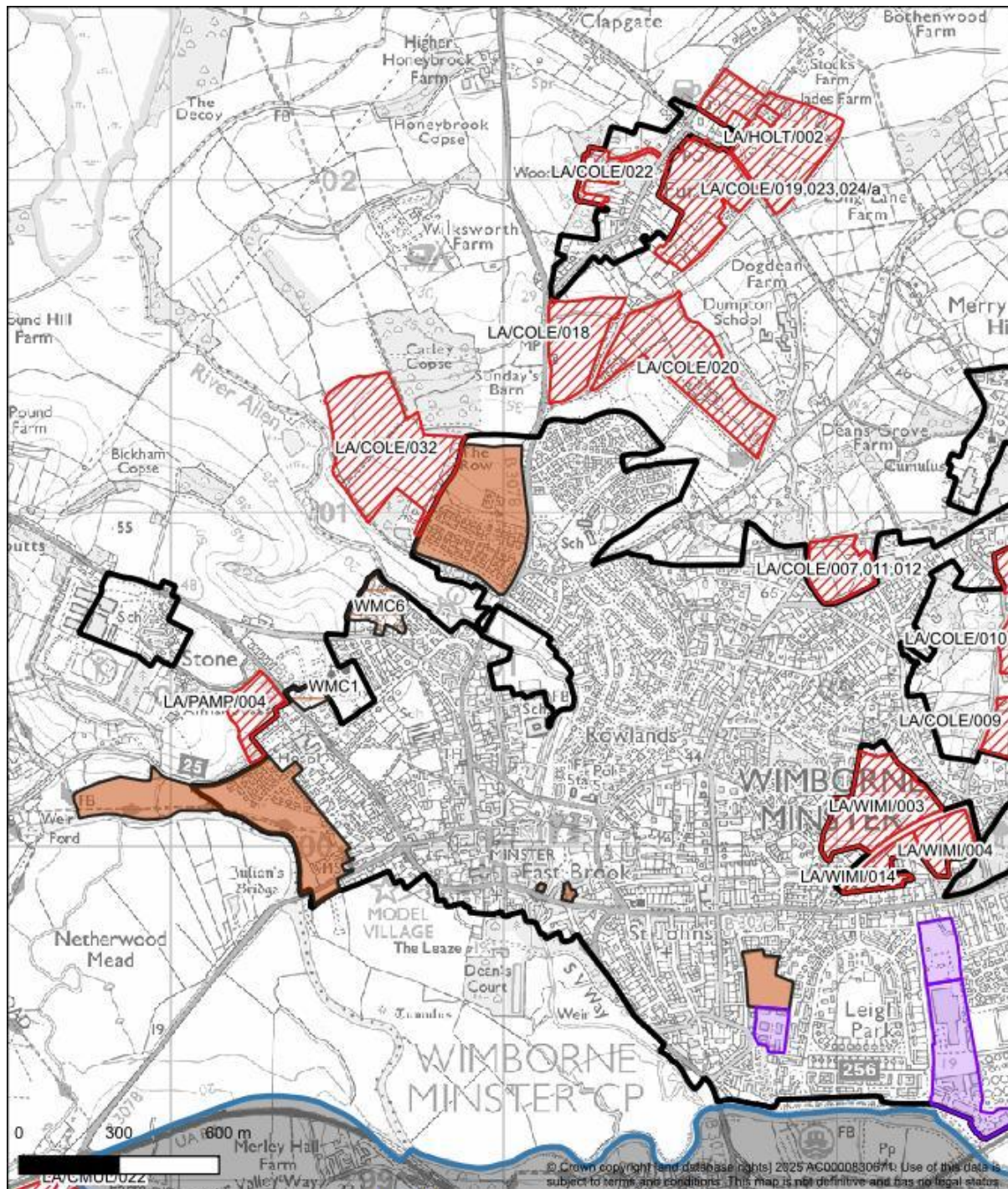


## Wimborne Minster & Colehill



## LA/COLE/018 - Walford Farm & Longhow (West)

Site name	Walford Farm & Longhow (West)
Site reference	LA/COLE/018
Site area (ha)	4.6 ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 82 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 82 homes.	
Specific design requirements	Edge of town location. Adjacent to existing residential development.  The site is in agricultural use.	Appropriate density of development for edge of town location.
Natural environment and ecology	Ecological mapping covers woodland and extends into field and boundaries.  Potential priority habitat hedgerows, trees, woodland, scrub and watercourse. Potential protected species on-site.  Records of priority species.  The site is within 5km of Dorset Heathland.	Retain and buffer hedgerows, trees, woodland and scrub. Further ecological survey to identify priority habitats.  Retain important ecological features.  Retain and enhance ecological network.  Potential need for lighting strategy.  Provide mitigation strategy for this protected species.  Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required.
Landscape and visual	The site is relatively flat.	No comments yet.
Heritage	Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest.	Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting).

	Significant archaeological remains found on site to south indicate high archaeological potential.	Pre-determination archaeological assessment and evaluation required.
Flood risk	<p>There is a significant area of surface water/ fluvial flood risk modelled to impact the north of the site.</p> <p>Watercourse runs through the site.</p>	<p>Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.</p>
Amenity, health, education	Potential need for additional school spaces in this location, if cumulative development for the area is over 1,000 units.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	<p>Need for suitable vehicular access and pedestrian/cycle connections.</p> <p>Potential cumulative impacts on the road network; on the A31 Merley and Canford Bottom Roundabouts.</p>	<p>Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes.</p> <p>Improvements to the existing footway including missing link to be provided where layby is.</p> <p>Need to assess the cumulative impact on Canford Bottom roundabout.</p>
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.

## LA/COLE/019,023,024/a - Land south west of Smugglers Lane

Site name	Land south west of Smugglers Lane
Site reference	LA/COLE/019, LA/COLE/023, LA/COLE/024/a
Site area (ha)	6.58 ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 118 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 118 homes.	
Specific design requirements	<p>This site is situated in a rural location and is remote from existing infrastructure and facilities.</p> <p>The site is currently used for horse grazing.</p>	Appropriate density of development for its location.
Natural environment and ecology	<p>Parts of the site are within the existing ecological network. Trees on the site and at boundaries.</p> <p>Potential for priority species on site.</p> <p>The site is within 5km of Dorset Heathland.</p>	<p>Retain and buffer hedgerows and trees. Further ecological survey to identify priority habitats. Retain important ecological features.</p> <p>Botanical survey required. Should grass of high value be identified, application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats. Light strategy and dark corridors are required.</p> <p>Provide mitigation strategy for protected species.</p> <p>Provide mitigation for recreational impacts on heathlands &amp; air pollution. Heathland infrastructure project is likely to be required.</p>
Landscape and visual	The site relatively level.	
Heritage	Potential direct or indirect impacts (setting) on non-	Sensitive design to avoid or minimise conflict between



	designated heritage assets including assets with archaeological interest. Significant archaeological remains found on site to the south-west indicate high archaeological potential. Cropmarks recorded within the site.	potential development and the heritage assets designation (including its setting). Pre-determination archaeological assessment and evaluation required.
Flood risk	No major constraints regarding flooding.	Surface water discharge location to be identified Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	Potential need for additional school spaces in this location, if cumulative development for the area is over 1,000 units.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections.  There is a public right of way that crosses the site. Potential cumulative impacts on the road network; on the A31 Merley and Canford Bottom Roundabouts.	Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes.  Retain existing right of way.  Need to assess the cumulative impact on Canford Bottom roundabout.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	The site is affected by Tree Preservation Orders.	Avoid development encroachment onto root protection areas of protected trees.

## LA/COLE/020 - Walford Farm & Longhow (East). Horns Inn, Burts Hill

Site name	Walford Farm & Longhow (East). Horns Inn, Burts Hill
Site reference	LA/COLE/020
Site area (ha)	9.04 ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 163 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 163 homes.	
Specific design requirements	<p>This is a rural location, but near to edge of a town.</p> <p>The current use is agricultural land. There is a copse to the East of the site.</p>	Appropriate density of development for its rural location.
Natural environment and ecology	<p>Mosaic of habitats. Fields in northwest appear heavily grazed, remaining fields less so.</p> <p>Potential priority habitat hedgerows, trees and woodland.</p> <p>Majority of the site is within amber risk zone for Great Crested Newt.</p> <p>Potential for protected species.</p> <p>The site is within 5km of Dorset Heathland.</p>	<p>Retain and buffer hedgerows, trees and woodland. Further ecological survey to identify priority habitats.</p> <p>Retain important ecological features.</p> <p>Botanical survey required. Should grass of high value be identified, application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats.</p> <p>Potential to expand existing SANG and enhance the central belt of habitat to provide the most robust ecological network.</p> <p>Provide mitigation strategy for protected species.</p> <p>Provide mitigation for recreational impacts on heathlands &amp; air pollution. Heathland infrastructure project is likely to be required.</p>

Landscape and visual	The site is relatively level.	
Heritage	The site lies near to the Burts Hill/ Merrifield Colehill conservation area. Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest. Significant archaeological remains found on site to south-west indicate high archaeological potential.	Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting). Sensitive design to preserve or enhance the conservation area's character or appearance. Pre-determination archaeological assessment and evaluation required.
Flood risk	There is significant area of surface water/ fluvial flood risk modelled to impact an area at the north of the site adjacent to the watercourse that runs along the north boundary next to Dogdean road.  Watercourse runs through the site.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.
Amenity, health, education	Potential need for additional school spaces in this location, if cumulative development for the area is over 1,000 units.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections.  Potential cumulative impacts on the road network; on the A31 Merley and Canford Bottom Roundabouts.	Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes.  Need to assess the cumulative impact on Canford Bottom roundabout.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	The woodland (copse) is affected by Tree Preservation Orders.	Avoid development encroachment onto root protection areas of protected trees.

## LA/COLE/022 - East Dorset Council Offices

Site name	East Dorset Council Offices
Site reference	LA/COLE/022
Site area (ha)	1.46 ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 40 homes
Greenfield/Brownfield	Brownfield

Considerations	Summary	Proposed approach
Proposal	Around 40 homes.	
Specific design requirements	<p>Edge of village location. Near to existing residential development.</p> <p>The site comprises the former Council offices. There is a coppice to the north and south of the site.</p>	Appropriate density of development for the edge of village location.
Natural environment and ecology	<p>Priority habitat woodland, mature trees, trees and hedgerows.</p> <p>Mapped ecological network extends into site which covers most of these trees.</p> <p>Potential for protected species on site.</p> <p>The site is within 5km of Dorset Heathland.</p>	<p>Retain boundary hedgerows, trees and woodland. Further ecological survey to identify priority habitats.</p> <p>Retain important ecological features</p> <p>Strengthen western boundary to improve coherency of ecological network.</p> <p>Provide mitigation strategy for this protected species.</p> <p>Lighting strategy and license may be required.</p> <p>Provide mitigation for recreational impacts on heathlands &amp; air pollution. Heathland infrastructure project is likely to be required.</p>
Landscape and visual	The site is relatively level.	
Heritage	Likely limited heritage concern. Potential direct or indirect impacts (setting) on non-	Sensitive design to avoid or minimise conflict between potential development and the



	designated heritage assets including assets with archaeological interest. Some historic field boundaries recorded in southern part of site.	heritage assets designation (including its setting).  Pre-determination archaeological assessment and evaluation required. Assess likelihood of survival of material in southern part of the site.
Flood risk	No major constraints regarding flooding.	Surface water discharge location to be identified Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	Potential need for additional school spaces in this location, if cumulative development for the area is over 1,000 units.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections.  Need for improvements to public transport provision in the area.  Potential cumulative impacts on the road network; on the A31 Merley and Canford Bottom Roundabouts.	Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes.  Seek improvements to public transport in the area, alongside development.  Need to assess the cumulative impact on Canford Bottom roundabout.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	The site is affected by Tree Preservation Orders.	Avoid development encroachment onto root protection areas of protected trees.

## LA/COLE/032 - Land to the west of Cranborne Road

Site name	Land to the west of Cranborne Road
Site reference	LA/COLE/032
Site area (ha)	8.74 ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 157 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 157 homes.	
Specific design requirements	Edge of town location. Adjacent to existing residential development.  The current use of the site is agricultural use.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Parts of the site are within the existing ecological network.  Coastal Floodplain and Grazing Marsh Priority Habitat along River Allen to the west, woodland priority habitat to the east.  Also other areas on non-priority woodland habitat to south and east are mapped as ecological network.  Internal habitats mostly arable with grassland margins.  Potential protected species on-site.  The site is within 5km of Dorset Heathland.	Retain and buffer hedgerows, trees and woodland. Further ecological survey to identify priority habitats.  Retain important ecological features.  Botanical survey required. Should grassland of high value be identified, application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats.  Lighting strategy required.  Provide mitigation strategy for protected species.  Potential exists to make coherent functional ecological network by improving connections to the north of the site, along the watercourse.  Provide mitigation for recreational impacts on heathlands & air pollution.

		Heathland infrastructure project is likely to be required.
Landscape and visual	The site is gently sloping. The site lies within close proximity to the National Landscape to the west.	Direct development towards lower slopes/less prominent parts of the site.  Sensitive design to respect the character/setting of the National Landscape.
Heritage	Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest. There is significant archaeology on site to the east and presence of cropmarks.	Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting). Pre-determination archaeological assessment and evaluation required.
Flood risk	The site is near the River Allen. Watercourse runs through the site, with significant overbank flooding predicted along their lengths.  A small part of the site (circa 2%) is within Flood zones 2, 3 & 3b.  The site is affected by flooding from other sources including reservoir flooding and groundwater emergence.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.
Amenity, health, education	Near water pumping station.	A detailed assessment would be required.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections.  A public right of way crosses the site and coppice to the north.  Potential cumulative impacts on the road network; on the A31 Merley and Canford Bottom Roundabouts.	Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes.  Need to assess the cumulative impact on Canford Bottom roundabout.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for

		changes to Green Belt boundaries.
Other issues	The site is affected by Tree Preservation Orders.	Avoid development encroachment onto root protection areas of protected trees.

## LA/HOLT/002 - Jades Farm

Site name	Jades Farm
Site reference	LA/HOLT/002
Site area (ha)	8.37 ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 151 homes
Greenfield/Brownfield	Brownfield

Considerations	Summary	Proposed approach
Proposal	Around 151 homes.	
Specific design requirements	<p>Northeastern part of the site contains 9 warehouses and hardstanding, and the remaining part of the site is paddocks, agricultural land and a house.</p> <p>Although next to a public house, the site is remote from existing services and facilities.</p>	Appropriate density of development for its rural location.
Natural environment and ecology	<p>Potential priority habitat hedgerows and trees.</p> <p>Records of priority species. Potential for other priority species on-site.</p>	<p>Retain and buffer hedgerows and trees. Further ecological survey to identify priority habitats.</p> <p>Retain important ecological features.</p> <p>Lighting strategy required.</p> <p>Provide mitigation strategy for protected species.</p>
Landscape and visual	This is a level site.	
Heritage	Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest. There are some recorded cropmarks on-site.	<p>Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting).</p> <p>Pre-determination archaeological assessment evaluation.</p>
Flood risk	Some small areas of modelled surface water flood risk. Watercourse runs through the site.	<p>Locate development outside areas affected by flood risk.</p> <p>Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate</p>



		flood risks over development's lifetime.
Amenity, health, education	There is likely limited amenity, health and education concerns.	
Transport (access and movement)	<p>Need for suitable vehicular access and pedestrian/cycle connections.</p> <p>Need for improvements to public transport provision in the area.</p> <p>Potential cumulative impacts on the road network; on the A31 Merley and Canford Bottom Roundabouts.</p>	<p>Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes.</p> <p>Seek improvements to public transport in the area, alongside development.</p> <p>Need to assess the cumulative impact on Canford Bottom roundabout.</p>
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.