

## SHLAA - Site details

**Site reference**

LA/MARN/008

**Settlement**

Marnhull

**Site name / address**

Land off Stonelawn

**Total site area (ha)**

2.45

**Current land use**

Agricultural Land

**Existing development**

(No details recorded)

**Developable site area (ha)**

1.47

**Brownfield**

No

**Easting**

379006

**Northing**

119000

### Constraints and possible mitigation

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**Topography / ground condition**

Relatively flat

**Topography / ground condition mitigation**

(No details recorded)

**Flood risk**

Not affected by flooding from other sources

**Flood risk mitigation**

(No details recorded)

**Access**

Existing unmade agricultural field access from Stoneylawn; a narrow country lane with no safe pedestrian routes into the village to the West.

**Access mitigation**

(No details recorded)

**Contamination**

Unknown

**Contamination mitigation**

(No details recorded)

**Existing infrastructure / facilities**

Adjacent residential to the West. The site is located on the Eastern edge of the village and is relatively remote from the village facilities (including school/public house / shops / hall / doctors surgery / garage / post office).

**Existing infrastructure / facilities mitigation**

(No details recorded)

**Site features**

A greenfield site enclosed by mature hedgerow and tree boundaries, but with an otherwise open feel.

**Site features mitigation**

(No details recorded)

**Townscape / landscape character**

A group of houses adjacent to the west, which represents the Eastern most development within the village; with open countryside beyond. This group is visually and physically separated from the main part of the village by greenfield land.

**Townscape / landscape character mitigation**

Retention and intensification of hedgerow and tree screening on the Eastern and Northern boundaries.

**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**

owned by a public authority

### **Suitability**

The site lies at the far Eastern edge of the village adjacent to a group of dwellings but outside of the settlement boundary. Potential access and viability issues due to the narrow lane and lack of safe pedestrian route to the village. Development could result in adverse landscape impact.

### **Achievability**

Development would potentially be viable in this location

### **Availability**

Owner identified

### **Estimate of potential**

Housing

### **Housing site area (ha)**

1.47

### **Potential housing density (dph)**

20

### **Potential housing yield (units)**

28

### **Unit type**

House

### **Anticipated housing delivery**

subject to policy change

### **Non-housing development**

(No details recorded)

### **Relevant policy considerations**

Outside the development boundary. A designated Neighbourhood Plan area.

### **Additional notes**

(No details recorded)

### **Conclusion**

The site lies at the far Eastern edge of the village adjacent to a group of dwellings but outside of the settlement boundary. Potential access and viability issues due to the narrow lane and lack of safe pedestrian route to the village. Development could result in adverse landscape impact. 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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