**Lytchett Matravers Parish Council**

**Proposal for the Parish Council to Express Interest in Become Custodian for the Lytchett Matravers SANG**

The Purbeck Local Plan, currently subject to examination by a Planning Inspector, includes a proposal for a SANG to be created on land next to Flowers Drove in Lytchett Matravers. This SANG is required to support the development of new homes proposed in the Purbeck Local Plan on 3 sites in Lytchett Matravers.

The proposed site of the SANG is currently a single field with a total area of approximately 7.6ha, which is owned by Wyatt Homes.

In September Wyatt Homes submitted a Planning Application for change of use of the land, which states that the SANG application has been brought forward in advance of any planning applications for residential development in Lytchett Matravers, in order to demonstrate that the SANG can be provided prior to occupation of any new development.

One of the documents presented by Wyatt Homes in support of the Planning Application is a SANG Management Strategy, which includes the following statement:

“The approach to securing long-term management of the SANG will be agreed with Dorset Council. The management of the SANG, including maintenance of the SANG infrastructure (footpaths, signage etc.) as well as management of the component habitats, would be funded through the provision of a commuted sum of money or other suitable mechanism (e.g. service charge) to be agreed with the Local Planning Authority and / or Natural England. Options for management arrangements might include:

1. Dorset Council or other suitable organisation such as a parish council or charitable trust would take on responsibility for the long-term management of the SANG.

2. A management company would be established which would be responsible for the implementation of SANG management, through the employment of suitably qualified consultants and contractors.”

The specific arrangements for management of the SANG will need to be determined in advance of the submission of Planning Application(s) for the development of new homes proposed in the Purbeck Local Plan.

This paper proposes that the Lytchett Matravers Parish Council should express interest in taking responsibility for the SANG once it has been created.

It would however be made clear as part of any such expression of interest that this must not be taken to mean that the Parish Council is in favour of the development of the new homes proposed in the Purbeck Local Plan, or that the Parish Council will support any Planning Application(s) submitted for these new homes.

The Parish Council is invited to consider and approve the proposal to express interest in managing the SANG, subject to the conditions set out above.

Councillor Watts

October 2019