Lytchett Matravers Parish Council

Summary Report – Neighbourhood Plan 2 (LMNP2) 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. Develop Objectives for the Neighbourhood Plan from which policies can be derived, including a set of criteria for selection of sites.
3. Prepare materials and arrangements for public consultation in June, designed to obtain residents' views/preferences on NP policy ideas, providing evidence to support the NP.
4. Engage with local developers to influence choices regarding green spaces, village connectivity, parking arrangements, design guides, etc. See appendices for meeting notes/schedule.
5. Apply for 2025/26 grant and Technical Support Package from Locality to include development of a Design Code.
6. 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
7. Prepare submissions to the Dorset Council Local Plan consultation expected this Autumn, including site selection criteria and proposed infrastructure projects

Financial Forecast: **(£000's, excluding VAT)**		**2025-26**	**2026-27**	**2027-28**
Expense to date				
Forecast	Local NP Consultant Locality Grant Sundries	20	20	20
Total	Assumes Locality grant application is successful	20	20	20

Appendices:
See NP2WG report

LMNP2 WG Report

- A set of Objectives has been agreed for the Neighbourhood Plan, which can be used to derive policies. These are as follows:
  a. Deliver, in a coordinated way, a suitable mix of new homes to satisfy the identified housing need for Lytchett Matravers.
  b. Ensure that growth brings commensurate improvements to village infrastructure.
  c. Retain the character of the village and wider parish.
  d. Promote a safe "walking and cycling village".
  e. Avoid excess traffic on unsuitable routes.
  f. Promote local employment opportunities.
  g. Promote environmentally responsible development.
- Good progress has been made towards the Public Consultation planned for the second half of June.
  a. Second draft display posters for Open Days on 28th & 29th June have been reviewed and comments received. 3rd Draft underway.
  b. Draft Survey Questionnaires for residents and for businesses are being refined ready for printing in first half of June. Questionnaires to be hand delivered to all households and business premises during week beginning 22nd June. Online survey also available using Survey Monkey. Completed surveys to be returned to LMPC Office using Freepost printed envelopes.
  c. Final review and approval of all materials will be carried out at the next WG meeting on 12th June.
  d. Publicity for Consultation to be in Parish Magazine, LMPC websites, etc at the earliest opportunity.
- Dorset Council has advised that it does not consider Lytchett Matravers to be a town in relation to Grey Belt criteria based on recent Planning Inspector judgements on Grey Belt appeals cases.
- MCHLG has not yet announced Locality programme of support for NP groups for 2025/26.
- A meeting has been held with Bloor Homes to discuss their proposed Lytchett Garden Homes development. Key points covered:
  - the area of the Lees Estate to be developed has capacity for 2,000 to 5,000 homes
  - outline proposal submitted to Dorset Council Call for Sites in December
  - technical work underway to add details and support for planning, including ecological studies
  - Bloor Homes asked what the likely main concerns about the proposed development would be
  - Possible infrastructure improvements required as a result of the development were discussed
  - further meeting planned for July
- A meeting was held with Lytchett Minster & Upton Town Council on 21st May to discuss potential for Joint Working in relation to proposed Bloor Homes development. It was agreed that there are likely to be benefits arising from adopting an Area Defined for the new Neighbourhood Plan that is extended to include Lytchett Minster. The LM&U TC will identify two people to join the NP WG, with a view to them attending the next meeting on 12th June.
- Further meetings with Catesby Estates and Wyatt Homes arranged for May/ June.

Recommendations

The Parish Council are invited to:

- Consider for adoption the proposed Objectives for the new Neighbourhood Plan.
- Approve expenditure of £99.90 for a Freepost Licence for return of completed consultation questionnaires, and expenditure of £150 plus VAT for printing 2000 Freepost DL sized envelopes.
- Note a budget estimate of Royal Mail charges for return carriage of £850 (£0.85 per return).
- Arrange for publicity for the public consultation, covering both the Survey Questionnaires and Open Days.
- Provide assistance for hand delivery of Survey Questionnaires – volunteers for delivery rounds welcome.

Meetings with external groups:

Jan. 8th – Wyatts

- Developer for PLP2 150 houses (Wareham Road, Blaneys Corner, Flowers Drove)
- Developer for approx. 200 houses in 2021 Draft Dorset Local Plan, likely to be repeated perhaps with more sites

Feb. 11th – Catesby

- Developer for approx. 120 houses top of Foxhills Road

May 12th - Fairthorn/Bloor Homes

- Developer for Lytchett Garden Village – possibly a repeat of 2,750 houses from 20m years ago. There are no detailed plans to date, but pictorial representations show development between Lytchett Minster School and Lytchett Minster and south of Lytchett Matravers (Bulbury Road right across to Foxhills Road).

May 21st – Lytchett Minster & Upton Town Council

- Potential collaboration with our neighbouring town council to address the potential impact of Lytchett Garden Village.

Scheduled Meetings:

- May 29th – Catesby
- Jun. 12th - NP2 WG with LM&U TC
- Jun. 25th – Wyatts
- TBD – Fairthorn/Bloor Homes