

# Site at Barton Farm, Stony Lane

## SITE DESCRIPTION

The site is pasture land, slightly undulating and currently used to graze horses. The site is visible to Bishops Caundle from the North westerly side. The Western side of the site is visible to Naish Farm which is a listed building.

## PROPOSED USE

Not stated

## ACCESS

There is existing access from Stony Lane which could allow both vehicular and pedestrian access. There is also a footpath which runs along the South westerly side of the site.

## ENVIRONMENT AND LOCAL FEATURES

This is a pasture land site. There is a pond and wild flowers to the South Westerly side of the site. There are trees and very strong hedgerows on this site and possible wildlife habitats. Naish Farmhouse is a Grade II\* Listed Building close to the north-western corner of the site

## TRANSPORT DEVELOPMENT LIAISON

Development here could be okay if visibility splays can be provided (2.4m by 43m in each direction)

## OTHER

None

## OVERALL SUMMARY

Rated as a Red Site (scores poorly against assesment criteria)

### Plus Points

### Possible Concerns

Impact on local landscape character and views

### Mitigation measures proposed

Limit development to area nearest road frontage

Retain trees and hedgerows

Sensitive scale and design and strengthened landscaped edge to soften visual impact in wider views

Ecology survey to identify presence of protected species / habitats

Measures as required to provide safe access