



INSPLACE PLANNING LTD

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

**Section 6**

**Area Profile:  
Corfe Mullen**

**May 2007**

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## **LOCAL NEED AREA – CORFE MULLEN**

### **1.0 DESCRIPTION OF AREA – CORFE MULLEN**

Corfe Mullen has expanded rapidly in recent years and consists of two distinct parts. The old village lies in the north of the parish in the Stour Valley near the junction of the Blandford Road with the A31. The separate, southern part of the settlement, which forms the modern Corfe Mullen, extends along either side of the Wareham Road on a high, sandy plateau. To the north this plateau slopes steeply down into the flood meadows of the Stour Valley and more gently in the south down to Upton Heath, one of the heathland Sites of Special Scientific Interest. To the west the plateau falls sharply to the open countryside of the Waterloo Valley. To the east is open countryside within Poole Borough and the built-up area of Broadstone. Upton Heath to the south, Corfe and Barrow Hills to the east and Corfe Mullen Meadows to the west are protected as Sites of Special Scientific Interest and are proposed to be covered by designations reflecting their international importance.

Modern Corfe Mullen is an outer suburb of the south east Dorset conurbation, with a population of about 10,000 residents. It focuses on two small groups of shops at the northern and southern ends of the Wareham Road. The northern group also contains a range of community facilities, including the Town Council Offices, village hall, church with hall and library. This forms the main centre, although one which is relatively modest and low key for a settlement of this size, and the settlement lacks a civic focus.

There is a large recreation ground on the northern edge of the built-up area, well equipped with a modern sports pavilion and Scout and Guide halls. The southern end of the settlement has an area of open space at Springdale Road: this is an outlying part of Upton Heath, and the high nature conservation interest limits its recreational use. Most of this site is effectively an area for informal countryside recreation, extending through to The Viewpoint and the main body of Upton Heath. Although additional sports pitches have been provided on the northern side of Corfe Mullen in recent years, the Local Plan highlighted that there was a shortfall measured against national standards, and the central and southern parts have inadequate provision in terms of accessible, local spaces, especially for children's play.

### **2.0 SUMMARY OF PROVISION AND QUALITY OF OPEN SPACE**

#### **2.1 Open Space within Corfe Mullen**

The accompanying Map shows the location and typology of open space within Corfe Mullen. 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 Amenity Space at the Recreation Ground  
Amber Road Amenity Greenspace

Amenity Greenspace adjacent to Henbury View Road  
Amenity Greenspace adjacent to Jubilee Close  
Amenity Greenspace and Wildflower Meadow at Rec Ground  
Amenity Greenspace on Birch Close  
Amenity Greenspace on Wareham Road  
Basketball Court at the Recreation Ground  
Beech Close Amenity Greenspace  
Birch Close LAP  
Blandford Road / Lockyers Road Amenity Verge  
Blandford Road Amenity Verge  
Cogdean Elms / Lockyers Road Amenity Greenspace  
Cogdean Elms / Roman Road LAP  
Cogdean Elms Nature Area  
Corfe Hill, Local Nature Reserve  
Corfe Mullen Cricket Ground  
Corfe Mullen Skatepark  
Corfe Mullen Tennis Club  
Coventry Close Amenity Greenspace  
Coventry Close Amenity Verge  
Coventry Close LAP  
Gladelands Way Amenity Greenspace  
Happy Bottom Woodland  
Henbury Close LAP  
Holmes Place Leisure Centre Tennis Courts  
Joiner's Copse  
LAP adjacent to Cogdean Elms Nature Reserve  
LAP adjacent to Village Hall  
LAP at the end of Rushcombe Way  
LAP at Windgreen  
LAP junc of Wareham Rd & Phelipps Rd  
LAP off Lockyers Road  
LAP on Laurel Close  
LEAP to the east of Henbury View School  
Link Rise / Rushcombe Way Amenity Greenspace  
Lockyers Road / Wimborne Road Amenity Verge  
Lockyers Road Amenity Verge  
NEAP at the Recreation Ground  
Phelipps Road / Gurney Road Amenity Greenspace  
Phelipps Road amenity greenspace  
Picnic Area at Recreation Ground  
Play Area adjacent to Village Hall (LEAP)  
Springdale Road Public Open Space  
Stour View Gardens LAP  
Upton Heath  
Victoria Close / Albert Road Amenity Verge  
Victoria Close Amenity Verge  
Victoria Close play area (LEAP)  
Viewpoint Amenity greenspace  
Wareham Road / Blandford Road Amenity Verge  
Wareham Road / Waterloo Road Amenity Verge  
Wareham Road / Windgreen Estate Amenity Verge  
Waterloo Road / Amber Road Amenity Verge  
Wimborne Road / Cogdean Way Amenity Verge  
Woodland adjacent to Orchard Close  
Woodland adjacent to Springdale Grove

Woodland at Rushcombe County First School  
Woodland at Springdale Road Public Open Space

## 2.2 Quality of sites in Corfe Mullen

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

### 2.2.1 Active Sports Space

Site	Quality
Corfe Mullen Cricket Ground	85.7 %
Corfe Mullen Tennis Club	90.6 %
Holmes Place Leisure Centre Tennis Courts	n/s

The quality of the facilities listed as Active Sports Space is generally good.

### 2.2.2 Space for Children and Young People

Site	Quality
Basketball Court at the Recreation Ground	75.0 %
Corfe Mullen Skatepark	90.7 %
LEAP to the east of Henbury View School	n/s
NEAP at the Recreation Ground	97.0 %
Play Area adjacent to Village Hall (LEAP)	92.3 %
Victoria Close play area (LEAP)	84.0 %

The quality of the facilities listed as Space for Children and Young people is generally very good; the basketball court surface at the recreation ground is in need of maintenance.

### 2.2.3 Amenity Green Space

Site	Quality
Additional Amenity Space at the Recreation Ground	90.9 %
Amber Road Amenity Greenspace	n/s
Amenity Greenspace adjacent to Henbury View Road	n/s
Amenity Greenspace adjacent to Jubilee Close	n/s
Amenity Greenspace and Wildflower Meadow at Rec Ground	81.2 %
Amenity Greenspace on Birch Close	n/s
Amenity Greenspace on Wareham Road	n/s
Beech Close Amenity Greenspace	n/s
Birch Close LAP	58.8 %
Blandford Road / Lockyers Road Amenity Verge	n/s
Blandford Road Amenity Verge	n/s
Cogdean Elms / Lockyers Road Amenity Greenspace	n/s
Cogdean Elms / Roman Road LAP	38.8 %
Coventry Close Amenity Greenspace	n/s
Coventry Close Amenity Verge	n/s
Coventry Close LAP	41.2 %
Gladelands Way Amenity Greenspace	n/s
Henbury Close LAP	52.9 %

LAP adjacent to Cogdean Elms Nature Reserve	45.5 %
LAP adjacent to Village Hall	78.4 %
LAP at the end of Rushcombe Way	30.4 %
LAP at Windgreen	55.5 %
LAP junc of Wareham Rd & Phelipps Rd	60.0 %
LAP off Lockyers Road	46.2 %
LAP on Laurel Close	70.6 %
Link Rise / Rushcombe Way Amenity Greenspace	n/s
Lockyers Road / Wimborne Road Amenity Verge	n/s
Lockyers Road Amenity Verge	n/s
Phelipps Road / Gurney Road Amenity Greenspace	n/s
Phelipps Road amenity greenspace	64.7 %
Picnic Area at Recreation Ground	81.2 %
Springdale Road Public Open Space	84.3 %
Stour View Gardens LAP	52.9 %
Victoria Close / Albert Road Amenity Verge	n/s
Victoria Close Amenity Verge	n/s
Viewpoint Amenity greenspace	n/s
Wareham Road / Blandford Road Amenity Verge	n/s
Wareham Road / Waterloo Road Amenity Verge	n/s
Wareham Road / Windgreen Estate Amenity Verge	n/s
Waterloo Road / Amber Road Amenity Verge	n/s
Wimborne Road / Cogdean Way Amenity Verge	n/s

In general, the management and maintenance of amenity green spaces across Corfe Mullen that were assessed was average; all sites could benefit from improved maintenance, although a number of sites offer significant opportunity for improvement:

- Roman Road
- Lockyers Road
- Coventry Way
- Rushcombe Way

#### 2.2.4 Natural & Semi Natural Space and Green Corridors.

Site	Quality
Cogdean Elms Nature Area	62.5 %
Corfe Hill, Local Nature Reserve	63.6 %
Happy Bottom Woodland	n/s
Joiner's Copse	n/s
Upton Heath	63.6 %
Woodland adjacent to Orchard Close	n/s
Woodland adjacent to Springdale Grove	70.5 %
Woodland at Rushcombe County First School	n/s
Woodland at Springdale Road Public Open Space	84.3 %

The Natural and Semi Natural Space and Green Corridors are in reasonable condition, Upton Heath, and Corfe Hill Local Nature Reserve require higher maintenance and management plans. The sites are well used but are not at the appropriate standard for users to enjoy the site fully.

## 2.2.5 Recreation Grounds and Public Gardens

Site	Quality
Corfe Mullen Recreation Ground	84.6 %

Corfe Mullen Recreation Ground has three full size and two junior football pitches which are in good condition; the cricket wicket requires attention.

## 2.2.6 Education Outdoor Sports Facilities

Site	Quality
Henbury View First School MUGA	n/s
Henbury View First School Playing Fields	n/s
Lockyer's Middle School MUGA	n/s
Lockyer's Middle School Playing Fields	n/s
Rushcombe First School Playing Fields	n/s

No schools were quality assessed within Corfe Mullen. Worthy of note is the fact that Lockyers School has outgrown its site; it requires new, additional playing fields but these will only be provided once the school is rebuilt on its current site.

## 3.0 SUMMARY OF ACCESSIBILITY

### 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 showing 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 in the maps.

**Table 3 Access to open space in the area**

<b>Typology</b>	<b>Provision against access standard</b>
Recreation Grounds and Public Gardens	Significant gaps across all of the LNA except for far north
Amenity Green Space	Access standard met
Natural & Semi Natural Green Space	Good provision on outskirts of LNA – Access standard met
Space for Children	Gaps in access throughout LNA
Space for Young People	As above
Active Sports Space	Access standards not met, significant gaps in centre and south of LNA
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

41 people living in Corfe Mullen 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
- 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
- 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 Corfe Mullen

15 people listed Corfe Mullen Recreation Ground as their principal area of local open space highlighting its importance. 5 mentioned Upton Heath, and other places mentioned included Rushcombe Bottom and Hamworthy and Bournemouth beaches. Other areas visited are most likely to be on the coast – Purbeck, Swanage and Poole Harbour and Park.

The main reasons for visiting these areas are to go for a walk, to visit areas of nature interest and value and to walk the dog.

### Other comments made highlighted:

- Please could a list of properly accessible, by wheelchair, place be compiled and circulated i.e. available at local libraries (if it is left!) Generally improved wheelchair access/i.e. dropped kerbs and ramps would benefit other users, parents with pushchairs/prams and cyclists etc. The gravel used on footpaths should be suitable for wheelchair use, not too large stones and of suitable depth.
- Importance of trees: more should be planted around our towns and villages. Woods and copses should be kept. Verges not cut in our villages till mid summer, to keep the wild flowers.
- General publicity about events on local playing fields should include local shops showing photographs of events to make more local people aware of their good fortune in having such a facility to use.
- Proper segregated cycle lanes (not just a paint line on the road).
- Children under 7 years old have different needs to children age 7-12 years; categories on the questionnaire are too wide.
- We are always visiting open spaces in the surrounding area and are prepared to drive to them e.g. coastal paths, Moors Valley. It is nice to have other facilities available at these sites.
- As I live in East Dorset very close to Poole, I go to places in both and am not always sure where the boundaries are.

### Summary of Provision

#### *Playing Pitches*

- One of the principal open space sites within Corfe Mullen is the Recreation Ground which has pitches, tennis courts, skatepark, basketball, play area etc. Sports fixtures at the recreation ground are managed by the Corfe Mullen Sports Association and a number of teams play here on Sundays in particular (adult and youth). Corfe Mullen CC based here has 2 teams.
- Corfe Mullen FC's ground is situated on the main road.
- Other than this, the only sports facilities available to serve centre of Corfe Mullen are at schools - Henbury First and Rushcombe First schools, both of which have playing fields. Lockyers Middle School also in north has playing pitches and MUGA.
- However, the central and south of the LNA are poorly served with playing fields – people travel into sites in Poole.

### *Play Areas*

- The Village Hall play area serves the north central part of Corfe Mullen, whilst the Victoria Close play area serves the south. The Parish Council has been active in increasing use of school facilities; it runs a public play area adjacent to Henbury First School which can also be accessed from the school.
- Tadpoles Pre School covers Corfe Mullen and is 16 to 20 minutes walk from play area. They have identified there are not enough parks, play areas, skateboard parks or outdoor sports facilities.
- Meadowview Montessori School also covers Corfe Mullen but they believe there are enough facilities available. They have to walk up to 15 minutes to reach their nearest play area. They identified that the toilet facilities at the Recreation Ground are not always open, the space is well maintained but there is no where to go in wet weather or places to obtain refreshments. They would like to see a café and feel it would be a great asset.

### *Corfe Mullen Parish Council*

Corfe Mullen Parish Council has identified a need for additional or improved open space, as follows: football and rugby pitches, MUGA, informal open spaces, children's play areas and teenage areas. Children who live in the Southern parts of the parish are poorly catered for, and the parish requires more play areas and sports pitches and BMX facilities. In the past it has identified the need of a site for a teenage shelter - possibly at the skatepark and stated that provision for a play area in the south of the parish urgently needed.

There are no halls with spare capacity.

The Parish Council is responsible for the recreation ground and play area, Springdale Road open space, Towers Way play area, Henbury play area and allotments and employs one full-time and two part-time staff and contractors.

The most used open spaces in the parish are the Recreation ground and Upton Heath. The Parish Council identifies Towers Way LAP as in need of improvement – no seating and irregular grass cutting.

There is a proposal to provide 2 new hectares of open space as part of restoration at Beacon Hill Brickworks.

### *Corfe Mullen Parish Plan*

The Corfe Mullen Parish Plan Steering Group identifies the need for more equipped children's play space and equipped teenagers' play space, and also the need for a central open space area i.e. village green or town square

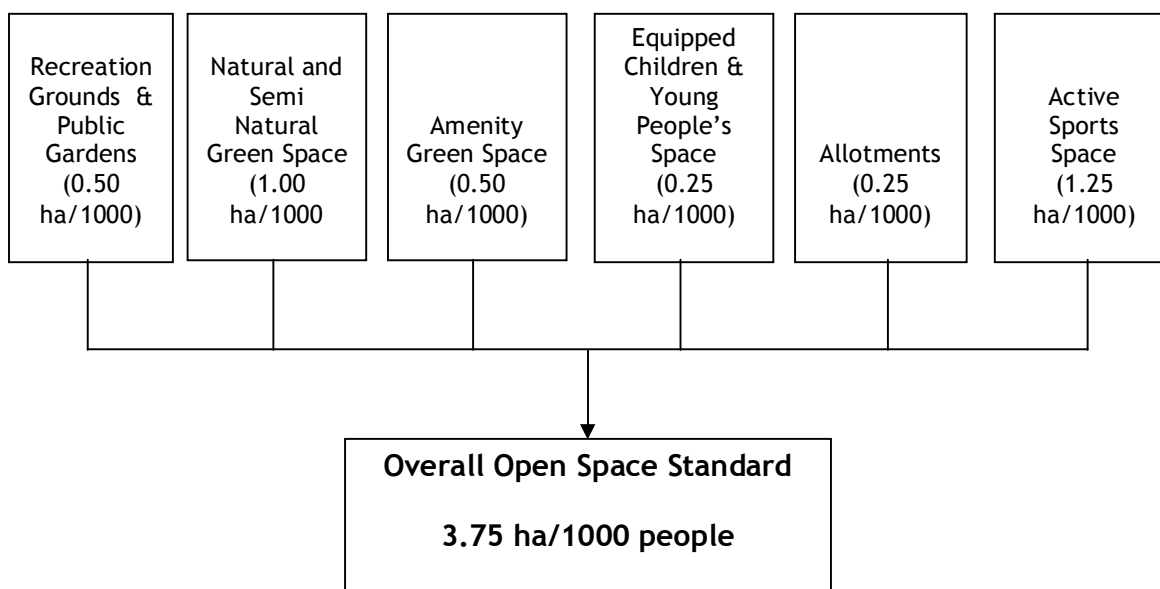
It feels the most attractive and useful areas of open spaces in the area are the beaches, Pardys Hill and Wildlife conservation pockets (S.C.N.I.S) and rates the open space in the area as 'satisfactory'.

It thinks greater use of open space in the area would be encouraged through the provision of open spaces nearer to people's homes; the provision of new open spaces and more information on what's available. More smaller open spaces are needed, greenbelt land must be preserved, wildlife and conservation corridors are essential. Need a walking link to Sturminster Marshall, also need a trailway through North Dorset.

## 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 m<sup>2</sup> and acres);
- Supply against the standard.

**Table 4 Quantities of open space within the area – CORFE MULLEN (Pop. 10147)**

Typology	Existing provision (m <sup>2</sup> )	Required provision (m <sup>2</sup> )	Area of open space above/below the recommended minimum level of provision (m <sup>2</sup> ) / (ha)
<b>Recreation Grounds &amp; Public Gardens</b>	113077	50735	62342m / 6.23ha
<b>Natural and Semi Natural Green Space</b>	1376716	101470	1275246m / 127ha
<b>Active Sports Space</b>	24270	126838	-102568m / -10.3ha
<b>Children &amp; Young People's Space</b>	4294	25360	-21066m / -2.1ha
<b>Amenity Green Space</b>	190789	50730	140059m / 14ha
<b>Allotments</b>	10187	25360	-15173 / -1.52ha

### 5.3 Key Points: Quantitative Provision of Open Space in Corfe Mullen

There is undersupply of Children and Young People's Space in the Corfe Mullen LNA and in Active Sports Space; all other typologies are sufficiently provided for in quantitative terms, but not necessarily in accessibility terms. It should be noted that the Recreation Ground has a dual use in providing sports pitches, and the figures do not reflect this.

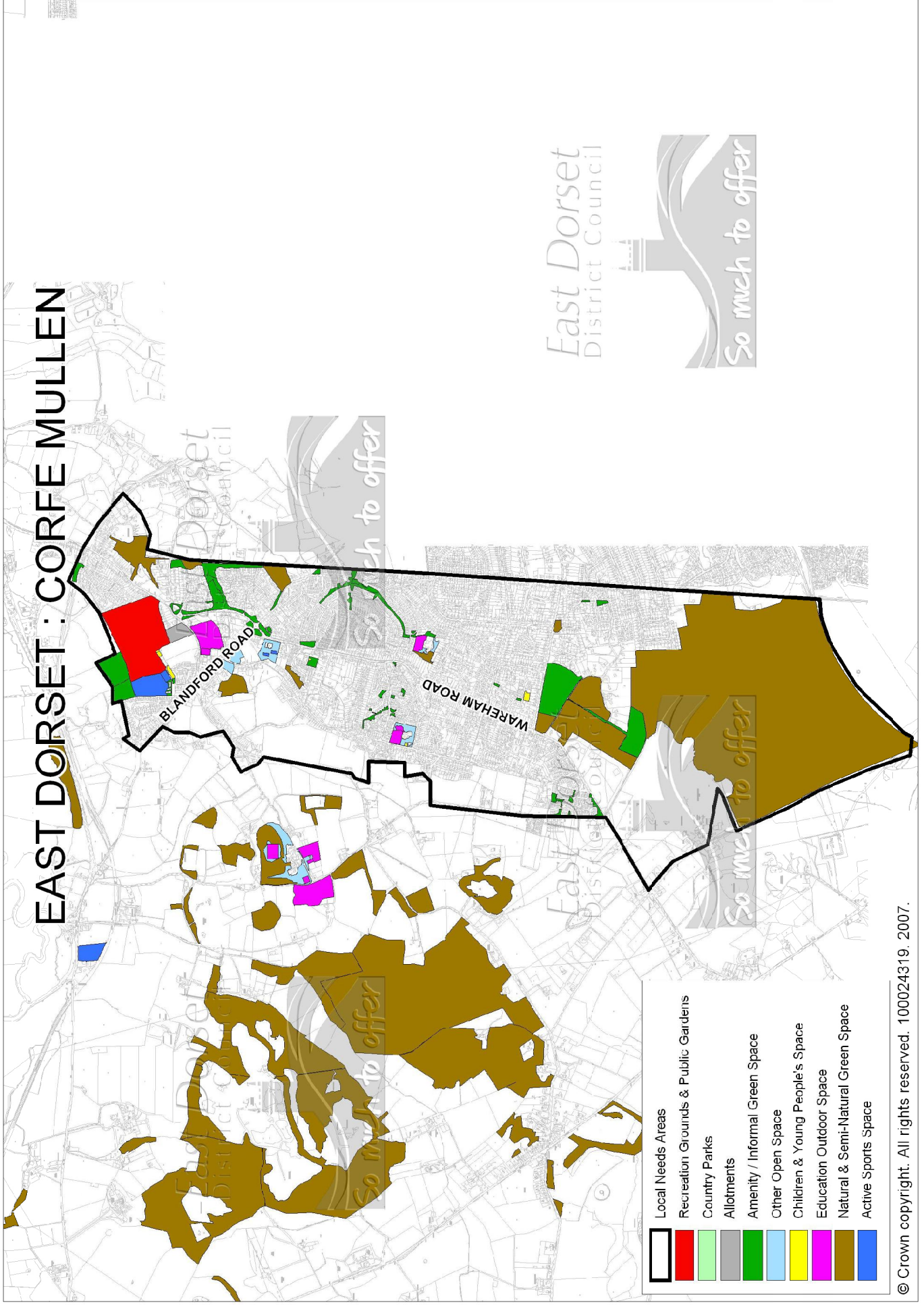
## 6.0 ISSUES ARISING IN CORFE MULLEN











- Corfe Mullen is an interesting LNA – bridging the gap between rural Dorset in the north to urban Poole in the south west. The older village area centring around the Recreation Ground is well served by all types of provision.
- The principal issue for the Corfe Mullen LNA is that the centre and south of the parish is poorly served by formal provision for play and sport and for the multifunctional opportunities provided by recreation grounds. Demand has been expressed for the following: football and rugby pitches, MUGA, informal open spaces, children's play areas and teenage areas, BMX facilities.
- In particular, the Parish Council has identified the need of a site for a teenage shelter - possibly at the skatepark and stated that provision for a play area in the south of the parish is urgently needed.
- As with other larger LNAs with dense residential areas and little land availability, the solution partly may lie in greening some streets, improving cyclepaths and footpath links between and to schools and areas of open space provision, and making low key improvements to existing areas of amenity green space within the urban fabric, such as seats, litter bins and trees. Areas of natural green space,

although often on the periphery, may also offer opportunities for more informal play.

- Otherwise, improving community access to the schools in Corfe Mullen, particularly Lockyers Middle School may prove fruitful. The proximity of Corfe Hills Secondary School is another opportunity – this offers more substantial indoor and outdoor provision just to west of Corfe Mullen in Poole Borough.
- Some upgrading of play areas e.g. Towers Way
- The Playing Pitch Assessment has not highlighted any particular issues for Corfe Mullen, and it is recognised that many players will travel into Poole.
- 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 : CORFE MULLEN



-  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

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