

Site Reference:	0112
Site Name	Land at Nunton Farm, Nunton
OS Grid Ref:	SU1552360
Site Postcode	SP5 4HB



View to S from point 1



View to E from point 2



View to N from point 3



View to S from point 4

Site Use	
Site Area	1.3ha
Local Plan Reference (if applicable)	No
Current site use:	<ul style="list-style-type: none"> • Agricultural
Previous use:	<ul style="list-style-type: none"> • Agricultural
Capacity Category	<ul style="list-style-type: none"> • Greenfield, edge of small settlement
Site Characteristics	
Topography	<ul style="list-style-type: none"> • Gentle sloping towards S
Access:	<ul style="list-style-type: none"> • From Odstock Rd
Flood Risk	<ul style="list-style-type: none"> • Low
Public Transport Provision	<ul style="list-style-type: none"> • Good – on regular Pulseline service to city and 40/B and 41 service between Salisbury/Fordingbridge/Ringwood and, to a limited extent, X3 Salisbury-Poole
Location of nearest services	<ul style="list-style-type: none"> • Outdoor sports field, Place of Worship and Public House within the settlement and under c.400m
Physical Constraints	<ul style="list-style-type: none"> • Agric to W, residential to N, E, S
Adjacent land uses	<ul style="list-style-type: none"> • Agric to W, residential to N, E, S
Surrounding Storey Height	<ul style="list-style-type: none"> • Predominantly 2, where built
Local Plan Policy constraints	<ul style="list-style-type: none"> • Outside of HPB • AONB • AHEV
Timeframe for development	<ul style="list-style-type: none"> • 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"> • 30-40 if whole site developed at 30dph
Known Developer Interest	<ul style="list-style-type: none"> • None beyond landowner and agent
Suitability for non-housing development	<ul style="list-style-type: none"> • More suitable for housing than other uses.
Deliverability	<ul style="list-style-type: none"> • The site will not be available until 2011, the site is outside of the existing HPB and therefore a policy change would need to be implemented.
Developability	<ul style="list-style-type: none"> • Little to suggest there would be any major problem subject to meeting criteria.
Comments:	
<p>Nunton has relatively few facilities and a small population and it remains to be decided through the LDF what the role of this settlement will be within the settlement strategy, and subsequently what policies will be adopted in respect of housing policy boundaries (retentions to, and modification of), as well as infill. These will influence whether any site currently outside the boundary can be released for housing.</p>	