Lytchett Matravers Parish Council

Summary Report – Neighbourhood Plan 2 (LMNP2) WG

April 2025

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

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

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

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

Dependencies:
- New NPPF and introduction of the concept of grey belt – land in the Green Belt that can be developed
- New Housing Targets for the Dorset Council ~80% higher than previous
- DC SHLAA sites around LM are extensive and include large areas towards Lytchett Minster. DC have indicated that the new Housing Targets may lead to many of these being considered.

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

Status/Next Steps:
1. Jo Witherden engaged as NP consultant with the offset of a Locality grant.
2. Select which sites require Strategic Environmental Assessments in coordination with DC
3. Apply for Technical Support Package from Locality to include SEAs and Design Code.
4. Identify and cost and PC projects that satisfy criteria for CIL and S. 106 funding.
5. Need to set out a village plan for the next 20 years showing PLP, DLP and other preferred sites
6. Prepare materials and arrangements for public consultation
7. Follow up with Wessex Water on wetlands and Natural England nitrates/phosphates
8. Engage with local developers to influence choices regarding green spaces, village connectivity, parking arrangements, design guides, etc.

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

Appendices:
See NP2WG report

LMNP2 WG Meeting

- Dorset Council have provided a Housing Requirements analysis for Lytchett Matravers. This looks at the Housing needs for the period from 2021 to 2038, and prior to the application of the new Housing Targets set by Westminster. The analysis gives a total requirement over this 17 year period of 533 new homes – 105 new homes completed since 2021, 5 new homes underway, 150 homes on the 3 sites allocated in the Purbeck Local Plan, 200 homes on the preferred sites shown in the 2021 draft of the Dorset Local Plan, and 73 new homes through windfall from now until 2038. This requirement will need to be reassessed once the period for the revised Neighbourhood Plan is established, and once Dorset Council has developed a new Spatial Strategy to reflect their increased Housing Target (probably sometime in 2026).
- Good progress has been made towards the Public Consultation planned for May/June. First draft display panels have been prepared for Open Days intended to be held in the Library, a first draft for a Survey Questionnaire for businesses located in the Parish has been prepared, as well as draft communications about the consultation. Members of the WG have provided comments on the display panels, which will be revised. Work on the Survey Questionnaire will be carried out as a priority, and a further review of materials will be carried out at the next WG meeting in May.
- A set of Objectives has been drafted for the Neighbourhood Plan, which can be used to derive policies. This work needs to be completed to inform a planned assessment of SHLAA sites around LM to identify those which might be considered to be Grey Belt, and which satisfy defined site selection criteria (derived from the NP Objectives).
- A sample of Design Codes prepared by AECOM for different settlements as part of Locality Technical Support Packages have been reviewed. The approach taken by AECOM has been to identify a small number of areas within settlements which have distinct “characters”, then define a set of Design Codes, and subsequent refine these Codes to create variations to be adopted for new housing in each identified area ensuring a match with existing housing.
- A PPG titled "Advice on the Role of the Green Belt in the Planning System" published by the Government on 27th February set out the how to assess land to see if it can be treated as Grey Belt. The guidance related to purposes a, b, and d of the Green Belt as set out in the NPPF. The guidance said that villages were not considered to be large built-up areas in relation to purpose a), that purpose b) applied to towns and not villages, and purpose d) related to historic towns and not villages. This significantly weakens the criteria to be used when assessing land surrounding villages, such that more land in the Green Belt around villages might be considered to be Grey Belt, and therefore suitable for development. A paper has been prepared setting out an option for the Parish Council to take action for LM to adopt the status of being a town. However, it is not clear if this would be effective in relation to assessing land as Grey Belt. Dorset Council have been asked to consider this matter and provide their opinion as LPA.
- Discussions about the proposed development of land to the west of Lytchett Minster by Bloor Homes has led to:
    a. A suggestion is to explore applying to Dorset Council to change the area designated for the Neighbourhood Plan to include a strip of land between Lytchett Matravers and the A35, thereby bringing part of the Bloor Homes development into the Neighbourhood Plan area.
    b. Agreement that an invitation from the Fairthorn Consultancy (who are promoting the Bloor Homes proposal) to a meeting should be accepted.
    c. Agreement that the Parish Council/WG should liaise with the Lytchett Minster & Upton Town Council on these matters.

Recommendation – the Parish Council should contact the Lytchett Minster & Upton Town Council to propose a meeting.