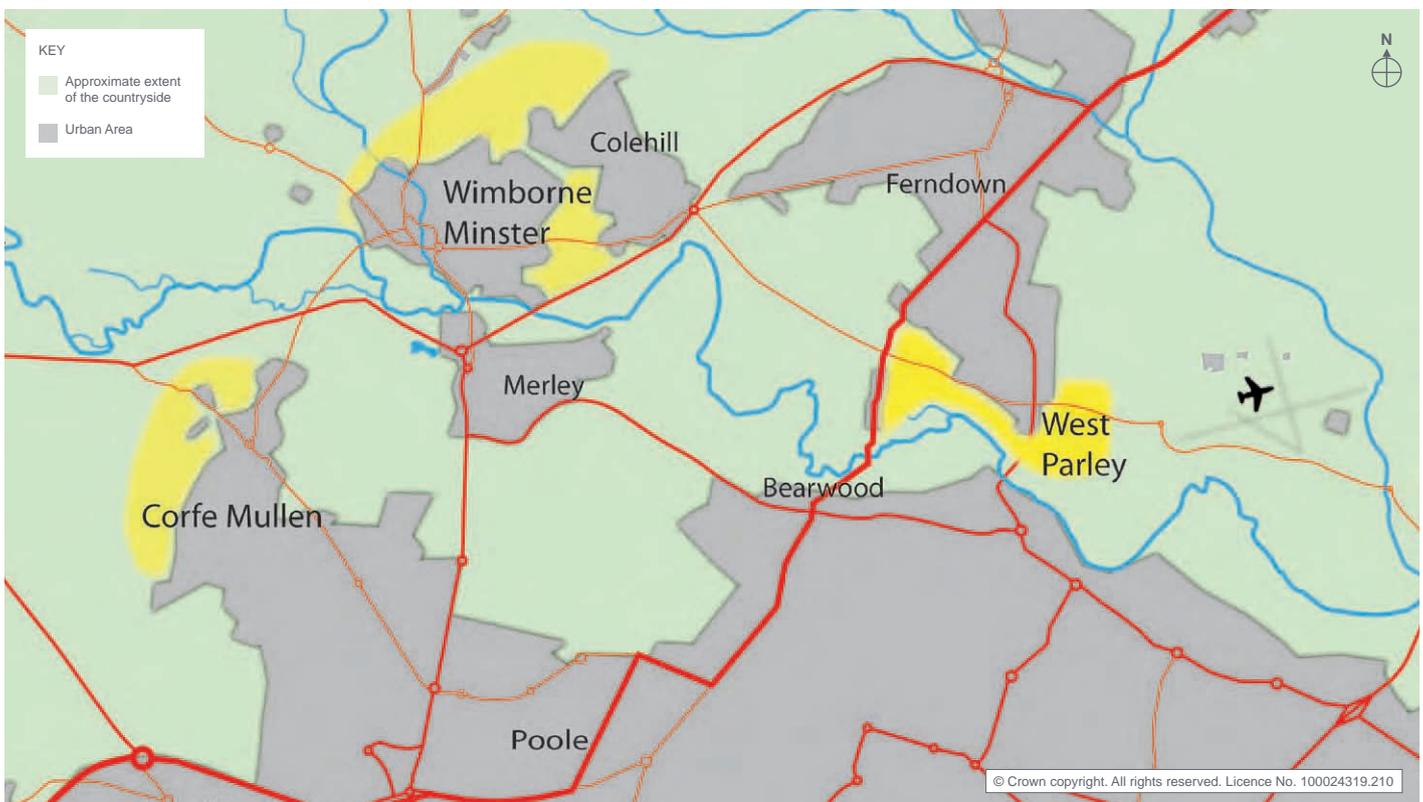


## 03 THE SITES AND THEIR LOCAL CONTEXT





# 03 THE SITES AND THEIR CONTEXT



## Introduction

This section provides a broad introduction to the settlements of Wimborne Minster, Corfe Mullen and Ferndown and West Parley. It describes their strategic context within the County of Dorset and each of the individual settlement's location, role, function and character.

It also identifies the new neighbourhood areas of search that form the basis of the study and provides a brief description of each.

## Strategic Context

In setting out the brief for this commission, East Dorset District Council (EDDC) provided areas of search and these are illustrated on the diagram above.

## The Settlements

The three settlements of Wimborne Minster, Corfe Mullen and Ferndown and West Parley differ from each other in terms of their function, their built and natural character and also their potential to accommodate development. They are addressed individually in turn.



Wimborne Minster from the north



A347 at West Parley



Field to the west of Corfe Mullen

# WIMBORNE MINSTER



The Square, Wimborne

## Introduction

Wimborne Minster is an attractive market town in the district of East Dorset, located at the confluence of the River Stour and River Allen. It is located to the north of the town of Poole (approximately 5 miles) and to the north west of Bournemouth (approximately 6 miles).

In terms of road links, it lies to the north of the A31, an east-west road link which connects it to the M27 to the east and the A35 to the west. It is no longer served by rail, with the closest mainline railway station being in Poole.

## The Town

Wimborne Minster has always been best known for its impressive Minster – known as the Minster Church of St Cuthburga, which was founded in AD 705 and dominates the town centre. The wider town has a relatively small population, of just over 6,500 (Dorset County Council). However, despite this it provides a number of key services and facilities serving its wider hinterland.

Included within this hinterland is the settlement of Colehill, an urban area adjacent to the east of Wimborne Minster which predominantly developed as a series of housing estates between the 1960s and the 1980s. Interestingly, despite having a larger population than Wimborne Minster (approximately 7,000), it lacks the services and amenities of its neighbour.

Wimborne Minster town centre in contrast includes a number of shops and in particular is home to a number of independent retailers. Furthermore, its many shops, cafes, restaurants and gift shops help serve the tourist industry which is a major employment sector in the town.



Minster Green adjacent to Church of St Cuthburga



Wimborne Road

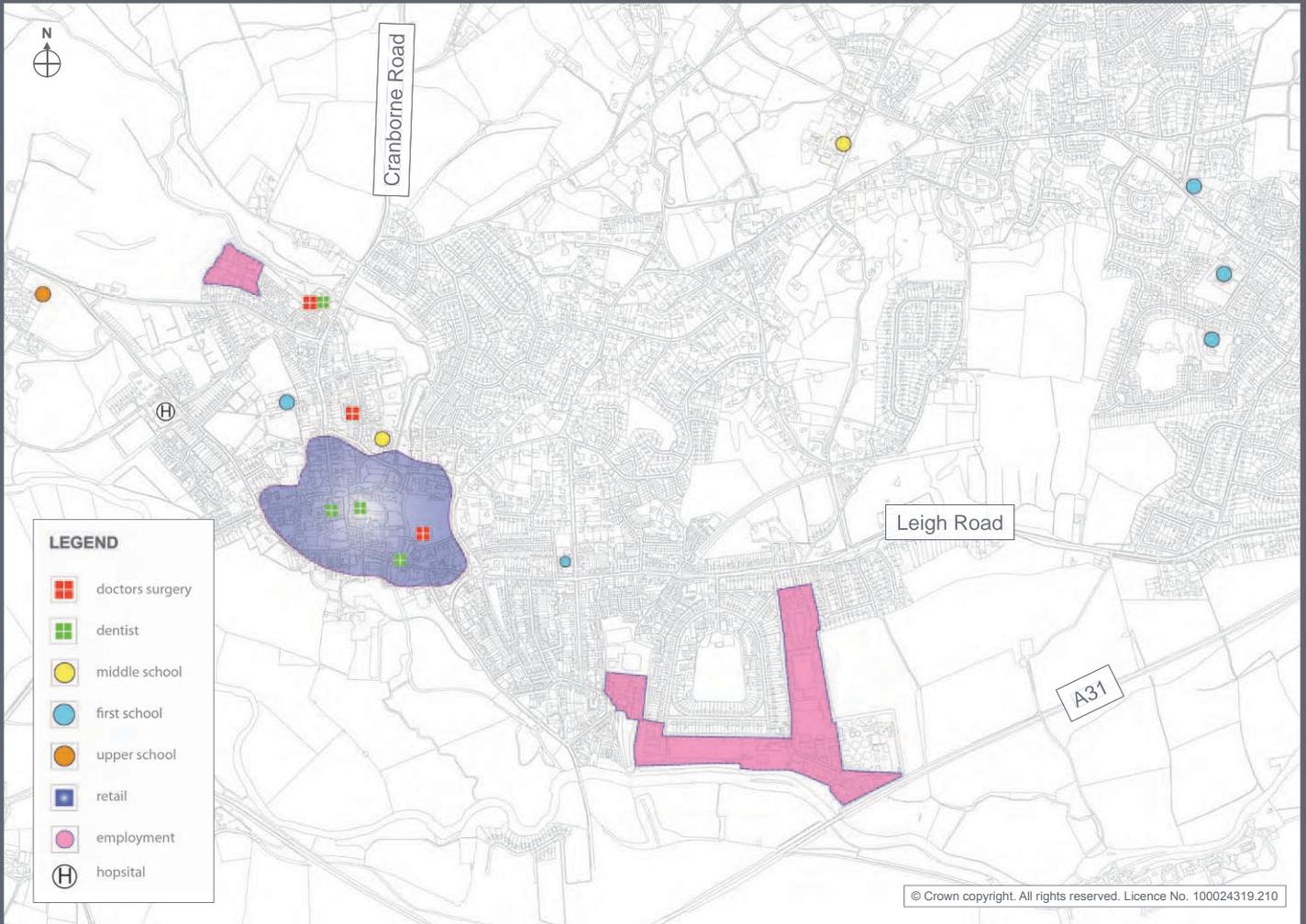
There are only a few national multiples in the town, including a Sainsbury's and a recently opened Waitrose store.

A number of the town's key facilities and services are mapped (opposite, top.)

The town also offers a range of sports open space and recreational provision, which is also mapped (opposite, below.)

In addition to the dominant Minster, the town also has a great deal of impressive architecture and is considered to have one of the foremost collections of 15th, 16th and 17th century buildings in Dorset. Many of its original buildings have been retained and preserved in and around the Corn Market and also the High Street.

The town's economy largely comprises leisure and tourism, based around the attraction of the Minster. It does not have a significant industrial or office area, although it is home to the aerospace company Cobham Plc which develops flight refuelling technology and is a FTSE 100 company.

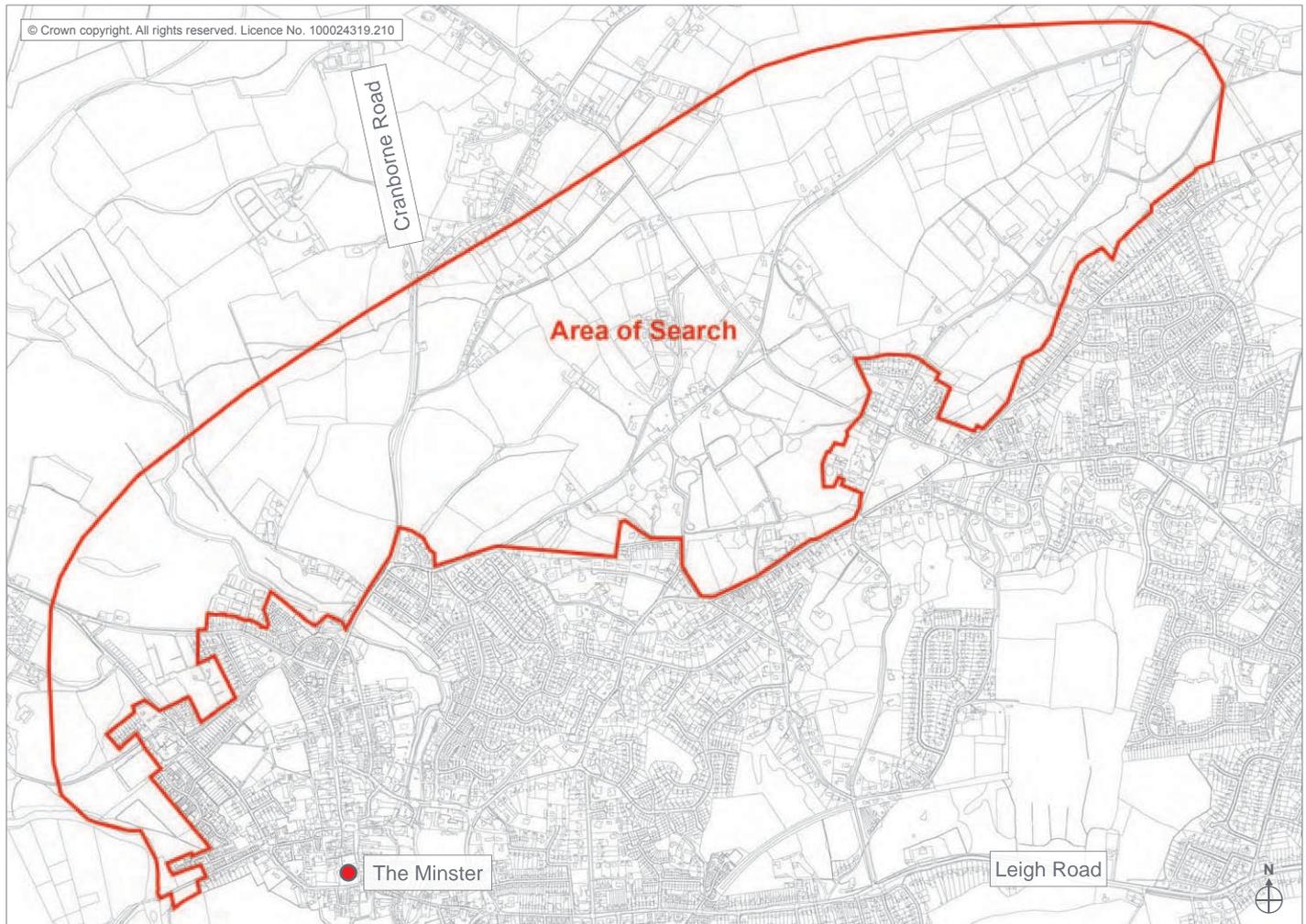


Facilities Plan



Sports, Recreation and Open Space Plan

## EAST DORSET HOUSING OPTIONS WIMBORNE MINSTER



### New Neighbourhoods “Northern area of search”

#### Description

There are two areas of search in Wimborne Minster. The first arcs around the west and north of the town, stretching from Cuthbury allotments in the south west to land to the north of Colehill in the north east. It predominantly comprises rolling countryside and is mostly undeveloped, although there are isolated buildings within. It also includes the Stone Lane Industrial Estate.

Although not formally protected by any ecological designations, the north eastern extent of the area of search is



Stone Lane Industrial Estate



View west across site from Boundary Drive



View across northern fields



View of Cuthbury Allotments and River Stour

characterised by dense hedgerows with potentially high ecological and landscape value. Further details on these issues can be found later in the report.

The western extent of the area of search can be described as gently rolling countryside with a particularly rural feel. There is a profound ridgeline to the north over which there is a more distinct separation from the town. In addition there are parcels of woodland cover, including relatively new plantations. The area of search also includes the Cuthbury Allotments, an area of flat land immediately to the north of the River Stour.

Parts of the area of search lie within the Burts Hill Conservation Area to the north of Wimborne Minster. Also within the area of search is an area of flood zone, an Area of Outstanding Natural Beauty (AONB), a Site of Special Scientific Importance (SSSI), and a Scheduled Ancient Monument (SAM). These are examined in more detail later in the report.

#### Local Connections

The B3078 is the main road connection for the area of search. It connects both the northern and western parts of the area of search to the town centre and the wider

strategic road network. In particular it links to the A31 which provides the main link to the M27 to Southampton and Portsmouth and the A338 to Salisbury.

There are a number of rights of way and cycle paths that criss-cross the area of search. Part of the National Cycleway also runs near the area of search (Route 25), and it is understood that this is to be extended in the future. The transportation issues are discussed in detail later in this report.

## EAST DORSET HOUSING OPTIONS

### WIMBORNE MINSTER



Field with power cables, south of Leigh Road

#### The New Neighbourhood “Eastern area of search”

##### Description

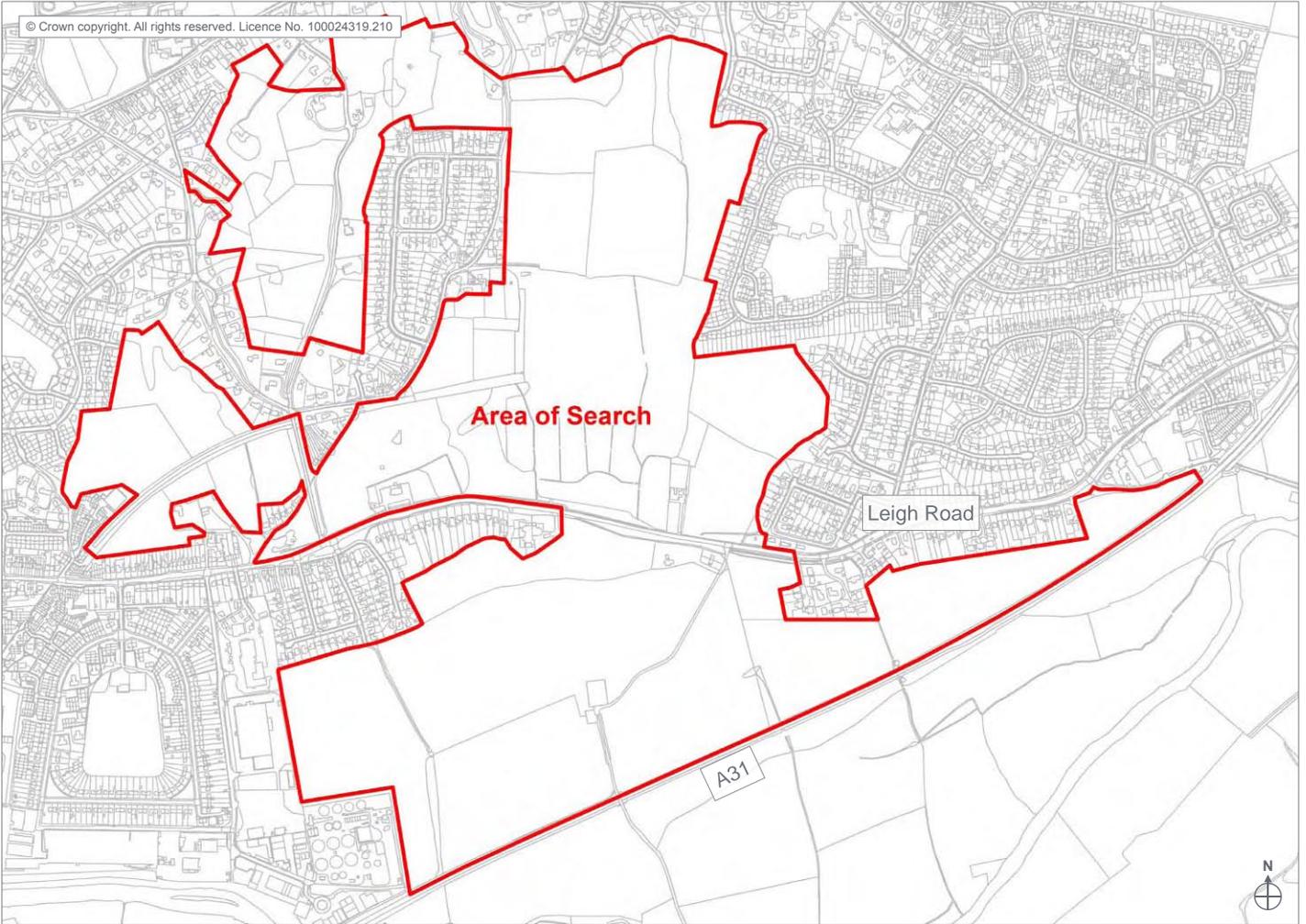
The second area of search comprises land to the east of Wimborne Minster and west of Colehill. It stretches from the A31 in the south to the edges of Colehill in the north. It comprises predominantly sloping green fields (sloping down from the north) which provide a gap between Wimborne Minster and Colehill and are mostly used for informal recreation. The southern fields are used as arable farmland.

The edges of the area of search largely comprise residential properties, many of which have their back gardens facing onto the fields. Part of the site is covered by Leigh Wood. A sewage treatment works lies adjacent to the area of search in the south, as do a number of employment uses.

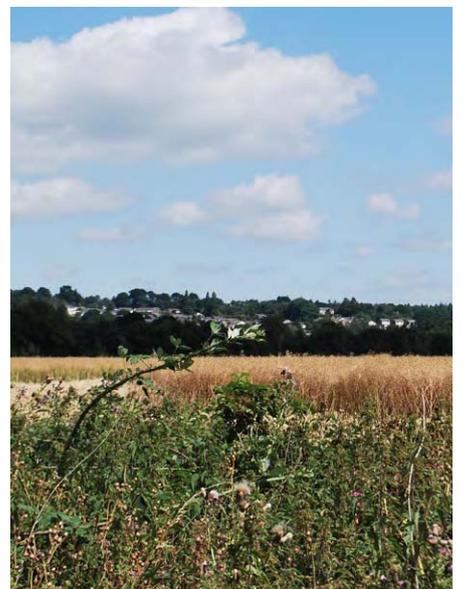
There are no major ecological designations within the area of search although it does include a Site of Nature Conservation Interest (SNCI). Further details on this can be found later in the report.

##### Local connections

The main route through the area of search is the B3073 (Leigh Road), which runs west into the town centre and east to the A31 junction. There are a number of footpaths through the area. A key Public Right of Way exists through the southern part of the area linking Parmiter Way with a footbridge that crosses the A31 and the fields to the south of this. The transportation issues are covered later in this report.



Green gap between Wimborne Minster and Colehill



Long distant view upto Colehill

# CORFE MULLEN



Former Post Office

## Introduction

Corfe Mullen is a village in East Dorset lying immediately adjacent and to the north west of the town of Poole. It is also located approximately 3 miles to the south west of Wimborne Minster.

In terms of road connections, the B3074 connects Corfe Mullen to the A31 to the north and Poole, via the A341, to the south. As with Wimborne Minster, Corfe Mullen is no longer served by rail, with the closest mainline railway station being in Poole.

## The Village

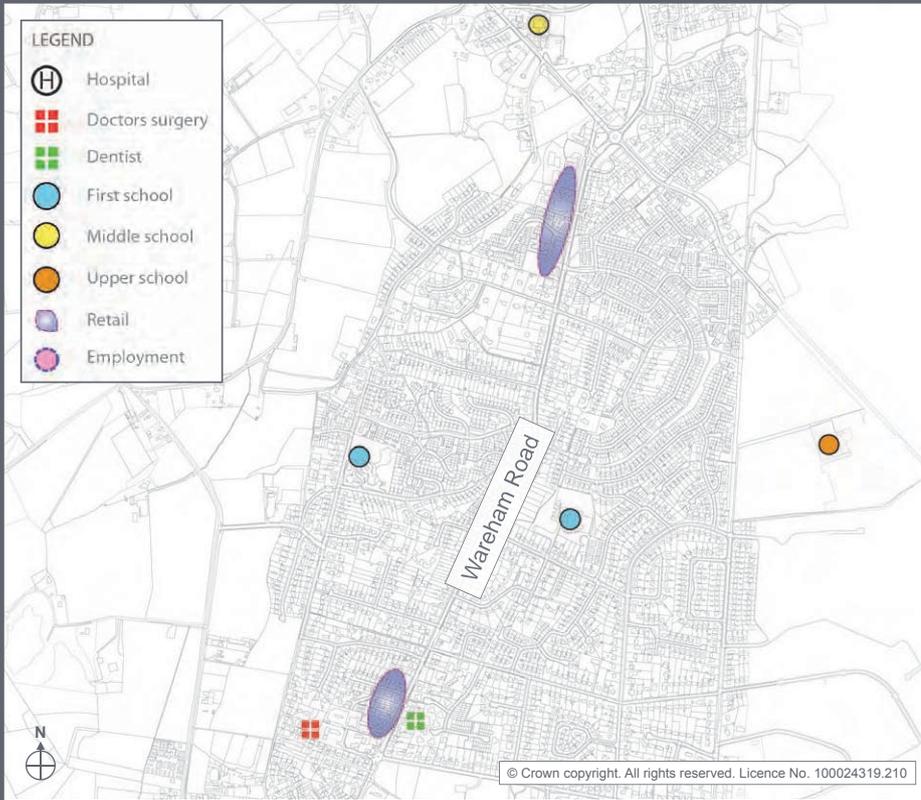
Corfe Mullen has a population of 10,180 (Dorset County Council 2007). It has origins dating back to the Stone Age, however, the village expanded rapidly during the 20th century, especially in the 1950s and 1960s with the development of major new housing estates around Philipps Road and Hillcroft Road. Today, most of the area between Broadstone and the eastern boundary of the village has been filled in by development and there is now little to define the boundaries of Corfe Mullen from the town of Poole.

Unlike Wimborne Minster, Corfe Mullen lacks a distinct "centre". There are two small concentrations of shops, centred on the village hall and the library in the north of the village and another cluster in the south at Albert Road Junction.

In terms of recreation and sport provision Corfe Mullen has a good range though there is an imbalance, with the majority of provision being focused at the northern extent of the settlement.

Corfe Mullen offers little in the way of employment and few of its inhabitants actually work in the village. Instead, residents tend to commute to the larger employment centres of Bournemouth, Poole, Ferndown and destinations in south Hampshire.

Corfe Mullen is set in attractive countryside and benefits from a number of impressive views across the undulating landscape, particularly, the northern part of the village.



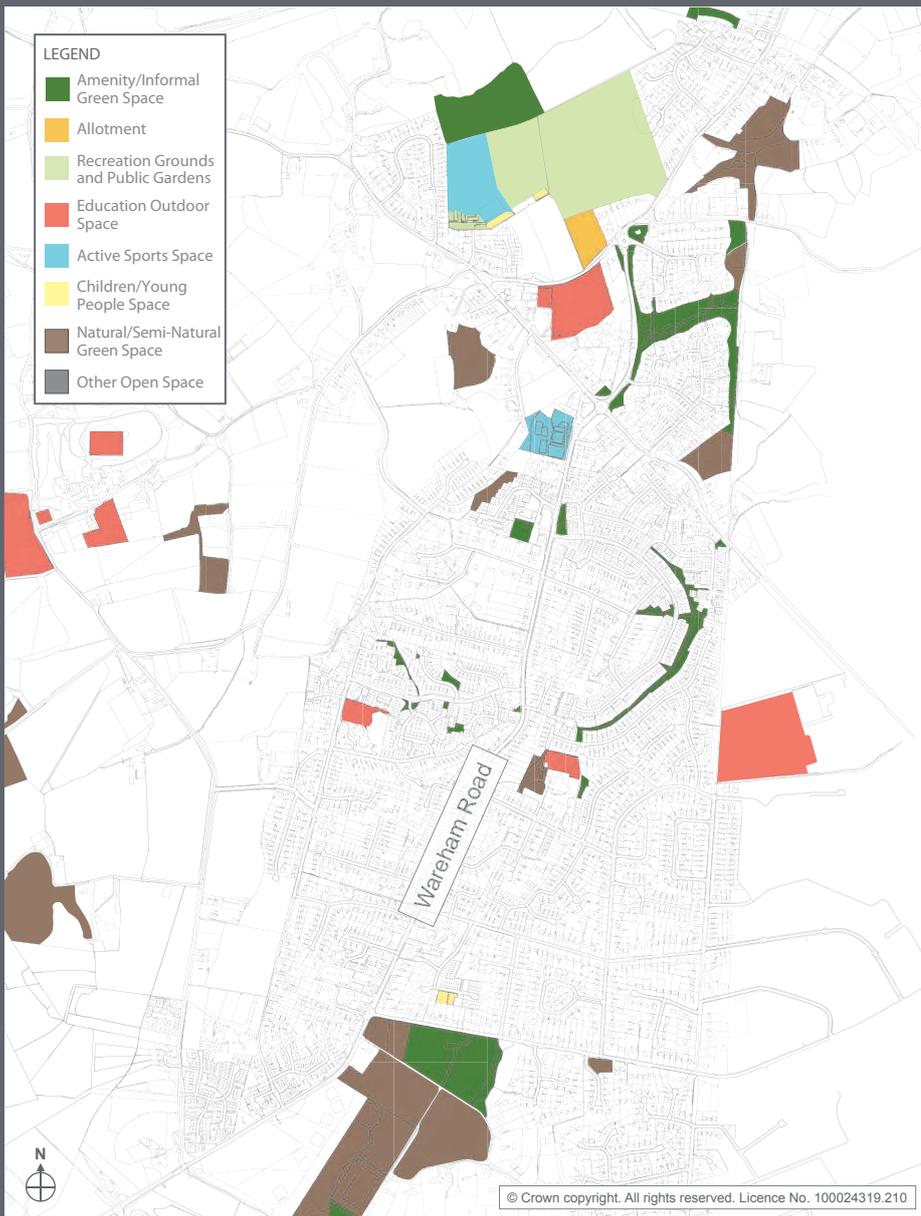
Facilities Plan



Local Centre



Corfe Mullen Village Hall



Sports, Recreation and Open Space Plan



Lockyers School

## EAST DORSET HOUSING OPTIONS CORFE MULLEN



Field at northern end of Waterloo Valley

### The New Neighbourhoods “area of search”

#### Description

The Corfe Mullen area of search covers a large swathe of land to north and west of the settlement. The area mostly comprises valley/ countryside and extends up from Upton Heath and Beacon Hill, through the Waterloo Valley. At its northernmost point the land slopes steeply down to the A31. The area of search also covers the recreation fields to the north of the settlement as well as land adjacent to the cemetery.

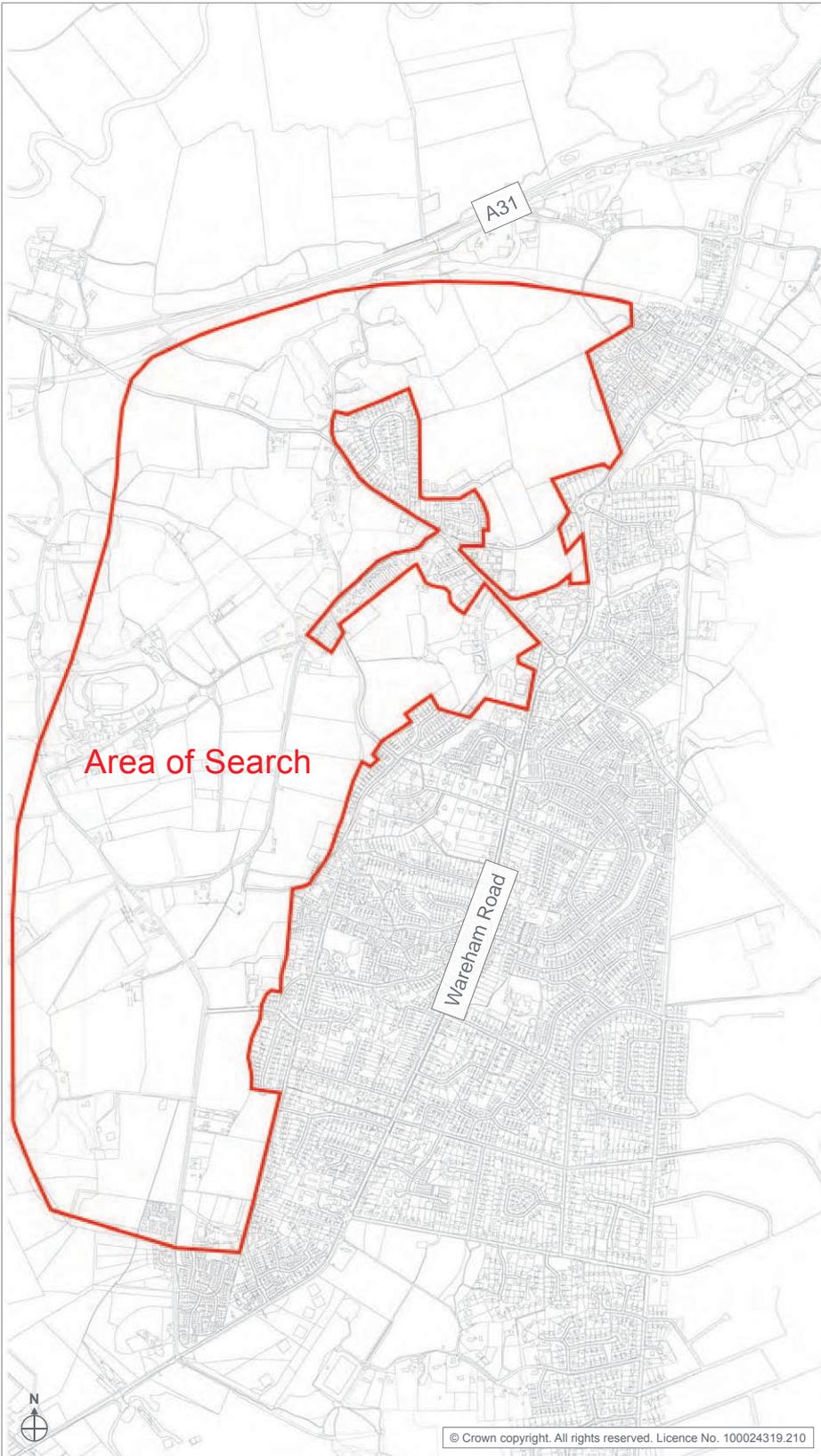
Much of the southern extent of the area of search lies within a 400m Buffer Zone of the nearby Heathland. The area of search also contains four internationally designated Sites of Special Scientific Interest (SSSI) a Site of Nature Conservation Interest (SNCI) and a small area of flood zone. These are examined in more detail later in the report

#### Local connections

The main road running through the area of search is the B3074 which cuts across the north western parts of the area and provides the link to the A31. A network of roads lie within the area of search and to

the west of the town, including Knoll Road and Waterloo Road which run north-south through this area.

There is a network of public footpaths and bridleways in the vicinity of Corfe Mullen which provide good access to the surrounding countryside. The area appears well used by walkers and riders, with Stony Plantation and the former railway line providing attractive settings for walking, horse riding and cycling. Designated cycle routes are less established with very few cycle lanes and cycle ways. The transportation issues are discussed in detail later in this report.



Play area to north of Corfe Mullen



Land off Blandford Road



Land at northern end of Waterloo Valley

# FERNDOWN AND WEST PARLEY



A347 in West Parley

## Introduction

Ferndown is the Districts' largest town and lies to the south of the A31. It lies approximately 4 miles to the east and north of Wimborne Minster and Bournemouth respectively. West Parley is a small village connected to the south eastern side of Ferndown. In terms of road connections West Parley is located around the crossroads of the B3073 and the A347 (commonly referred to as Parley Cross) which run in an east-west and north – south direction respectively.

## The Settlement

The settlement of West Parley comprises two parts, the first being the original West Parley village (around All Saints Church) at the southern end of Church Road and the second being a residential suburb to the south east of Ferndown. West Parley alone has a population of 3,532 (2001 Census).

Being what is essentially a suburb of Ferndown, the area comprises mostly residential properties (with a large number of bungalows). The main shopping area in West Parley is located around Parley Cross on the western side of the A347. The majority of shops here comprise home improvement and DIY stores but there is a recently opened Tesco Express store which provides local convenience shopping. West Parley has few other amenities,



Parley Cross Junction



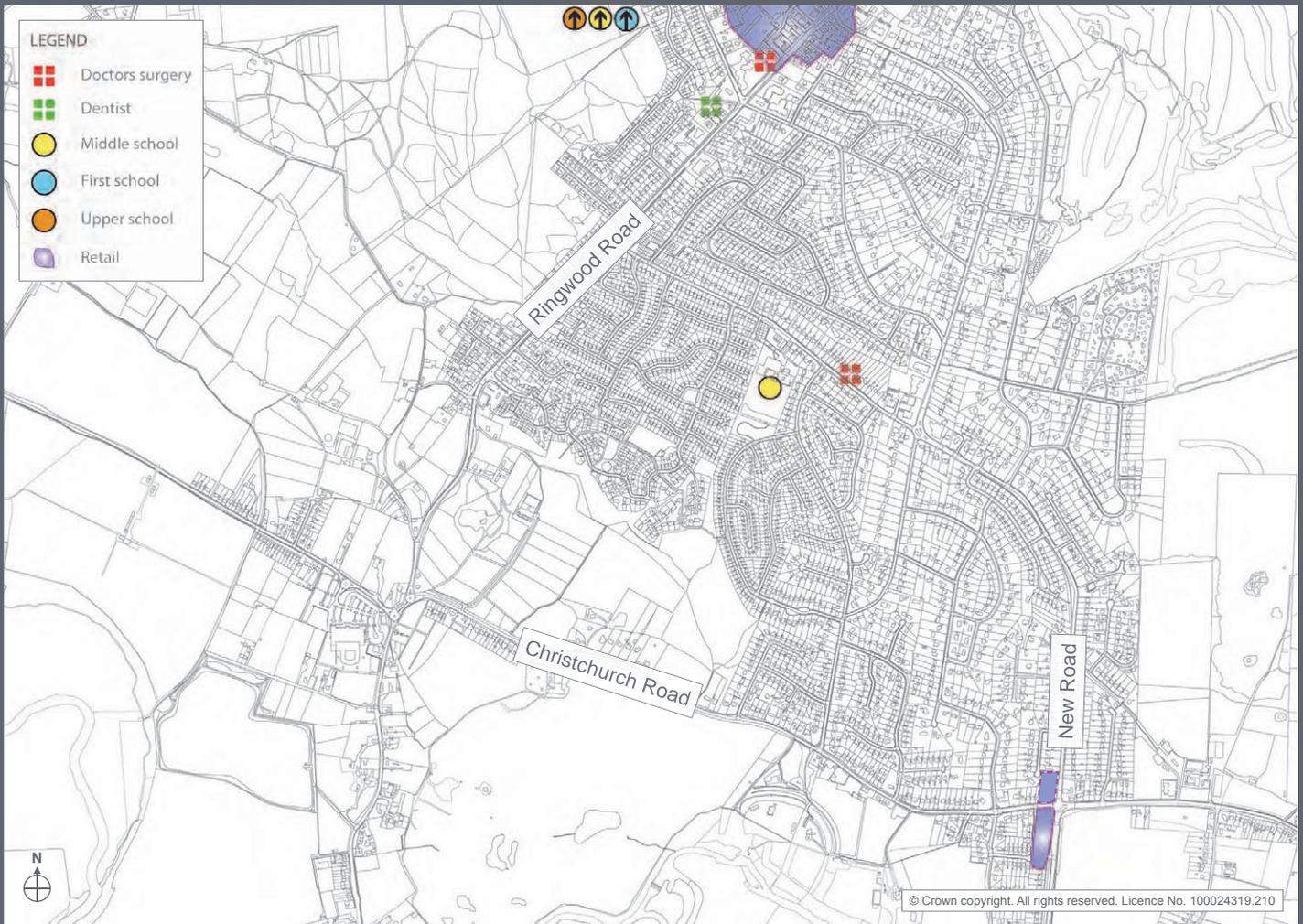
Ferndown Town Centre



Shops at West Parley

and although formal recreation facilities are good, there are fewer opportunities for informal recreation except on Parley Common.

Ferndown itself is (including West Parley) the largest town in East Dorset with a population of just over 16,000. It is a relatively modern town with its early history being set in the mid 19th century. It grew rapidly through the 20th Century with characteristically low density development and the expansion of the town centre to accommodate the new population. Today, the centre of Ferndown is home to a number of national chain stores including Tesco, Somerfield, Superdrug and a number of high street banks. Further retail provision is provided for at the north of the town by way of a Sainsbury's and a Lidl.



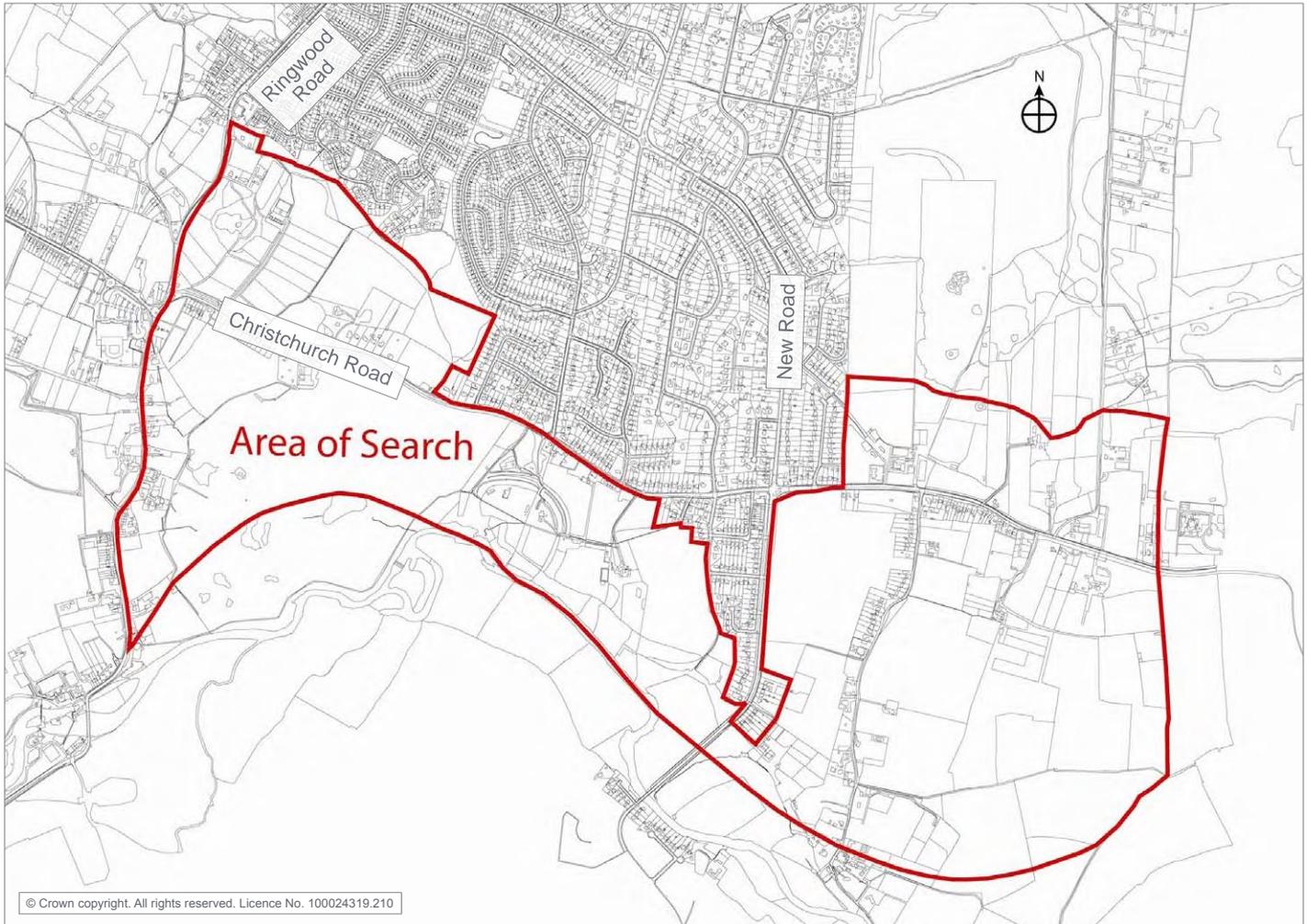
Facilities Plan



Sports, Recreation and Open Space Plan

## EAST DORSET HOUSING OPTIONS

### FERNDOWN AND WEST PARLEY



### The New Neighbourhoods “area of search”

#### Description

The area of search wraps around the southern boundaries of Ferndown and West Parley extending from Longham in the west to the boundary of Bournemouth Airport in the east.

There is a marked contrast across the area of search. The western extent covers the village of Longham which comprises a couple of shops, a church and other local facilities. It also includes the grounds of Holmwood Park and an established golf course. The central parts of the area of

search are characterised by a Scheduled Ancient Monument (SAM) and dense woodland, whilst the eastern extent is generally flat and undeveloped agricultural land with a row of pylons running in a north-south direction alongside Church Road.

The presence of Parley Common (Heathland) to the north ensures that there is a 400m housing development limit at the north eastern end of the area of search. In addition, Bournemouth Airport which is located to the east could constrain development of parts of the site due to noise and safety zones. This is discussed later in the report.

#### Local Connections

The main roads through the site were referred to earlier and are centred on Parley Cross. They connect the area of search to Ferndown and the A31 to the north and to Bournemouth to the south. To the east of the search area, the Stour Valley Way provides an established footpath link to the wider countryside, including the Stour Valley Nature Reserve to the south. The transportation issues are discussed in detail later in this report.



View west across Dudsbury Golf Course



Land to the south east of Parley Cross



Land west of Ridgeway



Holmwood House