

Site Reference:	0013
Site Name	Land at Netherhampton Farm, Netherhampton
OS Grid Ref:	410764, 129907
Site Postcode	SP2 8PU

MAP:



Land to the North West – point 1



Land to the North East – point 2



Access – point 3



Land to the North – point 4



Land to the East (Access) – point 5



Land to the West (Access) – point 6

Site Use	
Site Area	2.6 hectares
Local Plan Reference (if applicable)	Inset map 70
Current site use:	<ul style="list-style-type: none"> The site is currently a Farm with dwellings in the South of the site.
Previous use:	<ul style="list-style-type: none"> N/A
Capacity Category	<ul style="list-style-type: none"> In rural settlements/ rural exception sites
Site Characteristics	
Topography	<ul style="list-style-type: none"> The site is relatively flat land
Access:	<ul style="list-style-type: none"> Access to the site can be gained off Netherhampton Road
Flood Risk	<ul style="list-style-type: none"> None
Public Transport Provision	<ul style="list-style-type: none"> A bus service runs close to the site.
Location of nearest services	<ul style="list-style-type: none"> The site is located in the village, which contains the following facilities: Public House, a church and the Netherhampton Business Centre, which contains a range of commercial uses. The nearest doctors, school and shops including a post office can be found in Salisbury approximately 5km away.
Physical Constraints	<ul style="list-style-type: none"> Landscape
Adjacent land uses	<ul style="list-style-type: none"> The site is constrained by roads to the North and South of the site. To the East of the site is an area of Greenfield and to the South East are a number of dwellings. To the West of the site is Greenfield land with a single building. The site is located in close proximity to a number of dwellings.
Surrounding Storey Height	<ul style="list-style-type: none"> One and two storey dwellings
Local Plan Policy constraints	<ul style="list-style-type: none"> E16 – The development of the site could result in the loss of employment on the site. H16 – The site is located outside of the Housing Policy Boundary. CN8, CN9, CN10, CN11 – The site is located within a Conservation Area C7 – Landscape setting of Salisbury and Wilton CN21 – Area of Special Archaeological Significance
Timeframe for development	<ul style="list-style-type: none"> Before 2011
Current Planning permission	<ul style="list-style-type: none"> S/2006/1881 – Proposed outbuilding comprising of a 3 bay carport, a garage and a garden store with storage space in the roof - Approved
Relevant Planning History	<ul style="list-style-type: none"> S/2002/2364 - From b8 (warehousing) to b8/b2 (warehousing and general industry) - Approval S/2000/0148 - From b1 to b8 (warehouse distribution and trade counter) and extension of hours of use Approval S/1999/0256 - Alterations and conversion of part of existing warehouses to offices (revision of application no. S/98/1881) - Approval S/1998/1881 - Alterations and conversion of part of existing warehouses to offices – Approval
Estimated dwelling	<ul style="list-style-type: none"> 50 – 75 dwellings at 30 dph

capacity on site	
Known Developer Interest	<ul style="list-style-type: none"> • None beyond agent and landowner
Suitability for non-housing development	<ul style="list-style-type: none"> • The site is quite large and currently contains a number of employment uses. Therefore the site would be suitable for mixed use or employment uses.
Deliverability	<ul style="list-style-type: none"> • It will need to be demonstrated whether the current uses are viable and where they can be relocated.
Developability	<ul style="list-style-type: none"> • Existing uses may have to be relocated. The site relatively close to the city centre of Salisbury and has good access on the main Netherhampton Road.
<p>Comments:</p> <p>The Settlement Strategy, which accompanies the Core Strategy, states that Netherhampton has been provisionally identified as not in itself as providing a sustainable location for growth. As a consequence the implication would be for policies restrictive of new development. Therefore it is clear that new housing development in the settlement will be restricted.</p> <p>As the site is currently an employment use, the current aim of the Local Plan is to maintain rural employments uses throughout the district. Therefore in principle the site would be suitable for redevelopment as an alternative employment use to complement existing uses in the settlement.</p>	