



Strategic Housing Land Availability Assessment



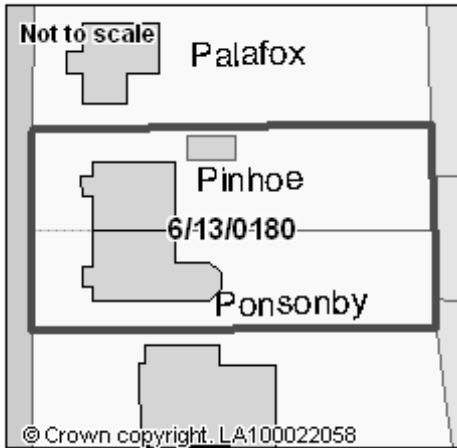
Langton Matravers

March 2009

Strategic Housing Land Availability Assessment - Langton Matravers

Appendix D - Included Sites 1 - 5 years

Site Ref. No. 6/13/0180



Site address: **Pinhoe / Ponsonby, The Hyde**

Settlement: **Langton Matravers**

Site area (ha): **0.09**

Source of site: Planning Application - Granted

SHLAA Ref: EPP: Existing planning permissions

Ownership: 1 owner

Land type: Brownfield

Use Class: C3 Dwellinghouses

Planning Status

Permissions: Detailed PP Not Started - 6/2007/0070 - Convert two dwellings into one by the erection of a two storey side extension and a single storey rear extension.

Policy: Site is located within AONB and the settlement boundary. Site located within Purbeck Heritage Coast

Site Constraints

Trees/TPO: There are no TPOs or trees within the site boundary

Flood risk: The site is not located within an area of flood risk

Ownership: There are no known ownership constraints affecting the site

Topography: The site is relatively level and would not affect capacity

Contamination: There are no obvious contamination or pollution hazards affecting the site.

Environmental: There are no known adverse environmental constraints affecting the site.

Site Access : There is an existing site access

Townscape : Conversion of property into one unit will not have an adverse impact on townscape character

Cost factors: Cost factors will be associated with conversion of dwelling

Delivery factors: Site completed at 1/4/08 however loss of unit therefore negative impact on overall housing supply

Deliverable

Availability: Available - The site is controlled by a landowner who has expressed an intention to develop. There are no known legal or ownership constraints affecting the site.

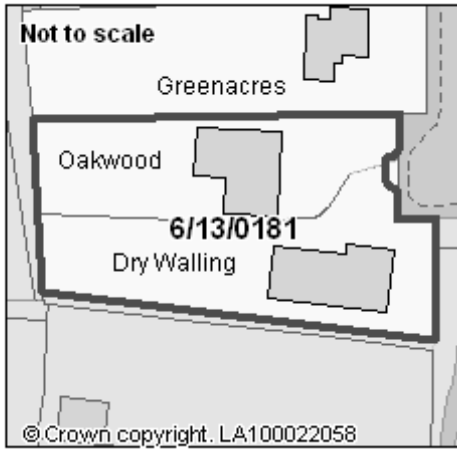
Suitability: Suitable - The site offers a suitable location for housing development which would contribute to the creation of sustainable and mixed communities.

Achievability: Achievable - There is a reasonable prospect that housing will be developed on the site at a particular point in time in terms of economic viability and developer capacity.

Conclusion: Site Included in 5 year supply

Is site deliverable? The site is available now and offers a suitable location for housing development now. There is a reasonable prospect that the loss of one dwelling will be delivered within the 5 year supply period. Site completed at 1/4/08 - loss of dwelling

Site Potential/ Supply	Estimated potential (gross):	Estimated potential (net):
Supply Yrs 1 to 5 (2007-11): -1	2	-1
Supply Yrs 6 to 10 (2012-16):	0	
Supply Yrs 11 + (2017-26):	0	



Site address: **Dry Walling, Toms Fields Road**
 Settlement: **Langton Matravers**
 Source of site: Planning Application - Granted
 SHLAA Ref: EPP: Existing planning permissions
 Ownership: 1 owner
 Use Class: C3 Dwellinghouses

Site area (ha): **0.17**

Land type: **Brownfield**

Planning Status

Permissions: Detailed PP Under Construction - 6/2006/0648 - Demolish existing dwelling and erect two detached dwellings with integral garages
 Policy: Site is located within AONB and the settlement boundary. Site within Purbeck Heritage Coast

Site Constraints

Trees/TPO: There are no TPOs or the mature trees that would be affected by proposed development

Flood risk: The site is not located within an area of flood risk

Ownership: There are no known ownership constraints affecting the site

Topography: The site is relatively level and this is unlikely to affect capacity

Contamination: There are no obvious contamination or pollution hazards affecting the site.

Environmental: There are no known adverse environmental constraints affecting the site.

Site Access : There is an existing site access

Townscape : Development would have a neutral impact on townscape and landscape character in this location

Cost factors: Cost factors are likely to be associated with use of local materials

Delivery factors: Applicant has confirmed that site will be delivered by the end of March 2008. Site completed at 1/4/08.

Deliverable

Availability: Available - The site is controlled by a landowner who has expressed an intention to develop. There are no known legal or ownership constraints affecting the site.

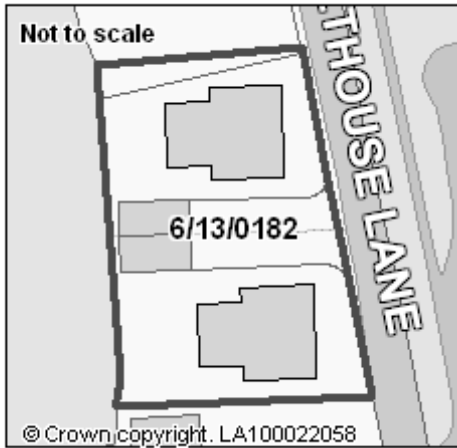
Suitability: Suitable - The site offers a suitable location for housing development which would contribute to the creation of sustainable and mixed communities.

Achievability: Achievable - There is a reasonable prospect that housing will be delivered on this site in terms of economic viability and developer capacity.

Conclusion: Site Included in 5 year supply

Is site deliverable? The site is available now and offers a suitable location for housing development now. There is a reasonable prospect that housing could be delivered on the site within the 5 year supply period. There is an outstanding permission for development at 1/4/07. The site was completed at 1/4/08.

Site Potential/ Supply	Estimated potential (gross):	Estimated potential (net):
Supply Yrs 1 to 5 (2007-11): 1	2	1
Supply Yrs 6 to 10 (2012-16): 0	0	0
Supply Yrs 11 + (2017-26): 0		0



Site address: Land off Old Malthouse Lane
Settlement: Langton Matravers **Site area (ha): 0.07**
Source of site: Planning Application - Granted
SHLAA Ref: EPP: Existing planning permissions
Ownership: 1 owner **Land type:** Brownfield
Use Class: C3 Dwellinghouses

Planning Status

Permissions: Detailed PP Not Started - 6/2006/1018 - Erect two detached cottages with garages; modify vehicular access. Alterations to Old Malthouse Lane / High Street junction.
Policy: Site is located within AONB and the settlement boundary. Site within Langton Matravers Conservation Area
Necessary to overcome policy constraints - Proposed development will enhance Conservation Area

Site Constraints

- Trees/TPO:* There are no TPOs within the site
- Flood risk:* The site is not located within an area of flood risk
- Ownership:* There are no known ownership constraints affecting the site
- Topography:* The site is relatively level and topography would not affect capacity
- Contamination:* There are no obvious contamination or pollution hazards affecting the site.
- Environmental:* There are no known adverse environmental constraints affecting the site.
- Site Access :* Existing site access to be improved as part of planning application
- Townscape :* Development will have a positive impact on townscape character
- Cost factors:* Cost factors are likely to be associated with use of local materials
- Delivery factors:* Site an outstanding permission at 1/4/07 and under construction 1/4/08. Can be assumed that site will be completed during 5 year supply period.

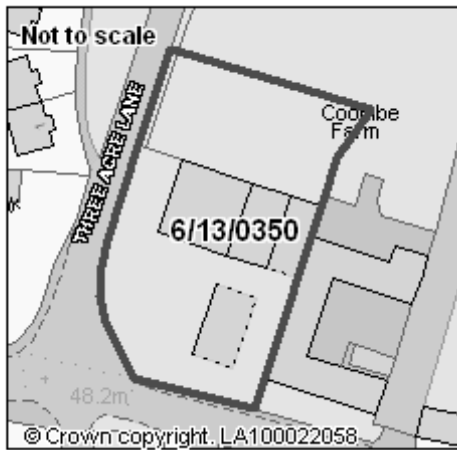
Deliverable

- Availability:* Available - The site is controlled by a landowner who has expressed an intention to develop. There are no known legal or ownership constraints affecting the site.
- Suitability:* Suitable - The site offers a suitable location for housing development which would contribute to the creation of sustainable and mixed communities.
- Achievability:* Achievable - There is a reasonable prospect that housing will be developed on the site in terms of economic viability and developer capacity.

Conclusion: Site Included in 5 year supply

Is site deliverable? The site is available now and offers a suitable location for housing development now. There is a reasonable prospect that housing will be delivered within the 5 year supply period. The site was an outstanding commitment at 1/4/07 and under construction 1/4/08.

Site Potential/ Supply	Estimated potential (gross):	Estimated potential (net):
Supply Yrs 1 to 5 (2007-11): 2	2	2
Supply Yrs 6 to 10 (2012-16): 0	0	0
Supply Yrs 11 + (2017-26): 0	0	0



Site address: **Coombe Farm**

Settlement: **Langton Matravers**

Site area (ha): **0.12**

Source of site: Site submitted by landowner

SHLAA Ref: PDL: Previously developed vacant or derelict land & buildings (non housing)

Ownership: 1 owner

Land type: Greenfield

Use Class: Agricultural Land

Planning Status

Permissions: Not in recent planning history

Policy: Site is within AONB and the settlement boundary. Within the Conservation Area and adjacent to Coombe Farm Listed Buildings.

Necessary to overcome policy constraints - Assessment of impact of development on landscape character.

Site Constraints

Trees/TPO: Additional hedges would assist in screening. Landscaping proposals.

Mitigation - Consult with Landscape Architect.

Flood risk: The site is not located within an area of flood risk.

Ownership: There are no known ownership constraints affecting the site.

Topography: Gentle slope. Prominent site from A351 and on entering Langton Matravers.

Mitigation - A good quality of design and landscaping would be required.

Contamination: There are no obvious contamination or pollution hazards affecting the site.

Environmental: Agricultural buildings. There are no known adverse environmental constraints affecting the site.

Site Access : Existing access.

Townscape : Coombe Farm is Grade II listed and site is within Conservation Area. Consult with Conservation Officer. Exceptional design required.

Cost factors: Costs associated with exceptional design adjacent to listed farm buildings

Delivery factors: Site is located within settlement boundary and development may be acceptable subject to impact on landscape, design and materials and no loss of function of original buildings.

Deliverable

Availability: Available - The site is controlled by a landowner who has expressed an intention to develop. There are no known legal or ownership constraints affecting the site.

Suitability: Suitable - The site is located within the settlement boundary and would contribute to the creation of sustainable and mixed communities. There is some noise from A351.

Achievability: Achievable - There is a reasonable prospect that housing could be developed on the site at a particular point in time in terms of economic viability and developer capacity. High costs will however be associated with planning design standards adjacent to listed building and in conservation area.

Conclusion: Site Included in 5 year supply

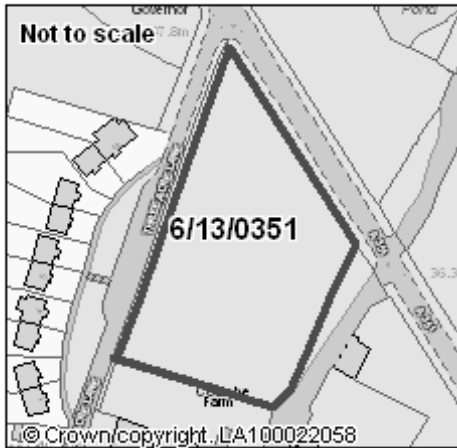
Is site deliverable? The site is available now and offers a suitable location for housing development. There is a reasonable prospect that housing will be delivered within 5 year supply period.

Site Potential/ Supply	Estimated potential (gross):	3	Estimated potential (net):	3	
Supply Yrs 1 to 5 (2007-11):	3	Supply Yrs 6 to 10 (2012-16):	0	Supply Yrs 11 + (2017-26):	0

Strategic Housing Land Availability Assessment - Langton Matravers

Appendix D - Included Sites 6 - 10 years

Site Ref. No. 6/13/0351



Site address: Land adj to Three Acre Lane, Coombe Farm Triangle
Settlement: Langton Matravers **Site area (ha): 0.62**
Source of site: Site submitted by landowner
SHLAA Ref: PDL: Previously developed vacant or derelict land & buildings (non housing)
Ownership: 1 owner **Land type:** Greenfield
Use Class: Agricultural Land

Planning Status

Permissions: Not in recent planning history
Policy: Site is within AONB and outside of, but adjoining the settlement boundary. Within Conservation Area.

Necessary to overcome policy constraints - A review of the settlement boundary and an assessment of the impact of development on the landscape and townscape character would be required.

Site Constraints

Trees/TPO: Mature hedges around site, which should be retained
Mitigation - Consult with Landscape Architect.

Flood risk: The site is not located within an area of flood risk. However, sloping land has potential for surface water run-off problems
Comment - Consult with District Engineer

Ownership: There are no known ownership constraints affecting the site.

Topography: Gently sloping. Prominent site from A351 and from entrance to village.
Mitigation - A good quality of design and landscaping would be required.

Contamination: There are no obvious contamination or pollution hazards affecting the site.

Environmental: Agricultural land - grazing. There are no known adverse environmental constraints affecting the site.

Site Access : No site access constraints

Townscape : With conservation area and adjacent to Coombe Farm listed buildings
Mitigation - Exceptional design standards and landscaping

Cost factors: Costs associated with high quality design

Delivery factors: Currently outside settlement boundary - a review of the settlement boundary and assessment of the impact of development on the countryside and AONB would be required.

Deliverable/Developable

Availability: Available - The site is controlled by a housing developer who has expressed an intention to develop. There are no legal or ownership problems affecting the site.

Suitability: Not Suitable - The site does not offer a suitable location for development as it is currently outside the settlement boundary

Achievability: Achievable - There is a reasonable prospect that housing could be developed on the site at a particular point in time in terms of economic viability and developer capacity

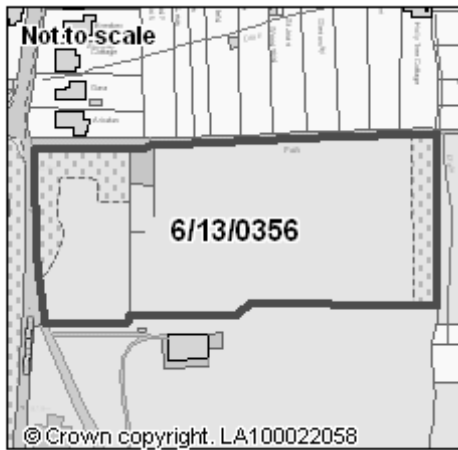
Conclusion: Site Included in 6-15 year supply

Is site deliverable? The site is available now but does not currently offer a suitable location for housing development as it is outside of the settlement boundary. There is no reasonable prospect that housing will be delivered within the 5 year supply period.

Is site developable? The site does not currently offer a suitable location for development. However, there is a reasonable prospect that the site could be developed at a specific point in time, subject to a review of the settlement boundary

Site Potential/ Supply

		Estimated potential (net): 15
Supply Yrs 1 to 5 (2007-11):	0	Supply Yrs 6 to 10 (2012-16): 15
		Supply Yrs 11+ (2017-26): 0



Site address: **Spyway Orchard, Durnford Drove**

Settlement: **Langton Matravers**

Site area (ha): **1.63**

Source of site: Site submitted by landowner

SHLAA Ref: GRE: Vacant land not previously developed (Greenfield)

Ownership: 1 owner

Land type: Greenfield

Use Class: Agricultural Land

Planning Status

Permissions: Not in recent planning history

Policy: Site is within AONB and outside of, but adjoining the settlement boundary. Within Purbeck Heritage Coast

Necessary to overcome policy constraints - A review of the settlement boundary and an assessment of the impact of development on the landscape would be required.

Site Constraints

Trees/TPO: Wooded area which is covered by a group TPO.

Mitigation - An ecological survey may also be required.

Flood risk: The site is not located within an area of flood risk.

Ownership: There are no known ownership constraints affecting the site

Topography: Wooded site in which it is difficult to assess topography. Development capacity is more likely to be restricted by group TPO covering the site.

Contamination: There are no obvious contamination or pollution hazards affecting the site.

Environmental: Vacant land entirely covered by trees and bushes. There are no known adverse environmental constraints affecting the site.

Site Access : There are no site access constraints.

Townscape : Close to Langton House (to south) and suburban-style houses to the north, mainly bungalows.

Mitigation - A good quality design would be required - low buildings preferable in low density development, retaining as much woodland as possible.

Cost factors: Costs would be associated with good design and landscaping.

Delivery factors: The site is currently located outside the settlement boundary and is covered by a group TPO. Delivery may be reduced by the ability to develop around the Group TPO and also the need to undertake an assessment of the impact of development on the countryside and landscape prior to a review of the settlement boundary.

Deliverable/Developable

Availability: Available - The site is controlled by a landowner who has expressed an intention to develop. There are no known legal or ownership constraints affecting the site

Suitability: Not Suitable - The site does not offer a suitable location for development as it is currently outside the settlement boundary

Achievability: Achievable - There is a reasonable prospect that housing could be developed on the site at a particular point in time in terms of economic viability and developer capacity.

Conclusion: Site Included in 6-15 year supply

Is site deliverable? The site is available now but does not currently offer a suitable location for housing development as it is outside of the settlement boundary. There is no reasonable prospect that housing will be delivered within the 5 year supply period.

Is site developable? The site does not currently offer a suitable location for development. However, there is a reasonable prospect that the site could be developed at a specific point in time, subject to a review of the settlement boundary and impact on landscape

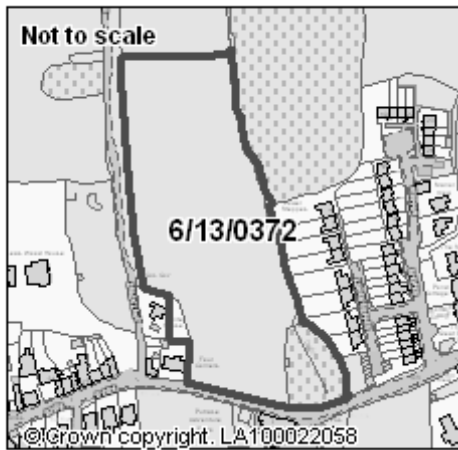
Site Potential/ Supply

Estimated potential (net): **10**

Supply Yrs 1 to 5 (2007-11): 0

Supply Yrs 6 to 10 (2012-16): 10

Supply Yrs 11+ (2017-26): 0



Site address: **Crack Lane**

Settlement: **Langton Matravers**

Site area (ha): **1.77**

Source of site: Site submitted by landowner

SHLAA Ref: GRE: Vacant land not previously developed (Greenfield)

Ownership: 1 owner

Land type: Greenfield

Use Class: Agricultural Land

Planning Status

Permissions: Not in recent planning history

Policy: Site is within AONB and outside but the southern half of the sites adjoins the settlement boundary. Within Langton Matravers Conservation Area

Necessary to overcome policy constraints - A review of the settlement boundary and an assessment of the impact of development on the landscape and townscape character would be required.

Site Constraints

Trees/TPO: There are no TPOs within the site boundary.

Mitigation - Boundary hedges may require survey and protection measures.

Flood risk: The site is not located within an area of flood risk.

Ownership: There are no known ownership constraints affecting the site.

Topography: Sloping field - slopes northwards although this would not affect development capacity to a significant extent.

Contamination: There are no obvious contamination or pollution hazards affecting the site.

Environmental: Farm land . There are no known adverse environmental constraints affecting the site.

Site Access : Crack Lane is exceptionally narrow in parts and access is difficult. Access would need to be from main road through Langton Matravers village. Consult highways.

Mitigation - North end of Crack Lane would need to be sealed off from Valley Road for safety reasons.

Townscape : The southern half of the site closer to the settlement boundary is located within Langton Matravers Conservation area. An excellent design and use of local materials which preserve and enhance the Conservation Area would be required.

Cost factors: Access, landscaping, high quality design and use of local materials are likely to have cost implications.

Delivery factors: Delivery of the site would be constrained by the location of the site outside the settlement boundary and existing planning policy. A review of the settlement boundary and an assessment of the impact of development on the countryside and AONB would be required.

Deliverable/Developable

Availability: Available - The site is controlled by a landowner who has expressed an intention to develop. There are no known legal or ownership constraints affecting the site.

Suitability: Not Suitable - The site does not offer a suitable location for development as it is currently outside the settlement boundary

Achievability: Achievable - There is a reasonable prospect that housing could be developed on the site at a particular point in time in terms of economic viability and developer capacity.

Conclusion: Site Included in 6-15 year supply

Is site deliverable? The site is available now but does not currently offer a suitable location for housing development as it is outside of the settlement boundary. There is no reasonable prospect that housing will be delivered within the 5 year supply period.

Is site developable? The site does not currently offer a suitable location for development. However, there is a reasonable prospect that the site could be developed at a specific point in time, subject to a review of the settlement boundary and impact on landscape

Site Potential/ Supply

Estimated potential (net): **6**

Supply Yrs 1 to 5 (2007-11): 0

Supply Yrs 6 to 10 (2012-16): 6

Supply Yrs 11+ (2017-26): 0



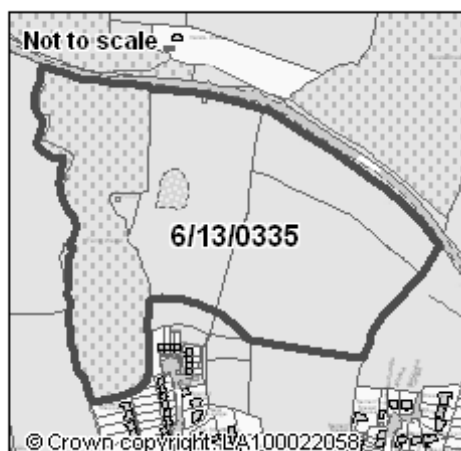
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No Appendix D

10+ Years Included Sites

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Appendix E - Excluded Sites



Site Ref. No. **6/13/0335**

Site area (ha): **9.64**

Address: **Valley Road, Langton Matravers**

Settlement: **Langton Matravers**

Source of site: Site submitted by landowner

Reasons Site Excluded:

- Availability** Available - The site is controlled by a landowner who has expressed an intention to develop. There are no known legal or ownership constraints affecting the site.
- Suitability** Not Suitable - The site does not offer a suitable location for development and would not contribute to the creation of sustainable and mixed communities as although part of it adjoins the settlement boundary it is not well related to the settlement as a whole and is affected by several constraints.
- Achievability** Achievable - There is a reasonable prospect that housing could be developed on the site at a particular point in time in terms of economic viability and developer capacity.
- Conclusion:** **The site does not offer a suitable location for housing development and there is no reasonable prospect that the site will be developed at a specific point in time due to suitability constraints.**



Site Ref. No. **6/13/0352**

Site area (ha): **0.08**

Address: **Site west of Langton Matravers,**

Settlement: **Not related to a settlement boundary**

Source of site: Site submitted by landowner

Reasons Site Excluded:

- Availability** Available - The site is controlled by a landowner who has promoted the site for housing. There are no known legal or ownership constraints affecting the site.
- Suitability** Not Suitable - The site is not in a suitable location for development and would not contribute to the creation of sustainable and mixed communities. The site is outside and unrelated to a settlement boundary.
- Achievability** Achievable - There is a reasonable prospect that housing could be developed on the site at a particular point in time in terms of economic viability and developer capacity despite the additional costs of design and possible decontamination.
- Conclusion:** **The site is not suitably located for housing development and there is no reasonable prospect that it will be available for development at a specific future point in time. The site is unrelated to a settlement boundary.**