

Potential Development Sites

Based on a 12 year plan period (2022 – 2034), and working with Dorset Council, we have calculated that we need about 192 new dwellings in total. Deducting the existing housing supply from this total (such as the Surplus Stores site and the Hawthorns site on Ringwood Road), the Neighbourhood Plan would need to make provision for about 50 dwellings in total. Allocating sites that will deliver at least 10 dwellings as part of this supply should ensure that those sites would deliver at least 35% as affordable housing or more as part of the housing mix, and demonstrate that we have a robust Plan.

We have had all of the sites that have been suggested by local landowners independently assessed for their suitability for development (and therefore could be included in our plan), and we would now like your opinion on which of the sites would be the most suitable. These are the purple and yellow (partial) sites shown below

016a: Stroud Firs, North of Station Road

Limited developable area (scrub) just south of railway line. Estimated as potentially accommodating about 20 - 25 homes, and accessible woodland space / SANG. Enables access to trailway. Access options limited - would need further discussion with Highways.

004: Cross Farm, North of Station Road

Potentially able to accommodate about 30 homes, or less with some employment, plus public open space. Areas at risk of surface water flooding would not be built on. Enables access to trailway. Access can be provided from 137 Station Road (owned).

013: Presseys Corner, Fordingbridge Rd

Estimated as potentially accommodating up to around 20 homes, or less with some employment. Central / southern area is higher ground and would be less suitable for development. Possible to include some public open space within the site. Access options limited - would need further discussion with Highways. Could provide pavement inside hedge, possibly with road from Fordingbridge giving access to parking to rear.

006a: Paddock South of Daggons Road

Estimated as potentially accommodating up to around 15–20 homes, or less with some employment.

007b: West of Hillbury Road

Could accommodate the full 50 homes, plus some employment and public open space. Should not require all of the land indicated.

002: Alderholt Nursery, East of Ringwood Road

Estimated as potentially accommodating up to around 20 homes, or less with some employment. Possible to include some public open space within the site. It should be possible to retain the trees on the site boundary.

020: Land at Blackwater House, Blackwater Grove

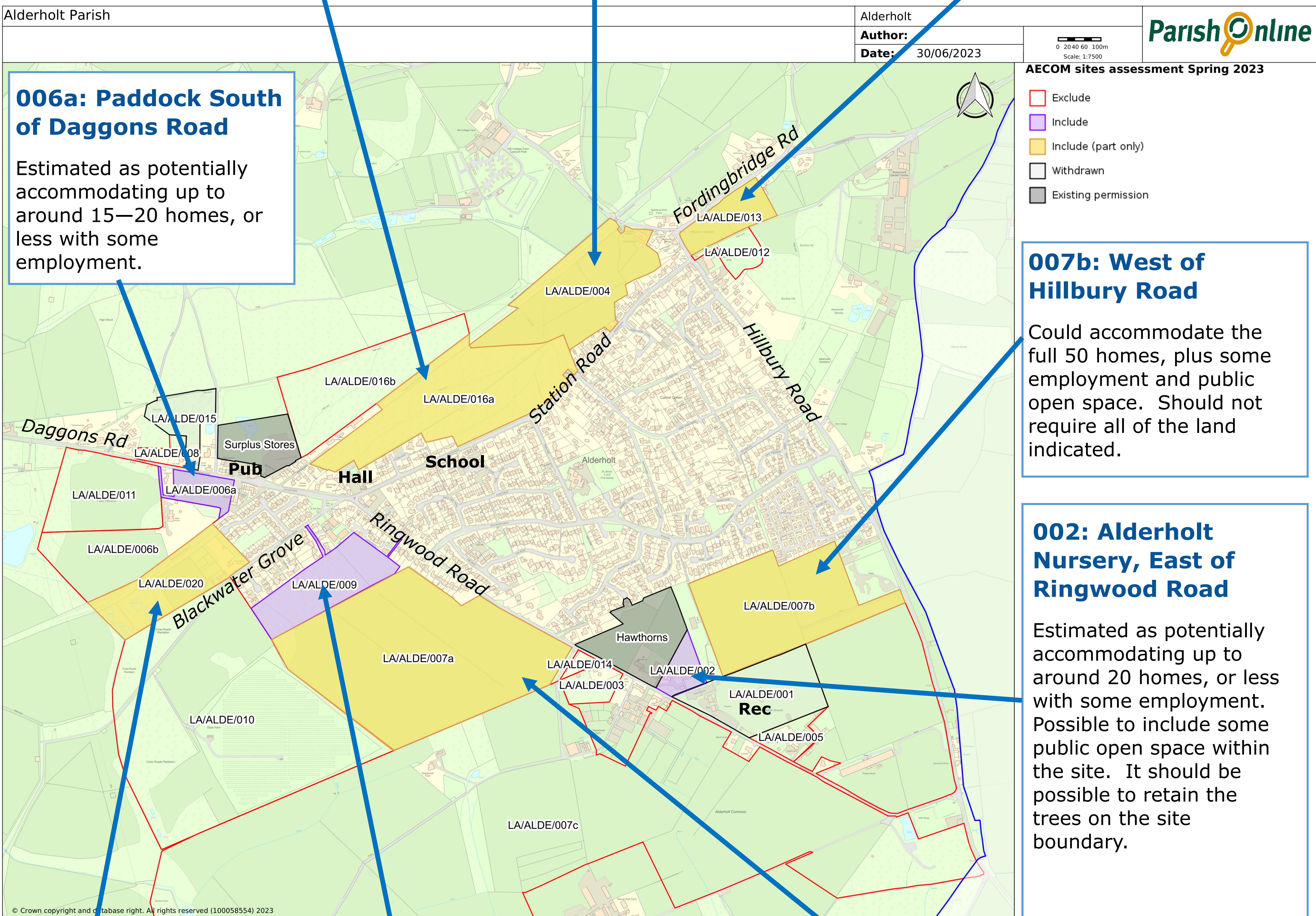
Estimated as potentially accommodating about 40 homes. Enables access to trailway. Ponds and mature trees on the site would be retained.

009: Land south of Blackwater Grove

Estimated as potentially accommodating up to about 50 homes, depending on access. Potential to include some public open space within the site. Access from Blackwater Close may be difficult — further discussion with Highways needed. Possible option to link through site 007a. Trees at the SW corner of the site would be retained.

007a: Land south of Ringwood Road

Could accommodate the full 50 homes, plus some employment and public open space. Should not require all of the land indicated. Could provide access to Site 009. Potential to create pavements along the site boundary, retaining mature oaks.



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