

Future development

Tess Square & Butts Close+

MB Crocker will be appealing Dorset Council's decision to refuse hybrid application ref: P/OUT/2023/02644 for the development of new retail facilities at Tess square & an additional 81 homes (over & above the existing outline consent at Butts Close).



Tess Square would lie at the heart of Marnhull within easy walking / cycling distance of the majority of the village & would promote linked trips with the neighbouring first school, doctors surgery & pharmacy, as well as the nearby village hall & pub. Whilst it is acknowledged that some people would still choose to drive, the proposed development would afford people the choice. At present, residents have little choice other than to drive to surrounding towns for goods & services or otherwise arrange for regular deliveries, generating vehicle movements & invariably involving longer distances. Tess Square & the range of shops & services therein have been specifically sized to meet the needs of Marnhull. Enabling development came in the form of 120 new homes at Butts Close (although there is already permission for 39. MB Crocker are also looking at a variant scheme for 160 homes on the land off Butts Close. Development would take a number of years through to 3032.

Land south of Musbury Lane

MB Crocker is looking to submit a revised outline application for a small-scale, sensitive scheme of seven homes, inclusive of two affordable discounted market homes and two self-build homes.

Future sports pitch, cemetery extension, allotment provision and school playing field

MB Crocker believe that as the population of Marnhull grows, there will be a need for enhanced and expanded facilities. Opportunities for the creation or expansion of the above facilities within MB Crocker's landholdings have been identified—see plan on central pages.

Future care and / or retirement living

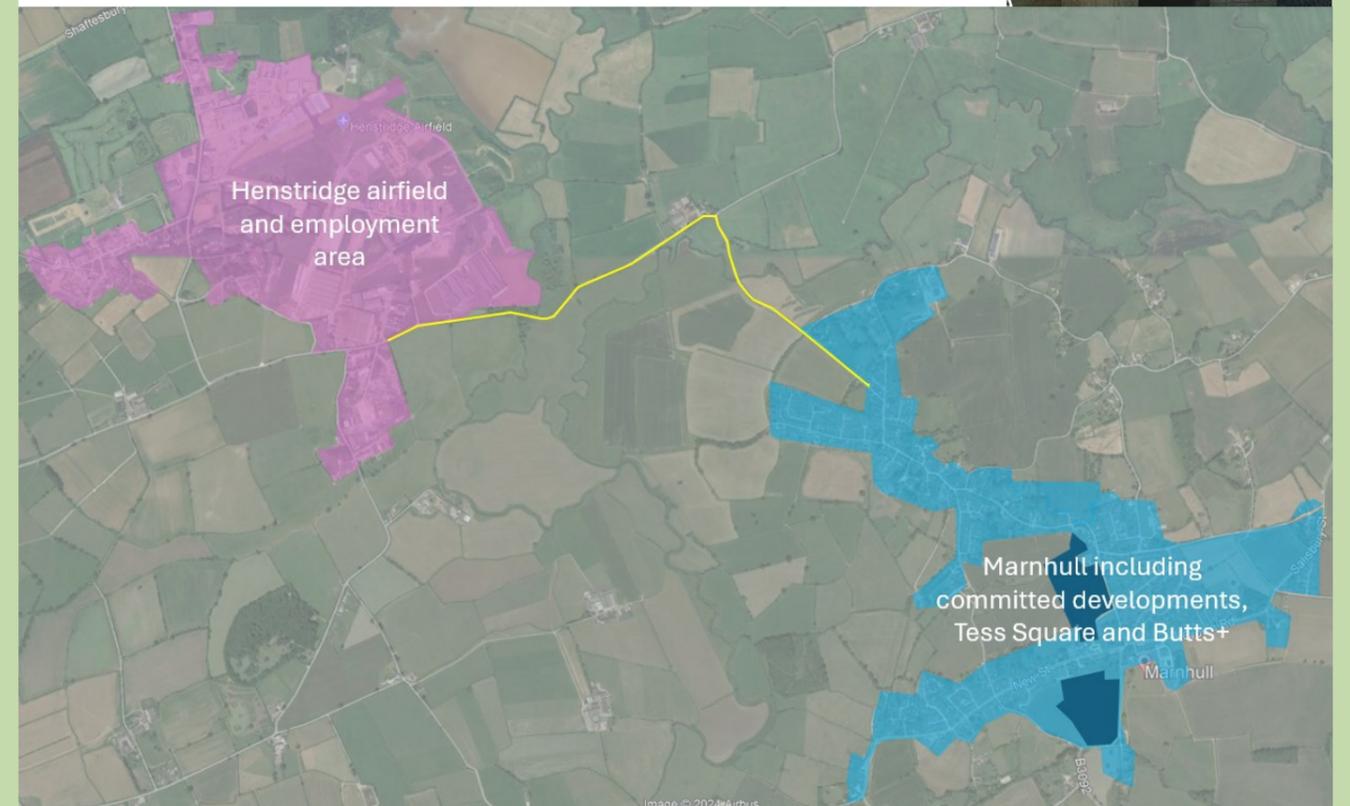
With an aging population, care and / or retirement living accommodation would allow residents to remain in the village and maintain family networks. An opportunity has been identified within MB Crocker's landholdings next to the proposals for Tess Square—see plan on central pages.

MARNHULLS FUTURE

The existing population of Marnhull is c.2,036 across 950 households (2021 census data). The demographic is heavily skewed towards older persons.

Marnhull is fortunate to have retained a good range of facilities including a first school, post office, shops, village hall, sports facilities, pubs, churches, doctors surgery & pharmacy; although a number of these owe their existence & / or survival to the intervention of MB Crocker.

Marnhull is located c.2km from Henstridge Airfield, an established employment area that has seen significant investment & rapid growth over the past decade.



Committed developments, that is those in build or benefitting from planning permission, equate to c.260 homes. The housing trajectory suggests that these homes will be built-out & occupied over the next 8-years, allowing residents to integrate into village life & add to its vitality .



MB Crocker entered into an innovative partnership agreement with CG Fry, selecting a Dorset based partner with an enviable track record of delivering high-quality, attractive homes. This is something that they are looking to replicate.

Committed Residential Development

A number of permissions for single dwellings have been approved in the village [Source: Dorset Council APS 2024]. Two small housing developments have recently been completed at the end of Kentisworth Road at the south-western end of the village & six net additional homes are at an advanced stage of construction adjacent to Joyces, New Street pursuant to Reserved Matters ref: P/RP/RES/2021/05447.

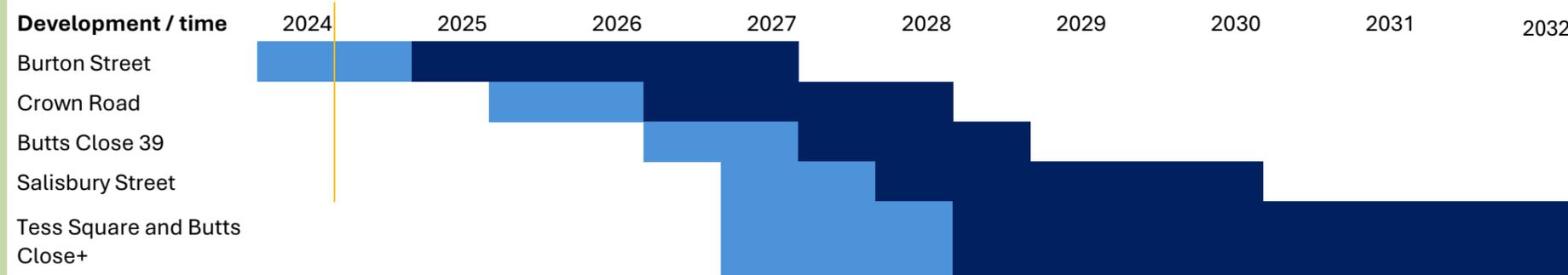
Renowned local housebuilder CG Fry are currently building-out 61 homes at Burton Street pursuant to Reserved Matters ref: P/RES/2022/05524. MB Crocker (in its capacity as landowner) has a partnership agreement with CG Fry, whereby it receives a share of receipts from house sales. This is very different from the traditional model of selling the land for maximum profit & helps to derisk the build. This aids both delivery & ensures the focus is on quality. The consented scheme includes a blend of 2, 3 & 4 bed homes, with one 5 bed home. A policy compliant level of affordable homes is proposed. The first residents are expected to move in later this year, with the development due for completion by April 2027 [Source: Dorset Council APS 2024 supported by correspondence from CG Fry].

Outline consent for 72 homes & new community facilities north of Crown Road was granted on appeal (ref: APP/D1265/W/21/3289314) on 1st July 2022 subject to conditions & a legal agreement. Following a non-material amendment to change the description to '... up to 72 dwellings ...', Hampshire Homes submitted a reserved matters application ref: P/RES/2024/03588 to erect 69 homes & associated infrastructure. At the time of writing this is still pending determination, but it is evident that the proposal is biased towards family housing. It is understood that Aster Group are likely to manage the site on completion, with a blend on affordable rented & shared ownership accommodation. Subject to a timely approval of Reserved Matters, & allowing for building regulation & other approvals, it is feasible that construction will commence in mid-late 2025. Given the secure tenure, we would anticipate homes being occupied from late 2026 & completion sometime in mid-late 2028.

Outline consent for 39 homes at Butts Close was granted (ref: P/OUT/2021/03030) on 2nd March 2023. MB Crocker are the landowner & are currently in discussions with prospective development partners. It is anticipated that Reserved Matters will be submitted in 2024. Subject to a timely approval of Reserved Matters, & allowing for building regulation & other approvals, it is feasible that construction will commence in 2026. We would anticipate a 1.5-year build programme, with homes being first occupied in late 2028 & final completion in late 2030.

Outline consent for 69 homes at Salisbury Street of Crown Road was granted on appeal (ref: APP/D1265/W/23/3323727) on 2nd July 2024 subject to conditions & a legal agreement. MB Crocker are the landowner & are currently in discussions with prospective development partners. It is anticipated that Reserved Matters will be submitted in 2025. Subject to a timely approval of Reserved Matters, & allowing for building regulation & other approvals, it is feasible that construction will commence in 2027. We would anticipate the homes being first occupied in late 2028 & completion sometime in late 2030.

It is worth highlighting that the aforementioned schemes will contribute over £3million towards new offsite infrastructure, including additional education capacity, open space & play equipment, sports facilities, transport improvements. Such financial contributions are secured by means of legally binding agreements.



Some 214 consultation responses were received from local residents in in relation to the above committed developments at outline stage. Many, some 23% objected on the basis of a lack of shops & services; 10% on additional traffic generation & 34% on the basis of lack of employment opportunities. MB Crocker concur that growth should be matched by new & bolstered infrastructure. Whilst the financial contributions secured by means of legal agreement will help to fund some forms of infrastructure, it will not provide for shops & services.