

Core Strategy Area Profile

Options for Consideration
Consultation
4th October – 24th December 2010

Corfe Mullen



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

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1 Area Overview

1.1 Corfe Mullen is located 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.

1.2 The settlement is in two parts, with the old village in the north part of the parish in the Stour Valley near the junction of the Blandford Road with the A31. The larger, more recent part of the village lies to the south along either side of the Wareham Road on a high plateau.

1.3 The population in 2008 (mid year estimate) was 10,200, which makes Corfe Mullen one of the larger settlements in the District. However, in spite of its size, it is poorly served by local facilities and largely relies on services provided within the adjoining conurbation in Poole and Broadstone.

1.4 The village is set within the South East Dorset Green Belt, which to date has contained the settlement on the top of the plateau and has prevented development extending down the slopes to the north, west and south. It is also heavily constrained by adjacent protected lowland heathland which is protected under European legislation. This area of protection extends to 400m from the boundary of these protected heaths, which includes significant parts of the southern and eastern areas of the village. No additional residential development can take place within these protected areas.

1.5 There is a large recreation ground on the northern edge of the settlement which has extensive sports and social facilities. The southern end of the settlement has an area of open space off Springdale Road, but this is immediately adjacent to Upton Heath, which is designated for its high nature conservation importance. This area is generally poorly served for recreational space compared to the north of the village.

1.6 The village is poorly served by public transport, but has good road links to the conurbation and the A31, the main east-west Trunk road through the area.

1.7 Shopping facilities are limited for the size of the settlement and are found in two clusters along the northern and southern ends of Wareham Road.

1.8 There are very few employment opportunities within the village, with only one small employment site at Cogdean Elms to the north of the village. The majority of employees commute from the settlement to work, mainly in the surrounding conurbation to the south and east.

2 Baseline Data

Area of the Parish	1,226ha	
	3,029 acres	
Urban Area defined in Local Plan	255ha	
Parish Population estimated mid 2008	10,200 (10,147 - 2001 Census)	
Population growth	See below	
Population Age Structure (2008 mid year estimate)	Corfe Mullen	East Dorset
0 – 15 years	1970 (19.3%) (19.9% 2001)	16.5%(2008) 16.6% (2001)
16 – 64 years	5870 (57.6%) (63.4% 2001)	52% (2008) 57.6% (2001)

65 and upwards	2360 (23.1%) (16.6% 2001)	31.5%(2008) 30.2% (2001)
Deprivation Data	See below	

Table 1

2.1 Population Growth

2.2 The population of Corfe Mullen has grown significantly in recent years, from 952 in 1921, to 4590 in 1971 and has reached 10,200 in 2008.

2.3 Deprivation Data

2.4 Corfe Mullen is within the top 30% least deprived super output areas in the County, and all parts of Corfe Mullen are in the 25% of least deprived areas in England, and as such has no deprivation issues that need addressing.

2.5 Health Issues.

2.6 In the 2001 Census 14.8% of Corfe Mullen residents said they had a limiting long-term illness compared with 18.4% of the population of East Dorset and 19.2% of the County as a whole. 72.7% of the village's population considered their health was good, compared to 68.9% in east Dorset and 68.1% in Dorset as a whole. These figures indicate that the settlement has less health issues than the population of the District on average, which may be related to the fact that the age profile of the settlement is generally younger than the District average. This information indicates that the long term health of the parish is less likely to put such a demand on services as the majority of the District.

2.7 Strategic Issues

2.8 Corfe Mullen has a younger age profile than the average for the District as a whole, although the increase on the older age group has increased markedly since 2001 (although this may have something to do with the fact that the two data sets have been compiled from differing sources of information). However, the proportion of residents over retirement age is still significantly lower than that of the District as a whole. The proportion of young people is also high. Therefore the issues of the provision of care and facilities for the elderly will not be so acute in Corfe Mullen as they will be across the majority of the District, and the need for facilities for the younger age group will be greater.

3 Planning Policy Context

3.1 Natural Environment

- Corfe Mullen lies adjacent to significant areas of protected heathland. The largest area is Upton Heath, which lies to the south of the settlement, followed by Corfe and Barrow Hills to the east and Corfe Mullen Pastures to the west. These Sites of Special Scientific Interest are also protected under European legislation and form part of the Dorset Heaths Special Protection Area. There are a number of other Sites of Nature Conservation Importance within the Parish including at Happy Bottom and Naked Cross, which are areas of heathland and woodland.
- The sites that are protected under European legislation, due to their fragility and nature conservation importance, are very sensitive to the impacts of additional residential development in close proximity. Therefore housing development is not permitted within 400m of these areas. This has an implication on the areas suitable for additional residential development, especially within the existing built up area, and the need to provide Suitable Alternative Natural Greenspaces to reduce the pressure of existing and proposed residential development on these sensitive areas.

3.2 Flooding

- The main part of the settlement is located on top of a plateau and is therefore not affected by flooding issues. There is a narrow area of the Waterloo Valley to the west of the village that lies

within Flood zone 3. Substantial parts of the Stour Valley to the north of the settlement are within Flood zone 3 as well, but these are located at some distance from the main built up areas.

- Strategic issues – Part of the area of land originally considered for an urban extension to Corfe Mullen lies within the Waterloo Valley which is subject to flooding, but only in a narrow strip either side of the stream. It is unlikely that this situation would be a major impediment to any possible development in this area. The majority of the remainder of the built up area and the area to the north of the village also within the area of search lies on the top of the plateau and is therefore not affected by flooding issues.

3.3 Historic Built Environment

- The majority of the settlement of Corfe Mullen has been developed in the second half of the twentieth century and does not contain any buildings of historic interest. There are a few Listed Buildings in the older part of the village around the junction of the Blandford Road with the A31 and within the recently designated Conservation Area around Sleight Lane/Brog Street. Corfe Mullen has an historical link to the pottery industry in Verwood in that in the 19th and early 20th Century, land at the northern end of the village, now known as Violet Farm Close, was used to grow lavender and other herbs for pot pourris and oils, and that the oils were sold in little earthenware pots which were made in Verwood.
- The village contains two areas designated in the existing East Dorset Local Plan as Special Character Areas. These are around Central Avenue and Corfe Lodge Road. They are of different character, with the Corfe Lodge Road area being on edge of the settlement surrounded by heathland, which now limits any development potential to one for one replacements, and the Central Avenue area being characterised by pre-war Edwardian-style houses set back from the road in large plots.
- Strategic Issues – The majority of the Listed Buildings lie within the Green Belt away from the areas under consideration for additional residential development, and are therefore unlikely to be affected by it. The setting of the Conservation Area is important, but again this area lies on the very edge of the area under consideration for additional development and is unlikely to be affected. The Special Character Area designations should be reviewed.

3.4 Green Belt

- The South East Dorset Green Belt encloses the built up area of Corfe Mullen. The Green Belt has reinforced the long-established principle that building should be restricted to the top of the plateau and should not be allowed to extend down the slopes to the north, west and south, although now the land to the north and west of the settlement falls into the area to be considered for possible residential development.

4 Existing Community Facilities

4.1 Modern Corfe Mullen is an outer suburb of the south east Dorset conurbation. It contains two small areas of shops at the northern and southern ends of Wareham Road, which is the main road which passes north-south through the settlement. The northern group also contains a range of community facilities. This area forms the main centre, although one which is relatively modest for a settlement of this size, and the settlement lacks a civic focus.

4.2 Sports and Recreation

4.3 There is a large recreation ground on the northern edge of the built up area, which is well equipped with a modern sports pavilion, hard tennis courts, numerous playing pitches, informal recreation areas, children's play ground, skate park and Scout and Guide halls. There is an area of informal open space at the southern end of the village, off Springdale Road. However, this area adjoins Upton Heath, which is designated as a Special Protection Area under European wildlife legislation and the high nature conservation interest limits the recreational use of the land. There are few areas of open space within the main built up part of the village.

4.4 In 2007 the Council commissioned a PPG17 Survey of Open Space, Sport and Recreation jointly with Christchurch Borough Council to examine the provision of facilities across the area, and to make recommendations if areas of shortfall in facilities were identified.

4.5 The study concluded that Corfe Mullen is interesting in that the north of the village around the Recreation Ground and Lockyers School has the concentration of most facilities. These are to a high standard, yet for many residents in the centre or south of the village, are considered inaccessible by foot and require car transport, because of the linear nature of the settlement. The study recommended that there is an under supply of facilities for children and young people, and that accessibility is the key issues across the settlement. Whilst the village has a good supply of most types of open space in quantitative terms for the population, it is considered to be inaccessible for many residents in the centre or south of the village. The study also shows a lack of dedicated Active Sports Space, although the Recreation Ground serves this purpose. Hence, local people have requested more football and rugby pitches a Multi Use Games Area (MUGA), children's play area and teenage facilities. The village is densely populated and there are few opportunities to provide new facilities within the south of the village. There is also a need for more allotments.

4.6 The quiet lanes and footpaths within the Waterloo Valley to the west of the village are popular destinations for local residents to walk out into the open countryside. This area is visually very attractive and a large part of it is designated as an Area of Great Landscape Value in the East Dorset Local Plan. It is overlooked by a significant proportion of the built up area of western Corfe Mullen.

4.7 There is a private leisure centre at the northern end of Wareham Road, at Windgreen. Adjacent to this building is a martial arts centre. Both these facilities cater for people from further a field than just the village of Corfe Mullen.

4.8 Health

4.9 Corfe Mullen is relatively poorly served by health facilities within the village itself, but it is on the edge of the main urban area of Poole and Broadstone and many of the health facilities are available here.

4.10 There is only one Doctors' surgery in Corfe Mullen, which is to the south of the village and is not near the possible future development area to the north of the settlement. This causes problems of accessibility other than by car for a large portion of the population. There is a pharmacy attached to this surgery, which is now the only one in the village as one on Wareham Road has recently closed.

4.11 There are three dentists in Corfe Mullen and a further surgery in Broadstone. No other medical facilities are provided within the village, although there is a range of other services such as physiotherapy, chiropodists, hearing aid centres and opticians in Broadstone to the south.

4.12 Corfe Mullen is a substantial settlement with relatively few medical facilities for its size, but these services are provided in very close proximity in Broadstone to the south, which is contiguous with the built up area of Corfe Mullen.

4.13 The nearest hospital is in Poole.

4.14 Education

4.15 Corfe Mullen has one Middle School (Lockyers School) in the north of the village, and two First Schools more central within the village to the east and west of Wareham Road (Henbury View First School and Rushcombe First School). Pupils from Corfe Mullen also attend schools in Wimborne, in particular at Middle School level.

4.16 There is no upper school within the village, although Corfe Hills School, which lies within the Borough of Poole, is immediately adjacent to the District boundary off Higher Blandford Road. Pupils from Corfe Mullen attend this upper school, as well as Queen Elizabeth School (QE) in Wimborne.

4.17 Additional residential development in Corfe Mullen will have implications for school provision within the village. Lockyers Middle School is currently under-subscribed and the site has the capacity for re-development to accommodate additional pupils and/or a change in educational system from the current three tier system to a two tier system if this were to be proposed by Dorset County Council as Education Authority. There is also the possibility that the current school site could be re-developed for alternative uses and the school re-built elsewhere in the village. 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. QE School in Wimborne also has no capacity for a significant number of additional pupils.

4.18 General Community Facilities

4.19 Corfe Mullen is poorly served by Community facilities for the size of the settlement. It has a modern Village Hall and adjacent library which are located next to the largest supermarket in the village, at the northern end of Wareham Road. The modern St Nicholas Church in Wareham Road provides a number of community facilities such as mother and toddler groups, and has a number of meeting rooms that can be used by the general community as well as the Church. There is a British Legion Hall adjacent to Lockyers School. There are no community facilities within the middle or southern end of the village.

4.20 There are purpose-built facilities for Scouts and Guides within the Recreation Ground, along with children's play facilities and a skate park for older children.

4.21 There are no social services facilities within the village, nor is there a village police station.

5 Accessibility Mapping

6 Community Strategy Issues

- The residents of Corfe Mullen produced a Parish Plan in 2006 following wide –ranging discussions with local residents and other interested parties. This document was produced at the same time as the draft Regional Spatial Strategy identified Corfe Mullen as a potential site for an additional 700 dwellings in the Green Belt to the north and west of the village. This led to significant local objection, which is reflected in the conclusions of the Parish Plan, which oppose the 700 dwellings proposed in the Regional Spatial Strategy. (The Regional Spatial Strategies have been revoked by the current government and therefore the issue of the location of any additional dwellings in the area falls to be determined by this Council).
- The Parish Plan sets out a wide range of facilities identified by local residents, although on housing, the only action point relates to the opposition to the Regional Spatial Strategy proposals. The main issues relate to health and leisure (an additional NHS Dentist, retain the library and the post offices, and create more areas for nature conservation within the Green Belt and better footpath and cycleways), Environment (preserve the Green Belt, especially down the Waterloo Valley, create more facilities for walkers and cyclists within the existing built up area as well as creating more access into the countryside, and improve recycling), Youth and education (concerns about the 2-tier/3-tier debate and the future of the existing schools, possibility of a school site being used for affordable housing, life long learning opportunities, youth café/meeting place and safe routes to school), Infrastructure (concerns about the volume and speed of traffic through the village, support to retain the bus service through the village and seek information relating to the need for more employment opportunities), Crime, (lobby for additional dedicated police presence in the village, concerns about under age drinking and drug use, and speeding).

7 Retail Provision

7.1 Corfe Mullen has a limited range of shops for the size of the settlement. These are concentrated in two groups to the north and south of Wareham Road, and both contain a small Co-Op food store. There is also a Post Office in a relatively isolated location away from other shops on Blandford Road.

7.2 The Council commissioned Nathaniel Lichfield and Partners to carry out a study to examine the potential for new retail floorspace associated with the proposed new neighbourhoods in Corfe Mullen and West Parley. This study reported in November 2008.

7.3 The potential for a new store was explored given the intentions for additional residential in Corfe Mullen. The main conclusions of the study are set out below:

- Corfe Mullen’s share of convenience expenditure is currently limited to what the two existing Co-Op food stores can retain/attract.
- These stores only retain 26% of all available convenience expenditure within the area, and this is primarily top-up food shopping trips. Most significantly, 50% of the area’s main food expenditure is currently leaking to the larger food stores in Poole.
- Local residents in Corfe Mullen are travelling greater distances than necessary in order to meet their main food shopping needs.
- It is not envisaged that the new Waitrose store in Wimborne will draw significant expenditure from Corfe Mullen.
- On the basis of the above, there is a qualitative argument for supporting the provision of an additional food store in Corfe Mullen in order to better meet both existing and future local need. The study goes on to consider what size of store could be accommodated and recommends a store with a net sales area of about 1,400sq m (2,000sq m gross) of primarily food with some comparison goods floorspace. This size of store would be slightly smaller than the new Waitrose in Wimborne.

8 Housing

- The majority of housing in Corfe Mullen was built in the second half of the 20th Century and as such is still in a relatively good condition and does not require wholesale replacement. The area has a good mix of family housing, but contains no purpose-built elderly person’s accommodation. A significant amount of the built-up area is within 400m of protected heathland which means that additional residential development cannot take place within these areas. This limits the location of possible additional infill within the village to the north-western side of the settlement.
- Corfe Mullen was identified in the now-revoked Regional Spatial Strategy as a possible location for additional residential development within the existing Green Belt. There is still a need for housing within the settlement, in particular for affordable housing for those in housing need, and the presence of protected heathland close to the boundaries of the main settlement mean that there is little scope to deliver this much needed housing within the existing built up area and decisions will then have to be made about how this local need can be met, which could require some development within the existing Green Belt.

8.1 Dwellings estimated mid 2009 – 4178 (4115 in 2001 Census)

8.2 The data presented in this section has been taken from the Dorset Housing Need and Demand Survey (Fordham Research 2008).

- **Tenure by Ward** (Fordhams 2008)

Ward	Owner –occupied (no Mortgage)	Owner-occupied (with Mortgage)	Social rented	Private Rented
Corfe Mullen Central	41.3%	52.3%	1.2%	5.3%
Corfe Mullen North	38.9%	52.0%	5.8%	3.3%
Corfe Mullen South	45.2%	39.0%	10.7%	5.2%

East Dorset	48.8%	35.9%	8.3%	7.0%
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Table 2

8.3 Corfe Mullen has a greater proportion of owner occupied households with a mortgage than the District average. This is probably a reflection in the higher proportion of younger residents than the District average, which equates to families with mortgages rather than retired people without mortgages with is representative of certain parts of the District.

- **Housing density**

8.4 The 2001 Census indicates that the average household size in Corfe Mullen is 2.49, which is much higher than the District average of 2.32. This reflects the fact that the age structure of the village is lower than that of the District as a whole and has a greater proportion of families rather than single or two – person households.

- **Dwelling type** (Fordhams 2008)

Ward	Detached house	Semi detached house	Terraced house	Detached bungalow	Semi or terraced bungalow	flat
Corfe Mullen Central	24.7%	17.0%	18.1%	31.9%	2.2%	6.2%
Corfe Mullen North	46.6%	22.3%	7.7%	13.9%	2.6%	7.0%
Corfe Mullen South	24.3%	8.6%	18.2%	35.9%	0.8%	12.2%
East Dorset	30.9%	11.5%	9.1%	33.5%	5.1%	9.9%

Table 3

8.5 The above figures show that Corfe Mullen has a mix of housing types within the different wards, with the older part of the settlement in Corfe Mullen North having a higher proportion of detached properties than the District average and the Central and Southern wards having a much higher proportion of terraced housing than the District norm.

- **Household type** (Fordhams 2008)

Ward	Single pensioners	2 or more pensioners	Single non pensioners	2or more adults – no children	Lone parent	2+adults 1 child	2+ adults 2+children
Corfe Mullen Central	10.3%	9.9%	10.3%	45.4%	0.8%	11.5%	11.9%
Corfe Mullen North	11.8%	14.6%	11.1%	36.9%	3.7%	10.2%	11.6%
Corfe Mullen South	19.7%	15.6%	9.0%	32.4%	1.0%	10.3%	12.0%
East Dorset	16.4%	20.7%	8.6%	34.8%	1.9%	7.7%	9.9%

Table 4

8.6 These figures indicate that there is a higher proportion of family housing in Corfe Mullen than across the District as a whole, and that in Corfe Mullen Central there is a very high proportion of adults only households, the majority of which are not pensioners. These figures correspond to the younger age profile of the settlement.

- **Household size** (Fordhams 2008)

Ward	One Person	Two People	Three people	Four or more people
Corfe Mullen Central	20.6%	39.8%	18.2%	21.4%
Corfe Mullen North	22.9%	41.1%	17.9%	18.1%
Corfe Mullen South	28.7%	37.8%	17.1%	16.3%
East Dorset	25.0%	44.6%	13.0%	17.4%

Table 5

8.7 From the above figures it would appear that the household sizes in Corfe Mullen are not significantly different to those across the District, with the exception of Three People households being larger, which again supports the fact that there are more families in Corfe Mullen than in the District as an average.

- **Overcrowding / under occupation** (Fordhams 2008)

Ward	Overcrowded	OK	Under-occupied
Corfe Mullen Central	0.0%	55.7%	44.3%
Corfe Mullen North	0.9%	45.2%	53.9%
Corfe Mullen South	2.3%	52.1%	45.6%
East Dorset	1.0%	51.6%	47.4%

Table 6

8.8 Corfe Mullen South has a higher percentage of terraced and rented accommodation than the majority of the settlement and this could reflect the fact that it also has a higher than average rate of overcrowding.

- **Unsuitable Housing** (Fordhams 2008)

Ward	In unsuitable housing	Not in unsuitable housing
Corfe Mullen Central	3.8%	96.2%
Corfe Mullen North	4.1%	95.9%
Corfe Mullen South	6.8%	93.2%
East Dorset	4.1%	95.9%

Table 7

8.9 The figure for those in unsuitable housing in Corfe Mullen South correlates to the overcrowding figure in the table above.

- **Housing Need** (Fordhams 2008)

Ward	In need	Not in Need
Corfe Mullen Central	1.7%	98.3%
Corfe Mullen North	0.9%	99.1%
Corfe Mullen South	4.1%	95.9%
East Dorset	1.9%	98.1%

Table 8

8.10 Corfe Mullen South again comes out as an area with a housing need compared with the rest of the settlement and the District as a whole.

- **Special needs households** (Fordhams 2008)

Ward	Special needs	Non-Special needs
Corfe Mullen Central	14.7%	85.3%
Corfe Mullen North	14.9%	85.1%
Corfe Mullen South	24.5%	75.5%
East Dorset	18.6%	81.4%

Table 9

8.11 These figures again identify Corfe Mullen south as the area of greatest housing need, which is significantly greater than the remainder of the settlement or the District as a whole.

- **Older person households** (Fordhams 2008)

Ward	Older person only households	Other households
Corfe Mullen Central	20.2%	79.8%
Corfe Mullen North	26.5%	73.5%
Corfe Mullen South	35.3%	64.7%
East Dorset	37.1%	62.9%

Table 10

8.12 The proportion of elderly person's households in Corfe Mullen is generally much lower than the District average, except in Corfe Mullen South, which is much closer to the District average.

- **Key workers housing** (Fordhams 2008)

Ward	Key Workers Households	Non-key Workers Households
Corfe Mullen Central	12.7%	87.3%
Corfe Mullen North	16.0%	84.0%

Corfe Mullen South	9.9%	90.1%
East Dorset	9.3%	90.7%

Table 11

8.13 Corfe Mullen tends to have higher than average rates for key workers households, which probably reflects the fact that the residents of the village are generally younger than those of the District as a whole, so are more likely to be in employment. Corfe Mullen North has the highest proportion of key worker households in the District.

8.14 Key workers are defined in the research as being those employed in the following categories:

- Nurses and other NHS staff
- Prison/Probation staff
- Teacher
- Junior and retained fire fighter
- Police officer
- Social worker, educational physiologist, therapists

8.15 House prices

	Detached	Semi-det	Terraced	Flats/Mais	Overall Average
Corfe Mullen	£362,296	£299,207	£202,100	£153,377	£303,990
East Dorset	£353,420	£258,380	£202,820	£170,404	£302,315
England and Wales	£338,378	£196,539	£174,332	£204,003	£219,262

Table 12

8.16 HM Land Registry, based on sales April-June 2008

8.17 Strategic Housing Land Availability Assessment 2009

8.18 The Council's Strategic Housing Land Availability Assessment 2009 has identified potential for an additional 130 units within the existing urban area over the next 15 year period, which may rely on an intensification of the density of development to achieve this figure, and a potential for 2000 dwellings on Greenfield sites within the same period.

• Housing Requirements and Implementation

8.19 The evidence in the Dorset Survey of Housing Need and Demand (2008) identifies a significant requirement for new dwellings in within Plan area, and East Dorset in particular, to meet the need for housing that is more affordable to the local population. This need cannot easily be met within the existing urban area without changing the character of these areas, to the possible detriment of the environment of existing residents, and due to the close proximity of the heathlands. This un-met local need can be partially accommodated by rolling back relatively small areas of the Green Belt in sustainable locations to allow for residential development. Corfe Mullen is particularly constrained by adjacent heathland and there is little scope for significant development within the existing urban area. It lies on the edge of the main built up area of the conurbation and is a suitable location for additional residential development to support the retention of the facilities within these areas. Therefore consideration should be given to rolling back the Green belt boundary to accommodate additional residential development in locations which have the least impact on the character and environment of the village, including minimising the visual impact of additional development in the Waterloo Valley.

9 Employment

- Corfe Mullen contains a small industrial estate at Cogdene Elms, and a small number of businesses along Wareham Road in particular. There are no major sources of employment within the village.

9.1 The residents of Corfe Mullen are proportionately younger than that of the District as a whole, and this is reflected in the economic activity rates of the population. Of those who are economically active the majority (58.2%) are in full time employment, which compares to 55.6% across the District as a whole. Corfe Mullen has a lower than district average proportion of residents in self-employment (13.4% compared to 17.5% in East Dorset). Of those who are economically inactive, 54.7% are retired, compared with 61.5% across the District, however, the proportion of those who look after family/home is 20.5% of the inactive population compared to 17.9% at a District level. (Census 2001)

9.2 The skills level of Corfe Mullen residents is generally high, with 42.0% in high skilled occupations and only 13.8% in low skill occupations. This compares with 43.4% and 15.2% respectively across the District as a whole.

9.3 These figures imply that the majority of the workforce commutes out of the settlement each day to work as there are not enough employment opportunities within the village to meet the needs of the residents.

- Corfe Mullen has few opportunities for significant additional employment facilities without building in the Green Belt, and no site suggests itself for such a use that wouldn't be damaging to the purposes of designating land within the Green Belt. There may be opportunities for smaller scale employment creating developments within the development areas to be considered within the village, perhaps associated with the establishment of a village centre and additional retail facilities.
- However, it should be accepted that the majority of the workforce will continue to leave the settlement each day for work, and that improvements in alternative means of travel to the nearby conurbation should be explored.

10 Transport

- Corfe Mullen, as has been set out above, forms an outer extension of the main Poole/Bournemouth conurbation, whilst retaining the character of a large village. It has good road links into Poole via the B3074 to Broadstone and Poole, and to the A350 and the A35 to the south west via Wareham Road. The A31, which is the main east-west route through the area, is immediately to the north of the village. There was concern expressed by local residents as part of the Parish Plan process that road congestion within the village was a problem.
- Car ownership in Corfe Mullen is high, with only 9.2% of households without a car, compared to 11.6% in East Dorset and 17% in the County as a whole. There is a correspondingly high proportion of households with two or more vehicles (49.5% in Corfe Mullen compared to 45.8% in East Dorset and 36.7% in the County as a whole) (Census 2001).
- Corfe Mullen has one regular bus service which enables passengers to travel to Wimborne or Broadstone and Poole. It is a regular half hourly service, with one late night bus from Poole to Corfe Mullen every day except Sundays. However, this bus service was removed from the timetable by the bus company in the mid-2000's due to a lack of passengers. It is now financially supported by Dorset County Council as the Highway Authority. The lack of support for the bus service was reflected in the responses to the Parish Plan when only 6% of residents said they used the service regularly, and 28% said they used it occasionally. However it was recognised that if the service was lost, it would affect the quality of life of those who depend on it and would increase congestion on the local roads.
- There are a number of other buses which serve Corfe Mullen, but these are only weekly services, or term time buses transporting children to and from the local schools.
- The bus route through the village mainly follows Wareham Road, which lies along the top of the plateau. The bus service is not easily accessible to all local residents who live off this road down the slopes away from the top of the plateau due to the gradients involved.

- Transport infrastructure / public transport improvements. According to the Local Transport Plan – Priority List accelerated programme (April 2009), the only highway improvement proposed in Corfe Mullen is the construction of the Roman Road Greenway, which is currently programmed to start after 2011/2012. No improvements to public transport are currently proposed.
- Implementation
- **Strategic Issues.** Corfe Mullen lies on the edge of the main Poole/Bournemouth conurbation and has a significant population of approximately 10,000 people, with very few employment opportunities within the village. It currently has a very high car ownership per household, and only a limited bus service which is subsidised by the County Council, and which has been removed from service by the bus company in recent times as being unviable. The findings of the Parish Plan recognise that traffic congestion in the village is an issue, and therefore means will have to be considered to decrease dependence on the car as the main mode of transport for local residents.

11 Core Strategic Messages

11.1 Corfe Mullen is a large village on the edge of the main Poole/Bournemouth conurbation where the majority of the working age population commute out of the settlement to work every day. It has a lower age structure than the District as a whole and a continuing demand for additional housing to meet a local need. The settlement is constrained by its geography as well as the environmental designations which surround it, as it currently mainly lies on the top of a plateau and development has been resisted down the hill slopes away from the plateau for many years. There are a number of internationally important heathland areas in close proximity to the settlement which need protection from the impact of human habitation, which restricts the areas where additional residential development can take place. The village is also surrounded by the South East Dorset Green Belt and positive decisions will have to be taken regarding the possibility of rolling back the Green Belt boundary to accommodate much needed local housing, but in such a way as to minimise the environmental and visual impact of the development. It is also critical that the location of the proposed development allows for the creation of a village centre and enables the provision of additional open space for the residents of the southern and central parts of the existing settlement who currently have poor access to such facilities.