



# Strategic Housing Land Availability Assessment



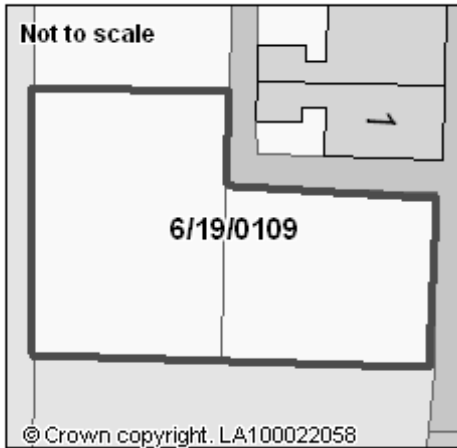
**Studland**

**March 2009**

# Strategic Housing Land Availability Assessment - Studland

**Appendix D - Included Sites 1 - 5 years**

**Site Ref. No. 6/19/0109**



**Site address:** Adj 1-2 Pinewood Cottages, Heath Green Road  
**Settlement:** Studland **Site area (ha): 0.03**  
**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 - 6/2005/0272 - Erect detached dwelling  
**Policy:** Site located within 400m heathland buffer zone, AONB and settlement boundary. Within Purbeck Heritage Coast  
*Necessary to overcome policy constraints - If permission is not implemented by expiry date permission will not be granted for renewal / new application.*

**Site Constraints**

**Trees/TPO:** There is some tree cover on the boundaries and adjacent to the site  
*Mitigation - A tree survey and protection measures would 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:** Site slopes upwards towards west  
*Mitigation - Of minimal impact on development*

**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 :** Access could be provided off Heath Green Road

**Townscape :** Development on edge of villages on site which has become overgrown to extent. Would not have a negative impact on townscape character.

**Cost factors:** There are unlikely to be any significant cost factors associated with the development of the site

**Delivery factors:** Site outstanding commitment at 1/4/07 and under construction at 1/4/08. Can be assumed that site will be completed within 5 year supply period.

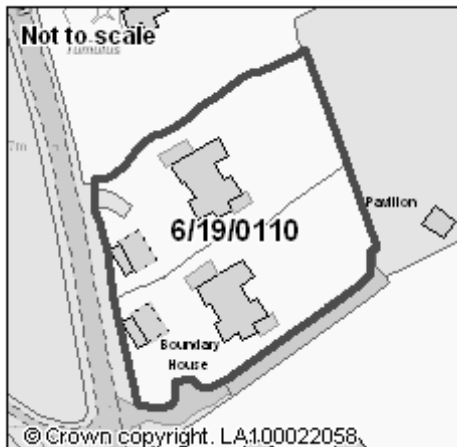
**Deliverable**

- 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 years supply period. Site not started 1/4/07 but under construction at 1/4/08.

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



Site address: **Studland Bay House, Ferry Road**

Settlement: **Studland**

Site area (ha): **0.55**

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 - 6/2006/0574 - Erect two detached dwellings with garages; form new vehicular access. (revised scheme to PP 6/2004/0273)

Policy: Site located within AONB and 400m heathland buffer zone. Site outside and not well related to the settlement boundary. Within Purbeck Heritage Coast

*Necessary to overcome policy constraints - If permission is not implemented by expiry date permission will not be granted for renewal / new application.*

### Site Constraints

*Trees/TPO:* There are no TPOs 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:* Relatively level site which would not affect development 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

*Townscape :* Development may have impact on townscape character as particularly modern design

*Cost factors:* There are unlikely to be any significant cost factors associated with the development o the site

*Delivery factors:* Site outstanding commitment at 1/4/07 and 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.

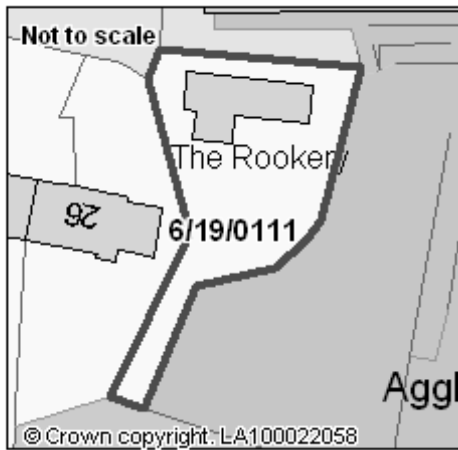
*Suitability:* Suitable - The site offers a suitable location for housing development which would contribute to the creation of sustainable and mixed communities.

*Achievability:* Achievable - There is a reasonable prospect that housing will be 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 years supply period. Site not started 1/4/07 but completed at 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: **The Rookery, Orchard Bank**

Settlement: **Studland**

Site area (ha): **0.03**

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 - 6/2006/0839 - Demolish existing dwelling and erect new two storey dwelling

Policy: Site is located within the AONB, settlement boundary and the 400m heathland buffer zone. Within Purbeck Heritage Coast and Studland Conservation Area

*Necessary to overcome policy constraints - If permission is not implemented by expiry date permission will not be granted for renewal / new application.*

### Site Constraints

Trees/TPO: TPO on north east corner of site - Oak

*Mitigation - A tree survey and protection measures would 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: Site gently sloping but would not affect capacity of development

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 suitable

Townscape : Redevelopment in Conservation area would result in enhancement

Cost factors: Cost factors are likely to be associated with demolition of existing building, exceptional design and use of sensitive materials

Delivery factors: Site outstanding commitment at 1/4/07 however could be completed within 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 could 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 years supply period. Site not started 1/4/07

### Site Potential/ Supply

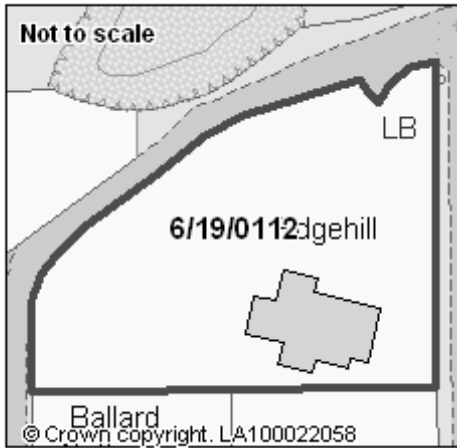
Estimated potential (gross): 1

Estimated potential (net): 1

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

Supply Yrs 6 to 10 (2012-16): 0

Supply Yrs 11 + (2017-26): 0



Site address: **Edgehill, Glebe Estate**

Settlement: **Studland**

Site area (ha): **0.18**

Source of site: In Planning Process 07/08

SHLAA Ref: IPP: In Planning Process 07/08

Ownership: 1 owner

Land type: Brownfield

Use Class: C3 Dwellinghouses

**Planning Status**

Permissions: In Planning Process 07/08 Monitoring Year - PP Granted 6/11/07 - Demolish existing dwelling and erect new dwelling with garage and swimming pool

Policy: Site is located within AONB and the settlement boundary. Site located within Purbeck Heritage Coast and Houses in large gardens designation

Necessary to overcome policy constraints - Replacement dwelling so no additional impact

**Site Constraints**

Trees/TPO: There are no TPOs 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: Site at base of slope although replacement dwelling would not be affected by topography

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

Townscape : Replacement dwellings unlikely to have additional impact on townscape character

Cost factors: There are unlikely to be any significant cost associated with the replacement dwelling

Delivery factors: Site has been cleared for development. Can be assumed that site will be completed within 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.

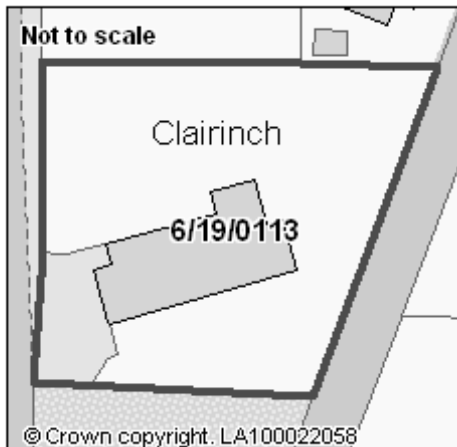
Suitability: Suitable - The site offers a suitable location for housing development which would contribute to the creation of sustainable and mixed communities.

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 on the site within the 5 year supply period. Full planning permission granted during monitoring year 07/08. Site cleared for development at 1/4/08.

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



Site address: **Clairinch, Glebe Estate**

Settlement: **Studland**

Site area (ha): **0.11**

Source of site: In Planning Process 07/08

SHLAA Ref: EPP: Existing planning permissions

Ownership: 1 owner

Land type: Brownfield

Use Class: C3 Dwellinghouses

### Planning Status

Permissions: Detailed PP Not Started - PP Granted 6/2000/0186- 18/1/08 - Demolish existing dwelling and erect new single storey dwelling

Policy: Site is located within AONB and the settlement boundary. Site located within Purbeck Heritage Coast and Houses in large gardens designation

### Site Constraints

*Trees/TPO:* There are no TPOs 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:* Site on severe slope although replacement dwelling would not be affected by topography

*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

*Townscape :* Replacement dwellings unlikely to have additional impact on townscape character

*Cost factors:* There are unlikely to be any significant cost associated with the replacement dwelling

*Delivery factors:* Site could be completed within 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.

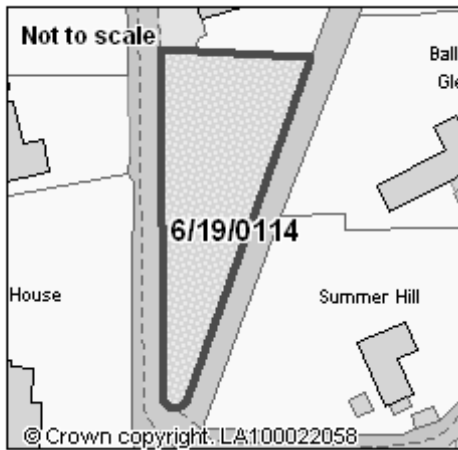
*Suitability:* Suitable - The site offers a suitable location for housing development which would contribute to the creation of sustainable and mixed communities.

*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 on the site within the 5 year supply period. Full planning permission granted during monitoring year 07/08. No net gain.

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



Site address: **Plot 34, South of Clairinch, Glebe Estate**

Settlement: **Studland**

Site area (ha): **0.1**

Source of site: In Planning Process 07/08

SHLAA Ref: IPP: In Planning Process 07/08

Ownership: 1 owner

Land type: Brownfield

Use Class: C3 Dwellinghouses

### Planning Status

Permissions: In Planning Process 07/08 Monitoring Year - PP Granted 23/10/07 - 6/2007/0641 - Erect split level bungalow with garage and ancillary accommodation

Policy: Site is located within AONB and the settlement boundary. Site located within Purbeck Heritage Coast and Houses in large gardens designation

*Necessary to overcome policy constraints - Low density development which accords with houses in large gardens policy*

### Site Constraints

*Trees/TPO:* There are no TPOs 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:* Steep slope although all properties developed on Glebe Estate are located on similar slopes and this would not impact on development 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

*Townscape :* Development at site will have positive impact on townscape character

*Cost factors:* There are unlikely to be any significant cost associated with the replacement dwelling

*Delivery factors:* Can be assumed that site will be delivered within 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 on the site within the 5 year supply period. Full planning permission granted during monitoring year 07/08.

### Site Potential/ Supply

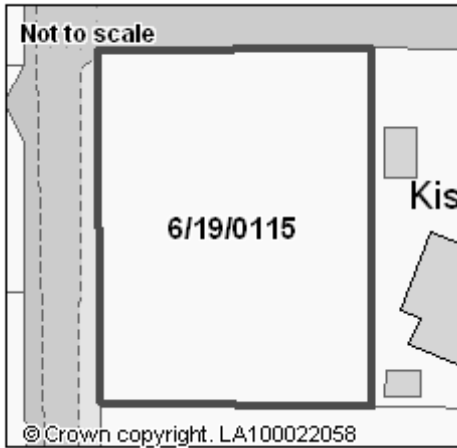
Estimated potential (gross): 1

Estimated potential (net): 1

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

Supply Yrs 6 to 10 (2012-16): 0

Supply Yrs 11 + (2017-26): 0



Site address: **Plot 32, Glebe Estate**

Settlement: **Studland**

Site area (ha): **0.09**

Source of site: Planning Application - Granted

SHLAA Ref: IPP: In Planning Process 07/08

Ownership: 1 owner

Land type: Brownfield

Use Class: C3 Dwellinghouses

**Planning Status**

Permissions: Not in recent planning history - PP Granted 9/10/07 - 6/2007/0603 - Erect a bungalow with integral garage

Policy: Site is located within AONB and the settlement boundary. Site located within Purbeck Heritage Coast and allocated as Houses in large gardens

Necessary to overcome policy constraints - Low density development which accords with houses in large gardens policy

**Site Constraints**

Trees/TPO: There are no TPOs 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: Steep sloping site which may be developed subject to suitable design and levels

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 : Access available off estate road

Townscape : Development of site may have positive impact on townscape character

Cost factors: Cost factors may be associated with construction on relatively steep slope

Delivery factors: Site outstanding commitment at 1/4/07 and under construction at 1/4/08 - can be assumed that site will be completed within 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.

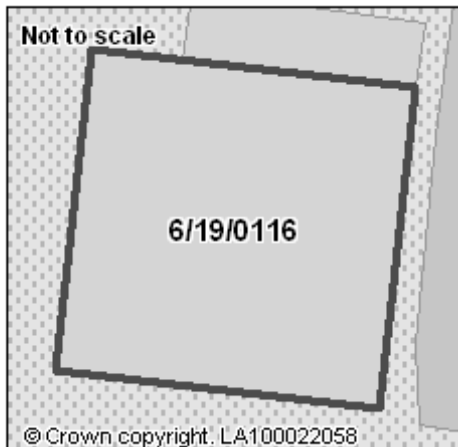
Suitability: Suitable - The site offers a suitable location for housing development which would contribute to the creation of sustainable and mixed communities.

Achievability: Achievable - There is a reasonable prospect that housing will be delivered 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 developed on the site within the 5 year supply period. The site was an outstanding commitment at 1/4/07 and under construction at 1/4/08.

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



Site address: **Isle of Purbeck Golf Club, Studland Road**

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

Site area (ha): **0.03**

Source of site: Planning Application - Granted

SHLAA Ref: EPP: Existing planning permissions

Ownership: 1 owner

Land type: Brownfield

Use Class: D2 Assembly and Leisure

### Planning Status

Permissions: Detailed PP Not Started - 6/2007/0002 - Erect extension to clubhouse, replace timber shop and form new flat in roof space

Policy: Site located within AONB and outside and unrelated to any settlement boundary. Within 400m heathland buffer zone. Site located within Purbeck Heritage Coast and countryside

*Necessary to overcome policy constraints - If permission is not implemented by expiry date permission will not be granted for renewal / new application.*

### 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:* Development would not be affected by topography as within existing building

*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

*Townscape :* No additional impact on townscape character

*Cost factors:* There are unlikely to be any significant cost factors or constraints affecting the site

*Delivery factors:* The site was an outstanding commitment at 1/4/07 and could be completed in the 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 constraint affecting the site.

*Suitability:* Suitable - Site is located outside settlement boundary but within existing buildings and is therefore considered acceptable as a caretakers flat.

*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 developed on the site within the 5 year supply period. The site was an outstanding commitment at 1/4/07.

### Site Potential/ Supply

Estimated potential (gross): 1

Estimated potential (net): 1

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

Supply Yrs 6 to 10 (2012-16): 0

Supply Yrs 11 + (2017-26): 0



# Strategic Housing Land Availability Assessment

**No Appendix D  
6 - 10 Year Included Sites**



# Strategic Housing Land Availability Assessment

**No Appendix D**

**10+ Years Included Sites**



# Strategic Housing Land Availability Assessment

**No Appendix E  
Excluded Sites**