# Lytchett Matravers Parish Council

**Summary Report – Neighbourhood Plan 2 (LMNP2) WG**

**January 2025**

**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:**
- NPPF has set out new criteria for green/grey belt. Determine extent to which a NP can specify preferred areas of green/grey belt for development.
- DLP next consultancy stag**e.**

**Status/Next Steps:**
1. Jo Witherden engaged as NP consultant with the offset of a Locality grant.
2. Select which sites require Strategic Environmental Assessments in coordination with DC
3. Engage technical consultants to carry out SEAs.
4. Identify and costs PC projects for inclusion in plan for CIL and S. 106 funding.
5. Need to set out a village plan for the next 20 years showing PLP, DLP and other preferred sites
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
9. Engage with local developers to influence choices regarding green spaces, village connectivity, parking arrangements, design guides, etc.

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

**Appendices:**
None

**LMNP2 WG Meeting – January 6, 2025**

**Summary of key points discussed:**

- A draft project plan for revision of the LMNP, outlining stages through to submission of a revised NP to the Dorset Council, forecast for January 2026. This would be followed by a formal public consultation, Examination, and a Referendum, with completion forecast for early 2027.
- Potential issues arising from the new NPPF, mandatory housing targets, and revised Planning Practice Guidance.
- Outline content of a Lytchett Matravers Design Code as proposed by Ken Morgan, to be prepared as part of the Working Group's activities.
- Preparations for an Early Stage public consultation as proposed by Ken Morgan, focused on a series of display panels to be set up in the Library for an open house event within the next 2 to 3 months. Ken will present proposals for the display materials at the WG meeting in February.
- An update on work carried out by Ken Morgan to identify parcels of land around the village that satisfy a series of site selection criteria for development. In total parcels of land have been identified totalling more than 20 hectares, sufficient for more than 400 new homes.
- Proposals are to be developed for submission to the Dorset Council for infrastructure projects to be funded through CIL payments and Section 106 Agreements associated with the 3 allocated sites in the Purbeck Local Plan.

## Other Matters

- On 12th December the Westminster Government published a new NPPF, finalized mandatory housing targets for Local Planning Authorities (3,219 new homes per annum for the Dorset Council), and some updates on Planning Practice Guidance documents. A Planning and Infrastructure Bill is forecast to be put in place in the Spring which is expected to streamline the process for addressing nutrient neutrality. A comparison of the new NPPF with the previous version has been carried out to identify changes which may affect the Neighbourhood Plan.
- The Dorset Council published an updated SHLAA assessment in October, but advise that this is being reviewed against the new NPPF and housing targets.
- A second meeting with Wyatt Homes was held on 8th January to discuss the 3 sites allocated in the Purbeck Local Plan, and also the sites in Lytchett Matravers promoted by Wyatt Homes for allocation in the emerging Dorset Local Plan. Wyatt Homes presented masterplans for the Blaneys Corner extension site and the site south of Deans Drove. They also identified sites being promoted by others.
- Helen Jackson, Dorset Council Principal Transport Planner, has agreed in principle to an extension of the 3m wide pavement on the north side of Huntick Road from Rozalea Meadow to Jubilee Walk. This extension measures about 193m and would be delivered through a section 106 agreement with Wyatt Homes in relation to the allocated sites in the Purbeck Local Plan at Blaneys Corner and Flowers Drove. The Council will undertake further work to consider drainage, utilities, and street furniture, and to develop a cost estimate.
- Meetings arranged for February include a meeting on 11th February with Catesby Estates who are promoting a site on the corner of Huntick Road and Foxhills Road for development, and a meeting on 13th February with Rachel Noke, Dorset Council Senior Planning Officer, to provide an update on our work to revise the Neighbourhood Plan, and for an update on the emerging Dorset Local Plan.