

SHLAA - Site details

Site reference

LA/MARN/001

Settlement

Marnhull

Site name / address

Church Farm (South)

Total site area (ha)

17.01

Current land use

Agricultural Land

Existing development

(No details recorded)

Developable site area (ha)

0

Brownfield

No

Easting

378868

Northing

118737

Constraints and possible mitigation

Topography / ground condition

Sloping site - ground levels fall from west to east. No obvious land instability issues.

Topography / ground condition mitigation

(No details recorded)

Flood risk

0.00% within flood zone 2 Affected by flooding from other sources including surface water

Flood risk mitigation

Developable in accordance with the application of site level sequential test.

Access

Existing access through northern side of site off Stoneylawn. The site is crossed by a number of rights of way. Potential highways capacity issue on the wider road network.

Access mitigation

Existing access is likely to need modifications. Investigate acceptable highways solution.

Contamination

None recorded

Contamination mitigation

(No details recorded)

Existing infrastructure / facilities

To the south east of Marnhull - the eastern edge of the site is dislocated from existing services and facilities (including school/public house/shops/hall/doctors surgery/garage/post office). The western part of the site is better related to the village and existing services and facilities.

Existing infrastructure / facilities mitigation

(No details recorded)

Site features

A large irregularly shaped agricultural field which wraps around the edge of the village.

Site features mitigation

(No details recorded)

Townscape / landscape character

Homes to the north and east of the site (typically 2 storey scale) and open countryside around the southern/eastern sides of the site. The western side of the site is positioned adjacent to the Marnhull Conservation Area. There are two grade II listed buildings to the north of the site (Shaston and Rosedale Cottage).

Townscape / landscape character mitigation

Development should preserve or enhance the setting of the conservation, and have regard to the setting of listed buildings.

Environmental

(No details recorded)

Environmental mitigation

(No details recorded)

Additional details

Planning status

No Permission

Date granted

(No details recorded)

Planning history

(No details recorded)

Ownership status

not owned by a public authority

Suitability

Outside defined development boundary and surrounded by undeveloped countryside.

Achievability

Development would be viable in this location

Availability

Owner identified

Estimate of potential

(No details recorded)

Relevant policy considerations

The site is: I. Outside defined development boundaries in the countryside (Policy 2 and 20 North Dorset Local Plan 2016). Marnhull Parish Council has designated a neighbourhood plan area.

Additional notes

(No details recorded)

Conclusion

Outside defined development boundary and surrounded by undeveloped countryside. An unsuitable site.

Excluded

Yes

Dorset Council Land Availability Assessment.

This is a technical study to inform future policy development; it does not in itself constitute planning policy.



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