

## SHLAA - Site details

**Site reference**

LA/MARN/005

**Settlement**

Marnhull

**Site name / address**

Land off Salisbury Street

**Total site area (ha)**

3.22

**Current land use**

Agricultural Land

**Existing development**

(No details recorded)

**Developable site area (ha)**

3.22

**Brownfield**

No

**Easting**

378773

**Northing**

119058

### Constraints and possible mitigation

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**Topography / ground condition**

Gently sloping - ground levels fall from west to east. A rectangular shaped site.

**Topography / ground condition mitigation**

(No details recorded)

**Flood risk**

Not affected by flooding from other sources

**Flood risk mitigation**

(No details recorded)

**Access**

Existing access through sites south eastern boundary off Salisbury Street. No safe pedestrian routes along Salisbury Street of Sodom Lane to facilities and services in Marnhull to the west.

### **Access mitigation**

Existing 'agricultural' style field gate is likely to require modifications. Create safe links between the site and facilities/services in Marnhull to the west.

### **Contamination**

None recorded

### **Contamination mitigation**

(No details recorded)

### **Existing infrastructure / facilities**

To the east of Marnhull and relatively remote from existing services and facilities (including school/public house/shops/hall/doctors surgery/garage/post office).

### **Existing infrastructure / facilities mitigation**

(No details recorded)

### **Site features**

An open agricultural field positioned between Salisbury Street (south eastern edge of site), Tanzey Lane (western edge of site) and Sodom Lane (northern side of site). Most boundaries enclosed by mature hedges.

### **Site features mitigation**

(No details recorded)

### **Townscape / landscape character**

Two small groups of homes positioned to the north east and south east of the site. To the west is an agricultural field with village of Marnhull beyond. A grade II listed building (Laburnum Cottage) is positioned to the north west of the site.

### **Townscape / landscape character mitigation**

Development should respect the setting of the listed building.

### **Environmental**

(No details recorded)

### **Environmental mitigation**

(No details recorded)

## **Additional details**

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### **Planning status**

No Permission

### **Date granted**

(No details recorded)

### **Planning history**

(No details recorded)

**Ownership status**

not owned by a public authority

**Suitability**

The site is well contained with few constraints, but outside the defined development boundary. Infrastructure improvements (pedestrian footways) needed to ensure sustainable access to existing services and facilities. A suitable site subject to policy change.

**Achievability**

Development would potentially be viable in this location

**Availability**

Owner identified

**Estimate of potential**

Housing

**Housing site area (ha)**

1.93

**Potential housing density (dph)**

35

**Potential housing yield (units)**

67

**Unit type**

House

**Anticipated housing delivery**

subject to policy change

**Non-housing development**

(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). The council has designated a neighbourhood plan area for Marnhull.

**Additional notes**

(No details recorded)

**Conclusion**

The site is well contained with few constraints. A suitable site subject to policy change.

**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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