

# Welcome

## Consultation

This exhibition is being held to provide information on the proposal by Richborough Estates to seek outline planning consent for around 600 new homes ranging between 1 and 5 bedrooms, a new care home and landscaped public open space including allotments, children's play and SANG (Suitable Alternative Natural Green Space) to the north of Oakley Lane.

The site is an emerging allocation in the Poole Local Plan for residential development. It has been identified to meet the significant housing needs in the area for first time buyers and families as well as providing opportunities for people looking to 'downsize'.

We feel that now is the right time to get people's views on the proposal, in order that they can be considered in advance of an outline planning application, which we propose to submit to the Borough Council later this year.

## The Site

The site, in total, is approximately 42ha (104 Acres) in area and covers the land to the north of Oakley Lane and the riverside areas south of the River Stour. The northern edge of the development site is bounded by the Carriage Drive, the western edge by housing development and the eastern edge by green space next to Canford School. The site is crossed by two linear routes, the Carriage Drive (a public right of way) and the A31. There is no public access to the main development site at present.

The Carriage Drive and its clearly defined tree corridor provides a strong feature and long term edge to the development boundary. Land

beyond the Carriage Drive to the north falls within the flood plain of the River Stour and provides an important open gap between the settlement edges of Poole and Wimborne. It is level and comprises of water meadows and reed beds. There is no formal public right of access in this area although there is a track showing evidence of informal public use.

To the south of the Carriage Drive, the site consists mostly of pasture land on the gently sloping southern side of the Stour Valley. A gentle valley runs through the site in a roughly south west to north east direction and a number of hedgerows of limited quality and extent divide the site. A number of mature Oak trees are also located within the site whilst the south, east and western boundaries are defined by more mature, defined hedgerows.

## Borough of Poole Emerging Local Plan

The site is a key part of the Borough of Poole's strategy for housing provision over the next 15 years to 2033. The Cruxton Farm site, referred to as UE1 in the Local Plan policy would accommodate the following elements;

- A Minimum of 500 New Homes (depending on mix and type of houses)
- Minimum 60 Bed Care Home
- Suitable Alternative Natural Greenspace (SANG)
- Equipped Play Areas
- Allotments
- Attenuation Ponds

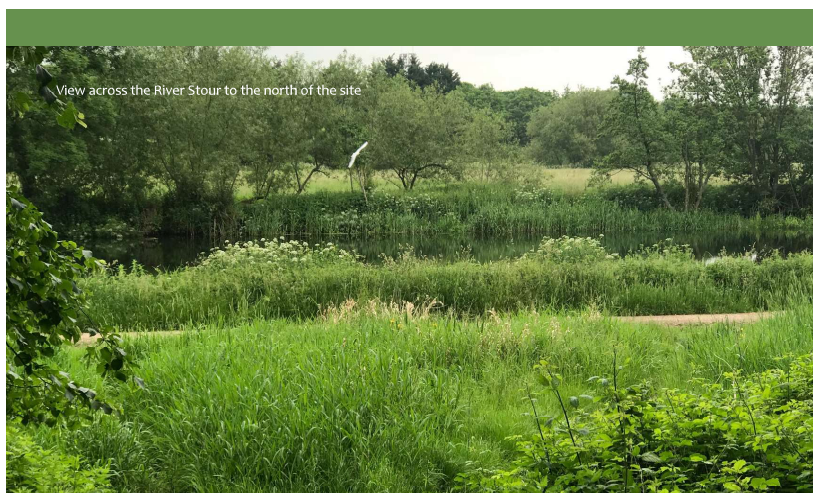
The aim is to integrate the proposed residential development with the existing settlements, whilst minimising the visual impact and retaining the character of the Stour valley with a corridor of open space.



## Environmental Impact Assessment

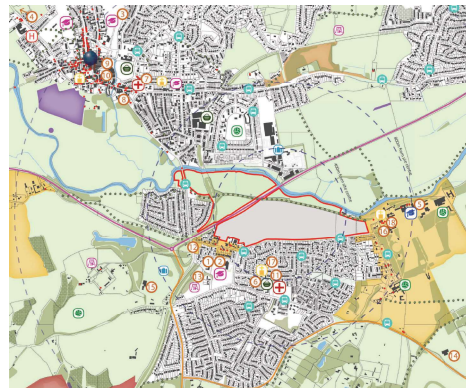
An Environmental Impact Assessment is currently being undertaken for the development proposals; this will be completed in the next few months and will be submitted in support with the outline planning application.

## Project Team



# Local Context

In preparing a masterplan for residential development, we have to consider the location of local facilities in the wider context and the impact of existing utilities and services through the site itself.



## Local Amenities

### Schools

- Merley Community Pre-School (c.250m)
- Merley First School (c.200m)
- Allenbourn Middle School (1.7 miles)
- Queen Elizabeth Upper School (2.4 miles)
- Canford School and Leisure Facilities (500m)

### Bus stops

4 bus stops along Oakley Lane (running along southern boundary) serving both E and W bound traffic.

### GP Surgery

- Magna House Surgery (c.400m)
- The Quarter Jack Surgery

### Dentist

- Wimborne Dental (2 miles)
- Mill Lane Dental Surgery – accepting new NHS patients (2 miles)

### Library

- Wimborne Library (1.4 miles)

### Local Shops (c.500m)

- Nisa/Post Office
- Pharmacy
- Butchers
- Chinese Takeaway

### Pubs and Clubs

- Willet Arms (c.500m)
- Merley Social Club (c.400m)
- The Hamworthy Club (c.1100m)
- Cobham Sports Club (c.750m)
- Canford Magna Parish Church Hall (c.100m)

### Churches

- Lantern Church (c.500m)
- Canford Parish Church (c.100m)

## Facilities and Amenities

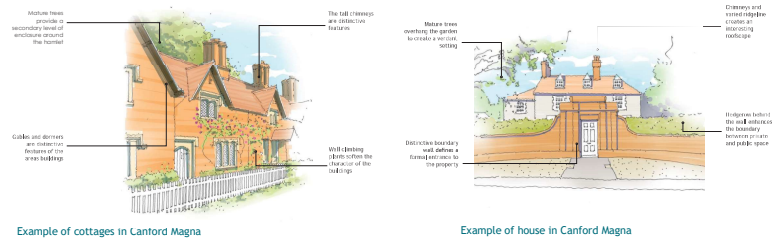
The site is located less than 2km to the south of the centre of Wimborne Minster and its services and amenities. To the south of the site, less than a 10 minute walk away, is Oakley village which has a small shopping centre with community centre, health centre, church and stores.

The site is easily accessible by public transport; there are a number of bus stops surrounding the site for links to local amenities. Further afield, the site is about a 20 minute drive north of Poole and Bournemouth seaside towns and situated between the New Forest National Park and Cranborne Chase Area of Outstanding Natural Beauty.



## Historic local character and appearance

Like much of Merley and Oakley, the majority of the site was originally part of the wider Canford Park estate. The Carriage Drive which defines the northern edge of the site leads up to the Lady Wimborne Bridge, both features were key parts of the wider estate. The two conservation areas of Oakley Lane and Canford Magna are situated just outside the western and eastern edges of the site.



## Character of recent development

Housing at Merley was developed from the 1970s onwards and is laid out in a distributor road and cul-de-sac model. Many properties are set in large gardens and the original planting has become mature, offering a verdant setting to the buildings. In contrast, there are a number of historic buildings associated with the conservation areas, these include the listed Crupton Farm buildings.



Images of existing development around the site

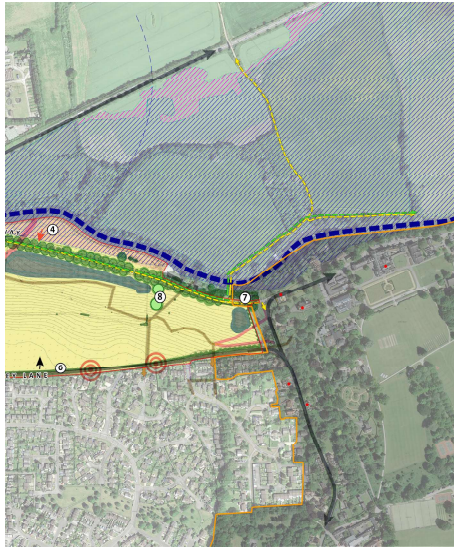




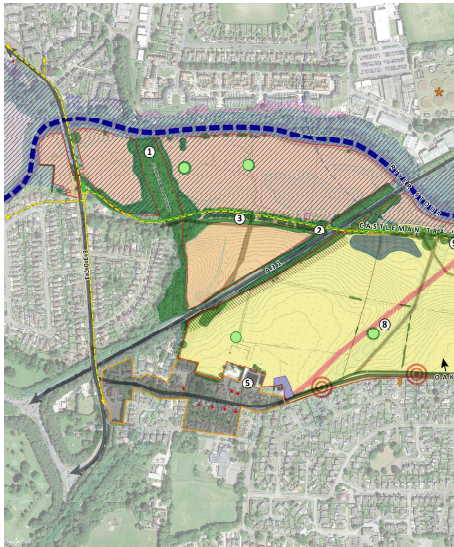
# Site Constraints

There are a wide range of utilities which run across the site, both underground and overhead. To ensure that we make the best use of the site, some of these utilities will be diverted where possible to follow the alignment of the proposed streets through the development. Most of the trees and hedgerows around the site will be retained and managed appropriately.

Constraints Plan: East of Site



Constraints Plan: West of Site



1. VISIONING AND Delineation of proposed highway provides a starting point for planning and strategic analysis.
2. Development within the site and surrounding residential settlement.
3. Development within the site and surrounding residential settlement.
4. Area of water, where visually important landscape could exist.
5. Development within the site and surrounding residential settlement.
6. Development within the site and surrounding residential settlement.
7. Development within the site and surrounding residential settlement.
8. Development within the site and surrounding residential settlement.
9. Development within the site and surrounding residential settlement.

PROPOSED ACCESS POINTS	EXISTING SERVICE WORKS	OPPORTUNITY FOR RECREATIONAL USE
EXISTING MAIN VEHICLE ROUTES	EXTENT OF SERVICE WORKS CIRCULAR ZONE	APPROACH TO EXTENT OF ROAD PROTECTION AREA
FLOODS	EXISTING WATER MAIN EASEMENTS	MATURE TREES
EXISTING PUBLIC RIGHTS OF WAY	EXISTING / PROPOSED SEWER EASEMENTS	NOISE CONSTRAINTS FROM EXTERNAL HIGHWAY (A10)
EXISTING TRAFFIC-FREE CYCLE ROUTE	PROPOSED DRAIN BASIN	HYPOTHETICAL DEVELOPMENT FOOTPRINT
EXTENT OF SITE BOUNDARY	FILTERED VIEWS INTO / ACROSS SITE	LOCATION OF LISTED BUILDINGS
HYPOTHETICAL DEVELOPMENT FOOTPRINT	RAIL NEARBY	
APPROACH TO EXTENT OF FLOOD ZONE 3	OPPORTUNITY FOR DEVELOPMENT	

