

Core Strategy

07 Corfe Mullen Proposals Background Paper

Pre-Submission Consultation
2nd April – 25th June 2012



Prepared by Christchurch Borough Council and
East Dorset District Council

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1 Introduction

1.1 This background paper is one of a number of papers produced as part of the Christchurch and East Dorset Local Plan (formerly known as the Local Development Framework) to inform the Pre-Submission Core Strategy. This particular paper sets out the refinement of policy options for the Core Strategy Corfe Mullen Housing and Centre Options chapter following consultation undertaken between October 2010 – Jan 2011 on the Core Strategy ‘Options for Consideration’ document. Specifically, the Corfe Mullen Housing and Centre chapter sets out policy options associated with the consideration of the location for additional residential development in the village. It also discusses how to create a better heart to the village, but did not actually propose an Option in relation to this topic.

1.2 Preparation of the Pre-Submission Core Strategy Corfe Mullen Housing chapter has involved consideration of the following:

- National and local policy;
- Core Strategy ‘Options for Consideration’ consultation and ongoing engagement;
- Sustainability Appraisal, Habitats Regulations Assessment, Health Impact Assessment and Equalities Impact Assessment;
- The Local Development Framework Evidence Base;
- Infrastructure delivery and viability.

1.3 This background paper also identifies, where appropriate, strategic infrastructure requirements to support the policy options within the Monitoring and Implementation chapter which feeds into the wider Core Strategy infrastructure delivery plan and preparation of the Community Infrastructure Levy Charging Schedule.

1.4 This paper should be read in conjunction with the following key issue papers prepared in refining Core Strategy options from initial issues and options consultation undertaken in March 2008 to the ‘Options for Consideration’ consultation undertaken from October 2010 – January 2011.

- **Key Issue Paper: Housing**
- **Key Issue Paper: Affordable Housing**
- **Key Issue Paper: Protecting the Natural Environment**
- **Key Issue Paper: Improving Sports and Leisure Facilities**
- **Key Issue Paper: Key Strategy**

2 Formation of Pre Submission Options

2.1 This section provides a critical assessment of the options put forward for consultation in the Corfe Mullen Housing and Centre Options chapter of the 'Options for Consideration' Core Strategy and provides recommendations for the policy approach to be adopted in the Pre-Submission Core Strategy. The assessment process examines the consultation response received to the 'Options for Consideration' document and key issues arising from this engagement process. The formation of Pre-Submission policy options also considers any recent changes in national policy and updates to the evidence base which supplements the policy and evidence review undertaken within the key issue papers listed in the introduction. The assessment below also takes into account key conclusions of the sustainability appraisal, habitats regulations assessment, health impact assessment and equalities impact assessment undertaken for the 'Options for Consideration' Core Strategy. A summary of all the proposed Pre-Submission policy options for the Corfe Mullen Housing chapter is set out at the end of this paper.

Issue and Options Identified in 'Options for Consideration' Core Strategy:

2.2 The Housing Debate and creating a heart to the Village

2.3 The 'Options for Consideration' document considered that the main issues affecting Corfe Mullen are the need for and location of any new housing, whether the village needs a better heart, and how to improve the provision of open space and access to the open countryside away from protected heathlands.

2.4 Consultation Responses

2.5 A limited number of respondents (the Parish Council, a local County Councillor, 7 residents, 2 agents representing local landowners, and two Environmental organisations) commented on the introductory paragraphs to this chapter, with the majority of the responses received in respect of the individual Options, which are addressed below. However, those individuals and organisations who did respond to the introductory section made a number of relevant comments. The Parish Council consider that there is scope for limited housing development in the village, disagree that a centre should be created at the Lockyer's School site (CM1) and argue that the existing village centre is increasingly perceived as being at the Towers Way/Wareham Road complex of facilities. They strongly disagree that there is a need or desire for a large supermarket in the village. Other responses question whether there is a need for additional housing in the village, due to its limited range of facilities, lack of employment opportunities and transport problems (lack of adequate public transport and poor road links); whether there is a need for additional retail facilities as those that exist are considered adequate for the settlement; agree in general that the Green Belt should be protected from development, and agree that the local heathlands should be protected. This comment was endorsed by the Amphibians and Reptiles Conservation Trust. The East Dorset Environment Themed Action Group (ETAG) fully supports the proposal not to build in the Waterloo Valley. However, a planning consultant acting on behalf of a volume householder has promoted land off Haywards Lane for residential development, as an alternative to development proposals elsewhere in the village. The consultant also comments that local residents should be made aware of the New Homes Bonus and the implications that this money would fund significant community infrastructure projects. There are generally mixed views on the need for affordable housing in the village, with concerns expressed that if any affordable housing is to be provided, it should really be for local

people only. A common concern of respondents is to ensure that Corfe Mullen retains its village status and does not become so big so as to become a town. A number of comments relate to the future of Lockyer's School and the Recreation Ground. These comments are addressed in more detail in the responses to the Options relating to each site, which are set out below.

2.6 Officer Response

2.7 Matters relating to the need for additional housing and affordable housing in Corfe Mullen will be addressed in the Key Strategy Background Paper and the Meeting Local Needs Background Paper. Discussions have taken place with Dorset County Council, as Education Authority, regarding the educational needs of the village and these have concluded that Lockyers School buildings are unsuitable for use. It would be very difficult to continue educational activities if the current site were to be re-developed as a school. The County Council are therefore keen to replace the Middle School on the Recreation Ground. The existing site would be sold for redevelopment and would fund the new school. Development of the existing site would require a SANG and the replacement of the recreation facility, although the latter could be partly provided by dual use of the school facilities.

2.8 Evidence supporting the need for additional retail facilities in the settlement is contained in a Nathaniel Lichfield and Partners study of November 2008 which examined the potential for new retail floorspace in the new neighbourhoods of West Parley and Corfe Mullen. On the basis of the evidence, 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.

2.9 The Council appointed consultants, Broadway Malyan, to provide Master Planning advice about the most suitable locations for the proposed new neighbourhoods to be developed in the District. In their Housing Options Master Plan Report, published in 2010, the consultants conclude that the land south of Blandford Road, west of Pardy's Hill and east of Haywards Lane is not suitable for a variety of reasons, including impact on landscape quality, relative remoteness from the existing settlement, and issues of access. The Council have accepted the recommendations of the consultants and have not chosen to consider these areas suitable for development, and are not intending to do so after considering the consultation responses. This view is supported by a significant number of the responses to the Corfe Mullen chapter of the Core Strategy Options for Consideration Document.

2.10 Housing Options

2.11 A set of Common Requirements were identified for each of the Housing Option sites, which are as follows:

- Suitable Alternative Natural Greenspaces will need to be provided in perpetuity to mitigate the impact of people on nearby heathlands, with provision phased in advance of the occupation of dwellings on site.
- If new neighbourhoods are provided it will be expected that at least 40% of the new homes will be affordable ie social rented or shared equity.
- The Green Belt boundary is to be revised to incorporate necessary land into the urban area of Corfe Mullen required for development.

Option CM 1

Development could take place on land on the northern edge of the existing village involving the majority of the existing Lockyer's Middle School site.

This could involve:

- Redevelopment, or relocation of Lockyer's School.
- The provision of new retail and community facilities.
- The provision of about 80 homes.

The development of this option would be dependent on:

- The redevelopment of Lockyer's School or relocation elsewhere in the village if required by the Education Authority.



Picture 2.1

Table 2.1

Consultation Response

Option	Support	Object	No Opinion	Total
CM1	113 (23%)	163 (33%)	212 (43%)	488
Residents of Corfe Mullen Parish 10,490 (2010 Population Estimate - DCC)	122	280	-	402
% of Corfe Mullen Parish Population	1.1%	2.7%	-	3.8%

Table 2.2

2.12 These figures represent an indication of the level of response by settlement. Responses giving 'No Opinion' were excluded for the purposes of the Parish breakdown.

2.13 This Option did not generate a substantial number of objections, with 'No Opinion' comments being in the majority. There was also a significant proportion of consultation responses which supported the proposal.

2.14 The comments from key stakeholders and the general public in respect of this Option have been grouped together into various themes and are as follows:

2.15 Housing

- Dorset County Council (Spatial Planning) - Notwithstanding the difficulties of finding housing sites in a highly constrained area, CM1 is undeliverable as there are no current proposals to discontinue the school use, or relocate it elsewhere. Subsequent discussions have taken place with Dorset County Council, as Education Authority, regarding the educational needs of the village and these have concluded that Lockyers School buildings are unsuitable for use. It would be very difficult to continue educational activities if the current site were to be re-developed as a school. The County

Council are therefore keen to replace the Middle School on the Recreation Ground. The existing site would be sold for redevelopment and would fund the new school. Development of the existing site would require a SANG and the replacement of the recreation facility, although the latter could be partly provided by dual use of the school facilities.

- Corfe Mullen Parish Council - theoretically the site may be suitable for development as it is not in the Green Belt, but are uncertain about its availability due to the uncertain position with DCC and the school's replacement. If it does become available, the original school building should be retained, and the youth club re-built. Strongly disagree that the area should be used for a supermarket, and the village centre should remain where it is (centred around the Village Hall).
- Synergy Housing Association - No reason to disagree with the Local Authority's assessment and findings in each case.
- Terence O'Rourke Ltd on behalf of the Perry Family Trust - Promoting land off Pardy's Hill for residential development as they question the deliverability of the Option sites.
- Turley Associates on behalf of Taylor Wimpey - Promoting land off Haywards Lane as they do not consider the proposal to reduce the housing allocation in Corfe Mullen from 700 to 310 to be sound. They also comment that local residents should be made aware of the New Homes Bonus, and the implications that this money would fund 'significant community infrastructure works'.
- **General Comments**
- No to building in the Green Belt, build on brownfield sites/infilling first.
- Question the need for additional housing in the village.
- Accept that there may be a need for some housing in the village, but consider that 300 is too many.
- Question the need for affordable housing in the village.
- Any affordable housing provided should be for local people only.
- The village needs two-bed houses for small families, good quality materials with adequate parking and good layout.
- There is a desperate need for affordable housing in the area.

2.16 Environment

- Natural England - These Options (CM 1 - 3) offer opportunities for significant Green Infrastructure that could reduce pressures on heathland.
- RSPB - Object to CM 1 - 3 until an assessment of the potential impacts of the Options on European protected sites is determined.
- Dorset Wildlife Trust - the development would provide an opportunity to develop green infrastructure that would benefit the new residents and divert pressure away from protected heathlands, subject to certain provisos. Support the protection of the Pardy's Hill and Waterloo Valley areas from development.
- East Dorset Environment Theme Action Group - The site would require a full species survey and the historic school building should be retained.

2.17 Transport

- Highways Agency - The area has a high car dependency and further growth could exacerbate the existing high level of demand for movements via the A31. The village has poor public transport provision and therefore any growth needs to be linked with improvements to sustainable transport provisions.

- Dorset County Council (Transport Planning) - Any development should aim to provide local facilities to increase the level of self-containment and reduce car trips in Corfe Mullen. Sustainable transport would benefit from a defined local centre. More properties could be an opportunity to improve public transport provision for Corfe Mullen.
- Public transport needs to be improved to serve the existing population, let alone any increase in population.

2.18 Education

- Dorset County Council (Spatial Planning) - Notwithstanding the difficulties of finding housing sites in a highly constrained area, CM1 is undeliverable as there are no current proposals to discontinue the school use, or relocate it elsewhere. Subsequent discussions have taken place with Dorset County Council, as Education Authority, regarding the educational needs of the village and these have concluded that Lockyers School buildings are unsuitable for use. It would be very difficult to continue educational activities if the current site were to be re-developed as a school. The County Council are therefore keen to replace the Middle School on the Recreation Ground. The existing site would be sold for redevelopment and would fund the new school. Development of the existing site would require a SANG and the replacement of the recreation facility, although the latter could be partly provided by dual use of the school facilities.
- The school should not be re-located.
- This is an opportunity to improve the educational facilities in the village.
- Lockyers School needs to be re-built as it is in a poor state of repair.
- Support development on the school site in order to protect the Green Belt and the attractive countryside of Pardy's Hill and the Waterloo Valley, and the Recreation Ground.
- Where will the new school be built?

2.19 Local centre, facilities and utilities

- Environment Agency - The site is located within Source Protection Zone 2 and there may be restrictions on what can be built, subject to an assessment indicating no detrimental impact on groundwater. Any development should have regard to sustainable construction methods and systems to accommodate waste water and water supply/water efficiency effectively.
- English Heritage - The evidence associated with the initial assessment does not comply with PPS5 in that it should consider non-designated heritage assets and the broader historic landscape and its setting. Welcome the safeguarding of the original school building.
- Goadsby Planning and Environment on behalf of Messrs Havelock and Lloyd - Propose land off Blandford Road adjacent to Windgreen to be developed as an enhanced village centre.
- *General Comments*
- There is no need for additional shopping facilities in the village.
- No need to re-locate the village centre from its existing site around the Village Hall.
- The site is too far away from the majority of the village to serve as a new centre.
- Concerns about additional traffic generated by the proposed development.
- The existing village facilities cannot cope with an increase in population.

- Not enough employment opportunities in Corfe Mullen to warrant additional development.
- Retain the existing school building as it is an historic local feature.

2.20 Comments from the Corfe Mullen New Neighbourhoods Focus Group Meeting 2010

- Housing - positive in that it does not propose development in the Waterloo Valley, or the Green Belt, which the Parish Plan sought to protect. Need to establish the need for additional housing, however, others considered that there was a need for housing for local people and for the economy.
- Education - Uncertainty about the future of Lockyer's School and whether it needed to be replaced. Its future is largely dependent on what is happening to the school system in Poole, and what level of provision will be needed in the village in the future.
- Recreation - there was an identified need to establish green routes into the surrounding countryside from any residential development.
- Local facilities - there was a question mark over whether another supermarket would be viable, and concerns that the existing centre around the village hall and Co-op should be retained. Views were expressed that the Doctors' surgery was accessible from this part of the village, and that there was a community aid car service and half hourly bus service which meant that the whole village was accessible.

2.21 Officer Response

2.22 This Option has highlighted a dilemma regarding the future of Lockyer's School, and a decision by Dorset County Council, as Education Authority, is required to identify whether the site is available for development or not, although it is not questioned that the school does need replacing as its buildings have come to the end of their useful life. If the school is to be replaced, there is a difference of opinion locally as to whether the school should be rebuilt on its existing site, or whether it could be relocated and the site be made available for development. However, the site lies within the existing urban area of Corfe Mullen, close to existing facilities, and would allow for the provision of housing, including much-needed affordable housing, in a sustainable location. There are alternative locations for the school, either on the existing Recreation Ground where dual use can be made of the sports fields, or within the Waterloo Valley. The Option would also allow for the siting of a supermarket, the need for which has been identified in Nathaniel Lichfield and Partners Retail Study 2008. Subsequent discussions have taken place with Dorset County Council, as Education Authority, regarding the educational needs of the village and these have concluded that Lockyers School buildings are unsuitable for use. It would be very difficult to continue educational activities if the current site were to be re-developed as a school. The County Council are therefore keen to replace the Middle School on the Recreation Ground. The existing site would be sold for redevelopment and would fund the new school. Development of the existing site would require a SANG and the replacement of the recreation facility, although the latter could be partly provided by dual use of the school facilities. This is reflected in the policy relating to Corfe Mullen.

2.23 Comments have been received seeking to retain the existing Victorian school building. This could be possible, but a viable use would need to be found for the building to ensure its long-term security. To date no alternative use has been examined in any detail.

2.24 A concern common to all the housing Options in Corfe Mullen relates to the ability of the existing services in the village to cope with an increase in population. No evidence has been presented from any of the service providers to indicate that an increase in population in the village would lead to an insurmountable problem with provision, and the increase in population which would result from the housing allocations could lead to the retention and expansion of some facilities, such as retail provision and possibly public transport. The concerns of the Highways Agency and the Highways Authority

would be overcome if the development of this site could contribute towards a more sustainable transport system for Corfe Mullen. A supermarket on site should reduce car journeys into the nearby settlements of Wimborne and Broadstone/Poole as the village would be more self-contained in its retail needs, especially for convenience goods.

Consideration of Evidence and Policy

2.25 Planning Policy Statement 3: The policy approach in CM1 remains consistent with PPS3 in respect of achieving the goal of ensuring that everybody has the opportunity of living in a decent home, which they can afford, in a community where they want to live.

2.26 The policy approach of CM1 remains consistent with the Local Plan evidence base including the following:-

- The East Dorset Housing Needs and Demands Survey (2008)
- The East Dorset Housing Market Assessment (2008 and 2012)
- The East Dorset Strategic Housing Land Availability Assessment (2008, 2009 and 2011)
- The East Dorset Level 1 Strategic Flood Risk Assessment (2008)

'Options for Consideration' Sustainability Appraisal

Relevant Sustainability Appraisal Objectives	Option CM1
Objective 1: Protect, enhance and expand habitats and protected species.	NEUTRAL
Objective 2: Make sustainable use of resources	NEGATIVE DIRECT EFFECT NEUTRAL SECONDARY EFFECT
Objective 3: Minimise pollution	NEUTRAL
Objective 4: Minimise factors contributing to climate change	NEUTRAL
Objective 5: Provide access to meet people's needs	POSITIVE DIRECT EFFECT
Objective 6: Provide a safe and secure environment	NEUTRAL
Objective 7: Create conditions to improve health, promoting healthy lifestyles	POSITIVE
Objective 8: Help make suitable housing available and affordable for everybody	STRONG POSITIVE

Relevant Sustainability Appraisal Objectives	Option CM1
Objective 11: Maintain and enhance local distinctiveness and create places, spaces and buildings that work well, wear well and look well.	POSITIVE

Table 2.3

‘Options for Consideration’ Habitats Regulations Assessment

2.27 The assessment for this option was uncertain as the site lies within 5km of a European protected wildlife site.

‘Options for Consideration’ Health Impact Assessment

2.28 The assessment identifies that there will probably be an increase in traffic associated with development which could result in higher levels of air pollution. Employment opportunities will exist during the construction phase. Facilities and services will be provided in line with the scale of development and the need.

‘Options for Consideration’ Equalities Impact Assessment

2.29 The assessment concludes that the provision of new housing will benefit a wide range of people, in particular the old, disabled and young.

Infrastructure Requirements

Site	Infrastructure	Timing	Funding	Responsibility
Lockyers School	Replacement school		CIL, DCC or other school provider	DCC
Option Site CM1	Suitable Alternative Natural Greenspace (SANG)	Prior to the occupation of the new housing	Developer	Developer

Table 2.4

Conclusions

2.30 Option CM1 is supported by the Local Plan evidence base and is consistent with national policy. The consultation response is mixed, with no strong feeling in either direction, although the views of the Education Authority regarding the future of Lockyers School is critical to the potential development of the site for housing. It has now been confirmed that the Education Authority wish to replace the school on the Recreation Ground within the Plan period. The SA, HRA, HIA and EIA assessments do not identify any significant adverse impacts. In conclusion this option as set out is considered an appropriate approach to provide for housing needs in a sustainable location.

Issue and Options Identified in 'Options for Consideration' Core Strategy:

Option CM 2

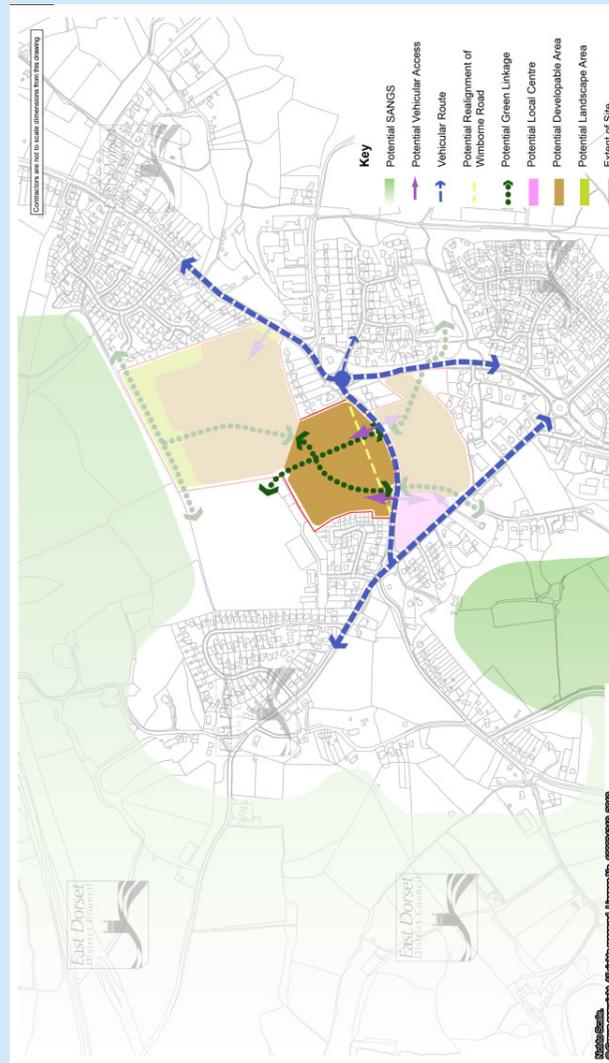
Development could take place on land on the northern edge of the existing village involving land east of Violet Farm Close (See plan in Option CM1).

This could involve:

- The provision of about 80 homes.

The development of this option would be dependent on:

- The suitable relocation of the allotments to other location(s) within the village.



Picture 2.2

Consultation Response

Option	Support	Object	No Opinion	Total
CM2	131 (27%)	147 (30%)	215 (43%)	493

Table 2.5

2.31 This Option has a greater degree of support than the previous Option CM1, but again the largest response is 'No Opinion'.

2.32 The comments from key stakeholders and the general public in respect of this Option have been grouped together into various themes and are as follows:

2.33 Housing

- Synergy Housing Association - No reason to disagree with the Local Authority's assessment and findings in each case.
- Terence O'Rourke Ltd on behalf of The Perry Family Trust - Consider CM2 is the most suitable of the option sites for development, but consider that the relocation/replacement of long established allotments is regrettable and could be avoided if other, more suitable, sites were allocated that didn't necessitate such relocation.
- Savills on behalf of Harry J Palmer Holdings Ltd and The Canford Estate (landowners) support the proposal. They comment that the allotments can either be relocated, and have suggested sites in the control of the landowners in the vicinity, or retained within the development.
- *General Comments*
- No to building in the Green Belt, build on brownfield sites/infill first.
- Question the need for additional housing in the village
- Accept that there may be a need for some housing in the village, but consider that 300 is too many.
- Question the need for affordable housing in the village.
- Any affordable housing provided should be for local people only.
- This is the least worst housing option, but the allotments must either be retained, or a new bigger, better site found to relocate them.
- The village needs two-bed houses for small families, good quality materials with adequate parking and good layout.
- There is a desperate need for affordable housing in the area.
- Question the need for additional housing in the village.

2.34 Environment

- Natural England - These Options (CM 1 - 3) offer opportunities for significant Green Infrastructure that could reduce pressures on heathland.
- RSPB - Object to CM 1 - 3 until an assessment of the potential impacts of the Options on European protected sites is determined.

- Dorset Wildlife Trust - the development would provide an opportunity to develop green infrastructure that would benefit the new residents and divert pressure away from protected heathlands, subject to certain provisos. Support the protection of the Pardy's Hill and Waterloo Valley areas from development.
- East Dorset Environment Theme Action Group - The site would require a full species survey and ETAG would not support the re-location of the allotments into the Waterloo Valley.

2.35 Transport

- DCC Highways - Options CM2 and 3 are largely dependent on the provision of a significant local service centre proposed as part of CM1. If this is not provided then the developments would be likely to follow the same, car dependent, pattern as the rest of Corfe Mullen. Vehicular access to and from and through the site needs to be carefully designed.
- Highways Agency - The area has a high car dependency and further growth could exacerbate the existing high level of demand for movements via the A31. The village has poor public transport provision and therefore any growth needs to be linked with improvements to sustainable transport provisions.
- **General Comments**
- Concerns about additional traffic generated by the proposed development.
- Public transport needs to be improved to serve the existing population, let alone any increase in population.

2.36 Allotments

- Corfe Mullen Parish Council - consider it very difficult to replace the existing well-used allotments in the village. Consider double the amount of allotments will be needed in the village.
- DCC Spatial Planning - DCC recognises the value of allotments to local residents. County Councillors for the area would welcome a commitment to make alternative provision for the loss of allotments.
- Significant number of comments objecting to the loss of the allotments on part of the site.
- Any proposal to move the allotments away from the housing that uses them increases road useage and has a negative impact on the community.
- If it is essential to relocate the allotments, great caution will have to be exercised in the selection of a site, not least because many areas of grassland around Corfe Mullen, and particularly down the Waterloo Valley and Pardy's Hill, are of high biodiversity interest.
- Just build on the part between Violet Farm and the allotments - leave the allotments alone.
- The allotments could be relocated off Wareham Road, replacing the untidy existing uses that could be cleared away.
- Comments from existing allotment holders to the effect that they do not object to the site being redeveloped provided the allotments are relocated, perhaps into the Waterloo Valley, where the allotment holders could get a better deal in that the new allotments have better facilities than the existing.
- The allotments could continue in use until the houses are needed.

2.37 Facilities and utilities

- Environment Agency - The site is located within Source Protection Zone 2 and there may be restrictions on what can be build, subject to an assessment indicating no detrimental impact on groundwater. The Option is located on the site of a gravel pit historic landfill and this situation will need to be considered. Any development should have regard to sustainable construction methods and systems to accommodate waste water and water supply/water efficiency effectively.
- English Heritage - The evidence associated with the initial assessment does not comply with PPS5 in that it should consider non-designated heritage assets and the broader historic landscape and its setting.
- *General Comments*
- The existing village facilities cannot cope with an increase in population.
- Not enough employment opportunities in Corfe Mullen to warrant additional development.
- Limited development here could help save the Recreation Ground.
- This site should be used for the replacement of Lockyers School.
- Sensible to build on CM1 and CM2 to protect the Green Belt in Corfe Mullen, especially Pardy's Hill and the Waterloo Valley, and the Recreation Ground.
- No objection to a limited use of the Green Belt so long as there are enough green spaces and children's play areas.
- This is unused land, the other two Option sites are used by local people.

2.38 Comments from the Corfe Mullen New Neighbourhoods Focus Group Meeting 2010

- Housing - this site is generally supported, need to build a range of housing, need to identify housing numbers that are actually needed, building on this site will protect the Waterloo Valley.
- Allotments - Better allotments could be provided via this development, a larger allotment area with better facilities is needed and this provides an opportunity to achieve this. Such activities include parking, water, shelter of plots, storage and toilets. Where to relocate them is an issue - need good soil with excellent drainage. Many locations in Corfe Mullen have poor soil. The existing allotments have a waiting list. Research via National Allotment Association website supports a policy to provide new plots with social housing so people can grow their own food.
- Recreation - there was an identified need to establish green routes into the surrounding countryside from any residential development.

2.39 Officer Response

2.40 This Option has generated almost as much support as objection, although the majority comment was 'no objection'. It is the development of a relatively small area of land which is surrounded on three sides by land within the existing urban area of Corfe Mullen and is seen as having a minimal impact on the Green Belt. The main issue to arise out of the consultation and the Focus Group in relation to this site is the need to successfully relocate the existing allotments. Discussions have taken place between the Corfe Mullen Allotment Association and the landowners with the aim of finding a suitable, alternative site for the allotments. Notwithstanding these discussions, if a suitable alternative site cannot be found, then the allotments can remain and a smaller area of land be brought forward for housing. The Environment Agency have commented that part of the site is an historic landfill site. A site

investigation and assessment of risk in line with UK best practise will be carried out in respect of the property. The principle of allowing development in the Green Belt is accepted because affordable housing needs cannot be met by building in the urban areas. The removal of this land from the Green Belt would cause minimal harm as it would not cause coalescence and a new strong boundary can be identified.

Consideration of Evidence and Policy

2.41 Planning Policy Statement 3: The policy approach in CM2 remains consistent with PPS3 in respect of achieving the goal of ensuring that everybody has the opportunity of living in a decent home, which they can afford, in a community where they want to live.

2.42 The policy approach of CM2 remains consistent with the Local Development Framework evidence base including the following:-

- The East Dorset Housing Needs and Demands Survey (2008)
- The East Dorset Housing Market Assessment (2008 and 2012)
- The East Dorset Strategic Housing Land Availability Assessment (2008, 2009 and 2011)
- The East Dorset Level 1 Strategic Flood Risk Assessment (2008)

'Options for Consideration' Sustainability Appraisal

Relevant Sustainability Appraisal Objectives	Option CM2
Objective 1: Protect, enhance and expand habitats and protected species.	NEUTRAL
Objective 2: Make sustainable use of resources	NEGATIVE DIRECT EFFECT
Objective 3: Minimise pollution	NEUTRAL
Objective 4: Minimise factors contributing to climate change	NEUTRAL
Objective 5: Provide access to meet people's needs	POSITIVE
Objective 6: Provide a safe and secure environment	NEUTRAL
Objective 7: Create conditions to improve health, promoting healthy lifestyles	POSITIVE
Objective 8: Help make suitable housing available and affordable for everybody	STRONG POSITIVE

Relevant Sustainability Appraisal Objectives	Option CM2
Objective 11: Maintain and enhance local distinctiveness and create places, spaces and buildings that work well, wear well and look well.	NEUTRAL

Table 2.6

‘Options for Consideration’ Habitats Regulations Assessment

2.43 The assessment for this option was uncertain as the site lies within 5km of a European protected wildlife site.

‘Options for Consideration’ Health Impact Assessment

2.44 The assessment identifies that there will probably be an increase in traffic associated with development which could result in higher levels of air pollution. Employment opportunities will exist during the construction phase. Facilities and services will be provided in line with the scale of development and the need.

‘Options for Consideration’ Equalities Impact Assessment

2.45 The assessment concludes that the provision of new housing will benefit a wide range of people, in particular the old, disabled and young.

Infrastructure Requirements

Site	Infrastructure	Timing	Funding	Responsibility
Corfe Mullen allotments	Replacement allotments	Prior to the development of the site for housing	Landowner	Landowner/developer
Option Site CM2	Suitable Alternative Natural Greenspace (SANG)	Prior to the occupation of the new housing	Developer	Developer

Table 2.7

Conclusions

2.46 Option CM2 is supported by the Local Plan evidence base and consistent with national policy. The consultation response is mixed, with no strong feeling in either direction. The critical factor relating to part of the option site is the replacement for the existing allotments. If a suitable site can be found for their replacement, then the whole of the Option site is suitable for development, if not, then the site can be reduced to exclude the allotments. The SA, HRA, HIA and EIA assessments do not identify any significant adverse impacts. Although the land is presently Green Belt, development of this area would not result in coalescence of settlements and would be contained by strong defensible new Green Belt boundaries. In conclusion this option as set out is considered an appropriate approach to provide for housing needs in a sustainable location.

Issue and Options Identified in 'Options for Consideration' Core Strategy:

Option CM 3

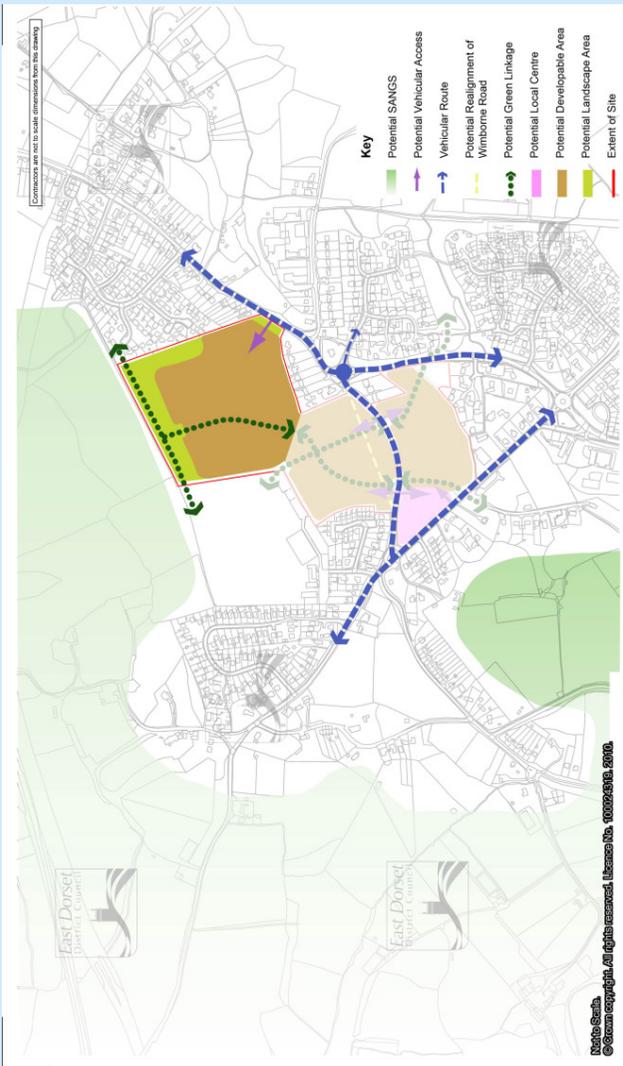
Development could take place on land on the northern edge of the existing village involving the eastern end of the Recreation Ground (See plan in Option CM1).

This could involve:

- The provision of about 150 homes.

The development of this option would be dependent on:

- The suitable relocation of recreational facilities to elsewhere in the village.



Picture 2.3

Consultation Response

Option	Support	Object	No Opinion	Total
CM3	73 (15%)	223 (45%)	195 (40%)	491

Table 2.8

2.47 This Option has attracted a significant degree of objection to the proposal to re-develop part of the Recreation Ground for housing, although 40% of responses are 'No Opinion'.

2.48 The comments from key stakeholders and the general public in respect of this Option have been grouped together into various themes and are as follows:

2.49 Housing

- DCC Spatial Planning - Notwithstanding the difficulties of finding housing sites in a highly constrained area, housing site CM3 is undeliverable. The site in question is currently used for recreational purposes and there are no current proposals to discontinue this use, or relocate them elsewhere. The Recreation Ground is a popular and well used local facility, the proposed discontinuance of which would be likely to provoke strong opposition from local residents and users of the sports pitches. It would also be difficult to replace the playing fields locally. No further information has been received from the County Council in respect of the Recreation Ground following its decision to confirm that the school should be relocated onto the Recreation Ground, itself although relocating the school to this site would impact on the amount of space. This could be partly resolved by the dual use of the school facilities.
- Synergy Housing Association - No reason to disagree with the Local Authority's assessment and findings in each case.
- Terence O'Rourke Ltd on behalf of The Perry Family Trust - they argue that it is illogical to suggest the replacement of recreational facilities with housing which would generate additional demand for facilities it has replaced, when alternative residential sites are available. (land off Pardy's Hill/Blandford Road)
- *General Comments*
- Accept that there may be a need for some housing in the village, but consider that 300 is too many.
- Question the need for affordable housing in the village.
- Any affordable housing provided should be for local people only.
- One alternative would be to retain a good proportion of this Recreation Ground and just build some houses on the eastern edge. This would still leave plenty of room for ball games. (They found no children on the site on a sunny, half term day, just dog walkers)
- A good 'link-up' with CM1 and 2. Alternative sports facilities could be provided on the neglected land off Wareham Road.
- The village needs two-bed houses for small families, good quality materials with adequate parking and good layout.

- There is a desperate need for affordable housing in the area.
- No to building in the Green Belt, build on brownfield sites/infill first.

2.50 Recreation Ground

- Corfe Mullen Parish Council - Strongly object. This is the most visible part of Corfe Mullen. The Recreation Ground is very heavily used and provides excellent sports facilities. The south of the village needs recreational and sports facilities too, but to halve the size of that provided in the north is not the answer.
- Corfe Mullen Sports Association - Strongly object to the proposal. The proposed development of the Rec. would damage the ethos of being at the heart of the village for sports and recreation. The existing facility has been heavily invested in over the years. Different sports thrive on the site. Operating over two sites would not be feasible - the site is largely run by volunteers and it would not be feasible for this small group to manage two sites, also the outgoings would rise for no increase in income. The existing football pitches are of a high quality which attract teams from outside Corfe Mullen. Any new site would need at least 5 adult pitches and 3 mini soccer pitches to be viable. The development would result in the loss of amenity for community events (Carnival/Dog Shows/Running Competitions etc). The site is used by a vast majority of the population of Corfe Mullen for a variety of events other than sports eg Guides, Scouts, young families, local schools. A typical weekend attracts a footfall of over 1500 people to the Rec. If the open space was halved many of these would be deterred. Dog walkers travel from Broadstone/Creekmoor/Canford Heath to use the Rec as they favour it over their own local areas as it feels safe as it is well utilised, seldom deserted, a large open space with wonderful views, and convenient parking.
- Dorset Wildlife Trust - We have concerns that the loss of the Recreation Ground could lead to more people accessing the heaths for recreation and therefore this proposal must be supported by the robust provision of a Suitable Alternative Natural Greenspace (SANG). Support the protection of the Pardy's Hill and Waterloo Valley areas from development.
- East Dorset Environment Theme Action Group - The area has biodiversity interest, the loss of the dog walking area could put pressure on nearby heaths. ETAG would not support the loss of sports facilities generally as there is concern that land for a Suitable Alternative Natural Greenspace may not be available nearby.
- HLF Planning on behalf of the CPRE - they argue that the proposed replacement sports ground to the south of the village off Wareham Road is too close to the existing landfill site and would not be a suitable neighbourly use, especially in the summer due to smells and flies. The land is not flat and will require significant intervention to provide a flat recreation ground.
- *General Comments*
- Significant local objection to the concept of any part of the Recreation Ground being lost to development.
- It is argued that the site is very well used by the local community and should not be lost to the village.
- A second Recreation Ground would be expensive and more difficult to maintain.
- There is not enough green space in the village as it is, and therefore the settlement cannot afford to lose any of its existing open space.
- Should not build on the only flat land left in Corfe Mullen. It should remain for school, allotments and playing fields.
- Building on the Recreation Ground will force dog-walkers onto the nearby protected heaths.
- Not enough flat land elsewhere in Corfe Mullen for a replacement Recreation Ground.

- The alternative location proposed off Wareham Road is too close to the landfill site - noxious smells and poor quality soils.
- Do not spoil the views from the site to Badbury Rings.

2.51 Transport

- DCC Highways - Options CM2 and 3 are largely dependent on the provision of a significant local service centre proposed as part of CM1. If this is not provided then the developments would be likely to follow the same, car dependent, pattern as the rest of Corfe Mullen. Vehicular access to and from and through the site needs to be carefully designed.
- Highways Agency - The area has a high car dependency and further growth could exacerbate the existing high level of demand for movements via the A31. The village has poor public transport provision and therefore any growth needs to be linked with improvements to sustainable transport provisions.
- **General Comments**
- Concerns about additional traffic generated by the proposed development.
- Public transport needs to be improved to serve the existing population, let alone any increase in population.

2.52 Facilities and utilities

- Environment Agency - The site is located within Source Protection Zone 2 and there may be restrictions on what can be build, subject to an assessment indicating no detrimental impact on groundwater. Any development should have regard to sustainable construction methods and systems to accommodate waste water and water supply/water efficiency effectively.
- English Heritage - The evidence associated with the initial assessment does not comply with PPS5 in that it should consider non-designated heritage assets and the broader historic landscape and its setting.
- Natural England - These Options (CM 1 - 3) offer opportunities for significant Green Infrastructure that could reduce pressures on heathland.
- RSPB - Object to CM 1 - 3 until an assessment of the potential impacts of the Options on European protected sites is determined.
- *General Comments*
- Previously objected to the site becoming a gravel pit. Concerned that gravel extraction would take place before any homes were built.
- The existing village facilities cannot cope with an increase in population.
- Not enough employment opportunities in Corfe Mullen to warrant additional development.

2.53 Comments from the Corfe Mullen New Neighbourhoods Focus Group Meeting 2010

- Loss of Recreation Ground - significant local objection to the loss of any of the existing facility. There could be problems with the relocation of recreation facilities from the Recreation Ground, eg income from sports facilities would be split and a second set of volunteers would be needed to run both sites, it would be very expensive to provide and run two pavilions/changing facilities, and the existing site has excellent facilities on a well drained site. Many objections to the loss of the facility as it provides very popular pitches with hundreds people of all ages using the facility on a regular basis, the need

for junior and senior pitches to be together, concerns that land in the southern part of the village has poor quality soil and is too close to the landfill site, with its attendant smells.

2.54 Officer Response

2.55 This Option has generated a significant amount of local concern, and the County Council, as landowner, do not support the option.

2.56 However, consideration should be given to the option of providing replacement recreational and sporting facilities in the southern part of the village where these facilities are currently lacking. Additionally, part of this area is the best location for a replacement Lockyer's School as it is accessible to residents and playing pitches can be shared use.

Consideration of Evidence and Policy

2.57 **Planning Policy Statement 3:** The policy approach in CM3 remains consistent with PPS3 in respect of achieving the goal of ensuring that everybody has the opportunity of living in a decent home, which they can afford, in a community where they want to live.

2.58 The policy approach of CM3 remains consistent with the Local Plan evidence base including the following:-

- The East Dorset Housing Needs and Demands Survey (2008)
- The East Dorset Housing Market Assessment (2008 and 2012)
- The East Dorset Strategic Housing Land Availability Assessment (2008, 2009 and 2011)
- The East Dorset Level 1 Strategic Flood Risk Assessment (2008)
- PPG17 Open Space, Sport and Recreation Study (2008)

'Options for Consideration' Sustainability Appraisal

Relevant Sustainability Appraisal Objectives	Option CM3
Objective 1: Protect, enhance and expand habitats and protected species.	NEUTRAL
Objective 2: Make sustainable use of resources	NEGATIVE DIRECT EFFECT
Objective 3: Minimise pollution	NEUTRAL
Objective 4: Minimise factors contributing to climate change	NEUTRAL
Objective 5: Provide access to meet people's needs	POSITIVE

Relevant Sustainability Appraisal Objectives	Option CM3
Objective 6: Provide a safe and secure environment	NEUTRAL
Objective 7: Create conditions to improve health, promoting healthy lifestyles	POSITIVE
Objective 8: Help make suitable housing available and affordable for everybody	STRONG POSITIVE
Objective 11: Maintain and enhance local distinctiveness and create places, spaces and buildings that work well, wear well and look well.	NEUTRAL

Table 2.9

‘Options for Consideration’ Habitats Regulations Assessment

2.59 The assessment for this option was uncertain as the site lies within 5km of a European protected wildlife site.

‘Options for Consideration’ Health Impact Assessment

2.60 The assessment identifies that there will probably be an increase in traffic associated with development which could result in higher levels of air pollution. Employment opportunities will exist during the construction phase. The loss of playing fields would be detrimental.

‘Options for Consideration’ Equalities Impact Assessment

2.61 The assessment concludes that the provision of new housing will benefit a wide range of people, in particular the old, disabled and young.

Infrastructure Requirements

Site	Infrastructure	Timing	Funding	Responsibility
Corfe Mullen Recreation Ground	Replacement Sports pitches and informal open space	Prior to the development of the site for Housing	Developer	Developer

Site	Infrastructure	Timing	Funding	Responsibility
Option CM3	Suitable Alternative Natural Greenspace (SANG)	Prior to the occupation of the new housing	Developer	Developer

Table 2.10

Conclusions

2.62 Option CM3 is supported by the Local Plan evidence base and consistent with national policy in relation to providing housing to meet needs. The consultation response strongly opposes the loss of the Recreation Ground to residential development. The critical factor relating to the option site is the replacement of the sports pitches and informal open space lost to the development elsewhere in the village. It is agreed that the splitting of facilities could cause some managements problems and that the current Recreation Ground is well used. This should not be lost to provide housing. However, there is a need to relocate Lockyer's School and part of the Recreation Ground is the best location as it is accessible to the village. Playing fields can be shared with the school, but there would be a loss of sports play area. There is a lack of such open space in the south of the settlement and if a suitable site is provided for the replacement facility, not only will it replace the land lost to development, it will also provide a much-needed resource elsewhere in the village.

2.63 Alternative development options submitted as part of the the Options for Consideration Consultation

2.64 4 respondents to the Core Strategy Options for Consideration Consultation proposed alternative sites for development to those outlined in that document. Each will be examined in turn below.

2.65 Blandford Road adjacent to Pardy's Hill

2.66 Terence O'Rourke Ltd acting on behalf of the Perry Family Trust proposed land south of Blandford Road adjacent to Pardy's Hill for residential development as an alternative to the Option sites, arguing that these sites were not deliverable and therefore would not be available for development.

2.67 Officer response

2.68 This is an area of largely sloping ground to the north- west of the main built up area of the village. Existing vehicular access is via the Pardy's Hill/Blandford Road junction which is sub-standard in terms of visibility and gradient. The site is also attractive in that it has far-reaching views to the south across the Waterloo Valley.

2.69 Mrs Parkin suggested the same area of land as a replacement site for Lockyers School.

2.70 Officer Response

2.71 This site was assessed by the Council's planning consultants as part of the East Dorset Housing Options Masterplan Report. They concluded that 'Land south of Blandford Road and west of Pardy's Hill has low landscape capacity and has views down the Waterloo Valley. It also has poor access and steep gradients between it and the village facilities. This area should be discounted.' The phrase 'low landscape capacity' means that the landscape quality of the site is unable to accommodate development without harm. The Council shares that view. A number of responses to the Options Consultation document from residents of Corfe Mullen strongly oppose development in the Pardy's Hill/Waterloo Valley area of the village, as did the Corfe Mullen New Neighbourhoods Focus Group and the Parish Plan. Dorset County Council, as Highway Authority, has advised that although there is likely to be an engineering solution to the vehicular access problems of the site, in comparison to the other sites that were looked at in Corfe Mullen it was felt that this was the least easily accessible. However, the steep slope of the site would make walking and cycling very difficult.

2.72 In light of the constraints on the site and the consideration the Council is giving to the provision of housing sites across the District, it is recommended that this site is not taken forward.

2.73 It is considered that the site is not suitable for a replacement location for Lockyers School due to the steep gradients on the site. It would be very expensive to carry out the necessary engineering operations to level the site sufficiently to accommodate the school and its playing fields, and to achieve a safe access into the site, which may make the proposal uneconomic.

2.74 Land south of Blandford Road immediately to the west of Windgreen

2.75 Goadsby's acting on behalf of Messrs Havelock and Lloyd are promoting an area of land south of Blandford Road immediately to the west of Windgreen as an extension to the village centre. The majority of this site lies within 400m of protected heathland and therefore cannot be promoted for residential development. The agent has taken account of the issues raised in the Parish Plan and has identified that the site could provide for facilities considered lacking by local residents.

2.76 Officer Response

2.77 If the Lockyers School site does not become available for re-development, then this site could be considered as the site for the supermarket identified in the Nathaniel Lichfield and Partners Retail Report.

2.78 Land off Haywards Lane

2.79 Turley Associates, acting on behalf of Taylor Wimpey, are promoting land off Haywards Lane for residential development. They argue that the Council should still be considering the need for the 700 houses identified in the RSS, rather than the 310 identified in the Options for Consideration document, and suggest that due to the problems associated with delivering the Option sites, this site should be considered instead. They also suggest that local residents be made aware of the New Homes Bonus and the implications that this money would fund significant community infrastructure projects.

2.80 Officer Response

2.81 This site was assessed by the Council's planning consultants as part of the East Dorset Housing Options Masterplan Report. They concluded that 'Land to the east of Haywards Lane has only a medium landscape capacity and is, therefore, not wholly suitable for development. Furthermore, development here could affect views down the Waterloo Valley. In addition, connections to the village are via a steep gradient and it is, therefore not easily accessible. This area should be discounted.' The Council shares that view.

2.82 A number of responses to the Options Consultation document from residents of Corfe Mullen strongly oppose development in the Pardy's Hill/Waterloo Valley area of the village, as did the Corfe Mullen New Neighbourhoods Focus Group and the Parish Plan. This area may appear at first glance to be well related to the existing village, but due to the steep gradients between the main part of the settlement and this site, and the lack of vehicular access from the existing settlement, the development of the site would result in an area isolated from the existing built up area and reliant on the car for the majority of residents' journeys. Increasing the level of use of the Pardy's Hill/Blandford Road junction is not acceptable to the Highways Authority on highway safety grounds.

2.83 The Council do not accept the agents' argument that there is a need for 700 dwellings in Corfe Mullen. The housing need of the District has to be balanced against the environmental impact of the development and in this instance the impact would be detrimental to the visual quality of the area, would be unacceptable in highway access terms, and would result in a development isolated from the main village in an unsustainable location. The Council do not, therefore, propose to take this site forward into the Core Strategy.

3 Pre Submission Options

3.1 The following policy for the Corfe Mullen Housing Option has been established following consideration of consultation responses, stages 1 and 2 of master planning process, viability appraisal and sustainability appraisal, habitats regulations assessment and the health and equalities impact assessment. Please refer to Stage 1 and 2 master planning reports and viability assessments which are available on www.dorsetforyou.com.

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

Policy CM1

Lockyer's School and Land North of Corfe Mullen New Neighbourhood

Land at the northern end to the main built up 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 Greenspace strategy is to be agreed with the Council and implemented as required by Policy ME3.

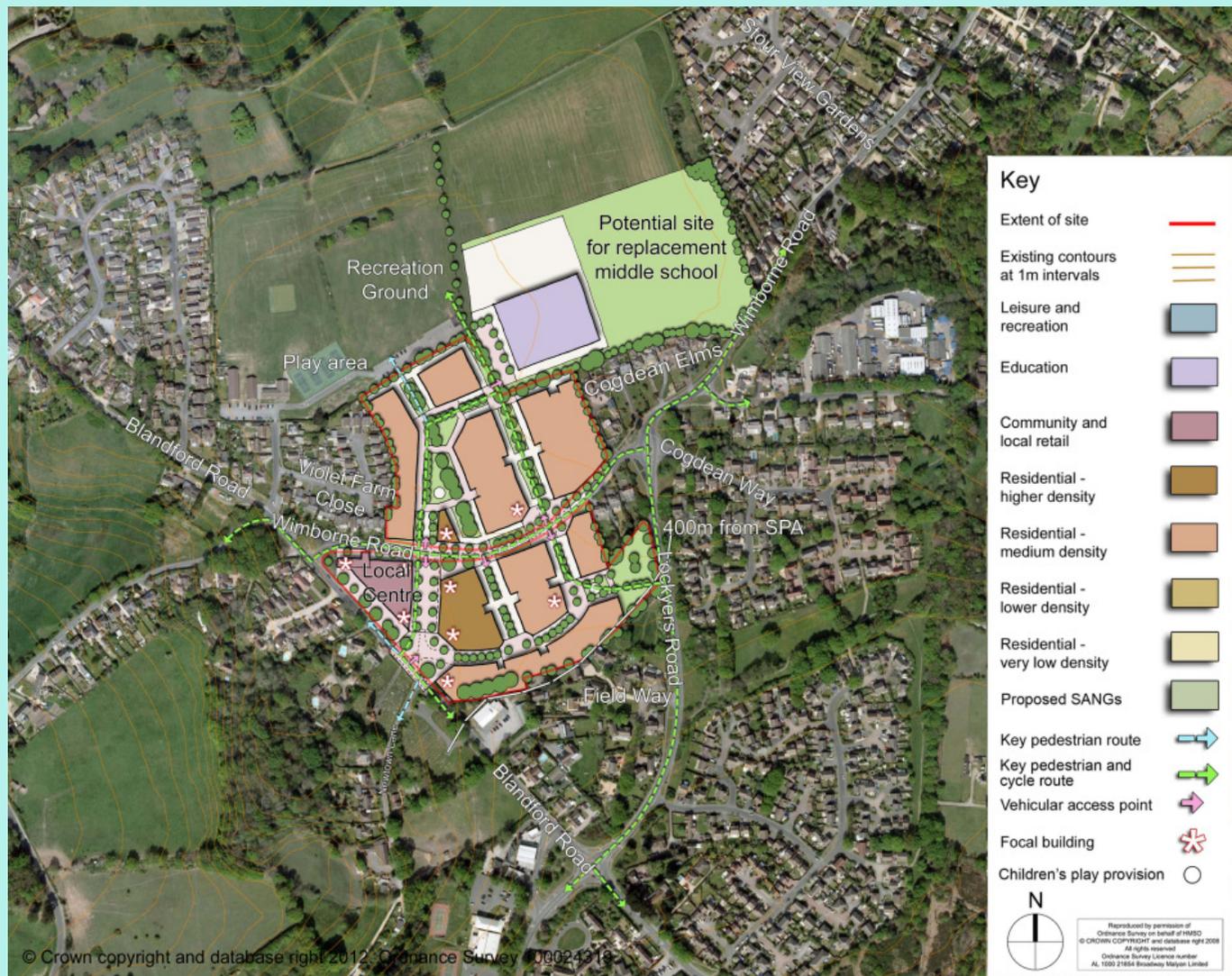
Transport and Access

- 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 allotments 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.



Picture 3.1