

Lytchett Matravers Neighbourhood Plan to 2031 and beyond

Neighbourhood Plan Vision

To retain the essence of village life in a growing community and to deliver high quality infrastructure and amenities

The Lytchett Matravers Neighbourhood Plan (LMNP) has been prepared by the Lytchett Matravers Neighbourhood Planning Group (LMNPG) with assistance from HLF Planning



EXECUTIVE SUMMARY

Lytchett Matravers Parish Council wants the people from the village to have the opportunity of a voice in how their village will grow and develop over the next 15 to 20 years. The intention is to provide a plan describing the community's vision for the future of the parish, where we should invest for the future of the village and to provide village residents with a voice in the planning process.

The Lytchett Matravers Neighbourhood Plan (LMNP) seeks to establish a vision for the village and surrounding areas that is based on the thoughts and aspirations of its residents. It is a critical aspect of the Plan process that all residents have had an opportunity to contribute and share their ideas. This Plan will only work if it reflects the central thoughts of the majority of residents.

We know that our ideas will be subject to national and district policies, which will continue to change from time to time, but the village needs a clear set of objectives in order to deal with that changing environment. Without those clear objectives we will not have the focus to achieve our target.

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GLOSSARY:

Community Infrastructure Levy (CIL)	A financial contribution paid by developers to cover the cost of improvements to the local area.
Development Management Policies	When a planning application is submitted to Purbeck District Council the Development Management Policies will be used to consider the acceptability of the application and whether it should be refused or granted consent.
Green Spaces	Areas of open space within the village, including the playing fields, parks and other public areas.
Home Zones	Streets that are designed to prioritise pedestrians and cyclists, by creating shared surfaces where vehicle speeds are reduced.
National Planning Policy Framework (NPPF)	The current overriding national planning policy document, which the Purbeck Local Plan and the Lytchett Matravers Neighbourhood Plan must conform to.
Purbeck Local Plan Part 1 (2012)	The current local plan for the whole of Purbeck, which the Lytchett Matravers Neighbourhood Plan must conform to; adopted in 2012.
Safeguarded Land	Land which is still treated as being within the Green Belt, but which may be allocated for development in the future.
Strategic Village Improvements	A list of strategies and priorities for the village, which will in part be funded through an allocation of the Community Infrastructure Levy.
Use Class B1	Offices and light industry appropriate in a residential area.

1. NEIGHBOURHOOD PLANNING

A. National Planning Policy Framework – an extract

1. What is a Neighbourhood Plan?

Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.

2. What can communities use Neighbourhood Planning for?

Local communities can choose to:

- set planning policies through a neighbourhood plan that is used in determining planning applications.
- grant planning permission through ‘Neighbourhood Development Orders’ or ‘Community Right to Build Orders’ for specific development which complies with the order.

Neighbourhood planning is not a legal requirement, but a right which communities in England can choose to use. Communities may decide that they could achieve the same objectives through other planning routes, such as incorporating their proposals for the neighbourhood into their local district plan. e.g. Purbeck Local Plan Part 1 (2012). Communities and local planning authorities should discuss the different choices communities have to achieving their ambitions for their neighbourhood.

3. What are the benefits in developing a Neighbourhood Plan?

The purpose of Neighbourhood planning is to enable communities to play a much stronger role in shaping the areas in which they live and work and in supporting new development proposals. This is because unlike the parish, village or town plans that communities may have prepared in the past, a neighbourhood plan forms part of the development plan and sits alongside the local district plan prepared by the local planning authority. e.g. Purbeck District Council Local Plan (2012). Decisions on planning applications will be made using the Local Plan and the Neighbourhood Plan as well as any other material considerations.

Neighbourhood planning provides the opportunity for communities to set out a positive vision for how they want their community to develop over the next twenty years in ways that meet identified local need and make sense for local people. They can put in place planning policies that will help deliver that vision or grant planning permission for the development they want to see.

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B. Lytchett Matravers Neighbourhood Plan Area

The LMNP area has been determined by Purbeck District Council as the parish of Lytchett Matravers (see map in Appendix A) and is to be coordinated by the Lytchett Matravers Parish Council.

The area is not just the village, but covers more remote areas around and stretches from the boundary with Lytchett Minster in the south to the junction of the A31 and A350 in the north.

C. Green Belt

Lytchett Matravers is surrounded by green belt and is therefore relatively unique. Contrary to the general view that green belt is widespread throughout England, there are only 14 areas of green belt making up 13% of the total land. Scotland has 10 green belt areas, Wales just one and Northern Ireland none.

Permission to build most types of development on green belt can only be provided through the legal adoption of a local plan. A local plan approves the 'move' of a specified area of green belt into land available for development.

For Lytchett Matravers, this local plan is the Purbeck Local Plan Part 1 (2012) published by Purbeck District Council. This was adopted in 2012 and included the change in status for the Huntick Road site from green belt to being within the village settlement boundary and therefore available for development.

However, the Purbeck Local Plan Part 1 (2012) was only approved on the condition that it would be subject to an early review, due to it not providing enough new housing. The inspector considered that Purbeck District Council should consider identifying 'safeguarded land' in the green belt. That is land that is removed from the green belt in order to provide potential land for future development needs beyond the plan period.

In particular, the inspector referred to land at Blaney's Corner in Lytchett Matravers. This is the junction of Wareham Road and Wimborne Road and refers to the land that was shown as site B in the 2014 questionnaire (see Appendix B).

Purbeck District Council is currently reviewing the local plan, to explore the potential for additional development. This could lead to the allocation of additional sites for development in the green belt surrounding Lytchett Matravers. The initial target for new housing for this review is an additional 2,244 houses in the Purbeck district over and above that already approved in the 2012 plan by 2031.

While those development areas are yet to be determined, Purbeck District Council has identified five (5) potential areas in the green belt surrounding Lytchett Matravers that were included in their recent consultation (see Appendix B).

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D. What can Neighbourhood Plans not do?

1. No more Houses

Neighbourhood plans cannot specify 'we do not want any more houses'. Essentially, any Neighbourhood Plan is a subordinate plan to the Purbeck Local Plan Part 1 (2012), which in turn is subordinate to regional and national plans and targets. The Purbeck Local Plan Part 1 (2012) will be replaced by the Purbeck Local Plan Partial Review (2017)) when it is formally adopted.

So the Lytchett Matravers Neighbourhood Plan (LMNP) cannot have an objective of 'no new houses'.

However, since Lytchett Matravers is surrounded by green belt, the LMNP cannot designate any land as development land. Only the Purbeck District Council Local Plan can do that.

So while Neighbourhood Plans are designed to be land development plans and to allow communities to identify their preferred sites for development, the LMNP is prevented from doing that.

The questionnaire published and distributed by the Lytchett Matravers Parish Council in early 2014 asked residents that, if new housing were to be approved, what are the preferred development sites in the village. For information, the response from the 674 respondents was:

Site B (Blaneys Corner - junction of Wareham Road and Wimborne Road)	23%
Site C (Flowers Drove around to Wimborne Road)	12%
Site D (Deans Drove Foxhills Lane corner, next to Peach Cottage)	10%
Site E (Glebe Road Wareham Road gap)	28%
None at all	26%

At that time of publishing the questionnaire, the Lytchett Matravers Parish Council was being encouraged by Purbeck District Council to identify such preferences for the LMNP. During 2014, Purbeck District Council clarified that the LMNP would not be able to allocate any such sites for development.

This is because changing the status of land from Green Belt to within the settlement boundary can only be approved through the adoption of a local plan. That is through the partial review of the Purbeck Local Plan Part 1 (2012).

2. Social Housing – Why No Policy?

The LMNPG had originally included a policy to cover the provision of Social Housing. However, Purbeck District Council advised that the Purbeck Local Plan Part 1 (2012) had included the relevant statutory policy (AH) and there was no need to repeat that policy.

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3. Building Standards – Why No Policy?

The LMNPG had also intended to include a policy covering construction standards. e.g. the Lifetime Homes Standards. Purbeck District Council advised that the Purbeck Local Plan Part 1 (2012) had included that requirement in their policy D and there was no need to repeat that policy. This includes the design and construction of new homes from an environmental perspective.

4. Historic Buildings – Why No Policy?

Lytchett Matravers Parish includes a total of 25 heritage assets, which consist of Grade I and Grade II listed buildings, monuments and gardens. Specific protection of these designated buildings and sites is provided by law and these are also covered by a management policy within the Purbeck Local Plan Part 1 (2012). The LMNPG has assessed the plan as neutral towards historic sites and considers the current national and local controls as adequate in terms of maintaining their general conservation.

E. So why does Lytchett Matravers need a Neighbourhood Plan?

1. Future Development

The review of the Purbeck Local Plan Part 1 (2012) is underway and is due to be published around the end of 2017. As stated, Purbeck District Council has recently completed an 'Issues and Options' consultation to inform the Partial Review. This will be followed by a 'Preferred Options' consultation (likely to take place in early 2016). Purbeck District Council then intends to publish a final draft of the Partial Review for comment towards the end of 2016, before the plan is submitted to an independent planning inspector.

We already know that, while those development areas are yet to be determined, Purbeck District Council has identified a number of potential areas in the green belt surrounding Lytchett Matravers that were included in the Partial Review Issues and Options consultation. It is possible that other areas could be included if those landowners approach Purbeck District Council with meaningful proposals.

The current Purbeck District Council map showing the 5 'Potential Areas for Green Belt release' are shown in Appendix B.

The LMNPG estimates that if all these 5 areas were released it could lead to the building of up to 300 houses on top of the already planned 50 at Huntick Road and on top of any that are approved with respect to a new application for the Wessex Water site.

We already know that the inspector would like to see 'safeguarded land' in the green belt, although legally it is the local district council's decision and not the inspector's.

We know that Wessex Water is planning development of the reservoir site in the centre of the village. While their initial application has been turned down, they are expected to reapply as stated above.

What the LMNP can do is to set out the Development Management Policies (see Section 3) that will apply over and above those set out in the Purbeck Local Plan Part 1 (2012). These policies allow the

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village to set out its preferences on the character and style of a new development, to identify and define critical elements of the specification of that new development and to set out how that development will be integrated into the village.

These Development Policies provide an opportunity for the village to review proposals with developers, to engage and have a dialogue through public consultation with a clear documented plan and vision of what should be included in any proposal.

Finally the plan sets out to demonstrate why major growth is not appropriate for Lytchett Matravers.

1. Lytchett Matravers is surrounded by green belt for a reason as defined in the National Policy Planning Framework – it is to maintain open space between rural communities and urban conurbations. The Purbeck Local Plan Part 1 (2012) states that ‘the retention of the Green Belt surrounding the village is seen as essential’ and that ‘large scale development is not supported’ (7.4.4).
2. Lytchett Matravers should not default to a dormitory to an urban conurbation with such significant imbalances between residential and employment/retail opportunities. The Purbeck Local Plan Part 1 (2012) states that the village ‘is in danger of being a dormitory suburb of Poole’ (7.4.4).
3. Expansion of the village is not sustainable with the current minimal level of public transport. The Purbeck Local Plan Part 1 (2012) states that one of the transport improvements required is ‘improved sustainable access to Lytchett Matravers’ (7.4.8 – Transport).
4. The Purbeck Local Plan Part 1 (2012) highlighted the ‘level of self-containment is relatively low’ (7.4.3) and that ‘additional community facilities are needed as the village hall is oversubscribed’ (7.4.4). The village has lost several amenity spaces over the last few years, which is exacerbating this shortfall (the Lion Hall in Wimborne Road, the Salvation Hall in Eldons Drove and the British Legion Hall in Wimborne Road).
5. Despite, all the above, Purbeck District Council has designated Lytchett Matravers as a Key Service Village. The LMNPG asked for a clear definition of a Key Service Village. We received some guidelines, but no definition. Our best efforts analysis of what it means and how Lytchett Matravers matches that assessment is shown in Appendix C.

The LMNPG assessed the final plan against the sustainability criteria set out in Appendix G to ensure that each factor demonstrated a positive or neutral contribution to the village as a whole.

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2. Development Management Policies and the Planning Dialogue

The Development Management Policies are specific to each Neighbourhood Plan. Once the LMNP is approved through referendum, these policies have to be considered and addressed by any development proposal. They apply to all parties involved in any review including the developers concerned, the landowners, Purbeck District Council planning department and Lytchett Matravers Parish Council.

Applications must adhere to policy or to be explicitly shown to be not in conflict with the LMNP Development Management Policies.

The critical aspect is that the village has input to the planning process and is able, through the LMNP, to present a clear documented view of what should be included in any proposal and what is acceptable from the village standpoint.

With this in mind, the Development Management Policies and Development Principles have been created as a checklist for the various parties to use to measure how well they meet the residents documented criteria.

3. Strategic Village Improvements

National guidance states that a neighbourhood plan must address the development and use of land. However, the Lytchett Matravers Neighbourhood Planning Group (LMNPG) view our plan as a more comprehensive plan that involves a balanced mix of development, employment, infrastructure and amenities.

While Section 3 sets out the Development Management Policies and Principles that will be used to assess any housing development proposal, Section 4 sets out the long term vision for the village – the Strategic Village Improvements.

These define the vision and objectives for how the village will develop on all fronts in the next 15 to 20 years. The purpose of this vision and accompanying objectives is to identify a framework for long term planning of employment opportunities and how the shortfall in the infrastructure and amenities within the village can be addressed. These are not prescriptive policies as defined in section 3, but will be used as a guide as to how any Community Infrastructure Levy (CIL) and other funding would be used for the benefit of the community (see section 2/D/4 below).

4. Financial Benefit

To help deliver their development targets, communities that take a proactive approach by drawing up a Neighbourhood Plan and secure the consent of local people in a referendum, will benefit from 25 percent of the revenues from the Community Infrastructure Levy (CIL) arising from the development that takes place in their area.

This funding, previously known as section 106 funding, can be used by the village to fund those identified infrastructure shortfalls.

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F. Community Engagement

The planning methodology that has been undertaken can be summarised as follows:

1. Summary of the Engagement Process

- The LMNPG distributed a comprehensive questionnaire to the village in December 2013/January 2014 and has used the results and feedback from that as a core input to the LMNP.
- The results of the questionnaire were presented at the 2014 Annual Parish meeting in the Village Hall on April 26, 2014.
- An additional questionnaire was distributed to parents of Lytchett Matravers Primary School to ask more specific questions about the school and the surrounding area and that has also fed back into the LMNP
- The resulting Consultation Statement, which has been issued as a separate report

2. Plan Pre-Submission Consultation

The pre-submission version of the LMNP was presented to the village on June 8, 2015 for a 6 week consultation period (June 8 to July 19, 2015). This version is to gather village feedback prior to submitting the LMNP to Purbeck District Council (see below).

There were open sessions at the Lytchett Matravers Village Library where residents could visit, review the plan and discuss with members of the LMNPG. The sessions were as follows:

Date	Time
Monday June 8 th	3 p.m. to 5 p.m.
Saturday June 13 th	10 a.m. to 12 a.m.
Tuesday June 16 th	3 p.m. to 5 p.m.
Friday June 19 th	5 p.m. to 7 p.m.
Tuesday June 23 rd	3 p.m. to 5 p.m.
Thursday June 25 th	10 a.m. to 12 a.m.
Monday June 29 th	3 p.m. to 5 p.m.
Saturday July 4 th	10 a.m. to 12 a.m.
Tuesday July 7 th	3 p.m. to 5 p.m.
Friday July 10 th	5 p.m. to 7 p.m.
Tuesday July 14 th	3 p.m. to 5 p.m.
Thursday July 16 th	10 a.m. to 12 a.m.

The main consultation was through the LMNP web-site (www.lmnp.org.uk) to allow information to be gathered electronically.

The pre-submission version of the LMNP was also formally sent to 50 external agencies to advise them of the plan and to request any feedback they have (see Appendix D).

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3. Prepare a Basic Conditions Statement

This demonstrates how the LMNP will conform to the various legal requirements, such as the National Planning Policy Framework and the Purbeck Local Plan Part 1 (2012) as well as applicable EU laws, human rights requirements and so on. This is to be submitted to Purbeck District Council prior to the start of their Submission process (see below).

4. Purbeck District Council Submission

The feedback of the Pre-Submission Consultation will be used to update and adjust the LMNP. Once this has been completed, the revised version will be delivered to Purbeck District Council.

Purbeck District Council will verify that the LMNP meets the necessary legal requirements and will then publish the LMNP for a further period of 6 weeks to allow both residents and all applicable environmental and legislative groups an opportunity to review.

5. Independent Examination

Once the LMNP has been approved by Purbeck District Council, it is then submitted for independent examination. The examiner will test the consultation process and will verify that the basic conditions are met and will then review and comment on the Plan.

6. Parish Referendum

Once approved by the independent examiner, Purbeck District Council will review any examiner comments and then proceed to put the LMNP to the village for a vote. If passed by a majority of those who vote, the LMNP then becomes a legal adjunct to the Purbeck Local Plan Part 1 (2012).

7. Post Referendum

At the end of this process, the village will have an approved Neighbourhood Plan. This approval process has been sponsored and managed by the Lytchett Matravers Parish Council on behalf of the village.

Lytchett Matravers Parish Council will develop the appropriate governing structure to take forward the execution and delivery of the LMNP over the next 15 to 20 years.

8. Documentation

All LMNP reports and analysis are available on www.lmnp.org.uk.

Hard copies of the report or documentation can be viewed in the Lytchett Matravers library or requested from the Lytchett Matravers Parish Council Clerk:

2. LYTCHETT MATRAVERS COMMUNITY

A. Our Community in 2015

For much of its existence Lytchett Matravers has been a small remote mainly agricultural village in Dorset. It was mentioned in the Domesday Book where the village had been given to Hugh Maltravers after the Norman conquest. The name is a concatenation of Litchet (meaning grey wood), and 'Maltravers'.

The Maltravers family held the village for around 300 years. At that time it was centred around the church and manor house. When the Black Death decimated the village in the 14th Century, the remaining villagers are reputed to have abandoned their homes and started afresh at the top of the hill.

The church is still at the bottom of the hill, but the manor house went around 100 years ago. The village has developed over that time from being a hamlet of mostly scattered thatched cottages to a village of some 1,500 houses. The population has grown from 647 in 1911 to around 3,800 in 2015, with much of this recent growth in the last 50 years.

However, the village still has remnants from that time. It still contains a significant number of listed buildings, thatched cottages, cob houses and an ancient pub. Even the new pub dates from at least 1902. It still has resident families with long village histories who can relate war time stories and tell you where the bombs were dropped. It remains a special place to live and work for its residents.

Lytchett Matravers is still a village.

Lytchett Matravers is a village where most people know a good number of other residents. It is hard to walk down the street or to the shops and not meet someone you know, to say good morning to. Residents make full use of the amenities and facilities and are used to seeing familiar faces at the school, the doctors, the shops, the clubs and the pubs. That sense of community is why residents tend to stay in Lytchett Matravers and many residents are from long established village families.

Lytchett Matravers is a village where almost all children in the village go to the village school, Lytchett Matravers Primary School. The school caters for ages 4 to 11 and, together with the Play School, is one of the core foundations of the future sustainable village community. Not only do the children form long lasting relationships with other village children, the parents establish similar friendships which proliferate throughout village life. This bonding of relationships across families is central to the cohesion of the village.

Lytchett Matravers is a village where there is a core of village facilities and services, which allows many residents to meet their daily needs within the village. The village shops provide for most 'smaller' requirements, the post office provides a key service for the village and other surrounding villages.

Lytchett Matravers is a village in which the library, which is the largest and most active non-town library in Dorset, has strong links with the school and the community in a wider sense. There are regular Citizen's Advice sessions, meetings with County Councillors, Friends of the Library talks and

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coffee mornings as well as providing a key service to Lytchett Matravers and other surrounding villages.

Lytchett Matravers is a village with a central recreation ground that has been the home of village sporting activity at least since the 1920s, when the Lytchett Red Triangle Youth Football Club was formed. Since then, there have been numerous other clubs, sporting and non-sporting, that have cemented interests and friendships throughout the village.

Lytchett Matravers is a hilltop village, most facilities on its single main street, many streets do not have street lights and you can often clearly see the stars at night. It is not a suburb and is surrounded by many routes to walk through valleys, woods and fields. It is not a Dorset picturesque village, it does not attract throngs of tourists and it is not surrounded by heathland or areas of special scientific interest.

Yet it is a village that needs to be preserved as a village. This plan sets out clearly what community services are needed to achieve self containment, to act as a key service village for the adjacent villages and to establish the balance of economic, social and environmental services needed for future sustainable growth.

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B. Our Community in 2031 and beyond

The vision of the LMNP is to retain the essence of village life in a growing community and to deliver high quality infrastructure and amenities

The LMNP Vision sets out what the people of Lytchett Matravers wish their parish to be like in the years to 2031 and beyond. It shapes the objectives and policies set out in the following sections.

It will be a village where residents are able to move about easily and safely and feel a full part of the community at all stages of life. They can engage with other residents across the parish whether through work or leisure and be able to use any of the services that reflect the full needs of the community as a whole. The people of Lytchett Matravers wish to see a single vibrant, caring, engaged, inclusive and safe community in which all residents feel comfortably at home and valued.

Residents, now and in the future, should be able to enjoy living in a parish which has maintained the strong semi-rural and natural character that distinguishes it from more urban areas close by and which is making a positive contribution to a low carbon economy. The close integration and coordination of any new developments with the village and significant improvements to infrastructure and amenities are essential to the Vision.

There is a significant shortage of available housing across our region and it is fundamental that, while Lytchett Matravers will inevitably be required over the coming years to provide more housing to meet the local need, any development is aligned to the vision and objectives of this plan.

The LMNP is an opportunity to recreate the village environment over the next 15/20 years:

1. Village Character:

- Maintain the distinct village atmosphere
- Maintain the quiet surrounding roads with minimal increase in heavy traffic
- Maintain that sense of inclusiveness and of being a safe, welcoming place to live and work
- Improve the access and availability of the village centre, school area and sporting facilities
- Promote new green spaces and improve access to the countryside

2. Village Services:

- Promote a full range of key services and facilities to residents and the adjacent villages
- Promote affordable housing for those residents who have an established village connection
- Promote sufficient housing to older residents who wish to remain in the village to downsize
- Meet the housing needs of all who wish to live in the village with an emphasis on coordinated design and its integration into the wider village
- Support existing businesses and encourage new businesses which enhance employment opportunities within the parish
- Promote capacity at Lytchett Matravers primary School for all village children

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- Support the post office in providing banking and financial services for all residents
- Encourage the provision of support services for the community, such as the Citizen's Advice Bureau and SureStart
- Support the provision of a health and dentistry centre in the village
- Ensure any new facilities allow for future growth in the village

3. Village Walking/Cycling/Transport:

- Promote walking to Lytchett Matravers Primary School through a safe, traffic free routes throughout the village with access to the school via Eldons Drove
- Extend the existing village footway network as a requirement within all new development
- Establish safe pedestrian 20mph 'home zones' (see below) within existing residential areas where possible and include as a requirement within all new development
- Establish a safe walking and cycling route to Lytchett Minster school
- Extend the above to link the existing networks to/from Poole and Wareham
- Establish a vehicle size, weight and speed restriction on all access roads to the village
- Promote a regular viable set of village bus routes that properly service the community

Home Zones strike a balance between vehicle traffic and pedestrians, cyclists and residents. Home Zones work through the physical alteration of streets and roads in an area. These alterations force motorists to drive with greater care and at lower speeds. Benches, flower beds, play areas, lamp posts, fences and trees are all used to alter the street philosophy from the traditional domination by vehicle traffic.

4. Village Centre:

- Encourage residents and employees to walk to the centre to use the village retail facilities
- Provide improved facilities for communal activities through improvements at the village hall
- Provide new facilities at the library for non-internet users and establish a digital hub
- Support the opening of a village coffee shop/cafe within the village centre
- Support the reduction in traffic through the village centre by installing priority arrows to traffic moving out of the centre (incoming traffic to give way), changes in the paved surface and a 10 mph limit thereby encouraging commercial, community and public buildings and uses along the High Street and into Huntick Road
- Concentrate development within a 5 to 10 minute / 400 to 800 m walk from the village centre

5. Village Leisure:

- Support the relocation of the Scouts and Guides to bigger improved facilities
- Support the expansion of the Sports Club for all members of the community and for an expanded range of activities
- Enhance the Recreation ground to include more seating, picnic areas and play areas
- Preserve and enhance the quality of the natural environment and access to it through expansion of the Village Circuit.

3. DEVELOPMENT MANAGEMENT POLICIES

A. Safeguarding our Assets

In preparation of the LMNP a detailed survey was taken of all the assets in the village and these are listed in Appendix E. It is recognised that over time new assets may need to be added to this list or, when appropriate, removed. The Lytchett Matravers Parish Council will monitor the identified assets for this purpose. The first policy of the plan is intended to prevent new development harming those assets.

Policy 1

Proposals that harm the identified Communal Assets, Greens Spaces and / or Green Assets identified in this plan will not be supported.

Developers should seek to maximise the opportunities for infrastructure improvements identified in this plan and implement any site specific mitigation prior to occupation.

B. Public Engagement and Delivery of Vision and Objectives

Land within the settlement boundary that is suitable for development is in short supply. Therefore, windfall development (non-allocated ad hoc sites) must make the most appropriate use of what land is available. This means showing that development will provide the appropriate type and size of housing to meet local housing need and demand and making sure that onsite infrastructure, such as car parking, is generous to avoid conflict with the established residents. Special attention should be given towards the demographic trends of the village and well located accommodation for the elderly will be given the most support.

To ensure that new development integrates well with the village and preserves or enhances the character of the village, working with Purbeck District Council the Lytchett Matravers Parish Council will request that public consultation takes place prior to submission where possible. Opportunities should always be taken for improving the village where possible.

Policy 2

For all planning applications involving developments of two or more new dwellings (net) within the parish of Lytchett Matravers, the applicant is required to hold a public consultation open to all residents of the village.

Applicants should demonstrate how the proposal:

- meets with the development principles, vision and objectives in this LMNP;
- will contribute towards the provision of infrastructure and services to mitigate against the additional demands it will generate and over what period.

Proposals are unlikely to be supported if they cannot demonstrate that the above criteria have been met.

C. Good Design

The feedback from the questionnaire raised common concerns about the identity of the village and losing its charm in becoming a more urban environment.

While new development is somewhat inevitable, there are certain measures that can be put in place to ensure that new development has no adverse impact to the village. An important tool to ensure this is design.

New development will be expected to preserve or enhance the character and appearance of the village. The use of traditional materials that are in keeping with the village will be encouraged and the highest standards of design will be expected.

Policy 3

When applying for planning permission, new development proposals will be expected to:

- Clearly identify the materials that will be used in the construction.
- Preserve or enhance the appearance of village.
- Adhere to the design principles set out in section 3.I.

Applicants should provide a written statement indicating how the above points have been considered and integrated into the design.

D. Home Zones

Developments that result in internal access roads should be designed to minimise speed and encourage shared spaces. The intention of the LMNP is to ensure that any new development does not overburden the existing infrastructure and one of the main issues raised was car parking. New developments will be encouraged to deliver internal storage space, but as many garages are not being used to store vehicles it is considered appropriate to no longer accept a garage space in lieu of alternative off-street car parking provision.

Dorset County Council have advised that they are amenable to relatively generous criteria considering the availability of public transport and that garages should be a minimum on 6m x 3m internally to provide for both storage and a car.

Dorset County Council have also advised that they would consider low speeds through design to prioritise pedestrian safety.

Policy 4

The creation of new internal roads should seek to introduce home zones, with shared spaces and strict speed limits.

New homes will be expected to provide a minimum of two car parking spaces per dwelling and within the parish a garage will not be accepted in lieu of a car parking space.

E. Protecting the Environment

Important hedgerows and trees are to be protected. Together with gardens they provide diversity and richness to the landscape, as well as forming wildlife havens and corridors, providing a rich source of food for insects, birds and wild animals. Hedges and trees associated with potential development sites divide the landscape into recognisable units and give them soft edges.

Policy 5

Developments which provide open spaces and green assets (trees), and connect these spaces with others in the village, and allow public access to such spaces, will be encouraged. Important Hedgerows and trees are to be protected and wherever possible enhanced.

New developments that do not incorporate these features will need to demonstrate why. Planting programmes for new developments should incorporate native arboreal species local to the area.

F. New Employment Uses

Proposals for warehousing/storage uses will not be encouraged as they create low levels of employment in relation to the floor space provided, these buildings have a strong negative impact on their surroundings and they will add disproportionately to traffic pressure on the minor roads around which the village is based. However, the creation of light industrial and office type uses falling within the Use Class B1 definition will be encouraged to rebalance the employment opportunities within the village without harming the rural character and existing infrastructure. The provision of conditions upon planning consent will be encouraged to prevent unsuitable uses coming forwards without requiring planning permission.

Policy 6

The creation of additional Use Class B1 accommodation within the settlement boundary is desirable and encouraged, new development will need to demonstrate that:

- a) it will not have an unacceptable impact on residential amenity;
- b) it will not have an unacceptable adverse impact on the transport network and parking conditions;
- c) it will not have any other unacceptable environmental impact.

Mixed residential / commercial use development is encouraged.

Proposals for new development which combines living and employment space will be encouraged, providing there is no adverse impact on the character and amenity of nearby residential areas.

Policy 7

Development which results in the loss of premises or land used (or last used) for employment will be resisted unless it can be demonstrated that a site is no longer fit for its previous employment use, by having been marketed at a reasonable price for at least nine months.

Another employment generating use will be sought in preference to residential development.

New employment generating development will be supported subject to satisfying other policies within the LMNP taken as a whole.

G. The Village Centre

The village centre will be the focus for new commercial and community uses; this is identified in the Strategic Village Improvement plan. It is intended to reduce the speed of traffic travelling through this area and to encourage walking and cycling by refocusing the priority from vehicles.

Dorset County Council have advised that they are agreed in principle.

Policy 8

As part of the village centre re-development, the stretch of the High Street between Vineyard Close and Wareham Road will become a re-surfaced pedestrian priority area with traffic calming and a 10mph speed limit. There will be enhanced car parking within this zone.

The redevelopment of residential properties facing onto this stretch of road for retail or commercial purposes will be supported, providing the new use does not adversely affect the residential amenity of nearby properties.

H. Shopping Facilities

The village centre has the largest concentration of facilities. However, it is important to recognise that what is on offer does not satisfy the everyday needs of residents. As the population grows older the requirement for easily accessible goods and services will become increasingly important. The LMNP will therefore look to protect what facilities are there now while being supportive of new shopping facilities providing that the existing businesses are not harmed.

Policy 9

Any proposal for the development of shopping facilities in Lytchett Matravers will be supported, provided there is no adverse impact on the character and amenity of nearby residential areas, the viability and vitality of existing businesses.

Proposals which would result in the loss of sites used (or last used) for local shopping facilities (or any other use falling within Part A of the Use Classes Order) will not be supported unless it can be demonstrated there is no reasonable prospect of viable continued use for similar local shopping or community uses, by having been marketed at a reasonable price for at least nine months.

I. Development Principles

The LMNPG will support minor development that conforms to the guidelines specified in Building for Life 12 as the industry standard for the design of new housing developments. The third edition of the guide was published in January 2015 and is based on the new National Planning Policy Framework and responds to the Government's commitment to build more homes, better homes and crucially involve local communities in the planning process. It includes new design requirements for urban schemes and explains how the associated Built for Life Quality Mark Award scheme operates.

The LMNPG expects to see these standards specifically highlighted in any development proposals.

Principles for new all residential development:

- Provide adequate storage space in all new homes.
- provide for sustainable waste management, principally by having adequate storage space for refuse/recycling bins
- incorporate Sustainable Drainage System (SUDS) principles to ensure that the amount of surface water leaving a site is not increased by the development.
- provides an appropriate mix of dwelling types and sizes to meet local housing need and demand
- takes into account the position of the site within the village, its integration with the village and the demographic of resident that might benefit most from the characteristics of the site;

Principles for new residential development resulting in changes to street layout:

- minimise light pollution
- make provision for open green spaces which are accessible to the public and are linked to the rest of the village and wider natural environment by footpaths and cycle tracks.
- be landscape led design; for example providing streets characterised by sections comprising road, tree-lined verges, footpaths, 'soft' boundary treatments and which allow for well managed front and rear gardens provide well-designed groups of houses, located in attractive, inclusive and secure spaces.
- Include private spaces be clearly defined and designed to be attractive, well managed and safe
- Create a place with a locally inspired or otherwise distinctive character

4. STRATEGIC VILLAGE IMPROVEMENTS

The vision and objectives of the LMNP are much broader in scope than solely housing development. The Strategic Village Improvements analysis developed through the Village Questionnaire are targeted at providing a balanced economy within the village – housing, employment, infrastructure, transport and amenities.

The village wants to retain its independence and develop those aspects to provide a comprehensive range of opportunities to all its residents.

These Strategic Village Improvements are not formal prescriptive policies as defined in Section 3 under Development Management Policies, but they will be used as a guide as to how any Community Infrastructure Levy (CIL) and other funding would be used for the benefit of the community (see Section 2/E/4).

As previously stated, it will be up to the Lytchett Matravers Parish Council to deliver the objectives of the LMNP over the next 15 to 20 years.

A. Village Centre/Sports Facilities Reconstruction

The core Strategic Village Improvement is to significantly remodel and redevelop the village centre and the village sports facilities and environment.

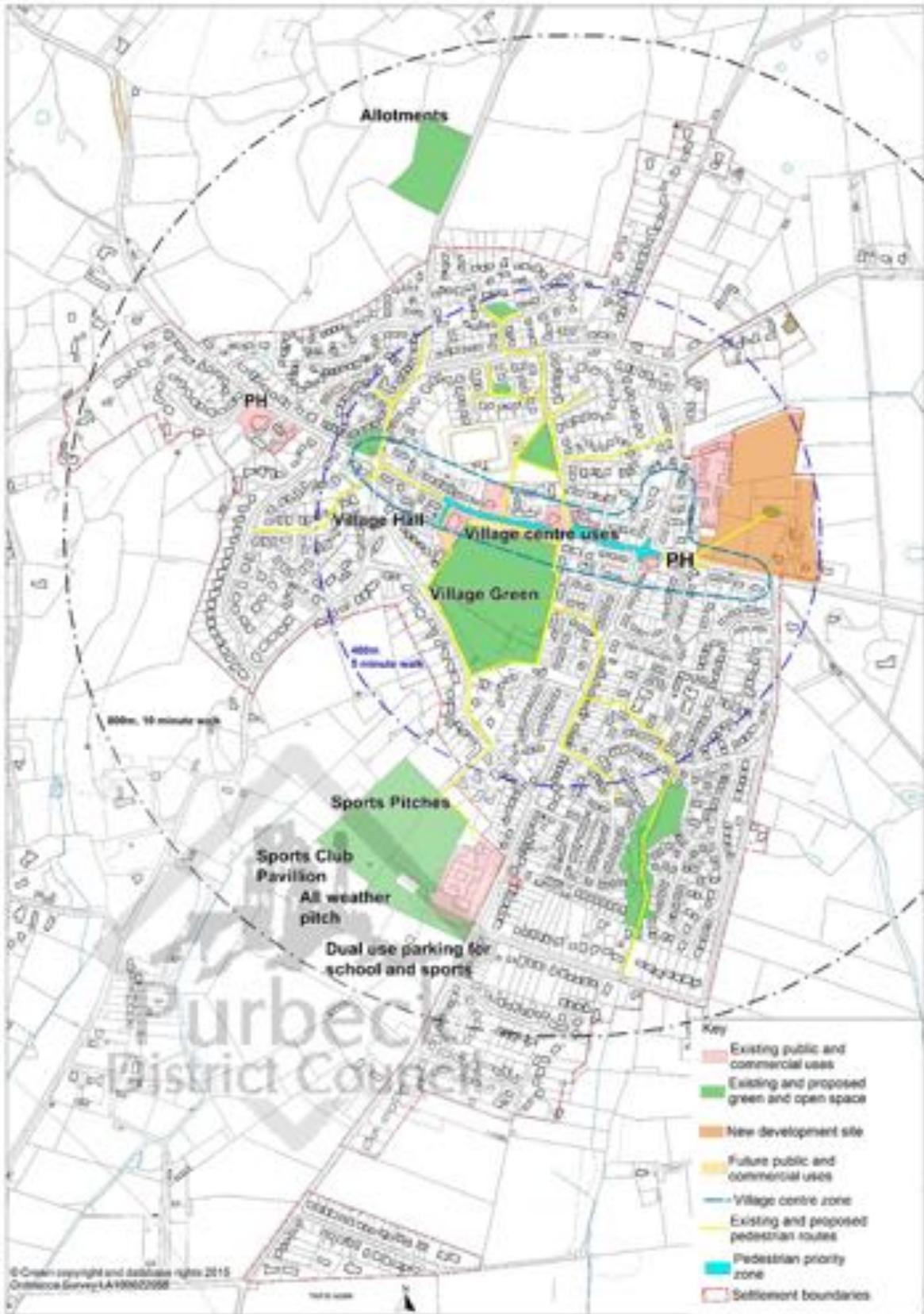
For the purposes of the LMNP, the village centre is defined as the area from the Village Hall to the Rose and Crown and includes the area of the doctor's surgery, library and shops on the north side and the Recreation Ground on the south side.

The key elements of the Village Centre redevelopment are:

- To provide infrastructure and facilities to support a greater range of retail outlets and services;
- To provide retail outlets with the opportunity to expand and operate on a scale appropriate to the size of the village;
- To develop/redevelop communal buildings to support a distinct and thriving cultural hub incorporating the library, village hall, meeting rooms and other leisure activities;
- To provide a safe, pedestrian-priority, traffic-calmed zone in the centre of the village;
- To provide improved car parking.

The plan envisages the expansion of the existing village centre sports facilities to land adjoining the village school off of Eldons Drove. This will allow the Recreation Ground to develop other communal uses with more of a village green feel.

Lytchett Matravers Neighbourhood Plan (LMNP)



Lytchett Matravers Neighbourhood Plan (LMNP)

The key elements of the Sports Facilities are:

- To relocate the football and cricket pitches from the Recreation Ground to Dorset County Council land adjoining the Lytchett Matravers Primary School.
- To develop joint sports facilities with the Lytchett Matravers Primary School on this site with a sports pavilion, changing rooms and training/gym spaces.
- Link these new facilities to the existing all weather Lytchett Astro and the Lytchett Matravers Primary School sports field. The development of further games/sports facilities on this site is encouraged.
- Develop the Lytchett Astro site to provide enhanced facilities for full multi-use.
- To provide adequate car parking facilities by developing the Lytchett Astro access path to service both the relocated sports facilities and for use during the school morning drop-off and afternoon pick-up times.
- To provide a traffic-calmed zone in the vicinity of the school and road improvements to ensure safe access to the new car park and to other road users in the vicinity.
- To develop the existing Recreation Ground into a landscaped, planted green space for general leisure activities and the benefit of wildlife.

Developments will be addressed as finance becomes available. There are clear dependencies between the two improvement plans. Notably, the development and relocation of the new sports facilities are required to then permit the development of the village centre.

It is critical that Dorset County Council support the sports centre relocation and this is in the process of confirmation.

Private capital will be sought for the commercial units, encouraged by the development policies in this Plan. Dorset County Council will be approached regarding changes to roads. Other infrastructure developments will be financed by CIL on market housing developments which accrue to the Parish Council as well as seeking public money from Purbeck District Council and grant funding from various other bodies. e.g. the Sports Council and Football Association.

Detailed description of the current village amenities are listed in Appendix F.

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SVI 1

The Lytchett Matravers Parish Council owned car park between the High Street and the Recreation Ground will be reserved and promoted for new and enhanced village centre uses and activities. In furtherance of this, the Parish Council will promote a relocation of the Sports Club pavilion and associated football and cricket pitches to Dorset County Council land adjoining the school and a full upgrade of the Scout Hut to allow for an improved multi-purpose meeting venue.

SVI 2

Lytchett Matravers Parish Council will encourage further commercial, community and public buildings and uses along the High Street in the centre of the village to:

- reduce the need for multiple trips in the village to access facilities and services
- redress the scale and scope in the imbalances of village amenities relative to population size
- encourage shopping within the village
- promote employment opportunities within the village.

SVI 3

The CIL monies accruing to Lytchett Matravers Parish Council from housing development will be used solely for capital projects directly identified in this LMNP or its subsequent updates.

SVI 4

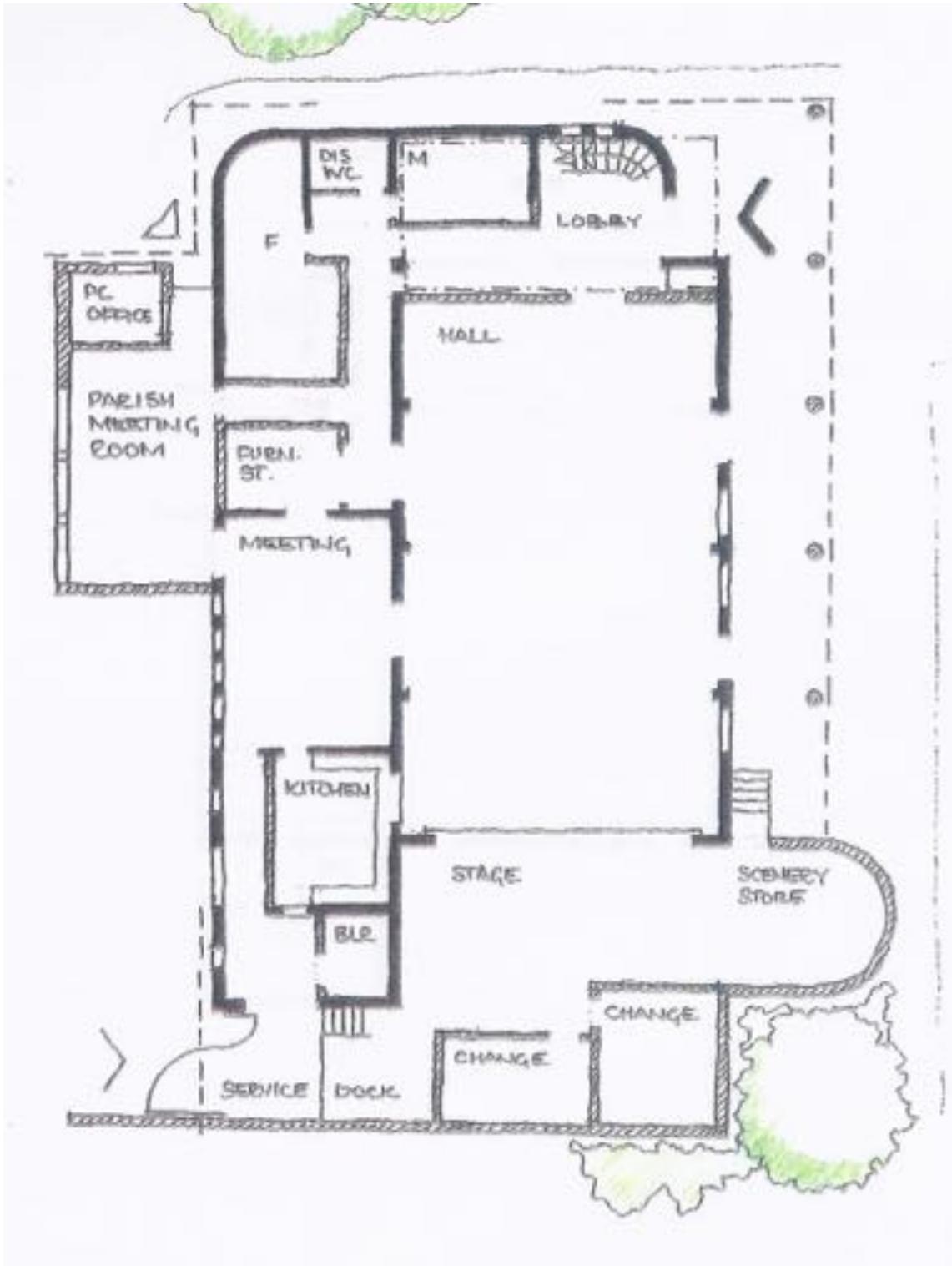
Lytchett Matravers Parish Council will seek to expand the village library to provide facilities for small meetings, internet use for residents and other similar uses



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SVI 5

Lytchett Matravers Parish Council will seek to expand the village hall to provide facilities for a wider range of activities with more flexible use of space and improved facilities.



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B. Development beyond the existing settlement boundary

As stated previously the green belt surrounding Lytchett Matravers is there for a purpose. This is to prevent urban sprawl, particularly in the direction of those urban areas.

While the LMNP cannot set out a Housing Development policy to cover these aspects, it does have clear guidelines for both planners and developers that are to be considered.

- Each proposal should be the subject of a public consultation
- Does the proposal enhance the village through good design and appropriate character?
- Does the proposal reduce the distance from the village to the surrounding urban areas?
- Does the proposal provide directly, or indirectly, an improvement in the Key Services required as a Key Service village?
- Does the proposal minimise the impact on the environment, both within the village and externally?

SVI 6

Lytchett Matravers Parish Council will resist development on Green Belt land.

In the event that additional development is identified for Lytchett Matravers in the Partial Review of the Purbeck Local Plan, expected 2017, Lytchett Matravers Parish Council will work with Purbeck District Council to ensure the LMNP Development Management Policies are adhered to. If not, clear documentation and rationale will be provided.

SVI 7

Lytchett Matravers Parish Council will seek to preserve the distinct character of the village as a hilltop settlement separated from the nearby conurbation by sloping open countryside visible from afar in its wide landscape context.

Lytchett Matravers Parish Council will seek to have the wooded undulating countryside, with its attractive steep-sided valleys, which runs in an arc around the village from north east to the north west to the south west designated for its particular landscape quality.

SVI 8

Lytchett Matravers Parish Council will resist additional housing development:

- over that already identified and accepted in the absence of significant improvements to village infrastructure and amenities.
- where the site is more distant than a 10 minute (800m) easy walking radius of village centre facilities.

c. Roads and traffic management

The village of Lytchett Matravers is on the road to nowhere, but close to everywhere. That is a key benefit to the quality of village life. The village is surrounded by minor roads and country lanes. This allows them to be enjoyed safely by pedestrians, cyclists and horse riders. The village is not situated on any major roads and yet they are close by.

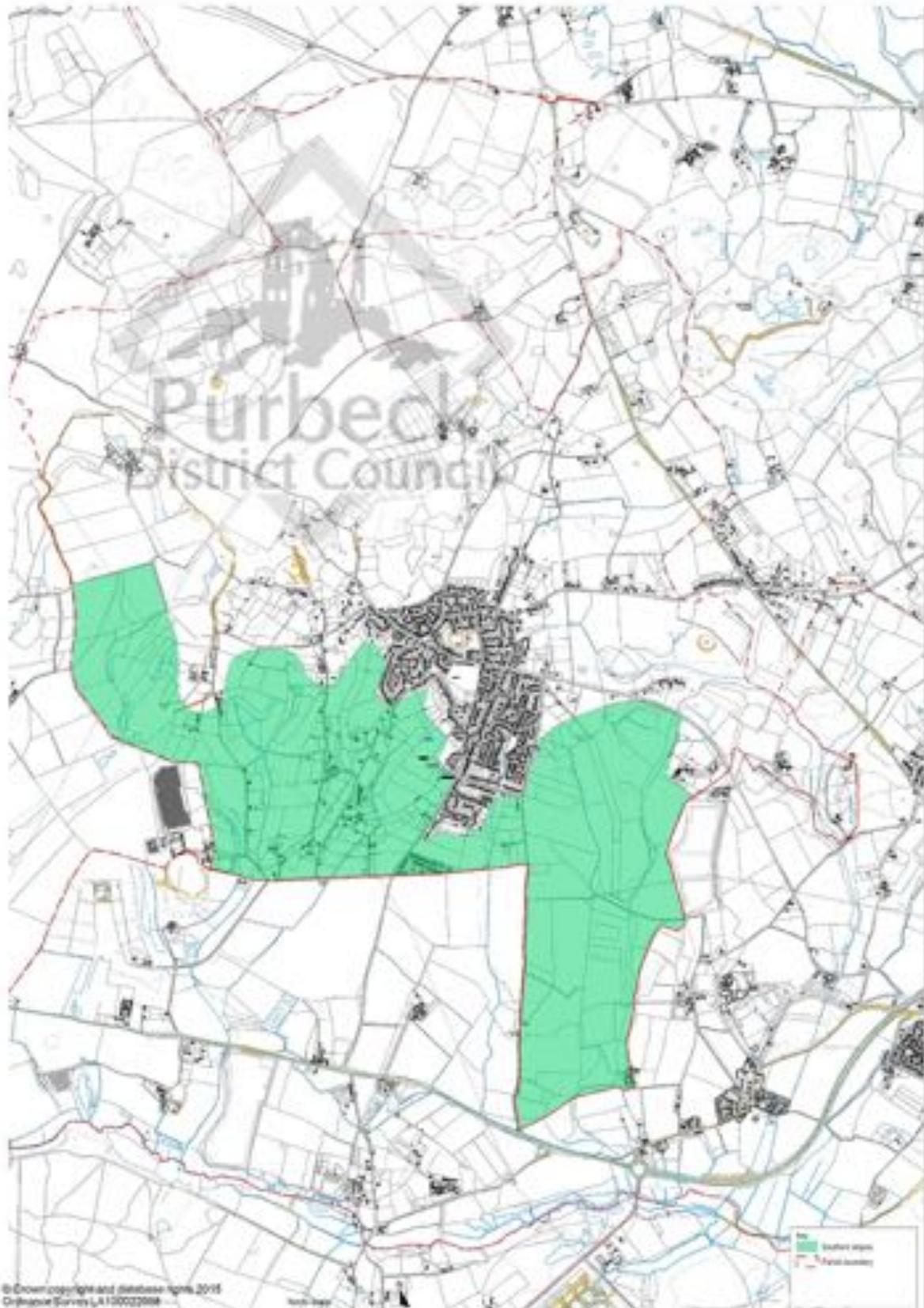
Clearly there are some traffic congestion problems in the village, notably along Wareham Road and at school drop off and pick up times in particular, and parking near to the shops in the High Street.

Dorset County Council have advised that they would support a low speed village centre and would also support 'Village Gateways' as shown on the map below which includes weight limit restrictions for through traffic.

Relatively quiet, safe roads to support the Footpaths and Cycle Track strategy outlined below.

SVI 9

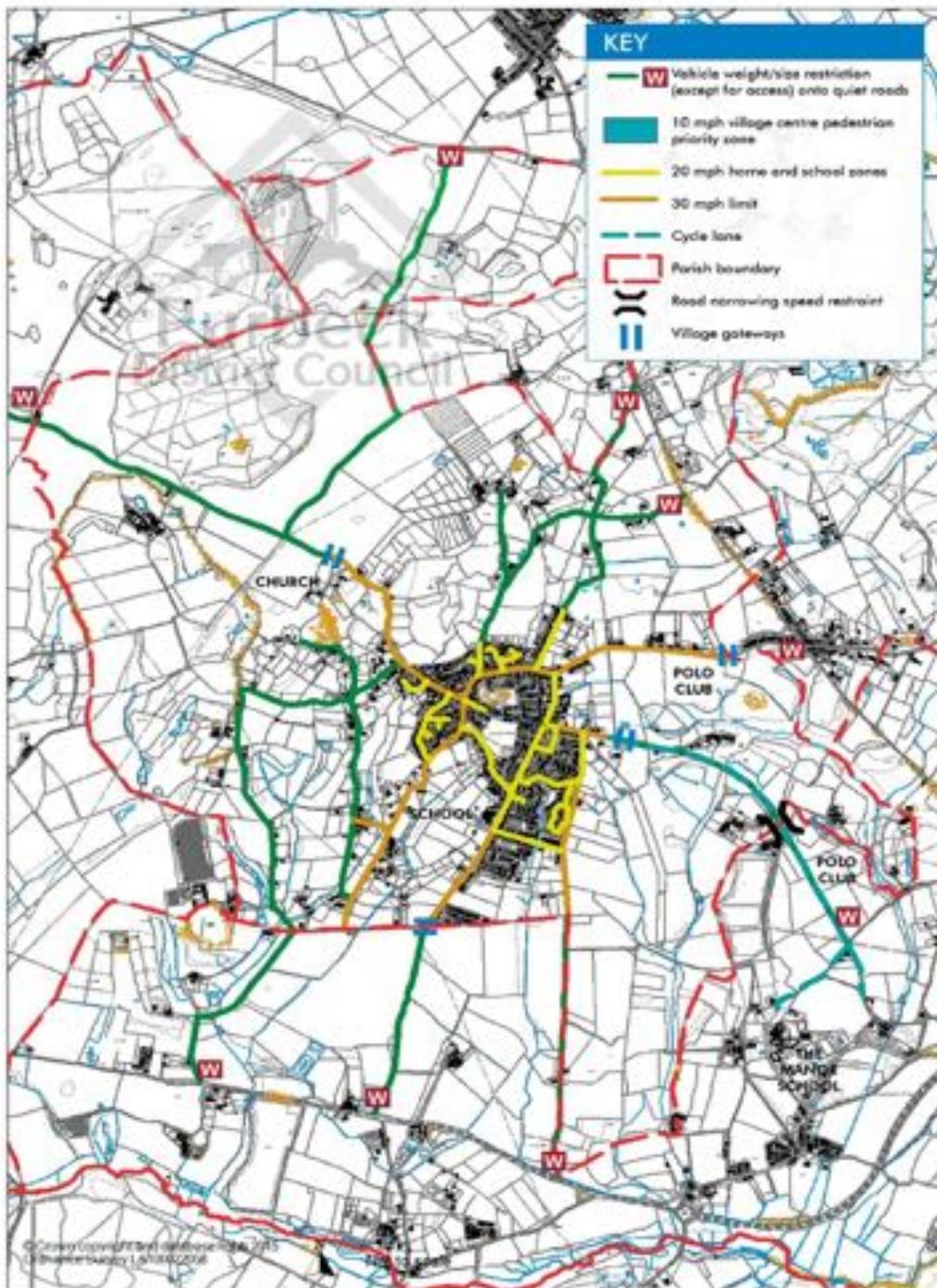
Lytchett Matravers Parish Council will resist the development of the road network within the parish other than for the purposes of road safety, maintenance, access to new developments and for the benefit of pedestrians and cyclists in order to preserve the essential character of Lytchett Matravers as a distinct, predominantly dispersed settlement along minor roads around a village centre.



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SVI 10

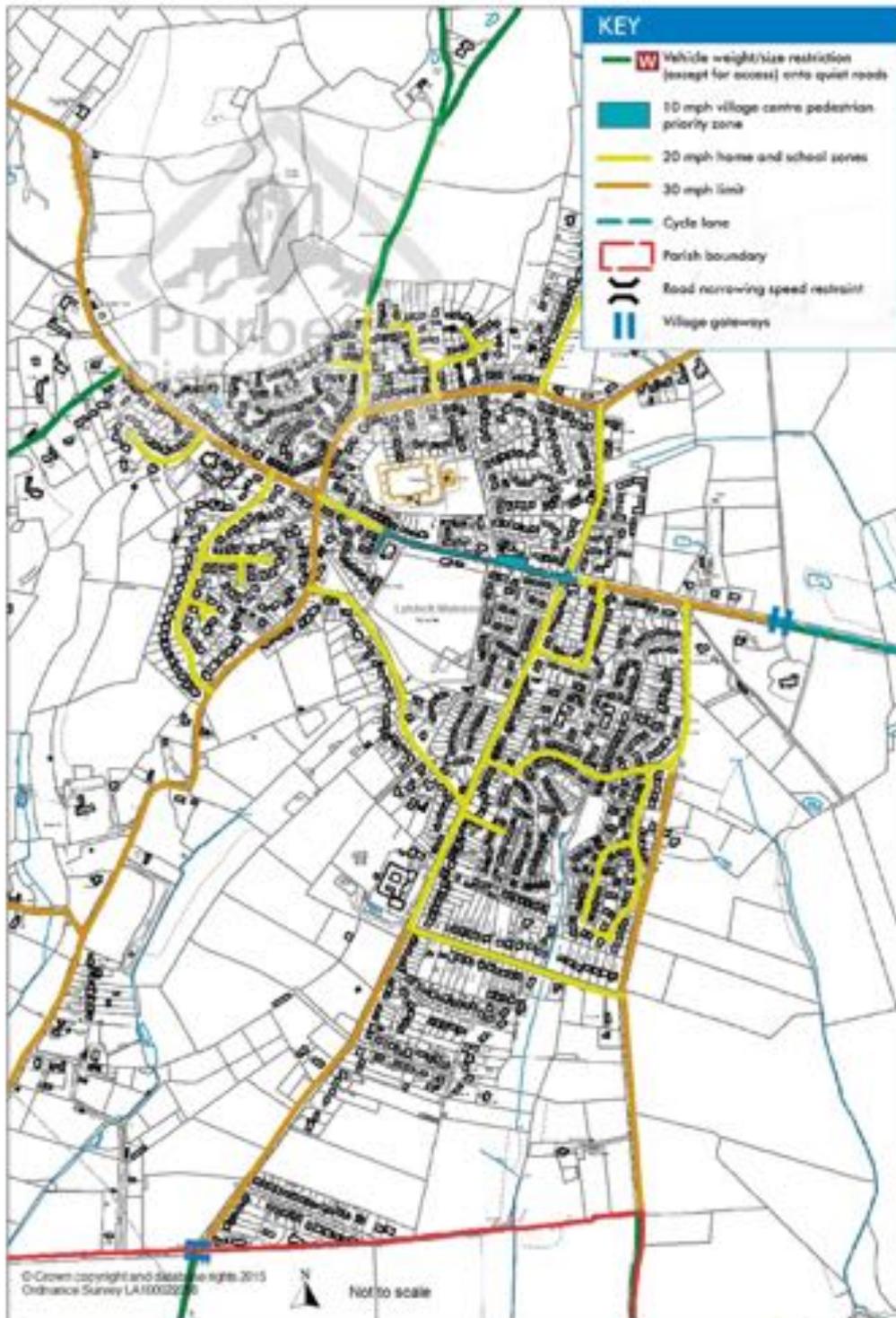
Lytchett Matravers Parish Council will seek to establish a vehicle size/weight/speed restricted “Quiet Roads” zone between the A35, A350 and A31. This will be reinforced by the siting of “Gateways” on the four principal routes into the village (Wareham Road to the south, Huntick Road to the east, Wimborne Road to the north and adjacent to the Church on the west side).



Lytchett Matravers Neighbourhood Plan (LMNP)

SVI 11

Lytchett Matravers Parish Council will seek to establish safe pedestrian 20mph “Home Zones” within existing residential areas similar to those required for all new development by the development policies in this Plan.



Lytchett Matravers Neighbourhood Plan (LMNP)

1. Buses

SVI 12

Lytchett Matravers Parish Council will seek to ensure the provision of a regular usable set of village bus routes over the lifetime of this Plan which properly services the needs of a growing community for commuting to near-by towns for work and shopping and for recreation purposes.

2. Footpaths and cycle tracks

An important element in enhancing the sustainability of village life is the creation of a “pedestrian friendly” village environment where walking and cycling are seen as more convenient and enjoyable than using cars.

The countryside around Lytchett Matravers is attractive and surprising in its range of habitats and topography. These are all presently easily accessed from the village without resort to driving. The following strategies are designed to achieve this objective.

Dorset County Council have advised that they would support improvements along Huntick Road aimed at providing a safe cycling/walking route.

SVI 13

Lytchett Matravers Parish Council will work to establish a pedestrian “safe route to school” for children attending Lytchett Matravers School and the Play School. This will run from the north of the village, through the village centre by the library, across the Recreation Ground into Eldons Drove and from there via the Dorset County Council track into the corner of the school playing field.

SVI 14

Lytchett Matravers Parish Council will work to:

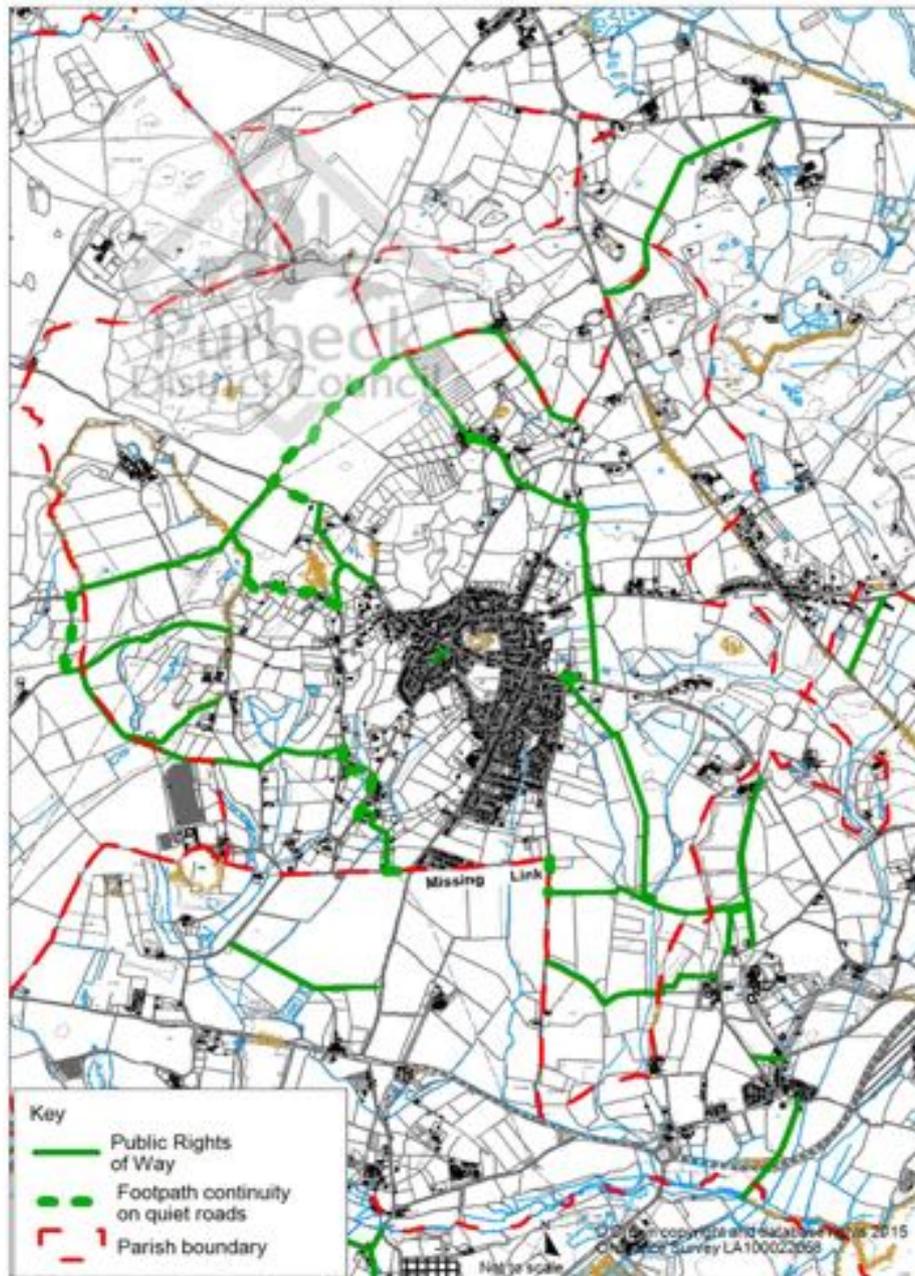
- Establish a safe walking and cycling route to Lytchett Minster school
- Extend the above to link the existing networks to/from Poole and Wareham

Lytchett Matravers Neighbourhood Plan (LMNP)

SVI 15

Lytchett Matravers Parish Council will work to:

- enhance, promote and extend the footpath network around the village, in particular to complete a Round Village Circuit presently interrupted for want of a publicly accessible route between the southern part of Foxhills Lane and Wareham Road/Halls Road
- improve access to the countryside for the less-able by working with Dorset County Council and other bodies to replace all stiles across footpaths in the parish with kissing or opening gates.



D. The British Legion as a Community Centre

Several suggestions have been made as to how the village should make use of the now closed British Legion building. These are in the early stages, but it is clear that the BL premises are an opportunity for the village to utilise.

SVI 16

Lytchett Matravers Parish Council will work to manage the British legion as a community asset and to provide a wider range of community usage.

APPENDICES

Appendix A - Lytchett Matravers Neighbourhood Plan Designated Area

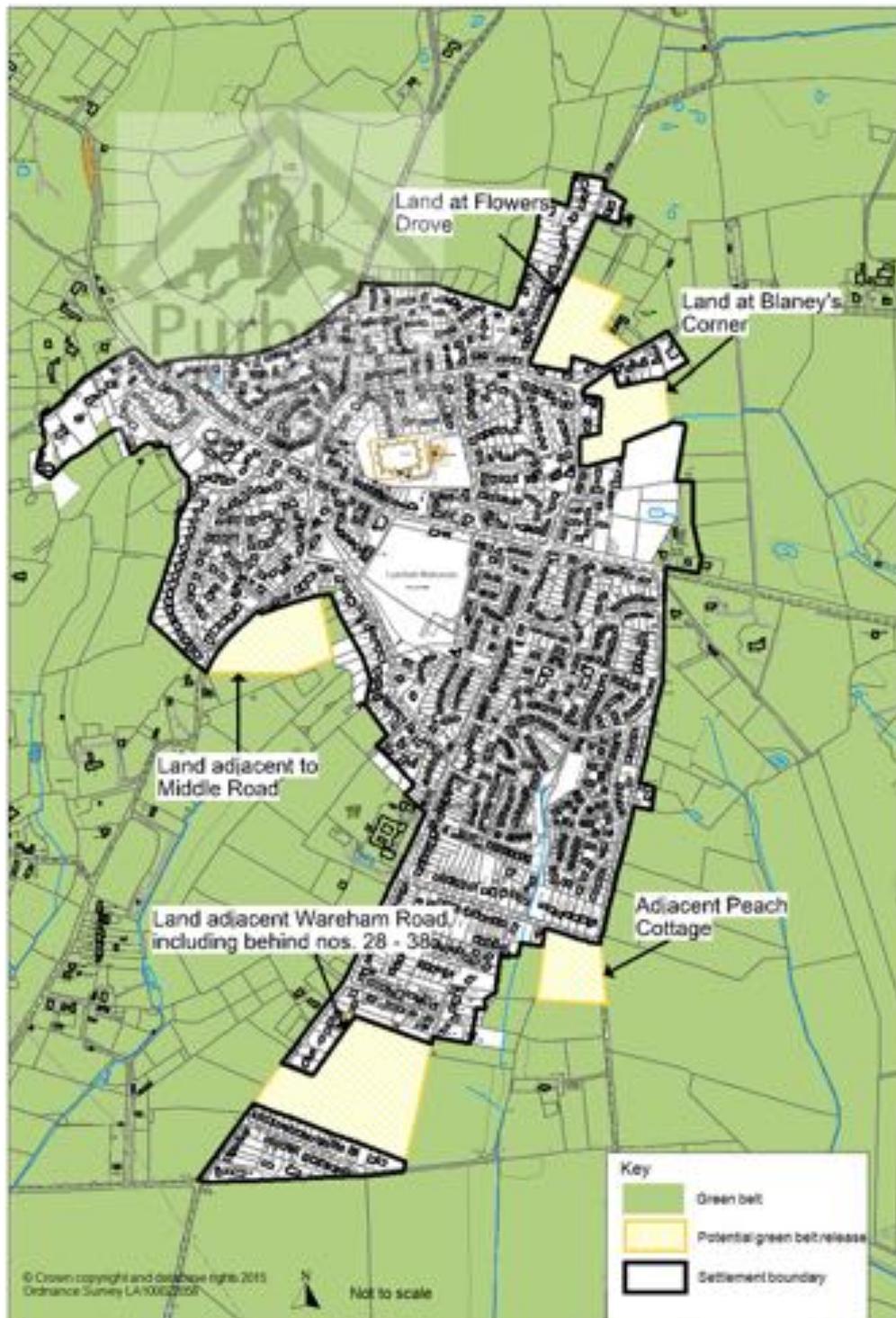


Lytchett Matravers Neighbourhood Plan (LMNP)

Appendix B – Purbeck District Council Partial Review - Issues & Options

Purbeck District Council issued a public consultation document - Purbeck Local Plan Partial Review – Issues and Options Consultation January 2015. This was available for review and comment at Lytchett Matravers Library on February 26, 2015.

The consultation included the identification of 5 potential areas for development, shown below, on the border of the current settlement boundary of Lytchett Matravers village.



Appendix C - Lytchett Matravers as a Key Service Village – Gap Analysis

Basis for the Gap Analysis

This gap analysis is based on papers produced by Purbeck District Council and subsequent correspondence between Purbeck District Council Planning Policy Team and the LMNPG.

What is a Key Service Village?

There is no firm definition.

Purbeck District Council's document 'Planning Purbeck's Future, Core Strategy Background Paper Volume 10: Settlement Strategy' of 2011 gives the designation Key Service Village to villages within the Purbeck District Council area 'with reasonably good facilities and services' (p.3). These larger villages might be expected to serve 'as a hub for surrounding settlements' (p.2).

Purbeck District Council has designated settlements of various sizes as either: Towns, Key Service Villages or Local Service Villages.

The designation is based on:

- identifying existing facilities and services
- providing a ranking of settlements according to facilities and services
- noting where facilities and services may be lacking.

Purbeck District Council acknowledges that facilities and services are constantly changing and that any list can become out of date quickly.

Wareham, Swanage and Upton are designated as Towns.

Bere Regis, Bovington, Corfe Castle, Lytchett Matravers, Sandford and Wool are designated as Key Service Villages.

The 2011 paper recommends that new development should be concentrated at Wareham and Swanage, some additional development could be considered at Key Service Villages and additional small-scale development in Local Service Villages which have a few important facilities, such as a school and a doctors' surgery (p.2-3).

Facilities and services considered in designation

The facilities and services identified are divided into those associated with government provision (although not always the case) such as transport, health, meeting places, education, culture and open space, and those in the retail, finance and hospitality sectors.

Lytchett Matravers Neighbourhood Plan (LMNP)

Table 1: Retail, hospitality and financial services

Cat. No.	Community facility/Services		Subdivision
1	Retail	1a	Convenience store
		1b	Supermarket (above 100 sq. metres)
		1c	Specialist shops
		1d	Petrol station
2	Facilities for eating and drinking	2a	Public houses
		2b	Restaurants/tea and coffee shops
3	Financial Services	3a	Post Office services
		3b	Bank/banking services/cash machine/cashback

Table 2: Other community facilities and services

Cat. No.	Community facility/Services		Subdivision
4	Public transport	4a	Bus services
		4b	Railway station
5	Health & care	5a	Hospitals
		5b	Doctors surgeries
		5c	Dentists
		5d	Care and nursing homes
		5e	Social Services day care facility
6	Emergency services, e.g. police, fire and rescue, ambulance, RNLI		
7	Meeting Place	7a	Hall
		7b	Church and other faith facilities
8	Education	8a	Nursery/Pre-school
		8b	First school/Primary school/Middle school
		8c	Secondary school
		8d	Other education facilities (e.g. adult ed.)
9	Arts, library & cultural facilities	9a	Library or Mobile Library
		9b	Theatre/Cinema/Art Gallery/Museum
10	Formal Open Space/Sporting Facilities	10a	Playing pitch
		10b	Children's play area
		10c	Allotments

Table 3: Number of facilities by settlement (larger settlements)

Facilities	Settlements
25+ facilities	Swanage, Wareham
20+ facilities	Wool
15+ facilities	Bere Regis, Bovington, Corfe Castle, Lytchett Matravers, Upton,
10+ facilities	Harmans Cross, Langton Matravers, Sandford, Stoborough, Studland, West Lulworth, Winfrith Newburgh
5+ facilities	Briantspuddle, Holton Heath, Lytchett Minster, Morden, Worth Matravers

On a straight comparison with other Key Service Villages the number of facilities and services available to residents of Lytchett Matravers at the time of the analysis was not out of line (Table 4). The residents of Wool enjoyed a greater range of facilities; those of Sandford were relatively poorly served.

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Table 4: Comparison of number of facilities in Key Service Villages

Key Service Village	Number of facilities category 1-3	Number of facilities category 4-10	Total number of facilities categories 1-10
Bere Regis	6	10	16
Bovington	6	11	17
Corfe Castle	6	12	18
Lytchett Matravers	6	10	16
Sandford	5	9	14
Wool	6	14	20

But on the basis of population size, Lytchett Matravers is relatively poorly served compared with all other Key Service Villages and some Towns, notably Wareham (Table 5).

At the time of Purbeck District Council's designation, using estimates for 2009, the population of Lytchett Matravers was more than 35% larger than that of Wool, 55% larger than Sandford, double those of Bere Regis and Bovington and treble that of Corfe Castle. It was more than 55% of that of Wareham.

This fact did not draw comment in Purbeck District Council's Paper.

Table 5: Ranking of larger settlements by population size and number of facilities with comment

Settlement	Population	No of types of facilities	Comments if large or small number of facilities relative to population size
1st Tier			
Wareham	5605	25+	Large number of facilities relative to population size.
Swanage	9900	25+	
2nd Tier			
Wool	2290	20+	
3rd Tier			
Bere Regis	1500	15+	
Bovington	1515	15+	Large number of facilities relative to population size may reflect MOD infrastructure and influence.
Corfe Castle	1040	15+	Large number of facilities relative to population size may reflect tourist infrastructure.
Lytchett Matravers	3140	15+	
Upton	8225	15+	Small number of facilities relative to population size may reflect proximity to Poole.
Sandford	2010	10+	Small number of facilities relative to population size may reflect proximity to Wareham and ease of access to Poole

Lytchett Matravers Neighbourhood Plan (LMNP)

Gap analysis of facilities and services in Lytchett Matravers compared with other larger settlements in the Purbeck District Council area

A high level comparative analysis of facilities and services available to residents of Lytchett Matravers compared with those of other larger settlements in the Purbeck District Council area suggests that Lytchett Matravers is not under-served in terms of retail, hospitality and financial services (Table 6).

There may be the case for a restaurant/teashop, but due to the “off the beaten track” location of the village, such a venture would not attract passing trade. There is a teashop at the bottom of Wareham Road close to the A35, although this is not in the parish of Lytchett Matravers.

Table 6: Audit of retail, hospitality and financial services by settlement

	1a	1b	1c	1d	2a	2b	3a	3b
	Store	Super-market	Specialist shop	Petrol station	Pub	Restaurant/Teashop	Post Office	Banking services*
Towns								
Wareham	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Swanage	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Upton	Yes		Yes		Yes		Yes	Yes
Key Service Villages								
Bere Regis	Yes		Yes	Yes	Yes		Yes	Yes
Bovington	Yes	Yes	Yes		Yes		Yes	Yes
Corfe Castle	Yes		Yes		Yes	Yes	Yes	Yes
Lytchett Matravers	Yes	Yes	Yes		Yes		Yes	Yes
Sandford	Yes		Yes	Yes	Yes	Yes		Yes
Wool	Yes		Yes	Yes	Yes		Yes	Yes

*Includes banking services provided by sub post offices, cash machines and cashback.

In terms of a comparison of other community facilities and services (Table 7), at the time of the analysis Lytchett Matravers might reasonably have expected a dentists, emergency services (a police station or house) and possibly cultural services.

Although Table 7 indicates there is no care home or pre-school in the village, we do in fact have both - the residential home at Castle Farm in Castle Farm Road and the pre-school next to Lytchett Matravers School in Wareham Road. We have notified Purbeck District Council of this for future reference.

Also since publication of the Purbeck District Council paper, Wool has experienced both substantial population growth and the closure of its police station. The police presence in Wareham has also been reduced.

Lytchett Matravers Neighbourhood Plan (LMNP)

Table 7: Audit of other community facilities and services

	4a	4b	5a	5b	5c	5d	5e	6	7a	7b	8a	8b	8c	8d	9a	9b	10a	10b	10c
	Bus	Rail	Hospital	GP	Dentist	Care homes	Day centre	Emergency services	Hall	Church	Pre-school	Primary school	Secondary school	Other education	Library service	Cultural services	Playing pitch	Children's play area	Allotment
Towns																			
Wareham	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Swanage	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y
Upton	Y			Y	Y				Y	Y	Y	Y		Y	Y		Y	Y	Y
Key Service Villages																			
Bere Regis	Y			Y	Y				Y	Y		Y			Y		Y	Y	Y
Bovington	Y			Y					Y	Y	Y	Y		Y	Y		Y	Y	Y
Corfe Castle	Y	Y		Y					Y	Y	Y	Y			Y	Y	Y	Y	Y
Lytchett Matravers	Y			Y					Y	Y		Y		Y	Y		Y	Y	Y
Sandford	Y			Y					Y	Y	Y	Y		Y			Y	Y	
Wool	Y	Y		Y	Y			Y	Y	Y	Y	Y			Y	Y	Y	Y	Y

Adequacy of Lytchett Matravers facilities

The following are taken directly from Purbeck District Council (2011) - emphasis added:

‘Although there is a correlation between population of settlement and number of facilities, there are some notable exceptions. These exceptions may sometimes be accounted for by the geographic location of the settlement. For example, Upton and **Lytchett Matravers both score relatively poorly in terms of facilities relative to size**, which may reflect their proximity to and dependence on Poole’ (p.2).

‘The village provides a wide range of services, shops and facilities to serve its resident population on a day-to-day basis. **Relatively low levels of self-containment could be improved through the enhancement of the role and function of the local centre**’ (p.17).

‘Lytchett Matravers is the largest village in Purbeck. Ranked in Tier 4, **the facilities and services are inadequate for its size, but it has potential for improvement**. Due to its relatively high population and importance of the village to surrounding settlements, **Lytchett Matravers should be taken forward as a Key Service Village with the aim of improving its facilities and services**’ (p.17).

In reply to correspondence from the LMNPG dated January 26, 2015 about the definition of a Key Service Village and the adequacy of facilities in Lytchett Matravers, Purbeck District Council Planning

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Policy Team (email of February 6, 2015) drew in addition on material in the Purbeck Local Plan of 2012. The reply states:

‘... it appears that there is a shortage of green infrastructure, e.g. footpaths, allotments, planting, play areas, etc. (see p.60 of the local plan). The local plan also says that the health centre may be inadequate in size (p.58). The settlement strategy says that most people commute to work and that there are few employment opportunities in Lytchett (para. 4.5.6). This same paragraph also says that facilities and services are inadequate for Lytchett’s size and its self-containment could be improved by enhancing the role and function of the local centre’.

‘Given the settlement strategy’s conclusion that there is a need for better self-containment, and given that the local plan does not state exactly what local centre facilities are required to achieve this, there should be quite a lot of freedom to explore lots of possible new facilities and services through the neighbourhood plan’.

Conclusion

Purbeck District Council’s ‘Planning Purbeck’s Future, Core Strategy Background Paper Volume 10: Settlement Strategy’ of 2011 designates Lytchett Matravers as a Key Service Village on the basis of the range of facilities and services available to residents of the parish and neighbouring settlements.

A high-level gap analysis relative to other Towns and Key Service Villages in the Purbeck District Council area, based on Purbeck District Council’s audit of facilities and services shows the type of facilities and services where the residents of Lytchett Matravers are under-served.

This analysis does not look at the scale of facilities or services for the size of the population. The text of Purbeck District Council’s 2011 Paper is, however, clear that the facilities and services available in Lytchett Matravers are inadequate for its size and that the aim is to improve them.

Given this, the Purbeck District Council Planning Policy Team has written ‘there should be quite a lot of freedom to explore lots of possible new facilities and services through the neighbourhood plan’.

Sources and references

2011 Purbeck District Council, Planning Purbeck’s Future, Core Strategy Background Paper Volume 10: Settlement Strategy. Originally written in September 2009, updated October 2010 and September 2011.

2012 Purbeck District Council. Purbeck Local Plan Part 1: Planning Purbeck’s Future. Adopted 13 November 2012. Available from: <https://www.dorsetforyou.com/local-plan/part-1/purbeck>
Correspondence with Purbeck District Council Planning Policy Team.

Lytchett Matravers Neighbourhood Plan Group
May 2015

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Appendix D – External Consultees

Organisation	
Borough of Poole Council	NHS Dorset
Bournemouth & Poole PCT	NHS Dorset Clinical Commissioning Group
Corfe Mullen Parish Council	NHS Dorset Clinical Commissioning Group (Purbeck Locality Lead)
Crossways Parish Council	NHS Poole
Defence Estates - Durrington	NHS Poole Central Locality
Defence Estates - South	NHS Purbeck Locality
Defence Infrastructure Organisation (MoD)	North Dorset District Council
Department for Constitutional Affairs	Nuclear Decommissioning Authority
Department for Culture, Media & Sport	Owermoine Parish Council
Dorset County Council (General)	Poole Harbour Commissioners
Dorset County Council (Planning)	Puddletown Area Group Parish Council
Dorset Primary Care Trust	Sport England
Environment Agency	Sturminster Marshall Parish Council
Health and Safety Executive	Synergy Housing Group
Highways England	The National Trust
Historic England (SW Region)	Wessex Water
Homes and Communities Agency	West Dorset District Council
Lower Winterborne Parish Council	Woodsford & Tincleton Parish (Knightsford Group)
Marine Management Organisation	East Dorset District Council
Milborne St Andrew Parish Council	Southern Electricity
National Grid	British Gas
National Grid Property Ltd	Civil Aviation Authority
Natural England (Head Office)	Equal Opportunities Commission
Natural England (Dorchester)	British Telecommunications
Network Rail	Scottish and Southern Energy

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Appendix E – Communal Assets and Green Spaces

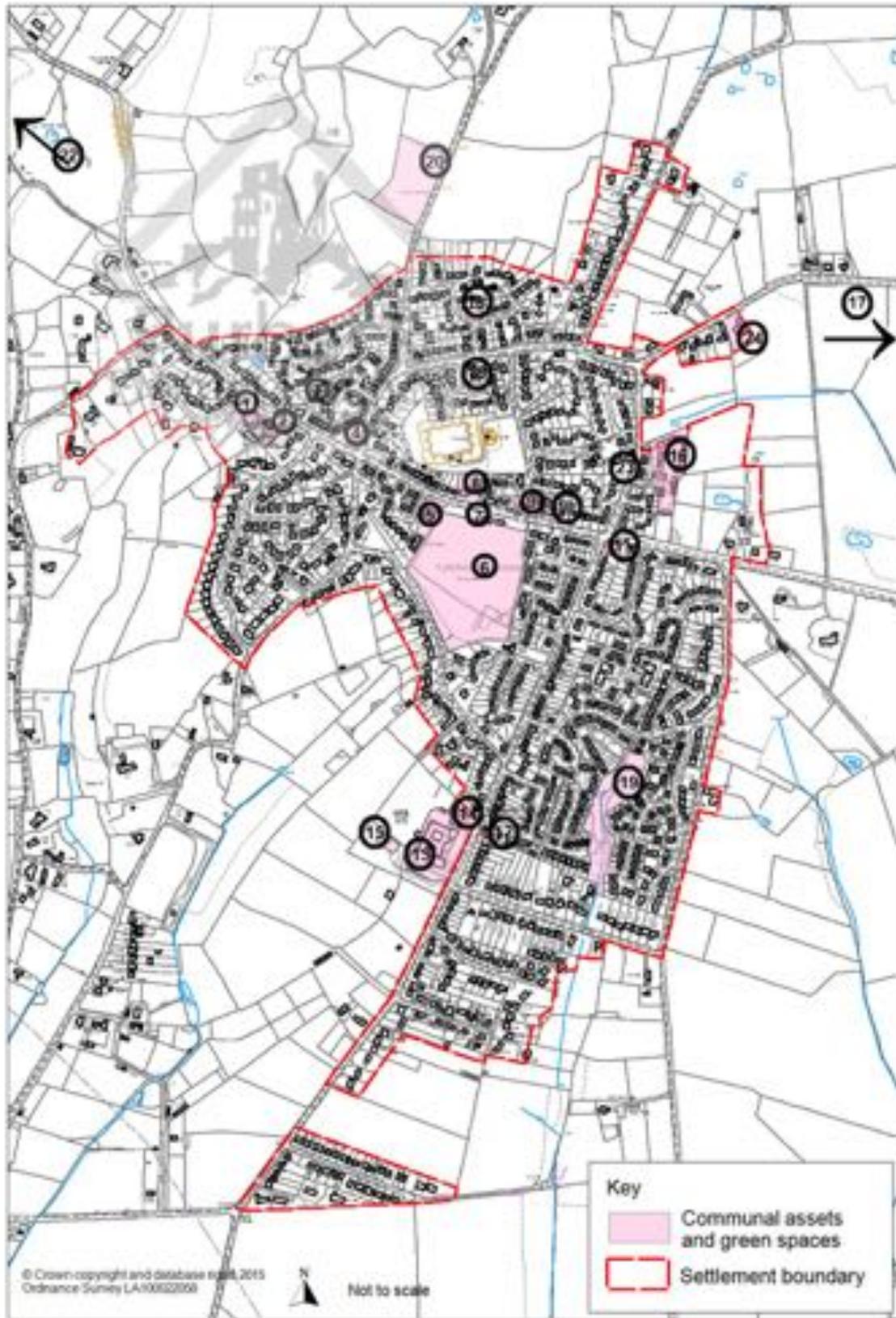
Note that this appendix may be updated periodically during the lifetime of the LMNP. Any changes to the appendix will be approved by the Lytchett Matravers Parish Council and submitted to Purbeck District Council as discrete amendment to a single appendix only.

Both the current and any historic versions will be accessible through the Lytchett Matravers Parish Council web-site.

1. The Chequers public house and surrounding area
2. Local businesses in the High Street
3. The Army Cadets Hall and Youth Hall
4. The green space around the War Memorial on the corner of High Street and Lime Kiln Road
5. The Lytchett Matravers Village Hall and surrounding green space
6. The Lytchett Matravers Recreation Ground registered as a Field In Trust (FIT)
7. The Scout Hut and Sports Pavilion
8. The Doctors' surgery and the nearby pharmacy
9. The Lytchett Matravers Library
10. The local shops and businesses in Purbeck Parade
11. The Rose and Crown public house
12. Local businesses in Wareham Road
13. Lytchett Matravers School, educating local children aged rising 5 to 11.
14. Lytchett Matravers Pre-School, educating local children aged 2 to rising 5.
15. The Lytchett Astro (Multi Use Games Area).
16. Freeland Park businesses
17. Sunnyside Farm businesses
18. Interspersed green spaces within residential areas (e.g. between Old Chapel Drive and Scutts Close and in Frys Close)
19. The green stream-side walks through the valley between the Spinney and Fosters Spring/Gibbs Green down to Deans Drove through the new footpath (Willow Walk).
20. The allotments along Castle Farm Road
21. The quiet, semi-rural network of country lanes, bridleways and footpaths around which the parish is based, including the 'round the village' circuit
22. St. Marys Church
23. The Methodist Chapel
24. The British Legion Hall

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Communal Assets Identification:



Appendix F – Village Amenities Summary

Publicly Owned Amenities

The following amenities are all in public ownership, thus their future use and maintenance can be influenced by the village through Lytchett Matravers Parish Council or other agencies.

Lytchett Matravers Village Hall

The Village Hall is a Registered Charity held in trust for the village and administered by the Village Hall Management Trustees (Committee). The hall is in regular use for private functions by a wide range of local clubs and societies. These include, but are not limited to:

- St. Marys Church
- The Castle Players
- W.I. and Not Just W.I.
- Badminton groups
- Zumba, Pilates, Dance groups and other fitness groups
- Surestart
- Charity Fund-raising evenings
- and many others

In 2001 plans were drawn up to modernise and improve the Village Hall, but were not progressed. The plans would provide long term benefits for all village users. They would allow multiple organisations to use the building (the main hall and Blanchard Room could be separately hired out without the current noise issues), improved facilities for users (e.g. better changing rooms and kitchen), reduced running costs and enabling the building to become a focal point for village-based activities (with a more attractive aspect facing directly onto the recreation ground and the improved facilities inside).

They are included as an LMNP long term objective under Strategic Village Improvement #5 (SVI 5):

- Move entrance to the other side of the building and provide parking at the side
- Move the stage to back of the main hall as an extension
- Replace and lower the roof with a more eco-friendly version to extend over Blanchard Room, thus eliminating current 'flat roof' problems
- Develop and extend the existing Parish Council Office to provide another meeting room available for hire.

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Lytchett Matravers Library

The village library is the most successful non-town library in Dorset and its use is increasing. This is due to both the library staff and the efforts of the 'Friends of the Library'.

As well as being a thriving traditional library, it also hosts a variety of other village functions. These include, but are not limited to:

- Multiple children's activities including Rhyme Time, Library Gets Lively, Chatter Books, Summer Reading Challenge, Arts Award and so on.
- Health Visitor clinics and Sure Start sessions
- Regular visits from schools and pre-schools
- Young People (e.g. Duke of Edinburgh Award skills and volunteering for the summer Reading Challenge)
- Adults (reading and craft groups, author visits, home deliveries including to a care home)
- 'Surgeries' including the local MP, Citizens Advice Bureau and PACT
- The Friends of the Library, Twinning Association, WI
- Consultation presentations by Purbeck District Council

The library is owned and run by Dorset County Council, although the Lytchett Matravers Parish Council does pay for the library to be open for an additional hour. This is a legacy of earlier cutbacks in opening hours.

The Friends of the Library believe that the best way to ensure the future of the library is, in conjunction with Dorset County Council, to extend the present building to expand the range of services on offer. This will ensure the future of the building and library into the future. The proposed extension would provide:

- Greater space for books and other borrowed media
- Facilities for internet use by more elderly residents
- Ability to act as a village reference library with secure storage for village records
- Expansion of the current coffee mornings
- Small meeting space for education. e.g. internet classes

This expansion is included as an LMNP long term objective under Strategic Village Improvement #4 (SVI 4):

Youth Hall and Scout Hall

The Youth Hall is an old prefabricated building in poor condition and beyond economic repair. The building is situated on land leased by Lytchett Matravers Parish Council from Dorset County Council. It owes its name to its former use as a youth club venue. The Hall is now mainly used by the Lighthouse Church, who use it for both worship and regular social activities in support of the community, including sessions aimed at young families, children and youth activities. The Hall is also available for use by clubs, for charity events and private hire.

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The Scout Hall is owned by Lytchett Matravers Parish Council and leased to the Scout Association (1st Lytchett Matravers Scout Group). This building was last refurbished in 1996, but the heating system is only 2 years old. However, it is in dire need of modernisation such as improving energy efficiency, better lighting and providing disability access.

The Scouts have also outgrown the present building and wish to move to larger premises. The Lytchett Matravers Parish Council is working with the Scouts to transfer the lease of the Youth Hall to the Scouts to allow them to access central funding to rebuild that facility as a purpose made centre. The Scouts already have detailed plans and have made an initial presentation to Purbeck District Council with the support of Lytchett Matravers Parish Council.

Once that move is completed, that would allow the redevelopment of the current Scout Hall as a multi-purpose community meeting facility. This could be used for other associations such as the Girl Guides and the Lighthouse Church. It would also have specific usage by the Lytchett Matravers Parish Council as a central purpose built meeting place.

This expansion is included as an LMNP long term objective under Strategic Village Improvement #1 (SVI 1).

Sports Facilities

The Lytchett Matravers Recreation Ground (the Rec), including the land on which the Sports Pavilion is sited, is owned by Lytchett Matravers Parish Council. The Recreation Ground has been dedicated as a public playing field and recreation ground as "The Queen Elizabeth II Field, The Recreation Ground". This has been achieved via The National Playing Fields Association operating as Fields in Trust and protects the site from development in perpetuity.

The Sports Pavilion building is leased by the Sports Club and is used heavily throughout the year. After about 40 years of use, this building is now in need of major refurbishment. It also needs to be more energy efficient, need an upgrade of the whole changing room facilities and redecorating throughout.

The pitches underwent specialised work on drainage about 3 years ago, but that has not been a success. In fact, it has led to the relocation of the cricket team because of the unevenness of the outfield.

However, the number of football players, both senior and junior, has shown a significant increase over the last 3 years or so. As of now, there are over 300 children covering 22 teams. Consequently they are seeking expanded facilities and additional playing pitches.

The Lytchett Astro (or Multi Use Games Area - MUGA) is situated next to Lytchett Matravers Primary School. The land is owned by Dorset County Council and leased to Lytchett Matravers Parish Council. The Lytchett Astro is in turn leased by Lytchett Matravers Parish Council jointly to Lytchett Matravers Primary School and the Sports Club who are thereby responsible for its maintenance. The Lytchett Astro has been well used and is also now in need of refurbishment. It also transpires that it should have been larger with more properly constructed goals to comply with F.A. standards. In addition, there have been many requests for adjoining changing facilities.

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There is a potential opportunity to combine some of the Lytchett Matravers Primary School sports facilities together with the Lytchett Astro and its surrounding area together with an additional field owned by Dorset County Council at the rear of the school playing field to create a new sports area and complex. Access to this area will be twofold:

First, by using the new walking access route starting in the village centre and going via Eldons Drove to the rear corner of the Lytchett Matravers Primary School playing field. This route can provide access through to the new sports complex and the Lytchett Astro beyond.

Second, by developing the entrance pathway to the Lytchett Astro as an additional parking area. This could then be used by excess school traffic during mornings and afternoons and can also provide access to the Lytchett Astro and the new sports complex.

This expansion is included as an LMNP long term objective under Strategic Village Improvement #1 (SVI 1).

Village Centre Parking

Public parking facilities within the village centre comprise the car park along the north side of the Lytchett Matravers Recreation Ground (effectively a part of this area), roadside parking along the High Street and the access road in front of the High Street shops. The Lytchett Matravers Recreation Ground car park is owned by Lytchett Matravers Parish Council, who is responsible for its upkeep and maintenance.

The Neighbourhood Plan Questionnaire responses with regards to parking in the centre of the village indicated that this was clearly an issue for many residents, both pedestrians and car users. In particular, deliveries to the Tesco store were a significant issue. The frequent blocking of the disabled car parking space and general access issues for disabled pedestrians was raised.

Changing the layout of the area outside the shops to clearly delineate delivery access and disabled parking are clearly important. Opening up the Recreation Ground car park to encourage more shoppers would also be beneficial.

Any changes to the layout of parking and access adjacent to the High Street shops would have to be reviewed with the Dorset County Council Highways department. This has been discussed with them at a conceptual level and they have asked the Lytchett Matravers Parish Council to work with them to go through the Local Transport Plan process to carry out a feasibility study.

Lytchett Matravers Primary School

Issues concerning traffic management and parking around the Lytchett Matravers Primary School have been included in the plans for the expansion of the sports 'centre' adjacent to the school. These include the 3 key initiatives to address the current issues:

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1. Encourage walking to school and establish new safe route to make that as easy as possible by opening up the path from Eldons Drove to the corner of the school playing field.
2. Remove the bottleneck caused by the bus stop to give more space around the school crossing patrol area
3. Develop additional parking spaces at the entrance to the Lytchett Astro that can alleviate parking on Wareham Road and the surrounding roads. This parking area will have a dual purpose; overflow parking for school pick-ups especially in the afternoons and parking for the expanded sports facilities around the Lytchett Astro and at the field behind the school playing field.

Privately Owned Amenities

The following amenities are in private ownership, but have a community purpose. While the Lytchett Matravers Parish Council does not have any direct influence, the function and facilities they provide and as important as those above.

Royal British Legion

The Royal British Legion Hall and is owned by the Royal British Legion (RBL), but is subject to a covenant by the original landowners restricting its use to a Royal British Legion. The site was managed by the Lytchett Matravers Branch of the RBL but, as the branch has been dissolved, there is now no local management.

Currently, there are no clear plans for the building. The Lytchett Matravers Parish Council is in contact with the Royal British Legion and would like to investigate the possibility of its use as a village community centre.

Since the building and land will become 'available' for a number of potential uses including housing development, the Lytchett Matravers Parish Council will have to approach the village separately if any communal opportunity arises.

Army Cadet Hall

The Cadet Hall is a community asset to both girls and boys aged between 12 and 18 who want to be army cadets. The hall is effectively owned and funded by the MOD who sponsor the Army Cadet Force with the aim of developing good citizens using a military ethos. The hall is available only for use by the cadets.

St Mary's Church

St Mary's Church is located outside the village in a remote location. Due to a lack of modern heating, the church is currently shut over the winter, reopening in the spring. The church is a listed building and parts of it date from Norman times, probably getting on for 1,000 years old and agreement on resolving these issues is protracted.

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During the months the church is closed, the congregation hold joint services with the Methodist Church on their premises and in the Village Hall. Despite the closure of the church building, they continue to run a range of activities for the parish community from the Village Hall.

Methodist Church

Centrally located within the village, the Methodist Church is regularly used for a range of village activities; including coffee mornings, meetings and U3A activities. The building's small size and primary use as a place of worship preclude its use for further activities.

Doctors Surgery

The surgery is owned by the Adam Practice.

The responses to the village survey in relation to medical facilities showed a high level of dissatisfaction with the current level of service provided by the surgery. The consensus of the responses was that this was not sufficient to be able to support a large village of the size of Lytchett Matravers, let alone the additional demands that would be created by an increased village population resulting from any new development. The main issue was that the surgery was too busy for its size, with difficulty in getting appointments being a particular concern.

The Adam Practice do not currently have any plans for development of the site, but would consider proposals. They have investigated in the past various routes for the redevelopment of the surgery, but to date there was not a financially viable way forward. This is partly due to the lack of NHS building grants.

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Appendix G – Sustainability Check List

Sustainability Objective	Decision-making criteria	Impact			Notes
		+ve	0	-ve	
1. To maintain or enhance features of historic and cultural importance	How will it impact upon archaeological sites, scheduled ancient monuments, conservation areas and listed buildings, in addition to other culturally important features?		0		None relevant.
2. To maintain, protect and enhance the landscape, townscape and seascape	How will it impact upon the special character of the village?	+ve			New development to preserve and enhance the appearance of the village, including provision for adequate storage space and sustainable waste management. Increased self-containment of village by improving village centre facilities. Strengthened cultural and sporting facilities. Resist any significant road development, through traffic and large commercial vehicles except for access; traffic calming measures, including 10mph speed limit pedestrian priority area in village centre and 20mph speed limit 'home zones'.
	How will it impact upon the distinctive qualities and features of the area?	+ve			Maintaining distinct village perimeter. Resist development to the South and South East of the village to preserve long range landscape quality looking North from Isle of Purbeck. Resist development more than 10 minutes walk from village centre.
3. To reduce the contribution to climate change.	How will it impact upon air quality and produce greenhouse gases?	+ve			Compulsory public consultation and scrutiny of development proposals. Encourage greater self-containment, new development close to village centre and concentration of facilities in village centre to reduce number of car journeys.
	How will it impact upon energy and water conservation and efficiency?	+ve			
4. To reduce vulnerability to climate change	How will it impact upon vulnerability to flooding, sea level rise and coastal erosion?		0		
	How will it impact upon self-sufficiency and resilience to climate change impacts?	+ve			Encouragement of industrial, commercial and retail activities to increase self-sufficiency. Safeguarding of existing green spaces and other green assets and requirement for new developments to provide open spaces with green assets, notably native arboreal species local to the area.
	How will it impact upon productive agricultural land which provides local food security?		0		

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5. To maintain or enhance soil and water quality	How will it impact upon soil quality, particularly productive agricultural land?	+ve		New development to incorporate Sustainable Drainage System (SUDS) to manage water runoff from site. New development to mitigate against nitrate pollution.
	How will it impact upon water quality?	+ve		
6. To protect or enhance biodiversity, geodiversity and the quality of natural habitats	How will it impact upon habitats, species and sites of wildlife interest, and designated areas on the basis of ecological importance (such as SAC, SPA, SSSI and SNCI)?	+ve		No designated areas for ecological importance in or around Lytchett Matravers will be affected.
	How will it impact upon the provision of new or improved wildlife habitats and corridors?	+ve		Development policies encourage the provision of open spaces and green assets and the protection of important hedgerows to provide wildlife corridors.
	How will it impact upon sites of geological interest?	+ve		Landscape quality designation will be sought for the undulating land with its semi-natural ancient woodland running in an arc around the village from north east to the north west to the south west.
7. To encourage the development of sustainable, safe and vibrant communities to improve quality of life	How will it impact upon access to essential services (such as health facilities), leisure facilities, community facilities, and cultural activities by sustainable modes of transport?	+ve		Development of wider range of village centre shopping/cultural facilities including expansion of village library and village hall with enhanced parking facilities and 10mph pedestrian priority zone in High Street.
	How will it impact upon access to recreational facilities, such as green open spaces, by sustainable modes of transport, promoting healthy lifestyles?	+ve		Expansion of sports facilities. Walk to primary school development.
	How will it impact upon human health?	+ve		Promotion of outdoor activities. Through provision of a central route, promote walking between village facilities. New developments to be pedestrian-friendly with walking/cycling routes to village centre and village centre pedestrian priority zone.
	How will it impact upon the amount of criminal activity, the fear of crime, and anti-social activity to create a safer community?	+ve		New developments subject to consultation and scrutiny by residents on these matters. Design principles require landscape-led design and groups of houses located in attractive, inclusive and secure spaces. Development of cultural and sporting facilities to appeal to all age groups. Development of youth facilities. Traffic measures to reduce through traffic and calm traffic speeds within the village including 20mph "home zones" and 10mph pedestrian-priority village centre.

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8. To encourage sustainable economic growth	How will it impact upon economic activity or provide employment opportunities?	+ve		Plan requires balance between development and employment and infrastructure improvements. Industrial, commercial and retail development encouraged.
	How will it impact upon accessibility to training and education facilities?	+ve		Development of additional cultural facilities.
9. To provide decent, affordable housing that meets the need of the local community	How will it impact upon availability of decent, affordable housing?	+ve		Affordable housing development on already identified sites at percentages required by Purbeck Local Plan/National Planning Policies more than sufficient to meet identified parish need. New developments subject to consultation and scrutiny by residents on these matters. Design principles include appropriate mix of dwelling types and sizes to meet local housing need.
	How will it impact upon providing the appropriate type and amount of housing to meet the needs of the local community?	+ve		
	How will it impact upon the number of people who are homeless or in temporary accommodation?	+ve		