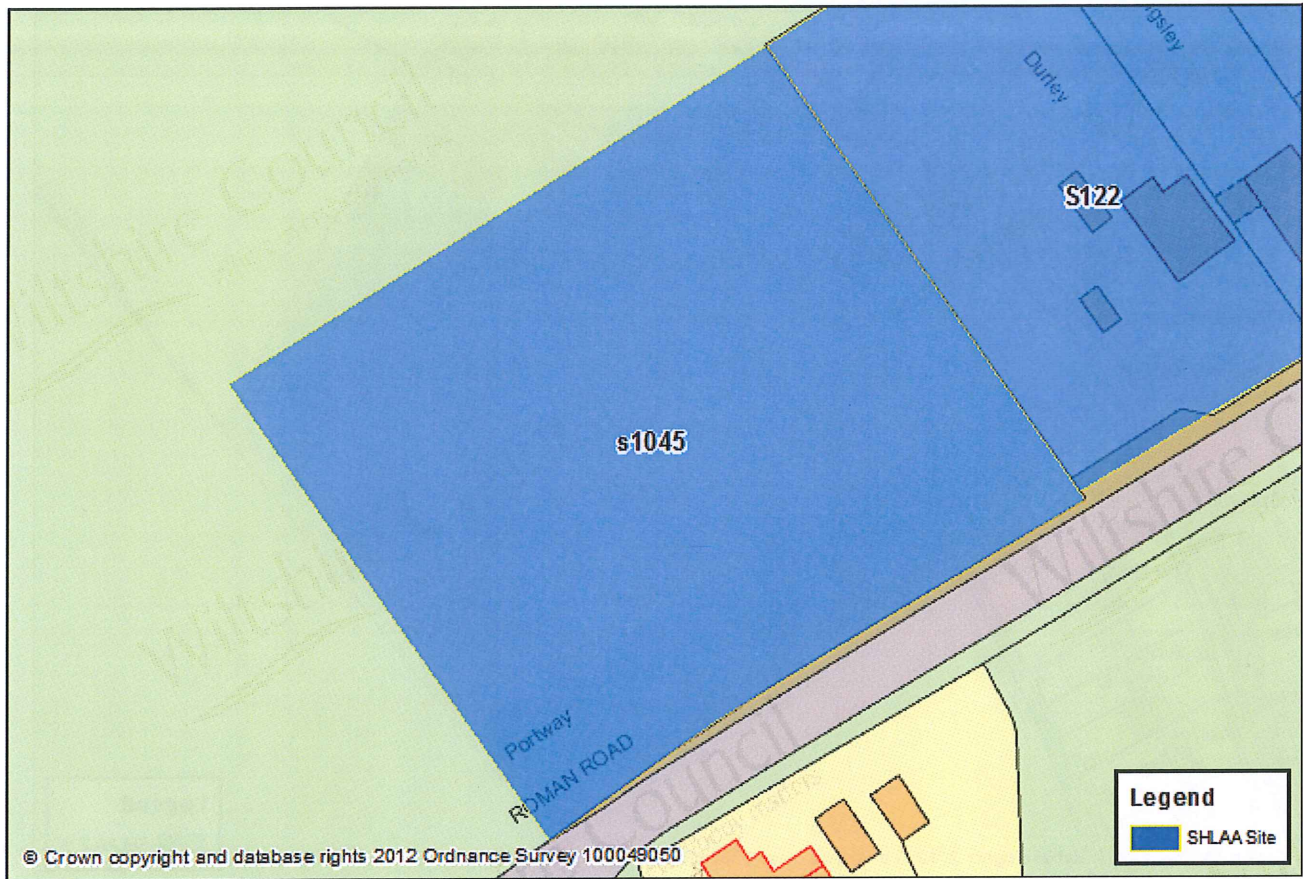


Site s1045-Land off the Portway



Community Area	Amesbury Community Area	Emerging HMA	South HMA
Site Address	Land off the Portway		
Settlement	The Winterbournes		
Gross site area	0.40ha	Previous use	Agricultural
Suitable site area ¹	0.40 ha		
Reason for smaller suitable area	None		
Developable Site Area ²	0.32ha	Gross-to-Net factor	0.80
Proportion Viable ³	98%		
Potential Suitability Constraints	Within a Special Landscape Area		
Suitability	Suitable subject to potential constraints		
Ownership	Multiple or unknown ownership		
Leasehold/Continuing Use			
Availability	Not available at present as in multiple or unknown ownership		
Capacity ⁴	9	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

² The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

³ The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

⁴ This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.