

INVESTING IN VILLAGE LIFE FOR ALL



• ALDERHOLT MEADOWS •

POSSITIVELY TRANSFORMING EVERYDAY LIFE FOR THE COMMUNITY

Education – Funding improvements at St James’ First School

The children and future generations of Alderholt have been at the forefront of our minds and discussions. We were told during our public engagement that the existing educational journey for children growing up in Alderholt is poor. Whilst the schools that they attend are great, the geographical inconvenience of having to travel daily on a bus to Wimborne for secondary education can isolate and exclude Alderholt children from their friendship groups.

Alderholt Meadows will provide a solution by creating a physical, practical and sensible link between schools at Alderholt and The Burgate School. This will replace a twice daily 50-minute bus journey, with convenient access to the closest geographical secondary school to Alderholt. This will be a superb improvement to the lives of young people and families across Alderholt.



Healthcare – A new medical centre, pharmacy and dentist

Currently, there are no medical, dental or pharmacy facilities in Alderholt. The medical facilities in Fordingbridge are in a dated converted old residential property. We have been engaging with the Fordingbridge GP practice from an early stage and have evolved a package of new modern facilities in Alderholt to be delivered as part of Alderholt Meadows. This will transform the healthcare provision for all residents from Alderholt and free up capacity in Fordingbridge.

Public transport – A new 6 day bus service to Fordingbridge and Ringwood funded for 5 years

Our discussions with local people have highlighted the lack of sustainable transport options for people currently living in Alderholt. We will therefore invest and provide an hourly return bus service running to Fordingbridge and Ringwood, six days a week. This service has been agreed with a local provider and would be funded by Dudsbury Homes for the first five years after which time it will be a viable service in its own right. The convenience of an hourly bus service to surrounding settlements will be hugely beneficial to every resident and child of Alderholt.



Housing need – Providing the right homes in the right places

Alderholt Meadows would provide 1,700 new homes outside of the Green Belt and AONB, in East Dorset where Dorset's housing need is most pronounced.

Dudsbury Homes is committed to delivering 35% affordable housing across a range of tenures, including shared ownership, affordable rent and First Homes. Alderholt Meadows would therefore help considerably in reducing the Council's housing waiting list. The current housing waiting list figure for Dorset as of December 2022 is 3,529 with a further 2,399 awaiting eligibility checks.

Delivery is central to Dudsbury Homes' vision and measures have been taken to ensure that the site in Alderholt is not subject to the same long delays that have been felt elsewhere in Dorset. Consequently, all landowners are signed into contractual mechanisms and Dudsbury Homes is in advanced stages of discussions with a series of delivery partners including housing associations and mainstream housing developers.

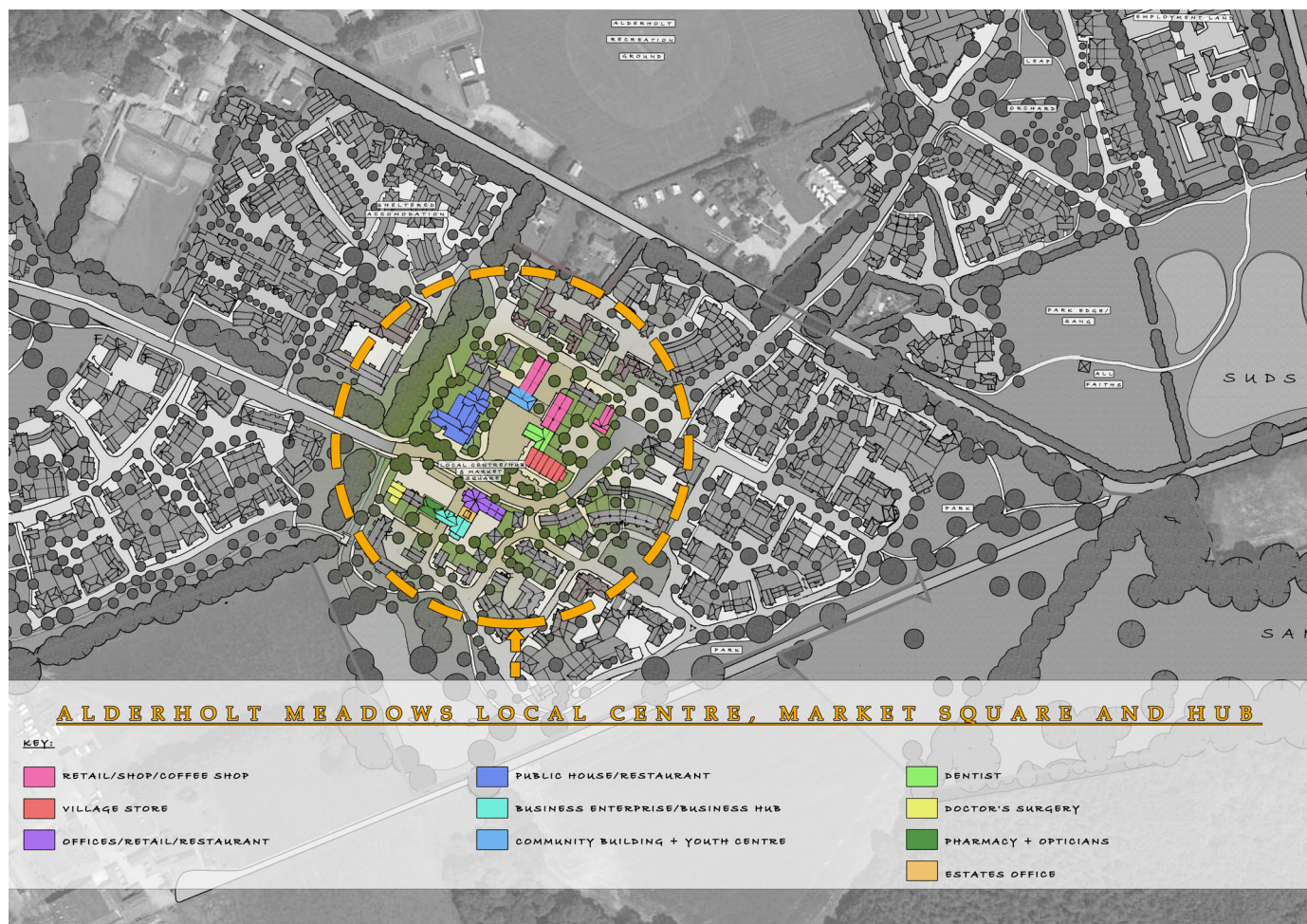


Community infrastructure – Investing in everyday facilities

We recognise that it is imperative that any new development includes the right infrastructure to support the future population of Alderholt. Dudsbury Homes is therefore committed to a significant investment in meaningful infrastructure delivery alongside new housing, which will not only meet the needs of new residents, but also provides much needed services and facilities for existing Alderholt residents, this includes:

- A new village square encouraging markets and providing new local shops, cafés and a second pub, uniting the entire village.
- Highway improvements beyond the development boundary in order to provide an A31 junction improvement and resolve existing pinch points on the wider road network.
- Biodiversity net gain which exceeds the requirement that will be introduced through the Environment Act.
- A commitment to a low carbon energy strategy for the development, including solar arrays providing locally sourced renewable energy.
- Over 51 hectares of Suitable Accessible Natural Greenspace (SANG), equivalent in area to over 70 football pitches.
- Over 19 hectares of further Public Open Space, including an additional 5 hectare extension to the recreation ground.
- Full fibre internet connection for the entire development.
- Over 7 miles of new cycle routes and footpath connections.
- Proactive management of public spaces through on-site estate management creating an economic footprint for the development and the wider Alderholt Area.

The above points are only a snapshot of the many significant benefits that a considered and exemplar development can bring to Alderholt and its residents. Dudsbury Homes wants to leave an outstanding legacy that others look to for inspiration for many years to come.





Beautiful Design

In accordance with the Government's vision for building beautiful places, Dudsbury Homes has undertaken a detailed Vision Document to look at the spaces, places and character of successful settlements within the wider eastern Dorset area, including Cranborne, Edmondsham, Gussage All Saints, Horton and Wimborne St Giles.

Drawing on these great examples of local development the masterplan has evolved to ensure Alderholt Meadows is a beautifully crafted place where people choose to live; everyone can connect with the natural environment; and live in a sustainable way in an energy efficient home.

Alderholt Meadows will lead the way in creating places for people to live; for the natural environment to be enhanced; for people's health and well-being to be front and centre of the design ethos; and, where the community will actively participate in the long term stewardship of public spaces.



Estate Management

Dudsbury Homes is committed to the long-term stewardship and management Alderholt Meadows to ensure the high-quality design and management of common areas.

The SANG and public open space will be retained by Dudsbury Homes or an appointed estate management company who will be responsible for their operation and maintenance in perpetuity. The management may also extend to some of the roads, drainage, parks, parking strategy and public realm as part of a wider estate management provision.

An estate office will be located in the community hub to manage the common infrastructure and act as a focal point for community liaison, event management and to coordinate the phased build out of the infrastructure and new homes across the estate.



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