

NoneSite Reference:	0028
Site Name	Top Field, Land at Barford St Martin
OS Grid Ref:	405610, 131646
Site Postcode	No postcode

MAP:



Site looking North – point 1



Site looking North West – point 2



Site looking East – point 3



Site looking East – point 4



Site looking North – point 5



Site looking East – point 6



Site looking North – point 7



Site looking North East – point 8



Site looking South – point 9

Site Use	
Site Area	1.04 hectares
Local Plan Reference (if applicable)	Map insert 6
Current site use:	<ul style="list-style-type: none"> An area of grassland, an orchard, a barn and a stable make up the site. Part of the site forms the garden of Mount Cottage
Previous use:	<ul style="list-style-type: none"> N/A
Capacity Category	<ul style="list-style-type: none"> Greenfield and Brownfield (Garden of Mount Cottage)
Site Characteristics	
Topography	<ul style="list-style-type: none"> High ground with steep southern edge and sloping topography to the North East.
Access:	<ul style="list-style-type: none"> Steep narrow track to the South West of the site off Mount Lane.
Flood Risk	<ul style="list-style-type: none"> None
Public Transport Provision	<ul style="list-style-type: none"> Barford St Martin has a regular bus service, which runs 6 days a week, and there is no service on Sunday or public holidays. Buses run

	between Salisbury, Hindon/Gillingham, Mere, Zeals, Bourton, Wilton, Shaftesbury, Tisbury, Swallowcliffe and Fovant, although the services are not particularly frequent and do not run late. The services are 25, 25A, 26 and 27.
Location of nearest services	<ul style="list-style-type: none"> The site is approximately 280m from the centre of Barford St Martin, which contains the following facilities: a pub, church, primary school, petrol station and farm shop.
Physical Constraints	<ul style="list-style-type: none"> Railway line to the North of the site
Adjacent land uses	<ul style="list-style-type: none"> Low density residential to the South with Greenfield sites to the North, East. To the West is an area of woodland. There is a railway line running North of the site.
Surrounding Storey Height	<ul style="list-style-type: none"> Two storey dwellings
Local Plan Policy constraints	<ul style="list-style-type: none"> C4 - Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty H16 – The site is outside but adjoining the Housing Policy Boundary CN21 - Area of Special Archaeological Significance
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"> 30 to 32 dwellings per hectare based on 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"> As adjacent uses are housing and undeveloped land, the site would not be suitable for non-housing development.
Deliverability	<ul style="list-style-type: none"> Deliverable, however decisions required as to quantum of new growth at Barford St Martin, and detailed considerations around landscape and access.
Developability	<ul style="list-style-type: none"> The site is predominately flat although the site does slope downwards from North to South. The site is on high ground and is within the AONB, which are constraints over future development of the site. The site does not have good access which would further constrain future development.
Comments:	
<p>A medium sized site located in close proximity to other dwellings in the village of Barford St Martin. Access to the site will be an issue as it is from a narrow track off Mount Lane. The Core Strategy Issues and Options paper identified Barford St Martin 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, as will the current constrain over access. 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>	