

Lytchett Matravers Parish Council (LMPC)

Purbeck District Council (PDC) Local Plan/Lytchett Matravers Neighbourhood Plan (LMNP) Consultations

At the meeting between Lytchett Matravers Parish Council (LMPC) and Purbeck District Council (PDC) on November 28, 2017 a number of issues were discussed including:

1. When/if LMPC were going to update their Neighbourhood Plan (LMNP)?
2. If LMPC were able to give an indication on whether LMPC would support allocations for new homes in LM and if so the number of new homes?

Introduction:

LMPC recognises that one of its duties is to sustain the long-term health and prosperity of the community. This includes the provision of sufficient housing to meet local village demand and to ensure that 50% of those houses are affordable to village residents. It also includes providing commensurate infrastructure and facilities for the village and includes encouraging local employment opportunities.

Background Information:

Green Belt

- LM is surrounded by Green Belt.
- According to National Planning Policy Framework(NPPF, the fundamental aim of the Green Belt policy is to prevent urban sprawl.
- In October 2017 the government published guidance on the protection of the green belt under the NPPF. The guidance essentially confirms the government's policy position that, *'in the determination of planning applications in the green belt, the simple unmet need for housing as a material consideration alone is unlikely to outweigh the harm to green belt policies, and other harm, to tip the planning balance in favour of inappropriate development in the green belt.'*

PDC Purbeck Local Plan 2012(PLP1)

- LM agreed to an allocation of 50 houses in the Green Belt (50% affordable). This allocation was 1 of only 3 developments requiring settlement extensions included in the plan.
- The plan also highlighted the need for the Purbeck Transportation Strategy to deliver 'improved Sustainable Access to Lytchett Matravers' and to deliver a 'Cycleway Lytchett Matravers to Lytchett Minster'.

Windfall/In-Fill Development

- Since the adoption of PLP1, in-fill development has increased the number of houses by over 30*. This number does not include the previously mentioned Huntick Road 50.
- LMPC knows there are several more sites either approved or in process (total 71):
 - Wessex Water site – approx. 22
 - Recently approved infill of 5 in Wareham Road on the site of a former shop
 - Development of the former Royal British Legion site (approx. 10).

- RES site of 34 in Deans Drove
- A new house in LM will require a job for 1 or 2 people and probably school places for 1 or 2 children. The reality is that there are very few new jobs in LM (Freeland Park being the last major development in that area), so those new residents will have to travel to work. Due to the limitations of the current bus service that means by car, which means houses with appropriate car parking spaces.

Infrastructure

- The local primary school in LM is full and is always over-subscribed. The Environment & Infrastructure Capacity Study (EICS) states a new primary school will be required at some point between 50 and 250 new houses. Given that the Huntick Road development will deliver 50 and there are 71 'in-fills' planned, that would suggest that any additional expansion will certainly require a new school.
- As identified in PLP1 the LM Health Centre was looking at that time to expand premises and has relocated some services to Upton (EICS table 7.9 suggests that Sandford is an alternative, although it is a different practice and there is no bus service to Sandford)
- The bus service through LM is effectively a single service. Route 10 runs from Monday to Saturday and the last bus from Poole is at 17.25. Route X8 goes through LM just once a day on Mondays to Saturdays at 19.08 from Poole (no services to Poole) and 4 times on Sundays.
- The village library has been threatened with closure twice in the last few years and the Parish Council is actively engaged in trying to secure its future as a community asset.
- The village shop opposite the school has had to close after 62 years, leaving only the village centre shops. The number of retail outlets has declined steadily over the years and the assertion that because LM is a Key Service Village there is no impact is contradictory (table 7.10).
- LM has little in the way of sports facilities (the Rec/Sports Pavilion and Astro), despite EICS stating that it is in walking distance of Lytchett Minster School sports complex (table 7.11).

Q1 - When/if LMPC were going to update their NP?

It was stated at the meeting that LMPC has not agreed a date to start a review of the NP. The principal policies removed by the inspector covered the 4 main issues of:

- Housing density to match historic levels in LM and not the latest trend of infill development
- A minimum of 2 off-road car parking spaces for each new home
- Housing mix (2 bedrooms as well as 3 and 4 bedrooms with allowance for downsizing)
- Inclusion of green spaces in any development as is the norm in many LM developments

Therefore it would only be worthwhile to update the NP if the re-adoption of these policies had some increased chance of being approved by any examiner.

LMPC had discussed with PDC the possibility of these policies being included in the Local Plan thereby obviating the need to include them in the NP. PDC would review and advise.

Q2 - If LMPC were able to give an indication on whether LMPC would support allocations for new homes in LM and if so the number of new homes?

- According to the response to the PDC consultation of 2016, development in Purbeck should be equally spread through the district.
- According to the Dorset Data Book 2011 LM had a population of 3,510 out of a Purbeck population of 45,190, about 7.7%. The latest LM population figure is around 3,900, but is then projected to decline over the next 20 years.
- According to the Objectively Assessed Need, a total of 170 new houses per annum is required, so LM's 'share' would be 13 p.a. if the population percentage remains as is.
- LM already has a scheduled 71 new house in-fill development as listed above, which is more than 5 years supply.

Therefore LMPC would only be able to support new homes (to be discussed as optional)

1. If the 'very special circumstances' required to modify the settlement boundary were satisfied
2. If then only at the rate of 13 houses per annum (to be confirmed) which is to include all windfall and in-fill development
3. Any settlement boundary extensions must be in the W and NW direction from the village centre to satisfy the Green Belt policy of preventing any narrowing of the gap between LM and the urban conurbation. PDC have rated the areas to the south of LM (EICS table 7.12, areas 25 and 25) as medium/low in terms of sprawl prevention. LMPC rate these areas as high in those respects.
4. Similarly, any development in Lytchett Minster must satisfy the same criteria and not narrow the gap between Lytchett Minster and Lytchett Matravers.
5. All such development satisfied the original NP policies regarding housing density, off-road car parking, housing mix and the inclusion of open spaces.
6. All such development must be matched with equivalent employment opportunities to meet the LMNP policies 5 and 6.

- Need to provide detail on these in-fill numbers.