

# Options for Corfe Mullen Housing and Village Centre



Prepared by  
Christchurch Borough Council  
and East Dorset District Council as  
part of the Local Development Framework

**Christchurch**  
...where time is pleasant

**East Dorset**  
District Council

East Dorset District Council is working jointly with Christchurch Borough Council to consider potential development options around our towns and larger villages to be included within the Core Strategy, our new plan to manage growth and development up to the year 2027.



In 2008, the Councils held an Issues and Options Consultation, inviting all residents and businesses to consider where new development should be located. Your comments have been taken into consideration, and following the revocation of the Regional Spatial Strategy in June this year, we are considering the following significant issues in Corfe Mullen:

- Do you wonder where your children are going to live and work?
- How and where can we provide open space for people to play sports, children to play and everyone to walk and relax?
- How can we make Corfe Mullen prosperous and lively?

It has been recognised for many years that there is a significant need to provide affordable housing in East Dorset. This is because house prices are high compared to wages, the number of public sector homes is very low, and there are consequently a large number of residents who cannot afford to live in the private sector and cannot access appropriate affordable housing. The Council recognises this problem and therefore considers it necessary to put forward new neighbourhood options for communities to comment upon. These options focus on the main towns where we have good access to shops, services, transport and employment opportunities, rather than small villages and remote rural locations.

We hope that you will let us know your views by completing the attached questionnaire and/or visiting our Corfe Mullen exhibition:

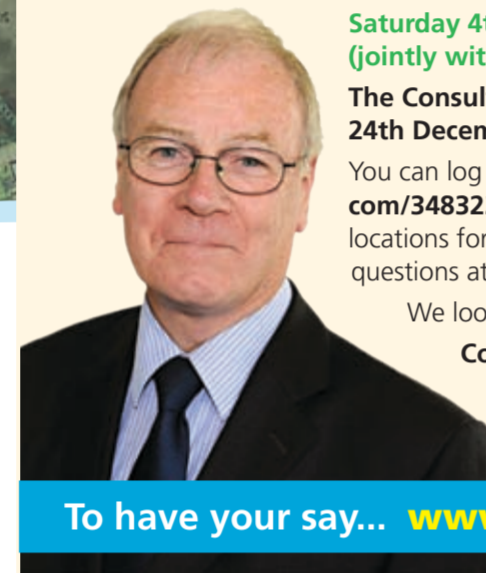
**Saturday 4th December in the Village Hall 9.30 - 12pm (jointly with the Give and Take Day)**

**The Consultation runs from 4th October until noon on the 24th December.**

You can log on to our website at: [www.dorsetforyou.com/348323](http://www.dorsetforyou.com/348323) to read the full document, or to view alternative locations for the exhibition. You can contact us with any questions at [policy.planning@eastdorset.gov.uk](mailto:policy.planning@eastdorset.gov.uk)

We look forward to hearing your views.

**Councillor Spencer Flower**  
Leader of East Dorset District Council



To have your say... [www.dorsetforyou.com/348323](http://www.dorsetforyou.com/348323)

## The Housing Debate

Our area has seen a rapid growth in population; principally through the immigration of people from other parts of the country. The area is popular with older people, leading to a significant imbalance in its age structure. Forecasts show that the proportion of older people is set to increase in the future and the proportion of workers to decrease.

To try to maintain a younger workforce, we need to provide a range of homes for them, some of which will be provided through housing associations and will be affordable.



The towns of **Christchurch, Corfe Mullen, Ferndown and West Parley, Verwood and Wimborne and Colehill** all have sites which are considered suitable for potential housing development. The size of potential development varies between the sites, however, for most there would be the expectation there would be some gain for the existing local community in the form of new open space or enhanced community facilities.

The district faces many potential changes over the next few years, in order to provide homes for local people. In this leaflet we are asking whether we can provide sites for new neighbourhoods on the edge of Corfe Mullen which are sustainable, so as to add to the prosperity and liveliness of the village and if so, where and how?

Please complete the form to tell us your views

The following Options are for your Consideration, and we welcome your thoughts about them. We have looked at two areas of the village, to the north and to the south.

**Northern Area** - Large parts of this area lie close to the village centre, though walking and cycling is not always attractive due to the steep gradients to the west. The area has no environmental major environmental designations and there are no issues of places merging together.

**Southern Area** - Although close to some limited facilities in the south of the village, this area is quite remote from the main facilities in the north. The main issue in this area is the plethora of major environmental designations, many of which prohibit or restrict development. These include Special Protection Areas, SSSIs, Sites of Nature Conservation Interest and the Area of Great Landscape Value. As a result this area should not be considered for development.

**The following Options are for your consideration and we welcome your thoughts about them.**

The options for Corfe Mullen consider the potential redevelopment of Lockyers School, new housing and better shopping provision for the village. This could mean the relocation of the allotments and of Lockyers School. Some options will require supporting infrastructure, such as open space - or will only be able to proceed if suitable sites can be found for the relocation of existing uses - such as Lockyers School.

### CM 1

**Lockyers School site**

No. of possible homes (approx)  
**80 homes**  
32-40 affordable homes

#### Key Features and Benefits

New retail and community facilities  
Does not involve Green Belt land unless the school would need to be relocated  
Could provide valuable green infrastructure that would benefit residents and divert pressure from the heathlands, and protect areas of the Green Belt  
An opportunity to create a distinctive centre for the village  
An opportunity to improve school facilities

#### Previously expressed community concerns

How we relate the new homes to the existing housing in the area  
If a site cannot be found in the built up area of the village, Green Belt land would need to be used for the school  
A new centre to the village could be detrimental to the Co-op and library area

*The development would be dependent on the redevelopment or relocation of Lockyers School elsewhere in the village if required by the Education Authority.*



### CM 2

**Land off Violet Farm Close**

No. of possible homes (approx)  
**80 homes**  
32-40 affordable homes

#### Key Features and Benefits

Could provide valuable green infrastructure that would benefit residents and divert pressures from heathlands, and protect areas of the Green Belt  
An access through the site to the recreation ground

#### Previously expressed community concerns

The allotments would need to be relocated elsewhere in the village  
How we relate the new homes to the existing housing in the area

*The development would be dependent on the suitable relocation of the allotments to other location(s) within the village.*

### CM 3

**Eastern part of the Recreation Ground**

No. of possible homes (approx)  
**150 homes**  
60-75 affordable homes

#### Key Features and Benefits

Could provide valuable green infrastructure that would benefit residents and divert pressures away from the heaths  
The site may need to accommodate a relocated school (Lockyers), though this could go elsewhere in the village

#### Previously expressed community concerns

How we relate the new homes to the existing housing in the area  
How to ensure the development does not impact on the landscape and the views of Corfe Mullen from Wimborne

The recreational facilities would be relocated elsewhere in the village - such as the Waterloo Valley, or south of the village off Wareham Road, to balance provision across the settlement

*The development would be dependent on the suitable relocation of recreational facilities to elsewhere in the village.*

## Transport Issues

**We have the highest level of car ownership in the country with 88% of households having at least one car.** Many journeys are carried out by car due to the employment destination or for shopping, for ease and comfort, or because public transport is not available. We need to begin to change behaviour and attitudes toward the use of public transport in order to relieve some of the local congestion.

We are acutely aware of the traffic problems along the A31 corridor, and are awaiting the outcome of the draft preferred South East Dorset Multi Modal Study (SEDMMTS) due to be published in November 2010. We hope this will offer an insight into how to address the traffic problems around our settlements, and what future projections of traffic flow are anticipated to be.

The possible development options listed earlier could increase traffic on our roads, and the developers will be expected to contribute to the provision of transport improvements, including bus routes and cycle lanes. The option below relates to Transport:

### TA 1

**Developer Contributions**

(Tariff based approach)

#### Benefits

Developers will contribute to the provision of transport improvements  
This infrastructure will need to be in place prior to the first occupation of the new homes

#### Previously expressed community concerns

Fear that this cost will be passed onto the home purchaser  
The development may become unviable homes



To have your say... [http://twitter.com/core\\_strategy](http://twitter.com/core_strategy)

## Other Areas

This Leaflet forms part of a series which focus on the individual settlements in the District which share similar challenges. If you are interested in what is happening in Ferndown and West Parley, Verwood and Wimborne and Colehill as well as proposals for employment areas, you can obtain copies of the leaflets at the local Libraries, Town, and District Council Offices.

You can also read them online along with the main Core Strategy Options document which provides a more detailed account of proposed options for the whole District.

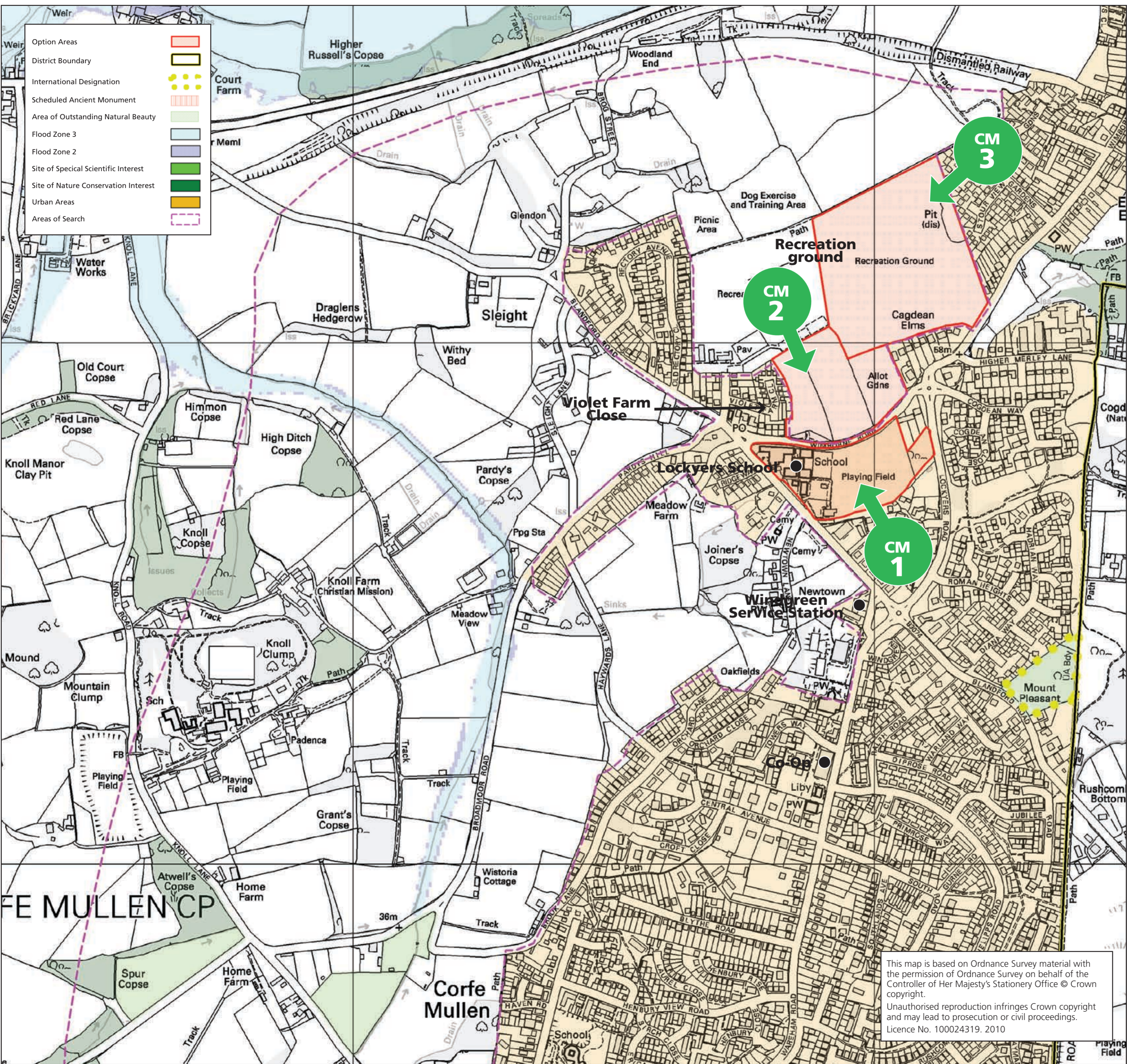
- Corfe Mullen Housing and Centre Options
- Ferndown and West Parley Housing and Town Centre Options
- Verwood and West Moors Housing and Centre Options
- Wimborne and Colehill Housing and Town Centre Options
- Employment Land Options



To have your say... [http://twitter.com/core\\_strategy](http://twitter.com/core_strategy)

Policy Planning  
East Dorset District Council  
Council Offices  
Furzehill  
WIMBORNE  
Dorset  
BH21 4BR





**PLEASE HAVE YOUR SAY!**

Please indicate your support or objections to the options discussed in this leaflet, **tear at the perforated fold, seal and send back to us via the FREEPOST address.**

**Corfe Mullen Options** Do you support or object?

Option Ref	Site Location	Support	Object	No opinion
CM 1	Lockyers School Site (80 homes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CM 2	Land off Violet Farm Close (80 homes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CM 3	Eastern part of the Recreation Ground (150 homes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Transport Issues** Do you support or object?

Option Ref	Site Location	Support	Object	No opinion
TA 1	Developers will contribute to transport improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Any further comments**

Please supply your contact details so that we can register your comment and keep you informed of what happens next.

Name:

Address:

Postcode:

Email:

**What happens next?**

The Consultation forms part of our work in producing the Core Strategy for the area, the new plan that will set out how expected growth and change will be delivered and managed over the next few years up to 2027.

**Your views will help define the plan**, which will be published as a final Draft Submission in the autumn of 2011. There will be a further opportunity to comment on the Draft Submission before it is submitted to the Government for Examination in 2012. We hope it will be adopted in 2012.

**Join the debate...**

There are various ways to join the debate and make your views known. **Don't forget, the Consultation runs from 4th October until noon on the 24th December.**

You can log on to [www.dorsetforyou.com/348323](http://www.dorsetforyou.com/348323) to read the full document and respond on line, visit the libraries, see alternative locations for the exhibition, or email us at [policy.planning@eastdorset.gov.uk](mailto:policy.planning@eastdorset.gov.uk) Response forms are available from the Council Offices, libraries, town council offices and on line.

Contact us on 01202 886201 ext. 2422

Find us on Facebook - [Christchurch and East Dorset Core Strategy](https://www.facebook.com/ChristchurchandEastDorsetCoreStrategy).

And on Twitter - [http://twitter.com/core\\_strategy](https://twitter.com/core_strategy)

The following documents are also currently available for consultation as part of the Core Strategy:

- Core Strategy 'Options for Consideration'
- Sustainability Appraisal
- Health Impact Assessment
- Environment Impact Assessment
- Core Strategy Consultation Plan

These are available on the website [www.dorsetforyou.com/348323](http://www.dorsetforyou.com/348323) or from: **Policy Planning, East Dorset District Council, Council Offices, Furzehill, Wimborne, Dorset BH21 4HN**

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