**Lytchett Matravers Parish Council**

**Notes of a Meeting on 16th July with Anna Lee**

# 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. The main areas to discuss at the meeting were:

* the Purbeck Local Plan
* the proposed Public Consultation in relation to the 3 sites in Lytchett Matravers proposed in the Purbeck Local Plan
* a proposal from LMPC to be involved in pre-application interactions with the developers of the 3 sites
* a continuation of regular meetings between LMPC and the Dorset Council Planning, as had previously been organised with Alan Davies

# Notes of the Meeting

Anna started by saying that she has been appointed as the Service Manager for Development Management and Enforcement across the Dorset Council area with effect from 1st July. As a consequence, although she took part in the first week of Public Hearings on the Purbeck Local Plan, she was handing over responsibility for the Local Plan to Hilary Jordan, who had been appointed Service Manager for Planning Policy for the Dorset Council.

## The Purbeck Local Plan

During the first week of Public Hearings two issues had been raised, which taken together represent a risk to the Purbeck Local Plan, which will need to be resolved. The first is that during the Housing Need session (a) the Inspector noted that the Purbeck Plan period began in 2016, whereas in her view it should have started in 2018 – this meant that the number of houses that need to be delivered per annum will need to be increased from 168 to 180, and (b) the Inspector indicated that because of the relatively high need for Affordable Housing in Purbeck she considered the housing requirement should be increased by a further 10%. The second issue is that during the Green Belt session Dr Andrew Langley challenged whether the NPPF allowed Green Belt to be released to create a holiday park and strategic SANG at Morden Park – if correct this challenge would mean that the number of houses proposed for delivery under the Small Sites policy might not be delivered (because the Strategic SANG was to be provided to support Small Sites in areas where heathland mitigation was required). Anna Lee said that Dr Langley pays particular attention to the Habitats Regulations. A possible consequence of these issues is that further Allocated Sites will need to be identified in the Local Plan, which is likely to require a further public consultation, leading to a risk to the timescale for adoption of the Local Plan.

The work to complete the Purbeck Local Plan would be carried out by Steve Boyt together with one of the team from Capita who had been employed on the plan. Anna Lee said that as part of this work Steve Boyt was investigating the options for improving the cyclepath/footpath links between Lytchett Matravers and Lytchett Minster (as mentioned in the Infrastructure Delivery Plan). This was required to provide evidence for the Dorset Council to submit for the Infrastructure session during the second week of Public Hearings in August. Alternative routes were being considered to try to avoid crossing land that was part of the Lees estate, and to seek solutions at lower cost so that they could be delivered within the envelope of Developer Contributions that are expected to be available. It was recognised, however, that there were issues of acceptance of some of these routes by Lytchett Matravers residents. In parallel with this work, Diane McLoughlin from Health, and Ed Denham from Education were being consulted on the Developer Contribution requirements in their areas.

## The Proposed Public Consultation

Ralph Watts said that he and Alf Bush had met with Turley and Wyatt Homes, and that they had responded positively to the proposal to arrange a Public Consultation on the 3 sites in Lytchett Matravers identified in the Purbeck Local Plan as Allocated Sites. He added however, that Wyatt Homes did not favour the suggestion made by Alan Davies that the approach taken should be “Planning for Real” because the site specific restrictions dictated to a significant extent how the housing should be laid out. In discussion with Turley and Wyatt Homes it had been agreed that there should be a meeting with the Parish Council in advance of the Public Consultation.

Anna Lee suggested that an Officer from Dorset Council might attend the meeting between Turley/Wyatt Homes and the Parish Council. This Officer could provide a briefing to the Parish Council on the process and likely timing of the Pre-Application interactions, including the different agreements that might be negotiated.

## Involvement of LMPC in Pre-Application Interactions with Developers

Ralph Watts asked about the Pre-Application interactions between the Dorset Council and the developers. He acknowledged that the Dorset Council might want to deliver a Dorset wide approach to these matters, but that it could take some time for that to be done, leading to a significant delay. He suggested that interactions relating to Lytchett Matravers might be treated as a pilot study. Anna Lee replied that the Dorset Council had only limited resources, and she had to ensure that any extra work involved was manageable within these constraints. She agreed however, to proceed on a pilot basis. Ralph Watts identified a number of ways in which the Parish Council might be engaged/involved, as follows:

1. Notification of the Pre-Application Interactions, so that the LMPC can make sure the Dorset Councillors representing our ward are aware.
2. An opportunity to review the “Offers” made by Developers, and provide responses on relative priorities for the Community, etc
3. Updates on progress made in the Pre-Application interactions, and an opportunity to meet with the Dorset Council Officers involved for feedback
4. Prior Notification of the Publication of documents such as Memoranda of Understanding between the Dorset Council and Developers, so that the Parish Council is aware in advance of residents
5. To be sent pre-release copies of documents such as Memoranda of Understanding between the Dorset Council and Developers, so that the Parish Council can act as an informed agent of local government to any concerns raised by residents
6. An opportunity to review any impact assessments prepared by the Dorset Council or the Developers, examining the effects of the proposed developments on the local Schools, Health Care, and Transport Infrastructure

Anna Lee said that the Pre-Application discussions with Developers were confidential, and she would check with Wyatt Homes whether they would agree to information being shared with the Parish Council. Ralph Watts replied that he would check with the Lytchett Matravers Parish Clerk on whether the Parish procedures including provision for handling confidential information, since their normal approach was to be very open to public scrutiny. In response to a question Anna Lee referred to the Dorset Council approach of having Restricted Items on the agenda of Council meeting when confidential information was to be discussed.

Anna Lee suggested that if a Dorset Council Planning Officer attended the meeting between Turley/Wyatt Homes and the Parish Council and gave a briefing on the Pre-Application Interactions, this might address a number of the points above. She added that in her view, point 6 was covered by information in the Purbeck Local Plan, including the evidence submitted with it such as the Infrastructure Delivery Plan.

## Regular Meetings between LMPC and Dorset Council Planning

Anna Lee asked how often Alan Davies had met with the Parish Council, and when the last meeting had been. Ralph Watts replied that meetings had normally been about every 6 months, and that the last meeting had been in the summer/autumn of 2018. He added that he realised it would not be practical for Anna Lee to participate in such meetings with all of the Town and Parish Councils, but that these meetings had been very useful. He said that he felt there was a particular need at the moment because of the changes in Planning arrangements underway in the Dorset Council, and the likely continued changes that would take place as consistent approaches were developed across the whole Council area. Anna Lee suggested that since this requirement might apply to all Town and Parish Councils an alternative approach might be to arrange sessions to which all were invited. She suggested that until she had had time to settle in to her new role, she would prefer to continue with informal meetings such as this, but could consider a meeting with Parish Council members in September/October.

# Follow Up Actions

The following actions arise:

1. Investigate Parish Council arrangements for handling confidential information.
2. Liaise with Steve Boyt on cyclepath/footpath links between Lytchett Matravers and Lytchett Minster
3. Liaise with Anna Lee on the meeting between Turley and Wyatt Homes and the Parish Council planned for 9th or 10th September, and on the proposed Public Consultation to take place possibly in October.

Councillor Ralph Watts

July 2019