

11 THE NEW NEIGHBOURHOODS ILLUSTRATED





11 THE URBAN EXTENSIONS ILLUSTRATED

Introduction

Having identified potential developable areas and land use and infrastructure requirements in the previous two sections, this section seeks to illustrate how the new neighbourhoods could work spatially through a number of concept plans. It does not provide detailed masterplans for the sites at this stage due to the fact that:

- Despite the technical evidence to support the selection of these sites, they are still only options to be assessed as part of the Core Strategy consultation process. Local opinion could help verify or potentially discount certain sites.
- Once the final sites have been selected, more detailed consultation will be undertaken to understand the extent of the site's needs and requirements
- Detailed masterplans will be drawn up once the sites have been consulted and agreed upon and this will comprise Stage 2 of this commission

This report, therefore, seeks to provide a set of "concept" diagrams showing how the sites could work spatially. They illustrate key aspects including potential:

- Developable areas
- Vehicular access
- Local centres
- Landscape/ recreation areas
- Green links
- SANGs

Wimborne Minster North

Wimborne Minster North is shown on two separate concept plans. The first covers the area to the north of the town and either side of Cranborne Road as well as the Stone Lane Industrial Estate and the second covers the sites at St Margaret's Hill and Cuthbury Allotments to the west of the town.

The key aspects of the northern sites are:

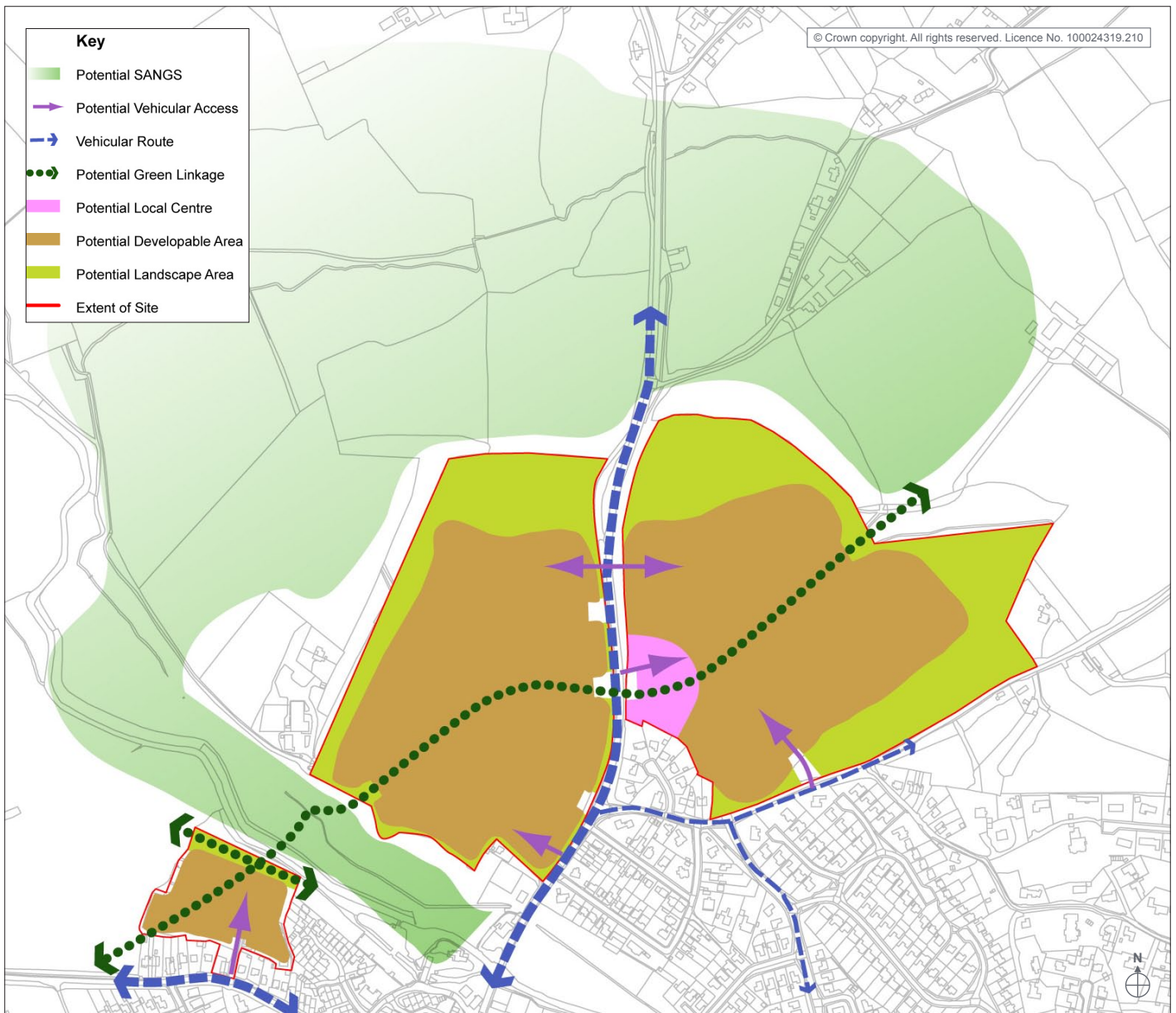
- A local centre close to the existing

urban area and at the centre of the new development. This could also include any first school and health centre.

- Landscaped areas set around the edge of the development to soften the transition between town and country and to protect the ridgeline
- SANGs provided in the wider area to the north and west (with the potential to link down to the sites in the west).
- Key vehicular links into the site from

Cranborne Road and Burts Hill

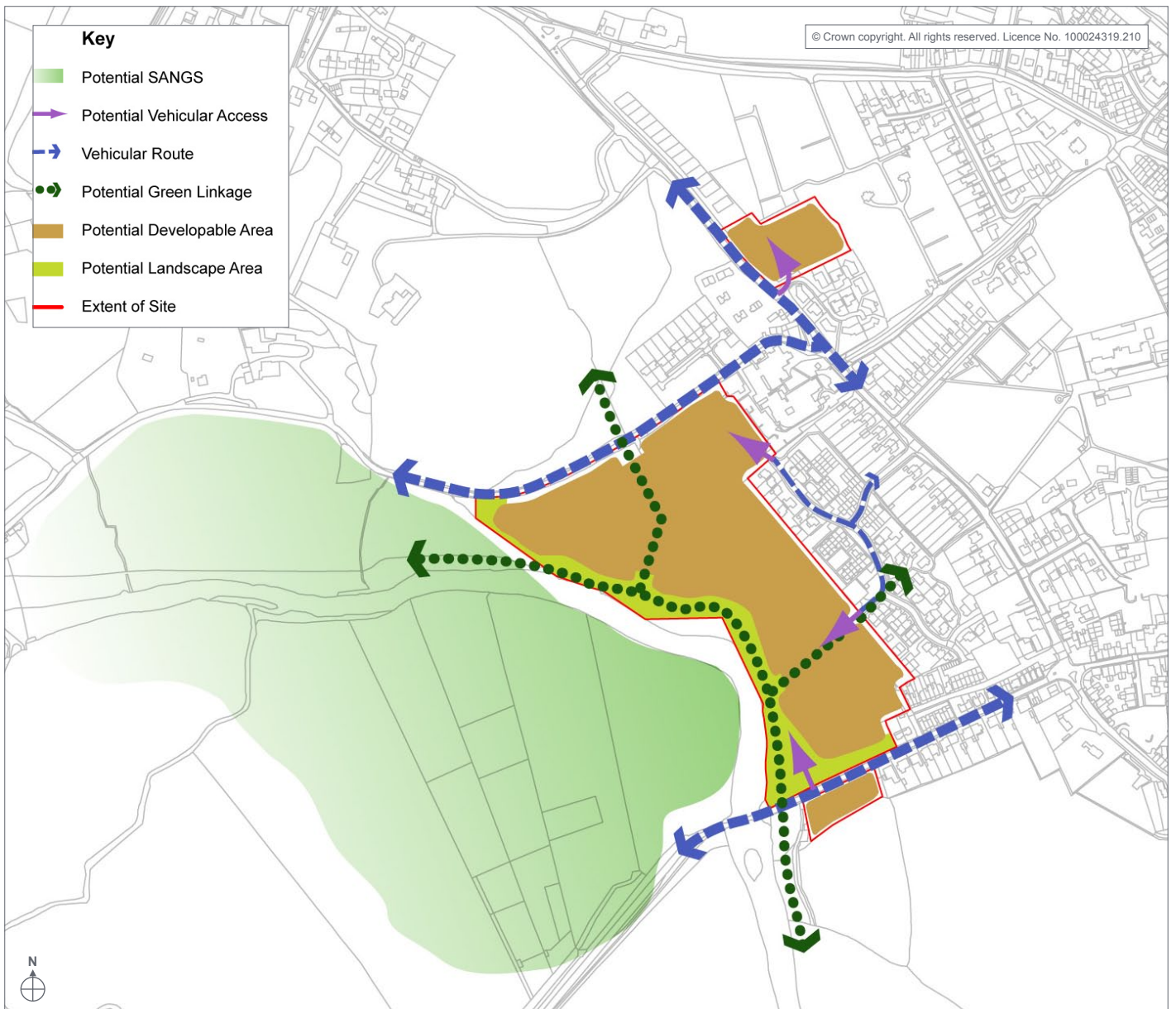
- A strong green link running through and connecting the sites
- Development fronting onto to the River Allen corridor and green space



EAST DORSET HOUSING OPTIONS

The key aspects of the western sites are:

- A landscape area with a green route running along the river frontage
- Main vehicular access points taken from Julian's Road, St Margaret's Hill and Cuthbury Gardens
- SANGs provided to the west of the Cuthbury Allotments site (with the potential to extend up to the sites in the north).



Wimborne Minster East

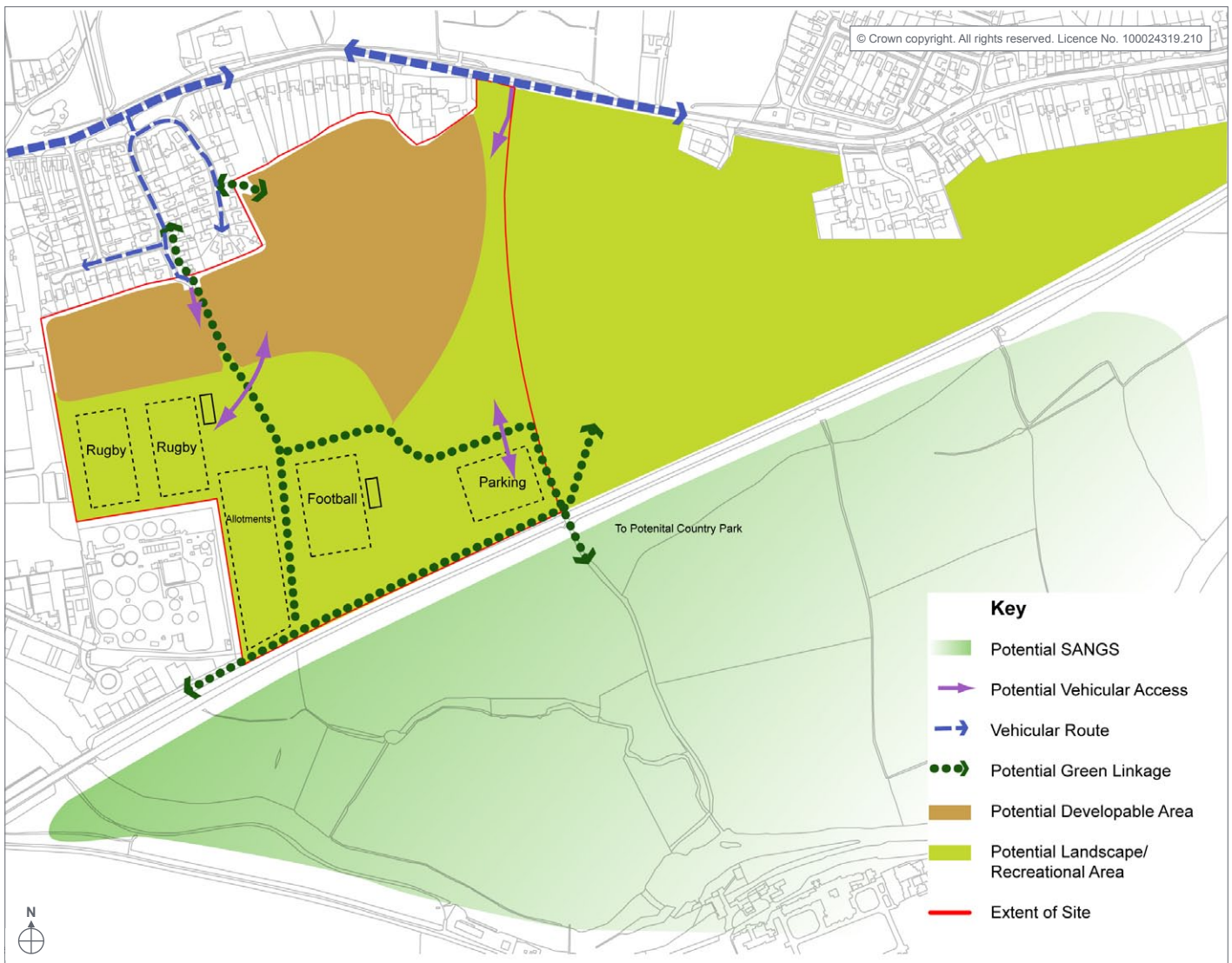
The key aspects of the Wimborne Minster East site are:

- It provides replacement facilities for existing leisure sites lost to housing (particularly affordable housing) elsewhere in the town (e.g. football and rugby club).
- The leisure facilities are placed within the Cordon Sanitaire around the sewage treatment works. This includes the replacement rugby club

site, football club site and allotments. The wider area also provides playing fields in an area that is currently deficient.

- The housing is confined to the area to the north west of the site
- The main access is taken from Leigh Road with secondary and walking/ cycling links from Parmiter Drive. The Public Right of Way is retained.
- A potential country park (potentially acting as a SANGs) is located on land

to the south of the A31 and parking is provided to serve this area to the north of this road, close to the Public Right of Way.

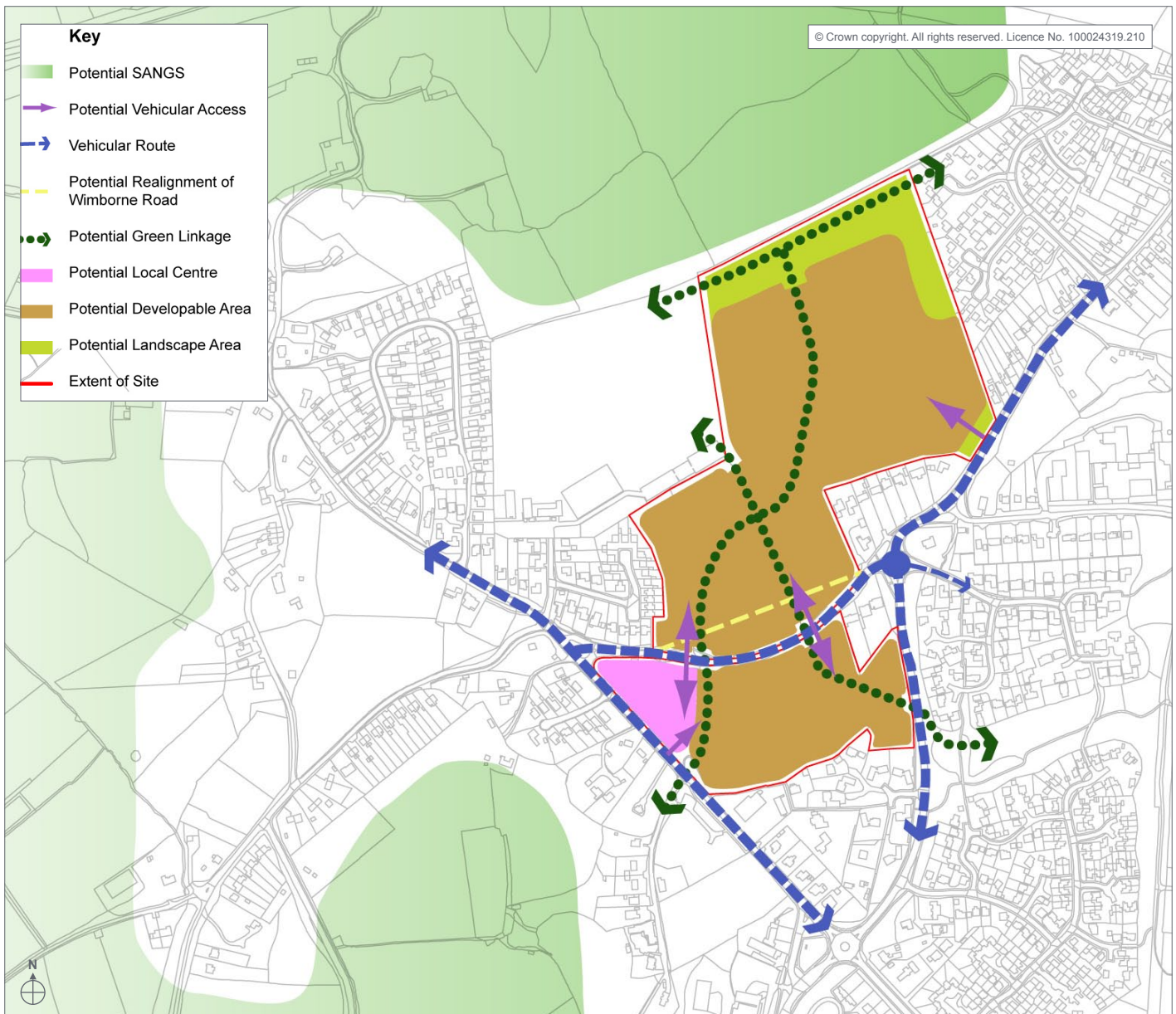


EAST DORSET HOUSING OPTIONS

Corfe Mullen

The key aspects of the Corfe Mullen site are:

- It provides improved north-south links through the site making it a more permeable area
- A local centre is located around the site of the existing Lockyers School buildings, creating a new gateway to the settlement from the west
- It shows a potential re-routed Wimborne Road through the site
- The vehicular access points are primarily taken from Wimborne Road
- It retains a set back from the ridgeline which protects this visually sensitive area and creates a recreational area with wonderful views northwards
- Potential SANGs are provided on land to the north and west. This could potentially extend round to the Waterloo Valley in the west of the settlement.

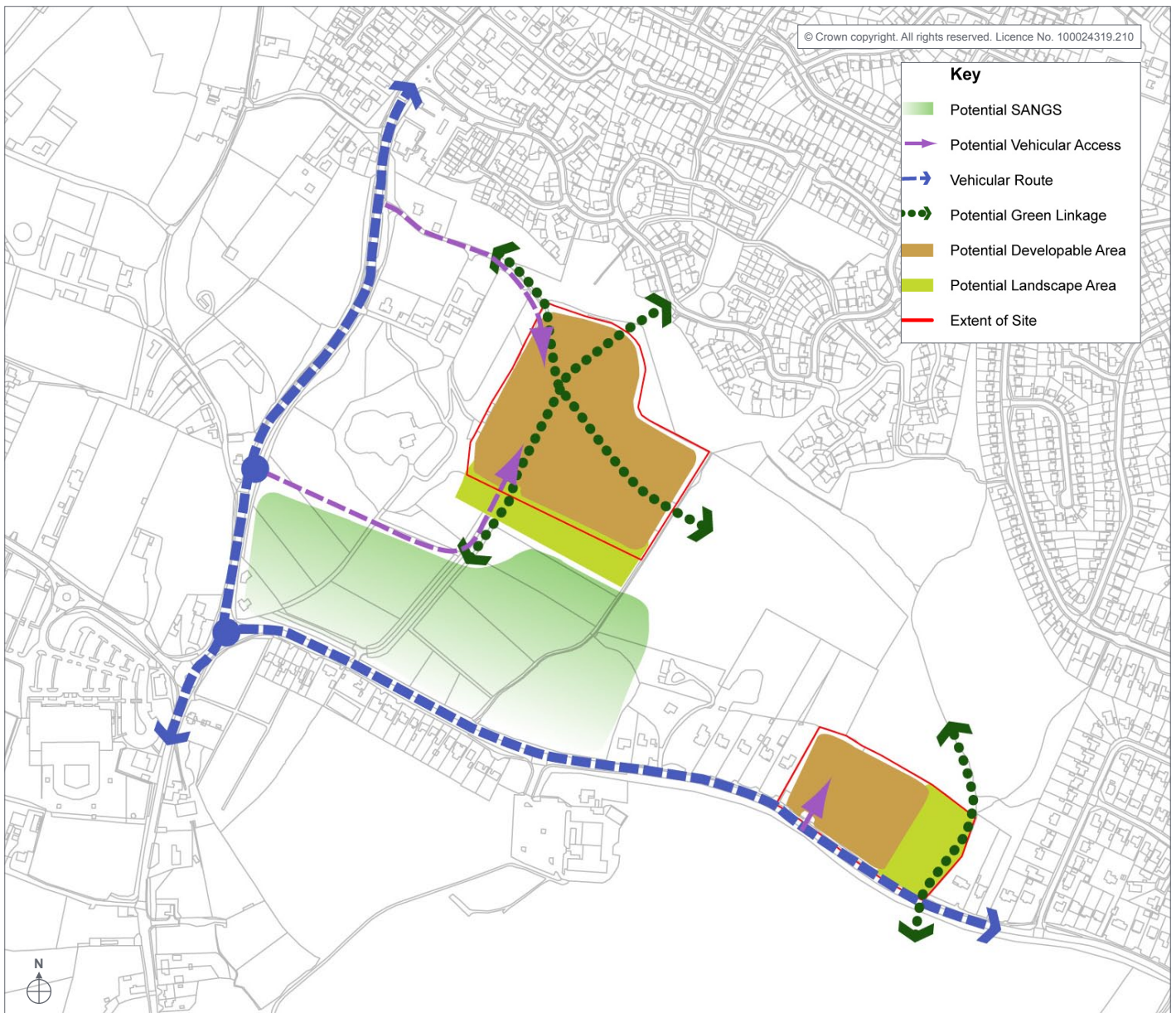


Ferndown and West Parley

The Ferndown and West Parley sites have been split into three diagrams. The first diagram covers the sites in the west of the area of search, whilst the second and third cover sites in the east and comprise different options of development scale.

The key aspects of the western sites (Holmwood Farm and land to the north of Christchurch Road) are:

- The Holmwood House site could be accessed either to the south through the grounds of the house or to the north past the existing business park. Both approaches have advantages and disadvantages.
- Development of the Holmwood House site should not go further south than the existing house.
- SANGs could be provided to the south of the house.
- Green links are provided across the site in a north-south and east-west direction. A green link is also provided through the site to the north of Christchurch Road.
- The Christchurch Road site could be accessed directly off of the main road.



**EAST DORSET
HOUSING OPTIONS**

The key aspects of the eastern sites (land to the east of New Road and land to the west of Ridgeway) are shown on two diagrams. Option (a) includes:

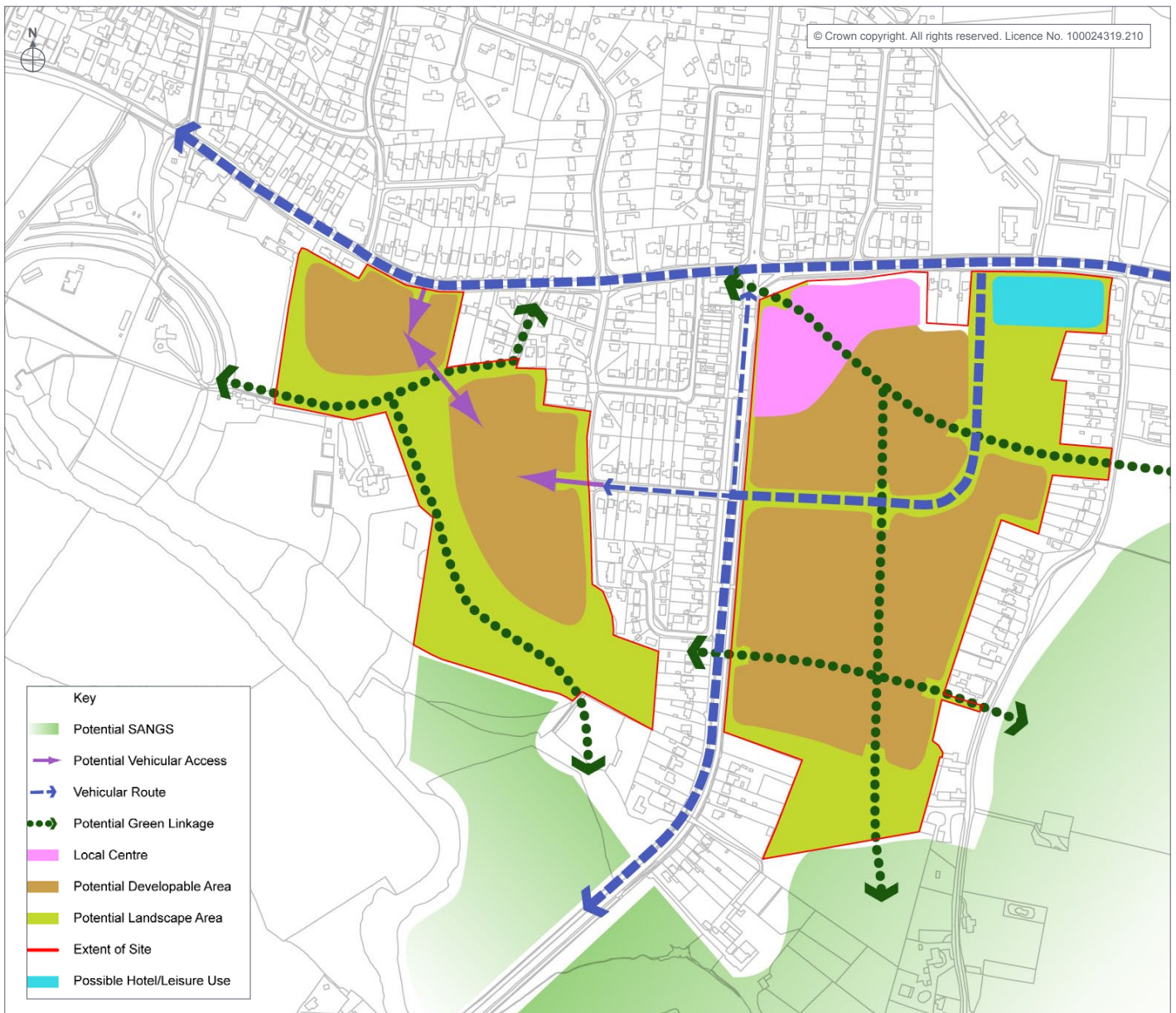
- A large developable area to the east of New Road
- A local centre in the north east corner of this site, complementing the existing facilities on offer here.
- A potential hotel/ leisure use in the north east corner, acting as a barrier

to pedestrian movement up to Parley Common.

- Strong north-south and east-west green links.
- A route through the development relieving congestion at Parley Cross. This link would be more of a street than a distributor road. This works well in design terms but has not been tested from a transport/ highways point of view
- SANGs provision to the south and

east.

- A further development area to the west of Ridgeway which would contain a green linear park on the ridgeline and a green route through.
- Access for this site would predominantly be taken from Christchurch Road to the north



The key aspects of Option (b) include:

- A reduced developable area to the east of New Road.
- A development that is commercially rather than residentially led – to help create a better local centre at Parley Cross.
- A distributor road round the eastern and southern edges of the site, as opposed to a street running through the development. This may work

better in terms of highways, but is poor in terms of urban design.

- A larger area of landscaping to the south.
- SANGs provision to the south and east.
- The development area to the west of Ridgeway remains the same as option (a).

