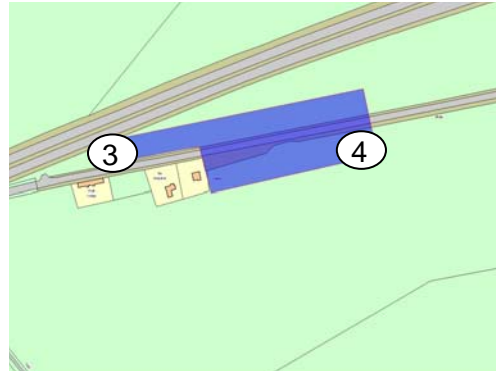
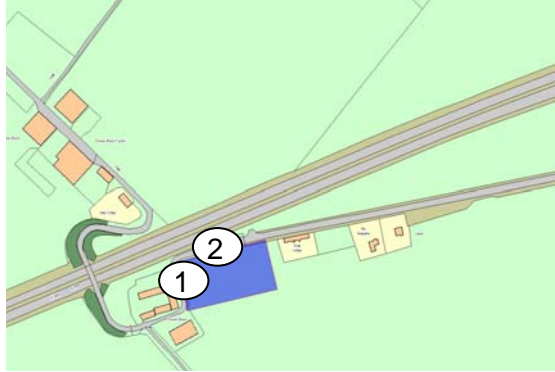


Site Reference:	001
Site Name	Land at Down Barn, Cholderton
OS Grid Ref:	SU222433
Site Postcode	SP4 0EH



View E from point 1



View E from point 2



View E from point 3



View W from point 4

Site Use	
Site Area	0.55 (West) 1.63 (East)
Local Plan Reference (if applicable)	No
Current site use:	<ul style="list-style-type: none"> Rural
Previous use:	<ul style="list-style-type: none"> Rural
Capacity Category	<ul style="list-style-type: none"> Non-PDL inc greenfield
Site Characteristics	
Topography	<ul style="list-style-type: none"> Essentially level
Access:	<ul style="list-style-type: none"> From lane (former A303)

Flood Risk	<ul style="list-style-type: none"> No
Public Transport Provision	<ul style="list-style-type: none"> Fairly poor, nearest routes along A338 minimum 750m away
Location of nearest services	<ul style="list-style-type: none"> Remote with limited services at Cholderton and Shipton Bellinger (each 2km+ by road)
Physical Constraints	<ul style="list-style-type: none"> Landscape
Adjacent land uses	<ul style="list-style-type: none"> Agricultural, some isolated houses
Surrounding Storey Height	<ul style="list-style-type: none"> 2
Local Plan Policy constraints	<ul style="list-style-type: none"> Groundwater Source Protection Area Special Landscape Area
Timeframe for development	<ul style="list-style-type: none"> Before 2011
Current Planning permission	As is
Relevant Planning History	<ul style="list-style-type: none"> S/2007/1363 - Erection of new building for class b2 use and associated landscaping and access works; Approval made on 7 September 2007 S/2007/2271 - Two proposed new bungalows - Refused
Estimated dwelling capacity on site	<ul style="list-style-type: none"> 30 approx if fully developed. However respondent suggests general industrial/employment use.
Known Developer Interest	<ul style="list-style-type: none"> None beyond landowner
Suitability for non-housing development	<ul style="list-style-type: none"> Respondent suggests industrial/employment use which could be appropriate, extending area of existing use to the W of the site. Local Plan policy E19 can in some circumstances allow for extensions to existing employment sites in the countryside.
Deliverability	<ul style="list-style-type: none"> Housing in this remote location would be inappropriate and unsustainable. However modest extension to existing area of employment at Country Leisure may be acceptable.
Developability	<ul style="list-style-type: none"> No obvious obstacles to development subject to landscape impact mitigation.
Comments:	
A remote site, poor for residential use due to reasons given at s/2007/2271 including noise and sustainability. However fairly good road access and fairly inconspicuous in landscape terms.	