Lytchett Matravers Parish Council

Summary Report – New Neighbourhood Plan (LMNP 2026) WG

May 2025

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

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

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

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

Dependencies:
- New NPPF 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. A set of draft Objectives has been developed for the NP from which policies can be derived.
3. Materials and arrangements are in place for a public consultation consisting of a Residents Survey and a Business Survey being delivered during the week beginning 21st June, and Open Days on 28th & 29th June.
4. Preliminary discussions have been held with the Lytchett Minster & Upton Town Council about a proposal to extend the Area Designated for the Neighbourhood Plan to include the village of Lytchett Minster.
5. Engage with local developers to influence choices regarding green spaces, village connectivity, parking arrangements, design guides, etc.
6. DCHLG has announced that the programme of grants and Technical Support Packages for Neighbourhood Planning delivered in recent years by Locality has been cancelled.
7. Identify and cost any infrastructure and facilities projects needed as a result of new home developments, to be funded by CIL and/or S. 106 funding, including impact of Bloor Homes development
8. Prepare submissions to the Dorset Council Local Plan consultation due to start on 18th August.

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

Appendices:
See NP2WG report

LMNP2 WG Report

- Survey Questionnaires have been finalised for Residents and for Businesses ready for printing for delivery to all households in the Parish and over 100 businesses based here. These are to be delivered during the week beginning 21st June. A Freepost Licence has been secured from the Royal Mail to be used for return of responses to the LMPC office. An online version of the residents survey has also been set up using Survey Monkey.
- A series of 10 posters has been finalised and printed to form the focus of 2 Open Days on 28th & 29th June, the first in the Village Hall and the second in the Library.
- The LMPC website has been revised to provide information on the project re-started in 2024 to create a new Neighbourhood Plan, giving an update on progress, and promoting the public consultation.
- Documents published on the Dorset Council website on 17th June included a paper seeking approval from the Dorset Council Cabinet for the Public consultation on the Dorset Local Plan. This paper will be presented to the cabinet meeting on 24th June. The paper included very little information about the content of the consultation, and can be summarized as follows:
    a. The Local Plan is to be submitted to the Secretary of State for Examination by the end of December 2026.
    b. The consultation will start on 18th August and last for 8 weeks.
    c. The consultation will be focused on preferred sites, aiming to demonstrate a 5 year land supply which satisfies the new Housing Targets
    d. The consultation will only include limited information on proposed policies to be included in the Local Plan, because there is uncertainty about the impact of the new National Development Management Standards being developed by the Westminster Government.
    e. The Dorset Council has work underway to develop a Dorset Design Code. This will include a number of layers, including a layer providing coding for sites allocated in the Local Plan.
- The DCHLG have announced that the programme of grants and Technical Support Packages for Neighbourhood Planning, previously delivered through Locality, has been cancelled. The NPWG will need to consider the implications of this for the NP project, including the extent to which work can be funded by the LMPC, and the extent to which the proposed content of the NP may need to be reduced to reflect budgetary constraints.
- The Mayor of Lytchett Minster and Upton Town Council (LM&UTC) attended the WG meeting in June to discuss the proposal to extend the Designated Area for the NP to include the village of Lytchett Minster. LM&UTC have action in hand to identify residents of their area to join the WG to participate in the NP project representing the interests of Lytchett Minster.
- A second meeting has been held with Catesby Estates to discuss developments to the design of their proposed development of a 13 acre site on the corner of Foxhills Road and Huntick Road.
- A second meeting has been held with Wyatt Homes to discuss their proposed developments on 3 sites allocated in the Purbeck Local Plan, and also a number of sites they are promoting for allocation in the emerging Local Plan. They have advised that a planning application has now been submitted for the site next to Flowers Drove, and that they are in discussions to secure options agreements for further plots of land near the Primary School which they are promoting for allocation in the emerging Dorset Local Plan. They reported that the site layouts for the various sites are being heavily influenced by the current standardised approach to on site roads and highway access.