



Dorset Council Local Plan Options Consultation August 2025



Dorset is changing – help us shape it.

Dorset Council is preparing a new Local Plan to guide development. The consultation explores how much development we should provide and identifies opportunity sites for new homes, employment land and traveller sites. It also identifies areas of opportunity for wind and solar power.

The Local Plan options consultation is available to view at www.dorsetcouncil.gov.uk/dorset-is-changing. You can comment on the Local Plan by completing all or part of this survey online or by using this form. You can also view the site options on a map online and make your comments. Alternatively comment on the site options using the site response form. You can view a paper copy of the Local Plan Options Consultation at your local Dorset library or at County Hall, Dorchester.

If you need help with the survey, please contact the Planning Policy team at planningpolicyconsult@dorsetcouncil.gov.uk or 01305 838334.

You are able to give your views between 18 August 2025 and 13 October 2025.

**The consultation will begin on
18 August 2025 and end on 13 October 2025**

How can I make a comment?

To give your views, please:

- Make sure you give your name and either postal or email address along with your postcode so that your response can be considered appropriately.
- Use the official form.
- Make your comments within the consultation period to ensure they are considered.
- If you are part of a group that shares a common view, please include a list of the contact details of each person (including names, addresses, emails, telephone numbers and signatures) along with a completed form providing details of the named lead representative.
- Continue on separate sheets if necessary.

Please note:

- Representations cannot be treated as confidential. By completing a representation, you agree to your name (but not your address) and comments being made available for public viewing.
- The council do not accept any responsibility for the contents of the comments submitted. We reserve the right to remove any comments containing defamatory, abusive or malicious allegations.

You can respond:

Online

View the consultation and submit your response online via the following link:

www.dorsetcouncil.gov.uk/dorset-is-changing

The benefits of providing your response this way are as follows:

- less impact on the environment as we do not need to use paper or postage
- you will be emailed a copy of your response as confirmation once submitted
- you will be able to start your response, save it, and return to it at a later date - a confirmation email will send you a link to where you left off
- using the online survey greatly assists our analysis of the responses, enabling more efficient and effective consideration of the issues raised

E-mail

We can also accept responses emailed to us, preferably using this form.

planningpolicyconsult@dorsetcouncil.gov.uk

Written responses

There are paper copies of the response form available upon request for those without internet or computer access.

Please telephone **01305 838334** to request a copy.

Responses returned by post should reference the **Dorset Council Local Plan Consultation 2025** and be sent to the **Spatial Planning Team, Dorset Council, County Hall, Colliton Park, Dorchester, Dorset DT1 1XJ.**

Part A

Please complete one part A form

	Individual	Agent (if applicable)
Name*	Antony Wakeling	Click or tap here to enter text.
Organisation	Wimborne Civic Society	Click or tap here to enter text.
Address line 1*	3 Chaucer Close	Click or tap here to enter text.
Address line 2	Click or tap here to enter text.	Click or tap here to enter text.
Address line 3	Click or tap here to enter text.	Click or tap here to enter text.
Town	Wimborne	Click or tap here to enter text.
Postcode*	BH21 1DP	Click or tap here to enter text.
Email address*	antony@wimbornecivicsoc.org.uk	Click or tap here to enter text.

Client's details if applicable:

Name*	Click or tap here to enter text.
Organisation	Click or tap here to enter text.
Address line 1*	Click or tap here to enter text.
Address line 2	Click or tap here to enter text.
Address line 3	Click or tap here to enter text.
Town	Click or tap here to enter text.
Postcode*	Click or tap here to enter text.
Email address*	Click or tap here to enter text.

*essential fields

Group representations

If your representation is on behalf of a group, ensure the lead representative completes the contact details box above. Also, please state here how many people support the representation:

The Wimborne Civic Society has a membership of 116 and a committee of 9 who have approved the representation.

Part B

Opportunity sites

Which site are you commenting on?

LA/COLE/001

What are the main considerations for this site?

- a. Specific design requirements ☒
- b. Natural environment and ecology ☒
- c. Landscape and visual ☒
- d. Heritage ☐
- e. Flood risk ☐
- f. Amenity, health, education ☒
- g. Transport (access and movement) ☒
- h. Green Belt (if applicable) ☒
- i. Other issues ☒

Please provide further details on these considerations, and how they might be addressed

[This site should not be built on for all our reasons given to question 4 of The Local Plan Response Form. This site is Green Belt forming part of the wildlife corridor and is a buffer between Colehill and Wimborne. It has access from Leigh Lane but a problem already arises at the junction with Northleigh Lane which is a dangerous crossroads with poor visibility with bends in the road and bridge walling etc. Traffic from this site will add to congestion at Rodways Corner and The Canford Bottom roundabout.

If despite this development does go ahead, there should be a mix of designs, and being within the Green Belt there should be 50% affordable dwellings and developers MUST NOT then be able to back out of this on the grounds of viability. There would need to be shops, schools and other amenities provided here.

In 2001 there were 6130 households in Wimborne and Colehill. Between 2011 and 2021 this increased to 7556. Since then there have been an additional 2173 completed or agreed and this Local plan proposes a further 3494. This would take the total to 13223 or an increase of 116% with no additional infrastructure or amenities. This plan is totally unsustainable.]

Which site are you commenting on?

LA/COLE/002

What are the main considerations for this site?

- a. Specific design requirements ☒
- b. Natural environment and ecology ☒
- c. Landscape and visual ☒
- d. Heritage ☐
- e. Flood risk ☐
- f. Amenity, health, education ☒
- g. Transport (access and movement) ☒
- h. Green Belt (if applicable) ☒
- i. Other issues ☒

Please provide further details on these considerations, and how they might be addressed

[This site should not be built on for all our reasons given to question 4 of The Local Plan Response Form. This site is Green Belt forming part of the wildlife corridor and is a buffer between Colehill and Ferndown. Any development here would be harmful to the nearby natural environment. There should be no access directly onto the A31 so it is not clear how access could be achieved. Traffic from this site will severely affect congestion at The Canford Bottom roundabout.

If despite this development does go ahead, there should be a mix of designs, and being within the Green Belt there should be 50% affordable dwellings and developers MUST NOT then be able to back out of this on the grounds of viability.

In 2001 there were 6130 households in Wimborne and Colehill. Between 2011 and 2021 this increased to 7556. Since then there have been an additional 2173 completed or agreed and this Local plan proposes a further 3494. This would take the total to 13223 or an increase of 116% with no additional infrastructure or amenities. This plan is totally unsustainable.]

Which site are you commenting on?

LA/COLE/004,017,033

What are the main considerations for this site?

- a. Specific design requirements ☒
- b. Natural environment and ecology ☒
- c. Landscape and visual ☒
- d. Heritage ☒
- e. Flood risk ☐
- f. Amenity, health, education ☒
- g. Transport (access and movement) ☒
- h. Green Belt (if applicable) ☒
- i. Other issues ☒

Please provide further details on these considerations, and how they might be addressed

This site should not be built on for all our reasons given to question 4 of The Local Plan Response Form. This site is agricultural, Green Belt, within 5km of Dorset Heathland and adjacent to Cannon Hill and so would impact severely on the natural environment and ecology.

Access would be limited and along what are currently narrow roads - Pilford Lane and Lonnen Road as well as Pilford Heath Road. The site is a significant distance from amenities such as shops, schools, medical provision and others which would need to be provided. At up to 2km each way it is NOT within walking distance of shops if you intend to carry any goods back with you. The shops in Colehill would not be adequate for a further 609 houses. As a result, there would be significant increase in road traffic to Wimborne and surrounding areas making more congestion in Colehill, Wimborne, Uddens Drive and at Canford Bottom roundabout and the A31.

If despite this, development does go ahead, there should be a mix of designs, and being within the Green Belt there should be 50% affordable dwellings and developers MUST NOT then be able to back out of this on the grounds of viability.

In 2001 there were 6130 households in Wimborne and Colehill. Between 2011 and 2021 this increased to 7556. Since then there have been an additional 2173 completed or agreed and this Local plan proposes a further 3494. This would take the total to 13223 or an increase of 116% with no additional infrastructure or amenities. This plan is totally unsustainable.

Which site are you commenting on?

LA/COLE/006

What are the main considerations for this site?

- a. Specific design requirements ☒
- b. Natural environment and ecology ☒
- c. Landscape and visual ☒
- d. Heritage ☐
- e. Flood risk ☐
- f. Amenity, health, education ☒
- g. Transport (access and movement) ☒
- h. Green Belt (if applicable) ☒
- i. Other issues ☒

Please provide further details on these considerations, and how they might be addressed

This site should not be built on for all our reasons given to question 4 of The Local Plan Response Form. The site is in the Green Belt and within 5km of Dorset Heathland and part of the site is within the ecological network with grassland, hedgerows, trees and wooded areas. There may be protected species on this site. It forms part of the wildlife corridor and is a buffer between Colehill and Ferndown. Any development here would be harmful to the nearby natural environment. There are next to no amenities in this area. There can be no access directly onto the A31 so it is not clear how access could be achieved. Traffic from this site will severely affect congestion at The Canford Bottom roundabout.

If despite this, development does go ahead, there should be a mix of designs, and being within the Green Belt there should be 50% affordable dwellings and developers MUST NOT then be able to back out of this on the grounds of viability. The site is close to the A31's noise for potential residents. It is a significant distance from amenities such as shops, schools, medical provision and other amenities which would need to be provided here and for LA/COLE/002. Residents are unlikely to walk or cycle for these so will add to traffic making more congestion at Canford Bottom roundabout.

In 2001 there were 6130 households in Wimborne and Colehill. Between 2011 and 2021 this increased to 7556. Since then there have been an additional 2173 completed or agreed and this Local plan proposes a further 3494. This would take the total to 13223 or an increase of 116% with no additional infrastructure or amenities. This plan is totally unsustainable.]

Which site are you commenting on?

[LA/COLE/007,011,012]

What are the main considerations for this site?

- a. Specific design requirements ☒
- b. Natural environment and ecology ☒
- c. Landscape and visual ☒
- d. Heritage ☐
- e. Flood risk ☐
- f. Amenity, health, education ☒
- g. Transport (access and movement) ☒
- h. Green Belt (if applicable) ☒
- i. Other issues ☒

Please provide further details on these considerations, and how they might be addressed

[This site should not be built on for all our reasons given to question 4 of The Local Plan Response Form. The site is in the Green Belt and within 5km of Dorset Heathland. It lies within Burts Hill, Merrifield and Colehill Conservation Area.

It is a significant distance from amenities such as shops, schools, medical provision and other amenities but, due to Rowlands Hill, residents are unlikely to walk or cycle. So it would add to traffic making more congestion in Wimborne and Colehill which have very limited parking .

If despite this, development does go ahead, there should be a mix of designs, and being within the Green Belt there should be 50% affordable dwellings and developers MUST NOT then be able to back out of this on the grounds of viability.

In 2001 there were 6130 households in Wimborne and Colehill. Between 2011 and 2021 this increased to 7556. Since then there have been an additional 2173 completed or agreed and this Local plan proposes a further 3494. This would take the total to 13223 or an increase of 116% with no additional infrastructure or amenities. This plan is totally unsustainable.]

Which site are you commenting on?

[LA/COLE/008, 026a]

What are the main considerations for this site?

- a. Specific design requirements ☒
- b. Natural environment and ecology ☒
- c. Landscape and visual ☒
- d. Heritage ☐
- e. Flood risk ☐
- f. Amenity, health, education ☒
- g. Transport (access and movement) ☒
- h. Green Belt (if applicable) ☒
- i. Other issues ☒

Please provide further details on these considerations, and how they might be addressed

[This site should not be built on for all our reasons given to question 4 of The Local Plan Response Form. The site is in the Green Belt and within 5km of Dorset Heathland. It lies within Burts Hill, Merrifield and Colehill Conservation Area and is close to a Grade II Listed Building. There is a flood risk on the site with a stream running through it.

It is a significant distance from amenities such as shops, schools, medical provision and other amenities and the roads leading to it are narrow and already congested with traffic. The residents are unlikely to walk or cycle. So it would add to traffic making more congestion in Wimborne and Colehill which have very limited parking . It would also put more strain on the Canford Bottom roundabout.

If despite this, development does go ahead, there should be a mix of designs, and being within the Green Belt there should be 50% affordable dwellings and developers MUST NOT then be able to back out of this on the grounds of viability.

In 2001 there were 6130 households in Wimborne and Colehill. Between 2011 and 2021 this increased to 7556. Since then there have been an additional 2173 completed or agreed and this Local plan proposes a further 3494. This would take the total to 13223 or an increase of 116% with no additional infrastructure or amenities. This plan is totally unsustainable.]

Which site are you commenting on?

LA/COLE/009

What are the main considerations for this site?

- a. Specific design requirements ☒
- b. Natural environment and ecology ☒
- c. Landscape and visual ☒
- d. Heritage ☐
- e. Flood risk ☐
- f. Amenity, health, education ☒
- g. Transport (access and movement) ☒
- h. Green Belt (if applicable) ☒
- i. Other issues ☒

Please provide further details on these considerations, and how they might be addressed

[This site should not be built on for all our reasons given to question 4 of The Local Plan Response Form. This site is Green Belt forming part of the wildlife corridor and is a buffer between Colehill and Wimborne. It has access from Northleigh Lane which is a dangerous road with poor visibility, bends in the road and bridge walling etc. Several houses in Northleigh Lane have limited visibility resulting in very dangerous exits. Traffic from this site will add to congestion on Leigh Road at The Canford Bottom roundabout.

It is a significant distance from amenities such as shops, schools, medical provision and other amenities. The residents are unlikely to walk or cycle due to the hills. So it would add to traffic making more congestion in Wimborne and Colehill which have very limited parking .

If despite this, development does go ahead, there should be a mix of designs, and being within the Green Belt there should be 50% affordable dwellings and developers MUST NOT then be able to back out of this on the grounds of viability.

In 2001 there were 6130 households in Wimborne and Colehill. Between 2011 and 2021 this increased to 7556. Since then there have been an additional 2173 completed or agreed and this Local plan proposes a further 3494. This would take the total to 13223 or an increase of 116% with no additional infrastructure or amenities. This plan is totally unsustainable.]

Which site are you commenting on?

LA/COLE/010

What are the main considerations for this site?

- a. Specific design requirements ☒
- b. Natural environment and ecology ☒
- c. Landscape and visual ☒
- d. Heritage ☐
- e. Flood risk ☐
- f. Amenity, health, education ☒
- g. Transport (access and movement) ☒
- h. Green Belt (if applicable) ☒
- i. Other issues ☒

Please provide further details on these considerations, and how they might be addressed

This site should not be built on for all our reasons given to question 4 of The Local Plan Response Form. This site is Green Belt forming part of the wildlife corridor and is a buffer between Colehill and Wimborne. It has access from Northleigh Lane which is a dangerous road with poor visibility, bends in the road and bridge walling etc. Several houses in Northleigh Lane have limited visibility resulting in very dangerous exits. Gaining access off Kyrchil Lane is not feasible due to the nature of the roadway together with a dangerous junction with Wimborne Road. Traffic from this site will add to congestion on Leigh Road at The Canford Bottom roundabout.

It is a significant distance from amenities such as shops, schools, medical provision and other amenities. The residents are unlikely to walk or cycle due to the hills. So it would add to traffic making more congestion in Wimborne and Colehill which have very limited parking .

If despite this, development does go ahead, there should be a mix of designs, and being within the Green Belt there should be 50% affordable dwellings and developers MUST NOT then be able to back out of this on the grounds of viability.

In 2001 there were 6130 households in Wimborne and Colehill. Between 2011 and 2021 this increased to 7556. Since then there have been an additional 2173 completed or agreed and this Local plan proposes a further 3494. This would take the total to 13223 or an increase of 116% with no additional infrastructure or amenities. This plan is totally unsustainable.]

Which site are you commenting on?

[LA/COLE/013]

What are the main considerations for this site?

- a. Specific design requirements ☒
- b. Natural environment and ecology ☒
- c. Landscape and visual ☒
- d. Heritage ☒
- e. Flood risk ☒
- f. Amenity, health, education ☒
- g. Transport (access and movement) ☒
- h. Green Belt (if applicable) ☒
- i. Other issues ☒

Please provide further details on these considerations, and how they might be addressed

[This site should not be built on for all our reasons given to question 4 of The Local Plan Response Form. The site is in the Green Belt, adjacent to a SANG, close to a local wildlife site. and within 5km of Dorset Heathland. The site is currently farmland within Flood Risk Zone 2. Parts of the site have grassland, hedgerows, trees and wooded areas There may be protected species on this site. The grassland may hold botanical interest, and there are potential protected species on the site which forms part of the wildlife corridor and is a buffer between Wimborne and Colehill. It is a significant distance from amenities such as shops, schools, medical provision and other amenities which would need to be provided here. Residents are unlikely to walk or cycle for these amenities so will add to traffic making more congestion in Wimborne and at The Canford Bottom roundabout.

If despite this, development does go ahead, there should be a mix of designs, and being within the Green Belt there should be 50% affordable dwellings and developers MUST NOT then be able to back out of this on the grounds of viability. The site is close to the A31's noise for potential residents.

In 2001 there were 6130 households in Wimborne and Colehill. Between 2011 and 2021 this increased to 7556. Since then there have been an additional 2173 completed or agreed and this Local plan proposes a further 3494. This would take the total to 13223 or an increase of 116% with no additional infrastructure or amenities. This plan is totally unsustainable.]

Which site are you commenting on?

LA/COLE/014

What are the main considerations for this site?

- a. Specific design requirements ☒
- b. Natural environment and ecology ☒
- c. Landscape and visual ☒
- d. Heritage ☐
- e. Flood risk ☐
- f. Amenity, health, education ☒
- g. Transport (access and movement) ☒
- h. Green Belt (if applicable) ☒
- i. Other issues ☒

Please provide further details on these considerations, and how they might be addressed

[This site should not be built on for all our reasons given to question 4 of The Local Plan Response Form. The site is in the Green Belt and within 5km of Dorset Heathland It forms part of the wildlife corridor and is a buffer between Colehill and Ferndown. Any development here would be harmful to the nearby natural environment. There are next to no amenities in this area. Residents are unlikely to walk or cycle for these so will add to traffic making more congestion at Canford Bottom roundabout. There can be no access directly onto the A31 so all access would have to be through Willow Drive which is far too small to accommodate an extra 306 dwellings. Traffic from this site will also severely affect congestion on the single carriageway A31 and at The Canford Bottom roundabout.

If despite this, development does go ahead, there should be a mix of designs, and being within the Green Belt there should be 50% affordable dwellings and developers MUST NOT then be able to back out of this on the grounds of viability.

In 2001 there were 6130 households in Wimborne and Colehill. Between 2011 and 2021 this increased to 7556. Since then there have been an additional 2173 completed or agreed and this Local plan proposes a further 3494. This would take the total to 13223 or an increase of 116% with no additional infrastructure or amenities. This plan is totally unsustainable.]

Which site are you commenting on?

LA/COLE/016

What are the main considerations for this site?

- a. Specific design requirements ☒
- b. Natural environment and ecology ☒
- c. Landscape and visual ☒
- d. Heritage ☐
- e. Flood risk ☐
- f. Amenity, health, education ☒
- g. Transport (access and movement) ☒
- h. Green Belt (if applicable) ☒
- i. Other issues ☒

Please provide further details on these considerations, and how they might be addressed

[This site is probably the most suitable of sites proposed around Wimborne and Colehill but should not be built on for all our reasons given to question 4 of The Local Plan Response Form. It is in the Green Belt and within 5km of Dorset Heathland. It forms part of the wildlife corridor and is a buffer between Wimborne, Colehill and Ferndown. Any development here would be harmful to the nearby natural environment. It could suffer from the noise of the A31 and would provide additional load on the Canford Bottom roundabout and the Leigh Road access into Wimborne or over the Poole/Canford Bridge.

If development does go ahead, there should be a mix of designs, and being within the Green Belt there should be 50% affordable dwellings and developers MUST NOT then be able to back out of this on the grounds of viability.

In 2001 there were 6130 households in Wimborne and Colehill. Between 2011 and 2021 this increased to 7556. Since then there have been an additional 2173 completed or agreed and this Local plan proposes a further 3494. This would take the total to 13223 or an increase of 116% with no additional infrastructure or amenities. This plan is totally unsustainable.]

Which site are you commenting on?

LA/COLE/018

What are the main considerations for this site?

- a. Specific design requirements ☒
- b. Natural environment and ecology ☒
- c. Landscape and visual ☒
- d. Heritage ☐
- e. Flood risk ☐
- f. Amenity, health, education ☒
- g. Transport (access and movement) ☒
- h. Green Belt (if applicable) ☒
- i. Other issues ☒

Please provide further details on these considerations, and how they might be addressed

[This site should not be built on for all our reasons given to question 4 of The Local Plan Response Form. The site is in the Green Belt and within 5km of Dorset Heathland It forms part of the wildlife corridor and is a buffer between Wimborne and Furzehill. Any development here would be harmful to the nearby natural environment.

Taken in isolation, this 4.6 hectare site might be largely acceptable. But if it were to be developed together with adjoining and nearby sites [COLE/020, /019, /023, /024/a & HOLT/002] and the others around Wimborne and Colehill this would present an almost unbroken housing development from the centre of Wimborne up to and including Furzehill. There are next to no amenities in this area. Currently there is no public transport and no adequate walking/cycling route. Residents are unlikely to walk or cycle for these amenities so will add to traffic making more congestion over Walford Bridge and throughout Wimborne. If despite this, development does go ahead, there should be a mix of design features and house sizes; adequate off street parking and enhanced site planting; as much existing planting as possible should be maintained and should include open green spaces and blocks of trees. Being within the Green Belt there should be 50% affordable dwellings and developers MUST NOT then be able to back out of this on the grounds of viability.

In 2001 there were 6130 households in Wimborne and Colehill. Between 2011 and 2021 this increased to 7556. Since then there have been an additional 2173 completed or agreed and this Local plan proposes a further 3494. This would take the total to 13223 or an increase of 116% with no additional infrastructure or amenities. This plan is totally unsustainable.]

Which site are you commenting on?

[LA/COLE/019, 023, 024/a]

What are the main considerations for this site?

- a. Specific design requirements ☒
- b. Natural environment and ecology ☒
- c. Landscape and visual ☒
- d. Heritage ☐
- e. Flood risk ☐
- f. Amenity, health, education ☒
- g. Transport (access and movement) ☒
- h. Green Belt (if applicable) ☒
- i. Other issues ☒

Please provide further details on these considerations, and how they might be addressed

[This site should not be built on for all our reasons given to question 4 of The Local Plan Response Form. The site is in the Green Belt and within 5km of Dorset Heathland It forms part of the wildlife corridor and is a buffer between Wimborne and Furzehill. Any development here would be harmful to the nearby natural environment.

If this site were to be developed together with adjoining and nearby sites [COLE/018, /020 & HOLT/002] and the others around Wimborne and Colehill this would present an almost unbroken housing development from the centre of Wimborne up to and including Furzehill. The access to this site would be via Dogdean, Furzehill or Smugglers Lane all of which are narrow and winding lanes and totally unsuitable for 118 homes. There are next to no amenities in this area. Currently there is no public transport and no adequate walking/cycling route. Residents are unlikely to walk or cycle for these amenities so will add to traffic making more congestion over Walford Bridge and throughout Wimborne

If despite this, development does go ahead, there should be a mix of design features and house sizes; adequate off street parking and enhanced site planting and should include open green spaces and blocks of trees. Being within the Green Belt there should be 50% affordable dwellings and developers MUST NOT then be able to back out of this on the grounds of viability.

In 2001 there were 6130 households in Wimborne and Colehill. Between 2011 and 2021 this increased to 7556. Since then there have been an additional 2173 completed or agreed and this Local plan proposes a further 3494. This would take the total to 13223 or an increase of 116% with no additional infrastructure or amenities. This plan is totally unsustainable.]

Which site are you commenting on?

LA/COLE/020

What are the main considerations for this site?

- a. Specific design requirements ☒
- b. Natural environment and ecology ☒
- c. Landscape and visual ☒
- d. Heritage ☐
- e. Flood risk ☐
- f. Amenity, health, education ☒
- g. Transport (access and movement) ☒
- h. Green Belt (if applicable) ☒
- i. Other issues ☒

Please provide further details on these considerations, and how they might be addressed

[This site should not be built on for all our reasons given to question 4 of The Local Plan Response Form. The site is in the Green Belt and within 5km of Dorset Heathland It forms part of the wildlife corridor and is a buffer between Wimborne and Furzehill. The majority of the site is within amber risk zone for the Great Crested Newt. Any development here would be harmful to the nearby natural environment.

This is a Green Belt rural location, on the edge of town. If this site were to be developed together with adjoining and nearby sites [COLE/019, /023, /024/a & HOLT/002] and the others around Wimborne and Colehill this would present an almost unbroken housing development from the centre of Wimborne up to and including Furzehill. There are next to no amenities in this area. Currently there is no public transport and no adequate walking/cycling route. Residents are unlikely to walk or cycle for these amenities so will add to traffic. There are no roads that could accommodate the traffic from 163 homes. Any development here would have to use Dogdean, or Deans Grove, Burts Hill and Long Lane all narrow and winding lanes. It would increase the flow of traffic into the town of Wimborne over Walford Bridge which is already a bottleneck, and make more congestion throughout Wimborne

If despite this, development does go ahead, there should be a mix of designs and, being within the Green Belt, there should be 50% affordable dwellings and developers MUST NOT then be able to back out of this on the grounds of viability.

In 2001 there were 6130 households in Wimborne and Colehill. Between 2011 and 2021 this increased to 7556. Since then there have been an additional 2173 completed or agreed and this Local plan proposes a further 3494. This would take the total to 13223 or an increase of 116% with no additional infrastructure or amenities. This plan is totally unsustainable.]

Which site are you commenting on?

[LA/COLE/022]

What are the main considerations for this site?

- a. Specific design requirements ☒
- b. Natural environment and ecology ☒
- c. Landscape and visual ☒
- d. Heritage ☐
- e. Flood risk ☐
- f. Amenity, health, education ☒
- g. Transport (access and movement) ☒
- h. Green Belt (if applicable) ☐
- i. Other issues ☒

Please provide further details on these considerations, and how they might be addressed

[This site should not be built on for all our reasons given to question 4 of The Local Plan Response Form. This is a brownfield site, on the edge of town next to the Green Belt. If this site were to be developed together with adjoining and nearby sites [COLE/019, /023, /024/a & HOLT/002] and the others around Wimborne and Colehill there would be an almost unbroken housing development from here to the centre of Wimborne. There are next to no amenities in this area. Currently there is no public transport and no adequate walking/cycling route. Residents are unlikely to walk or cycle for these amenities so will add to traffic. Any development here would have to use Furzehill a narrow and winding road without adequate pavements. It would increase the flow of traffic into the town of Wimborne over Walford Bridge which is already a bottleneck, and make more congestion throughout Wimborne. If despite this, development does go ahead, there should be a mix of design features and house sizes; adequate off street parking and enhanced site planting and there should be 50% affordable dwellings and developers MUST NOT then be able to back out of this on the grounds of viability. In 2001 there were 6130 households in Wimborne and Colehill. Between 2011 and 2021 this increased to 7556. Since then there have been an additional 2173 completed or agreed and this Local plan proposes a further 3494. This would take the total to 13223 or an increase of 116% with no additional infrastructure or amenities. This plan is totally unsustainable.]

Which site are you commenting on?

LA/COLE/028

What are the main considerations for this site?

- a. Specific design requirements ☒
- b. Natural environment and ecology ☒
- c. Landscape and visual ☒
- d. Heritage ☐
- e. Flood risk ☐
- f. Amenity, health, education ☒
- g. Transport (access and movement) ☒
- h. Green Belt (if applicable) ☐
- i. Other issues ☒

Please provide further details on these considerations, and how they might be addressed

The site is currently an employment site and should be kept as such. There are few employment opportunities in Wimborne. The site provides the only major Builders' Merchant in Wimborne and Colehill. There are potential protected species on site and the site is within 5km of Dorset Heathland. Due to its current use there is potential contamination and the site is close to the A31 making it noisy for any potential residents. Any residential use would increase the traffic onto the nearby Canford Bottom roundabout. It should not be used for housing for all our reasons given to question 4 of The Local Plan Response Form. If despite this, development does go ahead, there should be a mix of design features and house sizes; adequate off street parking and enhanced site planting and there should be 50% affordable dwellings and developers MUST NOT then be able to back out of this on the grounds of viability. In 2001 there were 6130 households in Wimborne and Colehill. Between 2011 and 2021 this increased to 7556. Since then there have been an additional 2173 completed or agreed and this Local plan proposes a further 3494. This would take the total to 13223 or an increase of 116% with no additional infrastructure or amenities. This plan is totally unsustainable.

Which site are you commenting on?

LA/COLE/032

What are the main considerations for this site?

- a. Specific design requirements ☒
- b. Natural environment and ecology ☒
- c. Landscape and visual ☒
- d. Heritage ☐
- e. Flood risk ☒
- f. Amenity, health, education ☒
- g. Transport (access and movement) ☒
- h. Green Belt (if applicable) ☒
- i. Other issues ☒

Please provide further details on these considerations, and how they might be addressed

[This site should not be built on for all our reasons given to question 4 of The Local Plan Response Form. The site is in the Green Belt and within 5km of Dorset Heathland, Any development here would be harmful to the nearby natural environment. The site has a significant flood risk, including Flood Zones 2, 3 & 3b. There is a stream that runs through the site. This and much of the site floods annually. Part of western boundary is close to the River Allen

This would be a relatively isolated development. It is a Green Belt agricultural location, on the edge of town where crops are grown every year. Amenities would have to be provided as there are none in the area. Currently there are no shops, public transport and no adequate walking/cycling route. Residents are unlikely to walk or cycle for these amenities so will add to traffic. Any development here would have to gain access through the existing Bloor estate. It would increase the flow of traffic into the town of Wimborne over Walford Bridge which is already a bottleneck, and make more congestion throughout Wimborne.

If despite this, development does go ahead, there should be a mix of design features and house sizes; adequate off street parking with enhanced site planting. As much existing planting as possible should be maintained, particularly the tree belt on the SE boundary which provides a visual separation from the existing Bloor development. There should be 50% affordable dwellings and developers MUST NOT then be able to back out of this on the grounds of viability.

In 2001 there were 6130 households in Wimborne and Colehill. Between 2011 and 2021 this increased to 7556. Since then there have been an additional 2173 completed or agreed and this Local plan proposes a further 3494. This would take the total to 13223 or an increase of 116% with no additional infrastructure or amenities. This plan is totally unsustainable.]

Which site are you commenting on?

LA/COLE/034

What are the main considerations for this site?

- a. Specific design requirements ☒
- b. Natural environment and ecology ☒
- c. Landscape and visual ☒
- d. Heritage ☐
- e. Flood risk ☐
- f. Amenity, health, education ☒
- g. Transport (access and movement) ☒
- h. Green Belt (if applicable) ☒
- i. Other issues ☒

Please provide further details on these considerations, and how they might be addressed

[This site should not be built on for all our reasons given to question 4 of The Local Plan Response Form. This site is Green Belt forming part of the wildlife corridor and is a buffer between Colehill and Wimborne. The site is important for visual amenities as well as wildlife habitats. It is the largest of the four in this area (LA/COLE/001, 009, 010 & 034) and is possibly an option with better access options. There appear to be two or even three access spurs left when adjoining housing developments were built around thirty years ago. The land also is adjacent to Leigh Lane although difficulties would result in even more problems at the junction with Northleigh Lane crossroads. Northleigh Lane is a dangerous road with poor visibility, bends in the road and bridge walling etc. Several houses in Northleigh Lane have limited visibility resulting in very dangerous exits.

It is a significant distance from amenities such as shops, schools, medical provision and other amenities. The residents are unlikely to walk or cycle due to the hills. So it would add to traffic making more congestion in Wimborne and Colehill which have very limited parking .

If despite this, development does go ahead, there should be a mix of designs, and being within the Green Belt there should be 50% affordable dwellings and developers MUST NOT then be able to back out of this on the grounds of viability.

In 2001 there were 6130 households in Wimborne and Colehill. Between 2011 and 2021 this increased to 7556. Since then there have been an additional 2173 completed or agreed and this Local plan proposes a further 3494. This would take the total to 13223 or an increase of 116% with no additional infrastructure or amenities. This plan is totally unsustainable.]

Which site are you commenting on?

LA/HOLT/002

What are the main considerations for this site?

- a. Specific design requirements ☒
- b. Natural environment and ecology ☒
- c. Landscape and visual ☒
- d. Heritage ☐
- e. Flood risk ☐
- f. Amenity, health, education ☒
- g. Transport (access and movement) ☒
- h. Green Belt (if applicable) ☒
- i. Other issues ☒

Please provide further details on these considerations, and how they might be addressed

[This site should not be described as Brownfield. Only a very small part is currently built upon. The majority is fields. It should not be built on for all our reasons given to question 4 of The Local Plan Response Form. The site is in the Green Belt and within 5km of Dorset Heathland It forms part of the wildlife corridor. Any development here would be harmful to the nearby natural environment.

If this site were to be developed together with adjoining and nearby sites [COLE/018, /019, 020, /023 & /024/a] and the others around Wimborne and Colehill this would present an unbroken housing development from the centre of Wimborne up to and through Furzehill to this site. The access to this site would be via Furzehill or Smugglers Lane which are both narrow and winding lanes and totally unsuitable for 151 homes.

There are next to no amenities in this area. Currently there is no public transport and no adequate walking/cycling route. Residents are unlikely to walk or cycle for these amenities so will add to traffic making more congestion over Walford Bridge and throughout Wimborne

If despite this, development does go ahead, there should be a mix of design features and house sizes; adequate off street parking and enhanced site planting. It should include open green spaces and blocks of trees. Being within the Green Belt there should be 50% affordable dwellings and developers MUST NOT then be able to back out of this on the grounds of viability.

In 2001 there were 6130 households in Wimborne and Colehill. Between 2011 and 2021 this increased to 7556. Since then there have been an additional 2173 completed or agreed and this Local plan proposes a further 3494. This would take the total to 13223 or an increase of 116% with no additional infrastructure or amenities. This plan is totally unsustainable.]

Which site are you commenting on?

LA/PAMP/004

What are the main considerations for this site?

- a. Specific design requirements ☒
- b. Natural environment and ecology ☒
- c. Landscape and visual ☒
- d. Heritage ☒
- e. Flood risk ☐
- f. Amenity, health, education ☒
- g. Transport (access and movement) ☒
- h. Green Belt (if applicable) ☒
- i. Other issues ☒

Please provide further details on these considerations, and how they might be addressed

[This site is Greenfield NOT Brownfield with much of it woodland and made up of mature trees and hedgerows. It is part of an ecological network with protected species on the site. It is Green Belt with TPOs and within 5km of Dorset Heathland. The site adjoins Grade II listed buildings; the Historic St Margarets Chapel and Armshouses. It should not be built on for all our reasons given to question 4 of The Local Plan Response Form. It forms part of the wildlife corridor. Any development here would be harmful to the nearby natural environment.

Access would have to be on a steep section of Victoria Road or the very narrow Cowgrove Road with an already dangerous access onto Victoria Road. It is totally unsuitable for 151 homes.

There are next to no amenities in this area. Currently there is no adequate walking/cycling route. Residents are unlikely to walk or cycle for these amenities so will add to traffic making more congestion at Pie Corner, Julians Bridge and throughout Wimborne

If despite this, development does go ahead, there should be a mix of design features and house sizes; adequate off street parking and enhanced site planting. It should include open green spaces and blocks of trees. Being within the Green Belt there should be 50% affordable dwellings and developers MUST NOT then be able to back out of this on the grounds of viability.

In 2001 there were 6130 households in Wimborne and Colehill. Between 2011 and 2021 this increased to 7556. Since then there have been an additional 2173 completed or agreed and this Local plan proposes a further 3494. This would take the total to 13223 or an increase of 116% with no additional infrastructure or amenities. This plan is totally unsustainable.]

Which site are you commenting on?

[LA/WIMI/003]

What are the main considerations for this site?

- a. Specific design requirements ☒
- b. Natural environment and ecology ☒
- c. Landscape and visual ☒
- d. Heritage ☒
- e. Flood risk ☒
- f. Amenity, health, education ☒
- g. Transport (access and movement) ☒
- h. Green Belt (if applicable) ☒
- i. Other issues ☒

Please provide further details on these considerations, and how they might be addressed

[THIS SITE HAS HAD OUTLINE PLANNING PERMISSION FOR 55 HOUSES REFUSED

This site should not be built on for all our reasons given to question 4 of The Local Plan Response Form. The site is in the Green Belt and within 5km of Dorset Heathland. There is a nature corridor linking land from Wesley Woods, Leigh Common going up to Colehill via Northleigh Lane. Dorset Wildlife Trust and Erica Trust both say this is irreplaceable land and should be protected. It is rich in biodiversity with rare grasses and protected flora such as the English Bluebells. Developing it would be against the Dorset Council Nature Recovery Strategy. There is a significant flood risk. Developing the land would increase the flood risk to surrounding properties and Leigh Road – a main route into the town from the East

There is no access route into the site at all- the SHLAA has stated 2 entrances are required. It is a significant distance from amenities such as employment, shops, schools, medical provision and other amenities but residents are unlikely to walk or cycle. So it would add to traffic making more congestion in Wimborne, the bridges leading to BCP and the Canford Bottom roundabout

If despite this, development does go ahead, there should be a mix of designs, and being within the Green Belt there should be 50% affordable dwellings and developers MUST NOT then be able to back out of this on the grounds of viability.

In 2001 there were 6130 households in Wimborne and Colehill. Between 2011 and 2021 this increased to 7556. Since then there have been an additional 2173 completed or agreed and this Local plan proposes a further 3494. This would take the total to 13223 or an increase of 116% with no additional infrastructure or amenities. This plan is totally unsustainable.]

Which site are you commenting on?

[LA/WIMI/004]

What are the main considerations for this site?

- a. Specific design requirements ☒
- b. Natural environment and ecology ☒
- c. Landscape and visual ☒
- d. Heritage ☒
- e. Flood risk ☒
- f. Amenity, health, education ☒
- g. Transport (access and movement) ☒
- h. Green Belt (if applicable) ☒
- i. Other issues ☒

Please provide further details on these considerations, and how they might be addressed

[This site should not be built on for all our reasons given to question 4 of The Local Plan Response Form. The site is in the Green Belt and within 5km of Dorset Heathland. There is a nature corridor linking land from Wesley Woods, Leigh Common going up to Colehill via Northleigh Lane. Dorset Wildlife Trust and Erica Trust both say this is irreplaceable land and should be protected. It is rich in biodiversity with rare grasses and protected flora such as the English Bluebells. Developing it would be against the Dorset Council Nature Recovery Strategy. There is a significant flood risk. Developing the land would increase the flood risk to surrounding properties and Leigh Road – a main route into the town from the East
Currently, the only access to the site is via a private road - the SHLAA has stated 2 entrances are required. Northleigh Lane, an alternative, is a dangerous road with poor visibility, bends in the road and bridge walling etc. Several houses in Northleigh Lane have limited visibility resulting in very dangerous exits. It is a significant distance from amenities such as employment, shops, schools, medical provision and other amenities but residents are unlikely to walk or cycle. So it would add to traffic making more congestion in Wimborne, the bridges leading to BCP and the Canford Bottom roundabout
If despite this, development does go ahead, there should be a mix of designs, and being within the Green Belt there should be 50% affordable dwellings and developers MUST NOT then be able to back out of this on the grounds of viability.
In 2001 there were 6130 households in Wimborne and Colehill. Between 2011 and 2021 this increased to 7556. Since then there have been an additional 2173 completed or agreed and this Local plan proposes a further 3494. This would take the total to 13223 or an increase of 116% with no additional infrastructure or amenities. This plan is totally unsustainable.]

Which site are you commenting on?

LA/WIMI/014

What are the main considerations for this site?

- a. Specific design requirements ☒
- b. Natural environment and ecology ☒
- c. Landscape and visual ☒
- d. Heritage ☒
- e. Flood risk ☒
- f. Amenity, health, education ☒
- g. Transport (access and movement) ☒
- h. Green Belt (if applicable) ☒
- i. Other issues ☒

Please provide further details on these considerations, and how they might be addressed

[This site should not be built on for all our reasons given to question 4 of The Local Plan Response Form. The site is in the Green Belt and within 5km of Dorset Heathland. There is a nature corridor linking land from Wesley Woods, Leigh Common going up to Colehill via Northleigh Lane. Dorset Wildlife Trust and Erica Trust both say this is irreplaceable land and should be protected. It is rich in biodiversity with rare grasses and protected flora such as the English Bluebells. Developing it would be against the Dorset Council Nature Recovery Strategy. There is a significant flood risk. It is within Flood Risk Zone 2 .

It is also close to a Grade 2 listed heritage site, the moated Old Manor Farmhouse. Developing this site would put this at risk. Developing the land would also increase the flood risk to surrounding properties and Leigh Road – a main route into the town from the East

The only access to the site would be via Leigh Close which would be inadequate- the SHLAA has stated 2 entrances are required. It is a significant distance from amenities such as employment, shops, schools, medical provision and other amenities but residents are unlikely to walk or cycle. So it would add to traffic making more congestion in Wimborne, the bridges leading to BCP and the Canford Bottom roundabout. If despite this, development does go ahead, there should be a mix of designs, and being within the Green Belt there should be 50% affordable dwellings and developers MUST NOT then be able to back out of this on the grounds of viability.

In 2001 there were 6130 households in Wimborne and Colehill. Between 2011 and 2021 this increased to 7556. Since then there have been an additional 2173 completed or agreed and this Local plan proposes a further 3494. This would take the total to 13223 or an increase of 116% with no additional infrastructure or amenities. This plan is totally unsustainable.]