Briefing note for Corfe Castle Parish Council 31st March 2026

Dear Councillors,

Corfe Castle Community Land Trust (CCCLT) has been working with the Corfe Castle Charity (land owner) and Aster Group (registered provider) to bring forward a piece of land off Tabbit's Hill Lane, Harmans Cross, for affordable rented homes for those with local connection. This land sits within the Corfe Castle Parish boundary.

As this land is adjacent to Worth Matravers Parish Council and on the edge of Harmans Cross we are keen to involve both Corfe Castle and Worth Matravers Parish Councils in the development of this project.

Aster, in collaboration with CCCLT, are preparing to submit a planning application for the site later in the year and will engage with both Corfe Castle and Harmans Cross villages to discuss plans when they are drawn up.

So far the collaboration between the three parties has achieved the following:

- a signed Heads of Terms for the section of the land being considered for development
- a Pre-Application and response from Dorset Council which lays out the requirements for planning submission
- a legal review of the land to identify covenants, stewardships etc.
- early discussions with Dorset Council Housing team to establish the policy setting and rules associated with social housing allocations for locally connected people.

Our Commitment to the Community:

CCCLT and Aster are keen that this project is community-led with a strong focus on meeting the needs of the community.

Our commitment to you, the Parish Councils and the Community:

- We will communicate with you at all key times in the project so you are made aware of what is happening and why
- We will engage with you so your views are heard and understood
- We will build a shared understanding of the benefits and endeavour to deliver those benefits with and to the community.

Key benefits of this project:

We would like to discuss the intended benefits with the Parish Council at the 13th April meeting. Here are our initial thoughts and we look forward to building on these with you:

- Keeping local people in the area who wish to reside here

- Keeping our communities vibrant and active encompassing young and old alike
- Supporting the investment in local core services and facilities such as schools by keeping families in the area
- Keeping as many as possible of our houses as main residence rather than 2nd homes
- Permanent affordability and protection from sell-offs. Planning permission will be sought on the basis that these will be social rented homes in perpetuity
- Community control over tenancies enabling local people to be prioritised for these homes
- Providing opportunities for families to work, play and create new businesses in the area
- We intend to substantially increase the viability for more public transport through Harmans Cross village, linking key services, local villages and towns.

Next steps:

In the next two weeks the CLT will be attending both Corfe Castle and Worth Matravers Parish Councils to have an initial discussion with the councillors. In May we wish to attend the Parish Council public sessions so the proposals can be discussed with the broader community.

We will also be announcing the project through village social media such as Facebook pages, Corfe Valley News and The Dubber. Once announcements are complete we will convene a CLT Community Reference Group particularly focused on those who might need to return or be helped to stay in the community through access to affordable homes.

In the summer Dorset Council will collect views via a Housing Needs Survey. This aims to find out whether the community supports the idea of more affordable housing and also to find out the scale of housing need.

If you wish to ask any further questions or contribute to the conversation please do get in touch via the CLT email: corfecastlecommunitylandtrust@gmail.com

Key questions and answers to support this announcement:

We anticipate Corfe Castle Parish Council and the wider community will have questions about this potential development. There will be plenty of opportunities over the coming months to raise these. Here are a few:

Where are the houses to be built?

The land identified is on the west side of Tabbitt's Hill Lane adjacent to Springbrook Close. It is a large field, however only 2-4 acres of this land is intended for development. The map below illustrates the area for potential development.



Why here?

Over the last 9 years the CLT has evaluated 21 sites in the Parish. At this point in time, and in the foreseeable future, this is the only potential site which provides a constructive collaboration between the CLT, land owner and registered provider to deliver a 100% affordable rented homes development.

How many homes?

It's too early to say, however we are anticipating a maximum of 25. Numbers will be based on affordable housing needs on the Housing Register and the Housing Needs Survey to be completed in Summer 2026. Planning requirements will also dictate the number of homes to be built on this land.