Lytchett Matravers Parish Council

Summary Report – Neighbourhood Plan 2 (LMNP2) WG

December 2024

Working Group Objective:
To renew the Lytchett Matravers Neighbourhood Plan (LMNP) in readiness for the Dorset Local Plan.

Working Group Participants:
Ralph Watts (chair), Alf Bush, Ken Morgan, Peter Webb, Matt Rigby, Dave Ireson

Background:
The Lytchett Matravers NP (LMNP1) was adopted in 2017. Due to Green Belt restrictions, it lacked any planning policies. The principal benefit was an increase in CIL payments of approx. $120k.

PLP2 has now been approved by Dorset Council. This has confirmed the building in Lytchett Matravers of 150 new homes – 95 in Wareham Road, 30 around Blaneys Corner and 25 alongside Flowers Drove. The assumption is that the Dorset Local Plan will look to deliver a further 200+ houses.

Dependencies:
- Determine extent to which a NP can specify preferred areas of green belt for development (grey belt)
- DLP next consultancy stag**e.**

Status/Next Steps:
1. Jo Witherden engaged as NP consultant with the offset of a Locality grant.
2. Need to set out a village plan for the next 20 years showing PLP, DLP and other preferred sites
3. Select which sites require Strategic Environmental Assessments in coordination with DC
4. Engage technical consultants to carry out SEAs.
5. Identify and costs PC projects for inclusion in plan for CIL and S. 106 funding.
6. Map out public consultation
7. Look for TPO opportunities around/adjacent to development sites
8. Follow up with Wessex Water on wetlands and Natural England nitrates/phosphates

Financial Forecast: **(£000's, excluding VAT)**		**2024-25**	**2025-26**	**2026-27**
Expense to date				
Forecast	Local NP Consultant Technical consultant Graphics Printing/Consultation Locality Grant Sundries	5 1 2 1 -9 1	10	
Total	Assumes Locality grant application is successful	1		

Appendices:
Attached

Lytchett Matravers Parish Council

Neighbourhood Plan Working Group

Monthly Report for December 2024

The Working Group held a meeting on 3rd December 2024 in the Sports Pavilion

Those Present

Alf Bush – Member of Parish Council
David Ireson - Resident
Ken Morgan – Member of Parish Council
Matt Rigby – Member of Parish Council
Ralph Watts - Resident
Peter Webb – Member of Parish Council
Jo Witherden – Planning Consultant

Alf Bush reported that he had asked Ralph Watts to chair future meetings of the Working Group.

Key Points discussed:

- the Purbeck Local Plan had finally been adopted during the summer
- the Parish Council had put the first version of the Neighbourhood Plan in place in 2017. This was the first such plan completed in the Purbeck District Council area.
- The Working Group has been established to revise the Neighbourhood Plan, much of which is now out of date. It is anticipated that the changes needed will constitute a major revision, requiring a referendum of residents prior to adoption of the revised NP.
- The Labour Government has published a new methodology for determining housing targets for each Local Planning Authority which yielded a substantially greater target for the Dorset Council than they had previously (3219 new homes per annum compared to about 1800 previously). The Government has also issued a draft revision to the NPPF, expected to be finalized and published by the end of the year (published on 12th December).
- Jo Witherden has been engaged to provide professional planning support to the Working Group.
- An application is being prepared to apply to Locality for a grant to cover costs incurred.
- A close working relationship will be needed with the Dorset Council to enable the Neighbourhood Plan to identify sites for future housing developments. Any such sites are expected to be in the Green Belt, which will require appropriate policies in the emerging Dorset Local Plan to move the Green Belt boundary.
- There has been a series of early interactions with members and officers of the Dorset Council to explore issues that might arise, and begin the process of developing a working relationship.
- Ken Morgan has developed a set of criteria for selection of sites for future developments, and has modelled likely areas to be considered. This is one area expected to be covered in an early stage consultation with residents on revision of the Neighbourhood Plan.
- Early engagement is underway with the developers of the 3 sites allocated in the Purbeck Local Plan, who are also promoting sites to be allocated in the emerging Dorset Local Plan.

Ralph Watts
18th December 2024