

Appendix D - Part 4

Physically Developable Sites

Outside Green Belt, Urban Areas or Village Envelopes

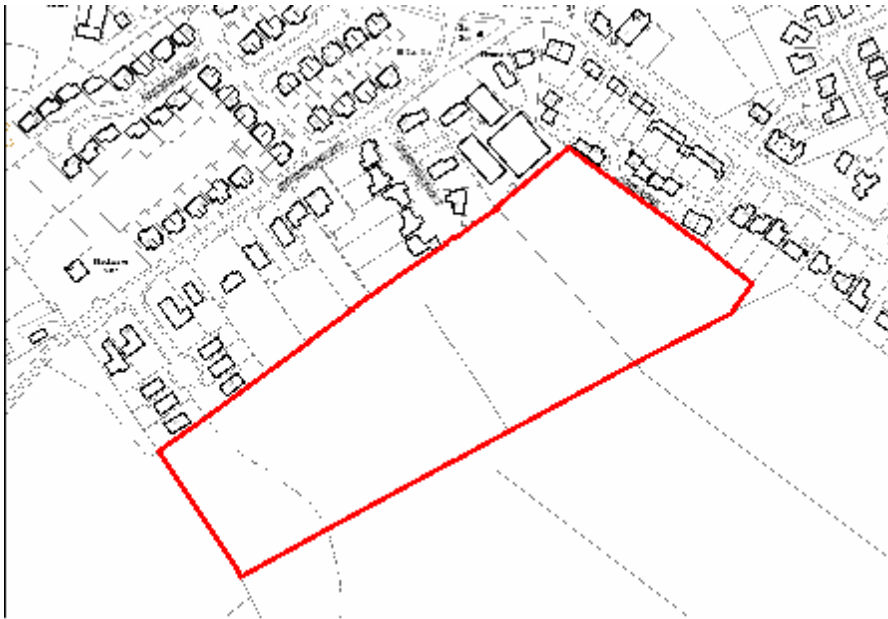
6-15 year supply

Ordered by Parish

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**East Dorset SHLAA 2008 Report: Included Sites 6-15 years
Outside Green Belt, Urban Areas or Village Envelopes**



Site Ref. No.
3/01/0014

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Site Details 3/01/0014

Site Address: Land at Alderholt SP6 3AD
Settlement: Alderholt
Parish: 01.Alderholt CP Site area: 3.56 Ha
Source of site: Site submitted by landowner
SHLAA Ref: GRE: Vacant land not previously developed (Greenfield)
Ownership: 1 owner

Planning Status

Permissions: Applications submitted but PP refused
Policy: LPA comment: the site lies in the rural area where there is no requirement to amend settlement boundaries to accommodate additional development.
LPA comment: The site lies outside the village envelope. Agent comment: This is a greenfield site adjoining the defined settlement boundary. The site is capable of delivery in a short timeframe subject to planning permission.

Site Constraints

Trees / TPO: No top's Limited number of trees around boundaries.
Flood Risk: None
Ownership: Site promoted by landowner
Topography: None - slope would not impact on its development potential (if policy problems did not override)
Contamination: None
Environmental:
Site Access: Agent comment: No, visibility splays have been assessed and secured. LPA comment: would need to be assessed by the Highways Dept.
Townscape: LPA: care would need to be taken to ensure any development did not impact on the elderly persons' properties in Attwood Close
Infrastructure: None
Cost factors: Anticipated normal range of costs
Delivery factors: Landowner has indicated the site could come forward.

Deliverable / Developable

Availability: Control of site - Site is controlled by an identified private land owner

Suitability: The site is adjacent to an existing settlement boundary on the edge of settlement and projecting in countryside (extension)

Achievability: Attractiveness of location - The attractiveness of the site location has a marked positive effect on developing and marketing the site for housing

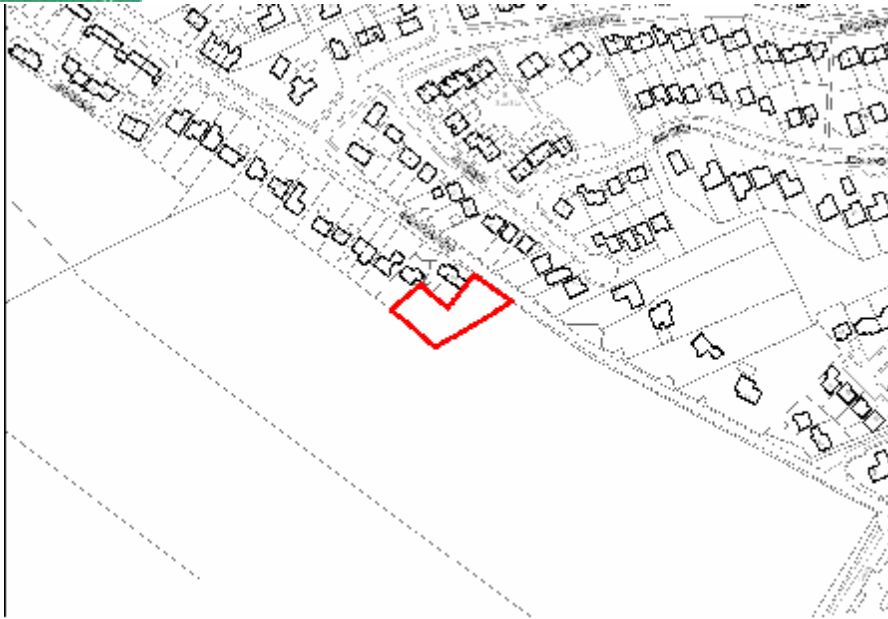
Conclusion: Developable (10 Year Supply)

Site Potential / Supply

<i>Supply Yrs 1 to 5 (2008-12)</i>	0	<i>Estimated Potential (net):</i>	106	<i>Theoretical Density:</i>	30
		<i>Supply Yrs 6 to 10 (2013-17):</i>	106	<i>Supply Yrs 11+ (2018-26):</i>	0

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Site Ref. No.
3/01/0119

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Site Details 3/01/0119

Site Address: Land adj 58 Ringwood Road, Alderholt SP6 3DF
 Settlement: Alderholt
 Parish: 01.Alderholt CP Site area: 0.13 Ha
 Source of site: Site submitted by landowner
 SHLAA Ref: SRI: Subdivision, redevelopment or intensification of existing housing
 Ownership: 1 owner

Planning Status

Permissions: No PP ever granted
 Policy: Outside village settlement boundary not within an area of search for urban extensions in the RSS
 Mainly outside the village settlement boundary

Site Constraints

Trees / TPO: some trees on site, no TPO
 Flood Risk: Not in flood risk area
 Ownership:
 Topography: Level site adj existing residential development
 Contamination:
 Environmental:
 Site Access: None
 Townscape: Wraps round the rear garden of the other half of the semi.
 Infrastructure: Drains and other main services to hand
 Cost factors: Anticipated normal range of costs
 Delivery factors: Landowner has indicated the site could come forward.

Deliverable / Developable

Availability: Control of site - Site is controlled by an identified private land owner
 Suitability: Located on edge of settlement and projecting in countryside (extension)
 Achievability: Attractiveness of location - The attractiveness of the site location has a marked positive effect on developing and marketing the site for housing
 Conclusion: Developable (10 Year Supply)

Site Potential / Supply

Supply Yrs 1 to 5 (2008-12)	0	Estimated Potential (net):	4	Theoretical Density:	30
		Supply Yrs 6 to 10 (2013-17):	4	Supply Yrs 11+ (2018-26):	0

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**East Dorset SHLAA 2008 Report: Included Sites 6-15 years
Outside Green Belt, Urban Areas or Village Envelopes**



Site Ref. No.
3/01/0350

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Site Details 3/01/0350

Site Address: Land off Blackwater Grove, Alderholt
Settlement: Alderholt
Parish: 01.Alderholt CP **Site area:** 3.56 Ha
Source of site: Site submitted by landowner
SHLAA Ref: GRE: Vacant land not previously developed (Greenfield)
Ownership: 1 owner

Planning Status

Permissions: Applications submitted but PP refused
Policy: LPA comment: the site lies in the rural area where there is no requirement to amend settlement boundaries to accommodate additional development.
 LPA comment: The site lies outside the village envelope. Agent comment: This is a greenfield site adjoining the defined settlement boundary. The site is capable of delivery in a short timeframe subject to planning permission.

Site Constraints

Trees / TPO: No top's Limited number of trees around boundaries.
Flood Risk: None
Ownership: None
Topography: None - slope would not impact on its development potential (if policy problems did not override)
Contamination: None
Environmental:
Site Access: Agent comment: No, visibility splays have been assessed and secured. LPA comment: would need to be assessed by the Highways Dept.
Townscape: LPA: care would need to be taken to ensure any development did not impact on the elderly persons' properties in Attwood Close
Infrastructure: To be extended from adjacent development
 LPA: Presume connection to existing infrastructure to adjoining properties would be feasible.
Cost factors: Anticipated normal range of costs
Delivery factors: Landowner has indicated the site could come forward.

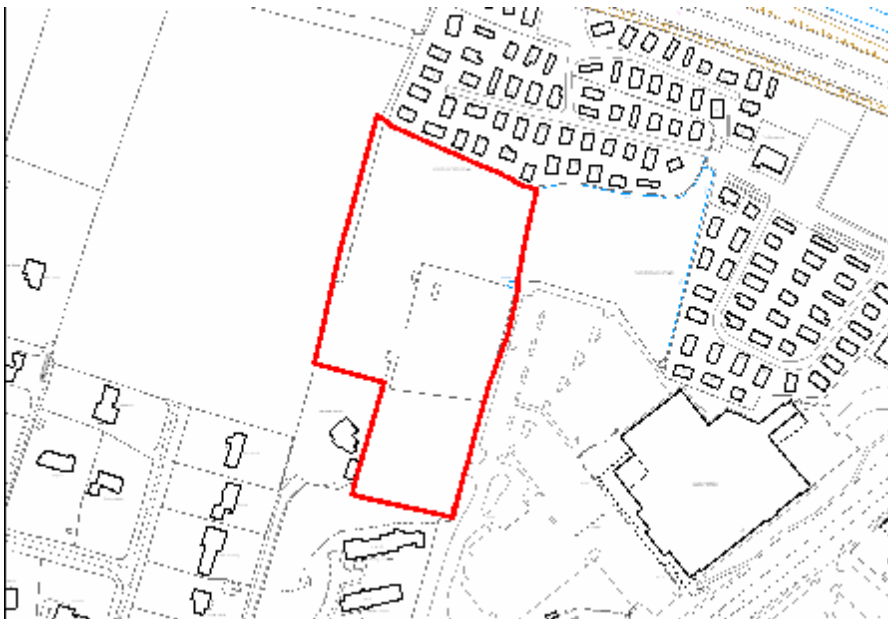
Deliverable / Developable

- Availability:* Control of site - Site is controlled by an identified private land owner
- Suitability:* Site lies outside the current village Settlement Boundary and within sporadic development associated with the settlement.
- Achievability:* Economic viability of existing use of site - The economic viability of the existing use of the site makes developing the site for housing a desirable option
- Conclusion:* Final potential is zero, as has been assessed in duplicate site 3/01/0014.

Site Potential / Supply	<i>Estimated Potential (net):</i>	<i>Theoretical Density:</i>
<i>Supply Yrs 1 to 5 (2008-12)</i> 0	0	30
	<i>Supply Yrs 6 to 10 (2013-17):</i> 0	<i>Supply Yrs 11+ (2018-26):</i> 0

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Site Ref. No.
3/07/0013

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Site Details 3/07/0013

Site Address: Land at The Warren (East) Tricketts Cross, Ferndown
 Settlement: Ferndown & West Parley
 Parish: 07.Ferndown Town CP Site area: 1.66 Ha
 Source of site: Site submitted by landowner
 SHLAA Ref: GRE: Vacant land not previously developed (Greenfield)
 Ownership: 2-5 owners

Planning Status

Permissions: No PP ever granted
 Policy: Has previously been allocated for development in local plan but withdrawn following inspectors report and subject to holding protection policy.

Site Constraints

Trees / TPO: Covered by TPO 1984
 Flood Risk: Northern quarter within extent of extreme flood
 Ownership: Site promoted by landowner
 Topography: Relief flat
 Contamination: None
 Environmental: None
 Site Access: Has been reserved off the access road to Sainsburys
 Townscape: None
 Infrastructure: Presume could be provided by extending provision to adjoining properties.
 Cost factors: Anticipated normal range of costs
 Delivery factors: Landowner has indicated the site could come forward.

Deliverable / Developable

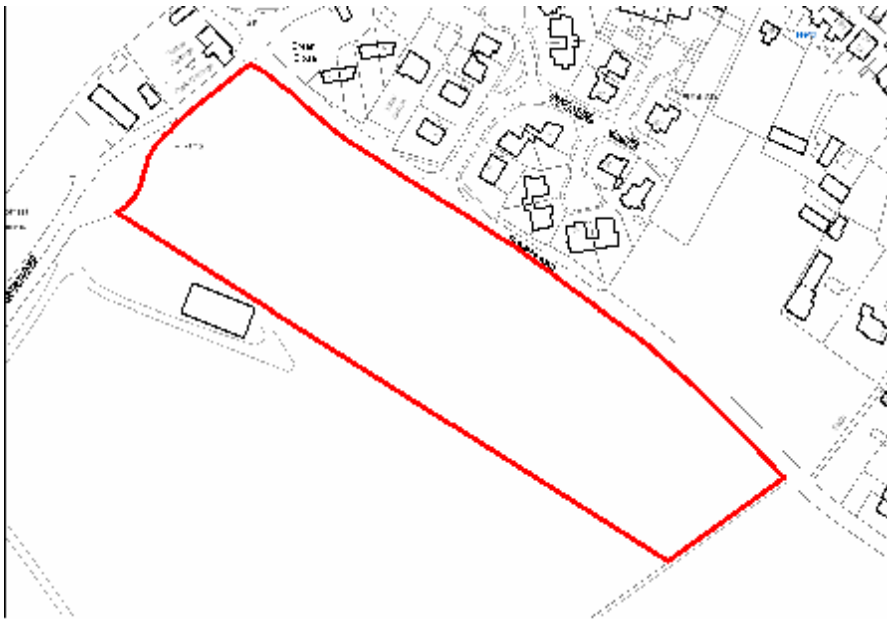
Availability: Control of site - Site is controlled by an identified private land owner
 Suitability: Within urban area.
 Achievability: Attractiveness of location - The attractiveness of the site location has a marked positive effect on developing and marketing the site for housing
 Conclusion: Developable (10 Year Supply)

Site Potential / Supply

Supply Yrs 1 to 5 (2008-12)	0	Estimated Potential (net):	40	Theoretical Density:	30
		Supply Yrs 6 to 10 (2013-17):	40	Supply Yrs 11+ (2018-26):	0

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East Dorset SHLAA 2008 Report: Included Sites 6-15 years Outside Green Belt, Urban Areas or Village Envelopes



Site Ref. No.
3/20/0079

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Site Details 3/20/0079

Site Address: Land south of Back Lane, Sixpenny Handley SP5 5HQ
Settlement: Sixpenny Handley
Parish: 20.Sixpenny Handley CP **Site area:** 2.32 Ha
Source of site: Site submitted by landowner
SHLAA Ref: GRE: Vacant land not previously developed (Greenfield)
Ownership: 1 owner

Planning Status

Permissions: No PP ever granted
Policy: The site lies within the AONB outside the settlement boundary of Sixpenny Handley
 The site lies outside the settlement boundary of Sixpenny Handley, and is subject to highway improvements to Back Lane as a pre-requisite of devn.policy CHASE 10 of the EDLP.

Site Constraints

Trees / TPO: Hedge on boundary to Back Lane
Flood Risk: Sixpenny Handley is subject to surface water flooding problems during periods of high rainfall and high water table.
Ownership:
Topography: Gently sloping field
Contamination: none.
Environmental: A public footpath and a power line crosses the site on its eastern extremity
Site Access: Existing access is off Brushy Bush Lane (unmade track) but requirement is likely to be off Back Lane, which is subject to highway improvements.
Townscape: Field outside the village boundary separated by a road and good hedge. 1960's bungalows the predominant adjacent house type.
Infrastructure: Highways pre-requisite
Cost factors: Anticipated normal range of costs
Delivery factors: Landowner has indicated the site could come forward.

Deliverable / Developable

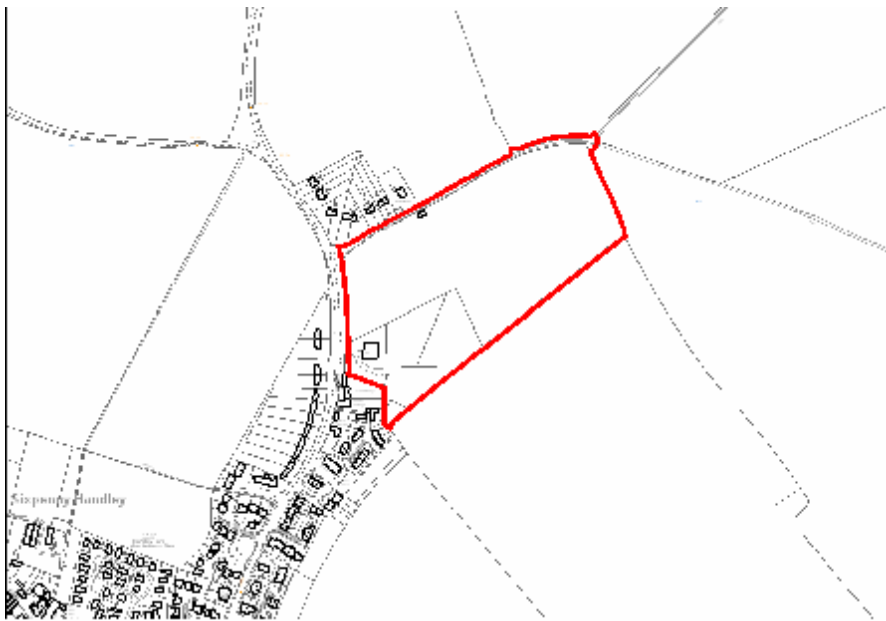
- Availability:* Control of site - Site is controlled by an identified private land owner
Suitability: Located on edge of settlement and projecting in countryside (extension) Long term potential only
Achievability: Attractiveness of location - The attractiveness of the site location has a marked positive effect on developing and marketing the site for housing
Conclusion: 11+ year supply

Site Potential / Supply

	<i>Estimated Potential (net):</i> 69	<i>Theoretical Density:</i> 30
<i>Supply Yrs 1 to 5 (2008-12)</i> 0	<i>Supply Yrs 6 to 10 (2013-17):</i> 0	<i>Supply Yrs 11+ (2018-26):</i> 69

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Site Ref. No.
3/20/0218

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Site Details 3/20/0218

Site Address: Land East of Dean Lane, Sixpenny Handley
Settlement: Sixpenny Handley
Parish: 20.Sixpenny Handley CP **Site area:** 6.33 Ha
Source of site: Site submitted by landowner
SHLAA Ref: GRE: Vacant land not previously developed (Greenfield)
Ownership: 1 owner

Planning Status

Permissions: No PP ever granted
Policy: The site lies in the AONB outside the settlement boundary of Sixpenny Handley
The site lies outside the settlement boundary of Sixpenny Handley

Site Constraints

Trees / TPO: Trees and hedges around field boundaries.
Flood Risk: None - but Dean Lane is subject to severe surface water flooding in periods of heavy rain and high water table.

Ownership:

Topography: Landscaping to East could continue the landscaping - containment of development (agent's view)
Gently sloping field

Contamination:

Environmental: Possible surface water flooding problems

Site Access: Access from Dean Lane and from northern boundary

Townscape: There are a number of Listed Dwellings along the Dean Lane frontage

Infrastructure: None

Cost factors: Normal range of factors anticipated.

Delivery factors: Landowner has indicated the site could come forward.

Deliverable / Developable

Availability: Control of site - Site is controlled by an identified private land owner

Suitability: Located on edge of settlement and projecting in countryside (extension) Long term potential only

Achievability: Attractiveness of location - The attractiveness of the site location has a marked positive effect on developing and marketing the site for housing

Conclusion: 11+ year supply

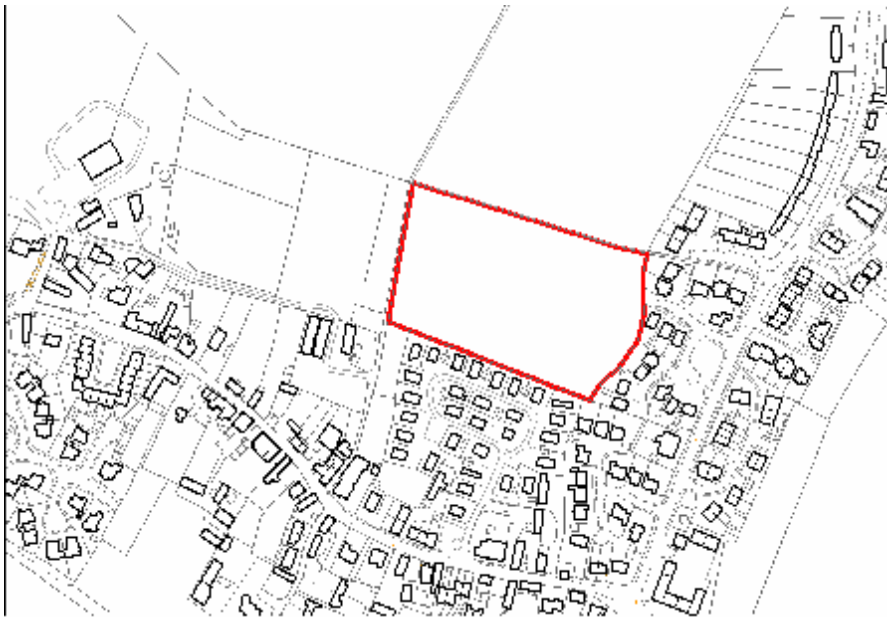
Site Potential / Supply
Supply Yrs 1 to 5 (2008-12) 0

Estimated Potential (net): 190
Supply Yrs 6 to 10 (2013-17): 0

Theoretical Density: 30
Supply Yrs 11+ (2018-26): 190

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Site Ref. No.
3/20/0219

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Site Details 3/20/0219

Site Address: Land West of The Orchard, Sixpenny Handley
Settlement: Sixpenny Handley
Parish: 20.Sixpenny Handley CP Site area: 1.56 Ha
Source of site: Site submitted by landowner
SHLAA Ref: GRE: Vacant land not previously developed (Greenfield)
Ownership: 1 owner

Planning Status

Permissions: No PP ever granted
Policy: The site lies in the AONB outside the settlement boundary of Sixpenny Handley
The site lies outside the settlement boundary of Sixpenny Handley

Site Constraints

Trees / TPO: Hedges and trees around site boundaries.
Flood Risk: None
Ownership:
Topography: Site is visually constrained and slopes gently eastwards.
No known development constraints (agent's comment)
Contamination: None
Environmental: A low voltage power line crosses the site from east to west
Site Access: Access has been retained from The Orchard
Townscape: The rear gardens of the properties in The Orchard and the Mobile Home site are hard against the field boundary with little substantial landscaping between them.
Infrastructure: None
Cost factors: Normal range of factors anticipated.
Delivery factors: Landowner has indicated the site could come forward.

Deliverable / Developable

Availability: Control of site - Site is controlled by an identified private land owner
Suitability: Located on edge of settlement and projecting in countryside (extension) Long term potential only
Achievability: Attractiveness of location - The attractiveness of the site location has a marked positive effect on developing and marketing the site for housing
Conclusion: 11+ year supply

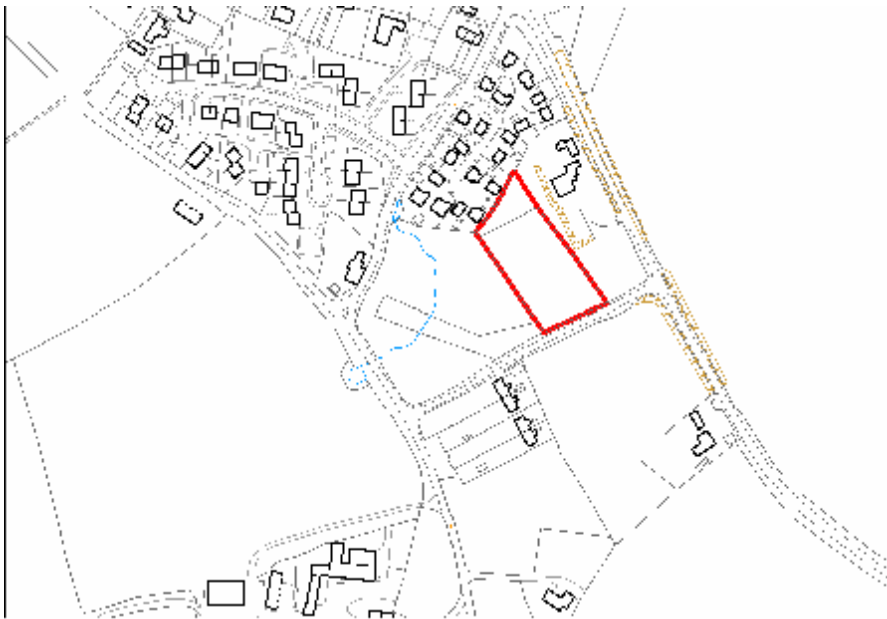
Site Potential / Supply
Supply Yrs 1 to 5 (2008-12) 0

Estimated Potential (net): 47
Supply Yrs 6 to 10 (2013-17): 0

Theoretical Density: 30
Supply Yrs 11+ (2018-26): 47

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Site Ref. No.
3/20/0267

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Site Details 3/20/0267

Site Address: Land at The Old Rectory, Sixpenny Handley SP5 5NT
Settlement: Sixpenny Handley
Parish: 20.Sixpenny Handley CP **Site area:** 0.41 Ha
Source of site: Site submitted by landowner
SHLAA Ref: GRE: Vacant land not previously developed (Greenfield)
Ownership: 2-5 owners

Planning Status

Permissions: No PP ever granted
Policy: The site lies in the AONB outside the village settlement boundary.
 The site lies outside the village settlement boundary and would be subject to policy CHASE10 of the EDLP.

Site Constraints

Trees / TPO: Existing and mature shield of trees to the EAST of it
Flood Risk: Not liable to flooding
Ownership:
Topography: It is tucked down on the lower side of the valley and therefore not visible until one enters the 30mph zone (Agent's comments)
Contamination:
Environmental:
Site Access: Existing vehicular access to Red Lane
Townscape:
Infrastructure: Highway pre-requisites
Cost factors: Anticipated normal range of costs
Delivery factors: Landowner has indicated the site could come forward.

Deliverable / Developable

Availability: Control of site - Site is controlled by an identified private land owner
Suitability: The site is adjacent to an existing settlement boundary on the edge of settlement and projecting in countryside (extension)
Achievability: Attractiveness of location - The attractiveness of the site location has a marked positive effect on developing and marketing the site for housing
Conclusion: 11+ year supply

Site Potential / Supply

Supply Yrs 1 to 5 (2008-12) 0

Estimated Potential (net): 12

Supply Yrs 6 to 10 (2013-17): 0

Theoretical Density: 30

Supply Yrs 11+ (2018-26): 12

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