



INSPLACE PLANNING LTD

**East Dorset District Council  
PPG17 Open Space Study**

**Section 6**

**Area Profile:  
Colehill**

**May 2007**

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## **LOCAL NEED AREA – COLEHILL**

### **1.0 DESCRIPTION OF LOCAL NEED AREA – COLEHILL**

Colehill is situated to the east of Wimborne Minster and merges with it on its western boundary. Wimborne has expanded up the eastern side of the gap formed by the River Allen onto the Colehill ridge and the settlement of Colehill extends further eastwards along this ridge, although the extensive tree cover screens much of the housing from view from the surrounding countryside. The undeveloped northern and southern slopes of the Colehill ridge are prominent and important in local landscape terms in maintaining the rural character of the area. At the eastern end of Colehill there is a wider area of housing development on the southern slopes of the ridge and at its foot; these areas, around Hayes and Canford Bottom, are part of Stapehill and fall within Ferndown civil parish. The crest of the ridge above this area is covered by the Cannon Hill forestry plantation, which is well-used as an area of informal recreation. The northern slopes of Colehill are broken into small fields with mature hedgerow trees, and small woodlands.

Whilst the Colehill/Wimborne area generally is served by a range of open spaces for both formal and informal recreation, most of the main recreational sites lie within the parish of Wimborne, apart from Olivers Park. Thus the proximity of Wimborne plays an important part in understanding the pattern of open space use in Colehill and should be considered with it.

### **2.0 SUMMARY OF PROVISION AND QUALITY OF OPEN SPACE**

#### **2.1 Open Space within Colehill**

The accompanying map shows the location and typology of open space within Colehill. The following sites are mapped and many were included in the quality audit; detailed scores of the assessments are held on the GIS database and should be referred to as required.

Adj 106 - 114 Bridle Way LAP  
Amenity Greenspace Hawk Close  
Amenity greenspace to the north west of Bridle Way  
Amenity Space Off Trotters Lane Footpath  
Amenity wooded greenspace Wimborne Road / Cobb Road  
Amenity Woodland at the Junction of Wimborne Road / Middlehill Road  
Amenity woodland to the N of St. Michaels Church  
Astroturf Hockey Pitch at Dumpton School  
Beaucroft Special School Playing Field  
BMX Trails to the South of Smugglers Lane  
Bridle Way (East) LAP  
Bridle Way (West) LAP  
Bridle Way Amenity Greenspace (verge) adj No 74  
Cannon Hill Plantation  
Colehill First School MUGA  
Colehill First School Playing Fields  
Cutlers Place (south east) LAP

Cutlers Place (south) LAP  
 Cutlers Place (west) LAP  
 Deans Grove Woodland  
 Dumpton School MUGA  
 Dumpton School Playing Field  
 Farriers Close LAP  
 Harness Close LAP  
 Hayeswood County First School MUGA  
 Hayeswood County First School Playing Fields  
 Leigh Road Local Nature Reserve  
 Lonnen Road Woodland  
 Lonnen Wood Close Woodland  
 Middlesex Copse  
 Olivers Park  
 Olivers Park LEAP  
 Olivers Park Woodland / Churchmoor Copse  
 Spur Close Amenity Greenspace (verge)  
 St Michaels School MUGAs  
 St Michael's School Playing Fields  
 St. Catherines RC JMI School Playing Fields  
 St. Michael's Wooded Copse  
 Stapehill Crescent LAP  
 The Reef Youth Club  
 Triangle Wood amenity greenspace  
 Wooded Amenity Footpath Through the Bridle Way Estate  
 Wooded Amenity Space around Hayeswood School  
 Wooded Amenity Space around the Library in Cannon Hill Road  
 Wooded Amenity Space at Marshfield  
 Wooded Amenity Space at New Merrifield  
 Wooded Copse at the Junction of Smugglers Lane / Colehill Lane  
 Woodland on East Side of Marshfield  
 Woodland Opposite 36 Canford Bottom  
 Woodland South of Middlehill Road and west of Olivers Road  
 Woodland to east of Brickyard Cottage  
 Woodland to the north of 153 Lonnen Road  
 Woodland to the north of Glynville Close  
 Woodland to the south of Park Homer Drive

## 2.2 Quality of sites in Colehill

*In the following lists 'n/s' means 'Not scored'.*

### 2.2.1 Active Sports Space

Site

Colehill Sports and Social Club (cricket pitch)

Quality

81.0%

### 2.2.2 Space for Children and Young People

Site	Quality
BMX Trails to the South of Smugglers Lane	88.9 %
Olivers Park LEAP	50.0 %
The Reef Youth Club	81.2 %

- Both Smugglers Lane and The Reef Youth Club sites are of good quality. The site with the most potential to improve is Olivers Park LEAP which requires a higher maintenance regime.

### 2.2.3 Amenity Green Space

Site	Quality
Adj 106 - 114 Bridle Way LAP	60.0 %
Amenity Greenspace Hawk Close	n/s
Amenity Space Off Trotters Lane Footpath	n/s
Bridle Way (East) LAP	66.7 %
Bridle Way (West) LAP	66.7 %
Bridle Way Amenity Greenspace (verge) adj No 74	n/s
Cutlers Place (south east) LAP	60.0 %
Cutlers Place (south) LAP	46.7 %
Cutlers Place (west) LAP	86.7 %
Farriers Close LAP	73.3 %
Harness Close LAP	66.7 %
Spur Close Amenity Greenspace (verge)	n/s
Stapehill Crescent LAP	61.1 %

In general, the management and maintenance of amenity green spaces across Colehill was found to be good. A number of sites offer opportunity for improvement:

- Cutlers Place South (46.7%)
- Bridle Way East Lap (60%)
- Cutlers Place (60%)

### 2.2.4 Natural & Semi Natural Space and Green Corridors.

Site	Quality
Amenity greenspace to the north west of Bridle Way	87.5 %
Amenity wooded greenspace Wimborne Road / Cobb Road	87.5 %
Amenity Woodland at the Junction of Wimborne Road / Middlehill Road	87.5 %
Amenity woodland to the N of St. Michaels Church	94.1 %
Cannon Hill Plantation	100.0 %
Deans Grove Woodland	n/s
Leigh Road Local Nature Reserve	62.5 %
Lonnen Road Woodland	n/s
Lonnen Wood Close Woodland	n/s
Middlesex Copse	n/s
Olivers Park Woodland / Churchmoor Copse	87.5 %
St. Michael's Wooded Copse	n/s
Triangle Wood amenity greenspace	87.5 %
Wooded Amenity Footpath Through the Bridle Way Estate	n/s
Wooded Amenity Space around Hayeswood School	n/s

Wooded Amenity Space around the Library in Cannon Hill Road	n/s
Wooded Amenity Space at Marshfield	n/s
Wooded Amenity Space at New Merrifield	n/s
Wooded Copse at the Junction of Smugglers Lane / Colehill Lane	n/s
Woodland on East Side of Marshfield	n/s
Woodland Opposite 36 Canford Bottom	n/s
Woodland South of Middlehill Road and west of Olivers Road	62.5 %
Woodland to east of Brickyard Cottage	n/s
Woodland to the north of 153 Lonnen Road	n/s
Woodland to the north of Glynville Close	87.5 %
Woodland to the south of Park Homer Drive	n/s

In general, the Natural & Semi Natural Green Space across Colehill were found to be in good condition. A number of sites offer opportunity for improvement, however, the gap scores are not significant in any of the cases, and it is more a case of improving 'attention to detail', these sites include Leigh Road LNR and Woodland South of Middlehill Road.

### 2.2.5 Recreation Grounds and Public Gardens

Site	Quality
Olivers Park	55.9 %

Olivers Park requires substantial investment. The park is well used but suffers systematic vandalism from the teenagers using it and requires urgent attention to bring it up to a reasonable standard. Also, access within the site is poor. It has no formal pitches but is used as an informal kickabout.

### 2.2.6 Education Outdoor Sports Facilities

Site	Quality
Astroturf Hockey Pitch at Dumpton School	n/s
Beaucroft Special School Playing Field	n/s
Colehill First School MUGA	n/s
Colehill First School Playing Fields	n/s
Dumpton School MUGA	n/s
Dumpton School Playing Field	n/s
Hayeswood County First School MUGA	n/s
Hayeswood County First School Playing Fields	n/s
St Michaels School MUGAs	n/s
St Michael's School Playing Fields	n/s
St. CatherinesCatherine's RC JMI School Playing Fields	n/s

No schools within Colehill were quality assessed. The schools have no formal dual use agreements, but some dual use has been recorded (see below); they should in any event have a future role in providing for formal sport and recreation. School sites are generally of better quality, as they are secure and generally have some on site management presence in the form of caretakers or management.

### 3.0 SUMMARY OF ACCESSIBILITY

#### 3.1 Overall access to open space

Section 5 of the report outlines access standards to different types of open space within the Local Need Area, a summary of the main standards is shown in Table 2:

**Table 2 Access standards for open space**

<b>Typology</b>	<b>Access Standard</b>
Recreation Grounds and Public Gardens	450 metres
Amenity Green Space	450 metres
Natural & Semi Natural Green space	600 metres
Space for Children	450 metres
Space for Young People	450 metres
Active Sports Space	600 Metres
Routeway/Green Corridor	n/a
Cemeteries and churchyards	n/a
Allotments	n/a

The accompanying maps show local access standards for the various typologies (i.e. Space for Children and Young People, Amenity Open Space, Natural and Semi Natural Green Space, Active Sports Space and Recreation Grounds and Public Gardens).

#### 3.2 Access to different types of open space

Table 3 makes observations on access to different types of open space within the catchment area, using the adopted access standards, as shown in the catchment maps.

**Table 3 Access to open space in the area**

<b>Typology</b>	<b>Provision against access standard</b>
Recreation Grounds and Public Gardens	Significant gaps throughout LNA, other than in the central south area (around Olivers Park)
Amenity Green Space	Access standard largely met, although area on western fringe is poorly served
Natural & Semi Natural Green Space	Good provision on outskirts of LNA – Access standard met
Space for Children	Gaps in access throughout LNA
Space for Young People	As above
Active Sports Space	Access standards not met, significant gaps across LNA, apart from extreme west, bordering Wimborne.
Routeway/Green Corridor	No standards set
Cemeteries and churchyards	No standards set
Allotments	No standards set

## 4.0 FINDINGS FROM CONSULTATION AND SURVEY

### Citizen's Panel

58 people living in Colehill parish responded to the survey– placed in Southern settlements Sub Area (147 in total). People living in the Southern settlements Sub Area are more frequent (compared to the district as a whole) visitors to:

- Local recreation grounds
- Recreation footpaths
- Country parks, other local countryside and woodland
- Small community venues and village halls

Otherwise, their patterns of behaviour closely reflect the district as a whole.

The types of open space respondents would like to see more of in the Southern settlements Sub Area are:

- Spaces to enjoy nature and wildlife
- Space for teenagers
- Recreation cyclepaths and footpaths

The most important attributes of open space are that they should be easy to get to, clean and safe and secure. The most important facilities to have in nearby open space areas are: trees, dog bins and seats. Around two-thirds of respondents would like to use open spaces near them more often: if there were 'more suitable' areas near to where people lived and more information about what was available would be important in encouraging this.

### Local Areas of Open Space in Colehill

The most popular areas to visit are Cannon Hill Plantation; Moors Valley Country Park, Olivers Park, the fields around Leigh Common, the woods around Colehill and Redcotts Recreation Ground in Wimborne.

Interestingly, it is the more natural areas that are visited – perhaps due to the fact that there is no recreation ground as such in Colehill.

Other areas visited outside the area are most likely to be on the coast – Purbeck, Swanage, Poole Harbour, Durlston Country Park.

The overwhelming reasons for visiting these areas are to go for a walk and to visit areas of nature interest and value.

### Other comments made highlighted:

- More off road cycle routes are needed. The increase in traffic is not matched by provision of safe routes for cyclists.
- Colehill perceived as a dormitory area with no local facilities; no park/recreation ground and surely needs one.
- Teenagers' boredom is a great problem here; whilst provision for teenagers is desirable, it needs to be supervised and out of sight and sound of local residents.
- Safety and security - wooded area plantation not safe to walk in alone.



- Although they are not under local authority control private parks and gardens contribute hugely to open spaces available but too many are not dog friendly - a mistake. Dog ownership (when responsible) gets people out and about.
- More litter bins and dog bins required. Dog fouling of footpaths is a problem.
- Should stop building houses on open spaces.
- Make more parks with easy access and good parking (ie Moors Valley is OK but too expensive for a short visit). Charge for locals parking should be free (Whitecliff in Poole is a good example)
- Important not to build on open spaces and to preserve habitat for the existing wildlife, vegetation etc - essential. Certain areas in Dorset are being enclosed due to house building. It is essential to strike a better balance between buildings and open/recreational spaces as once the concrete is down.... Better planning please!
- Provision of challenging, off-road, specifically marked cross country cycle routes required.
- More allotment space please.
- It would be nice to have a public footpath from Colehill to Wimborne so that one could go for a pleasant walk into town rather than walking on pavements alongside roads with vehicle emissions.
- Is there a website which could link all the facilities together for information?? Libraries are also important for access to information and recreation
- Repairs and maintenance on Leigh Common Nature reserve, Wimborne. Possibly new signage, repair to walkways. Additional seating and pond view areas.
- Fields nearby that we used to walk in have now been closed to walkers and this is a great loss.
- Public transport to reach Pamphill or Kingston Lacy

### Summary of Provision

Colehill has very few areas for formal recreation; there is no public pitch provision within the parish. Pitches are hard to find and pitches at St Michael's School are used by Wimborne Town Boys FC U13s and U12s. Colehill Youth also making use of a variety of venues. There is a cricket team playing at Colehill Sports and Social Club also; Colehill CC.(1 pitch and 4 wickets).

#### *Colehill Parish Council*

Colehill Parish Council state there is a need for additional or improved open space as follows: more football, cricket and rugby pitches, MUGA, bowling green, open space, i.e. park and kickabout area, children's play area, teenage area, recreational footpaths, wildlife areas. In general, Colehill is very under-resourced with children and older people in particular not well catered for. There is a need for increased provision for youth and adults. Areas of open space are limited although the parish council has opened up the Triangle through site management and perhaps one day it will become a nature reserve. Provision for children and teenagers is lacking and plans for a skatepark is permanently on hold.

With regard to specific opportunities – the Memorial Hall could be made available for badminton and all the schools in the parish have open areas but are understandably reluctant to open them up to others.

The Parish Council is responsible for the maintenance of Oliver's park play area, the Triangle amenity space and Land off Smugglers Lane used for BMX. It has some concerns with respect to the future of this site. Land at By-The-Way is extremely boggy. The most used open spaces in the parish are Cannon Hill Plantation and Olivers Park.

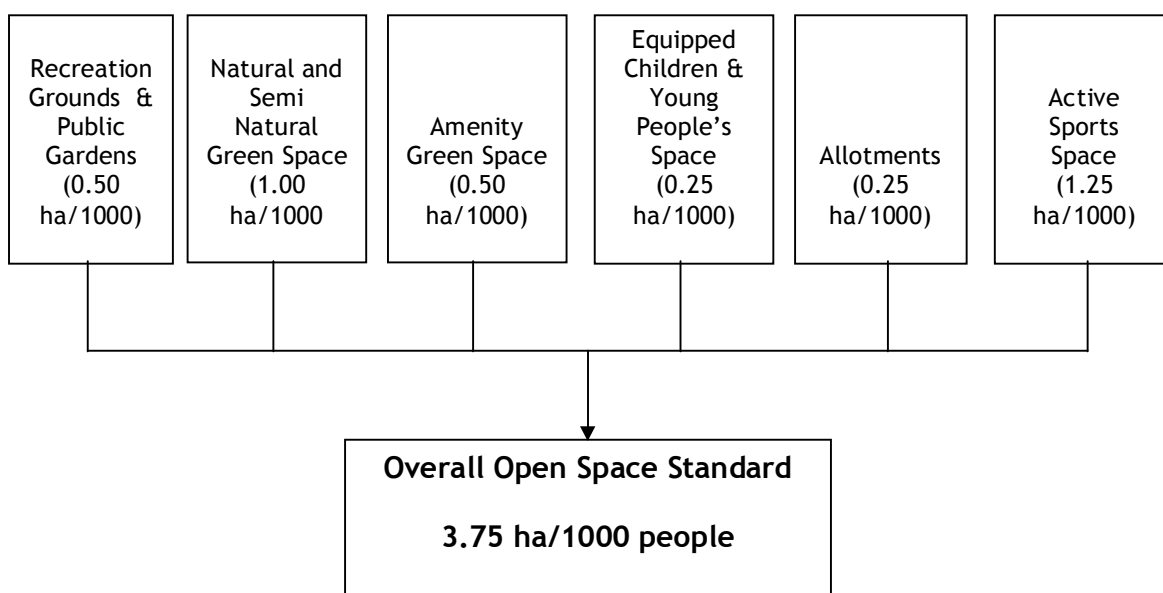
### *Schools*

- Colehill First has a mini soccer pitch and grass field, playground and school hall and would like better access to a swimming pool. There is limited community use of the hall.
- St Catherine's Catholic School has a mini soccer pitch, hall, court and playground and is planning a small athletics area. There is community use by a local football and athletics club of the field on Saturday mornings; not sure if there is any more spare capacity.
- Hayeswood First School has a field, court and playground and the school hall has a badminton court. Wimborne Tennis Club run an after-school club once a week and a football club use the pitch on Saturday mornings; not sure about any spare capacity.
- St Michaels School has extensive facilities: 3 junior football pitches; 1 junior rugby pitch; 2 artificial cricket pitches; 1 grass hockey pitch, 3 tennis courts, 2 netball courts, a hall with badminton court and a 20m x 6m swimming pool. There is community use: Wimborne YFC use the pitches once a week; various swim schools use the swimming pool in the evenings and the Parents Association use the pool and tennis courts at weekends. There is no spare capacity.
- There is an STP at Dumpton Prep. School which is not floodlit but nevertheless a useful contribution to formal pitch sport provision in East Dorset.

## **5.0 QUANTITY OF OPEN SPACE**

### **5.1 Quantity standards for open space**

Section 5 of the report outlines the quantity standards for open space within the District; a summary of these draft minimum standards is shown below:



## 5.2 Quantities of different types of open space

These standards have been applied at a local level to determine the provision of different types of open space across the adopted minimum standard, this is summarised in Table 4 which shows:

- the existing quantity of open space (existing provision);
- the required quantity of open space for the population of the area (required provision);
- the surplus or deficiency of open space (in m<sup>2</sup> and acres);
- Supply against the standard.

**Table 4 Quantities of open space within the area – COLEHILL (Pop. 7000)**

Typology	Existing provision (m <sup>2</sup> )	Required provision (m <sup>2</sup> )	Area of open space above/below the recommended minimum level of provision (m <sup>2</sup> ) / (ha)
<b>Recreation Grounds &amp; Public Gardens</b>	8016	35000	-26984m / -2.6ha
<b>Natural and Semi Natural Green Space</b>	307713	70000	237713m/ 23.77ha
<b>Active Sports Space</b>	9612	87500	-77888m / -7.79ha
<b>Children &amp; Young People's Space</b>	3590	17500	-13910m / -1.3ha
<b>Amenity Green Space</b>	11521	35000	-23479m / -2.3ha
<b>Allotments</b>	0	17500	-17500m / -0.18ha

### 5.3 Key Points: Quantitative Provision of Open Space in Colehill

- With 7000 people, Colehill is severely under resourced with regard to formal provision – Recreation Grounds, Active Sports Space and Children and Young People's provision and also in regard to accessible amenity open space.

### 6.0 ISSUES ARISING IN COLEHILL

- Colehill is deficient in all types of open space other than Natural Green space; it is the most poorly served LNA, given its population, in East Dorset.
- With the only Recreation Ground at Olivers Park, which has no formal pitches, and the only pitch (cricket) at a members club (Colehill Sports & Social Club), residents must travel to Wimborne or Ferndown for sports opportunities. Section 6.9 explores in more detail the paucity of provision here; given also that Wimborne – although having more sports provision – is also deficient across most typologies, there is a situation here to address in terms of residents' accessibility to open space.
- It is not surprising therefore that organisations in Colehill outline the need for additional or improved open space across the whole range as follows: more football, cricket and rugby pitches, MUGA, bowling green, open space, i.e. park and kickabout area, children's play area, teenage area, recreational footpaths, wildlife areas. In particular, children and older people in particular are not well catered for.
- Consultation with pitch sport clubs in Colehill and Wimborne has highlighted the issues facing in particular junior football clubs, which unless they can use pitch

facilities at St Michael's School Colehill (limited), have either disbanded or travel to other locations (Holt and Ferndown in particular).

- One potential solution to the shortages of pitches lie with the proposals for the development of land at 'By-the-way', Colehill which will aid the expansion of facilities in Wimborne and cater more adequately for the need for formal pitch provision within Colehill. According to the Local Plan, the amount of land scheduled for these pitches would bring the Active Sports provision in line with proposed standards.
- Other than at 'By-the-Way', making good the deficiencies is difficult, given the lack of available land in the north of Colehill. Any proposals here should also reflect the need to address deficiencies in play and teenage provision and amenity open space – in short, the need for a true multifunctional facility which can be used by as wide a spectrum of the community as possible. In this respect there will be issues to address in terms of the mix between club facilities and open access, community facilities.
- At the moment, in the absence of sufficient land, Olivers Park, is catering for high demand and requires a higher maintenance regime to support this.
- A review of play provision is required to make the most of existing opportunities, using amenity open space for informal play where possible.
- Any measures to improve access by footpath and cycleway between open space in Colehill and Wimborne to be considered.
- Across the District, provision of allotments is low and many LNAs have no allotment sites. As set out in Section 5, this Report recommends a new look at the burgeoning interest in allotment gardening, and how new sites can be brought into use to cater for growing demand.

# EAST DORSET : COLEHILL

