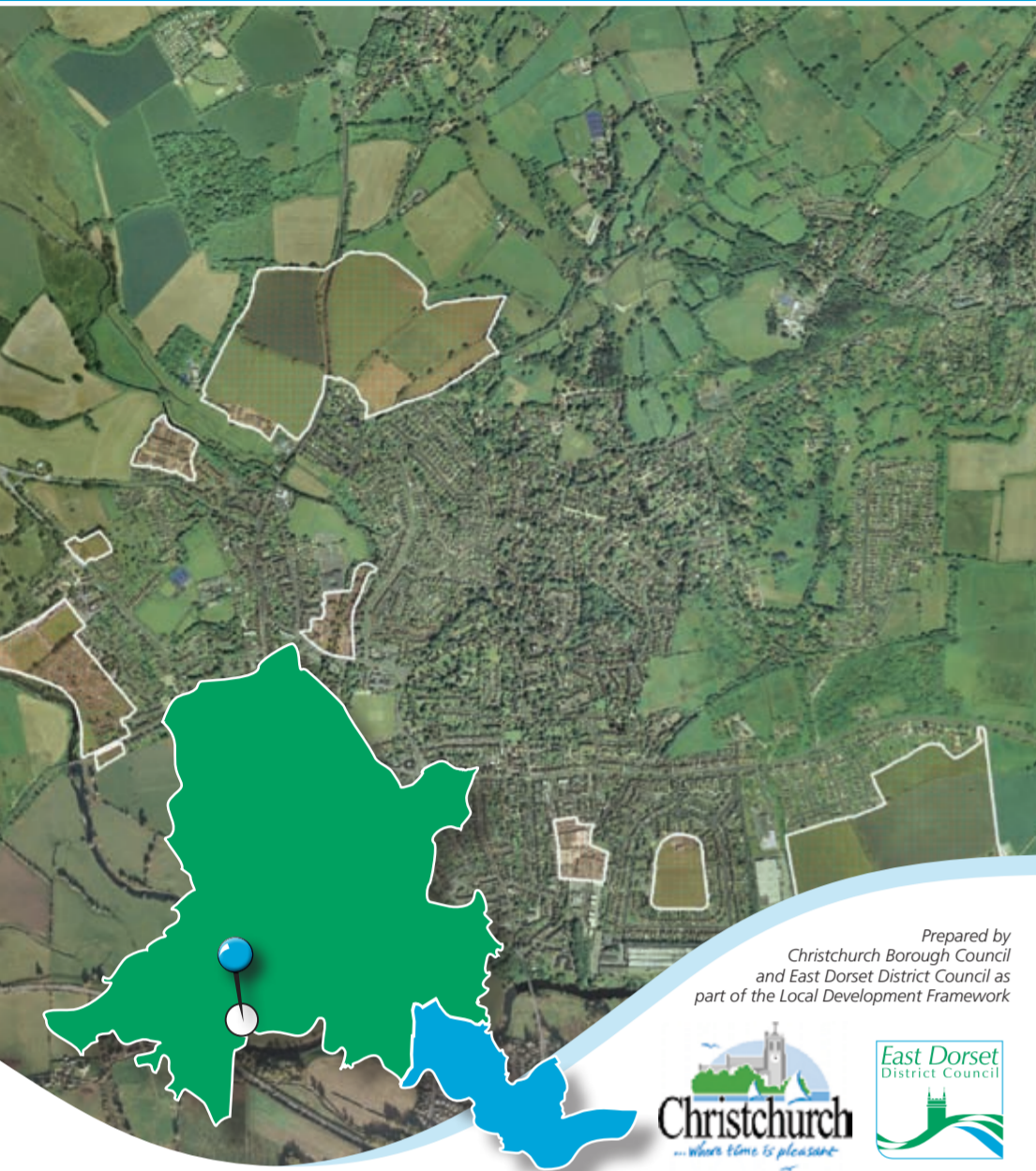


Options for Wimborne & Colehill Housing and Town Centre



Prepared by Christchurch Borough Council and East Dorset District Council as part of the Local Development Framework



East Dorset District Council is working jointly with Christchurch Borough Council to consider potential development options around our towns and larger villages to be included within the Core Strategy, our new plan to manage growth and development up to the year 2027.



In 2008, the Councils held an Issues and Options Consultation, inviting all residents and businesses to consider where new development should be located. Your comments have been taken into consideration, and following the revocation of the Regional Spatial Strategy in June this year, we are considering the following significant issues in Colehill and Wimborne Minster:

- Do you wonder where your children are going to live and work?
- How and where can we provide open space for people to play sports, children to play and everyone to walk and relax?
- How can we make the town centre prosperous and lively?

It has been recognised for many years that there is a significant need to provide affordable housing in East Dorset. This is because house prices are high compared to wages, the number of public sector homes is very low, and there are consequently a large number of residents who cannot afford to live in the private sector and cannot access appropriate affordable housing. The Council recognises this problem and therefore considers it necessary to put forward new neighbourhood options for communities to comment upon. These options focus on the main towns where we have good access to shops, services, transport and employment opportunities, rather than small villages and remote rural locations.

We hope that you will let us know your views by completing the attached questionnaire and/or visiting one of our Wimborne exhibitions:

Friday 19th November in Allendale House, 2 - 8pm
Monday 6th December at Hayeswood First School, Cutlers Place, Colehill 2 - 8pm

The Consultation runs from 4th October until noon on the 24th December.

You can log on to our website at: www.dorsetforyou.com/348323 to read the full document, or to view alternative locations for the exhibition. You can contact us with any questions at policy.planning@eastdorset.gov.uk

We look forward to hearing your views.

Councillor Spencer Flower
 Leader of East Dorset District Council

To have your say... www.dorsetforyou.com/348323

Our area has seen a rapid growth in population; principally through the in-migration of people from other parts of the country. The area is popular with older people, leading to a significant imbalance in its age structure. Forecasts show that the proportion of older people is set to increase in the future and the proportion of workers to decrease. To try to maintain a younger workforce, we need to provide a range of homes for them, some of which will be provided through Housing Associations and will be affordable.

The towns of **Christchurch, Corfe Mullen, Ferndown and West Parley, Verwood and Wimborne and Colehill** all have sites which are considered suitable for potential housing development. The size of potential development varies between the sites, however, for most there would be the expectation there would be some gain for the existing local community in the form of new open space or enhanced community facilities.



Wimborne and Colehill face many potential changes over the next few years, in order to provide homes for local people. In this leaflet we are asking whether we can provide sites for new neighbourhoods on the edge of the town which are sustainable, so as to add to the town's prosperity and liveliness and if so, where and how?

The following options are for your **consideration**, and we welcome your thoughts about them.

The options for Colehill and Wimborne Minster could see very significant changes to the town. Some options 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 options 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.

Please complete the form to tell us your views

WMC 1

Cuthbury Allotments, Cuthbury Close, Wimborne Football Club and St Margaret's Close

No. of possible homes (approx)
170 homes
 70-85 affordable homes

Key Features and Benefits

Extension to Victoria Hospital / new medical centre at the football ground
 A green corridor along the River Stour
 Better facilities for the football club
 Helps to increase and redistribute the number of allotments for the community
 Will improve the visual entrance to Wimborne from Julian's Road

Previously expressed community concerns

Access into the site and extra traffic from Julian's Road
 How we relate the new homes to the existing housing
 The visual appearance of the development from across the water meadows
 The close proximity of the site to the historic town centre
 Relocation of Cuthbury allotments to another location out of the town

The allotments and the football club (see Option WMC5) would need to be relocated before development commences

WMC 2

Wimborne Rugby Club at Leigh Park

No. of possible homes (approx)
50 homes
 20-25 affordable homes

Key Features and Benefits

New permanently available open space with formal play equipment

Previously expressed community concerns

How we relate the new homes to the existing housing

The rugby club would need to be relocated (see Option WMC 5) before development commences. The Leigh Park Children and Community Centre would be retained.

WMC 3

Stone Lane Industrial Estate

No. of possible homes (approx)
35 homes
 14-18 affordable homes

Key Features and Benefits

New open space with formal play equipment
 The residential amenity of existing residents would be improved
 Improved access on to Stone Lane.

Previously expressed community concerns

How we relate the new homes to the existing housing

Improved access to Stone Lane would need to be provided. The existing businesses would need to relocate.

WMC 4

Land to the east and west of Cranborne Road

No. of possible homes (approx)
550 homes
 220-275 affordable homes

Key Features and Benefits

A new first school
 A new neighbourhood centre
 Pedestrian and cycle access over the River Allen to Stone Lane
 Could provide valuable green infrastructure that would benefit residents and divert pressure from the heathlands
 An opportunity to improve school facilities

Previously expressed community concerns

Increased levels of traffic in this area
 How we relate the new homes to the existing housing in the area
 How we relate the new housing in the landscape and with the views of the Minster

WMC 5

Land south of Leigh Road

No. of possible homes (approx)
200 homes
 80-100 affordable homes

Key Features and Benefits

New ground for Wimborne Rugby Club
 New ground for Wimborne Football Club Allotments
 Public playing pitches
 Could provide valuable green infrastructure, including a country park that would benefit residents and divert pressure from the heathlands

Previously expressed community concerns

Ensuring there is good access to the public pitches for the local community
 Increased levels of traffic in this area
 The visual appearance of the club houses and development from the bypass

WMC 9

The Allenview Area

Key Features and Benefits

Opportunity to provide an accessible public service hub for a range of public and community bodies
 A new community centre
 Enhanced public gardens

Previously expressed community concerns

Fewer public car parking spaces, but it is recognised the Town has recently benefited from new spaces at Waitrose

WMC 10

The Allenview Area

Key Features and Benefits

New community centre
 New Indoor Market hall, but reduced in size to the existing site
 Potential for;
 • Enhanced public gardens
 • Commercial development

Previously expressed community concerns

Fewer public car parking spaces, but it is recognised the Town has recently benefited from new spaces at Waitrose

Transport Issues

We have the highest level of car ownership in the country with 88% of households having at least one car. Many journeys are carried out by car due to the employment destination or for shopping, for ease and comfort, or because public transport is not available. We need to begin to change behaviour and attitudes toward the use of public transport in order to relieve some of the local congestion.

We are acutely aware of the traffic problems along the A31 corridor, and are awaiting the outcome of the draft preferred South East Dorset Multi Modal Study (SEDMMTS) due to be published in November 2010. We hope this will offer an insight into how to address the traffic problems around our settlements, and what future projections of traffic flow are anticipated to be.

The possible development options listed earlier could increase traffic on our roads, and the developers will be expected to contribute to the provision of transport improvements, including bus routes and cycle lanes.

The option below relates to Transport:

TA 1

Developer Contributions
 (Tariff based approach)

Benefits

Developers will contribute to the provision of transport improvements
 This infrastructure will need to be in place prior to the first occupation of the new homes

Concerns

Fear that this cost will be passed onto the home purchaser
 The development may become unviable

To have your say... http://twitter.com/core_strategy

Other Areas

This Leaflet forms part of a series which focus on the individual settlements in the District which share similar challenges. If you are interested in what is happening in Ferndown and West Parley, Verwood and Corfe Mullen as well as proposals for employment areas, you can obtain copies of the leaflets at the local Libraries, Town, and District Council Offices.

You can also read them online along with the main Core Strategy Options document which provides a more detailed account of proposed options for the whole District.

- Corfe Mullen Housing and Centre Options
- Ferndown and West Parley Housing and Town Centre Options
- Verwood and West Moors Housing and Centre Options
- Wimborne and Colehill Housing and Town Centre Options
- Employment Land Options

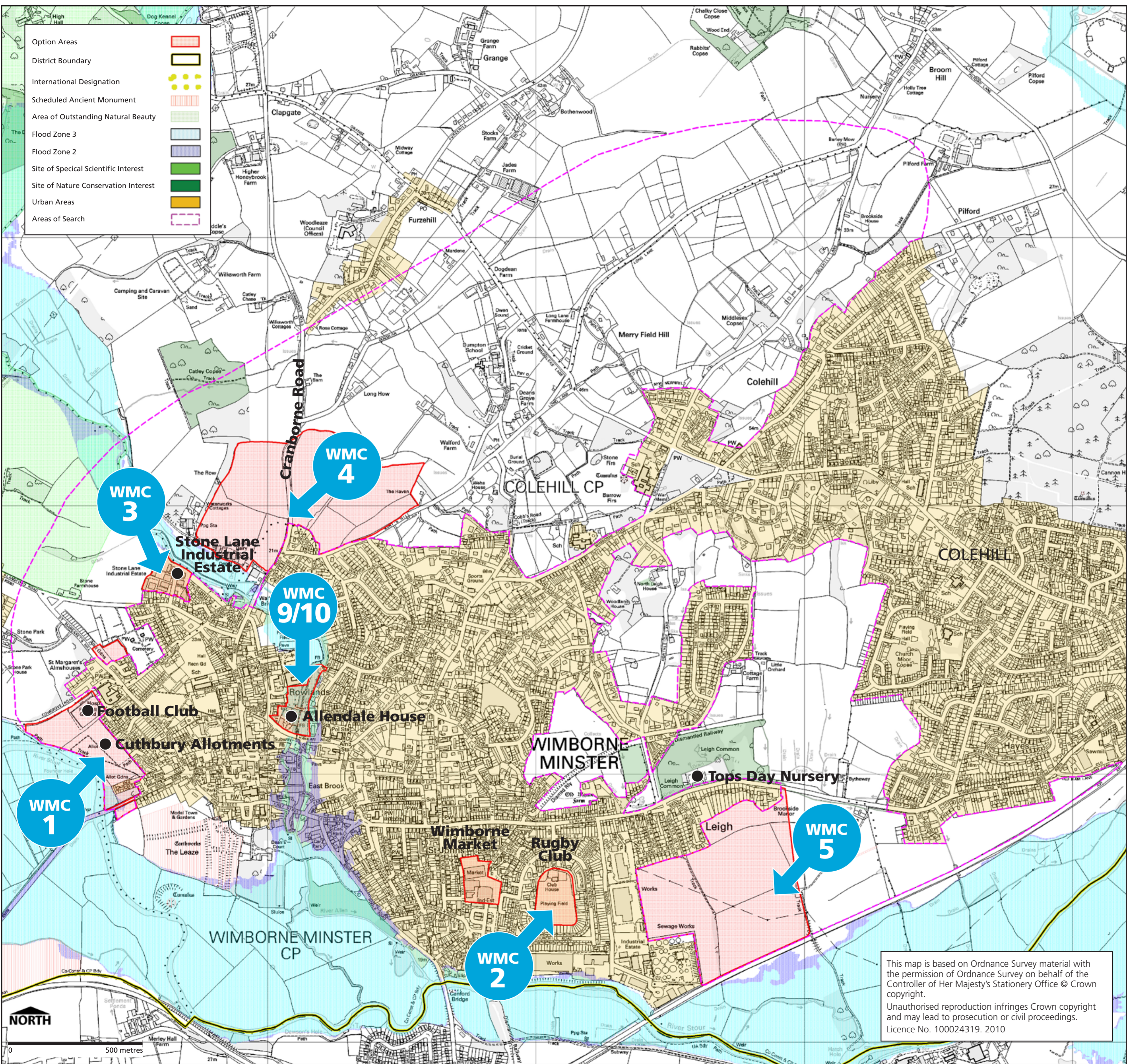


To have your say... http://twitter.com/core_strategy

Policy Planning
 East Dorset District Council
 Council Offices
 Furzehill
WIMBORNE
 Dorset
 BH21 4BR

PLEASE HAVE YOUR SAY!

Please indicate your support or objections to the options discussed in this leaflet, **tear at the perforated fold, seal and send back to us via the FREEPOST address.**



Wimborne and Colehill Options *Do you support or object?*

Option Ref	Site Location	Support	Object	No opinion
WMC 1	Cuthbury Allotments & Wimborne Football Club (170 homes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WMC 2	Wimborne Rugby Club and Leigh Park (50 homes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WMC 3	Stone Lane Industrial Estate (35 homes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WMC 4	Land to the east and west of Cranborne Road (550 homes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WMC 5	Land south of Leigh Road (200 homes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WMC 9	The Allendale Area (public service hub)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WMC 10	The Allendale Area (new indoor market)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Transport Issues *Do you support or object?*

Option Ref	Site Location	Support	Object	No opinion
TA 1	Developers will contribute to transport improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Any further comments

Please supply your contact details so that we can register your comment and keep you informed of what happens next.

Name:

Address:

Postcode:

Email:

What happens next?

The Consultation forms part of our work in producing the Core Strategy for the area, the new plan that will set out how expected growth and change will be delivered and managed over the next few years up to 2027.

Your views will help define the plan, which will be published as a final Draft Submission in the autumn of 2011. There will be a further opportunity to comment on the Draft Submission before it is submitted to the Government for Examination in 2012. We hope it will be adopted in 2012.

Join the debate...

There are various ways to join the debate and make your views known. **Don't forget, the Consultation runs from 4th October until noon on the 24th December.**

You can log on to www.dorsetforyou.com/348323 to read the full document and respond on line, visit the libraries, see alternative locations for the exhibition, or email us at policy.planning@eastdorset.gov.uk Response forms are available from the Council Offices, libraries, town council offices and on line.

Contact us on 01202 886201 ext. 2422

Find us on Facebook - [Christchurch and East Dorset Core Strategy](http://www.facebook.com/ChristchurchandEastDorsetCoreStrategy).

And on Twitter - http://twitter.com/core_strategy

The following documents are also currently available for consultation as part of the Core Strategy:

- Core Strategy 'Options for Consideration'
- Sustainability Appraisal
- Health Impact Assessment
- Environment Impact Assessment
- Core Strategy Consultation Plan

These are available on the website www.dorsetforyou.com/348323 or from: **Policy Planning, East Dorset District Council, Council Offices, Furzehill, Wimborne, Dorset BH21 4HN**

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MOISTEN EDGES, FOLD, SEAL AND POST