

Site Reference:	0018
Site Name	Land at Whitlocks, Bishopstone
OS Grid Ref:	SU075263
Site Postcode	Nearest postcode is SP5 4AG



Land looking East – point 1



Land looking North East – point 2



Land looking South – point 3



Land looking North – point 4



Land looking North West – point 5



Land looking West – point 6



Land looking South – point 7



Land looking North – point 8

Site Use	
Site Area	0.98 hectares
Local Plan Reference (if applicable)	Inset map 10
Current site use:	<ul style="list-style-type: none"> To the South East of the site there are a number of farm buildings. The rest of the site is in agricultural use.
Previous use:	<ul style="list-style-type: none"> N/A
Capacity Category	<ul style="list-style-type: none"> Site in rural settlement Previously developed vacant and derelict land and buildings (non housing)
Site Characteristics	
Topography	<ul style="list-style-type: none"> Predominately flat land with a slope downwards from North to South
Access:	<ul style="list-style-type: none"> Access to the site can be gained off High Road, which goes through Bishopstone. There is also potential access off Whitlock Rise to the West of the site.
Flood Risk	<ul style="list-style-type: none"> The south of the site is located in close proximity to flood zone 3 as defined by the Environment Agency.
Public Transport Provision	<ul style="list-style-type: none"> The village is served by bus route 29, which runs from Salisbury to Shaftesbury and back via Bishopstone. The bus runs 7 times per day towards Shaftesbury with the last one at 18.08, and 9 times per day from Shaftesbury to Salisbury with the last one at 16:55.
Location of nearest services	<ul style="list-style-type: none"> The site is located on the edge of the village approximately 700m from the centre of the settlement, which contains the following facilities: Church, Village Hall, recreation field and two Public Houses of which one is currently closed. The nearest shops and schools can be found at the adjacent villages of Coombe Bissett and Broadchalke approximately 4.5km and 3km away respectively.
Physical Constraints	<ul style="list-style-type: none"> Landscape
Adjacent land uses	<ul style="list-style-type: none"> To the North of the site is open Greenfield land. To the East and West of the site there are two residential areas. To the South of the site there

	is a road and beyond this there is open Greenfield land.
Surrounding Storey Height	<ul style="list-style-type: none"> • 2 storey dwellings and farm buildings
Local Plan Policy constraints	<ul style="list-style-type: none"> • H16 – The site is outside but adjoining the Housing Policy Boundary • C4 – Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty • CN21 – Area of Special Archaeological Significance • C11 – The site is located next to an Area of High Ecological Value
Timeframe for development	<ul style="list-style-type: none"> • 5 years (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"> • 27 – 30 dwellings at 30 dph
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"> • Due to the size of the site and the fact that it is located between two residential areas, the site would not be suitable for non-housing uses.
Deliverability	<ul style="list-style-type: none"> • Deliverable, however decisions required as to quantum of new growth at Bishopstone, and detailed considerations around landscape.
Developability	<ul style="list-style-type: none"> • The site is relatively flat, although slightly sloping and is located between two areas of housing. Landscape considerations will have to be taken account of (the site is located in the AONB and next to an Area of High Ecological Value).
Comments:	
<p>A medium sized site located between existing dwellings in the village of Bishopstone. There is existing access to the site off the road through the village. The Core Strategy Issues and Options paper identified Bishopstone as a Secondary Village and in relation to this commented that given its size and range of facilities, there is relatively little scope for new development although the retention of designations permissive of limited infill development could be considered. Local factors including character, sensitivity and need will be important factors. Based on this it is considered that the majority of housing need in the village to 2026 will be met by small-scale infilling throughout the village and not through the allocation of large sites.</p>	