

9 Corfe Mullen Housing

Introduction

9.1 Corfe Mullen is situated on the south western edge of the District. The majority of the settlement is located on the edge of Broadstone and forms part of the outer suburbs of the main Poole and Bournemouth conurbation. The settlement has two distinct parts, with the old village in the north lying in the Stour Valley near the junction of the Blandford Road with the A31(T). The larger, more recent part of the village lies to the south along either side of the Wareham Road on a high plateau. The mid 2009 population estimate was 10,440. The population profile is younger than the District as a whole.

9.2 Natural Environment

9.3 There are internationally protected heathlands within and on the border of the Village. Additionally, some of the fields in the Waterloo Valley have important unimproved grasslands. A large proportion of the Waterloo Valley is identified as an Area of Great Landscape Value.

9.4 The old village area on the A31(T) suffers from flooding. The Waterloo Valley is identified as a Groundwater Source Protection Zone and water is extracted from The Admiralty on the A31(T).

9.5 Green Belt

9.6 The village is set within the South East Dorset Green Belt, which to date has largely contained the settlement on the top of the plateau and has prevented development extending down the slopes to the north, west and south.

9.7 Development in Corfe Mullen is also constrained by significant areas of protected heathland, due to their fragility and nature conservation importance, are very sensitive to the impacts of nearby additional residential development.

9.8 Retail, Facilities and Services

9.9 The village itself has limited facilities, but those required to support the community which are not in the village are near at hand in Broadstone and Poole. Shopping facilities are limited for the size of the settlement and are found in two small clusters at the northern and southern ends of Wareham Road. Consultants have advised that the settlement has the capacity to accommodate another retail store, which would provide predominantly food with some other goods floorspace. There is a doctor's surgery in the Parish. Otherwise main health facilities are to be found in Poole.

9.10 Additional residential development in Corfe Mullen will have implications for school provision. Lockyer's Middle School is currently under-subscribed and the site has the capacity for redevelopment to accommodate additional pupils. The two First Schools have some capacity to accommodate additional pupils. Corfe Hills Upper School has very little additional capacity, and due to its location immediately adjacent to protected heathland has no potential for expansion. Q.E School in Wimborne also has no capacity for a significant number of additional pupils.

9.11 Sports and Recreation

9.12 The 2007 Survey of Open Space, Sport and Recreation concluded that the north of the village around the Recreation Ground and Lockyer's School has the large majority of facilities. These are to a high standard, but for many residents in the centre or south of the village they are considered inaccessible by foot and require car transport. There is an area of informal open space at the southern end of the village, off Springdale Road, but this has a high nature conservation interest which limits the recreational use of the land. There are few areas of open space within the main built up part of the village.

9.13 Transport

9.14 Corfe Mullen has a high car ownership, but the main urban area does not suffer serious congestion apart. The greatest concern is that there are poor bus services for the large population, so access to facilities and services for those without access to a car is poor.

9.15 Housing

9.16 There are very low numbers of rented homes in the Parish, with only 1.2% social and 5.3% private. A third of homes are bungalows and only 6% flats. Parts of Corfe Mullen have more than 50% of homes under occupied.

9.17 Employment

9.18 The large majority of working residents leave the Parish to work in Poole and the Wimborne area. There are no major sources of employment in the Parish. There is a small industrial estate at Cogdean Elms and a few businesses along Wareham Road.

Lockyer's School and land to the north of Wimborne Road

9.19 Corfe Mullen is one of four settlements in East Dorset that has been identified as appropriate to locate new strategic housing. This is because the community is well placed to access key services, facilities and employment. Although the village itself is comparatively poorly served in terms of these features it does adjoin Broadstone and Poole where those not found in the village are available.

9.20 There is very limited opportunity to provide new housing, in particular affordable housing and this has been a consistent concern of local residents. Equally, the village is seen as having limited services and facilities for a community of its size. The Core Strategy provides the opportunity to address these issues. The current Lockyer's School and land to the north offers the opportunity to deliver some new housing and local services and facilities for the village along with improved education provision. Lockyer's School has been at the heart of the community for two hundred years. It has, however, suffered from low investment over many years and the buildings are now considered to be inadequate. Dorset County Council has confirmed that the existing site is not large enough to accommodate a new school to meet modern standards.

Relevant Evidence

- The Council has undertaken a master planning exercise that looked at a large area of search to the north and west of the main built area. The objective of this work was to see if there was the opportunity to deliver a New Neighbourhood which could provide new housing and also improve the provision of local facilities and services. The large majority of the area of search was considered inappropriate for development, but the exercise has concluded that the area including Lockyer's School and land to the north of Wimborne Road can deliver the objectives of the master plan exercise.
- The Council's Open Space, Sport and Recreation Survey identifies a shortfall in the provision of active sports pitches of about 4 hectares.
- A study has considered the potential for new retail provision as part of the establishment of New Neighbourhoods at Corfe Mullen. This concluded that there is capacity to provide a further 2,000 sqm of convenience retail in the village.

Policy CM1

Land at the northern end of the main built area of Corfe Mullen is allocated to provide a new neighbourhood including 250 homes, local facilities and services and a new Lockyer's School. To enable this the Green Belt boundary will be changed to remove land from it to the north of Wimborne Road.

Layout and Design

- The New Neighbourhood will be set out according to the principles of the masterplan.
- A design code will be agreed by the Council, setting out the required high standards.
- The original old school buildings are to be retained and reused.

Lockyer's School

- A new school is to be provided on land north of Wimborne Road.
- The school playing fields are to be made available for community use when not required by the School.

Green Infrastructure

- The recreation ground is to be reorganised to maximise pitch provision. An additional 6 hectares of active sports pitches are to be identified and delivered on the western edge of the village to replace the area lost due to the new school, and also for the wider needs of the community. The development should contribute towards this provision.
- New replacement allotments are to be provided in an easily accessible location within the Parish.
- A Suitable Alternative Natural Green Space strategy is to be agreed with the Council and implemented as required by Policy ME3.

Transport and Access

- Access to the New Neighbourhood is to come from Wimborne Road with the new school being accessed through the housing area north of Wimborne Road.

Phasing

- The allotments must be suitably located and established before development can commence on the current allotment site.
- An active sports strategy must be agreed with the Council prior to the relocation of the School to ensure that adequate provision is available to meet existing and future needs.



Delivery and Monitoring

9.21 This policy will be delivered by:

- The development management process.
- The Architect's Panel will be used to inform decisions.
- Close working with the landowners, other authorities and service providers.

9.22 The policy will be monitored through:

- Building for Life Assessments.
- The annual housing completions survey.