

Notes of meeting held between: Councillors on Lytchett Matravers Parish Council, Purbeck District Councillors, and officers of Purbeck District Council

Meeting date: 15th February 2018

In attendance:

Lytchett Matravers Parish Council : Cllr Alf Bush, Cllr Martyn Colvey, Cllr Ralph Watts

Purbeck District Council members: Cllr Cherry Brooks, Cllr David Budd, Cllr Wendy Meaden, Cllr Laura Miller, and Cllr Peter Webb

Purbeck District Council officers: Steve Boyt (Senior Planning Policy Officer) (SPB), Anna Lee (Planning Policy Manager) (AL)

Apologies:

Cllrs Gary Suttle and Barry Quinn,

Notes prepared by: Steve Boyt

These notes provide a summary of the discussions held at the meeting. They are not a verbatim transcript of all the matters which were discussed or a record of all the conversations which took place. If you do not consider that they accurately summarise the matters discussed during the meeting or miss an important detail please contact me so that I can consider making a change. The outcome of discussions/actions are presented in italics in the text. The headings are taken from the meeting agenda.

Actions arising from previous meeting

Cllr Meaden had raised a question at an earlier meeting about the use of planning conditions to control the implementation of planning permissions to limit the build out rates on larger housing sites. We agreed to discuss this matter under a subsequent item listed on the agenda.

Questions relating to the housing options consultation

Infrastructure

Cllr Bush raised the issue of the cumulative impacts of new homes and windfall development on existing infrastructure in Lytchett Matravers, specifically noting the impacts on:

- roads;
- bus services/cycle routes; and
- schools.

AL explained that officers would complete a detailed site specific evaluation of infrastructure requirements when preparing site templates (this will take place after

the latest consultation is completed and after a decision on selecting the most suitable sites for homes has been taken). As part of this process Cllr Brooks explained that the Council would need to take account of a sites viability. AL also explained that the infrastructure delivery plan identifies potential issues with existing services/facilities in the areas being considered for new homes that (together with the responses which infrastructure providers will make to the latest consultation) the Council will need to take into consideration when selecting the most suitable sites for homes.

Employment uses

Parish Cllrs raised concern about the need to encourage business uses that would deliver jobs together with new homes. AL explained that the Council had considered the need for employment land across the district with key sites at nearby Holton Heath and Dorset Innovation Park (to the west) (the latest consultation does focus on homes/possible sites for homes/housing related policy). Cllr Meaden stated that there was a high demand for employment land in Lytchett Matravers. In the course of discussions local Cllrs mentioned that a number of redundant/under used agricultural buildings around the village may be suitable for renovation/re-use for business purposes. *SPB agreed to act as the first point of contact for land owners who might be interested in considering this type of proposal in advance of seeking any formal pre-application planning advice from the Council.*

Arrangements for Local Plan Review consultation drop-in event

Since the meeting the drop-in event has now been completed. Parish Councillors indicated that they would be present at the event.

Topic specific policies that the examiner suggested should be omitted from the Lytchett Matravers Neighbourhood Plan

The Council had previously agreed to consider whether it might be able to address some of the matters which the Parish Council had attempted to address through its neighbourhood plan as part of the Local Plan Review. The issues that were discussed are summarised below:

- **Windfall Housing Rates:** As part of the discussion on this matter Cllr Webb shared a response from SPB on actual and estimated windfall rates in Lytchett Matravers. The estimates for building rates of windfall homes in Lytchett Matravers are presented in the evidence that the Council prepared for the Purbeck Local Plan Part 1, and the Local Plan Review. They are lower than: a) windfall building rates in Lytchett Matravers for new homes between 2006 and 2017, and b) the number homes which could be delivered if planning permissions are given on a number of sites across the village where Cllrs expect a planning application to be submitted. SPB explained that the estimates in the Council's evidence take account of the growing scarcity of developable land within settlements, the impacts of windfall homes on townscape character, and a deduction which takes account of land availability.

Cllr Colvey asked whether there might grounds for: a) more restrictive design themed development management policies for Lytchett Matravers which might have the effect of limiting windfall building rates for new homes inside the village, and b) small scale extensions around the village (Green Belt boundaries would need to be altered to deliver these homes). SPB explained that the existing evidence base (townscape character appraisals) and planning policies (including design SPD) allow the Council to refuse applications for development which does not positively integrate with its surroundings. Taking account of the villages character (including historic environment) SPB did not consider that there was a need for further design related policies which specifically related to Lytchett Matravers in the Council's local plan. *Further design themed policies relating Lytchett Matravers are not needed.*

National planning policy encourages windfall development in preference to altering Green Belt boundaries to release land for new homes. *I do not consider that that the impacts of windfall development on Lytchett Matravers would amount to exceptional circumstances for altering Green Belt boundaries through the Local Plan Review.*

- **Alternative (from those presented in the latest housing options consultation) possible sites for new homes around Lytchett Matravers:** Parish Councillors had previously informally suggested that there may be other possible housing sites around Lytchett Matravers which may be more suitable for homes than those being presented by the Council in the latest consultation. SPB provided the Parish with a map showing:
 - i) the village;
 - ii) the land being promoted for new homes around the edges of the village through the Strategic Housing Land Availability Assessment (SHLAA).

The latest SHLAA is presented on the Council's website: <https://www.dorsetforyou.gov.uk/Purbeck-local-plan-review> . The SHLAA provides further information on the reasons for including/excluding a site in the list of potentially suitable sites for homes. The site selection background paper explains the reasons why the Council included sites next to the north eastern edge of the village (Blaney's Corner and Flowers Drove) and the south of the village (to the east of Wareham Road) in the latest housing options consultation.

If the Parish Council decides to pursue this matter it may want to take account of the following practical/planning considerations into account when identifying possible sites. To deliver homes a site must be:

- i) available (i.e. the land owner is willing to offer the land for development);
- ii) it must be possible to achieve development (this means taking account of costs of development don't exceed the value of development), and

- iii) must be suitable (in planning terms) for the development being considered.

Some of the key planning considerations (in/around Lytchett Matravers) that would need to be taken into account when assessing whether a site might be include:

- i) impact on European sites (protected heathlands and Poole Harbour) – guidance indicates that these impacts can be avoided through mitigation (e.g. a Suitable Alternative Natural Green Space (SANGs)).
- ii) Green Belt – Council would need to assess whether there were exceptional circumstances ;
- iii) access;
- iv) flooding – this might include surface water/sewer/groundwater flooding (there’s more information on flood risk from these sources in the Council’s Strategic Flood Risk Assessment: <https://www.dorsetforyou.gov.uk/Purbeck-local-plan-review>);
- v) historic environment; and
- vi) impacts on landscape character/appearance.

As part of this process Parish Councillors may also wish to consider identifying land that they consider might be suitable for employment uses.

- **Topic specific policies that the examiner suggested should be omitted from the Lytchett Matravers Neighbourhood Plan, including:** we then went onto to discuss a number of specific topic areas where: the Parish Council had prepared policies in their neighbourhood plan, the examiner had suggested that these policies should be omitted/changed, and the Council had offered to consider whether it might be appropriate to reconsider these matters through the Local Plan Review.

Car parking: The neighbourhood plan as initially drafted included Village specific car parking standards (minimum of two off road car parking spaces for each new home). *SPB indicated that the Council would need further evidence which demonstrated that:*

- i) *expected levels of car ownership in Lytchett Matravers differed from those presented in The Bournemouth, Poole and Dorset Residential Car Parking Study.*

Along with any evidence which suggested that on street car parking was causing:

- ii) *severe congestion; or*
- iii) *concerns for highway safety;*

to justify area specific car parking standards in the Council’s local plan.

Cllr Bush stated that many responses to consultations on the neighbourhood plan had raised need for new homes to include off road car parking for their occupants.

National planning policy states that if Council's wish to apply local car parking standards they should take account of:

- a) accessibility of development;
- b) the type, mix and use of development;
- c) availability and opportunities for public transport;
- d) local car ownership levels; and
- e) overall need to reduce the use of high-emissions levels'

Open spaces: Cllr Bush stated that the Parish Council considered that there was a need to:

- i) retain existing open spaces in Lytchett Matravers; and
- ii) deliver communal/private open space with new development.

The Council will need to audit the amount and quality of open space across Lytchett Matravers to evidence a policy to retain open space across the village. The Council, or the Parish Council, will need to consider whether there is a justification/resources to carry out this work at Lytchett Matravers (and other villages) as part of the Local Plan Review.

There are no requirements in national planning policy or the Council's local plan to deliver private or communal open spaces with new homes. *The Council will be able to take account of the Parish Council's wish for private and communal open space with new homes when working on templates for any sites for new homes around Lytchett Matravers. I do not consider that there is justification in national planning policy, or local evidence to support a development management policy on this topic in the Council's local plan.*

Requiring a mix of different sizes of homes in new development: Parish Councillors indicated that the village needed both smaller (2 bedrooms) and larger (4 bedrooms) homes. Since our meeting Cllr Bush has forwarded the Council a copy of an e-mail which describes the results from housing needs surveys which support this position.

AL indicated that the Council could explore whether local evidence on the need for particular housing types could be taken into consideration as a preference when assessing planning applications. The Council to consider whether a policy would be appropriate as part of the Local Plan Review.

Further land set aside for employment uses: National planning policy suggests that Council should identify strategic sites or set criteria to help deliver land for employment uses. The Council has identified strategic employment sites through Purbeck Local Plan (the closest to Lytchett Matravers is at Holton Heath).

The Parish Council will be considering whether it can identify any possible sites for employment uses. The Council will need to decide how to respond if suitable sites are identified as part of this process.

Phasing the implementation of planning permissions to control when building work on new homes is completed: *After receiving further information from Councillor Meaden SPB is investigating whether there is a planning justification for controlling implementation of planning permissions for new homes to limit build out rates.*

Delivering small sites in Lytchett Matravers.: Since our meeting Cllr Bush has raised some supplementary questions on the small sites policy that the Council is considering through the latest Local Plan Review housing options consultation.

I have attached my responses to Cllr Bush's further questions relating to the small sites policy to these minutes for information.