



# Wimborne Minster Colehill and Planning for the future of

Christchurch and East Dorset  
Core Strategy  
Pre-Submission Consultation  
Christchurch and East Dorset  
delivering services together

## East Dorset District Council is working jointly with Christchurch Borough Council to consider our new Local Plan, which sets out a strategy for how to manage the future growth and development in East Dorset

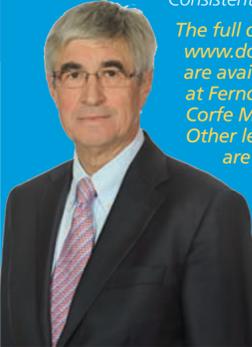
This document is being prepared for the third round of public consultation. The previous consultations on the Core Strategy took place in the spring/summer of 2008 at "Issues and Options" stage, and late in 2010 at the "Options for Consideration" stage. We asked the public to confirm what they felt to be the main issues facing Christchurch and East Dorset which the Core Strategy should address, and their views on policy options for addressing the issues.

The consultations have provided a very good response with many diverse opinions and ideas about how best to plan the area. The Options for Consideration stage received responses from about 3,000 individuals and organisations providing over 22,000 comments. These were further supported by a range of meetings with Parish and Town Councils, residents associations and many other local groups. This was an unprecedented level of interest in a Local Plan in East Dorset.

Additionally, a series of exhibitions gave the opportunity for officers and members to listen and talk to local residents. These consultations have influenced the Core Strategy in many ways, amending development proposals and guiding policies for which we thank you. The comments can be read at [www.dorsetforyou.com/348323](http://www.dorsetforyou.com/348323) or at the Council Offices at Furzehill.

The next stage of preparation is to consult on the Pre-Submission Core Strategy, so called because it occurs prior to the Council formally submitting the document to the Secretary of State for his examination and approval. The consultation period will run for 12 weeks from 2nd April - 25th June 2012, during which there will be exhibitions and the chance for you to respond. We hope that you will read this leaflet, and once again will make your views known to us.

For this stage it is important that responses are based around the "Tests of Soundness" that require the Core Strategy to be 'Justified', 'Effective' and 'Consistent with National Policy'.



The full detailed document can be viewed online at [www.dorsetforyou.com/348323](http://www.dorsetforyou.com/348323). Alternatively, paper copies are available at the District Council Offices, the libraries, and at Ferndown, Verwood and Wimborne Town Councils and Corfe Mullen and West Moors Parish Council Offices. Other leaflets on key towns and villages which face change are also available at the libraries and Council Offices.

On behalf of the Council, I look forward to hearing your views.

**Councillor Simon Tong**  
Leader Member for the Environment,  
East Dorset District Council



### How can I make a Representation?

#### Completing a Representations Form: (overleaf)

You will need a **separate form** for every policy you want to comment on, one copy is attached to this leaflet. Additional copies can be either photocopied, downloaded from our website [www.dorsetforyou.com/348323](http://www.dorsetforyou.com/348323) or requested by phoning 01202 886201 ext. 2422

#### Submit your Representation online:

The easiest way of making your representation is to complete the form online at <http://christchurcheastdorset-consult.dorsetforyou.com/portal> and follow the instructions. This will save you having to copy, handwrite and post the form and it also makes it easier for us to collate all the submissions.

It is important that responses to the consultation are based around the "Tests of Soundness".

To be 'sound' a Core Strategy should be **Justified, Effective and Consistent with National Policy**.

'Justified' means that the document must be:

- founded on a robust and credible evidence base
- the most appropriate strategy when considered against the reasonable alternatives

'Effective' means that the document must be:

- deliverable
- flexible
- able to be monitored

The concepts of justification and effectiveness are expanded in the 'Local Development Frameworks, Examining Development Plan Documents, Procedure Guidance' paragraphs 4.36 - 4.38 and 4.44 - 4.47 which can be found at:

[www.communities.gov.uk/documents/planningandbuilding/pdf/pps12lsp.pdf](http://www.communities.gov.uk/documents/planningandbuilding/pdf/pps12lsp.pdf)

Please send your completed form(s) to:  
**Policy Planning, Colehill and Wimborne Proposals, FREEPOST, (BH575), Christchurch Borough Council, Civic Offices, Bridge Street Christchurch BH23 1BR**

We understand that Christchurch Borough Council / East Dorset District Council will use the information that we have provided for the purpose of the Core Strategy. We consent to Christchurch Borough Council / East Dorset District Council disclosing my/our information to third parties for this purpose.

I understand that we have the right to ask for a copy of the information held about me/us and which is subject of Data Protection Act 1998 (for which Christchurch Borough Council / East Dorset District Council may make a charge) and to correct any inaccuracies in my/our information.

Data Protection Act 1998: Any information provided will be treated in strict confidence and will be held on and processed by computer.



### Some frequently asked questions

**Q Why are we planning for 15 years ahead?**

**A** We need to make sure that we have policies in place to plan for the future, to help us make decisions about a wide range of issues, such as housing, employment, open space and leisure, the environment, town centres and transport. If we have no plan then we will lose local control and decisions will be made for us through planning appeals using national policies.

**Q Have you listened to the residents and community before publishing this document?**

**A** Yes, the consultation has provided us with a clear gauge of local interest from the community, with over 22,000 individual responses from over 3000 residents and interest groups covering a broad range of issues and concerns. Officers have spent considerable time listening and talking to residents at exhibitions and meetings, and these views have helped to shape the policies in this document.

**Q Are you going to protect the Green Belt?**

**A** Yes, we aim to protect 99.5% of the Green Belt in East Dorset by these policies. In order to provide land to meet our housing and employment needs for the next 15 years, a very small amount (0.5%) will have to be released from the Green Belt because there is not enough available land in the urban areas. Despite this, the majority of new housing will be built in our settlements, not in what is now Green Belt. The purposes of the Green Belt are to check the unrestricted sprawl of large built-up areas; to prevent neighbouring towns from merging into one another; to assist in safeguarding the countryside from encroachment; to preserve the setting and special character of historic towns; and to assist in urban regeneration, by encouraging the recycling of derelict and other urban land. These purposes are not undermined by the proposals in the Core Strategy. In fact, we plan to give greater public access for the community onto Green Belt land through footpaths, parks and trails than there has been in the past.

**Q Why do all of the housing development options focus on four settlements?**

**A** Corfe Mullen, Ferndown and West Parley, Verwood, and Wimborne and Colehill are the locations where important facilities, services and employment are most accessible and readily improved.

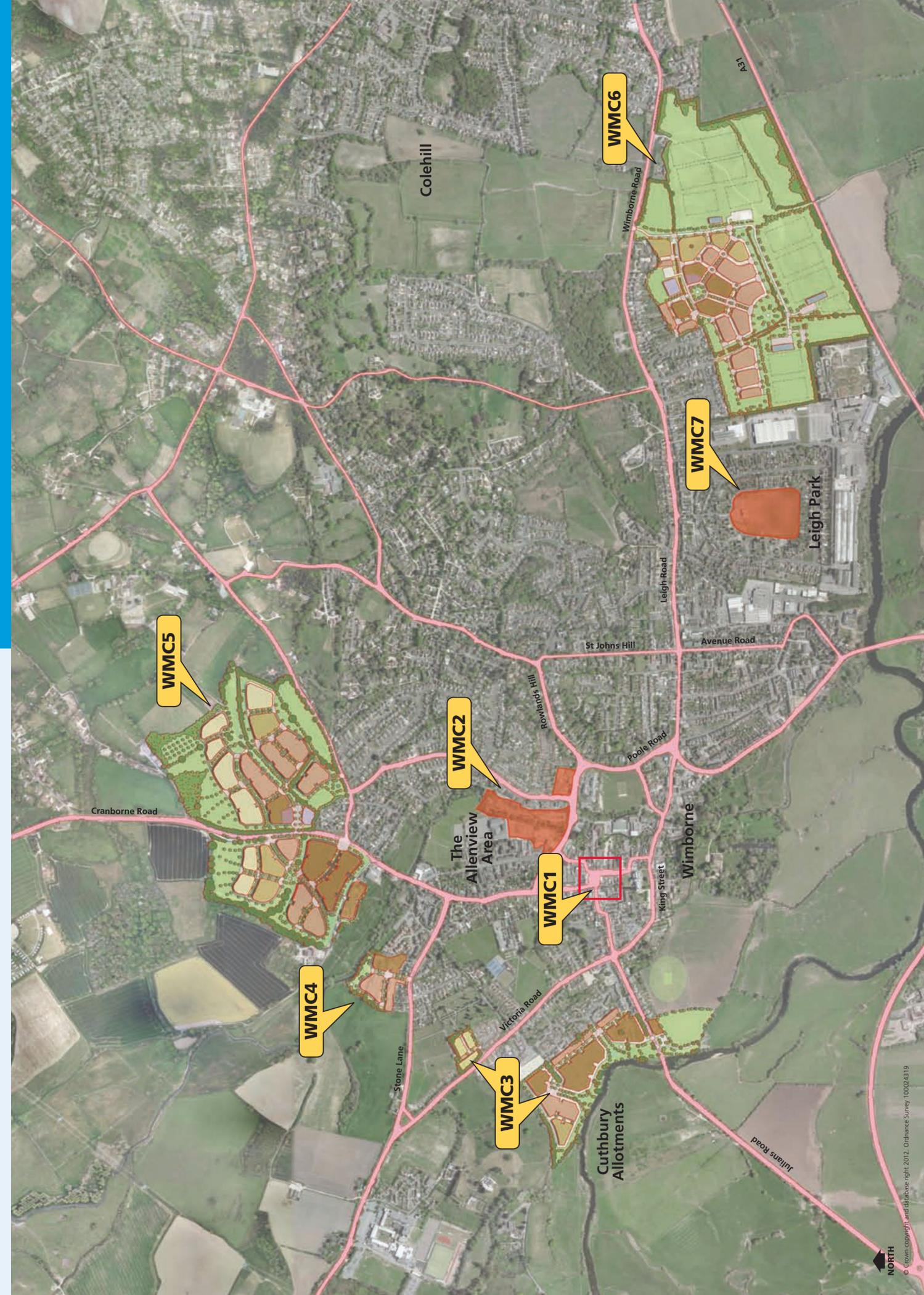
**Q What will happen to my comments?**

**A** All representations received will be published on the Council's website along with your name (see 'How can I make a Representation').

Your response will be considered by the Council when approving the submission of the Core Strategy to the Secretary of State. It will also be made available to the Planning Inspector who will be appointed to examine the document. As your representation will be passed to the Inspector you should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, based on the 'Tests of Soundness'.

#### Public exhibition dates:

Tuesday 17th April	The Hub, Brock Way, <b>Verwood</b> BH31 7QE	2.30pm-8pm
Friday 20th April	The Allendale Community Centre, Hanham Road, <b>Wimborne</b> BH21 1AS	2.30pm-8pm
Tuesday 24th April	The Memorial Hall, Christchurch Road, <b>West Parley</b> BH22 8TS	2.30pm-8pm
Friday 27th April	Corfe Mullen Scout Hut, Badbury View Road, <b>Corfe Mullen</b> BH21 3HU	2.30pm-8pm
Tuesday 1st May	St John's Church Hall, Leigh Road, <b>Wimborne</b> BH21 1AE	2.30pm-8pm
Wednesday 2nd May	Longham United Reformed Church Hall, Ringwood Road, Longham, <b>Ferndown</b> BH22 9AW	2.30pm-8pm
Thursday 17th May	Penny's Walk, <b>Ferndown Town Centre</b>	10am-3pm



This form has two parts - **Part A** - Personal details, and **Part B** - Your representation(s).  
**Please fill in a separate sheet (Part B) for each representation you wish to make.**

**Part A - Personal details**

	1. Personal details	2. Agent's details (if applicable)
Title	<input type="text"/>	<input type="text"/>
First name	<input type="text"/>	<input type="text"/>
Last name	<input type="text"/>	<input type="text"/>
Job title	<input type="text"/>	<input type="text"/>
Organisation	<input type="text"/>	<input type="text"/>
Address	<input type="text"/>	<input type="text"/>
Phone no.	<input type="text"/>	<input type="text"/>
E-mail	<input type="text"/>	<input type="text"/>

**Part B - Please use a separate sheet for each representation**

- To which part of the document does this representation relate?**  
**Policy** (eg. WMC1):  **Paragraph:**  **Map number:**
- Do you consider the document is:** (please tick)  
**Legally compliant:** Yes  No  **Sound\*:** Yes  No

*\*The considerations in relation to the document being 'Sound' are explained in Planning Policy Statement 12 in paragraphs 4.36 - 4.47, 4.51 and 5.52 and the boxed text. If you have entered No to 4.(2), please continue to Q5. In all other circumstances, please go to Q6.*

- Do you consider the document is unsound because it is not:** (please tick)  
**Justified:**  **Effective:**  **Consistent with national policy:**
- Please give details of why you consider the document is not legally compliant or is unsound.** Please be as precise as possible. If you wish to support the legal compliance or soundness of the document, please also use this box to set out your comments.


- Please set out what change(s) you consider necessary to make the document legally compliant or sound, having regard to the test you have identified at 5 above where this relates to soundness.** You will need to say why this change will make the document legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.


**Please note** your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

- If your representation is seeking a change, do you consider it necessary to participate at the oral part of the examination with the Government Inspector?** (please tick)  
 **No**, I do not wish to participate at the oral examination  **Yes**, I wish to participate at the oral examination

- If you wish to participate at the oral part of the examination with the Government Inspector, please outline why you consider this to be necessary:**


*Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.*

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Key facts about Colehill and Wimborne Minster**

- The Core Strategy proposes that 99.5% of the Green Belt would remain protected in East Dorset.
- 37 hectares of private land currently Green Belt would become a Country Park to the south of the A31 to be publicly accessible along the River Stour and would remain in the Green Belt.
- Further large areas of public open space north and west of Wimborne, improving access to rivers and the countryside.
- 8 hectares of sports pitches for public use would be provided at Leigh Road for local sports groups to use.
- Existing allotments would be replaced and additional new allotments will be provided for residents of Colehill and Wimborne.
- 50% of new homes will be affordable homes in the New Neighbourhoods.

**The Pre-Submission Proposals**

The proposals for Colehill and Wimborne Minster could see very significant changes to the town. Some proposals will require supporting infrastructure to be provided as part of the development – such as a new school, local shops, and a play area for children or larger areas of open space for recreation.

Some proposals will only be able to proceed if alternative locations can be found for the present uses – such as the allotments at Cuthbury and the sports clubs. A new Vision has been prepared for Wimborne Minster Town Centre.

**Policy WMC 1 - Wimborne Town Centre**

**A Vision for Wimborne:**

- To support a range of retail uses, services, cafés, restaurants and cultural facilities to enhance the vitality and viability of the town centre.
- To support mixed uses of residential, commercial and retail.
- To support the enhancement of the Town Centre, improvements to the High Street and to Crown Mead.
- To support the introduction of traffic management around the town to reduce pedestrian conflict and congestion.
- To support high quality design in good quality materials, to reflect the architectural and historic significance of the town.
- The Town Centre boundary will be the focus for town centre uses.

**Policy WMC2 - The Allendale Area of Potential Change, Wimborne**

**The Allendale Area will be redeveloped to provide a civic hub**

- The provision of a new Allendale Community Centre.
- The provision of new District Council offices.
- The provision of offices for other public bodies.
- A riverside park.
- Public car parking.

*This will be subject to a Flood Risk Assessment, a conservation assessment of the impact of development on the historic setting of Allendale House; a public car parking assessment for Wimborne Town Centre, and an assessment of need for community facilities.*

**Policy WMC3 - Cuthbury Allotments and St Margaret's Close New Neighbourhoods, Wimborne**

**260 homes** - (Minimum of 50% affordable)

- The provision of land (0.4 hectares) for a future extension to Victoria Hospital.
- New replacement allotments are to be provided in an easily accessible location within Wimborne or Colehill Parish. Land has been identified to the south of Julian's Road and as part of Policies WMC5 and WMC6 for new allotments.
- A new football ground for Wimborne Town Football Club at WMC6.
- Improvements to the visual appearance of Wimborne from Julian's Road.
- Open space - a riverside park by the River Stour, and a Suitable Alternative Natural Greenspace.
- An improved river crossing for pedestrians and cyclists.

**Policy WMC4 - Stone Lane New Neighbourhood, Wimborne**

**90 homes** - (Minimum of 40% affordable)

- Improved highway access onto Stone Lane.
- The development must be sympathetic to the gateway location of the site and its proximity to the Wimborne Minster Conservation Area, and the Area of Outstanding Natural Beauty.
- A new pedestrian and cycle crossing across the River Allen to link to the new development at WMC5.

**Policy WMC5 - Cranborne Road New Neighbourhood, Wimborne**

**600 homes** - (Minimum of 50% affordable)

- A First school.
- A local centre.
- New allotments.
- Substantial areas of Suitable Alternative Natural Greenspace set out as informal parks around the development and linear parks throughout the development.
- A network of pedestrian and cycle routes throughout the neighbourhood, including a new crossing across the River Allen to Stone Lane at WMC4

**Policy WMC6 - South of Leigh Road New Neighbourhood and Sports Village, Wimborne**

**350 homes** - (Minimum of 50% affordable)

- A sports village with new grounds for Wimborne Town Football Club and Wimborne Rugby Club.
- 8 hectares of sports pitches for public use, with changing facilities and teenage activity space.
- New allotments.
- A local centre.
- Land for a First School
- 37 hectares of land for a country park to the north and south of the A31(T).

**Policy WMC7 - Leigh Park Area of Potential Change, Wimborne**

**Open space and local housing**

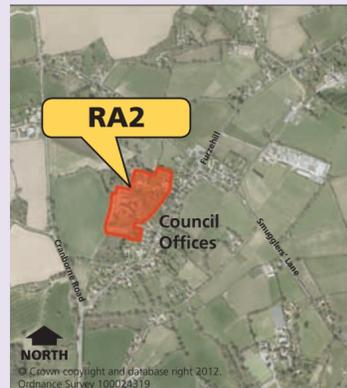
- 1.5 hectares of land to be used as open space.
- Youth Club facilities.
- Housing for people with local connections to Leigh Park.

If Wimborne Rugby Club relocates to Leigh Road (WMC6), an Area Planning Brief will be prepared with the Town Council and community to agree how to achieve the greatest benefit for the residents of Leigh Park.

**Policy RA2 - Furzehill Council Offices**

**Amendment of the Furzehill Village Envelope to include the Council Offices and neighbouring buildings**

- Development must reflect the site's location in the Green Belt.
- Retention of the wooded areas with public access.
- Provision of a community hall for the village.
- Provision of traffic calming measures in the village.
- Landscape screening to the wider area.
- Replacement buildings must not exceed the current floorspace of existing buildings and will not exceed their height.



**Housing**

**What you said:**

- Why are so many houses being proposed for Wimborne?
- There is a need for more affordable housing in the town.
- The proposals will swamp the pleasant market town and ruin its character and attractiveness to visitors.
- New properties should be of a decent size to live in, with sufficient private space and adequate parking.
- There is a need for two bedroom houses in the area.
- The design of the developments should be of the highest standard.
- Do not see a need for affordable housing in the area.
- Support the concept of concentrating development in the main urban areas.

**Our Response:**

- These options provide the opportunity to deliver much needed housing, including significant affordable housing, close to the existing facilities of Wimborne and Colehill. There is a high level of need for affordable housing in the District and the main settlements offer the greatest benefits of accessibility to services, schools, public transport and shops.
- Each New Neighbourhood will be carefully designed to provide a mix of housing types and tenure, supported by local facilities, such as open space, local centres and in some cases a school. The areas will be master planned in order to ensure a comprehensive approach to the delivery of the development, including such matters as transport and drainage.
- The Council shares the view of many respondents that the new housing should meet the highest levels of design, should be of a decent size to live in, should be sympathetic to the surroundings and enhance the town, not detract.

**Environment**

**What you said:**

- Impact of Cuthbury Allotments could enhance the river frontage and the approach to Wimborne.
- Concerns about development adjacent to the river, both in terms of flood risk and impact on biodiversity.
- Need to keep the river corridor access open to people.
- These Options offer opportunities for significant green infrastructure that could remove potential adverse effects on Dorset Heaths.
- Impact of the development of an important and sensitive site at Julian's Bridge.
- High density development at Cranborne Road could compromise the setting of the historic town.
- Leigh Road is good agricultural land and should not be lost to development.

**Our Response:**

- The proposals in Cranborne Road and Cuthbury Allotments can be designed to enhance the entrance to the town from the north and west and they will be set within existing natural and well-defined landscape features to safeguard the environment.
- All sites have been located to avoid the risk of damage to sensitive habitats and areas at risk of flooding.
- The land at Leigh Road is not high quality agricultural land, and offers good level land in the town for housing and sports uses.

**Allotments**

**What you said:**

- We are being encouraged to grow our own food, so why build on the existing allotments?
- New allotments won't be within walking distance for many existing allotment holders.
- The allotments should be treated as an asset and not relegated to the outskirts of communities.
- Please ensure that any new allotments are not more expensive than the existing ones in town and are available to all.

**Our Response:**

- There is understandable concern about the loss of the existing allotments at Cuthbury. The plan requires that development cannot take place until a suitable alternative location for the allotments is found. There is the opportunity through new developments within Wimborne and Colehill, to provide more allotments than currently exist to meet the growing demand for this facility, and to provide greater security of tenure for users.
- A number of existing allotment holders in Wimborne do not live in the town. The Allotment Associations will need to consider how to allocate the new allotments.

**Traffic**

**What you said:**

- Transport improvements should be put in place before the development starts.
- We need to address our dependence on the car and to improve public transport.
- Concerns that Julian's Bridge cannot accommodate additional traffic.
- Concerned about the impact of additional traffic generated by the developments.
- This scheme is too big and traffic will have an adverse impact on Colehill.
- Strongly support the pedestrian/cycleway green link through the sites.
- Provide a proper cycleway from the town to QE School.

**Our Response:**

- The management of the traffic generated from new development will be a major consideration. Traffic modelling by DCC shows that there will not be a significant traffic problem caused by the new neighbourhoods, as they will be close enough to the town centre facilities and services to encourage walking and cycling rather than driving.
- Improved cycleways from the developments will provide more sustainable access to QE School and the town centre.
- Development at Cranborne Road will need careful design to ensure that a rat run is not established along Burt's Hill as this rural country lane is wholly inappropriate to accommodate substantial additional traffic.

**Sports and Community Facilities**

**What you said:**

- It is pointless to complain that Wimborne Minster is dying and that traders are suffering, and at the same time object to every proposal that would bring more customers to the town.
- Support the proposal to allow space for the hospital to grow.
- Support the need for a new ground for the Football Club.
- Local infrastructure could not cope with increased population.
- Moving the Council offices would make them easier to access.
- Allendale House and the Allendale Centre provide excellent facilities for the town and should be the centre of support for the Council. Don't waste money on new facilities.
- Support new club facilities to enable Wimborne Rugby Club to move from Leigh Park.
- Car parking must be increased slightly in the town centre not decreased.

**Our Response:**

- The Council supports the economic vitality of the town, and will undertake a car park survey to consider the future needs of the town centre. With the shared provision of services between Christchurch and East Dorset Councils', the future need for a site at Furzehill and the creation of a civic hub, including a community hall in the Allendale area will be explored further.
- The new sports facilities proposed would enable both the Rugby and Football Clubs to have much improved facilities to allow them to develop. The additional sports pitches and large new areas of public open space can offer greater opportunities for recreation for the residents of Colehill and Wimborne.