

Upper Marshwood Vale Neighbourhood Plan

Site Options survey results

We had some 50 returns to the Neighbourhood Plan (NP) Site Options survey, mostly from Marshwood and Bettiscombe with very few from Stoke Abbott, general conclusions are:

- 1 The most needed development is to replace the village shop. Three sites could have provided such a service but two have been excluded from the plan (through lack of support for housing) leaving only the Dungeon site as a possibility, this subject to agreement with the owner on details.
- 2 A widely supported project was the provision of extra parking at the school sites included a plan to rationalise short-term parking and to offer traffic circulation. Neither of the school sites is possible however unless housing is supported too.
3. Apart from live/work on one site there was no clear support for housing on any site.
4. There was support for protecting a variety of green spaces and local features across the parish area.
5. A long-term project for a communal sewage treatment plant for Marshwood did not receive support with a perceived lack of benefit for those who do not live in the centre of Marshwood.
6. There was general support for NP Policies but these will have to be updated to take account of the Site Options survey results.

The seven sites offered are listed below with their proposed use and what was supported through the consultation process. All site owners were surprised by the opposition to housing and tourism ventures given the potential benefit for the future of Marshwood.

Site description	Proposed uses	Supported
1 The Dungeon	housing/shop	shop
2 Adj. Gramarye Lodge	housing/parking/playground	parking/playground
3 Three Counties,	housing/live-work	live-work
4 Adj. Penn View	housing	no support
5 East of Bottle Inn	housing/holiday accommodation	no support
6 Adj. Bottle Inn car park	housing/holiday accom./shop	holiday acc./shop
7 Opposite school	housing/parking/shop	parking/shop

NP Committee Conclusion: having built our affordable homes and with limited interest from other parts of our community, more houses are not yet needed. We should focus on restoring good shopping to Marshwood village and developing convenient parking where needed.

Question: if improved parking for the school could only happen if some housing helped finance the land costs, would this be OK or not ?

List of sites

Site 1: The Dungeon, Marshwood

Site 2: Land adjacent Gramarye Lodge, Marshwood

Site 3: Three Counties, Marshwood

Site 4: Land adjacent Penn View, Shaves Cross

Site 5: Land east of the Bottle Inn, Marshwood

Site 6: Land adjacent the car park at the Bottle Inn.

Site 7: Land opposite the school, Marshwood

