

CEDC Core Strategy Examination in Public

Matters and Issues number 9 **Town centre and Retail Issues**

Is the Town Centre hierarchy (KS6) justified with regard to 'Land North of Leigh Road'?

This is the question posed by Matters and Issues number 9 relevant to Colehill. The first thing that needs to be said is that the land to the north of Leigh Road referred to is presumably land holdings of Capital Developments north of the existing By the Way SANG.

If it is so identified then of course the Core Strategy during its development has excluded that land as being identified but unsuitable.

Colehill Parish Council would take issue with the reasons for the exclusion of this site but that is another argument. What is evident as things are now is that the existing settlement in the area known as the Vineries has no retail outlets whatever. An examination of KS6, KS7 and KS8 does not appear to envisage any being developed and in reality there is no space and no scope for any to be established unless at least part of the Capital Developments land is incorporated.

If the plan of Colehill Parish is examined in detail it can be seen that both in population and in area it is significantly larger than Wimborne and yet dispersed around the Parish there are just six retail outlets of which one is a chemist, one a hairdressers and the remaining four are general stores, two with a Post Office facility. The general stores and other businesses are all very well run and patronised by local residents.

That there is need for more and better retail facilities is self-evident but all Colehill residents use Wimborne facilities and this has been the situation for a considerable time. It is hard, within the scope of the Core Strategy, to envisage any way in which more outlets could be provided and anything to the north of Leigh Road would not be accessible to the majority of Colehill by virtue of the road system which does not access the area from the main Colehill area to the north.