Lytchett Matravers Parish Council

Summary Report – New Neighbourhood Plan (LMNP 2026) WG

July 2025

Working Group Objective:
To prepare a new Lytchett Matravers Neighbourhood Plan (LMNP) with a target to have the plan ratified and adopted by the end of 2027.

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

Background:
The Lytchett Matravers NP (LMNP1) was adopted in 2017. Due to Green Belt restrictions, it was not able to allocate sites for future development. The principal benefit was an increase in CIL payments of approx. £120k.

PLP2 has now been approved by Dorset Council and will allow development of 3 sites in LM; 150 houses.

Dependencies:
- New NPPF introduced the concept of grey belt – land in the Green Belt that can be developed
- New Housing Targets for the Dorset Council ~80% higher than previous
- DC SHLAA sites around LM are extensive and there are large sites around Lytchett Minster.

Conflicts of Interest:
- Note that one member of the WG has submitted sites for the SHLAA, while others have interests related to SHLAA sites adjacent to their properties.

Status/Next Steps:
1. The Open Days went ahead as planned on 28th and 29th June, based on the set of 10 posters that had been prepared. About 120 people visited the display.
2. Residents Survey questionnaires and Business Survey questionnaires were hand delivered to all households and to 78 businesses based in the Parish, respectively, to be returned by 14th July. Responses to both surveys are being worked through with the aim of posting preliminary results on the Parish Council website by the end of August.
3. Following the announcement of the cancellation of grants and Technical Support for Neighbourhood Plan groups by MCHLG, the future programme will need to be considered to identify options to complete the Neighbourhood Plan in the absence of this support.
4. At a meeting on 14th July, the Dorset Council provided information on the Dorset Local Plan in advance of a consultation to begin on 18th August. The consultation will include a Drop In event in the LM Village Hall on 17th September. The Dorset Local Transport Plan is also being progressed alongside the Local Plan. The Working Group intend to prepare responses to the DC consultation, including site selection, local housing design considerations, local transport issues, and proposals for infrastructure improvements in the Parish.

Financial Forecast: **(£000's, excluding VAT)**		**2024-25**	**2025-26**	**2026-27**
Expense to date				
Forecast	Local NP Consultant Locality Grant Sundries	5 -5 1	20	
Total	Assumes Locality grant application is successful	1		

Appendices:
See NP2WG report

LMNP2 WG Report

- Residents Survey Questionnaires were delivered to all households in the Parish (~ 1680) during the week of 21st June. The Survey was also available online via a link on the Parish Council website. In addition, Business Survey questionnaires were delivered to 78 businesses based in the Parish. The deadline for return of the questionnaires was 14th July. At the time of preparation, 470 Residents Surveys have been received, including 50 submitted online. The information submitted is being worked through, with the aim of posting preliminary results on the Parish Council website by the end of August.
- Open Days were held on 28th June in the Village Hall and 29th June in the Library. About 120 people attended, viewing a series of 10 posters prepared by the Working Group. 2 members of the Working Group were present throughout both days to answer questions. The posters included opportunities for those visiting to express their views, placing sticky coloured dots against a set of proposed Objectives for the Neighbourhood Plan, initial ideas for policies in a number of areas, and proposed infrastructure improvements. About 40 of those who visited the display participated in this exercise. The posters used for the Open Days will be posted on the Parish Council website by the end of July.
- 2 members of the Working Group attended a meeting on 14th July arranged for Town & Parish Councils by the Dorset Council. This meeting was for to provide information on the Dorset Local Plan in advance of a consultation due to start on 18th August. The following summarises the information provided:
  a. The Dorset Council have re-assessed the sites in the SHLAA database against the new NPPF and Housing Targets. The information on the SHLAA database for most sites has been updated to reflect the new assessments, but this work will not be completed until later.
  b. The new Housing Targets set by Westminster for the Dorset Council show an increase from 1,793 to 3,246 new homes per annum. The new target is far higher than the build rate that has been achieved in Dorset in the past (which averages ~1,560 per annum over the last 5 years), and will mean about 50,000 new homes to be built by 2043.
  c. The consultation will be based on the preferred sites selected by the Dorset Council. Information on these sites will not be released until the start of the consultation. The Council said that the Local Plan will need to demonstrate that all available opportunities deemed to be deliverable have been explored.
  d. A presentation was given focussed on changes to the NPPF since the Local Plan consultation in 2021, principally the Grey Belt (a concept introduced by Westminster to allow development in the Green Belt). In response to a question about where the Grey Belt was in Dorset, the Dorset Council said that they were gathering evidence on areas which might be considered to be Grey Belt, but this would not be definitive. Grey Belt would not be designated in the same way that areas of Green Belt are.
  e. The Dorset Council will hold Drop In events as part of the consultation on the Local Plan at a small number of locations across Dorset. One will be held in the LM Village Hall on 17th September.
  f. To ensure that a 5 year land supply is in place at the earliest opportunity, the Local Plan must be submitted to the Secretary of State by December 2026 for examination.
- At a second meeting held with Catesby Estates on 29th May, Catesby showed a series of architectural renderings showing parts of the development they are promoting for a site on the corner of Foxhills Road and Huntick Road. We advised Catesby that a Neighbourhood Plan cannot allocate sites in the Green Belt for development. Sites in the Green Belt can only be allocated for development in a Local Plan. As a result Catesby needed to promote their site to the Dorset Council. We also discussed the fact that the Catesby business model (as discussed at our previous meeting) normally leads to Catesby selling a site once planning permission has been obtained. In such circumstances, a purchaser of the site might then submit a revised or completely new planning application. We also discussed Design Guides, with Catesby providing some references to examples for the Working Group to explore.
- A meeting with Wyatt Homes was held on 24th June, during which we discussed the 3 sites allocated in the Purbeck Local Plan. Wyatt Homes advised that they have submitted a Planning Application for the 3rd site at Flowers Drove. In addition, we discussed the sites that Wyatt Homes have secured to promote for the Dorset Local Plan. These sites were included in the 2021 draft of the Local Plan, including the site to the south of the school and the site to the south of Deans Drove. Wyatt Homes advised that they have discussed these sites with the Dorset Council, including Dorset Highways, and to some extent the layout of the sites is being driven by highways considerations, e.g. relating to access by emergency services vehicles and other large vehicles such as dustcarts.