.95ha
<b>Local Plan Reference (if applicable)</b>	None
<b>Current site use:</b>	<ul style="list-style-type: none"> <li>• Site is located at the rear of residential properties and has a is used for industrial storage</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>• Brownfield</li> </ul>
<b>Site Characteristics</b>	
<b>Topography</b>	<ul style="list-style-type: none"> <li>• Level</li> </ul>
<b>Access:</b>	<ul style="list-style-type: none"> <li>• Access would be from Firs Road between dwellings 4 and 6</li> </ul>
<b>Flood Risk</b>	<ul style="list-style-type: none"> <li>• The most of the site is located within flood risk zone 2 and 3</li> </ul>
<b>Public Transport Provision</b>	<ul style="list-style-type: none"> <li>• Site is approximately 100 metres from the nearest bus stop which has services (77, 87, X87, and 89) between Salisbury and Winchester and Salisbury and Andover.</li> </ul>
<b>Location of nearest services</b>	<ul style="list-style-type: none"> <li>• The village does not have any services. The nearest are located within Salisbury approximately 8km away</li> </ul>
<b>Physical Constraints</b>	<ul style="list-style-type: none"> <li>• None</li> </ul>
<b>Adjacent land uses</b>	<ul style="list-style-type: none"> <li>• Residential</li> </ul>
<b>Surrounding Storey Height</b>	<ul style="list-style-type: none"> <li>• Single storey bungalows and dormer bungalows</li> </ul>
<b>Local Plan Policy constraints</b>	<ul style="list-style-type: none"> <li>• C6 Special Landscape Area</li> <li>• H16 Housing Policy boundary- site is outside of the current HPB</li> <li>• CN21- Area of special Archaeological Significance</li> </ul>
<b>Timeframe for development</b>	<ul style="list-style-type: none"> <li>• 2011 to 2016</li> </ul>
<b>Current Planning permission</b>	<ul style="list-style-type: none"> <li>• S/97/1766 and S/03/015 and S/2003/154 related to the industrial use of the site</li> </ul>
<b>Relevant Planning History</b>	<ul style="list-style-type: none"> <li>• Site has been the subject of a number of outline planning applications for residential use which have been refused.</li> <li>• S/2003/2517 for 18 residential units</li> <li>• S/2006/0707 for 19 residential units and community building</li> </ul>
<b>Estimated dwelling capacity on site</b>	<ul style="list-style-type: none"> <li>• 28@30/ha</li> </ul>
<b>Known Developer Interest</b>	<ul style="list-style-type: none"> <li>• Unknown- Site is being promoted agent on behalf of land owner- site has been the subject of various applications for residential development.</li> </ul>
<b>Suitability for non-housing development</b>	<ul style="list-style-type: none"> <li>• Site is already in employment use. Possible expansion of use but this would have to be compatible with neighbouring residential uses.</li> </ul>
<b>Deliverability</b>	<ul style="list-style-type: none"> <li>• Site could only be developed after the planning policy alteration as it is outside of the current HPB.</li> </ul>
<b>Developability</b>	<ul style="list-style-type: none"> <li>• Site is located within flood risk zone 1 and 2 which requires Flood Risk Assessment. Firsdown itself has no services/ facilities which places lower down the settlement hierarchy.</li> </ul>
<b>Comments:</b>	
Site is close to archaeological features to the east and previous applications have requested archaeological assessments. The industrial nature of the site may give rise to contaminated land issues.	