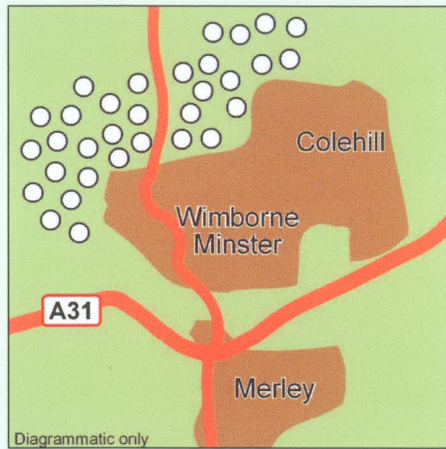


Rules, regulations and advice

On the assumption that the Panel's recommendations are supported by the Secretary of State when she approves the Regional Spatial Strategy later this year, the Core Strategy must make decisions about where exactly the urban extension should be and what form it should take.

The Key Diagram in the Regional Spatial Strategy shows an 'area of search' for the urban extensions. Although this is not a map, but a diagram, it shows the area at Wimborne stretching along the northern as well as the western edge of the settlement to include land in the north of Colehill parish.



The area of search is just that, as indicated by the white dots on this diagram. It is bigger than needed for the housing proposed, and includes areas where no development

could take place as well as areas which are possible. There is therefore a choice about which areas of land could be used.

In determining where the Urban Extensions should be, the draft Regional Spatial Strategy and the Inspectors Report also strongly support the following factors:

- must avoid flood plains;
- must maintain the key gaps separating the existing settlements. The development must not fill in any of these gaps or make them so narrow that they cannot continue to survive as open country;

- should be located close to existing services, doctors, schools and workplaces, reducing the need to travel - the new housing areas will not be big enough to support local centres of their own;
- the need for affordable housing and higher housing densities in major new housing areas;
- the need for good design, so that new housing areas are attractive places to live;
- new housing should be designed 'sustainably' minimising land take and limiting the impact on the use of resources;

Features of Wimborne Minster and Colehill

There is only a small area west of Wimborne Minster before a limit is set by the River Stour and its flood plain. This is where the Cuthbury allotments are. The land is short level walk to the town centre and all its facilities. However, this area could only hold about 200 houses. A good new site would have to be found for the allotments which are an important facility. North of Cuthbury the land rises sharply to Queen Elizabeth's School, and the edge of the Area of Outstanding Natural Beauty.

North of Wimborne and north east of the River Allen there is an area quite close to the town centre, north of Walford Bridge. Further east there is a newly defined Conservation Area at Burts Hill – Merrifield. Beyond this there is open country along the north side of Colehill ridge, but it is far from the town centre and bus routes, although close to some other facilities such as St Michael's Middle School.

Problems with development to the north of Wimborne and Colehill are likely to be how drainage – particularly surface water drainage – is dealt with, and how traffic from the development is carried through Wimborne or across Colehill.

Further comments:

Thank you for taking the time to fill in this form. Please return it to Wimborne Town Council Office, Colehill Library directly or send it to:

Policy Planning Team
East Dorset District Council
Furzehill
Wimborne
BH21 4HN

All forms should be returned by **6th May 2008**

Please fill in your details below:

Title:	<input type="text"/>
Name:	<input type="text"/>
Address:	<input type="text"/> <input type="text"/> <input type="text"/>
Postcode:	<input type="text"/>
Email address:	<input type="text"/>

If you are not currently on our consultation database would you like to be? If yes, we will keep you informed of new documents that we produce. Please tick box

Data Protection Act: The information you have provided will be stored on a central database. This information will only be used in connection with the preparation of the Local Development Framework and associated activities, and be made available to Christchurch Borough Council and East Dorset District Council only. It will be used to keep you updated and informed of future events.

The Core Strategy Issues and Options North and West of Wimborne Minster including Colehill

The Big Questions -

With these points in mind, we would like you to consider the following questions to provide local feedback on your preferred options.



Issue UE6

Where should the development be?

OPTIONS - PLEASE TICK ONE

- A On the Cuthbury Allotments
- B On the slopes of Pamphill
- C North of Walford Bridge
- D North of Colehill
- E Spread between two or more of these areas
- F Another place within the area of search? (Please say where)



Key Issue UE7

How much housing should there be?

About 1,700 dwellings need to be shared between the two areas of search north and west of Wimborne Minster, and east and south of Ferndown. Please say how much you think should be found at the area of search north and west of Wimborne Minster:



Issue UE8

What additional facilities and transport improvements would be most needed to support this development?

Please say what you think is MOST needed:



Issue UE9

If the allotments at Cuthbury need to be replaced, where might this be?

Please say if you have any suggestions about where new allotments might be found:

Please use the space overleaf for further comments

This leaflet relates to one aspect of the Core Strategy. There are other leaflets available:

1. General Core Strategy
2. Affordable Housing
3. Christchurch Urban Extension
4. Corfe Mullen Urban Extension
5. Ferndown Industrial Urban Extension
6. Ferndown/West Parley Urban Extension

You can examine the full Core Strategy Issues and Options document in the following ways:

1. On the web: the document can be viewed or downloaded from the Council's website: www.dorsetforyou.com

2. Copies are on display at the **Council Offices** and **local libraries** across Christchurch and East Dorset.

3. Obtaining a copy: By contacting the Council's Policy Planning Teams on:

(01202) 495017 (Christchurch) or

(01202) 886201 (East Dorset)

This consultation leaflet has been prepared by East Dorset District Council to seek the views of local residents on the proposed urban extension to Wimborne and Colehill. It is part of a wider consultation being carried out by Christchurch and East Dorset Councils on the Core Strategy, a document which will set out the broad development strategy for our areas over the next 20 years.

The Consultation runs from 25th March 2008 until 6th May 2008.

The draft Regional Spatial Strategy proposes three urban extensions altogether in East Dorset. 700 dwellings are proposed at Corfe Mullen, and 1700 dwellings are proposed to be split between an area to the 'north and west of Wimborne Minster' (including Colehill), and on land to the east and south of Ferndown (including West Parley). This will effectively roll back the inner Green Belt boundary. An Inspectors Panel now recommends support for these urban extensions.

