



INSPLACE PLANNING LTD

**East Dorset District Council
PPG17 Open Space Study**

Section 6

**Area Profile:
Wimborne Minster**

May 2007

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LOCAL NEED AREA – WIMBORNE

1.0 DESCRIPTION OF LOCAL NEED AREA - WIMBORNE

Wimborne Minster is a historic market town and centre for East Dorset, although its relative importance has declined during this century with the growth of other settlements in the area. The historic core of the town is situated in a gap cut between the Pamphill and Colehill ridges by the River Allen where it enters the valley of the Stour from the north.

The open land of the Stour floodplain and its valley surrounds the town to the south and west and has helped to limit its expansion and to maintain its sharply defined boundaries with the open country. The town has expanded up the eastern side of the gap onto the Colehill ridge. The undeveloped northern and southern slopes of the Colehill ridge are prominent and important in local landscape terms in maintaining the rural character of the area. Westwards of Pamphill the land extends into the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. Pamphill and the downland to the west form part of the Kingston Lacy Estate, owned and managed by the National Trust and its tenants.

Small informal open spaces exist within many of the more recent housing areas, but are lacking in older parts of the settlements. Formal provision includes the public pitches and courts at Redcotts Recreation Ground and Leigh Park, and private pitches at Hanham's Ground in central Wimborne, at Wimborne Football Club and at Colehill Cricket Ground. One of the two main sports centres in the District is at Queen Elizabeth's School at Pamphill, just outside the town.

Major informal open spaces exist at the Riverside and along the adjacent bank of the Stour in Wimborne.

2.0 SUMMARY OF PROVISION AND QUALITY OF OPEN SPACE

2.1 Open Space within Wimborne Minster

The accompanying Map shows the location and typology of open space within Wimborne Minster. The following sites have been mapped; many were included in the quality audit; detailed scores of the assessments are held on the GIS database and should be referred to as required.

Additional Grounds at St Johns First School
Allenbourn Middle School MUGA's
Allenbourn Middle School Hall
Allenbourn Middle School Playing Fields
Allendale Community Centre
Allendale House Public Gardens
Amenity Greenspace at junction of Burt's Hill and Allenvue Road
Amenity greenspace at Newmans Close
Amenity Greenspace between 21 And 22 Venator Place

Amenity Greenspace between 41 And 43 Lacy Drive
 Amenity Greenspace Junction of Allenvie Road / Lacy Drive
 Amenity Greenspace Junction of Lacy Drive / Lacy Close
 Amenity Greenspace Junction of Lacy Drive / Venator Place
 Amenity Greenspace Opposite 4 Lacy Close
 Amenity Greenspace to west of 41 And 43 Lacy Drive
 Amenity Open Space Junction of Allenvie Road / Lacy Drive
 Blind Lane Amenity Greenspace
 Bowls Clubhouse, Redcotts Recreation Ground
 Community Learning and Resources Centre
 Cranfield Avenue Amenity Greenspace
 Cuthbury Allotments
 Cuthbury Gardens Amenity Greenspace (north)
 Cuthbury Gardens Amenity Greenspace (south)
 Deans Court
 Fairfield Road North LAP
 Fairfield Road South LAP
 Greenclose Lane Amenity Greenspace
 Jubilee Garden
 Julians Road Allotments
 Knobcrook Road Amenity Greenspace
 Leigh Common Nature Reserve
 Leigh Park Basketball Court
 Leigh Park LEAP
 Leigh Park Playing Fields (Wimbome Rugby Club)
 Leigh Park Skate Ramps
 Methodist Church Hall
 Park at Redcotts Recreation Ground
 Q E School Playing Field (east)
 Redcotts Basketball Court
 Redcotts Lane Scout Hall
 Redcotts LEAP
 Redcotts Recreation Ground (North)
 Redcotts Recreation Ground (South)
 Redcotts Skate Ramp
 Riverside Industrial Park Woodland
 St Catherine's Church Hall
 St John's First School Hall
 St. Catherine's Allotments
 St. Johns Church Hall
 St. John's First School Playing Field
 St. Margaret's Hill Allotments
 Tennis Clubhouse, Redcotts Recreation Ground
 The Minster churchyard
 Valognes Garden
 Wesley Road Woodland
 Wimbome Cemetery
 Wimbome Cricket Club
 Wimbome First School Hall
 Wimbome First School MUGA
 Wimbome First School Playing Field
 Wimbome First School Swimming Pool
 Wimbome Football Club
 Wimbome Lawn Bowls Club
 Wimbome Minster Green

Wimborne Model Town
 Wimborne Rugby Club House
 Wimborne Tennis Club (North)
 Wimborne Tennis Club (South)
 Wimborne Town FC Clubhouse

2.2 Quality of sites in Wimborne Minster

In the following lists 'n/s' means 'Not scored'.

2.2.1 Active Sports Space

Site	Quality
Leigh Park Playing Fields (Wimborne Rugby Club)	65.6 %
Wimborne Cricket Club	84.6 %
Wimborne Football Club	80.9 %
Wimborne Lawn Bowls Club	100.0 %
Wimborne Tennis Club (North)	97.6 %
Wimborne Tennis Club (South)	97.6 %

The general management and maintenance of the Active Sport Space is good across the area; however Leigh Park Playing Fields require attention. Access and external boundaries need improving and the pitches have problems around the centre circle and goal mouths.

2.2.2 Space for Children and Young People

Site	Quality
Leigh Park Basketball Court	40.9 %
Leigh Park LEAP	87.2 %
Leigh Park Skate Ramps	38.5 %
Redcotts Basketball Court	100.0 %
Redcotts LEAP	100.0 %
Redcotts Skate Ramp	93.3 %

The LEAP and Baseketball Court at Redcotts Parks are excellent examples of play facilities in the area. However, the Basketball Court and Skate Ramp at Leigh Park are in very poor condition and require urgent attention.

2.2.3 Amenity Green Space

Site	Quality
Additional Amenity Greenspace at Colehill Cricket Club	n/s
Amenity Greenspace at junction of Burt's Hill and Allenvie Road	n/s
Amenity greenspace at Newmans Close	n/s
Amenity Greenspace Between 21 And 22 Venator Place	n/s

Amenity Greenspace Between 41 And 43 Lacy Drive	n/s
Amenity Greenspace Junction of Allenvie Road / Lacy Drive	n/s
Amenity Greenspace Junction of Lacy Drive / Lacy Close	n/s
Amenity Greenspace Junction of Lacy Drive / Venator Place	n/s
Amenity Greenspace Opposite 4 Lacy Close	n/s
Amenity Greenspace to west of 41 And 43 Lacy Drive	n/s
Amenity Open Space Junction of Allenvie Road / Lacy Drive	n/s
Blind Lane Amenity Greenspace	n/s
Cranfield Avenue Amenity Greenspace	n/s
Cuthbury Gardens Amenity Greenspace (north)	n/s
Cuthbury Gardens Amenity Greenspace (south)	n/s
Fairfield Road North LAP	93.3 %
Fairfield Road South LAP	93.3 %
Greenclose Lane Amenity Greenspace	n/s
Knobcrook Road Amenity Greenspace	n/s

The two sites that have been assessed within Wimborne Minster are in excellent condition, both sites offer local amenity play for the surrounding communities.

2.2.4 Natural & Semi Natural Space and Green Corridors.

Site	Quality
Leigh Common Nature Reserve	62.5 %
Riverside Industrial Park Woodland	62.6 %
Wesley Road Woodland	n/s

Both Natural & Semi Natural Space and Green Corridors are in poor condition; it appears that maintenance priorities for the area have been focused on other typologies. The limited amount of accessible natural space in the area should be reflected in the sites quality, currently it is not, and the spaces present poor environments for users.

2.2.5 Recreation Grounds and Public Gardens

Site	Quality
Allendale House Public Gardens	83.3 %
Jubilee Garden	100.0 %
Park at Redcotts Recreation Ground	95.7 %
Redcotts Recreation Ground (North)	95.7 %
Redcotts Recreation Ground (South)	95.7 %
Valognes Garden	70.3 %

Valognes Garden requires attention; the current quality is well below the other Recreation Grounds and Public Gardens in the area. A management plan is required for the site to raise the quality in line with the other sites in the area.

2.2.6 Education Outdoor Sports Facilities

Site	Quality
Allenbourn Middle School MUGA's	n/s
Allenbourn Middle School Playing Fields	n/s
Q E School Playing Field (east)	n/s
St. John's First School Playing Field	n/s
Wimborne First School MUGA	n/s
Wimborne First School Playing Field	n/s

No schools were quality assessed within Wimborne Minster. There is some community use (see below). School sites are generally of better quality, as they are secure and generally have some sort of on site presence in the form of caretakers or management.

3.0 SUMMARY OF ACCESSIBILITY TO OPEN SPACE

3.1 Overall access to open space

Section 5 of the report outlines access standards to different types of open space within the Local Need Area, a summary of the main standards is shown in Table 2:

Table 2 Access standards for open space

Typology	Access Standard
Recreation Grounds and Public Gardens	450 metres
Amenity Green Space	450 metres
Natural & Semi Natural Green space	600 metres
Space for Children	450 metres
Space for Young People	450 metres
Active Sports Space	600 Metres
Routeway/Green Corridor	n/a
Cemetery and churchyards	n/a
Allotments	n/a

The accompanying Maps show local access standards for the various typologies (i.e. Space for Children and Young People, Amenity Open Space, Natural and Semi Natural Green Space, Active Sports Space and Recreation Grounds and Public Gardens).

3.2 Access to different types of open space

Table 3 makes observations on access to different types of open space within the catchment area, using the adopted access standards, as shown on the accompanying maps.

Table 3 Access to open space in the area

Typology	Provision against access standard
Recreation Grounds and Public Gardens	Access standard not met ; gaps centre/east of LNA
Amenity Green Space	Access standard met
Natural & Semi Natural Green Space	Access standard met in east and centre, but not west
Space for Children	Access standard met in west and east; gaps in centre
Space for Young People	Access standard met
Active Sports Space	Access standard met
Routeway/Green Corridor	No standards set
Cemetery and churchyards	No standards set
Allotments	No standards set

4.0 FINDINGS FROM SURVEY AND CONSULTATION

Citizen's Panel

48 people living in Wimborne parish responded to the survey– placed in Southern settlements Sub Area (147 in total). People living in the Southern settlements Sub Area are more frequent (compared to the district as a whole) visitors to local recreation grounds, recreation footpaths, country parks, other local countryside and woodland and small community venues and village halls. Otherwise, their patterns of behaviour closely reflect the district as a whole.

The types of open space respondents would like to see more of in the Southern settlements Sub Area are spaces to enjoy nature and wildlife, space for teenagers and recreation cyclepaths and footpaths.

The most important attributes of open space are that they should be easy to get to, clean and safe and secure and the most important facilities to have in nearby open space areas are: trees, dog bins and seats.

Around two-thirds of respondents would like to use open spaces near them more often: if there were 'more suitable' areas near to where people lived and more information about what was available would be important in encouraging this.

Local Areas of Open Space in Wimborne

Quite a selection of places were mentioned: mainly Redcotts Recreation Ground, also Badbury Rings, Pamphill Green and Woods and Leigh Park and riverside walks.

Other areas visited outside the area are most likely to be Poole Park, Studland, New Forest, woods and heaths in North Dorset, Canford Heath and North Dorset. The overwhelming reasons for visiting these areas are to go for a walk and to visit areas of nature interest and value.

Other comments made highlighted:

- Not enough parks, and if you have no car it's not so easy. I only know of one park in my area.
- It is important to improve access for the disabled.
- Activity areas around Wimborne are already good but sadly very untidy with litter and overgrown grass etc.
- Safety and security: more lighting particularly in shady areas when using as a short cut
- We need better play/sports facilities for children and teenagers in the Leigh Rd area. Adults are well provided for in East Dorset. The basics are more important than the frills.
- More footpaths and cycle/roller blade tracks would be very welcome.
- I am anxious to see the Castleman railway and the new bridle crossing the Stour at Wimborne made available to horse riders.
- Wimborne faces the loss of the town centre cricket pitch open space to a supermarket. This open space is so important to the town as the centre and east part of the town has very little open space apart from the cricket pitch.
- My preference is for the most natural areas. Children's safety has to be a priority - both in equipment and supervision. Some of the equipment is old and needs updating in the children's playgrounds.
- Living in Culverhayes area of Wimborne, I must admit I am surrounded by better than average open space facilities!
- I would like much better maintenance of the local footpath network especially in the countryside where they are sometimes unusable.

Summary of Provision

Parish Council

Wimborne Minster Parish Council state that additional sports facilities are required, which will hopefully be provided through the 'By The Way' project in Colehill. No facilities have spare capacity and there are few opportunities at schools. The Parish Council is responsible for 2 recreation areas, football pitch, 2 rugby pitches and play areas and employs 3 full time staff.

There are four main sports sites in the town:

Redcotts

Redcotts Recreation Ground (North): Grassed park with many facilities on site, with mature trees around the boundaries. Space for one adult (currently one junior) football pitch in its northern section and 1 senior pitch in south. Remainder of park at Redcotts not laid out in pitches - paths, boules court and incidental grass areas. Redcotts currently home to Allendale FC (1st, 2nd, 3rd and Vets), Merley Allendale

Youth FC (also play at Fenners, Merley First school and KGV in Ferndown) and Wimborne Town Youth FC (U13 and U12),

Also hosts: Wimborne Lawn Bowls Club: Bowling Green located within Redcotts Park, with Redcotts Sports Pavilion - used by the Bowls Club, Tennis Club and for football teams as changing facilities at the weekends.

Wimborne Tennis Club (South), 4 grass courts fenced off from the park

Wimborne Tennis Club (North) 3 artificial tennis Courts located in Redcotts with a shared Sports Pavilion adjoining courts.

Wimborne FC, The Cuthbury

Wimborne FC is based at The Cuthbury, Cowgrove Road: Football ground with main pitch and practise pitch, small clubhouse and a car park. 2 adult pitches. As well as Wimborne Town FC 1stXI, 2nd XI, A (Sunday) also hosts The Rising Sun FC and other Sunday sides.

Wimborne RFC, Leigh Park Playing Fields

Wimborne Rugby Club's ground has 2 pitches, with clubhouse and small car park situated within a residential area.

Wimborne CC, Crown Mead

A large cricket ground with small pavilion, storage sheds and 3 wickets in centre of town. Club runs 1st, 2nd, 3rd, 2xSunday, Midweek and evening sides. This site is facing redevelopment, with the cricket pitch to be moved.

Schools

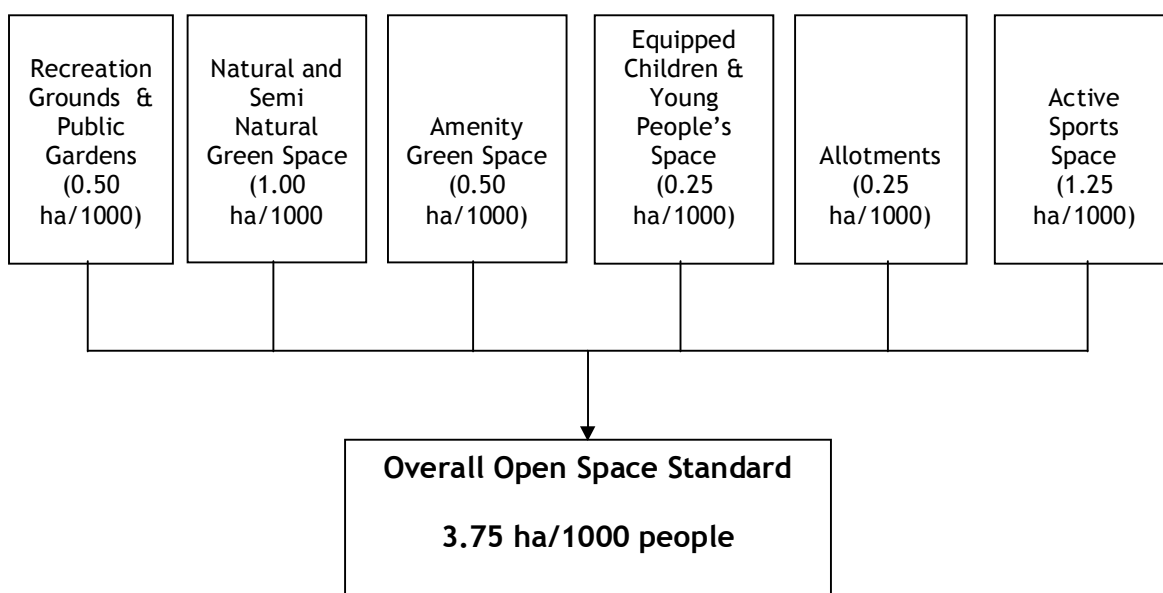
Wimborne First School has a mini football pitch and a court and playground, a hall with gym equipment and an outdoor pool; it would like to modernise the pool. Considerable community use Colehill YFC use the mini-soccer pitch twice a week and karate, kick-boxing clubs, Brownies and an aerobics club use the hall weekly Allenbourn Middle School has a range of facilities: 2 junior football pitches, Junior rugby pitch, artificial cricket pitch, 2 playgrounds, 4 netball courts and hall with badminton court. It would like cricket nets and there is a sports pavilion rebuilding programme underway. No details given of community use or scope.

St Johns School has a small sloping field, playground and basic hall and would like slope of grass reduced and access to a swimming pool.

5.0 QUANTITY OF OPEN SPACE

5.1 Quantity standards for open space

Section 5 of the report outlines the quantity standards for open space within the District; a summary of these draft minimum standards is shown below:



5.2 Quantities of different types of open space

These standards have been applied at a local level to determine the provision of different types of open space across the adopted minimum standard, this is summarised in table 4 which shows:

- the existing quantity of open space (existing provision);
- the required quantity of open space for the population of the area (required provision);
- the surplus or deficiency of open space (in m² and acres);
- Supply against the standard.

Table 4 Quantities of open space within the area – WIMBORNE (Population 6418)

Typology	Existing provision (m²)	Required provision (m²)	Area of open space above/below the recommended minimum level of provision (m²) / (ha)
Recreation Grounds & Public Gardens	35341	32090	3251m / 0.33ha
Natural and Semi Natural Green Space	47594	64180	-16586m / -1.66ha
Active Sports Space	79022	80225	-1203m / -0.12ha
Space for Children & Young People	3551	16045	-12494m / -1.25ha
Amenity Green Space	17615	32090	-14475m / -1.4ha
Allotments	48945	16045	32900m / 3.29ha

5.3 Key Points: Quantitative Provision of Open Space in Wimborne

Together with Colehill, Wimborne LNA is the least well provided LNA in East Dorset in quantitative terms for open space. It meets the suggested standard for recreation grounds, but is underprovided for against this on Amenity Green Space Active Sport Space, and Space for Children and Young People. The Active Sports Space sites are Member only clubs, so access is restricted. Whilst Redcotts provides a dual function as a park and has pitch use for some local teams, the close relationship between Colehill and Wimborne suggests that there remains a shortfall in pitch provision for the town. It has very low levels of Natural and Semi Natural Greenspace, belying the fact that all areas of East Dorset are well served because of the large amount of land in this category.

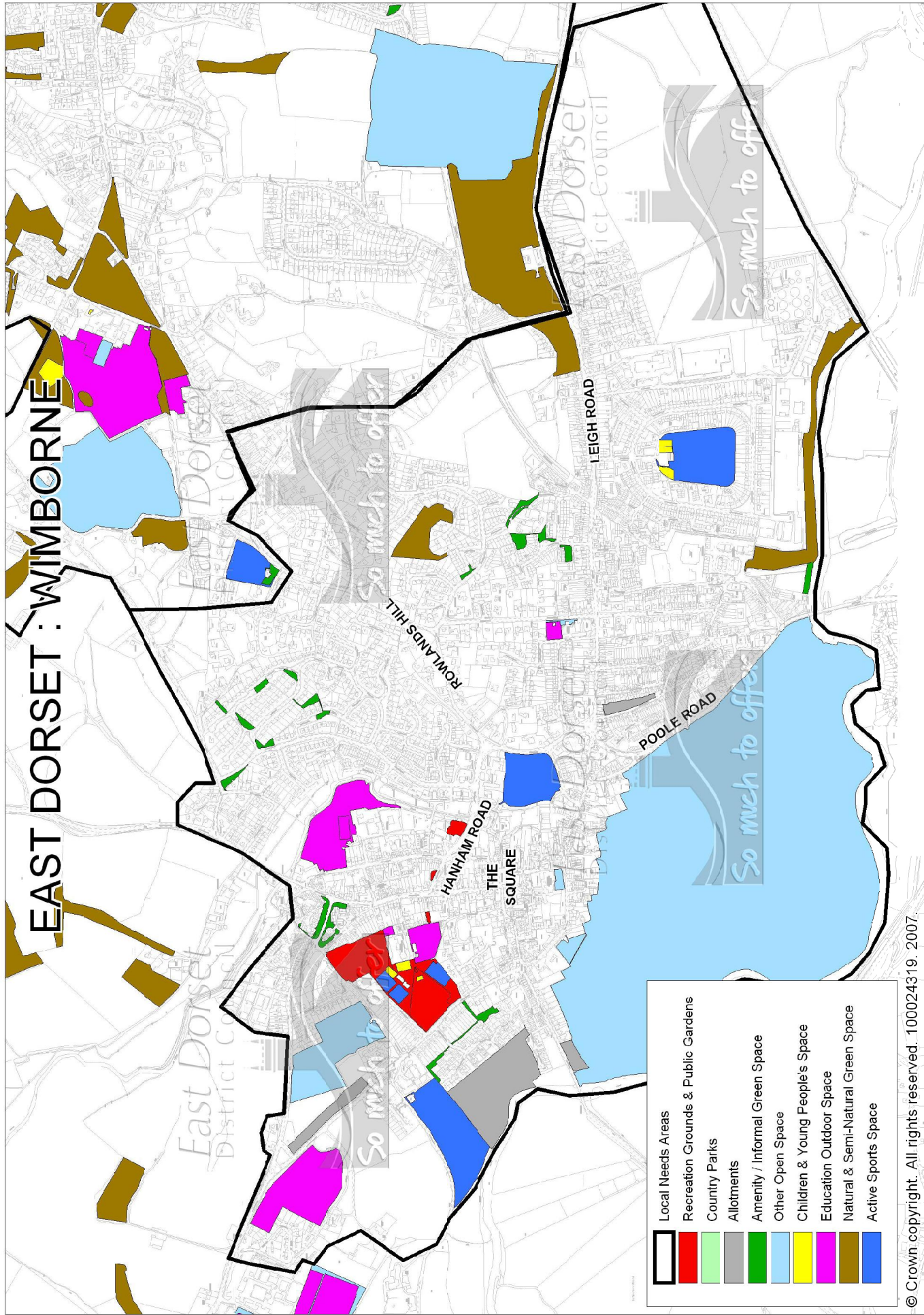
6.0 ISSUES ARISING IN WIMBORNE

- Wimborne LNA provides a good example of how accessibility standards can be met, but not quantitative standards, for active sport. Because of the number (4) and separate location of active sport sites, in accessibility terms the town is covered, but it is underprovided for in quantitative terms, even more so when the population of Colehill (which looks principally to Wimborne for its open space needs) is taken into account.
- There is very little spare land in the town to make up the deficiencies identified. The pitch sports clubs in the area have stated how their development (particularly that of youth football) is severely constrained by the lack of facilities; hence the

urgency for addressing these needs through allocation of land at 'By-the-way' in Colehill.

- Wimborne also highlights the importance of multifunctional open space; its recreation grounds are all to the west of the town, leaving the east and area between Wimborne and Colehill poorly served in this respect.
- Although there is a range of play facilities (LEAPs, basketball courts and teenage skate areas) these are located at just two sites in the town – Redcotts and the Rugby Club at Leigh Park, so there are large parts of the town which are not well served.
- The town is fairly well served, in accessibility terms, with amenity open space, which may provide opportunities for other provision, play areas etc
- Queen Elizabeth School, outside the LNA, in Pamphill to the west, has a range of sports facilities, including all weather pitch, sports hall and pitches with community use. The pitches are used by outside football teams but, as with other sites in the town, the quality and usage they sustain means that they cannot support teams as they progress up through the leagues.
- Allenbourn Middle School also has playing fields, and greater community use here (with improvement in quality) may offset the need for junior pitches.
- However, the deficiencies in Wimborne, when considered alongside Colehill, are such that more land is required within the town itself to meet the needs for a range of formal and informal provision, as well as additional land at 'By-the-Way'.
- Across the District, provision of allotments is low and many LNAs have no allotment sites. As set out in Section 5, this Report recommends a new look at the burgeoning interest in allotment gardening, and how new sites can be brought into use to cater for growing demand.

EAST DORSET : WIMBORNE



	Local Needs Areas
	Recreation Grounds & Public Gardens
	Country Parks
	Allotments
	Amenity / Informal Green Space
	Other Open Space
	Children & Young People's Space
	Education Outdoor Space
	Natural & Semi-Natural Green Space
	Active Sports Space