**Lytchett Matravers Parish Council**

**Notes of a Meeting on 9th July with Turley and Wyatt Homes**

# Introduction

This was a follow up to a meeting with Anna Lee and Alan Davies on 12th June, which was reported to the LMPC meeting on 26th June. There were three main reasons for the meeting, firstly to discuss a proposal for a Public Consultation in relation to the 3 sites in Lytchett Matravers proposed in the Purbeck Local Plan, secondly to discuss the application of policies in the Lytchett Matravers Neighbourhood Plan to the 3 sites, and thirdly to provide feedback on concerns raised by residents on the proposed developments.

Those present

Alf Bush

Peter Home (Turley)

Tim Hoskinson (Wyatt Homes)

Ralph Watts

Aaron Wright (Turley)

# Notes of the Meeting

It was noted that about 5 years ago Wyatt Homes had been a relatively small company, delivering about 30 home completions a year, by 2017/18 the company had grown to a size where it delivered about 150 home completions, and its target was to grow further over the next 5 years to become a small regional builder completing 250 new homes a year. In 2017/18 the company had total income of about £37million, and achieved profit after tax of about £0.96million, equivalent to after tax profit of about 3%.

Turley and Wyatt Homes have prepared a presentation to provide a basis for the meeting, which is attached as a separate pdf file.

During the meeting Peter Home and Tim Hoskinson talked through the presentation, providing a framework against which Parish Council and residents issues and concerns could be discussed.

## The 3 Sites

All 3 sites have restrictions arising either from existing watercourses, topography, or easements which have led to the layouts proposed by Wyatt Homes. At the Glebe Road site the land at the eastern end falls away, leading into an area of poor drainage where the watercourse runs. This has led to a design where that part of the site is set aside as open green space. At Blaneys Corner there is a watercourse that separates off part of the extended site proposed by Wyatt Homes, which will require a bridge to be built to provide access. The Flowers Drove site has a 6 metre easement running down the side of Flowers Drove, under which a large Fowl Water Drain runs. This prevents houses being located along the north side of Flowers Drove, which has led to the layout proposed with an access road running along that side of the site. The topography of the Flowers Drove site has also had a significant influence on the layout.

It was noted that the Wyatt Homes proposals for Blaneys Corner esentation

There was a discussion about suggestions from residents that Wyatt Homes had purchased land at the North East corner of the Glebe Road site to create a SANG. Tim Hoskinson said that this was not the case, since they did not own the land to the north east of the Glebe Road site, there was a gap between the Glebe Road site and the land next to Deans Drove which they did own. They were not intending to promote the land next to Deans Drove as a site under the current Purbeck Local Plan, but were holding this for the longer term.

The SANG proposed by Wyatt Homes in relation to development of the proposed allocated sites would provide a 2.5km circular walk, and Wyatt Homes would have to make arrangements for it to be maintained as SANG in perpetuity. They were considering options for this, which might be achieved by transferring the land to the Dorset Council with a dowry, or setting up an independent management company to look after the SANG. Councillor Watts described the arrangements for the transfer of the Foxhills Open Space from Purbeck District Council to the Parish Council, together with the Section 106 money provided for its maintenance, and suggested that one option that might be considered could be for the SANG to be transferred to the Parish Council with a dowry, sufficient to ensure that the Natural England requirments for maintaining SANG could be satisfied. Councillor Watts added that at this stage the Parish Council was neither in favour of such an arrangement or against it, since the question has not been put to the Council, but that option should not be overlooked.

## Public Consultation

Wyatt Homes are willing to consider a Public Consultation in September/October. They prefer an approach that makes use of a number of display boards showing the layout of each site, with residents encouraged to talk to Wyatt Homes representatives about any concerns they may have. This would be preferable to the “Planning for Real” approach advocated by Alan Davies, because of the restrictions which exist on each site (see section 2.1 above) which do not allow for a blank sheet of paper type approach. There was a discussion of a separate meeting between Turley/Wyatt Homes and the Parish Council, which concluded that it would be best for such a meeting to take place before the Public Consultation, so that members of the Parish Council who attended the Public Consultation could be informed of the issues in advance. It was acknowledged that this must not be taken to mean that the Parish Council were in agreement with the Wyatt Homes proposals. A separate meeting with the Parish Council would also allow members of the Council to express their views, which might be different to the views of residents who attend the Public Consultation.

Peter Home expressed the view that key aspects of the likely outcome of the Examination of the Purbeck Local Plan would start to be known by September, such as whether the Wyatt Homes proposal for the release of additional Green Belt land at Blaneys Corner might be accepted by the Inspector. It was his understanding that if additional releases of Green Belt such as this were a likely outcome, the Dorset Council would need to make arrangements for a further public consultation exercise.

## Matters of Interest to the Parish Council

Councillor Watts asked about Wyatt Homes views on the Housing Mix policy that was included in the Purbeck Local Plan, and in particular about the provision of self-build plots on larger developments. He explained that this interest related to residents who might wish to pursue a self-build project, and also to the possibility of a Community Land Trust being established in the village which might lead to an interest in self-build plots. Tim Hoskinson replied that Wyatt Homes would be discussing the Housing Mix policy with the Dorset Council since they considered that aspects of the policy had a significant adverse impact on the viability of the 3 sites.

### The Cyclepath and a Footpath linking the Glebe Road site to Foxhills Road

There was a general discussion about the proposed Cyclepath route from Lytchett Matravers to Lytchett Minster, and also the footpaths that already existed from the top of Foxhills Road to Lytchett Minster and from a point half way down Foxhills Road to Lytchett Minster.

There was a discussion of the approach being taken by the Parish Council to consider the Cyclepath in sections, the first of which was from the Rose & Crown corner to the access road to the Huntick Road development. The Parish Council suggested that this section could be achieved by an upgrade of the footway which Morrish and Wyatt Homes were required to construct as a condition of the planning approval for the Huntick Road site. It was expected that the marginal cost of this upgrade would be relatively minor, and that it would be much more cost effective to construct a section of Cyclepath rather than construct a section of footway and then upgrade it subsequently. After some discussion Tim Hoskinson asked for the Parish Council to provide a conceptual design (showing the route) and specification for this section of Cyclepath, so that Morrish and Wyatt Homes could consider this further. He added that Morrish were responsible for the southern end of the Huntick Road site, and were about to start work on the engineering design for the access road and entrance onto Huntick Road together with the footway.

On the footpaths, Peter Home noted that Wyatt Homes had no control of the land from the eastern edge of the Glebe Road site to Foxhills Road. However, it was noted that the conceptual design for the Glebe Road site shows a footpath leading out of the Glebe Road site in its South Eastern corner below the lake/surface water pond. It was noted that a footpath from the Glebe Road site to Foxhills Road was likely to cross the Lees estate at some point.

### Parking Provision

Councillor Bush raised the issue of parking provision, and presented the results of a study by the Parish Council into on street parking in a number of developments in Lytchett Matravers, some of which “worked” and some of which did not. Peter Home and Tim Hoskinson referred to the development at Frenches Farm in Upton as a demonstration that Wyatt Homes adopt an approach to parking provision that works well.

## Residents Concerns

To date the Parish Council have not canvassed views from residents at Blaneys Corner or Flowers Drove, but have received some comments on specific aspects of the site layout from residents of Glebe Road. These include concerns that the site will be accessed via Glebe Road, and also concerns about the location and appearance of the Affordable Housing.

# Follow Up Actions

The following actions arise:

1. Liaise with Turley and Wyatt Homes to arrange a further meetings to follow up on matters arising from the discussion.
2. Liaise with Turley and Wyatt Homes to arrange a meeting with the Parish Council, possibly in September, and a Public Consultation, possibly in October.

Councillor Alf Bush

Councillor Ralph Watts

July 2019