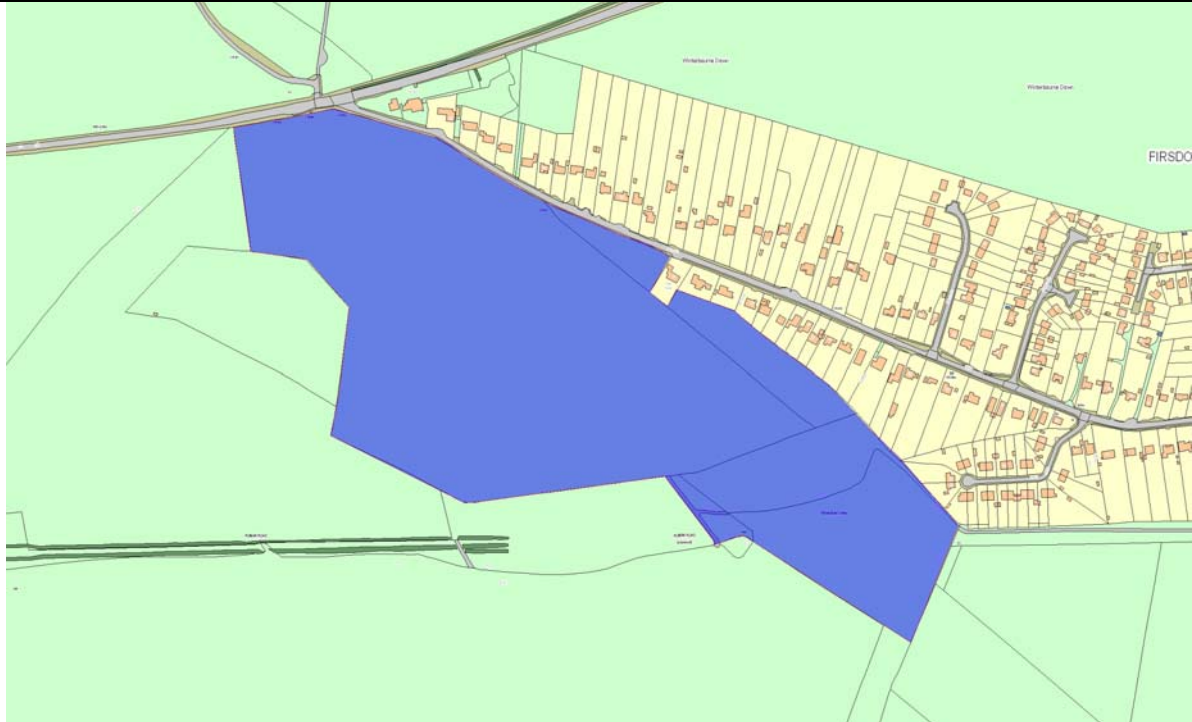


Site Reference:	114
Site Name	Land off Firs Road, Firsdow
OS Grid Ref:	SU203 330
Site Postcode	



Site Use

Site Area	20.76 Ha
Local Plan Reference (if	

applicable)	
Current site use:	<ul style="list-style-type: none"> • Agriculture - arable
Previous use:	<ul style="list-style-type: none"> • Agriculture - arable
Capacity Category	<ul style="list-style-type: none"> • Greenfield
Site Characteristics	
Topography	<ul style="list-style-type: none"> • Ground-levels fall significantly from north to south
Access:	<ul style="list-style-type: none"> • From Firs Road, just off the A30
Flood Risk	<ul style="list-style-type: none"> • None
Public Transport Provision	<ul style="list-style-type: none"> • Firs Road is currently served by Wilts and Dorset route no.s 68, 87 88 and 89 with two request stops on the north side of Firs Road directly opposite the site.
Location of nearest services	<ul style="list-style-type: none"> • The site is 4 miles from Salisbury. There is only a single basic community facility in Firsdown.
Physical Constraints	<ul style="list-style-type: none"> • Potential archaeological remains on the site – remains of a Roman road run through the southern part of the site. A PROW from the A30 south runs adjacent to part of the site's western boundary. • Part of the site is a County Wildlife Site
Adjacent land uses	<ul style="list-style-type: none"> • Agricultural and residential
Surrounding Storey Height	<ul style="list-style-type: none"> • Mixture of single and two-storey dwellings along Firs Road
Local Plan Policy constraints	<ul style="list-style-type: none"> • LP designations include an Area of Special Archaeological Significance and a Special Landscape Area
Timeframe for development	<ul style="list-style-type: none"> • The interested party proposes development during the period 2011-2016
Current Planning permission	<ul style="list-style-type: none"> • None
Relevant Planning History	<ul style="list-style-type: none"> • None
Estimated dwelling capacity on site	<ul style="list-style-type: none"> • Proposed density of at least 30dph - 620
Known Developer Interest	<ul style="list-style-type: none"> • Unknown
Suitability for non-housing development	<ul style="list-style-type: none"> • Low given likely greater landscape and transport impact of non-housing development
Deliverability	<ul style="list-style-type: none"> • Firsdown's role in the district's spatial strategy will need to be determined (in the Core Strategy) before the deliverability of the site can be properly assessed.
Developability	<ul style="list-style-type: none"> • No obvious on-site constraints to the principle of development for housing
<p>Comments: Firsdown has been identified as having a poor provision of facilities relative to its population (c.550) and is not well self-contained. The site could therefore be viewed as an opportunity to provide much needed additional community facilities for the village as a whole enabling it to become much more sustainable by virtue of minimising the need to travel into Salisbury for basic convenience goods and services. However this will depend on the settlement strategy within the Core Strategy.</p>	