

CEDC Core Strategy Examination in Public Matters and Issues number 11

Other Matters

Areas of potential change

It has already been said that whilst the Leigh Park area does not fall within the boundaries of Colehill there is an area of land not designated as reserved recreational land that could be developed and Colehill Parish Council understands that it is likely that the Wimborne Town Council will also favour its use.

We would welcome such a course of action to help reduce the pressure on other areas that have been identified for development.

Historic Heritage

The Policy for the Protection of local historic and architectural interest as defined in HE1 (para 14.5 onwards) does, in the view of the Parish Council, defy the logic being applied to the development of WMC5. The wording refers to the English Heritage report 'Heritage at Risk Conservation Areas' and the reference in that report to uncontrolled small scale developments. The reality is that it is equally relevant to larger scale developments if, during their construction, a valuable existing rural/street scene is lost. That we believe is precisely the case in the proposed large scale development of WMC5.

The Policy speaks of the importance of Landscape Quality but as the site development for WMC5 is envisaged such quality would be irrevocably lost.

That being so the Parish Council would argue that whilst the issues and aims alluded to are laudable they are not being applied by the Core Strategy in relation to the area of Burts Hill and Cranborne Road.

Open Space Provision

Appendix 1 (Open Space Provision) of the Core Strategy, in its revised form, deals specifically with Local Equipped Areas for Play (LEAPs) and Neighbourhood Equipped Areas for Play (NEAPs). We do believe that the guidelines allow a reasonable degree of flexibility that can be translated for each individual site. We would ask however that these should not be considered in total isolation for each development. The example of the new SANG on Leigh Road at By the Way is a good example of where there can be some incorporation.

Much will depend on the identified area for any SANG and that itself is a separate topic but they must be what they should be and that is '**Suitable** Alternative Natural Greenspace' and not merely a piece of land set aside to satisfy the policy. It has potential to be abused as a policy for the sake of expediency.