

# WELCOME

CALA

Cala Homes welcomes you to our consultation event to view emerging proposals for approximately 95 new homes, with access onto Whitsbury Road that demonstrates how a sensitive, landscape-led design approach can create benefits for existing and new residents.

Members of the project team are happy to take you through the proposals, provide more information and answer any questions you may have.

We value your feedback, so please do take the time to fill in a feedback form or visit our project website to let us know what you think.

## Site Overview

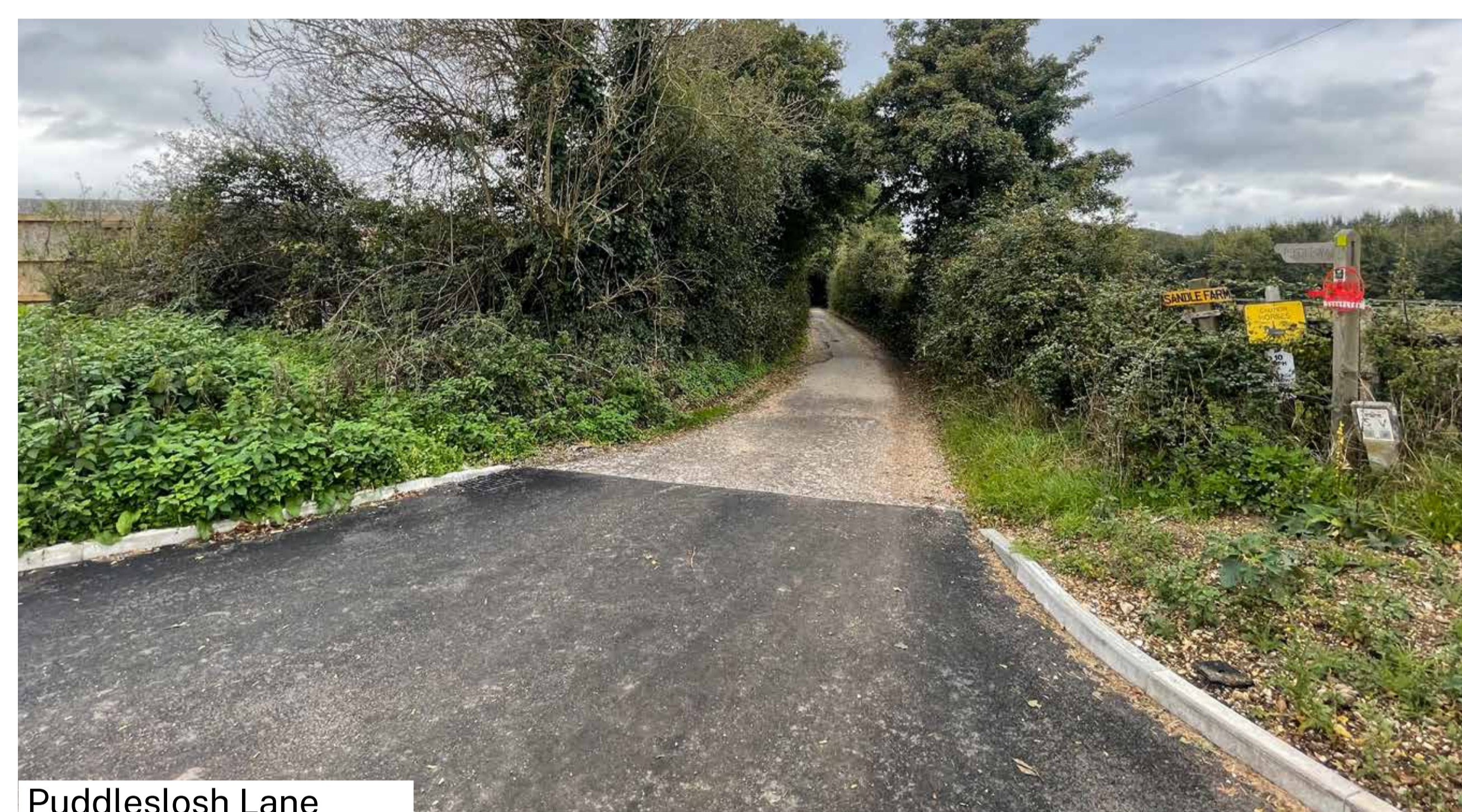
The site is located adjacent to the northern boundary of Fordingbridge and immediately north of the Strategic Local Plan Allocation SS17 'Land to West of Whitsbury Road, Fordingbridge', otherwise referred to as 'Tinkers Cross'.

The site is currently comprised of three fields consisting of modified grassland, with the southernmost field used for horse and sheep grazing. The remaining two fields are located north and south of Fiddlesticks Farmhouse.

To the north and east is open countryside, characterised by large irregular shaped fields with mature treed boundaries, dispersed rural buildings and pockets of woodland.



Aerial photo of site



Puddleslosh Lane



Existing paddock

## About Cala Homes

Cala Homes has been delivering high-quality housing for more than 40 years. We are an experienced and established housebuilder determined to deliver another scheme in Fordingbridge, in addition to our existing collection of homes at nearby Knightwood Chase, that will leave a legacy of which we can be collectively proud.

Cala Homes has a rich and extensive history of designing and building fantastic, sustainable places to live. Our business model focuses on delivering value at each point in the development cycle.

Everything we do encapsulates four key values that reflect the culture of our business – Passion, Quality, Respect and Delivery.



Our existing development, Knightwood Chase in Fordingbridge



The Willows, Burridge

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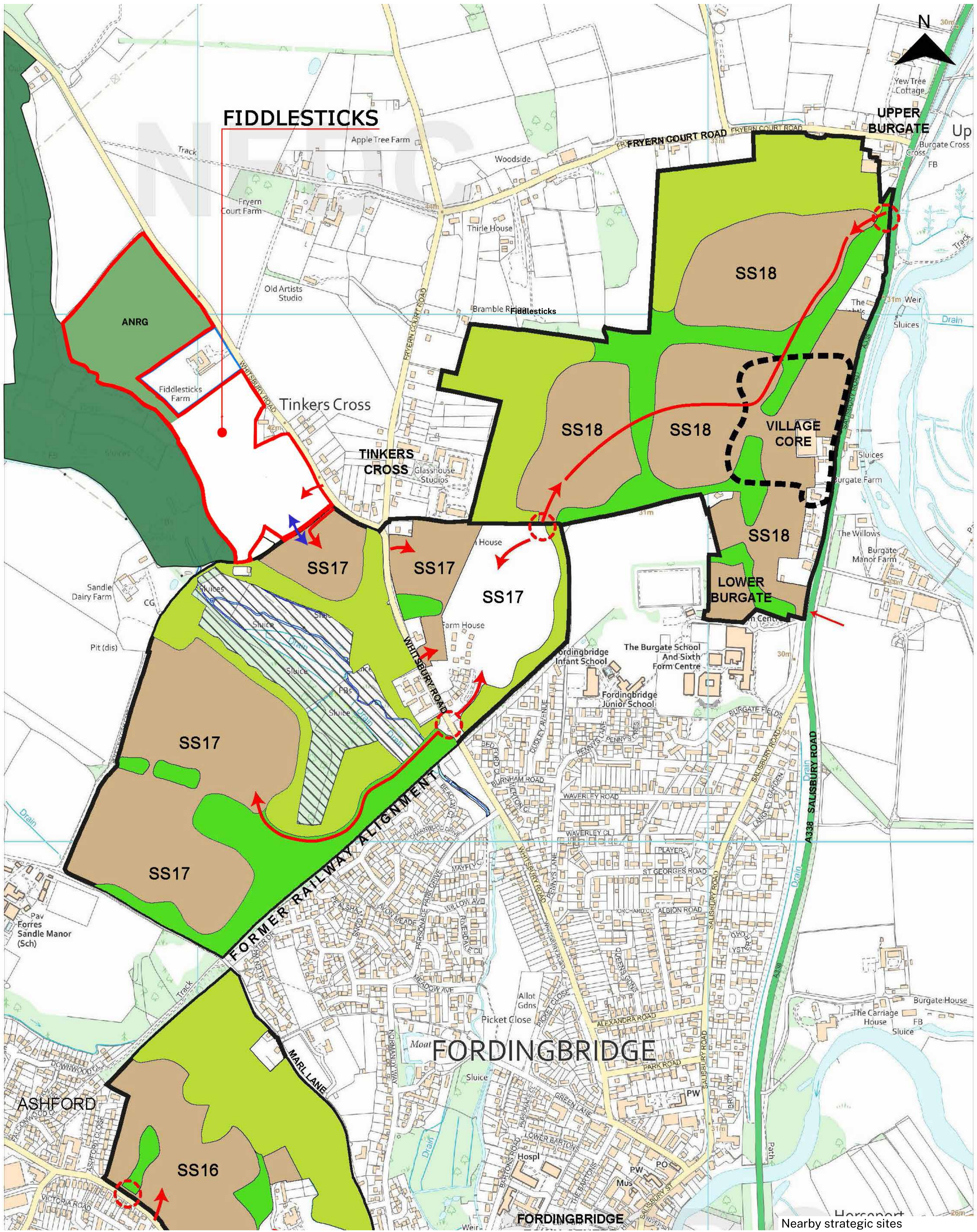
# PRINCIPLE OF DEVELOPMENT



## Planning Context

The Government has recently increased the New Forest’s housing targets, which requires suitable sites to come forward to deliver much-needed housing. The Council has confirmed that it cannot meet its housing needs over the next five years.

In these circumstances, national planning policies and guidance apply a ‘presumption in favour of sustainable development’. This means, in the context of Fordingbridge’s acknowledged status as a sustainable location, any new major housing developments should come forward in a responsible manner to support local facilities and most importantly integrate with the existing community.



KEY	
	Public open space suitable for mitigation (ANRG)
	Potential public open space
	SINc
	Residential
	Area susceptible to flood
	Vegetation of landscape value
	Indicative primary access
	non-vehicular access
	Public right of way (PROW)
	Potential crossing

Cala is committed to ensuring the planning need is properly balanced alongside meeting local housing needs, and wants to ensure the following:

- A good mix of house types, tenures and sizes
- New homes will be designed to respect the existing and new communities coming forward
- Contributions towards a strong and competitive economy
- Promoting a healthy and safe community
- Improved pedestrian/cycle links and sustainable transport links to public transport services

Cala Homes is committed to creating a high-quality housing development in Fordingbridge and Cala is intent on listening to comments raised during this consultation.

Summary of our proposals

- Approximately 95 high-quality new homes with access onto Whitsbury Road. Ranging from 1-storey bungalows to 2-storey homes.
- A minimum of 30% affordable family homes of mixed affordable tenure (Affordable Rent and Social Rent).
- 216 car parking spaces.
- A minimum of 95 cycle spaces.
- 5.2 hectares of Alternative Natural Recreational Greenspace (ANRG) linked by a green corridor to other strategic sites.
- 1.57 hectares of natural public open space and play spaces.
- Increased buffer zones to the western woodland, wildlife corridors and Whitsbury Road.
- Naturalistic Sustainable Urban Drainage Systems (SuDs) to improve surface water drainage in particular to Puddleslosh Lane.
- A new section of footway on Whitsbury Road.

Private (approx.)		
2-bed	13	20%
3-bed	27	42%
4-bed	25	38%
Affordable (approx.)		
2-bed	20	67%
3-bed	10	33%



# OUR PROPOSALS



Artist's impression of northern edge of development, when viewed from Public Open Space



Increased connectivity to surrounding sites including Tinkers Cross and along Whitsbury Road.



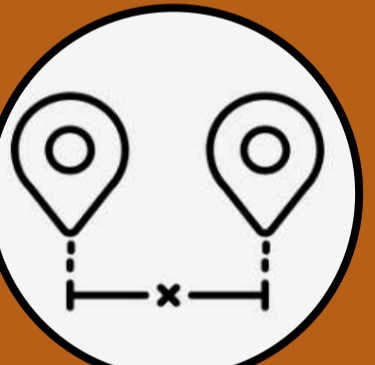
**100%** electric vehicle charging for all new homes.



**18k p.a.** in Council Tax Contributions and **1.09m Community Infrastructure Levy (CIL)** payment towards local services and environmental projects.



**380** construction jobs created.



**20m** buffer on the western edge with woodland.



Protecting local views towards the National Park and Sweatfords woodland.



**10%** minimum Biodiversity Net Gain.



**1.57ha** of public open space and **5.2ha** of Alternative Natural Recreational Greenspace (ANRG).



Providing new water features. A net reduction to surface water flooding on Puddleslosh Lane.



Woodland stewardship - Root protection and sustainable surface water drainage.



Artist Impression of entrance from Whitsbury Road looking northwest

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# NEW PUBLIC OPEN SPACES

CALA



## Landscape-led Design

- ANRG located to the north, area exceeds the required minimum space.
- Fiddlesticks is surrounded by landscape and maintains its own sense of place and character.
- ANRG link runs to the western side and hugs the tree line with easy connection to POS and an amenity experience which possesses journey and narrative.
- All ecological and arboricultural buffers respected, integrated into a managed and defensible location, with social supervision.
- Diagonal tree line respected and ditch within maintained.
- Natural gap in diagonal tree line used for a vehicular connection with culvert and traditional style bridge.
- Opportunity for varied “pockets of place” with rural/semi-rural characters. Drives, mews courts and lanes arranged around one simple spine road and integrated into a landscape led approach with SUDs and ecology, all merging.
- Principal SUDs attenuation arranged to the south. Existing ditch retained, swales and open SUDs to feature as a part of any emerging detail design.

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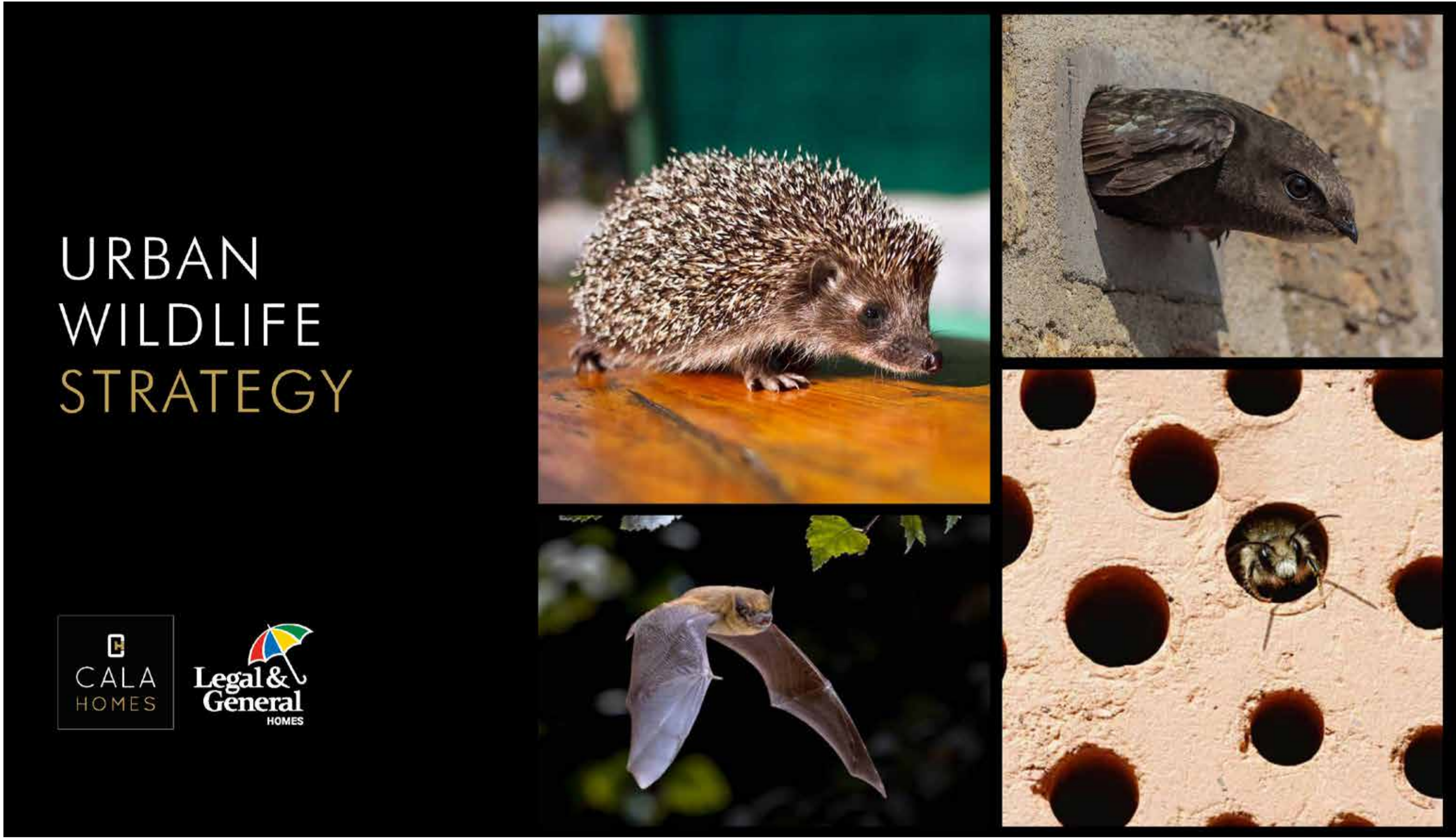
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# SUSTAINABILITY AND ECOLOGY



## Urban Wildlife Strategy

A 2021 study estimated that the UK has lost almost half of its native biodiversity. Cala Homes’ Urban Wildlife Strategy creates a design framework that establishes a biodiversity standard for every new home. The Urban Wildlife Strategy will be in addition to all other planning requirements.



- One swift nesting feature per house and apartment building
- If any swift nesting features are clustered for colony establishment purposes, all houses will continue to have at least one bird nesting feature
- Each house and apartment block to have at least one bat roosting feature
- Each house and apartment block with boundary walls to have at least one invertebrate brick
- Rear gardens adjoining other gardens or any other form of green space to include hedgehog-friendly fencing
- All gardens to include at least one native tree sapling



## A Sustainable, Clean and Green Development

Our proposals will tackle the key environmental challenges through low carbon design, renewable energy use, sustainable transport support and enhanced biodiversity. Our commitments at Fiddlesticks are shown below.



No fossil fuels. The development will be all electric, in line with the UK’s grid decarbonisation.



Reducing water consumption. Water efficiency measures will be maximised.



Air source heat pumps to supply heating and hot water.



EV charging facilities for every home.



Drought resistant species and productive landscape planted across the site, along with new habitats.



Consideration to solar orientation and photovoltaic panels for new homes.



Covered and secure cycle parking spaces for every home, and visitor cycle parking spaces.



Energy-saving workshops for construction team and local supply chain.

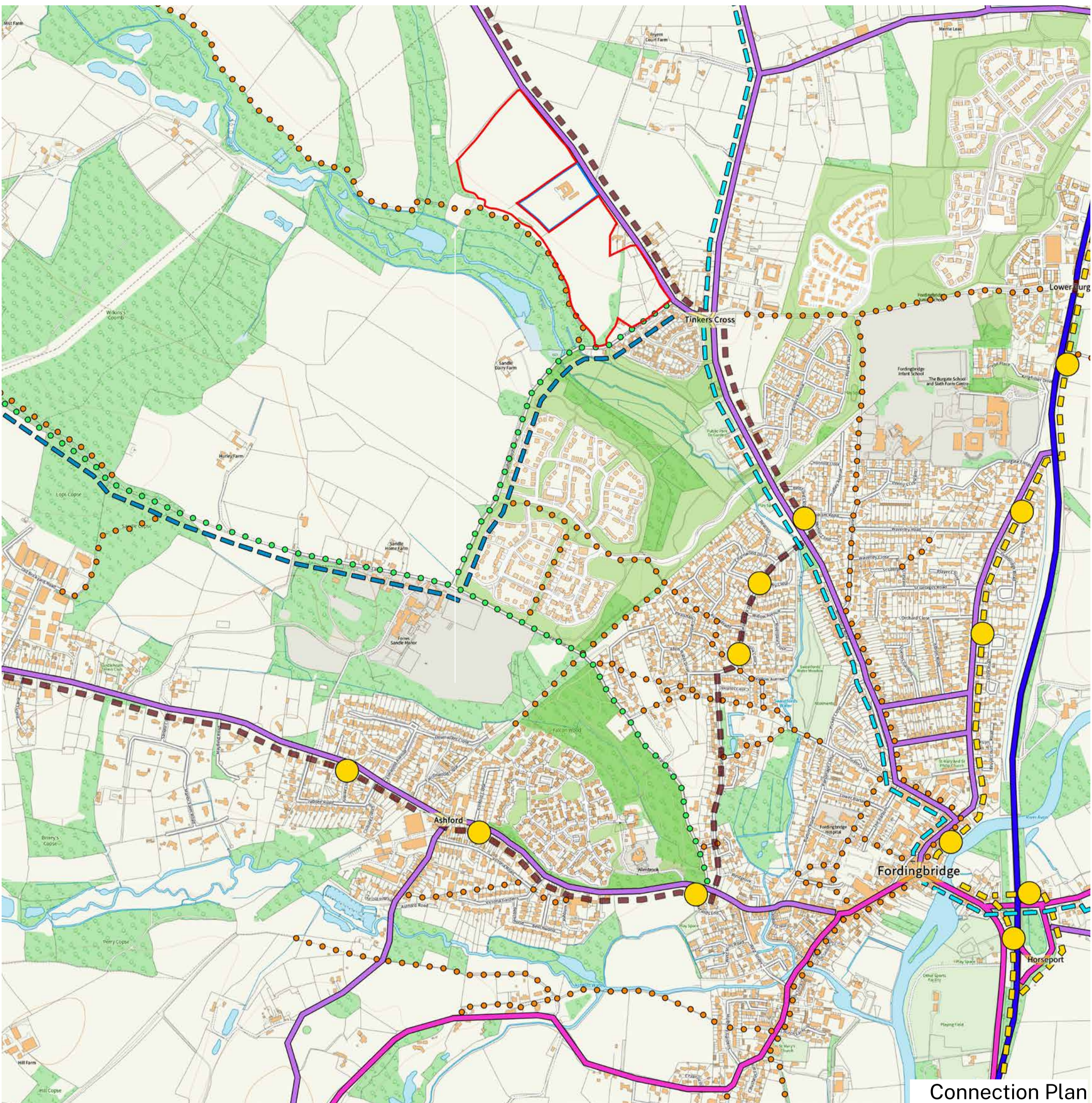
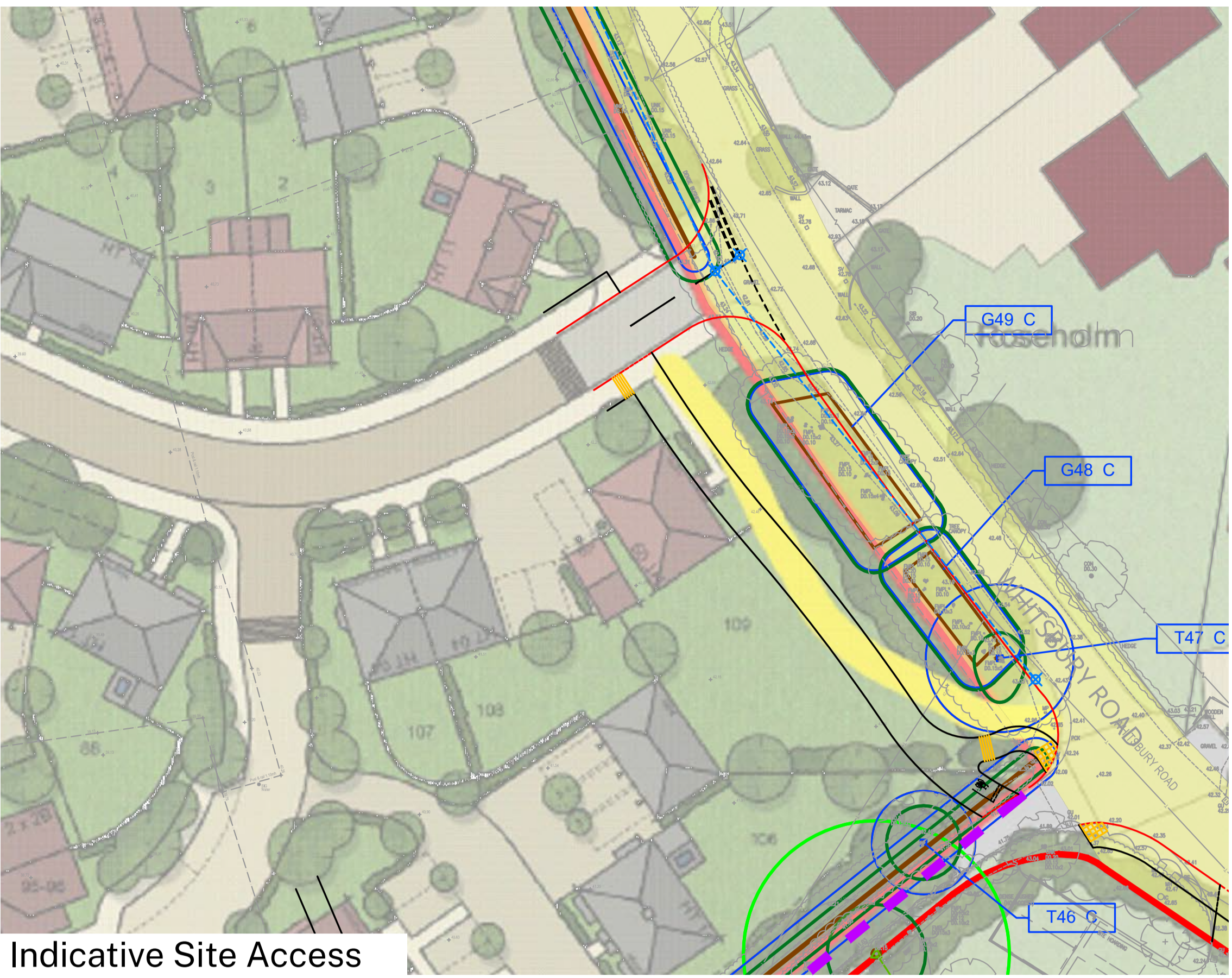
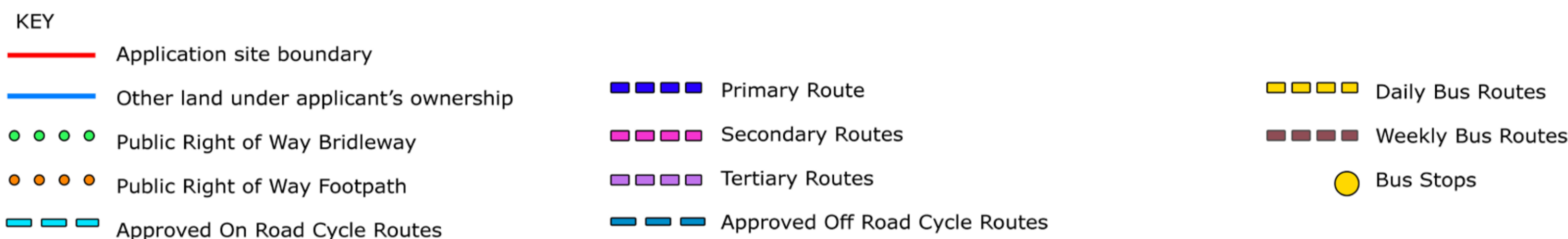


# HIGHWAYS, ACCESS AND DRAINAGE



## Highways and Access

Fordingbridge is one of the most sustainable locations in the district. Our site would be a natural extension to the connected neighbourhoods being delivered in northern Fordingbridge, and supports the New Forest District Council’s (NFDC) strategy to support the sustainable development of Fordingbridge.



- Access will be onto Whitsbury Road north of Puddleslosh Lane and the principles have been agreed with the Highway Authority. The access would help support the reduced speed limit on Whitsbury Road to 30mph as part of the Tinkers Cross / Whitsbury Green development.
- Direct and attractive connections from the site will be made to the wider footpath network within the neighbouring strategic sites as well as the public rights of way network, helping to secure the future improvement of Puddleslosh Lane as part of the proposals.
- A new footway will be provided along Whitsbury Road to connect to the existing network and a new crossing point to ensure safe and convenient access to local schools, shops, green open space, bus services and other facilities.

## Drainage

### Flood Risk

The housing development is not located within an area of flood risk. Furthermore, it seeks to ensure that there is no increase in flood risk to the site or surrounding area. All sources of flooding have been considered to inform the proposal in line with planning policy and best practice. There is anecdotal evidence of surface water ponding within Puddleslosh Lane. Whilst not directly attributed to the development site, mitigation measures are proposed as part of this strategy.

### Foul Drainage Proposals

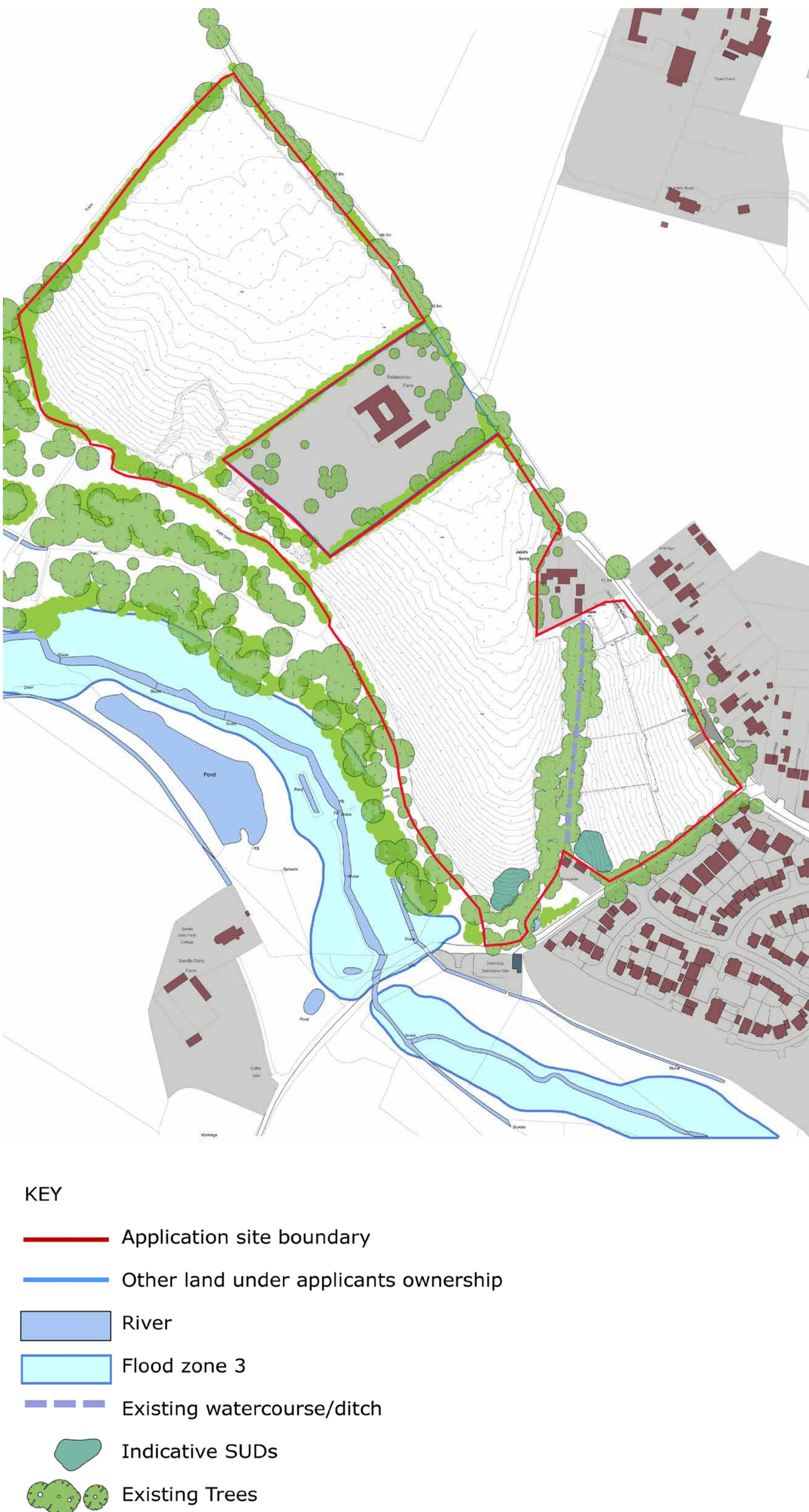
Foul water from the development will be pumped to the public foul water sewer at manhole MH SU14154201. A capacity assessment for the wider Fordingbridge network has been undertaken by WW. This capacity assessment has determined that an additional 45m<sup>2</sup> of storage will be required. Cala will provide this additional storage on site within the vicinity of the new pump station compound.

### Surface Water Drainage Proposals

A surface water drainage strategy has been produced for the site. The drainage strategy proposes to replicate the existing greenfield scenario using a series of sustainable drainage systems. It is proposed that on-site storage is provided up to the 1 in 100 year plus 40% climate change event via open infiltration basins. Flow will be conveyed to these open basins via a series of open swales and pipework, slowing down flows, infiltrating naturally whilst also enhancing water quality and biodiversity.

Ground water monitoring has been undertaken, all infiltration basins will be set with a 1m clearance above any recorded ground water level. Ground water monitoring is still active and being recorded on a monthly basis.

Infiltration will be utilised across the entirety of the proposed development, all surface water will be contained within the limits of the site. This will further help mitigate any concerns regarding flooding to Puddleslosh Lane.



# THANK YOU



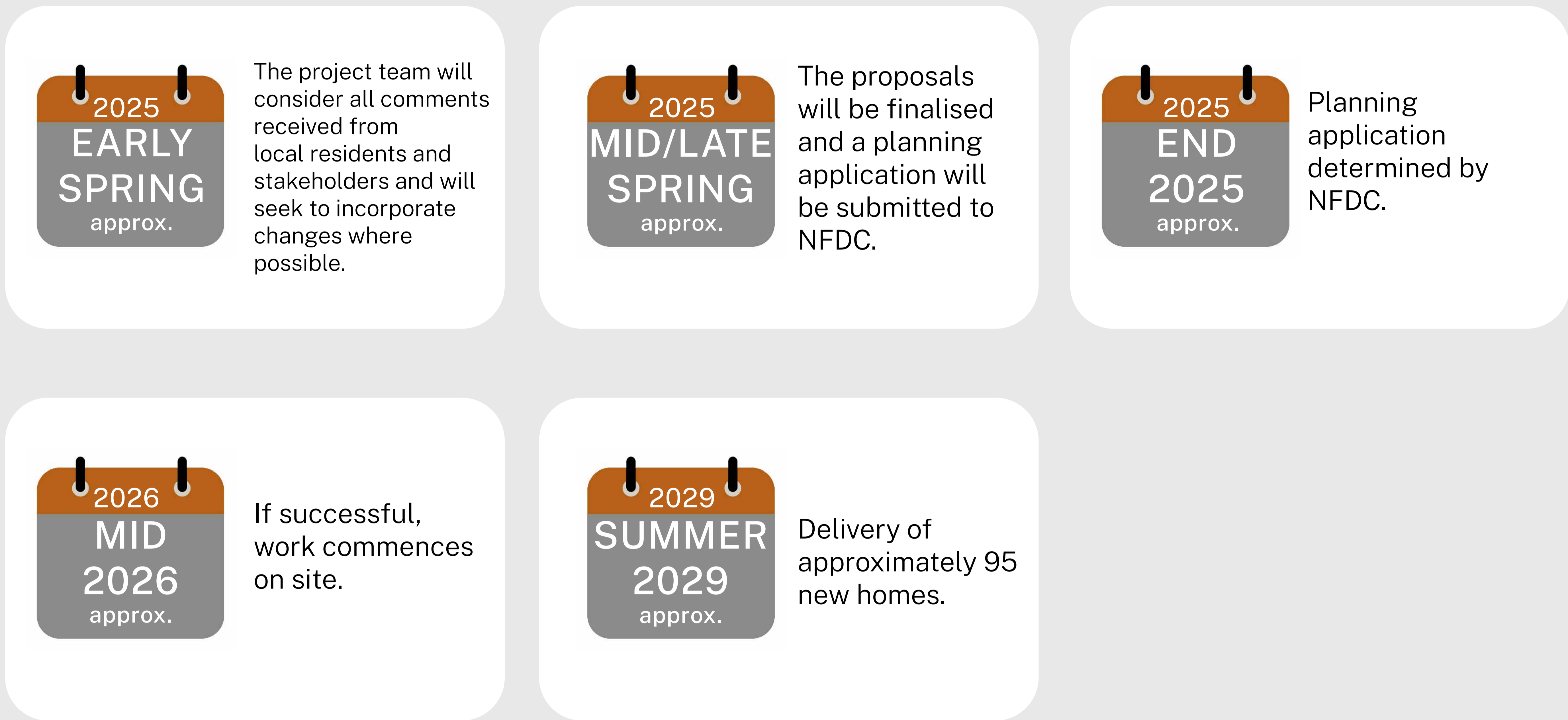
Thank you for taking the time to attend our exhibition today and look through Cala's emerging proposals for approximately 95 new homes.

We have provided feedback forms on tables around the room and would like to hear your views about the proposals before the application is submitted to NFDC.

Please do fill in a feedback form and drop it in the feedback box provided. Alternatively, you can email your comments directly to us via the email address, or via our project website (details below). Please send your feedback to us by 5pm on Thursday 3rd April 2025.



## What happens next - Indicative Timeline



## Contact Us

If you have any questions about our proposals, we will be happy to answer them today. If you have further queries following today's event or wish to learn more, please do not hesitate to get in touch.

Email: **info@fiddlesticksconsultation.co.uk**

Telephone: **0800 689 5209**

All the material on display here today can also be viewed online via our consultation website:

**www.fiddlesticksconsultation.co.uk**