

1 - Neighbourhood Plans



What is a Neighbourhood Plan?

- Neighbourhood Plans were introduced in the Localism Act 2011

- Neighbourhood Plans form Tier 3 of the Planning System. The other Tiers are:
  - Tier 1 – The National Planning Policy Framework (NPPF) – Written by the Government
  - Tier 2 – The Local Plan
    - A Local Plan for the Purbeck District was completed in July 2024
    - Dorset Council are working on the first Dorset Local Plan, expected to be complete by 2027. This will replace the Purbeck Local Plan.

- Lytchett Matravers was the first Parish in the Purbeck District to have a Neighbourhood Plan, completed in 2017

- The Neighbourhood Plan is:
  - A document written by people who live in Lytchett Matravers, people who know and love the area, rather than by Dorset Council
  - A document that sets out local policies to be taken into account by Dorset Council when planning applications are being assessed
  - A plan to help make sure that Lytchett Matravers gets the right types of new home developments in the right place

The NPPF, the Purbeck Local Plan, a draft of the Dorset Local Plan, and the Lytchett Matravers Neighbourhood Plan (2017) can all be found online.



Please take the time to look through this display, talk to the Members of the Neighbourhood Plan Working Group who are here, give us your views in the spaces provided on the last five posters in the display, and complete and return the Survey Questionnaires.

Your Help is needed to Create a New Neighbourhood Plan

- A lot has changed since 2017, and our Neighbourhood Plan is out of date

- The Parish Council has set up a Working Group to prepare a new Neighbourhood Plan

- This Plan will cover the period from 2027 to 2042

- We expect between 500 and 1000 new homes to be built in Lytchett Matravers during this period (see Poster 5)

- The Working Group need your help to make sure the new Neighbourhood Plan reflects what residents want, so that the new homes are built in the best places, and new housing developments reflect the character of the village

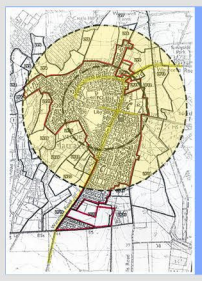
- This Open Day is part of a Public Consultation, to tell you about some of the ideas we have for the new Neighbourhood Plan, and get your views

- The last 5 posters in this display have spaces for you to express your preferences as part of this consultation

- We have also delivered Survey Questionnaires to all households and business premises in the Parish, to get your input. Spare copies are available here today if you need one.





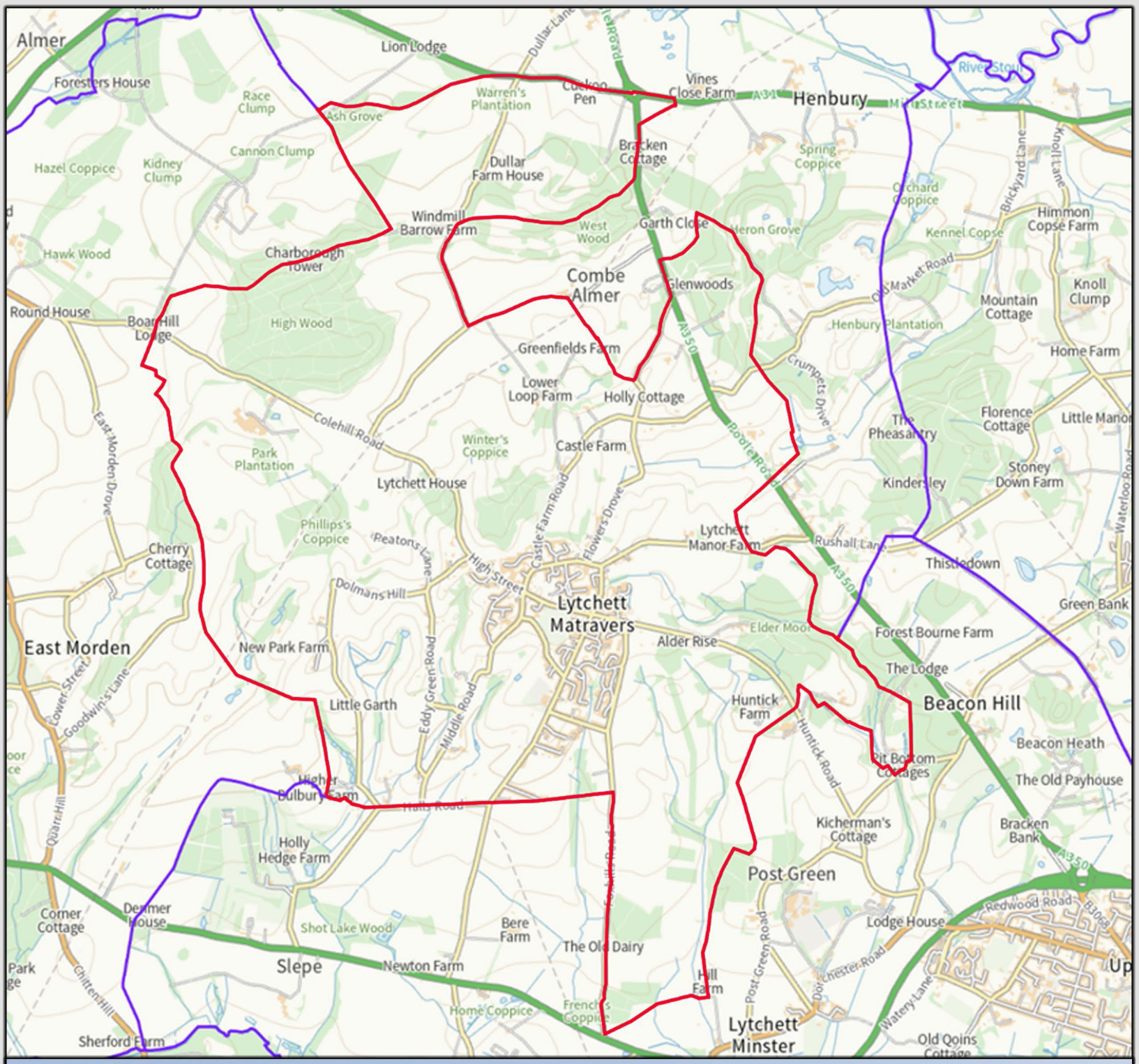


2 - The Neighbourhood Plan Area



The Lytchett Matravers Neighbourhood Plan is for the whole of the Parish, and applies to any new development (including house extensions) both within the village and in the surrounding countryside.

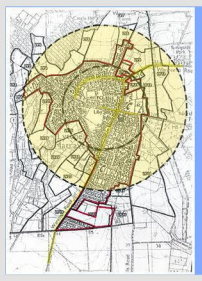
PARISH BOUNDARY IN RED



Our Parish covers an area of 3,413 acres.
At the heart of the Parish, our village covers an area of 215 acres.







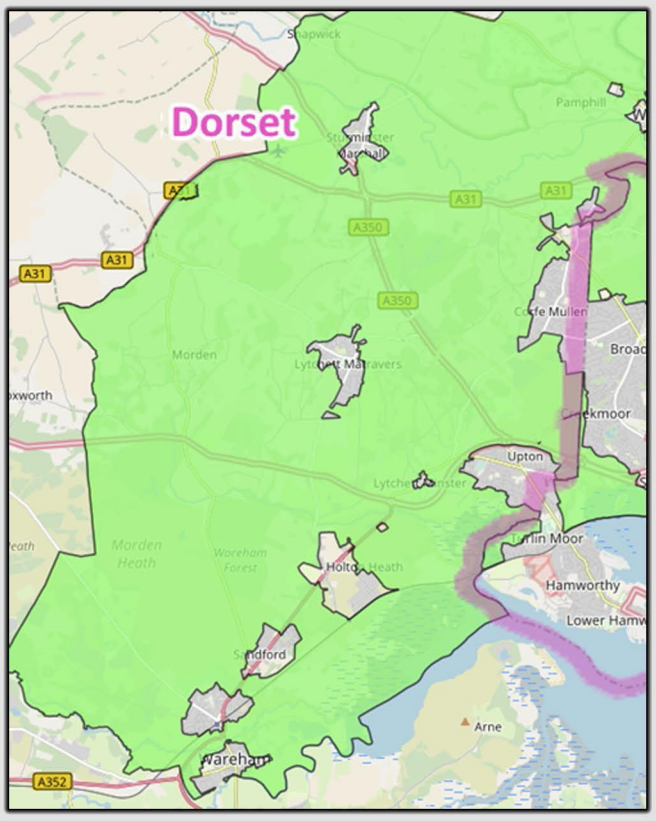
3 - The South East Dorset Green Belt



- The South East Dorset Green Belt was established in 1980. The map below shows the part of the Green Belt around Lytchett Matravers.

- The map shows that the Green Belt surrounds the village of Lytchett Matravers on all sides, and extends beyond the Parish boundary in all directions

- The 2021 Census results showed there were about 1530 Houses in the Parish of Lytchett Matravers, and the population was about 3,680. About 150 of these houses are in the Green Belt outside the village boundary.



- The purposes of the Green Belt are set out in the National Planning Policy Framework (NPPF), as follows:
  a) to check the unrestricted sprawl of large built-up areas;
  b) to prevent neighbouring towns merging into one another;
  c) to assist in safeguarding the countryside from encroachment;
  d) to preserve the setting and special character of historic towns; and
  e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

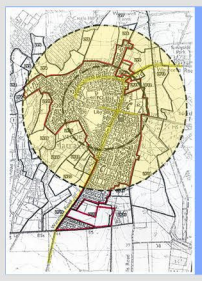
- The Government made a number of changes to the NPPF in December 2024, including the introduction of Grey Belt. This is land within the Green Belt that does not contribute strongly to any of purposes a) b) or d) above, and can be developed.

- The Government has said that Green Belt is more important around Towns than around Villages, making it easier for land in the Green Belt around villages to be classed as Grey Belt, so that it can be developed

- There are now a number of ways that houses can be built on land that is in the Green Belt, including the following:
  a) Converting redundant agricultural buildings
  b) Establishing a Rural Exception Site (RES) to provide Affordable Housing
  c) Classifying the land as Grey Belt (see above)
  d) Moving the Green Belt boundary (which can be done when a new Local Plan is completed)



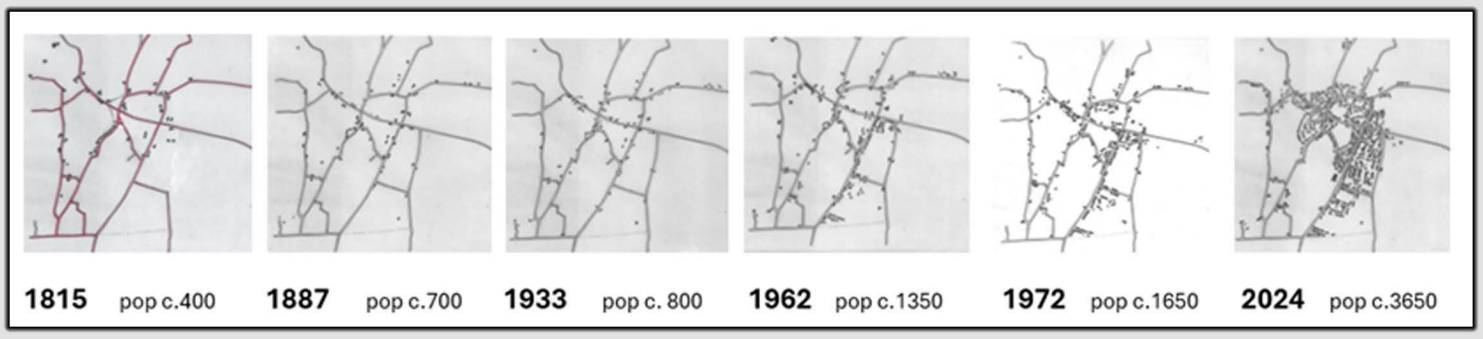




4 - How effective is the Green Belt?



Growth of Our Village Since 1815



Census Data

1981 – 880 Homes – Population 2,160

2001 – 1,380 Homes – Population 3,309

2021 – 1,530 Homes – Population 3,680

Major Developments since the Green Belt was Established in 1980

- Census data shows that in the 40 years from 1981 to 2021 about 650 new homes were built in Lytchett Matravers, increasing the size of the village by 75%
- This included a total of 355 new homes in nine Major Developments.

- Five of these developments, were “Infill”, constructed on land inside the Village boundary:

Turbetts Close	– 37 Homes – 1997/98
Cecil Place	– 41 Homes – 2007/8
Chequers Place	– 9 Homes – 2016/17
McDonald Place	– 25 Homes – 2018/19
Poppy Place	– 9 Homes – 2021/21

Total New Homes on Infill Sites = 121

- The other four were constructed on land that had been in the Green Belt, by moving the Green Belt boundary:

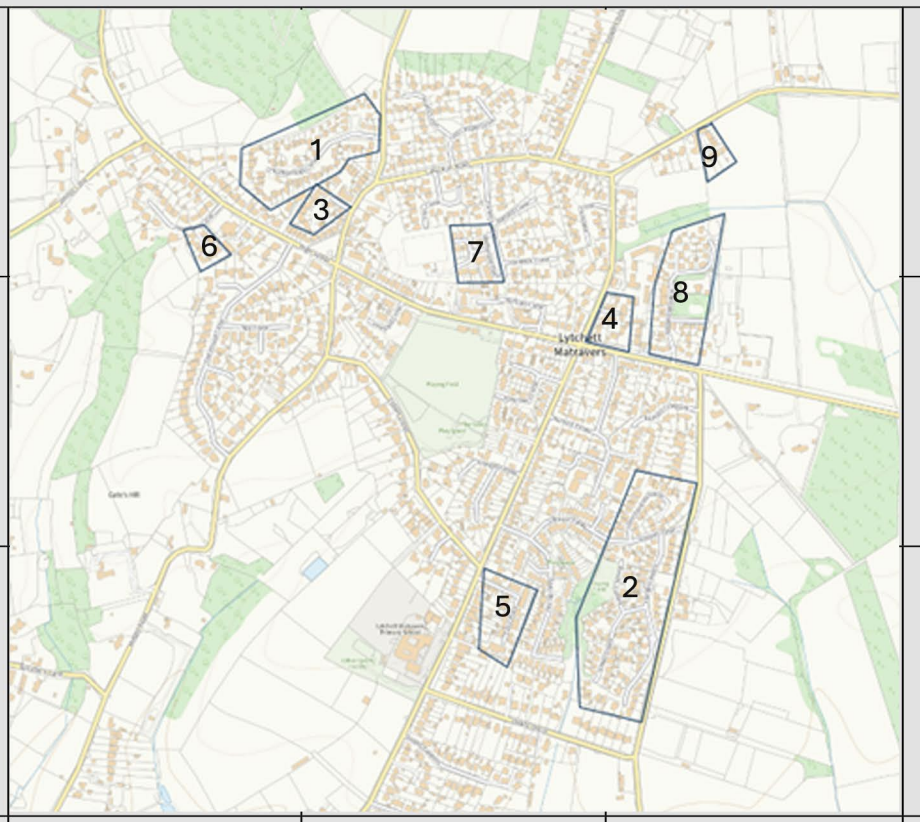
Charborough Close	– 61 Homes – 1986/87
Foxhills Drive, Trenchard Meadow, Landers Reach, Fosters Spring, Gibbs Green	– 117 Homes – 1992/93
Abbotts Meadow	– 10 Homes – 2000/01
Rozalia Meadow	– 46 Homes – 2019/20

Total New Homes on Sites Moved out of the Green Belt – 234

Location of Major Developments Since the Green Belt Was Established

1 - Charborough Close







2 - Foxhills Drive, Trenchard Meadow, Landers Reach, Fosters Spring, Gibbs Green

3 - Turbetts Close



4 - Abbotts Meadow



5 - Cecil Place



6 - Chequers Place



Foxhills Play Area



7 - McDonald Place



8 - Rozalia Meadow



9 - Poppy Place



Foxhills Open Space



An important part of the character and vibrancy of Lytchett Matravers is that different areas of the village have their own characteristics







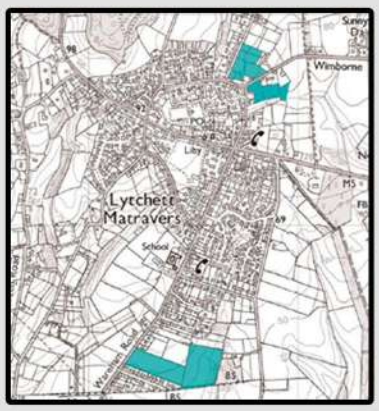
5 - Future Growth– New Housing



- There are no large areas of land left inside the Lytchett Matravers village boundary
- This means that future major developments will all be on land that is currently in the Green Belt

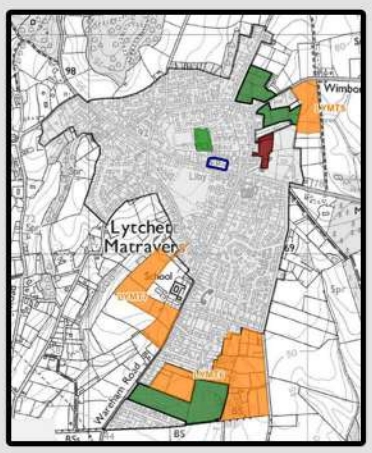
The Purbeck Local Plan – Completed in 2024

The Purbeck Local Plan moved the Green Belt boundary to create three Development Sites in our village providing 150 new homes (shown on the map below shaded blue)



The Dorset Local Plan 2021

In 2021 a consultation on the Dorset Local Plan showed a number of Development Sites in our village providing another 200 new homes (shown on the map below shaded orange)



Dorset Local Plan 2025

- In December 2024 the Government increased the Housing Target for the Dorset Council from 1,793 new homes each year to 3,219 new homes each year.
- Over the 17 year period of the Dorset Local Plan (2027 to 2044) this means the number of new homes needed has increased from 30,464 to 54,723.
- The Dorset Council must now find many more sites across the County to satisfy this new Housing Target.
- At the moment the Council are assessing eleven more sites around Lytchett Matravers (shown on the map below edged red).
- Some of these sites will be selected by the Dorset Council, providing more new homes, which will be included in a Public Consultation to be run in August.



New Sites Being Assessed by the Dorset Council

Adding The Purbeck Local Plan and Dorset Local Plan Sites Together:

Purbeck Local Plan	- 150 new homes
Dorset Local Plan 2021	- 200 new homes
Dorset Local Plan 2025	- 200 …. 300 …. 400 ??? – We Don't Know Yet
Total	- 550 to ????

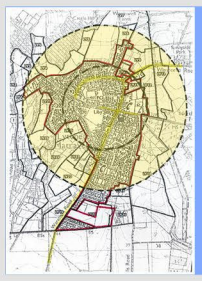
Major Development Proposed by Bloor Homes

- Right at the bottom of the New Sites map above is a site labelled LA/LMUP/011. This is part of a major development taking up most of the Lees Estate, which has been proposed by Bloor Homes.
- The total area of the development could provide between 2,000 and 5,000 new homes.
- Only a small part of the development will be in our Parish (we don't know yet how many of the new homes will be in our Parish), but the proposed development is big enough to have a significant impact.
- The picture to the right is taken from a document submitted to Dorset Council by Bloor Homes in 2021.
- We expect this development to be included in the Dorset Council consultation in the Autumn









6 - What Should the New Lytchett Matravers Neighbourhood Plan Say?

Part 1 - Objectives



Neighbourhood Plan Objectives

- To help us work out what policies should be in the Neighbourhood Plan, we have developed a set of Objectives.

- Please stick coloured dots in the boxes against each Objective to show how important you think they are

Objective	Not Important	Moderately Important	Very Important
Deliver, in a coordinated way, a suitable mix of new homes to satisfy the housing needed in Lytchett Matravers (see poster 7 for information about housing mix and design).			
Ensure that growth brings corresponding improvements to village infrastructure and facilities (see posters 8, 9, and 10 for examples).			
Retain the character of the village and wider parish.			
Promote a safe “walking and cycling village”.			
Promote local employment opportunities (see Poster 9).			
Promote environmentally responsible development, including energy efficient houses, open green spaces, wildlife corridors, etc.			







7 - What Should the New Lytchett Matravers Neighbourhood Plan Say?

Part 2 – Policies About New Housing



stick coloured dots in the boxes next to each Policy Idea to show how important you think they are

Policy Area	Policy Idea	Not Important	Moderately Important	Very Important
Where Should New Housing Go?	Within a 10 minute walk of the High Street (see the circle on the map)			
	Select Sites that Maintain separation between Lytchett Matravers and other towns and villages			
	Select Sites to Protect Important Views			
	Sites to have easy access to the main roads through the village, minimizing any new road safety problems			



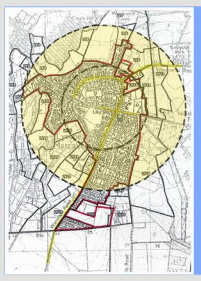
Area within a 10 minute walk from the High Street

stick coloured dots in the boxes next to each Policy Idea to show how important you think they are

Policy Area	Policy Idea	Not Important	Moderately Important	Very Important
Housing Mix: • Flats, bungalows, houses • Terraced, Semi-Detached, Detached • 1 bed, 2 bed, 3 bed, 4 bed	A mix of Housing to attract all age and family groups, encouraging both young and old to stay in the village			
	House design to match other areas nearby			
	Building Materials to match other areas nearby			
	Front gardens and front parking to create an attractive street scene			
Character & Design	New developments to provide appropriate amounts of public green spaces			
	Developments Designed for young families to include children's play areas			
	Siting and Layout to be sympathetic to the character of the village, including parking provision			
	Developments need to reflect the housing density (number of houses per acre) of nearby areas and the relationship between buildings and plot sizes, avoiding overlooking and allowing space for planting			







8 - What Should the New Lytchett Matravers Neighbourhood Plan Say?

Part 3 – Policies About the Environment, Transport, and Leisure Facilities



stick coloured dots in the boxes next to each Policy Idea to show how important you think they are

Policy Area	Policy Ideas	Not Important	Moderately Important	Very Important
Environment	Site Landscaping must include Wildlife Friendly Features, including trees and hedges			
	Houses to be built to high standards of Energy Efficiency, have renewable energy sources, and low carbon heating			
	New developments must respect Important Views, like the view of Poole Harbour			
	Green Spaces to be provided within developments to suit the housing mix			
Transport	On site roads to create People Friendly Streets			
	On site pathways to link to surrounding Walking & Cycling routes, avoiding closed cul de sacs			
	A mix of Garage Parking, Off Street Parking, and On Street Parking to create attractive street scenes			
	On Site Roads must add to the local character, build on the public realm, and create attractive street scenes			
Leisure Facilities	Housing Developments designed to attract young families must include Children's Play Areas			
	Open Spaces within developments must include Seating Areas for people to meet			
	Major Developments must provide for new allotments and/or community growing spaces			
	Major Developments must include provision for the needs of children, teenagers, and the elderly			







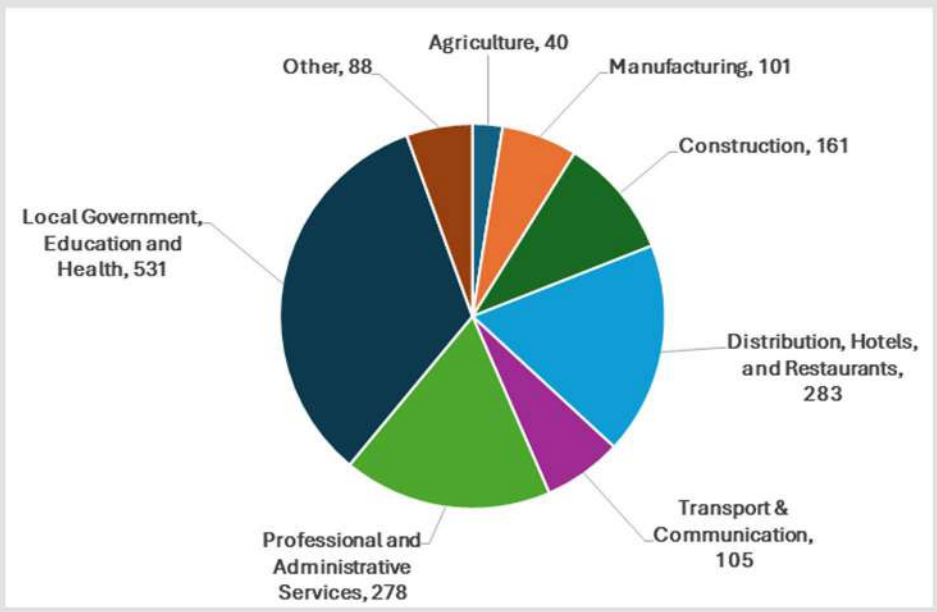
9 - What Should the New Lytchett Matravers Neighbourhood Plan Say?

Part 4 – Policies About Employment

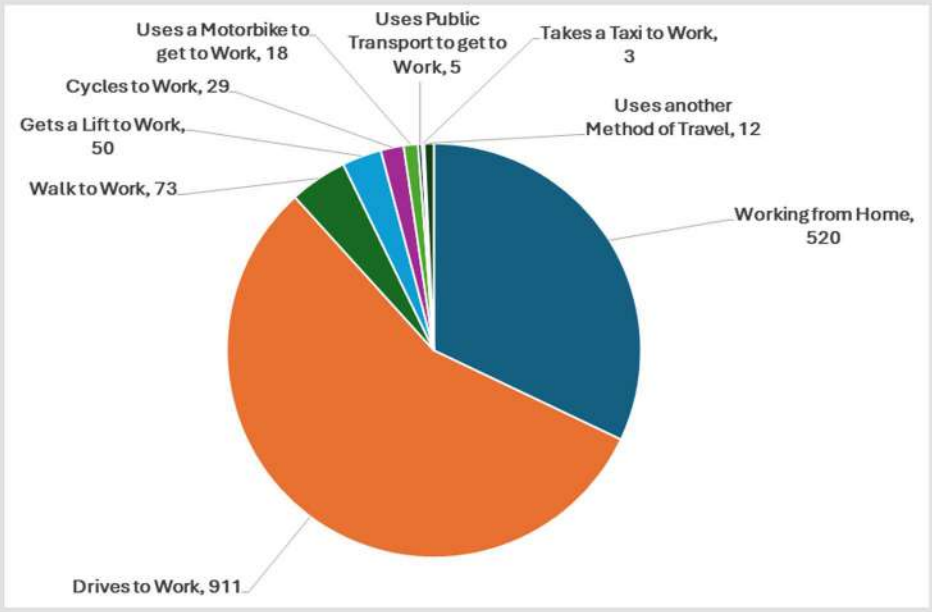


- Over the last 100 years or so the economy of Lytchett Matravers has changed dramatically. At the beginning of the last century Lytchett Matravers was a largely self-sufficient rural economy, with various businesses within the Parish, and local farms producing food for local people. Since then, the Bournemouth, Christchurch, and Poole conurbation has grown massively and this has provided opportunities for Lytchett Matravers to grow as well, becoming more and more dependent on Bournemouth, Christchurch and Poole for employment, shopping, leisure, and recreation.

The 2021 census showed that out of a total population of ~ 3,680 people, there were ~3,000 of Working Age, and ~1620 of these were in employment. The pie chart shows the types of jobs they had.



- The chart below uses information from the census to show how those in employment travel to work



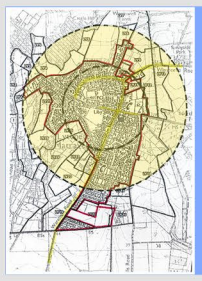
- The Neighbourhood Plan Working Group are keen to ensure that more employment opportunities are created within the Parish, reducing the need for road journeys, and reducing traffic congestion on our roads.
- The options being considered include those listed in the table below.

stick coloured dots in the boxes next to each Policy Idea to show how important you think they are

Policy Ideas	Not Important	Moderately Important	Very Important
Ensure that existing Employment Space in the Parish is preserved, and not converted into housing			
Encourage the development of more Industrial Estates, either inside the Village or outside the Settlement Boundary (e.g. in redundant agricultural buildings) 			
Encourage Developers to include office space in houses			
Encourage the provision of a Business Hub in the Village Centre, including workstations, meeting rooms, high speed internet, etc.			
Encourage Developers to include workspaces within Housing Developments.			
Establish an Employment Zone in the Village			
Protect the viability of farming, which contributes to both the local economy and the landscape			







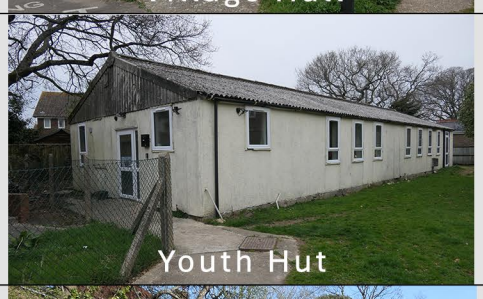
10 - What Should the New Lytchett Matravers Neighbourhood Plan Say?

Part 5 – Improvements to Village Infrastructure



- Property Developers have to contribute towards any improvements needed to local “Infrastructure” as a result of new homes being built, to allow for the increase in the number of people living here
- The “Infrastructure” might include:
  - Community Spaces like the Village Hall and Library
  - Off road car parks
  - Walking and Cycling routes
  - Sports and Recreation facilities
- The Neighbourhood Plan Working Group is considering a number of infrastructure projects to be included in the new Neighbourhood Plan, paid for by contributions from Property Developers
- These projects are listed below.

Please stick coloured dots in the boxes next to each project to show how important you think they are

Infrastructure	Improvement Project	Not Important	Moderately Important	Very Important
 Village Hall	There are various options to improve the Village Hall including: • Refurbish • Extend to add more rooms • Extend with additional space for the Scouts and/or Sports Pavilion (making more space for shops etc)			
 Youth Hut	The Youth Hut has been brought back to life, and is being used for: • a Youth Club • a Young Mothers group • Open Café • Pom & Twirl • Lunch Club • Book Club The building is fairly old, and needs to be completely refurbished or replaced			
 Cycle Path	• A number of options have been discussed with Dorset Council for a safe walking and cycling route to Lytchett Minster. • This is needed for children from the village cycling to the Lytchett Minster Secondary School, and also for people cycling to work in Upton, Poole, or Holton Heath, or to the shops in Upton and Hamworthy. • No progress has been made because the Dorset Council does not have sufficient funding for this project.			
 Sports & Recreation	• There is a field behind the Primary School that is owned by the Dorset Council. • The plan is to develop this field to provide more Sport & Recreation facilities, including more football fields for Youth Football, with changing rooms and showers, etc. • These facilities would be shared with the school.			
 Village Centre Shops, Places to Eat, and/or Offices	• The Parish Council own the Recreation Ground. • Some of the land between the Recreation Ground playing area and the High Street could be used for more shops, places to eat, or offices. • If the Village Hall is extended to incorporate the Sports Pavilion and Scout Hut, this would free up more space for these uses.			



