

DEVELOPMENT at WASHPOND LANE, SWANAGE- EXISTING SITE

Location: Land off Washpond lane and Ulwell Road, Swanage.



EXISTING SITE

- The site is currently used as a paddock, with some small buildings
- A stream runs along the western boundary, while other boundaries are lined with trees and hedges.
- Access is obtained currently from Washpond Lane via a field gate, but oppourtunity for an access of Ulwell Road.
- The land slopes broadly from east to west

OPPORTUNITIES + HOUSING NEEDS

- Good ability to connect to existing amenities such as the school.
- Provide much needed homes for local people at social rent levels
- Produce a high quality build that positively responds to the site context and respects neighbours
- Existing perimeter trees and hedgerows to be retained where possible.
- Developed to enrich biodiversity with new high quality planting schemes.
- Respond to the need for high-quality family homes with good amenity and parking.

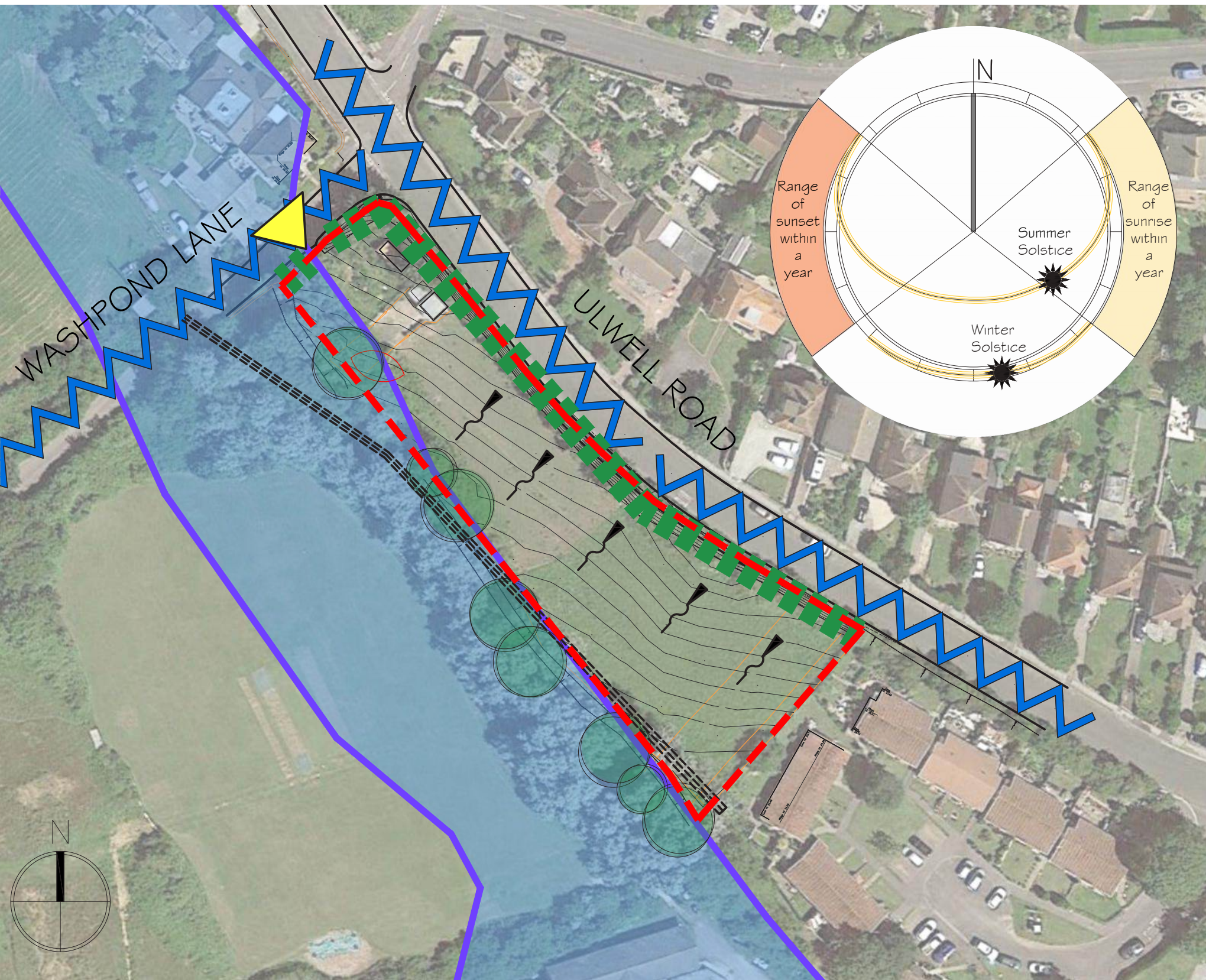


An opportunity to deliver more affordable homes for local people



Site Location Diagram

- Key:
- Existing Site Boundary
 - Potential Footpath Connection



Site Constraints Diagram

2. Do not scale this drawing except for Local Authority planning purposes
3. All dimensions must be checked on site by the contractor prior to commencement of the works.

Client Approval					
X	A	Approved			
X	B	Approved with comments			
X	C	Do not use			
Rev:	Revision	Note/Purpose of Issue	Drawn By:	Date	Chk By: Date

KEY:

Application site

Constraints

Existing access

Moderate Noise / Physical Barrier

Flood Zone 3

Overhead Cable

Steep topography

Retain existing hedge

Large trees



South east end of the site



Site looking south east



North west end of the site



Site looking north west

DEVELOPMENT at WASHPOND LANE, SWANAGE - OBJECTIVES

Location: Land off Washpond lane and Ulwell Road, Swanage.



VISION

- Deliver affordable homes with outdoor space, for local people at social rent levels.
- A high-quality scheme providing light filled homes with access to green space.
- Sympathetic approach to design to reflect local design features and materials
- Significantly improved energy efficiency rating and the incorporation of greener technologies benefiting the wider environment
- A high standard of thermal comfort for occupants, along with improved energy costs
- Informal play space within stream buffer zone

PROPOSAL

- Affordable housing developed and owned by Hastoe on behalf of the Trust and designed to current space standards.
- 8 homes with a mix of 1, 2 and 3 bedrooms
- New access onto Ulwell Road, soem hedging and trees will need to be removed to facilitate this.
- Robust materials that age gracefully and reflect the area and the site's edge of settlement location
- Designed with a fabric first approach and green energy solutions to ensure minimal running costs
- Potential for the site to connect to wider footpath plans

A high-quality scheme that fulfils the needs of residents, the town and the wider environment



DEVELOPMENT at WASHPOND LANE, SWANAGE - CONCEPT DESIGN PROPOSAL

Location: Land off Washpond lane and Ulwell Road, Swanage.



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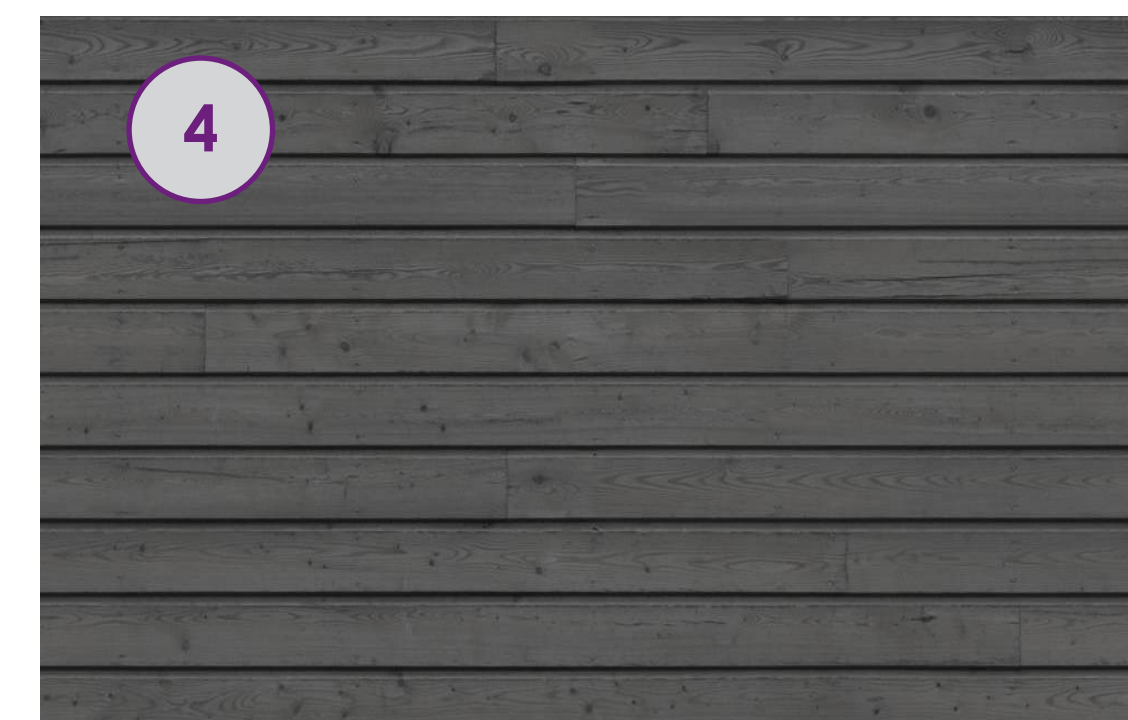


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DEVELOPMENT at WASHPOND LANE, SWANAGE - CONCEPT DESIGN PROPOSAL

Location: Land off Washpond lane and Ulwell Road, Swanage.



Materials chosen to reflect those found in the locality, such as red brick, natural stone and clay tile.

DEVELOPMENT at WASHPOND LANE, SWANAGE- FEEDBACK AND NEXT STEPS

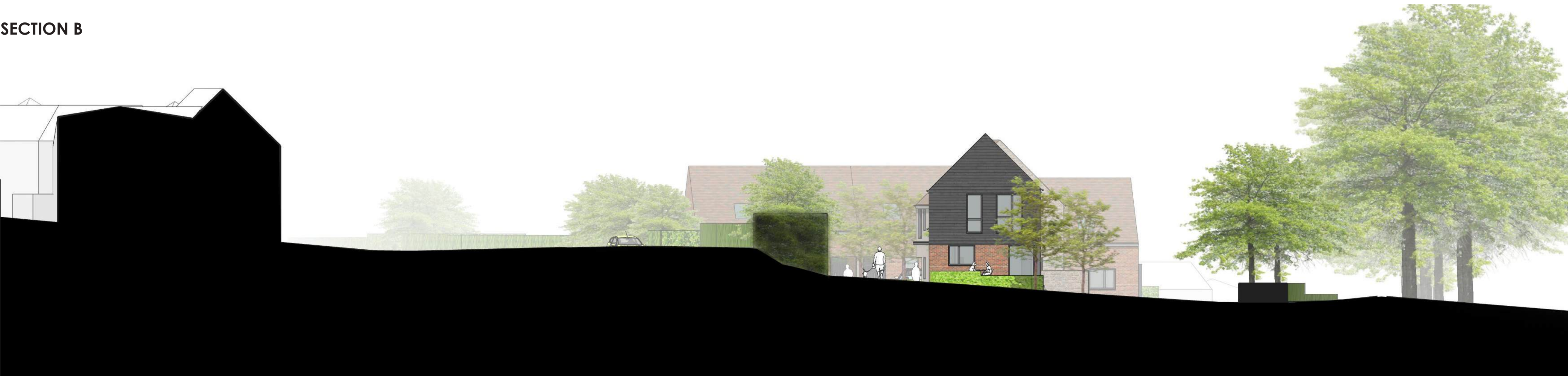
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SECTION A



SECTION B

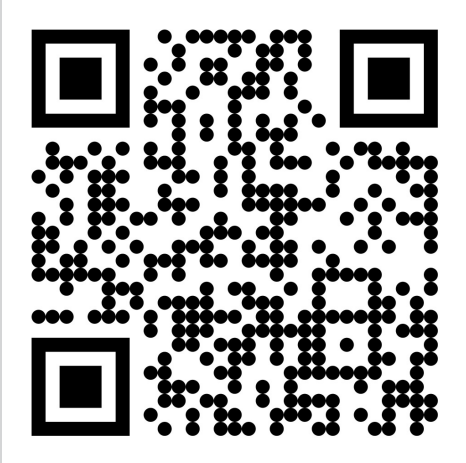


NEXT STEPS

Please feedback your comments on the rural exception site proposals by midnight on **Friday 26th September 2025**

You can feedback by Complete a feedback form at the consultation event.

We will consider all feedback to enhance and improve the design.



What has happened so far?

- Land identified for potential development and Swanage Community Housing in process of obtaining the land from Dorset Council.
- Public consultation held and pre-app submitted.

What next?

- Further surveys to support detailed planning application
- Section 106 agreement including local connection criteria.
- Procurement, funding bid and construction.
- Allocation of homes.

