



SDo8 Additional Evidence

Dorset Council Annual position statement

July 2024

www.dorsetcouncil.gov.uk

Table of Contents

Contents	2
Land N & E Blandford Bypass - Letter from Secretary of State	3
Land N & E Blandford Bypass - Trajectory	9
Land N & E Blandford Bypass - Decision time scales	6
S106 Agreement - Land at Howe Lane, Verwood	14
Discharge of Conditions - Land at Howe Lane, Verwood	34
Howe Lane - Emails re discharge of conditions	39
Commencement notice - Land at Howe Lane, Verwood	43
Newton's Cove Weymouth Site Phasing Plan	46
Representation from Wyatt Homes on the PLP in relation to sites at Lytchett Matravers	48
MOU between Dorset Council, Wyatt Homes & Natural England as part of PLP - Sites at Lytchett Matravers	177
Representation from Wyatt Homes on the PLP in relation to Land at Policeman's Lane, Upton	197
MOU between Dorset Council, Wyatt Homes and Natural England as part of the PLP - Policeman's Lane, Upton	257
Natural England Letter regarding phosphorus mitigation in Poole Harbour	276

Land N & E of Blandford Bypass

Letter from Secretary of State

24 July 2024



Ministry of Housing,
Communities &
Local Government

Robert Lennis
Lead Project Officer
Economic Growth and Infrastructure
Dorset Council
[REDACTED]

Please ask for: Astrid Lawrance

Email: [REDACTED]

Your ref: P/OUT/2020/00026

Our ref: PCU/RARE/D1265/3348124

Date: 24 July 2024

Dear Robert Lennis

**Town and Country Planning Act 1990 – Section 77
Town and Country Planning (Development Management Procedure)
(England) Order 2015
Town and Country Planning (Inquiries Procedure) (England) Rules 2000**

Application by Lewis Wyatt (Construction) Ltd for the phased development for up to 490 dwellings and non-residential uses at land at E 389445 N 108065 north and east of the Blandford Bypass, Blandford Forum, Dorset (application no': P/OUT/2020/00026)

I am writing to let you know that the Secretary of State has received a request to withdraw the direction of 10 April 2024 to call in the above-named planning application.

The Secretary of State has carefully re-considered the application against the call-in policy, as set out in the Written Ministerial Statement by Nick Boles on 26 October 2012. The policy makes it clear that the power to call in a case will only be used very selectively.

In deciding whether the direction to call in shall remain in place, the Secretary of State has re-considered the application against the policy on calling in planning applications. This policy gives examples of the types of issues which may lead her to conclude, in her opinion that applications should be called in. The Secretary of State has decided, having had regard to this policy, that the application does not raise issues which warrant her intervention and she has, therefore, decided to cancel the direction to call in. She is content that the application should now be determined by the local planning

authority. The Article 31 Direction issued pursuant to the Secretary of State's letter of 10 April 2024 is hereby cancelled.

Yours sincerely



Lewis Thomas
Deputy Director
Planning Casework Unit

This decision was made by the Minister of State, Matthew Pennycook, on behalf of the Secretary of State, and signed on her behalf.

Land North and East of Blandford Bypass

Email confirming decision time scales

25 July 2024

Christopher Lee

From: Hannah Smith
Sent: 25 July 2024 14:55
To: Philip Reese
Cc: Robert Lennis
Subject: FW: Land at E 389445 N 108065 North and East of the Blandford Bypass, Blandford Forum, Dorset -planning application P/OUT/2020/00026
Attachments: 240724 Decision to LPA - land north and east of Blandford Bypass.pdf

Dear Philip

Please see the attached letter which explains that the called-in application has been returned to the Council for determination.

The S.106 is at a very advanced stage with no matters in dispute. We are planning to issue the decision to grant within the next two weeks.

Please let me know if you require any further details.



Kind regards

Hannah

Hannah Smith (She/Her)
Development Management Area Manager (N)
Economic Growth and Infrastructure
Dorset Council


dorsetcouncil.gov.uk



From: Astrid Lawrance < >
Sent: Wednesday, July 24, 2024 12:31 PM
To: Robert Lennis < >
Subject: Land at E 389445 N 108065 North and East of the Blandford Bypass, Blandford Forum, Dorset -planning application P/OUT/2020/00026

OFFICIAL

Dear Robert

Please see the attached letter regarding the above planning application.

Regards
Astrid



Ministry of Housing,
Communities &
Local Government

Astrid Lawrance
Planning Casework Officer
Planning Casework Unit
Ministry of Housing, Communities & Local Government
General enquiries: pcu@levellingup.gov.uk [REDACTED]
gov.uk/mhclg | [@mhclg](https://twitter.com/mhclg)

OFFICIAL

Land North and East of Blandford Bypass

Housing Trajectory from Wyatt Homes

From: Tim Hoskinson - Wyatt Homes [REDACTED]
Sent: 03 May 2024 15:48
To: planningpolicy
Subject: Re: Dorset Council Housing Land Trajectory

Dear Strategic Planning Team

Please see below for the completed housing land trajectory for North East Blandford.

Kind regards

Tim

Tim Hoskinson MRTPI
PLANNING DIRECTOR

Email [REDACTED]

Mobile [REDACTED]


Direct Dial [REDACTED]



Company News | Construction commences on our new head office at our Rivers Edge development in Wimborne. [Read more](#)

Head Office: 01202 668266 | 1 Parkstone Road, Poole, Dorset BH15 2NN

wyatthomes.co.uk



Lewis Wyatt (Construction) Ltd is a company registered in England and Wales under number 2566865. Registered office: 1 Parkstone Road, Poole, Dorset, BH15 2NN, United Kingdom. This email transmission is confidential and intended for the addressee only. It may contain confidential information. If you are not the person or organisation to whom it is addressed you must not print, copy or distribute it. If you have received this transmission in error, please notify us immediately by telephone or e-mail. The company accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided, unless that information is subsequently confirmed in writing. Any views or opinions presented in this email are solely those of the author and do not necessarily represent those of the company.



Please consider the environment before printing.

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>

Date: Friday, 19 April 2024 at 14:44

To: Tim Hoskinson - Wyatt Homes [REDACTED]

Subject: Dorset Council Housing Land Trajectory

You don't often get email from planningpolicy@dorsetcouncil.gov.uk. [Learn why this is important](#)

Dear Sir/Madam,

Planning application number (if applicable): P/OUT/2020/00026

Site location: North and East of Blandford Bypass

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes			42	50	50

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	Hybrid application for up to 490 homes (full application for 150 homes, outline for the remainder) submitted in 2020, committee resolution to approve in Oct 2023 and April 2024. The application is currently subject to call-in for determination by the Secretary of State.

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated		

timescales for clearance and how will this affect housing delivery on site?		
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?		
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?		
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?		
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?		
Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Friday 03 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk





This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. It may contain unclassified but sensitive or protectively marked material and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy or use it, or disclose it to anyone else. If you have received this transmission in error please notify the sender immediately. All traffic may be subject to recording and/or monitoring in accordance with relevant legislation. Any views expressed in this message are those of the individual sender, except where the sender specifies and with authority, states them to be the views of Dorset Council. Dorset Council does not accept service of documents by fax or other electronic means. Virus checking: Whilst all reasonable steps have been taken to ensure that this electronic communication and its attachments whether encoded, encrypted or otherwise supplied are free from computer viruses, Dorset Council accepts no liability in respect of any loss, cost, damage or expense suffered as a result of accessing this message or any of its attachments. For information on how Dorset Council processes your information, please see www.dorsetcouncil.gov.uk/data-protection

S106 Agreement - Land at Howe Lane, Verwood
January 2016

DATED: 15th January 2016

**AGREEMENT UNDER SECTION 106 OF THE
TOWN AND COUNTRY PLANNING ACT 1990
RELATING TO A SITE AT HOWE LANE VERWOOD
DORSET**

**EAST DORSET DISTRICT COUNCIL
and
CAROLYN ANNE MACY
and
JOHN ANDREW SPENCER
and
DAVID IAN SPENCER**

Ref: PLANNING APPLICATION REF: 3/13/0674/OUT

TABLE OF CONTENTS

INTRODUCTION

- 1 DEFINITIONS**
 - 2 CONSTRUCTION OF THIS DEED**
 - 3 LEGAL BASIS**
 - 4 CONDITIONALITY**
 - 5 THE OWNER'S COVENANTS**
 - 6 THE COUNCIL'S COVENANTS**
 - 7 MISCELLANEOUS**
 - 8 WAIVER**
 - 9 CHANGE OF OWNERSHIP**
- FIRST SCHEDULE - details of the owners title and description of site**
- SECOND SCHEDULE - The Owner's covenants**
- THIRD SCHEDULE - The Council's covenants**

DATE

15th January 2016

PARTIES

- (1) **EAST DORSET DISTRICT COUNCIL** ("the Council") of Council Offices, Furzehill, Wimborne, BH21 4HN
- (2) **JOHN ANDREW SPENCER** and **DAVID IAN SPENCER** and **CAROLYN ANNE MACY** and all care of Oak Tree Cottage Howe Lane Verwood Dorset BH31 6JF ("the Owner")

INTRODUCTION

1. The Council is the Local Planning Authority for the purposes of the Town and Country Planning Act 1990 for the District wherein the Site hereinafter described is situated
2. The Owner is the freehold owner of the Site under the Land Registry Title numbers referred to in the First Schedule below
3. The Owner has submitted the Applications to the Council for the Development of the Site. The Council has refused to grant the Planning Permission and the Owner has made the Appeal to the Secretary of State
4. The parties have agreed to enter into this Deed in order to secure the planning obligations contained in this Deed in pursuance of Section 106 of the Act in the event that the Appeal is allowed
5. The parties agree that the Applications are linked and that the one would not be granted or reasonably capable of beneficial development without the other
6. The Owner and the Council agree that the completion of this Deed is required as otherwise the Council would refuse the Application

NOW THIS DEED WITNESSES AS FOLLOWS:

OPERATIVE PART

1. DEFINITIONS

For the purposes of this Deed the following expressions shall have the following meanings:

"the Act" means the Town and Country Planning Act 1990 as amended

"Affordable Housing" means affordable housing within the meaning of Annex 2 of the National Planning Policy Framework 2012 or any other statement or circular which may supersede it being Affordable Dwellings disposed of in accordance with this agreement and constructed to the standards required by the Homes and Communities Agency

"Appeal" means the appeal against the decision of the Council to refuse the Application dated 14 October 2015

"Applications" means the applications for planning permission submitted to the Council for the Development and allocated reference numbers 3/13/0674/OUT and 3/13/0513/FUL and registered on 15 August 2013.

"Affordable Dwellings" means eleven (11) Affordable Dwellings and associated parking spaces consisting of not less than seven (7) Affordable Rented Units and not more than four (4) Shared Ownership Units

"Affordable Rent" means the rent payable for rented housing let by Approved Providers to households who are eligible for social rented housing at a rent of no more than 80% of the local market rent (including service charges) and in any event should not exceed the published Local Housing Allowance for the relevant property type and in the relevant rental market area allowing for any modifications to a level of allowance as published by the Government as calculated using the Royal Institution of Chartered Surveyors approved valuation methods

"Affordable Rented Unit" means any of the Affordable Dwellings to be constructed as Affordable Housing and to be let by an Approved Provider on an Assured Tenancy at an Affordable Rent (and the "Affordable Rented Units" means all of them) such Affordable Rented Units being no less than (11) in number

"Approved Provider" means a Registered Provider of social housing or a provider of Affordable Housing (other than a Registered Provider) approved by the Council for the purposes of owning maintaining and managing the Affordable Dwellings such approval not to be unreasonably delayed or withheld if the Approved Provider can demonstrate to the Council that it has:

- (a) sufficient financial resources to show a reasonable prospect of being able to purchase the Affordable Housing Units and maintain the fabric and manage the occupancy of those Affordable Dwellings in the long term and has
- (b) adopted policies and procedures concerning
 - (i) property management
 - (ii) repairs maintenance and insurance
 - (iii) tenant consultation and provision of information to tenants
 - (iv) rent collection and management of rent arrears
 - (v) resolution of disputes amongst tenants
 - (vi) avoidance of discrimination
 - (vii) complaints procedure
 - (viii) membership of the Independent Housing Ombudsman scheme and action on the Ombudsman's decisions comparable to those which Registered Providers are required or expected to have in place in accordance with "A regulatory Framework for social housing in England 2010" published by the Tenant Services Authority or such other equivalent charter code or guidance as may be published by the Homes and Communities Agency from time to time or

- (c) has entered into a formal agreement with a Registered Provider for the management of the Affordable Dwellings by the Registered Provider to the same standard as the Registered Provider's own properties on terms previously approved by the Council in writing

"Assured Tenancy" means an assured tenancy under the Housing Act 1988 as amended by the Housing Act 1996 (and may where appropriate include an assured short-hold tenancy used solely to serve the purpose of a probationary or introductory tenancy or such other periodic tenancy for the time being permitted by law for the use by Registered Providers) whereby the Affordable Rented Unit is let at an Affordable Rent

"Commencement of Development" means the date on which any material operation (as defined in Section 56(4) of the Act) in relation to the Development of the Site begins to be carried out and "Commencement of the Development" and "commence the Development" and "commencement of construction" shall be construed accordingly PROVIDED that any works of or associated with demolition, site clearance, environmental or archaeological surveys, erection of contractors compounds, erection of site office, erection of fencing to site boundaries, marking of site boundaries, and laying out of temporary access roads and services shall for the purposes of this Deed be deemed not to be material operations.

"Design and Quality Standards" The Housing Corporation's Design and Quality Standards published April 2007 or as they may be amended or replaced

"Development" means the erection of twenty nine dwellings including the layout of new roads driveways and parking spaces landscaping open space and provision of a new access from Howe Lane as provided by the Planning Permission

"Dwelling" means a house or a flat to be constructed pursuant to the Planning Permission

"Eligible Household" means a household that unless provided to the contrary in this Deed the household is currently occupying accommodation that is substandard or unsuitable (including under-occupation) for its requirements or which has an income that is too low either to buy or rent accommodation appropriate to their circumstances on the open market

"Eligible Local Household" means an Eligible Household nominated by the Council or approved in writing by the Council (together with immediate family and dependents) who have a Local Connection with the District of East Dorset

"Local Connection" means a connection with a given Parish or the District demonstrated by a person or persons within that household at the time of nomination:

- (a) being permanently resident therein for at least twelve months prior to nomination or for at least five years out of the previous ten years or
- (b) having close relatives (i.e. parents, children, brother or sister) who have lived therein for the past four years or for at least ten years at any time during the

person's lifetime or

- (c) having had permanent employment therein for twelve months prior to nomination or
- (d) having other special circumstances which create a link to the given District (not including residence in a hospital, armed forces accommodation, holiday let, or prison) such special circumstances having first been verified and approved by the District Council

"Market Housing Units" means that part of the Development comprising 18 dwellings which are general market housing for sale on the open market and which are not Affordable Housing

"Mortgagee" means any mortgagee or chargee of the Approved Provider or the successors in title to such mortgagee or chargee or any receiver or manager (including an administrative receiver) appointed pursuant to the Law of Property Act 1925 or a mortgagee or chargee holding a mortgage or legal charge granted by the owner of an Affordable Dwelling subject to a Shared Ownership Lease

"Mortgagee's Duty" means the tasks and duties set out in paragraph 1.7 and 1.8 of the Second Schedule hereto

"Nature Conservation Contribution" means the sum of forty one thousand three hundred and thirty six pounds (£41,336) plus an administration fee of eight hundred and twenty-six pounds and twenty six pence (£826.26) to be paid towards measures which would avoid or mitigate any adverse effect on the Dorset Heathlands in accordance with the Dorset Heathlands Planning Framework Supplementary Planning Document

"Occupation" and **"Occupied"** mean occupation for the purposes permitted by the Planning Permission but not including temporary occupation by personnel engaged in construction fitting out or decoration or occupation for marketing or display or occupation in relation to security operations

"Open Market Value" means the price which 100% of the freehold interest in a dwelling would fetch if sold on the open market by a willing vendor and disregarding the obligations contained in this Deed which price is to be determined either by agreement between the Council and the purchaser or in the absence of such agreement by the District Valuer.

"Paragraph" means a paragraph of the Schedules hereto attached

"Plan" means the Plan attached to this Deed

"Planning Permission" means the linked planning permission for the Development the subject of the Applications which may be granted by the Secretary of State pursuant to the Appeal

"Practical Completion" means the issue of a certificate of practical completion by the Owner's architect or in the event that the Development is constructed by a party other than the Owner the issue of a certificate of practical completion by that other

party's architect

"Protected Tenant" means any tenant who:

- (a) has exercised the right to acquire pursuant to the Housing Act 1996 or any statutory provision for the time being in force (or any equivalent contractual right) in respect of a particular Affordable Dwelling
- (b) has been granted a shared ownership lease by the Registered Provider and has subsequently acquired 100% ownership in exercise of that person's statutory right in respect of a particular Affordable Dwelling

"Registered Provider" means a body registered with the Homes and Communities Agency pursuant to Part 2 of the Housing and Regeneration Act 2008 and approved by the Council

"Shared Ownership Lease" means a lease for a term of not less than 99 years initially representing between 25% and 75% of the Open Market Value with the remaining equity to remain with the Approved Provider but subject to the lessee having the right to acquire additional equity in the Affordable Dwelling up to 100%

"Shared Ownership Unit" means no more than 4 Affordable Dwellings to be constructed as Affordable Housing and managed by an Approved Provider and to be disposed of by way of a Shared Ownership Lease

"Site" means the land the subject of the Planning Application shown edged red on the Plan

"Working Days" means Mondays to Fridays excluding bank and other public holiday

2. CONSTRUCTION OF THIS DEED

- 2.1 Where in this Deed reference is made to a clause paragraph schedule or recital such reference (unless the context otherwise requires) is a reference to a clause paragraph schedule or recital in this Deed
- 2.2 Words importing the singular meaning where the context so admits include the plural and vice versa
- 2.3 The masculine gender includes the feminine and neuter genders and words denoting persons include companies corporations and firms and any such words shall be construed accordingly
- 2.4 Where more than one person is named as a party and more than one person has an obligation their obligations can be enforced against them jointly and severally
- 2.5 Any reference to an Act of Parliament shall include any modification extension or re-enactment of that Act for the time being in force and shall include all instruments orders plans regulations permissions and directions for the time being made issued or given under that Act or deriving validity from it
- 2.6 References to any party to this Deed shall include the successors in title to

that party and to any person deriving title through or under that party and in the case of the Council the successors to its statutory functions

3. LEGAL BASIS

3.1 This Deed is made pursuant to Section 106 of the Act

3.2 The Owner hereby covenants with the Council in the manner hereinafter appearing to the intent that the Site shall be forever subject to the covenants obligations and restrictions of this Deed which are planning obligations for the purpose of restricting or regulating the development or use of the Site so far as they are capable of running with the Site the provisions of this Deed shall run with the Site and be enforceable against the Owner and their successors in title

4. CONDITIONALITY

This Deed is conditional upon:

- (i) the grant of both of the Planning Permissions and
- (ii) the Commencement of the Development

5. THE OWNER'S COVENANTS

The Owner covenants both jointly and severally with the Council as set out in the Second Schedule subject to the provisions in that Schedule

6. THE COUNCIL'S COVENANTS

The Council covenants with the Owner as set out in the Third Schedule subject to the provisions in that Schedule

7. MISCELLANEOUS

7.1 The Owner has paid to the Council towards the completion of this Deed the sum of two thousand pounds (£2,000.00) being a contribution towards the Council's proper costs in the research investigation and preparation of this Deed

7.2 This Deed may be registered as a Local Land Charge

7.3 Where agreement approval consent or expression of satisfaction is required by the Owner from the Council under the terms of this Deed such agreement approval or consent or expression of satisfaction shall not be unreasonably withheld or delayed and any such agreement consent approval or expression of satisfaction shall be given on behalf of the Council by the Chief Executive of the Council or an officer authorised by him so to do any notices shall be

deemed to have been properly served if sent by recorded delivery to the principal address or registered office (as appropriate) of the relevant party or such other address as may be notified for the purpose by one party to another party

- 7.4 Insofar as any clause or clauses of this Deed are found (for whatever reason) to be invalid or unenforceable then such invalidity or unenforceability shall not affect the validity or enforceability of the remaining provisions of this Deed
- 7.5 This Deed shall cease to have effect (insofar only as it has not already been complied with) if the Planning Permission shall be quashed revoked or otherwise withdrawn or (without the consent of the Owner) is modified by any statutory procedure or expires prior to the Commencement of Development
- 7.6 No person shall be liable for any breach of any of the provisions of this Deed after they shall have parted with their entire interest in the Site or that part of the Site in relation to which such breach occurs but without prejudice to liability for any subsisting breach arising prior to parting with such interest
- 7.7 Nothing in this Deed shall prohibit or limit the right to develop any part of the Site in accordance with a permission other than the Planning Permission (granted whether or not on appeal) after the date of this Deed

8. WAIVER

No waiver (whether expressed or implied) by the Council or the Owner of any breach or default in performing or observing any of the covenants terms or conditions of this Deed shall constitute a continuing waiver and no such waiver shall prevent the Council (or the Owner) from enforcing any of the relevant covenants terms or conditions or for acting upon any subsequent breach or default

9. CHANGE OF OWNERSHIP

The Owner agrees with the Council to give the Council immediate written notice of any change in ownership of any of its interests in the Site occurring before all the obligations under this Deed have been discharged such notice to give details of the transferee's full name and registered office (if a company or usual address if not) together with the area of the Site or housing unit transferred by reference to a plan showing the area of land in question

FIRST SCHEDULE

The land contained within the Site is registered with Title Absolute at the Land Registry under the following title numbers:

- DT414607
- DT414602
- DT414600
- DT414606

SECOND SCHEDULE

The Owner's covenants concerning:

1. Affordable Housing
2. Heathlands Contribution

1. Affordable Housing

- 1.1 No more than 75% (seventy five per cent rounded down) of the Market Housing Units shall be Occupied until all of the Affordable Dwellings have been constructed in accordance with the Planning Permission and made ready for residential occupation (together with the construction of all car parking spaces comprised therein and all roads and footpaths providing access thereto from the nearest highway maintainable at the public expense and the installation of all services required therefore and written notification of such has been received by the Council
- 1.2 From the date of Practical Completion of the Affordable Dwellings they shall not be used other than for Affordable Housing save that this obligation shall not be binding on:
 - 1.2.1 any Protected Tenant or any Mortgagee or chargee of the Protected Tenant or any person deriving title from the Protected Tenant or any successor in title thereto and their respective Mortgagees and chargees or
 - 1.2.2 any Mortgagee provided that the Mortgagee shall have first complied with the Mortgagee's Duty
 - 1.2.3 any purchaser from a Mortgagee of an individual Affordable Dwelling following any default by the individual mortgagor
- 1.3 No more than 75% (seventy five per cent rounded down) of the Market Housing Units shall be Occupied until the Affordable Dwellings have been transferred to the Approved Provider on terms including a consideration to be agreed between the Owner and the Approved Provider and which would enable:
 - 1.3.1 the Affordable Rented Units to be let at an Affordable Rent
 - 1.3.2 the Shared Ownership units to be sold on a Shared Ownership LeaseIn either case at a level affordable to those who cannot afford to rent or buy a dwelling generally available on the open market or otherwise on terms that accord with relevant Homes and Communities Agency funding requirements applicable to the Affordable Dwellings current at the date of construction of the

Affordable Dwellings PROVIDED ALWAYS that in the event that the Owner and the Approved Provider are unable to reach agreement on such terms then the same shall be determined by a person acting as an arbitrator such person to be agreed between the Owner and the Approved Provider or in default of agreement to be appointed by the President for the time-being of the Royal Institution of Chartered Surveyors (or another officer of that Institute appointed for that purpose by such President)

- 1.4 The Affordable Dwellings shall be constructed to comply with at least the minimum specification provided for in the Design and Quality Standards 2007 or such other standards that may replace them in the future.
- 1.5 Subject to Clauses 1.7 and 1.8 not to permit the Affordable Dwellings to be occupied otherwise than by Eligible Local Households nominated by the Council or approved by the Council in writing unless:
 - 1.5.1 the Owner has served a Notice of Availability on the Council that the Affordable Dwelling is vacant and available for occupation, and
 - 1.5.2 that a period of three months has elapsed since the service of the Notice of Availability, and
 - 1.5.3 despite the best endeavours of the Owner a disposition of a Shared Ownership Lease or the granting of an Assured Tenancy as the case may be to an Eligible local Household has not been concluded, and
 - 1.5.4 in the case of a Shared Ownership Unit the Council (or a person or persons nominated by them) having been served with a written notice (of not less than 4 weeks duration) by the Owner offering to sell the Affordable Dwelling to the Council at Open Market Value has not purchased the said Affordable Dwelling then the Owner shall be entitled to dispose of the Affordable Dwelling free from the restrictions of this Deed but all future dispositions shall remain subject to the requirements of this Deed SAVE that the provisions set out in sub-clauses 1.5.1 to 1.5.4 do not apply to the first occasion upon which an Affordable Dwelling is occupied for residential purposes
- 1.6 Not less than 10 Working Days prior to Practical Completion of each and every Affordable Dwelling to serve a Notice of Availability upon the Council
- 1.7 The Mortgagee shall prior to seeking to dispose of the Affordable Dwellings pursuant to any default under the terms of its mortgage or charge give not less than 3 months' prior notice to the Council of its intention to dispose and
 - 1.7.1 In the event that the Council responds within 2 months from receipt of the notice indicating that arrangements for the transfer of the Affordable Dwellings can be made in such a way as to safeguard them as Affordable Housing then the Mortgagee shall co-operate with such arrangements and use its reasonable endeavours to secure such transfer
 - 1.7.2 If the Council does not serve its response to the notice served under

paragraph 1.7.1 within the 2 months then the Mortgagee shall be entitled to dispose free of the restrictions set out in this paragraph of this Second Schedule

1.7.3 If the Council or any other person cannot within 1 month of the date of service of its response under paragraph 1.7.1 secure such transfer then provided that the Mortgagee shall have complied with its obligations under paragraph 1.7.1 the Mortgagee shall be entitled to dispose free of the restrictions set out in this paragraph of this Second Schedule

PROVIDED THAT at all times the rights and obligations in this paragraph 1.7 shall not require the Mortgagee to act contrary to its duties under the charge or mortgage and that the Council must give due consideration to protecting the interest of the Mortgagee in respect of moneys outstanding under the charge or mortgage

1.8 In the case of a Shared Ownership Unit if either a power of sale has arisen in favour of any Mortgagee holding a mortgage or legal charge over the Shared Ownership Unit and written notice of such event has been given to the Council or such Mortgagee or its receiver enters into possession the Mortgagee must:-

1.8.1 Use reasonable endeavours to offer and make the Shared Ownership Unit available to an Eligible Local Household or in the absence of such to an Eligible Household

1.8.2 If within 90 days of the date of the notice served in accordance with Clause 1.8 a Household has not been identified who qualifies under Clause 1.8.1 above the Mortgagee shall subject to Clause 1.8.1 be entitled to dispose of its interest free of the restrictions set out in this Deed PROVIDED that at all times the rights and obligations in this Clause shall not require the Mortgagee to act contrary to its duties under the charge or mortgage and that the Council shall give full consideration to protecting the interest of the Mortgagee in respect of monies outstanding under the charge or mortgage.

2. Heathlands Contributions

2.1 The Christchurch and East Dorset Core Strategy Policies ME1 and ME2 recognise the decline and the vulnerability of heathland in East Dorset and its importance and proposes restrictions on developments that might affect it.

2.2 The Council has adopted the Dorset Heathlands Planning Framework 2012-2014 dated September 2012 ("the Framework") which allows for certain developments which might have an effect on the heathland in East Dorset to take place and makes provision for payments ("Nature Conservation Contributions") to be made to the Council by a developer and which payments shall be directed towards measures which avoid or mitigate adverse effects on the Dorset Heathlands in accordance with the Framework

2.3 THE Owner hereby covenants with the Council:

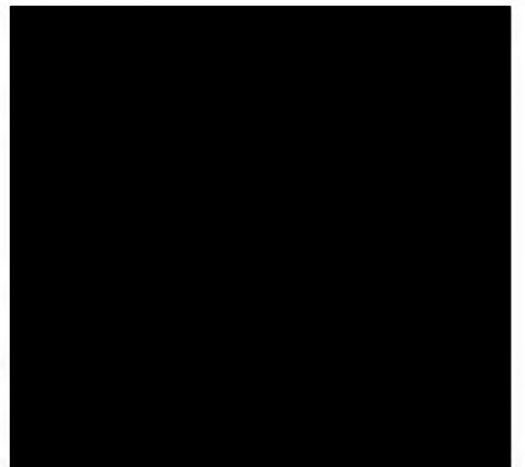
- 2.3.1 On Commencement of the Development the Owner shall pay to the Council the Nature Conservation Contribution plus an administrative fee in the sum of EIGHT HUNDRED AND TWENTY SIX POUNDS AND TWENTY SIX PENCE (£826.26) to cover the cost to the Council of collecting and distributing such contribution under the terms of the Framework**
- 2.3.2 that it will pay to the Council such further sum as bears the same relationship to the sum payable under Paragraph 2.3.1 above as does the figure in the Retail Prices Index at the date of payment to the corresponding figure for the date of this Deed**
- 2.3.3 that it will not cause or permit the Commencement of Development pursuant to the Planning Permissions until the Nature Conservation Contribution and any uplift provided for in 2.3.2 above together with the administration fee shall have been paid to the Council**

THIRD SCHEDULE
Council's Covenants

The Council hereby covenants with the Owner as follows:-

1. To use all sums received from the Owner under the terms of this Deed for the purposes specified in this Deed for which they are to be paid
2. Within three months of the receipt of a written request by the Owner to pay to the Owner such amount of any payment made by the Owner to the Council under this Deed which has not been expended in accordance with the provisions of this Deed within ten years of the date of receipt by the Council of such payment or ten years of the date of final completion of the Development whichever is the later PROVIDED ALWAYS that the provisions of this paragraph 2 shall not apply in respect of all or any part of any such payment which is to be applied (by the Council or any other party) to the on-going maintenance of any land or other thing
3. To provide to the Owner evidence to confirm the expenditure of the sums paid by the Owner under this Deed
4. At the written request of the Owner to provide to the Owner written confirmation of the discharge of the obligations contained in this Deed when such obligations have been performed

THIS PAGE IS BLANK



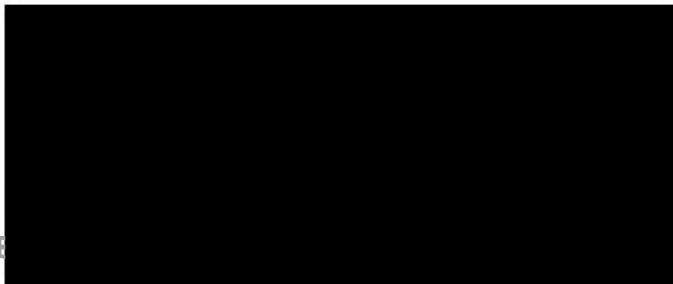
IN WITNESS whereof the parties hereto have executed this Deed on the day and year first before written

EXECUTED as a DEED by affixing the)
COMMON SEAL of EAST DORSET)
DISTRICT COUNCIL in the presence of)



8647

Authorised Officer



THE OWNER

CAROLYN ANNE MACY

Signature

In the presence of

Witness

Name

Address



DAVID I

Signature

In the pr

Witness

Name:

Address:

JOHN ANDREW SPENCER

Signature:

In the pres

Witness si

Name:

Address:

NOTES

- 1. The copyright of this drawing is copyright.
- 2. No part of this drawing may be reproduced without the written permission of the author.
- 3. This drawing is for information only and is not to be used for any other purpose.
- 4. The author shall not be liable for any loss or damage arising from the use of this drawing.

LEGEND



EXISTING TREES
TO BE RETAINED



PROPOSED
PLANTING



BOUNDARY



EXISTING OUTBUILDINGS
TO BE DEMOLISHED



PROPOSED STREET
LIGHTING SUBJECT
TO SPECIALIST DESIGN



EXISTING ROUTE OF SEWER
WITH 3M BASEMENT.
POSSIBLE DIVERSION
SUBJECT TO NEGOTIATION
WITH WESSBK WATER

SCHEDULE

SITE AREA = 1.145 HECTARES

PRIVATE

3 X 4 BED CHALET BUNGALOWS
3 X 3 BED HOUSE
12 X 4 BED HOUSES

ATTACHABLE

4 X 3 BED HOUSES
3 X 2 BED HOUSES
3 X 1 BED FLATS
2 X 2 BED FLATS

TOTAL 22 UNITS

No.	Revision	date	by
E	BOUNDARY REVISED	04/01/14 GR	
D	CHANGES REMOVED	14/02/13 GR	
C	PLANTING AMENDMENT	04/03/14 GR	
B	COMMENTS ADDED	19/11/13 GR	
A	PLOTS 5, 28 & 29 REVISED TO INCORPORATE CHANGERS	19/07/13 GR	

PROPOSED DEVELOPMENT
LAND AT HOWE LANE
VERWOOD
BH31 6JF

SPENCER HOMES

**ILLUSTRATIVE
SITE PLAN**

Issue AS SHOWN @ A1	checked GR
date DEC 2013	drawn GR
9238 / 217	ALC/DIE

ANDERSON ROBERTS & ASSOCIATES LTD
CHAPPEL FURNACE, 14 NURSERY,
CHURCHWOOD, DORSET, BH3 1JP
Tel: 01202 079710
Fax: 01202 080203
Email: andersr@andersonroberts.com
Web: www.andersonroberts.com



SITE PLAN REF ALL 1 SEE
BASED ON TOPOGRAPHICAL INFORMATION

10m @ 1:100

Discharge of Conditions Response - Land at Howe Lane, Verwood



Development Management
County Hall, Colliton Park
Dorchester, Dorset, DT1 1XJ
) 01305 838336
8 www.dorsetcouncil.gov.uk

Date: 24 December 2021
Ref: 3/19/0019/RM
Officer: Naomi Shinkins
Team: Eastern
) 01202 228809
* [REDACTED]

Dear Sir/Madam

Planning Application Number: - 3/19/0019/RM

Location: Land to the South of Howe Lane, Verwood, Dorset, BH31 6JF

Description: Approval for Reserved Matters of Landscape, Appearance and layout. Application 3/13/0674/OUT (granted on appeal) for construction of 29 residential dwellings.

As requested I have considered the information that you submitted in respect of conditions attached to this planning permission and can advise as follows:

Condition 3

No development above DPC (damp proof course) shall take place until details and samples of all external facing and roofing materials have been provided on site, and approved in writing by the Local Planning Authority (LPA). All works shall be undertaken strictly in accordance with the details as approved, unless otherwise agreed in writing with the LPA.

Reason: This information is required prior to above ground work commencing to ensure satisfactory visual relationship of the new development to the existing.

The information submitted on are/is acceptable in accordance with the terms of the condition as follows and can be fully discharged.

- <https://europeanslate.co.uk/slate/merayo/>
- <https://www.macblair.com/wienerberger-colorado-red-multi-brick-65mm.html>

To fully comply with these conditions, the development must be carried out in accordance with the approved plans and agreed documents.

Condition 5

Notwithstanding details already submitted within the Arboricultural Impact Appraisal and Method Statement, full plans and particulars showing the final siting of the services and soakaways shall be submitted to the Local Planning Authority for written approval prior to commencement of works on site.

Reason: To demonstrate that the proposed development can be implemented without detriment to the existing trees that are to be retained on the site.

The information submitted on are/is acceptable in accordance with the terms of the condition as follows and can be partially discharged where a pre-commencement meeting is required on site:

- 1248-202-P3 - Proposed Site Plan showing Indicative Attenuation Layout
- BS5837 Tree Report in relation to design, demolition and construction

To fully comply with these conditions, the development must be carried out in accordance with the approved plans and agreed documents.

Condition 6

Notwithstanding details already submitted within the Arboricultural Method Statement, no development shall commence on site until the final design and specification of a) the section of road outside plot 27, including cross sections showing the existing and proposed levels and b) the garages for plots 5-8 and 29 including cross sections showing the existing and proposed levels, have been submitted to and approved in writing by the Local Planning Authority. All structures shall then be installed as per the approved documents.

Reason: This information is required prior to commencement of development in the interests of tree protection and to accord with Policies HE2 and HE3 of the Core Strategy.

The information submitted on are/is acceptable in accordance with the terms of the condition as follows and can be partially discharged where a pre-commencement meeting is required on site:

- 1248-202-P3 - Proposed Site Plan showing Indicative Attenuation Layout
- BS5837 Tree Report in relation to design, demolition and construction

To fully comply with these conditions, the development must be carried out in accordance with the approved plans and agreed documents.

Condition 9

Notwithstanding details already submitted with the application, no development shall commence on site until the final construction method statement and specification for the proposed driveway have been submitted to and approved in writing by the Local Planning Authority. The driveway shall then be installed as per the approved documents and this condition shall not be discharged until an arboricultural supervision statement is submitted to and approved in writing by the Local Planning Authority on completion of its installation.

Reason: To prevent trees on site from being damaged

The information submitted on are/is acceptable in accordance with the terms of the condition as follows and can be partially discharged where a pre-commencement meeting is required on site:

- 9109/201 Specification for the proposed driveway

To fully comply with these conditions, the development must be carried out in accordance with the approved plans and agreed documents.

Condition 15

Before the development is commenced the proposed access crossing from the nearside edge of the carriageway to the boundary of the highway shall be laid out and constructed to a specification submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety.

The information submitted on are/is acceptable in accordance with the terms of the condition as follows and can be fully discharged.

- 9109/202 Drop Kerb Detail

To fully comply with these conditions, the development must be carried out in accordance with the approved plans and agreed documents.

Condition 16

Plans and particulars showing:

- *the finished floor levels, related to ordnance datum or fixed point within the site, of the ground floor of the proposed building(s), (and as appropriate the closest adjacent building beyond the site); and*
- *the finished levels of the access road relative to the levels of the land adjacent to the access road shall be submitted to, and approved in writing by the Local Planning Authority and development shall not be commenced until these details have been approved, unless otherwise agreed in writing. All works shall be undertaken strictly in accordance with the details as approved.*

Reason: In order that the Council may be satisfied with the details of the proposal having regard to the existing site levels and those adjacent hereto.

The information submitted on are/is acceptable in accordance with the terms of the condition as follows and can be fully discharged.

- 9109/203 Proposed Levels

To fully comply with these conditions, the development must be carried out in accordance with the approved plans and agreed documents.

Yours sincerely



Mike Garrity

Head of Planning

Economic Growth and Infrastructure

Howe Lane, Verwood

Email correspondence regarding discharge of conditions

From: Naomi Shinkins
Sent: Wednesday, December 27, 2023 1:52 PM
To: Luke
Cc: Hector
Subject: FW: Oak Tree Cottage Howe Lane Verwood Dorset BH31 6JF - 3/19/0019/RM

Luke,

To answer your question regarding which conditions are still outstanding:

- OUT – I believe all required conditions to be discharged have been.
- RM – I believe the following have still yet to be discharged:
 - o 5, 6 & 9 – have only been partially discharged and you cannot start on site until you have a pre-commencement meeting with the tree officer as per the attached letter.
 - o 14 – required prior to occupation

Kind regards
Naomi

Naomi Shinkins
Lead Project Officer
Economic Growth and Infrastructure
Dorset Council

[01202 228809](tel:01202228809)
dorsetcouncil.gov.uk



From: Hector
Sent: Friday, December 15, 2023 1:51 PM
To: Naomi Shinkins [REDACTED]
Cc: Bob
Subject: Re: Oak Tree Cottage Howe Lane Verwood Dorset BH31 6JF - 3/19/0019/RM

Hi Naomi,

I hope you're well and thank you for liaising with Bob, below.

I've been reviewing the condition discharges for the RM application, and it looks as though some of these also cover the conditions for the Outline consent, as they are requesting the same information. It looks like, with Outline on the left and RM on the right, that:

5 =
3
6 =
16
7 =
4
8 =
14
9 =
5, 6 & 9
10 =
9

Please may you let me know therefore if the condition discharges from the RM application, also cover off these conditions for the Outline application?
Please see attached the consents for convenience.

Many thanks,
Hector

From: Naomi Shinkins [REDACTED]
Subject: RE: Oak Tree Cottage Howe Lane Verwood Dorset BH31 6JF - 3/19/0019/RM
Date: 21 July 2023 at 11:22:16 BST
To: Bob

Dear Mr Hull,

Thank you for your email.

Yes, as discussed on the phone the application is still valid and can be implemented. The attached letter confirms outstanding information required in relation to tree conditions.

Kind regards
Naomi

Naomi Shinkins |



Lead Project Officer
Economic Growth and Infrastructure


Dorset Council



dorsetcouncil.gov.uk

From: Bob

Sent: Tuesday, July 18, 2023 8:17 AM

To: Naomi Shinkins 

Subject: Oak Tree Cottage Howe Lane Verwood Dorset BH31 6JF - 3/19/0019/RM

Dear Ms Shinkins

We spoke yesterday regarding this application.

You explained that the overall permission for the 29 units was valid and could be implemented.

Conditions had been discharged before the implementation of works on site apart from part of one of the tree conditions which requires a meeting with your tree officer Andrew Douglas.

Would you therefore be able to confirm this in a reply to this email ?

Many thanks - Bob

Commencement Notice - Land at Howe Lane, Verwood



REF: MC 2018 10078

DATE: 04/07/2023

TYPE: Foundations

ADDRESS: L/A Oak Tree Cottage Howe Lane, Verwood, Dorset BH31 6JE

SURVEYOR: Tom Wippell (██) (uk)

REPORT

COMMENCEMENT VISIT- SITE REPORT FROM 24th JUNE 2022.

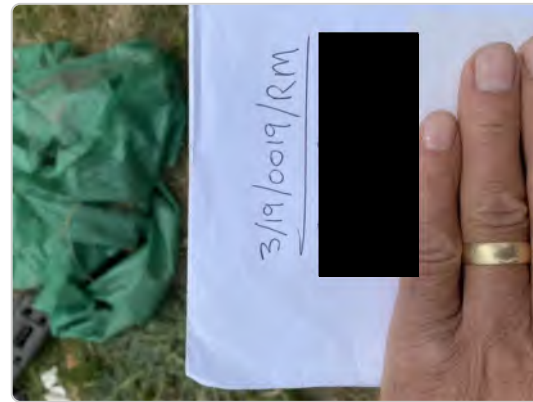
I was called to site to view excavations, and met the builder.

Excavations had only just commenced at time of visit, approx 600mm wide x 1.2m deep, into a firm sandy clay substrata, and satisfactory. It was noted that a 3m stretch of foundations had already been poured, and I could see that a minimum of 300mm concrete was in place, with re-bar installed ready to tie into the new foundations.

I have advised the builder that an engineer may need to be involved in the design of the foundations if the dwelling is close to mature trees, and I have advised that a ground investigation report may be required to ascertain the clay content within the ground/the required depth of the excavations based on NHBC tree tables.

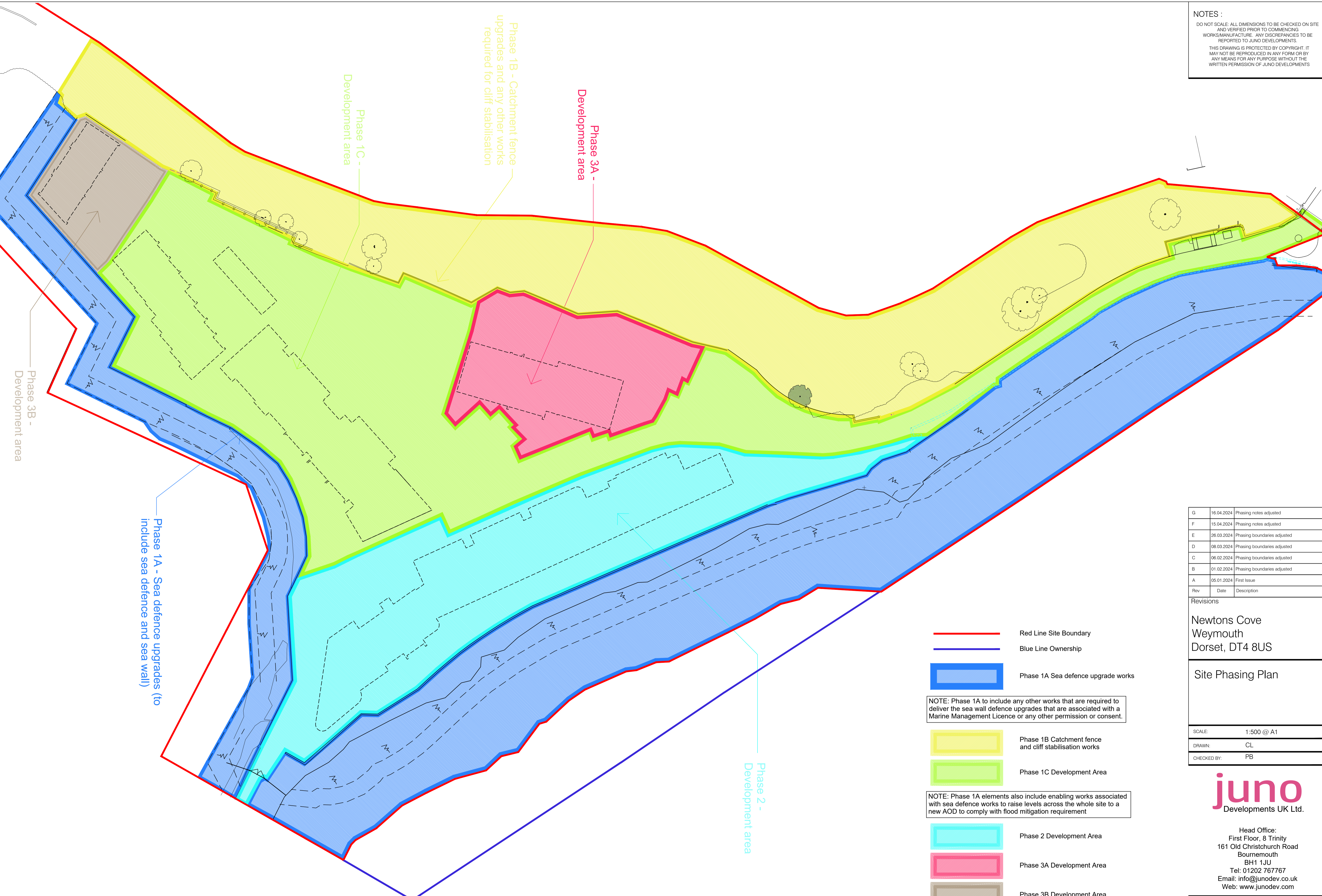
The next visit will be to view further excavations.

SUPPORTING IMAGES (IF REQUIRED)



Newton's Cove, Weymouth
Site Phasing Plan
April 2024

NOTES :
 DO NOT SCALE: ALL DIMENSIONS TO BE CHECKED ON SITE AND VERIFIED PRIOR TO COMMENCING WORKS/MANUFACTURE. ANY DISCREPANCIES TO BE REPORTED TO JUNO DEVELOPMENTS.
 THIS DRAWING IS PROTECTED BY COPYRIGHT. IT MAY NOT BE REPRODUCED IN ANY FORM OR BY ANY MEANS FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF JUNO DEVELOPMENTS



Phase 3B -
Development area









Phase 1A - Sea defence upgrades (to include sea defence and sea wall)

Phase 1C -
Development area

Phase 1B - Catchment fence upgrades and any other works required for cliff stabilisation

Phase 3A -
Development area

Phase 2 -
Development area

-  Red Line Site Boundary
 -  Blue Line Ownership
 -  Phase 1A Sea defence upgrade works
 -  Phase 1B Catchment fence and cliff stabilisation works
 -  Phase 1C Development Area
 -  Phase 2 Development Area
 -  Phase 3A Development Area
 -  Phase 3B Development Area
- NOTE:** Phase 1A to include any other works that are required to deliver the sea wall defence upgrades that are associated with a Marine Management Licence or any other permission or consent.
- NOTE:** Phase 1A elements also include enabling works associated with sea defence works to raise levels across the whole site to a new AOD to comply with flood mitigation requirement

Rev	Date	Description
G	16.04.2024	Phasing notes adjusted
F	15.04.2024	Phasing notes adjusted
E	26.03.2024	Phasing boundaries adjusted
D	08.03.2024	Phasing boundaries adjusted
C	06.02.2024	Phasing boundaries adjusted
B	01.02.2024	Phasing boundaries adjusted
A	05.01.2024	First Issue

Revisions
 Newtons Cove
 Weymouth
 Dorset, DT4 8US

Site Phasing Plan

SCALE: 1:500 @ A1
 DRAWN: CL
 CHECKED BY: PB



Head Office:
 First Floor, 8 Trinity
 161 Old Christchurch Road
 Bournemouth
 BH1 1JU
 Tel: 01202 767767
 Email: info@junodev.co.uk
 Web: www.junodev.com

Drawing No.
 JDMXX-NC-0001

Representation from Wyatt Homes on the Purbeck Local Plan Pre-Submission Draft in relation to sites at Lytchett Matravers - Land at Flowers Drove (Sunnyside Farm) and Blaney's Corner

December 2018

Comment

Agent	Mr Peter Home (1190022)
Email Address	████████████████████
Company / Organisation	Turley
Address	2 Charlotte Place Southampton SO14 0TB
Consultee	(1190024)
Company / Organisation	Wyatt Homes
Address	1 Parkstone Road Poole BH15 2NN
Event Name	Purbeck Local Plan Pre-submission Draft
Comment by	Wyatt Homes (- 1190024)
Comment ID	PLPP476
Response Date	03/12/18 17:14
Consultation Point	Policy H1: Local housing requirement (View)
Status	Processed
Submission Type	Web
Version	0.1
Files	Delivery Framework for Blaneys Corner and Sunnyside Farm (revised December 2018)
Are you responding on behalf of a group?	No
Please tick the box(es) if you would like to be notified at an address/email address of the following:	
Which policy / paragraph number / policies map does your comment relate to?	Policy H1: Local Housing Requirement
Do you consider that the Local Plan is legally compliant?	Yes

Do you consider that the Local Plan is sound? No

Do you consider that the Local Plan complies with the duty to co-operate? Yes

Please give details of why you consider this part of the Local Plan is / is not legally compliant, sound or fails to comply with the duty to co-operate. (Please be as precise as possible)

Policy H1 (Local Housing Requirement) sets out the overall housing requirement for the plan period (2018 to 2034) which amounts to 'at least 2,688 dwellings' (or 168 per year). Our client accepts that this housing requirement represents an accurate outcome of the 'local needs assessment' undertaken in accordance with paragraph 60 of the NPPF and is therefore an appropriate starting point for the local plan housing requirement. However, paragraph 60 of the NPPF is clear that the local needs assessment represents "the minimum number of homes needed". Further, the paragraph concludes:

"In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for."

As we have expressed elsewhere in relation to the duty to cooperate process, the local planning authorities comprising the Eastern Dorset Housing Market Area (EDHMA) have so far failed to robustly quantify the level of unmet needs arising within the EDHMA or to tackle the issue of how these identified unmet needs (principally arising from Bournemouth and Christchurch) will be distributed across the remaining EDHMA authority areas. Therefore, as currently drafted, it would appear that Policy H1 is **neither positively prepared nor is it consistent with national planning policy.**

Having regard to your previous comments, please set out what change(s) you consider necessary to make the Local Plan legally compliant or sound. You will need to say why this change will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording for any policy or text and where appropriate provide evidence necessary to support / justify the representation. (Please be as precise as possible)

Addressing this deficiency will require the Dorset local planning authorities (particularly those comprising the EDHMA) to explore the anticipated level of unmet need and agree how this should be addressed across the EDHMA, or more widely. If this joint approach is not possible within the time available, the issue will need to be addressed unilaterally by Purbeck District Council. This could be achieved by the Council proposing modifications to increase the planned housing delivery over the plan period in order to make at the very least a meaningful contribution towards accommodating the anticipated unmet needs from the urban Dorset area.

Our client is aware of several additional suitable residential site opportunities that could be identified to assist in delivering a portion of the unmet needs from neighbouring areas, if this is required. Such sites allocations could be inserted into the local plan without the need to alter the overall spatial strategy set out within the Pre-submission Purbeck Local Plan, thus avoid any significant delay to the examination of the Local Plan. These opportunities include the extension of the proposed allocation site at Blaneys Corner, Lytchett Matravers. This extension could contribute an additional 35 dwellings within the early part of the plan period, with no significant harm to the Green Belt or the wider natural environment. For further details of this proposed local plan modification, please see Wyatt Homes' 'Delivery Framework: Sunnyside Farm and Blaneys Corner' which is submitted alongside these representations.

If you have any supporting documents please upload them here.

[Delivery Framework for Blaneys Corner and Sunnyside Farm \(revised December 2018\)](#)
[Delivery Framework for Blaneys Corner and Sunnyside Farm \(revised December 2018\)](#)

(Please note that the Planning Inspector will make the final decision on who will be invited to attend individual sessions at the examination, although all members of the public may observe the proceedings)

Only those who have made representations to the Local Plan during the statutory six week pre-submission publication period will be allowed to participate in the public examination.

If your representation is seeking a change to the Local Plan, do you consider it necessary to participate in the oral part of the examination? Yes

If you wish to participate in the oral part of the examination, please outline why you consider it to be necessary?

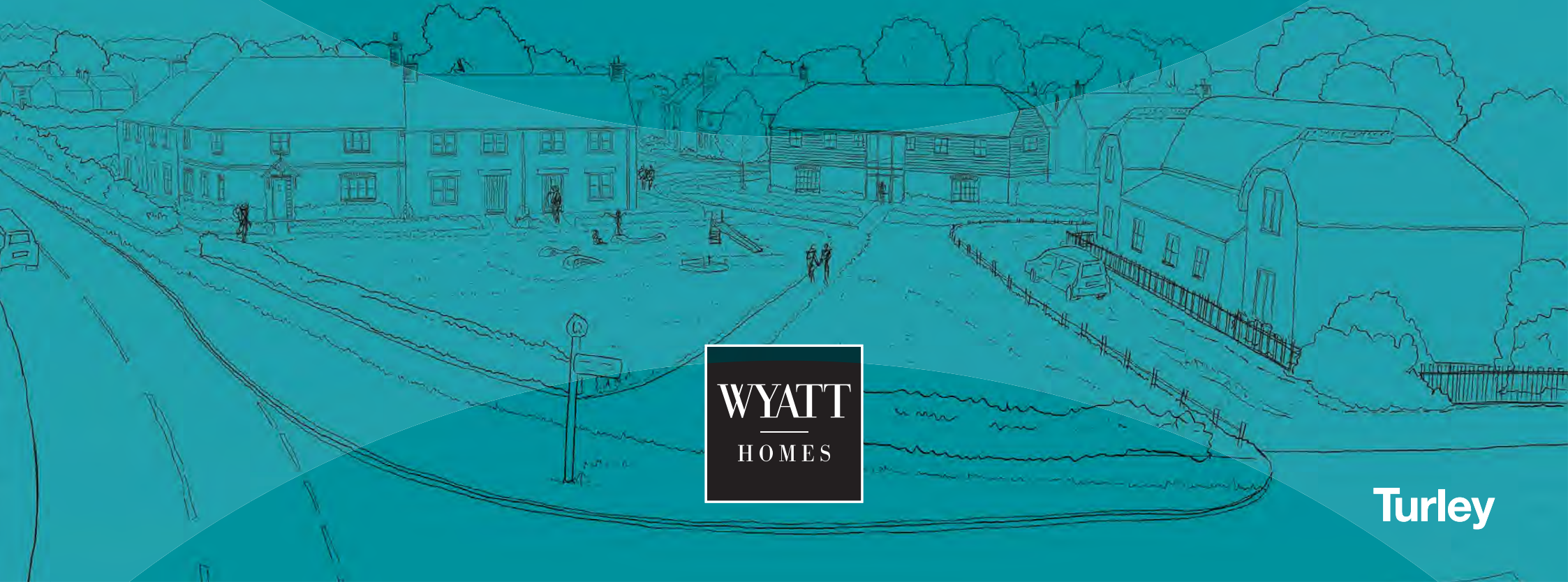
Wyatt Homes has a range of interests across the north east of the district, a number of which are being proposed for allocation by the Pre-Submission Purbeck Local Plan. Whilst our client is generally supportive of the Local Plan, there are a number of areas where there is concern that the Local Plan, as drafted, is not yet 'sound' but can be made so through a range of plan modification that we have proposed. Our client considers it important to attend the hearing sessions to assist the Council in exploring the areas where the plan is not yet sound and reaching a position whereby it may become so.

A Delivery Framework

Sunnyside Farm and Blaneys Corner, Lytchett Matravers

Response to the Pre-submission Purbeck Local Plan Consultation

December 2018



Turley

CONTENTS

01	Introduction	1
02	The Planning Context	4
-	Green Belt Review Update (2016)	5
-	The Lytchett Matravers Neighbourhood Plan	6
03	The Place	
-	Location	7
-	Key Features and Characteristics	8
-	Connections	11
-	Landscape and Visibility	12
-	Green Belt	14
-	Heritage	16
-	Biodiversity	16
-	Flood Risk	17
-	Site Drainage	18
04	The Proposal	21
-	Levels and views	22
-	Landscape Structure and Biodiversity	24
-	Utilities and Drainage	26
-	Access and Movement	28
-	The Concept	30
-	Character	32
-	Landscape	33
-	Site Access and Movement	34
-	Drainage and Utilities	35
-	Sustainable Development	36
-	Biodiversity and Nitrogen Neutrality	37
-	SANG Mitigation	38
05	Conclusions	
-	Summary	41
-	The Way Forward	41

Appendix 1: Supporting Documents

Introduction

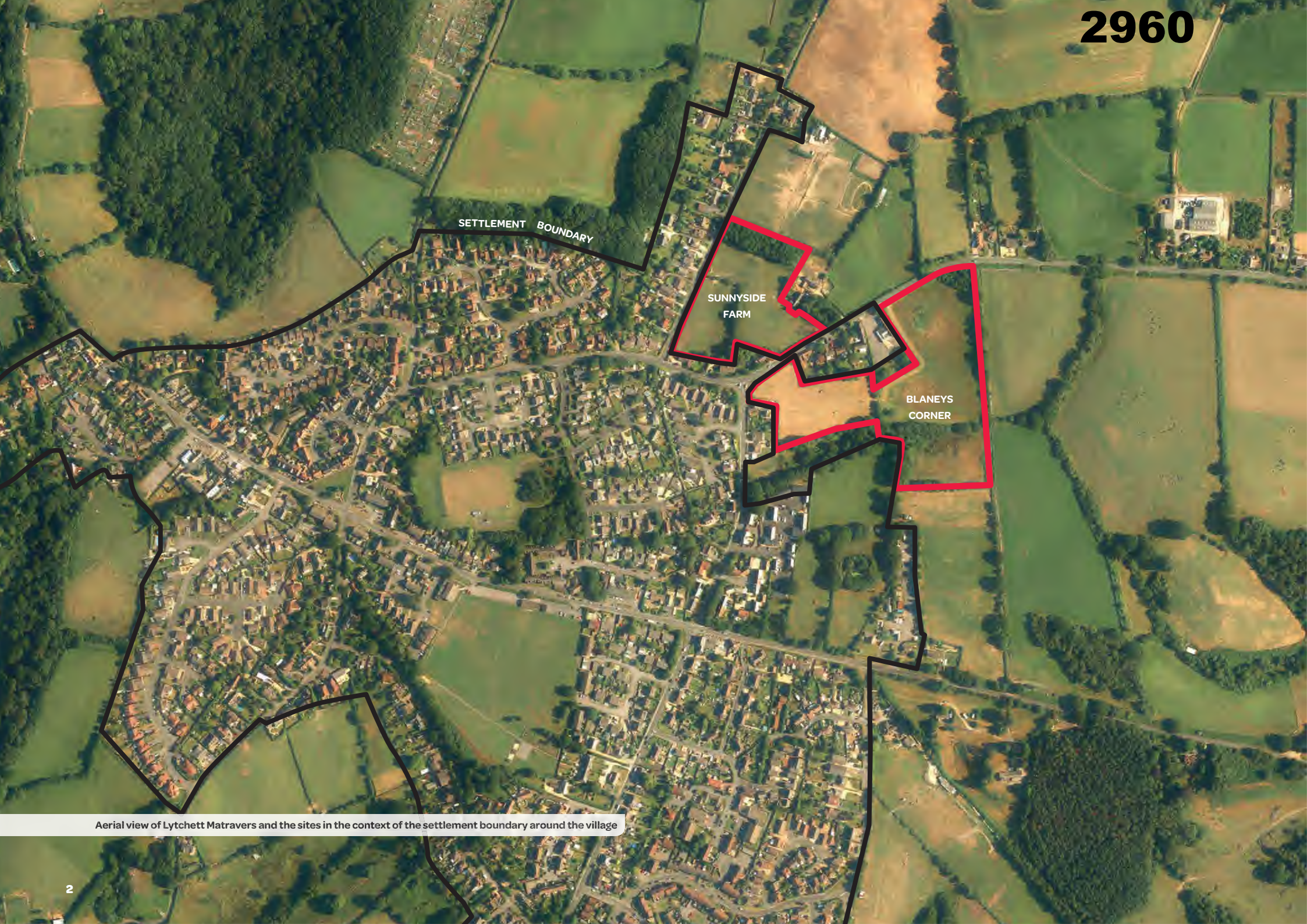
This Delivery Framework has been prepared on behalf of Wyatt Homes to support the Council's identification of Sunnyside Farm and Land at Blaneys Corner, Lytchett Matravers as proposed residential allocations in the emerging Purbeck Local Plan.

1.1 The aim of this document is to articulate the development potential of the sites and to support the proposed site allocations to deliver sustainable growth of up to 90 homes to help meet the District's housing needs during the emerging plan's period to 2034.

1.2 The document articulates:

- The Planning Context – a broad summary of the strategic development opportunity
- The Place – an appreciation of context and constraints, including key observations and responses
- The Proposal – the development potential and opportunities presented by the sites, including high level concept layouts

1.3 This document presents the two sites as a collective opportunity. With regard to Blaneys Corner, it is acknowledged that this document includes an area of land that is not included within the proposed site allocation identified within the Pre-submission Purbeck Local Plan.



SETTLEMENT BOUNDARY

SUNNYSIDE FARM

BLANEYS CORNER

Aerial view of Lytchett Matravers and the sites in the context of the settlement boundary around the village

Wyatt Homes

1.4 Wyatt Homes is a long established and privately owned house building company, based in the South West. The company's aim is to design and build properties of exceptional quality, without compromising on materials or attention to detail. With this focus the high quality homes and places designed and built by Wyatt Homes over the past quarter of a century have brought satisfaction to their occupiers and enhanced the character of local communities. Wider recognition has also been achieved through the awards the company has won for exemplary quality, design and craftsmanship.

The Delivery Framework

1.5 It should be noted that the proposals set out in this document represent 'work in progress'. They will continue to be refined and informed by ongoing and further technical work being carried out by Wyatt Homes' appointed team of specialist consultants who have extensive experience in the delivery of sustainable new developments through the planning process.

1.6 Whilst this document can be read on its own, it is supported by a range of technical assessments and reports which have informed the understanding of the sites and their development potential. These documents were also previously submitted to the Council and a full list of the documents is set out in **Appendix 1**.



Examples of high quality homes delivered by Wyatt Homes

The Planning Context

Purbeck District Council adopted the Purbeck Local Plan Part 1 (PLP1) in November 2012 and commenced its Local Plan Review consultation process in late 2014 / early 2015.

2.1 The PLP1 is already planning for the delivery of 2,520 new homes during the Plan's period of between 2006 – 2027, equating to an annual delivery target of 120 homes per year. The PLP1 sets a long term vision, objectives and planning policies to steer and shape development across the District.

2.2 However, at the Examination of the PLP1 the Inspector raised concerns that the Council had not sufficiently explored the full housing growth potential in the District to meet its objectively assessed housing need (as it was identified at that time). The PLP1 was therefore adopted on the requirement that a review of the Plan be undertaken by 2017 - specifically to look at the potential for delivering higher growth. The Council commenced work on the Partial Review in late 2013 and between January and March 2015 consulted on an Issues and Options consultation document.

2.3 In June 2016 the Council formally carried out a further 9 week consultation on an Options Partial Review Local Plan document. The Options document confirmed that the adopted PLP1 was failing to deliver enough homes to meet the District's objectively assessed housing needs as identified by the Final Eastern Dorset Strategic Housing Market Assessment (SHMA) in the period 2013 - 2033.

2.4 In January 2018 the Council undertook a consultation on a range of options for the local plan, including on broad areas for residential growth. The results indicated that that the local community were more likely to support housing options that spread development across Purbeck.

Purbeck's settlements and its spatial areas



2.5 An update of the 2015 Eastern Dorset SHMA was published in August 2018, indicating a local housing need of 168 homes per year, or 2,688 homes over the 2018 to 2034 local plan period. This housing need is now being proposed within the Pre-submission Purbeck Local Plan that was published in November 2018.

2.6 The approach set out within the January 2018 housing options consultation that was most preferred by the local community has been carried forward into the Pre-submission Purbeck Local Plan. This involves the proposed allocation of a range of sites across the District, including (as set out within Policy H6) Wyatt Homes' sites at Blaneys Corner and Sunnyside Farm (known in the local plan as Land east of Flowers Drove).

2.7 The Pre-submission Purbeck Local Plan is supported by a considerable number of recent technical evidence documents, including the Sustainability Appraisal (2018), Environmental Capacity Study (2017), Green Belt Studies (2016, 2017 and 2018) and the Housing Background Paper (2018). Each of these documents supports the case for allocating the sites. However, in the case of Blaneys Corner, the proposed allocation is smaller than the site promoted within this document, allowing for the delivery of 25 homes as opposed to the scheme for 60 homes set out here.

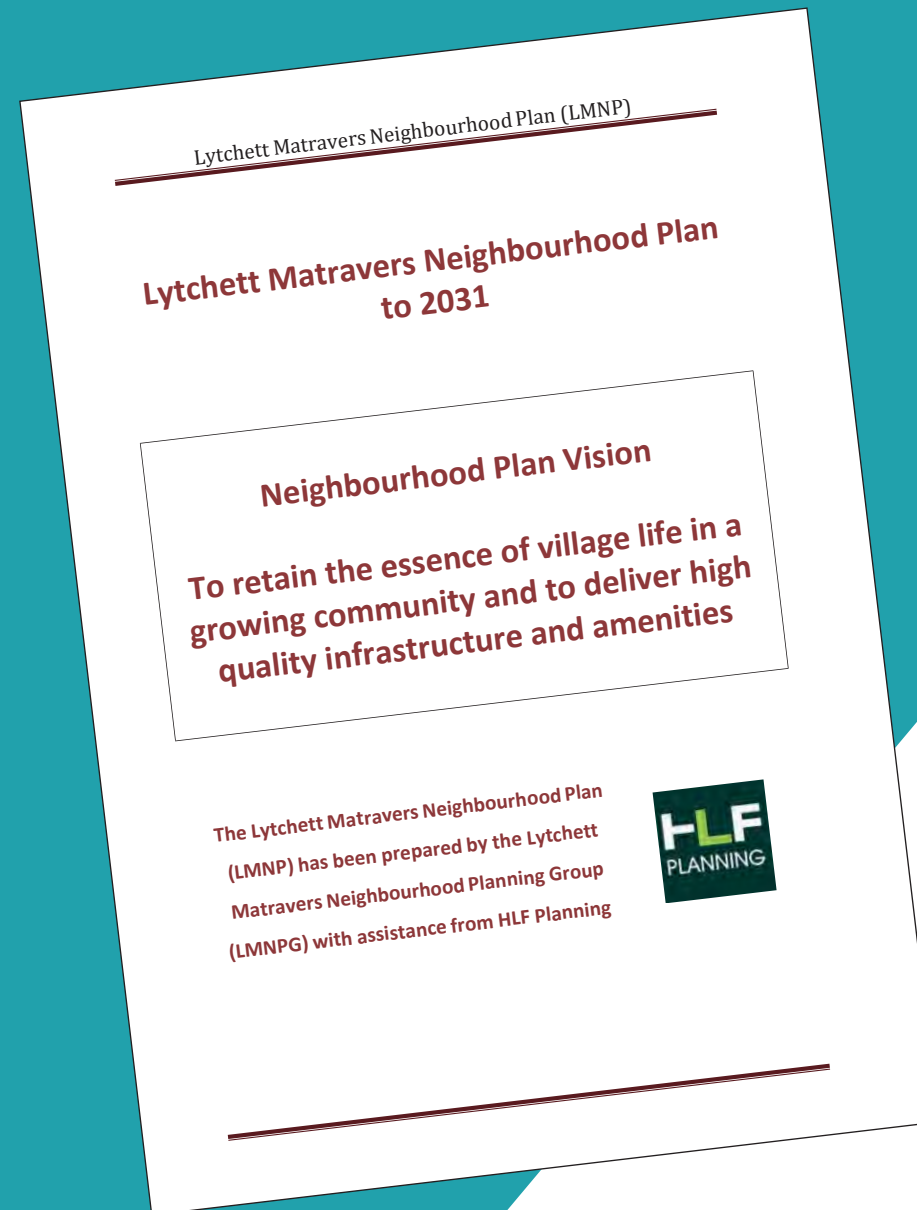
The combined capacity to deliver housing at the two sites was identified within the 2016 Options document, and its supporting evidence base, to be approximately 90 new homes (30 homes at Sunnyside Farm and 60 homes at Blaneys Corner).

The Lytchett Matravers Neighbourhood Plan

2.8 In June 2017 the Lytchett Matravers Neighbourhood Plan (NP) was made. The NP does not allocate sites recognising that the village is currently surrounded by designated Green Belt land requiring all future housing sites beyond the defined settlement policy boundaries to be brought forward as part of the Local Plan process.

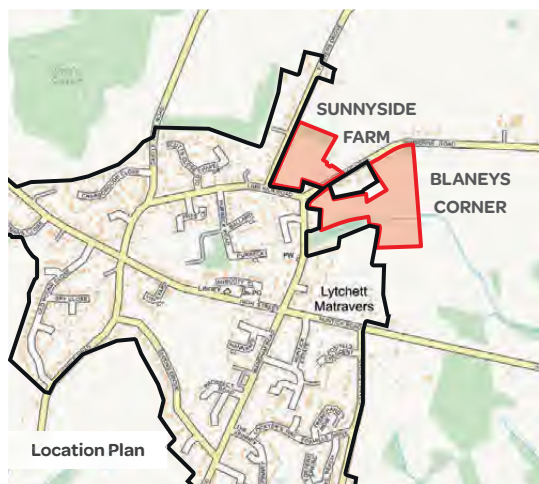
2.9 The NP sets out the community's overall vision for the village which is based upon retaining the essence of village life in a growing community and to deliver high quality infrastructure and amenities in the years to 2031. The Plan acknowledges that there is a significant shortage of available housing across the region and that while Lytchett Matravers will inevitably be required to provide more housing to meet local needs over the coming years, any development needs to align with the NP's vision and objectives. Some of the key cited objectives include:

- meeting the housing needs of all who want to live in the village
- promoting walking and extending the existing village footway network
- and, promoting a regular viable set of village bus services to serve the community.



The Place

Combined, the sites comprise an area of 5.68 hectares located to the north of Lytchett Matravers.



Location

3.1 The sites are adjacent, separated by Wimborne Road. Sunnyside Farm has an area of 1.86 hectares, whilst that of land at Blaneys Corner is 3.82 hectares.

3.2 The land at Sunnyside Farm comprises three small fields in agricultural use. The site is surrounded on three sides by existing development, ranging from single storey bungalows to two storey properties (to the east, south and west). Along the northern boundary and extending into the site by approximately 25 metres, there is a copse of woodland consisting of a mix of Ash, Birch, Lime and Sweet Chestnut. There is a further belt of trees beyond the site's north-east boundary. The boundary hedges to the west (fronting Flowers Drove) and south east are continuous and approximately 1.5 – 2 metres in height. Internal definition is provided to the three fields by low level post and wire fencing. There is a change in gradient across the site, undulating from south-to-north and rising east-to-west.

3.3 Land at Blaneys Corner consists of three fields in agricultural use, contained by development to the north-west on Wimborne

Road and south-west on Wareham Road. These properties range from single storey to two storeys. To the south, the site adjoins the allocated housing site fronting onto Huntick Road. Wyatt Homes are currently preparing a full planning application for the development of 46 dwellings at this site.

3.4 The boundaries of the land at Blaneys Corner site include a range of hedges, trees and mature wooded belts. Internal field definition is provided by a mix of hedges and some stock - proof fencing. The site has two sections of frontage onto Wimborne Road along its northern boundary. There is a change in gradient across the site initially dipping down and rising again from south-to-north with a more gentle undulating change from east to west.

3.5 Beyond the immediate boundaries of both sites, the landscape to the south and west comprises the built up area of northern Lytchett Matravers. To the north and east, the landscape is more rural comprising agricultural fields defined by hedgerows and belts of trees, small areas of woodland and a few residential properties.



Tesco Express in the village along the High Street



Bus stop on Lime Kiln Road



Recreation ground looking towards the village hall



Entrance to Lytchett Matravers Primary School

Key Features and Characteristics

A Sustainable Place

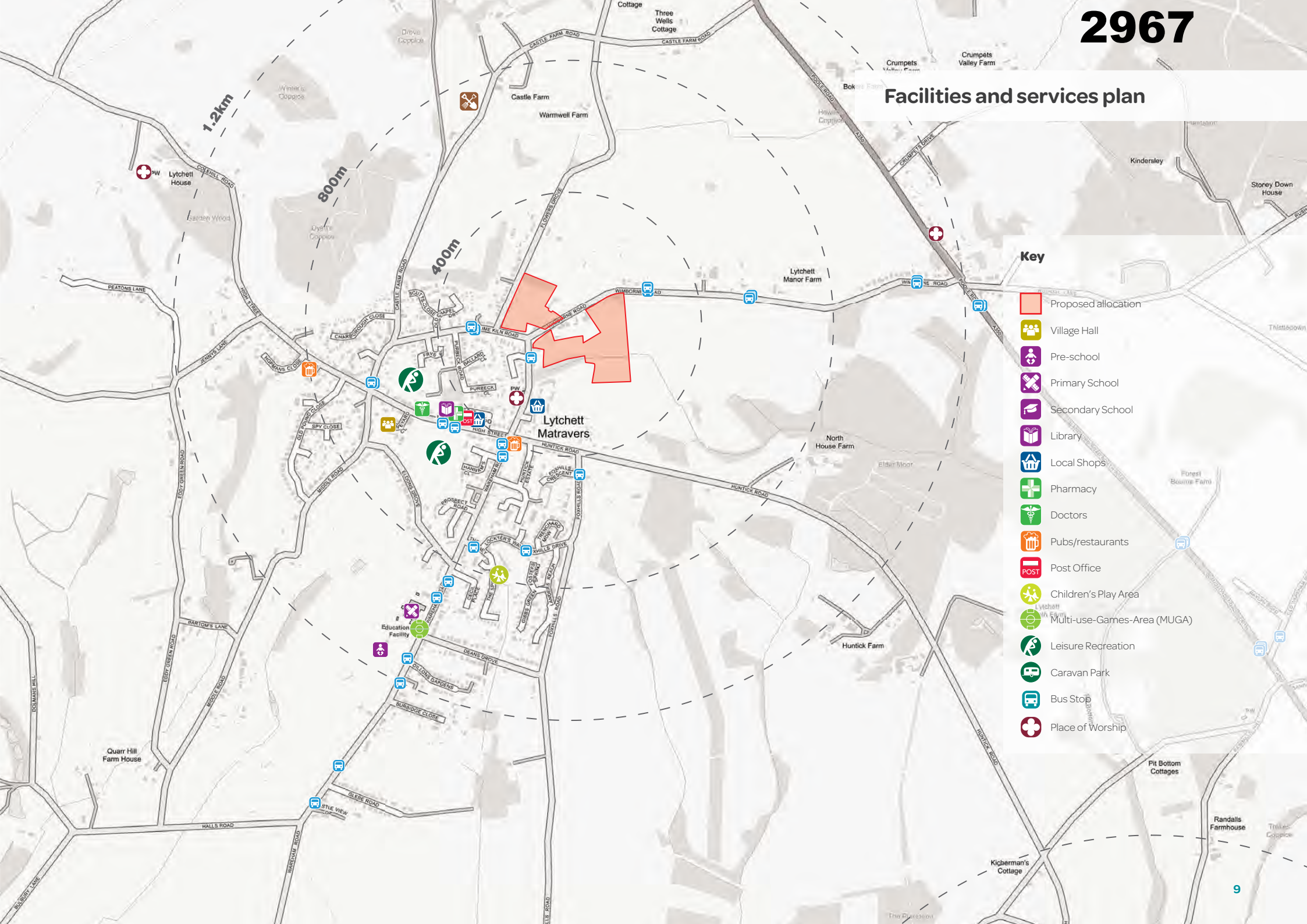
3.6 The adopted Local Plan includes a ‘settlement hierarchy’ to focus the distribution of development across the District and to define the role of its settlements. This established hierarchy is being carried forward as part of the Local Plan Review. Lytchett Matravers is identified as one of the District’s six Key Service Villages wherein it is a location where new development is to be focused given the existing community, cultural, leisure and other types of development that are already present. In short, the village is capable of supporting sustainable development and the sites represent sustainable locations, with existing development to the south and west.

3.7 Within the village there is a range of facilities (listed below) that will assist in delivering a sustainable development:

- The village centre is located approximately 400 metres (5 minutes’ walk) to the south-west of the sites. The village has a number of local facilities including; a Tesco Convenience Store, a Post Office, Public Houses, a library, GP surgery, pharmacy, a Church and the Parish Hall.

- Employment opportunities are available at Freeland Park (a modern development of office and light industrial units) located within the village.
- The nearest bus stop is positioned on Lime Kiln Road, around 50 metres to the west of Sunnyside Farm (less than 1 minutes’ walk). This is served by bus route no.10 providing an hourly service connection between Lytchett Matravers and Poole town centre (via Poole railway station) throughout the day (Monday to Saturday).
- The Lytchett Matravers Pre-School and Primary School, located on Wareham Road, is within approximately 1,000 metres of the sites.
- The site is within the catchment area of Lytchett Minster Comprehensive School which is approximately 2.25 km to the south east of the site. The School is accessible by school bus service 718 that stops at the Wareham Road bus stop, 5 minutes’ walk (400 metres) to the south of the sites.
- The sites are within approximately 300 metres of the Lytchett Matravers Village Green playing fields. The site also benefit from close proximity to a number of existing green and open spaces located elsewhere in the village, including the Multi-Use-Games-Area (MUGA) located adjacent to the Lytchett Matravers Pre-School and Primary School to the south.

Facilities and services plan



Key

- Proposed allocation
- Village Hall
- Pre-school
- Primary School
- Secondary School
- Library
- Local Shops
- Pharmacy
- Doctors
- Pubs/restaurants
- Post Office
- Children's Play Area
- Multi-use-Games-Area (MUGA)
- Leisure Recreation
- Caravan Park
- Bus Stop
- Place of Worship

Connections



3.8 Wimborne Road is a two-way public highway with a speed limit of 30mph, rising to 40mph to the east of the former Royal British Legion (RBL) building. At present there is a dedicated pedestrian footpath along the southern side of Wimborne Road which ends at the former RBL's curtilage. Lime Kiln Road and Wareham Road each have 30mph speed limits with pedestrian footpaths along at least one side of the lengths of these routes. Flowers Drove is a more restricted carriageway at approximately 4.5m width along the majority of the section passing along the Sunnyside Farm site's western boundary. There are currently no dedicated footpaths along this section of Flowers Drove with pedestrians currently needing to share the highway space.

3.9 Awcock Ward Partnership (AWP) has assessed the sites in relation to immediate proximity to infrastructure. This assessment has concluded that the sites are accessible to a range of local facilities, including convenience retail stores, health services and primary education. There are existing public transport services linking to Lytchett Minster School and to Poole town centre. Poole town centre provides for a variety of employment, education, healthcare and retail opportunities, in addition to access to the national railway network. Therefore, the development of the sites for new homes will also generate an increase in the potential patronage for the existing local bus services in the village, reinforcing their longer term viability.

3.10 There are a number of bus stops located to the east, west and south of the sites and within the wider village itself. The sites also benefit from easy access to the main road A350 to the north-west and the main road A35 to the south providing road links to Upton, Poole and beyond.

3.11 There are a number of established Public Rights of Way (PROW) surrounding the village. Immediately adjacent to the eastern boundary of the Blaneys Corner site is the PROW SE 17/23. The Lytchett Matravers Neighbourhood Plan seeks to enhance, promote and extend the footpath network around the village.



Morebus No.10 traveling along Lime Kiln Road.

Landscape and Visibility



View looking north-east from Wimborne Road, opposite the eastern boundary of Sunnyside Farm.



View looking north-west from Wimborne Road opposite the north-eastern boundary of Blaneys Corner



View looking north from footpath SE 17/23 adjacent to the eastern boundary of Blaneys Corner

3.12 Hankinson Duckett Associates (HDA) has carried out comprehensive Landscape and Visual Analysis, which will be submitted in support of this Delivery Framework.

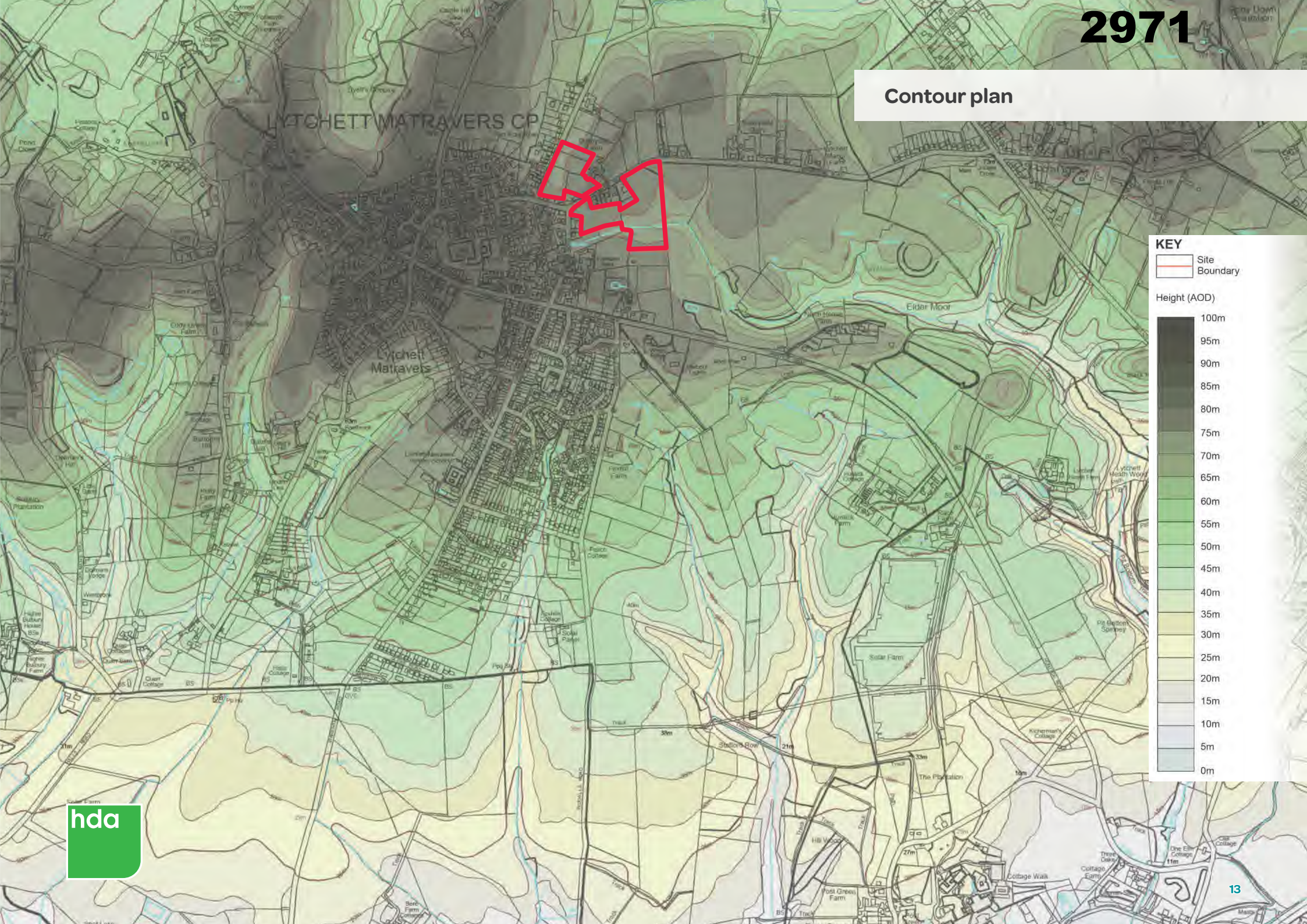
3.13 The sites are located to the north and north east of the village's existing and planned built up area. The village itself is situated on a broad ridge of high ground, which generally runs east to west with branches to the north and south. A plan showing the contour level changes across the village and wider surrounding area is presented opposite. The elevated position of the village affords some long distance views over the surrounding rural landscape with some long distance views of Poole also visible to the south-east. The ridge is incised by valleys, particularly to the south, with watercourses that flow south to Sherford River and Lytchett Bay. The sites themselves are not located on the highest ground levels but on land falling away from them. The Sunnyside Farm site has a high point of 81 metres AOD, akin to the higher ground levels elsewhere in the village.

3.14 The Dorset Landscape Character Assessment identifies 22 character areas across the County. The sites are situated within The Rolling Wooded Pasture character area. The key characteristics of the Morden / Lytchett Rolling Wooded Pasture are considered to include: open views from elevated points; harmonious links between the natural and woodland blocks; the folded intimate valley forms around Lytchett Matravers; and the hedgerows and woodland blocks giving the impression of a well treed landscape.

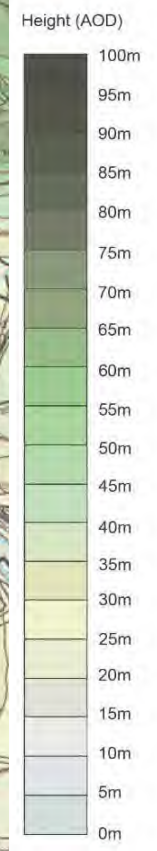
3.15 The sites are well related to the existing settlement and predominantly visually well contained from the wider landscape by existing copses of woodland and mature treed and non-treed hedgerows.

3.16 Views of the sites are largely restricted to receptors within the existing settlement, i.e. limited views from the rear of properties on Wimborne Road and Wareham Road and the front of properties on Flowers Drove. There are partial views of the eastern area of Blaneys Corner from Wimborne Road where the site frontage shares its boundary with the road. Longer distance views of the sites are restricted to limited glimpsed views, i.e. from the public footpaths in the vicinity of the sites through intermittent gaps in the existing vegetation. These views are capable of being mitigated through additional reinforced planting on the site boundaries. In landscape and visual terms, the sites are capable of being developed without harm to the surrounding landscape character but with appropriate design being required to ensure that key landscape features are retained and reinforced.

Contour plan



KEY
Site Boundary



Green Belt

3.17 The Purbeck Local Plan Part 1 established the current extent of the Green Belt within the District. Lytchett Matravers is an inset village within the South East Dorset Green Belt. As part of the review of the Local Plan, the Council carried out and published Green Belt Review studies in 2016, 2017 and again in 2018. These involved the assessment of a number of sites located around key Green Belt constrained towns and villages, including; Upton, Wareham, Lytchett Matravers, and Lytchett Minster. The purpose of the reviews was to determine the contribution of assessed sites to the five purposes of including land within the Green Belt, as set by the National Planning Policy Framework (NPPF) and to establish the 'exceptional circumstances' required for the release of some sites to meet the District's development needs.

3.18 The Council's assessment of Sunnyside Farm and the assessed extent of Land at Blaneys Corner concluded that the sites would be suitable for removal from the Green Belt, including the following comments from the 2016 review:

Sunnyside Farm – *'...As long as development did not extend the settlement any further east or north than at present, Lytchett Matravers would not extend towards the conurbation and development here would not harm the function of the greenbelt.'*

Blaneys Corner – *'...The Council has already released land to the south of this site at Max Gate (Huntick Road) for a settlement extension. Further development could sit comfortably at this site without resulting in sprawl towards the conurbation.'*

3.19 In recognition of the Council's process of Green Belt review, HDA has carried out an independent assessment of the sites' Green Belt contribution, which includes the eastern fields of the Blaneys Corner site, not previously assessed by the Council's review. The HDA Green Belt Boundary Review was previously submitted separately as part of this response to the Options Consultation Local Plan. The findings of HDA's assessments are generally consistent with the Council's June 2016 Review and can be summarised as follows:

Purpose 1: Checking unrestricted sprawl of large built-up areas

- The sites do not lie adjacent to a large built-up area and are situated in a location consistent with the existing settlement pattern. The sites are distant from the conurbation. Assessed contribution: Very low / none (Sunnyside Farm); and Low (Blaneys Corner).

Purpose 2: Preventing neighbouring towns merging into one another

- With the exception of a small section at the east of Blaneys Corner, development within the sites would not extend beyond the existing settlement edge of Lytchett Matravers and would not noticeably alter the spatial relationship between the village and any adjacent settlement. Assessed contribution: Very low / none (Sunnyside Farm); and Low (Blaneys Corner).

Purpose 3: Assist in safeguarding the countryside from encroachment

- The sites are well related to the existing (and already planned) development edge and are physically separated from the rural landscape beyond the settlement by robust tree belts and hedgerows. Assessed contribution: Low (Sunnyside Farm); and Medium (Blaneys Corner).

Purpose 4: Preserving the setting and special character of historic towns

- The sites have no relationship with the Lytchett Minster Conservation Area or with any listed buildings present within Lytchett Matravers. Assessed contribution: Very low / none (both sites).

3.20 HDA's overall conclusions are that the sites' contribution to the purposes of the Green Belt are generally low due to their positions within the context of the existing village; combined with the ability to mitigate potential impacts on the limited views from the wider landscape as part of future development. Moreover, HDA's assessment demonstrates that the larger land area being promoted for the Blaneys Corner site is highly enclosed and is well related to the existing settlement. It is therefore as suitable to release from the Green Belt as the smaller area which is suitable for release by the Council's latest Green Belt Review and the Pre-submission Local Plan.

3.21 The sites can be developed without harm to the aims and purposes of the Green Belt in a way which ensures the provision of a robust new Green Belt boundary.



View looking north from the high ground along the southern boundary of Blaneys Corner



View looking south-east towards Blaneys Corner from the junction between Wimborne Road and Wareham Road.



View looking south-east across Sunnyside Farm towards residential properties along Lime Kiln Road.



View looking north east from footpath SE 17/23.



Kiln Cottage, a Grade II listed building



Lytchett Matravers Methodist Church



Lytchett Matravers Old School House

Heritage

3.22 The historic settlement pattern of Lytchett Matravers (pre-1900s) was of a loose agglomeration of buildings connected by lanes and interspersed with fields. This is reflected in the scattered listed buildings found across the village and the lack of any Conservation Area designation. The village remained relatively unchanged for the early part of the 20th Century, although it underwent a significant increase in development after the war, which has resulted in the current large size and nucleated settlement pattern. The proximity of the village to Upton and Poole has maintained development pressure on the village which has been constrained largely due to the surrounding Green Belt designation.

3.23 There are two listed buildings within proximity to Sunnyside Farm: Tall Tree Cottage (Grade II) is about 60 metres to the south west and Kiln Cottage (Grade II) is located about 85 metres west of the site. Due to the presence of intervening development and the absence of intervisibility between the heritage assets and the site, neither of these buildings or their settings would be substantially or less than substantially harmed as defined by Section 16 of the NPPF.

Biodiversity

3.24 An Ecological Appraisal by HDA identifies the land at Flowers Drove and Sunnyside Farm as horse-grazed grassland paddocks, generally bordered by native hedgerows, with a block of semi-mature broadleaved plantation woodland along the northern margin. The land at Blaneys Corner also comprises grassland fields, generally bordered by species-poor native hedgerows, mature scrub and treelines with ditches.

3.25 With regard to protected and notable species, the ecology surveys carried out to date have identified that the land at Flowers Drove and Sunnyside Farm may have some potential for roosting, foraging and commuting bats. In addition there may be limited potential for Hazel Dormice and some potential for low numbers of Great Crested Newts (during terrestrial phases only). The potential for protected and notable species is similar for Blaneys Corner, albeit with some additional potential for water voles being present.

Flood Risk

3.26 The sites are located entirely within Flood Zone 1 with an assessed probability of flooding from rivers or the sea of less than 1 in 1,000 per year.

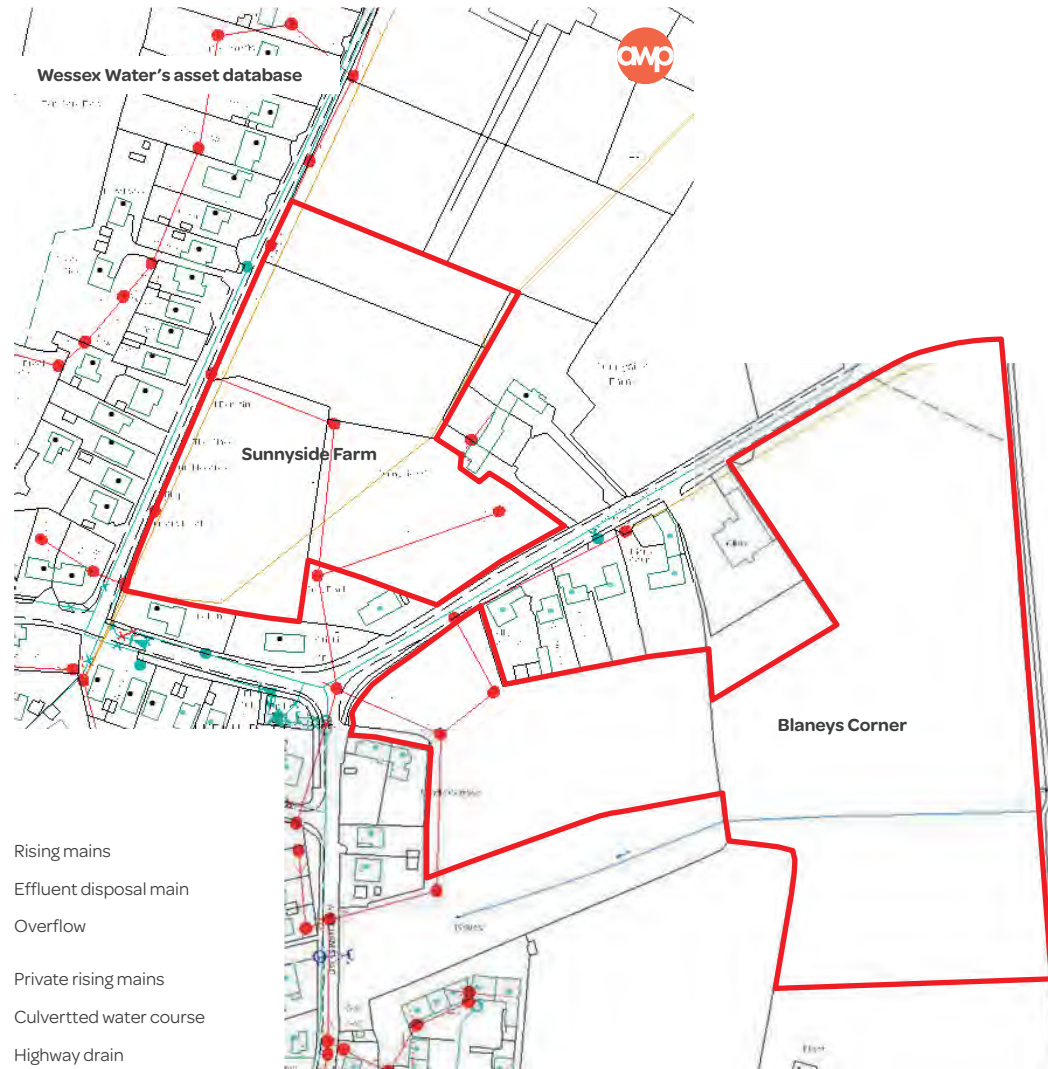
3.27 The Environment Agency's 'Flooding from Surface Water' mapping also indicates that the majority of the sites are within an area at very low risk of flooding from surface water (0.01% per year). The exceptions to this comprise a narrow corridor within the western site area of Sunnyside Farm and an area within the south of Blaneys Corner which follows the path of a small watercourse. These two areas show a low and medium risk of flooding (between 0.1 – 3.3% chance per year) and a higher risk of flooding (greater than 3.3% chance per year) respectively. Development will be avoided within these areas or, where this is not feasible, appropriate mitigation used to overcome the risks.



Site Drainage

3.28 A desktop review of the Soilscape Dataset, carried out by Awcock Ward Partnership (AWP), indicates the sites are underlain by 'slightly acid loamy and clayey soils with impeded drainage'. Soakaways are therefore unlikely to present a viable method of surface water disposal. On-site attenuation, combined with controlled off-site discharge, is considered to be the most appropriate drainage solution.

3.29 Wessex Water asset record data has identified a number of 150mm diameter foul sewers and rising mains at the boundaries of Sunnyside Farm and also running through the site. There is similarly an existing 150mm diameter foul sewer within the west of Blaneys Corner and an existing foul rising main adjacent to the north-eastern boundary at Wimborne Road. There is also an existing minor watercourse, which flows eastwards between the two eastern fields of the Blaneys Corner site.





Example of a Wyatt Homes development



Aerial view: Illustrative perspective sketch looking south-east towards Blaneys Corner from the junction between Wimborne Road and Wareham Road

The Proposal

Wyatt Homes' proposed concept for Sunnyside Farm and Land at Blaneys Corner positively responds to the qualities of these sites and their setting, to ensure that future development will sensitively integrate with the existing village and the wider rural landscape context.

4.1 The quality of the surroundings at Lytchett Matravers demand the right balance between landscape and built form. This is critical to delivering the right place that will be a successful and positive addition to the village.

4.2 An analysis of the sites' constraints and opportunities, as summarised in the previous section of this document, has been undertaken. From this understanding, a framework masterplan has been prepared. A number of themes have been identified that have in particular helped to shape the masterplan:

- Levels and Views
- Landscape Structure and Biodiversity
- Utilities and Drainage
- Access and Movement

Levels and Views

Key Observations

- 4.3** The sites exhibit a gently undulating character, with slopes present on both sites.
- 4.4** The external site boundaries comprise a mix of hedgerows, ranging from 1.5 to 5 metres in height with mature tree specimens throughout. Sunnyside Farm includes a planted woodland copse extending approximately 25 metres into the site which is a visually robust landscape feature and end point of the site. The weakest defined boundaries currently comprise the southern boundary in the eastern half of Blaneys Corner and the eastern and north-eastern boundary lengths adjoining Sunnyside Cottages.
- 4.5** Sunnyside Farm and Blaneys Corner are well contained - views into the sites are mostly limited to the existing residential properties in their immediate proximity.
- 4.6** Long distance views out of the sites are equally limited by the presence of existing boundary landscape and topographical features.

Response

- 4.7** The existing woodland copse at Sunnyside Farm should be retained as a landscape feature edge to the development, providing strong visual containment of the site.
- 4.8** The location and form of new development should be sensitive to the site levels, making use of the opportunities to deliver a distinctive and varied place.
- 4.9** The weakest defined site boundaries should be reinforced and strengthened to complete the visual containment of the sites.

Site analysis plan : Sunnyside Farm



Site analysis plan : Blaneys Corner

KEY

-  Site boundary
-  Public right of way
-  Potential footpath / cycleway
-  Developed edge
-  Existing landscape buffer
-  Potential landscape buffer
-  Intervisibility with the site



Landscape Structure and Biodiversity

Key Observations

4.10 The site boundaries fronting Flowers Drove and Wimborne Road (where not already punctuated by existing driveways serving private properties on Wimborne Road) are characterised by out-growing boundary hedgerows.

4.11 The internal field boundaries in Blaneys Corner include good quality areas of treed hedgerows with landscape and biodiversity value.

4.12 The northern woodland belt in Sunnyside Farm should be retained as it represents a strong feature in the existing landscape structure.

4.13 There are a number of high and moderate quality (Grade A and B) tree specimens along sections of the site boundaries of Blaneys Corner.

Response

4.14 Where required, reinforcement of the sites boundaries, i.e. south eastern corner of Blaneys Corner, should be implemented. Across both sites, properties should be sufficiently set back from the site edges to ensure long term retention of the landscape boundary definition.

4.15 The northern copse of woodland in Sunnyside Farm should be retained to ensure continuity of the existing landscape character.

4.16 An area of landscaped open space could be created in the north western edge of Blaneys Corner creating a new managed feature to announce the arrival point to the village and to better integrate the site.

4.17 Habitats which have biodiversity value and the higher quality trees throughout the sites should be retained.

4.18 There is scope to provide a link between Blaneys Corner and the already allocated Huntick Road development site, without resulting in detriment to the existing landscape structure or habitats of biodiversity value.



View looking north from the southern end of Flowers Drove.



View looking south-east from the junction between Wimborne Road & Wareham Road

Habitat survey plan



KEY	
[Red outline]	Site boundary
[Green diagonal lines]	Broadleaved plantation woodland
[Green circles]	Scattered trees
[Green dashed line]	Defunct species-rich hedgerow
[Green solid line]	Intact species-poor hedgerow
[Green dashed line]	Defunct species-poor hedgerow
[Green dashed line with trees]	Defunct species-poor hedgerow with trees
[Green cross-hatch]	Dense native scrub
[Black cross-hatch]	Scattered scrub
[Red solid area]	Dense Bracken
[Red diagonal lines]	Tall ruderals
[SI in a circle]	Species-poor semi-improved grassland
[Red diagonal lines]	Marshy grassland/ rush pasture
[Black dashed line]	Fence
[Blue arrow]	Wet ditch and direction of flow
[Blue dashed line]	Dry ditch
[Red circle with number]	Target note

Utilities and Drainage

Key observations

4.19 Existing public foul sewers and rising mains pass through Sunnyside Farm, requiring easement corridors ranging from 6 to 12 metres either side of the pipe centre lines.

4.20 Soil conditions across both sites are likely to preclude the use of soakaways for surface water disposal. On site attenuation with controlled off-site discharge(s) will be required.

4.21 An overhead electricity transmission cable follows the eastern boundary of Blaneys Corner and is located within the site. A further overhead electricity transmission cable is present adjacent to but beyond the southern boundary of Blaneys Corner.

Response



















4.22 Rising mains within Sunnyside Farm should be left in their current locations with appropriate easements being designed into the development.

4.23 The existing foul sewers within Sunnyside Farm should be diverted as required, rather than designed into the development.

4.24 On-site storage attenuation ponds should be incorporated within the design of the development, siting the ponds in the best locations to maximise the use of gravity flows.

4.25 The overhead electricity transmission cables may need to be diverted or run underground to accommodate development.

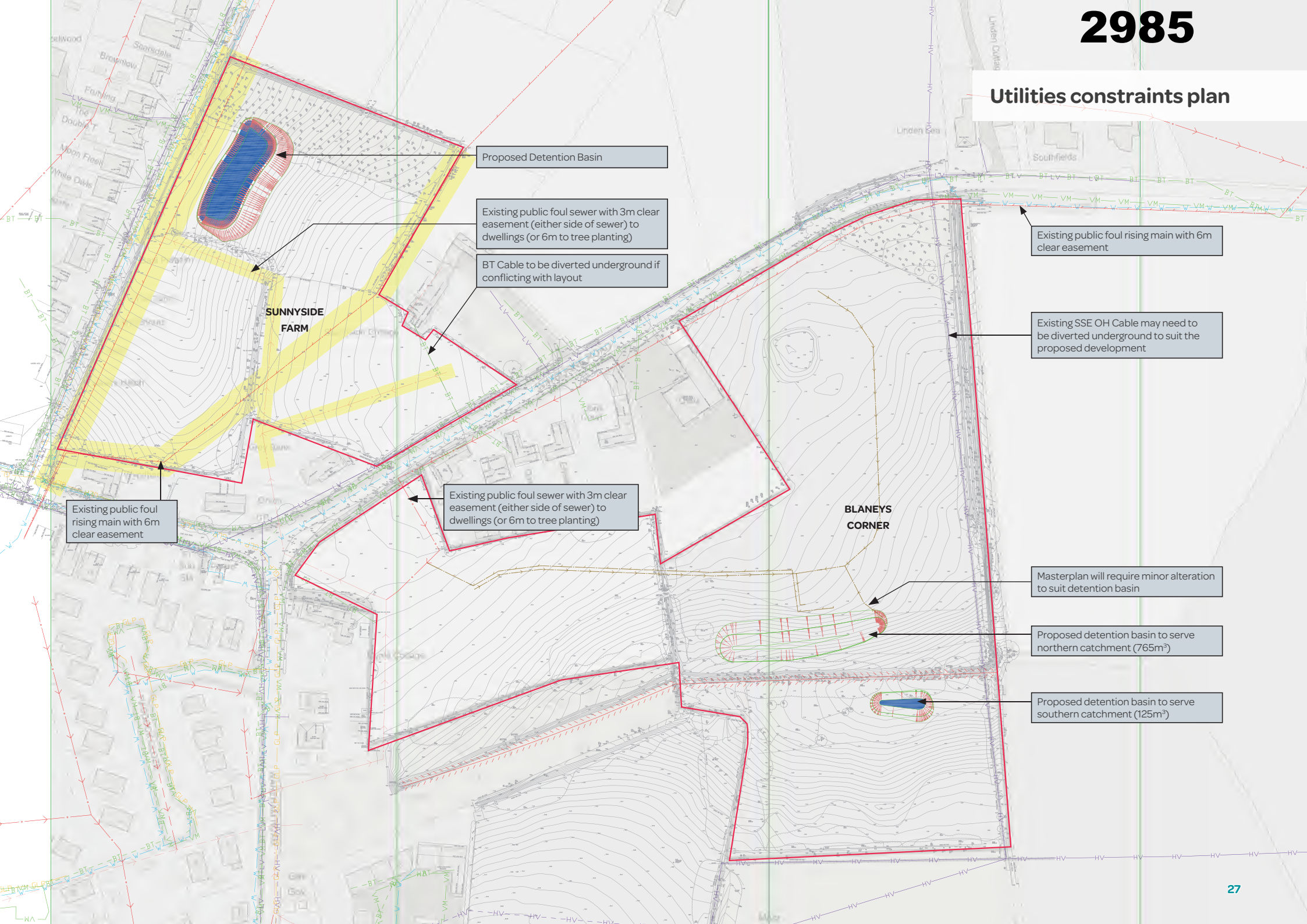
Key

	Site Boundaries
	Developable Area
<u>Existing Utilities</u>	
	WW Distribution Main
	SSE HV OH Cable
	SSE HV UG Cable
	SSE LV UG Cable
	SSE LV OH Cable
	SSE OH EHV Cable
	BT UG Cable
	BT OH Cable
	Virgin Media UG Cable
	SGN Low Pressure Main
	SGN High Pressure Main
<u>Existing Drainage</u>	
	Adopted Foul water sewer
	Adopted Surface water sewer
	Adopted Foul Rising Main
	Ditch
	Easement either side of Foul Sewer



View looking north from footpath SE 17/23 showing the overhead power cable following the eastern boundary of Blaneys Corner

Utilities constraints plan



Proposed Detention Basin

Existing public foul sewer with 3m clear easement (either side of sewer) to dwellings (or 6m to tree planting)

BT Cable to be diverted underground if conflicting with layout

Existing public foul rising main with 6m clear easement

Existing SSE OH Cable may need to be diverted underground to suit the proposed development

Existing public foul rising main with 6m clear easement

Existing public foul sewer with 3m clear easement (either side of sewer) to dwellings (or 6m to tree planting)

BLANEYS CORNER

Masterplan will require minor alteration to suit detention basin

Proposed detention basin to serve northern catchment (765m²)

Proposed detention basin to serve southern catchment (125m²)

SUNNYSIDE FARM

Access and Movement

Key observations

4.26 Blaneys Corner has two areas of frontage onto Wimborne Road. The largest section is situated to the east of the former British Legion building, within what is currently a 40 mph speed limit zone. The smaller section of frontage, on the north western corner of the site, is within the 30 mph speed limit zone. The opportunity to introduce a vehicular access in this location is limited.

4.27 Sunnyside Farm has two highway boundary frontages. To the west, the site boundary follows Flowers Drove, which is a narrow rural lane. The short frontage to the south east is onto Wimborne Road, opposite existing residential properties.

4.28 The sites are not currently publically accessible. There are however existing public rights of way in close proximity to the sites.

4.29 Blaneys Corner adjoins the existing settlement extension allocated site on Huntick Road (Policy NE1 of the adopted Local Plan). This provides a further opportunity to integrate the site with the existing and planned village.

Response











4.30 Simple priority junctions should be provided for vehicular accesses into each of the sites at appropriate locations along Wimborne Road. It is anticipated that the required visibility splays could be achieved without need for any offsite works.

4.31 The existing 30 mph zone should be extended to include the full site frontage of Blaneys Corner. This will enable creation of a safe vehicular access at the north eastern site frontage and improve pedestrian safety for users when crossing the road to connect between the public rights of way (SE 17/23 to SE 17/3) adjacent to the site.

4.32 Improvements to the existing pedestrian footway on Wimborne Road should be sought to further increase safety and to promote sustainable access to the village.

4.33 The creation of a link between Wimborne Road and the allocated Huntick Road site should be considered to enhance the permeability of the development and the wider movement options through the village.

Key

	Site Location
	Main Vehicle/ Pedestrian Access
	Public Right of Way
	Bus Stop
	Primary School
	Post office
	Convenience Store
	GP Surgery
	Pharmacy
	Playing Field

Accessibility plan



The Concept

4.34 Having identified the sites' key features and characteristics, these have been applied to develop a framework masterplan for the sites.

4.35 For each of the sites, the framework masterplan responds to the constraints and key opportunities to create an attractive and sustainable development that responds positively to its surroundings and the wider context. The site masterplans will deliver around 90 new homes in total, in addition to new public green open space within each site.

Sunnyside Farm

Land Use	Area (ha)	%of site area
Approximate new residential developable area	0.88	47
Approximate open space area	0.61	33
Roads and footpaths	0.37	20
Total site area	1.86	

Blaneys Corner

Land Use	Area (ha)	%of site area
Approximate new residential developable area	2.19	57
Approximate open space area	1.16	31
Roads and footpaths	0.45	12
Total site area	3.82	

Land at Blaneys Corner presents the opportunity to deliver around 60 new homes

- 1 New access connection created to Wimborne Road
- 2 Homes set back to front a strengthened hedgerow edge to Wimborne Road
- 3 Opportunity to establish new footpath connection directly opposite existing public routes
- 4 New tree and hedgerow planting to redefine the Green Belt boundary and screen inward views
- 5 Central public green space incorporating the existing watercourse and providing space to support sustainable drainage requirements
- 6 New bridge crossing to connect over the existing watercourse
- 7 Feature dwellings with south facing gardens overlooking the central green space
- 8 Potential access connection to the existing Local Plan allocation site off Huntick Road
- 9 Focal green providing amenity space for new and existing residents
- 10 'Corner green' creating welcoming village arrival space and inviting pedestrian connections to and from the village

Land at Sunnyside Farm presents the opportunity to deliver around 30 new homes

- 11 New access connection created to Wimborne Road
- 12 Hedgerows retained to maintain the 'green approach character' to the village along Wimborne Road
- 13 Existing woodland area retained with potential to create public access and footpath connections
- 14 Public green space also supporting sustainable drainage requirement
- 15 Opportunity to create a safer footpath connection within the site
- 16 New homes set back to front the retained hedgerow along Flowers Drove
- 17 Existing boundary planting retained and strengthened where possible

Concept Masterplan

Sunnyside Farm

Blaneys Corner



Character

4.36 For Sunnyside Farm a new vehicular access with pedestrian footpaths on both sides will be created onto Wimborne Road with new tree and hedgerow planting creating a 'green and leafy' character. The street will gently slope down to access shared surface lanes where a range of cottage style properties will front an informal green.

4.37 By providing 'back-to-back' arrangements between new and existing dwellings, the proposals ensure that the exposed site edges are made secure to establish a safer residential environment. In certain locations reducing the scale of dwellings or creating a 'side (flank) to back' arrangement will also help to provide an appropriate setting to the site edges. Properties fronting onto Flowers Drove will remain set back from the site boundary behind the retained hedgerow and a new access road.

4.38 Where possible new boundary planting can be provided to help strengthen the 'green edge' character. The woodland copse along the northern boundary will be retained to enclose the development and provide opportunities for informal play and woodland walks. A new footpath through the west of the site can be provided to improve pedestrian safety on Flowers Drove and encourage public access to the wooded area at the north of the site.

4.39 For Blaneys Corner the 'green character' and arrival transition into the village along Wimborne Road

will be maintained by the retention of hedgerows and strengthened boundary planting. New homes will be set back to overlook the route and mark a new access created to Wimborne Road.

4.40 A feature village green will be created at Blaneys Corner to mark a point of arrival within the village. The space will be overlooked by new homes and provide a safe area for play and an inviting pedestrian and cycle connection to and from the village.

4.41 A new street links through the development providing an opportunity to connect with Huntick Road. This will further help integrate the new neighbourhoods with the village. This new route will present a traditional street character, with angled turns, bridge crossing and level changes bringing interest and opening up views.

4.42 A sequence of attractive spaces will naturally blend the development within the landscape and support informal recreation, sustainable drainage strategies and provide a sensitive setting to existing dwellings adjoining the development.



Western part of Blaneys Corner showing proposed residential development and the new 'Corner Green' at the junction between Wareham Road and Wimborne Road

Landscape

4.43 Existing trees are to be retained where feasible and planting of new trees will take place across the sites. This will reinforce the sense of village character and deliver a positive response, furthering integration to the wider landscape setting.

4.44 The sites' weaker boundaries will be reinforced with robust landscape screening to enhance the integration of the development into the wider setting by working with the landscape wherein fields are defined by a mix of mature hedgerows and treed hedgerows.

4.45 Sustainable drainage (SuDS) features, such as attenuation ponds will be integrated into the developments utilising the natural contours and locations of existing features within each site, such as the narrow valley corridor in Sunnyside Farm and the low point within the Blaneys Corner site.



Northern part of Sunnyside Farm showing proposed residential development alongside a new area of public green space

Site Access and Movement

4.46 Access into the sites will be sought from Wimborne Road.

4.47 New pedestrian access into the sites will connect with the existing footways on Wimborne Road, with improvements being provided where required. This will provide effective linking to the village centre to the south east which is within 400 metres (five minutes' walking distance of the sites).

4.48 The ability to incorporate 'home zone' features will be explored. This could include prioritising low vehicle movement speeds through the use of materials and adopted lower speed limit(s) within the development.



Proposed site access into Sunnyside Farm



Proposed site access into Blaneys Corner

Drainage and Utilities

Surface Water Drainage Strategy

4.49 To calculate the attenuation storage requirements it has been assumed that 60% of the developable site area will be impermeable catchment. This approach is common practice until a detailed site layout is available.

4.50 Attenuation ponds with volume capacities of 500 cubic metres (Sunnyside Farm) and 890 cubic metres (Blaneys Corner) are provided within the framework masterplans. These are situated near to the lowest points of each site. The attenuation ponds could also be sub-divided into a series of smaller features if necessary.

4.51 Peak rates of discharge will be managed by a series of hydraulic controls with restricted outflow being discharged to the nearest appropriate point, which will be agreed as part of a detailed site layout.

Foul Water Drainage

4.52 Foul water flows on Sunnyside Farm will be capable of discharge to the existing 150mm diameter foul network within the site. Wessex Water has confirmed adequate capacity exists to accommodate the additional flows from the development.

4.53 Wherever possible, foul water flows from Blaneys Corner will discharge to the existing gravity sewers within the site. Any residual discharge not capable of utilising gravity flows will need to be controlled by a new sewage pumping station. This will require an approximate compound area of 12 by 8 metres located at least 15 metres from any habitable buildings. Wessex Water have confirmed that further assessment will be required to determine any reinforcement works that may be needed to accommodate the additional flows generated by the proposed level of development. Discussions with Wessex Water are ongoing to determine actual capacity and any mitigation requirements. This information will be shared with the Council in due course.

Utilities

4.54 A recent utilities search (May 2017) has established that Wimborne Road, Lime Kiln Road and Flowers Drove contain multiple services, including underground low pressure gas mains, virgin media telecoms, South West Water supply mains, BT telecoms and overhead low voltage SSE electricity transmission cable.

4.55 It is expected that the overhead BT cable at the east of Sunnyside Farm will be diverted below ground as part of the development. The overhead electricity transmission cables within and to the south of Blaneys Corner should be capable of being retained in-situ, given that they are unlikely to impact on future development. The option to divert these cables below ground nonetheless remains.



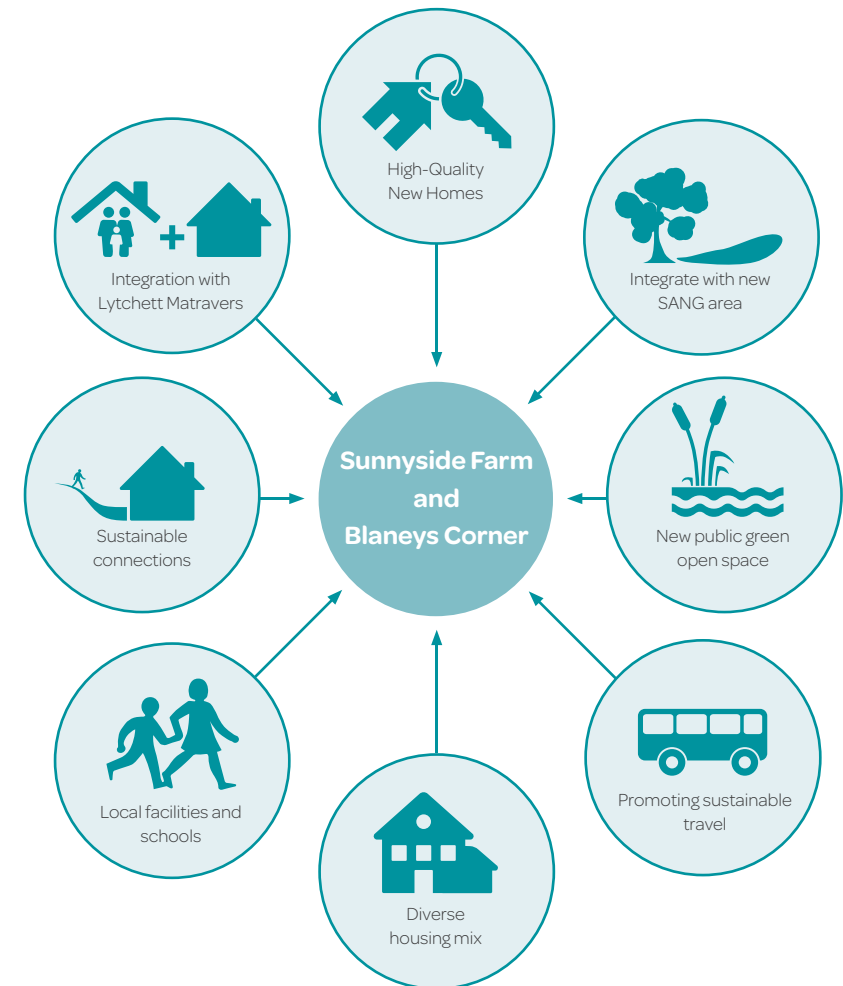
Example of a SuDS feature incorporated into a new residential development

Sustainable Development

4.56 The following features of the development proposed for each of the sites will ensure that sustainable development is achieved:

- The sites are accessible to a range of local facilities within the village centre that are within comfortable walking distance, including convenience retail and health services.
- The site is accessible to existing public transport links to Poole town centre, which provides wider education, retail, employment and health facilities. Development will also increase potential patronage of the local bus services, helping to underpin and secure their long term viability.
- An effective drainage strategy capable of avoiding or mitigating flood risk and emphasising attractive sustainable drainage (SuDs) measures integrating with the new development and the wider landscape character.
- Opportunity to create a new attractive area of Suitable Alternative Natural Greenspace (SANG) within easy walking distance of the sites.

- Emphasis on high quality design, balancing traditional techniques with latest innovation to achieve attractive homes and spaces that will endure and bring delight for decades to come.
- Ensuring that new homes and spaces are resource efficient and embody a 'fabric first' approach and can respond to the threat of climate change by minimising energy, carbon and water use.
- Providing a wide range of housing types, sizes and tenures to help meet the local need for new homes in a sustainable location.
- Allowing for sustainable waste management during construction and operation.
- Promotion of walking and cycling through enhanced access.
- Significant direct and indirect economic benefits to the village.
- Increase in Council Tax and New Homes Bonus revenue supporting local services.



Biodiversity and Nitrogen Neutrality

4.57 The framework masterplans seek to maintain, and where feasible enhance, opportunities for wildlife and existing habitat connectivity. This will be achieved by avoiding, wherever possible, direct or potential indirect loss of the existing ecological on-site habitats, for example, at the minor watercourse traversing Blaneys Corner. The same approach is afforded to species of note that may inhabit the sites, which may include bats and Hazel Dormice, through the retention and reinforcement of boundary hedges and additional landscaping to enhance migratory route connectivity.

4.58 Development of the sites will also enable the delivery of an ecological enhancement and management programme, ensuring a long term positive ecological impact is achieved for both flora and fauna.

4.59 The development of these sites will accord with the guidance outlined within the adopted Nitrogen Reduction in the Poole Harbour Supplementary Planning Document (April, 2017).



SANG Mitigation

4.60 Development on these sites will require delivery of appropriate Suitable Alternative Natural Greenspace (SANG) to mitigate the otherwise adverse impact(s) that may result on the Dorset Heathlands and Poole Harbour Special Protection Areas (SPAs). Discussions with Natural England regarding appropriate opportunities for SANG mitigation are ongoing. From these discussions, it has been agreed, in principle, that a new SANG area should be provided, located in close proximity the north east of the sites on land fully within the control of Wyatt Homes.

Wyatt Homes Proposed New SANG

4.61 Wyatt Homes are proposing to create a new SANG to the north of Lytchett Matravers on land to the east of Flowers Drive.

4.62 The proposed new SANG comprises an area of approximately 7.3 hectares of currently undeveloped agricultural land. The creation of the SANG will result in improvements to the biodiversity and visual landscape character of the land. This will include retention and improvement of the existing ponds, retention and management of the existing trees and hedgerows alongside reinforcement and proposed new native scrub, hedge and tree planting.

4.63 The SANG will provide a circular walking route designed to deliver links to the wider existing public rights of way around the village. The walking route within the SANG will predominantly be unsurfaced to maintain an appropriate semi-natural feel. It is also proposed to create a small car park capable of accommodating approximately 7 vehicles at any one time.

4.64 The SANG is located within approximately 200 metres to the north of both sites and will provide an appropriate means of mitigating the potential impacts upon the SPAs, which themselves are located approximately 3 km (Dorset Heathlands) and 2.5 km (Poole Harbour) from the sites (straight line distances).





New wildlife pond

Proposed car park

Retain existing hedgerow and enhance with new native planting

Proposed access

Existing pond

Retain and manage existing trees

Flower's Drove SANG

Proposed tree planting

Retain existing hedgerow and enhance with new native planting

New native scrub planting

Retain meadow and manage to improve species diversity

Opportunity to create a safe pedestrian route along roadside Corner site

Sunnyside Farm

Blanneys Corner





Aerial view: Illustrative perspective sketch

Conclusions

Summary

5.1 The proposals for Sunnyside Farm and Blaneys Corner have been developed on a more detailed understanding of the sites than that available to the Council at the earlier stages of preparation of the local plan. The site specific work carried out to date by Wyatt Homes has established that the sites have a combined capacity to deliver approximately 90 new homes through the creation of two high quality and well-linked new places befitting the village's identity and the qualities of the wider landscape context.

5.2 This sites will deliver the sustainable development of much needed new homes in the District, in full compliance with the policies of the NPPF. The sites represent appropriate infill opportunities, capable of rounding-off the village and making a positive contribution to the village's character, but without detriment to the wider landscape setting.

The Way Forward

5.3 Moving forward, the sites technical attributes will continue to be assessed by Wyatt Homes and the development proposals for the sites will continue to be refined. All technical work and survey findings will be shared with key stakeholders, including the District Council and the Parish Council. Input will also be drawn from local residents in the form of public engagement, the feedback from which will further inform the development proposal.

5.4 Wyatt Homes are proud to be working on the delivery of much needed new homes at Lytchett Matravers and would like to fully engage with all relevant stakeholders as they progress their development proposals. As a local developer Wyatt Homes seeks to consolidate its reputation and will deliver high quality developments at these sites to enhance the character of the village, creating a strong identity and sense of place.

Appendix 1

Supporting Documents

Supporting Document	Prepared by
Ecological Appraisal	Hankinson Duckett Associates
Landscape and Green Belt Report	Hankinson Duckett Associates
Highway, Flood Risk and Drainage Technical Note	AWP
Tree Survey	Barrell Treecare

3001



3002

For further information contact

Peter Home

WYATT
HOMES

Comment

Agent	Mr Peter Home (1190022)
Email Address	████████████████████
Company / Organisation	Turley
Address	2 Charlotte Place Southampton SO14 0TB
Consultee	(1190024)
Company / Organisation	Wyatt Homes
Address	1 Parkstone Road Poole BH15 2NN
Event Name	Purbeck Local Plan Pre-submission Draft
Comment by	Wyatt Homes (- 1190024)
Comment ID	PLPP478
Response Date	03/12/18 17:16
Consultation Point	Policy H3: New housing development requirements (View)
Status	Processed
Submission Type	Web
Version	0.1
Are you responding on behalf of a group?	No
Please tick the box(es) if you would like to be notified at an address/email address of the following:	
Which policy / paragraph number / policies map does your comment relate to?	Policy H3: New housing development requirements
Do you consider that the Local Plan is legally compliant?	Yes
Do you consider that the Local Plan is sound?	No

Do you consider that the Local Plan complies with the duty to co-operate? Yes

Please give details of why you consider this part of the Local Plan is / is not legally compliant, sound or fails to comply with the duty to co-operate. (Please be as precise as possible)

The Council expects all proposals for new housing development on allocated sites to comply with criteria a-m of Policy H3. The majority of the policy criteria cause no particular concern for our client. However, a concern is raised elsewhere in these representations in relation Policy H9 (Housing Mix) which is referenced within Policy H3. In addition, Wyatt Homes makes the following comments in relation to criteria c) and i) of Policy H3.

Criterion c)

Criterion c). sets out that all proposals for new housing development on allocated sites will be expected to deliver appropriately designed suitable alternative natural greenspaces (SANGs) to both avoid and/or mitigate the potential adverse effects from the new homes on European sites. It is considered unlikely that SANGs, as a mechanism delivered alongside development, can 'avoid' the adverse effects from the new homes on European sites and these are much better understood as a method of mitigating the impacts on the protected areas rather than being able to avoid it altogether.

This conclusion is supported by Appendix E of the Dorset Heathlands Planning Framework (2015-2020) SPD states:

"Suitable Accessible Natural Greenspace is the name given to green space that is of a quality and type suitable to be used as mitigation for applications likely to affect the Dorset Heathlands European and internationally protected sites... SANGs are intended to provide mitigation for the likely impact of residential type developments on the Dorset Heathlands by preventing an increase in visitor pressure. The effectiveness of SANGs as mitigation will depend upon its location and design."

The Dorset Heathlands Planning Framework therefore confirms that the provision of SANGs is an effective means of mitigating, rather than avoiding, harm on the Dorset Heathlands.

Criterion i)

Criteria i). refers to including survey information that identifies important trees and providing details for their retention and protection whilst construction work is taking place. Whilst we are content with the purpose of this criterion, we consider that it is not appropriate to require that all important trees are retained, as this may not be practicable or appropriate to do so in order to deliver the development.

Having regard to your previous comments, please set out what change(s) you consider necessary to make the Local Plan legally compliant or sound. You will need to say why this change will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording for any policy or text and where appropriate provide evidence necessary to support / justify the representation. (Please be as precise as possible)

Criterion c)

For the purposes of consistency and clarity with the evidence base, we recommend that the wording of criteria c). in Policy H3 is amended to clarify that the SANGs role is to provide 'mitigation' and to remove reference to the word 'avoid'.

Criterion i)

We request that this element of Policy H3 is amended to provide greater flexibility where an arboricultural assessment has taken place and concluded that it would be appropriate for one or more 'important trees' to be removed. To that end, we suggest the following revised wording for criterion i):

*"include survey information that identifies important trees, and provide details for their retention and protection, **where practicable and appropriate to do so**, whilst construction work is taking place."*

We also consider that the policy should clarify what trees are considered 'important'. We would recommend that this is clarified within the supporting text or within the Glossary.

(Please note that the Planning Inspector will make the final decision on who will be invited to attend individual sessions at the examination, although all members of the public may observe the proceedings)

Only those who have made representations to the Local Plan during the statutory six week pre-submission publication period will be allowed to participate in the public examination.

If your representation is seeking a change to the Local Plan, do you consider it necessary to participate in the oral part of the examination? Yes

If you wish to participate in the oral part of the examination, please outline why you consider it to be necessary?

Wyatt Homes has a range of interests across the north east of the district, a number of which are being proposed for allocation by the Pre-Submission Purbeck Local Plan. Whilst our client is generally supportive of the Local Plan, there are a number of areas where there is concern that the Local Plan, as drafted, is not yet 'sound' but can be made so through a range of plan modification that we have proposed. Our client considers it important to attend the hearing sessions to assist the Council in exploring the areas where the plan is not yet sound and reaching a position whereby it may become so.

Comment

Agent	Mr Peter Home (1190022)
Email Address	████████████████████
Company / Organisation	Turley
Address	2 Charlotte Place Southampton SO14 0TB
Consultee	(1190024)
Company / Organisation	Wyatt Homes
Address	1 Parkstone Road Poole BH15 2NN
Event Name	Purbeck Local Plan Pre-submission Draft
Comment by	Wyatt Homes (- 1190024)
Comment ID	PLPP479
Response Date	03/12/18 17:17
Consultation Point	Policy H6: Lytchett Matravers (View)
Status	Processed
Submission Type	Web
Version	0.1
Are you responding on behalf of a group?	No
Please tick the box(es) if you would like to be notified at an address/email address of the following:	
Which policy / paragraph number / policies map does your comment relate to?	Policy H6: Lytchett Matravers
Do you consider that the Local Plan is legally compliant?	Yes
Do you consider that the Local Plan is sound?	No
Do you consider that the Local Plan complies with the duty to co-operate?	Yes

Please give details of why you consider this part of the Local Plan is / is not legally compliant, sound or fails to comply with the duty to co-operate. (Please be as precise as possible)

Our client is broadly supportive of Policy H6 (Lytchett Matravers) which proposes to provide up to 95 homes at Land East of Wareham Road, 25 homes on land at Blaneys Corner and up to 30 homes on land to the east of Flowers Drove. There are however, three specific elements within the policy where our client wishes to comment and request that modifications are made.

Expression of the housing delivery numbers

It is noted that Policy H6 uses the phrase “up to” to describe the number of dwellings that are anticipated for each of the Lytchett Matravers sites. Our client sees no justification for this limit to site specific delivery numbers within a strategic-level local plan such as this. Indeed, when applied to all allocation sites the approach would appear to be at odds with Policy H1 (Local Housing Requirement) which establishes that, over the plan period, “at least 2,688 homes will be required”.

It is acknowledged that the Council may wish to guard against overly dense development schemes, but that should be achieved through appropriate design policies and not through seeking to place a ‘hard cap’ on delivery numbers within a strategic allocation policy. As drafted, that aspect of Policy H6 would appear to be inflexible and unsupported by robust evidence that sustainable development proposals for these sites cannot achieve any higher number of dwellings than those proposed. Therefore, the use of “up to” in Policy H6 is **not justified** in relation to the ‘tests of soundness’.

Having regard to your previous comments, please set out what change(s) you consider necessary to make the Local Plan legally compliant or sound. You will need to say why this change will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording for any policy or text and where appropriate provide evidence necessary to support / justify the representation. (Please be as precise as possible)

In order to address this, our client recommends that “up to” be replaced by “at least”, which would be consistent with the approach taken in Policy H1. If that proves not to be acceptable, the term “around” should be used in place of “up to”.

(Please note that the Planning Inspector will make the final decision on who will be invited to attend individual sessions at the examination, although all members of the public may observe the proceedings)

Only those who have made representations to the Local Plan during the statutory six week pre-submission publication period will be allowed to participate in the public examination.

If your representation is seeking a change to the Local Plan, do you consider it necessary to participate in the oral part of the examination? Yes

If you wish to participate in the oral part of the examination, please outline why you consider it to be necessary?

Wyatt Homes has a range of interests across the north east of the district, a number of which are being proposed for allocation by the Pre-Submission Purbeck Local Plan. Whilst our client is generally supportive of the Local Plan, there are a number of areas where there is concern that the Local Plan, as drafted, is not yet ‘sound’ but can be made so through a range of plan modification that we have proposed. Our client considers it important to attend the hearing sessions to assist the Council in exploring the areas where the plan is not yet sound and reaching a position whereby it may become so.

Comment

Agent	Mr Peter Home (1190022)
Email Address	[REDACTED]
Company / Organisation	Turley
Address	2 Charlotte Place Southampton SO14 0TB
Consultee	(1190024)
Company / Organisation	Wyatt Homes
Address	1 Parkstone Road Poole BH15 2NN
Event Name	Purbeck Local Plan Pre-submission Draft
Comment by	Wyatt Homes (- 1190024)
Comment ID	PLPP481
Response Date	03/12/18 17:21
Consultation Point	Policy H6: Lytchett Matravers (View)
Status	Processed
Submission Type	Web
Version	0.1
Files	Delivery Framework for Blaneys Corner and Sunnyside Farm (revised December 2018) (1)
Are you responding on behalf of a group?	No
Please tick the box(es) if you would like to be notified at an address/email address of the following:	
Which policy / paragraph number / policies map does your comment relate to?	Policy H6: Lytchett Matravers
Do you consider that the Local Plan is legally compliant?	Yes

Do you consider that the Local Plan is sound? No

Do you consider that the Local Plan complies with the duty to co-operate? Yes

Please give details of why you consider this part of the Local Plan is / is not legally compliant, sound or fails to comply with the duty to co-operate. (Please be as precise as possible)

Size of site allocation at Land at Blaneys Corner

We note that the proposal is to allocate land at Blaneys Corner to provide 25 new homes, within a site that omits to eastern parts of the site as promoted by Wyatt Homes (see the Delivery Framework: Sunnyside Farm and Blaneys Corner submitted alongside these representations). Our client remains of the view that whilst a scheme would be possible to take forward as envisaged by the Council the full opportunities presented by the site and the optimal benefits of the scheme will only be realised if the site allocation is extended to include these eastern parts of the site, thereby increasing capacity to accommodate around 60 new dwellings.

Following the Council's Local Plan Review Options Consultation in 2016, our client submitted a Delivery Framework document for Sunnyside Farm and Blaneys Corner (in October 2017). This promoted the larger site for residential development at Blaneys Corner and provided an illustrative masterplan. To inform the preparation of the masterplan, a range of technical site assessment work was undertaken, including: Ecological Appraisal, Landscape and Green Belt Report, Highways, Flood Risk and Drainage Technical Note and an Arboricultural Survey.

Our client considers that releasing this additional land from the Green Belt would not result in harm to the aims and purposes of the Green Belt, as outlined in paragraph 134 of the NPPF, and this has been demonstrated through an independent Green Belt assessment undertaken by Hankinson Duckett Associates (HDA) who has been commissioned by our client to undertake this work. This independent assessment is submitted alongside these representations.

HDA's assessment concluded that the overall contribution of the larger site towards the purposes of the Green Belt was considered 'Low' and that the larger site could be developed without harm to the aims and purposes of the Green Belt. The larger site as a whole is considered to be well-enclosed and well related to the existing settlement in Lytchett Matravers. A row of five dwellings is located to the north-east of the site on Wimborne Road, east of the Public Right of Way. These properties are associated with the village, despite being located outside the settlement boundary set out within the adopted Local Plan. The eastern extents of the site, as proposed by Wyatt Homes, do not extend as far as dwellings and therefore does represent any more significant an extension to the village along the Wimborne Road.

Furthermore, the existing eastern boundary of the larger site, which comprises a strong tree belt and hedgerow boundary with an established Public Right of Way beyond, would form a robust Green Belt boundary. This eastern boundary would be significantly more robust and permanent than would the arbitrary line, unmarked by any permanent features, that is proposed by the Council as the easternmost extent of the development.

Our client considers that the larger site offers the ability to create an enhanced scheme in design terms through provision of additional areas of public open space. This will be achieved through the creation of a new 'corner green' for the village which is envisaged to act as a welcoming village arrival space at the junction of Wimborne Road and Wareham Road. In addition to the public open space, this will greatly improve on existing pedestrian connections to and from the village. However, these benefits are only possible to achieve alongside the larger scheme as the main vehicular access point could be taken further east on Wimborne Road, east of the former Royal British Legion building. Conversely, the Council's preferred scheme would necessitate a vehicular access near to the Wimborne / Wareham Road junction and this would preclude delivery of meaningful open space in this western part of the site.

The Delivery Framework document also demonstrates that the proposal for the larger site would be significantly enhanced in sustainability terms. The benefits of this approach include the ability to deliver an improved location for the vehicular access point on Wimborne Road, as described above, which will result in improved pedestrian connections from the village through the site to the existing Public Right of Way and beyond that, to the proposed SANG area to the north of Wimborne Road. It would

also facilitate the delivery of new pedestrian and cycle connections to the existing allocated site on Huntick Road. This in turn would deliver a meaningful contribution to the community's aspiration for improved pedestrian routes and access from the village to the adjacent countryside areas.

It is considered that the benefits achievable through enlarging the Blaneys Corner site would be entirely consistent with the 'made' Lytchett Matravers Neighbourhood Plan, for example, Policy B: Good Design. As described above, the larger scheme would assist in the delivery of local community aspirations, for example, those within the Neighbourhood Plan's Objective 3: Village Walking/Cycling/Transport.

Reflecting the above points, our client's masterplan for the Land at Blaneys Corner demonstrates that expanding the allocation to include the eastern parts of the site will result in a scheme which will create a well-designed, attractive and healthy place to live and will enhance and maintain the area's prevailing character, consistent with paragraph 122 of the NPPF. Equally, Wyatt Homes believe that the omission of the eastern fields from the potential site allocation is not a logical approach or one that is consistent with good planning and place-making. Indeed, it represents a wasted opportunity.

Having regard to your previous comments, please set out what change(s) you consider necessary to make the Local Plan legally compliant or sound. You will need to say why this change will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording for any policy or text and where appropriate provide evidence necessary to support / justify the representation. (Please be as precise as possible)

Wyatt Homes request that the Blaneys Corner allocation is extended as to the full site promoted by Wyatt Homes to achieve around 60 dwellings in addition to the full range of planning, design and sustainability benefits referred to above. We can confirm that, should the larger site be allocated, our client's proposed SANG area (amounting to 7.3 hectares), to the north of Wimborne Road would have sufficient capacity to ensure that the impacts of the larger development on the Dorset Heathlands could be appropriately mitigated.

If you have any supporting documents please upload them here.

[Delivery Framework for Blaneys Corner and Sunnyside Farm \(revised December 2018\) \(1\)](#)
[Delivery Framework for Blaneys Corner and Sunnyside Farm \(revised December 2018\)](#)

(Please note that the Planning Inspector will make the final decision on who will be invited to attend individual sessions at the examination, although all members of the public may observe the proceedings)

Only those who have made representations to the Local Plan during the statutory six week pre-submission publication period will be allowed to participate in the public examination.

If your representation is seeking a change to the Local Plan, do you consider it necessary to participate in the oral part of the examination? Yes

If you wish to participate in the oral part of the examination, please outline why you consider it to be necessary?

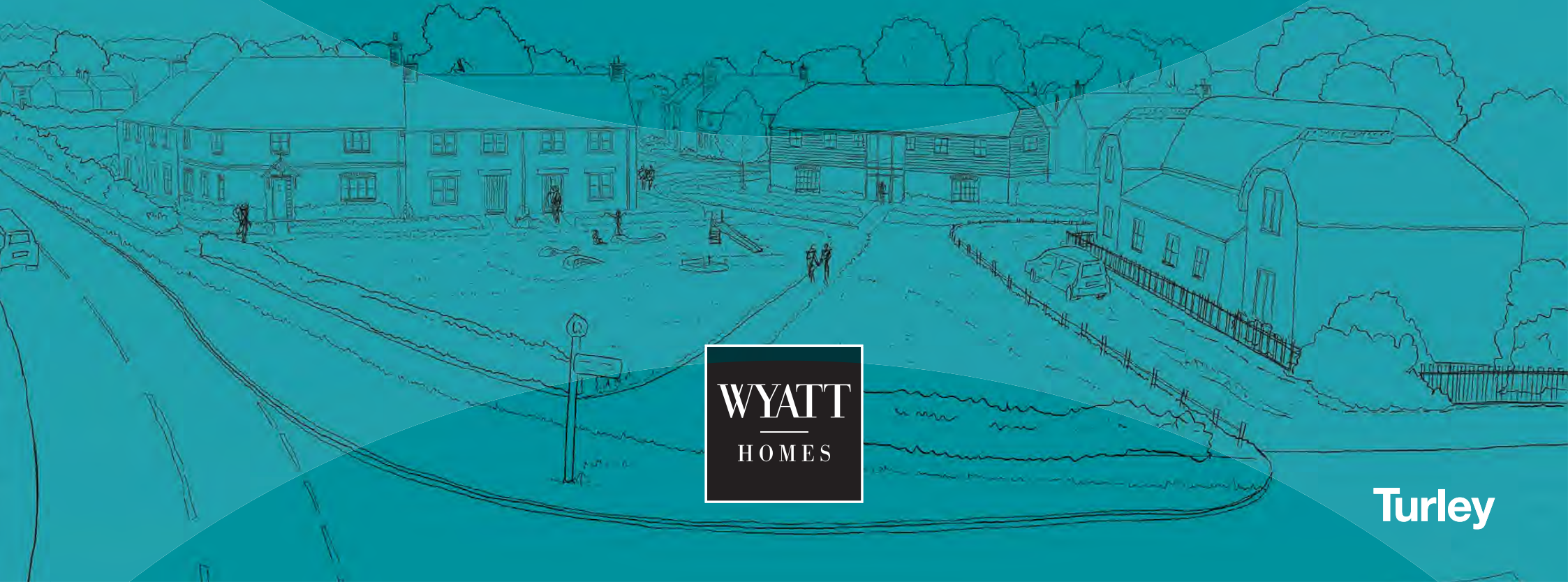
Wyatt Homes has a range of interests across the north east of the district, a number of which are being proposed for allocation by the Pre-Submission Purbeck Local Plan. Whilst our client is generally supportive of the Local Plan, there are a number of areas where there is concern that the Local Plan, as drafted, is not yet 'sound' but can be made so through a range of plan modification that we have proposed. Our client considers it important to attend the hearing sessions to assist the Council in exploring the areas where the plan is not yet sound and reaching a position whereby it may become so.

A Delivery Framework

Sunnyside Farm and Blaneys Corner, Lytchett Matravers

Response to the Pre-submission Purbeck Local Plan Consultation

December 2018



Turley

CONTENTS

01	Introduction	1
02	The Planning Context	4
-	Green Belt Review Update (2016)	5
-	The Lytchett Matravers Neighbourhood Plan	6
03	The Place	
-	Location	7
-	Key Features and Characteristics	8
-	Connections	11
-	Landscape and Visibility	12
-	Green Belt	14
-	Heritage	16
-	Biodiversity	16
-	Flood Risk	17
-	Site Drainage	18
04	The Proposal	21
-	Levels and views	22
-	Landscape Structure and Biodiversity	24
-	Utilities and Drainage	26
-	Access and Movement	28
-	The Concept	30
-	Character	32
-	Landscape	33
-	Site Access and Movement	34
-	Drainage and Utilities	35
-	Sustainable Development	36
-	Biodiversity and Nitrogen Neutrality	37
-	SANG Mitigation	38
05	Conclusions	
-	Summary	41
-	The Way Forward	41

Appendix 1: Supporting Documents

Introduction

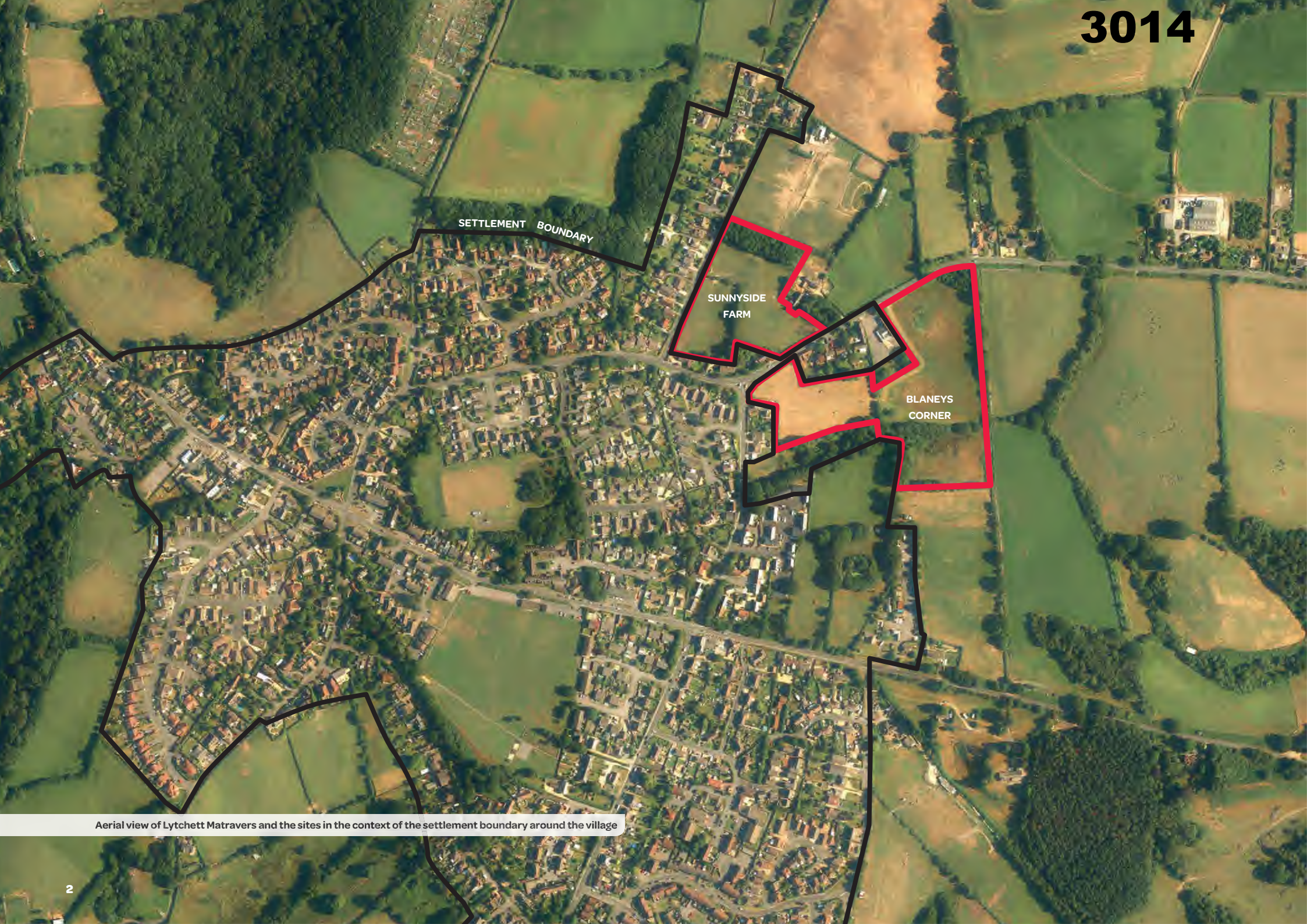
This Delivery Framework has been prepared on behalf of Wyatt Homes to support the Council's identification of Sunnyside Farm and Land at Blaneys Corner, Lytchett Matravers as proposed residential allocations in the emerging Purbeck Local Plan.

1.1 The aim of this document is to articulate the development potential of the sites and to support the proposed site allocations to deliver sustainable growth of up to 90 homes to help meet the District's housing needs during the emerging plan's period to 2034.

1.2 The document articulates:

- The Planning Context – a broad summary of the strategic development opportunity
- The Place – an appreciation of context and constraints, including key observations and responses
- The Proposal – the development potential and opportunities presented by the sites, including high level concept layouts

1.3 This document presents the two sites as a collective opportunity. With regard to Blaneys Corner, it is acknowledged that this document includes an area of land that is not included within the proposed site allocation identified within the Pre-submission Purbeck Local Plan.



SETTLEMENT BOUNDARY

SUNNYSIDE FARM

BLANEYS CORNER

Aerial view of Lytchett Matravers and the sites in the context of the settlement boundary around the village

Wyatt Homes

1.4 Wyatt Homes is a long established and privately owned house building company, based in the South West. The company's aim is to design and build properties of exceptional quality, without compromising on materials or attention to detail. With this focus the high quality homes and places designed and built by Wyatt Homes over the past quarter of a century have brought satisfaction to their occupiers and enhanced the character of local communities. Wider recognition has also been achieved through the awards the company has won for exemplary quality, design and craftsmanship.

The Delivery Framework

1.5 It should be noted that the proposals set out in this document represent 'work in progress'. They will continue to be refined and informed by ongoing and further technical work being carried out by Wyatt Homes' appointed team of specialist consultants who have extensive experience in the delivery of sustainable new developments through the planning process.

1.6 Whilst this document can be read on its own, it is supported by a range of technical assessments and reports which have informed the understanding of the sites and their development potential. These documents were also previously submitted to the Council and a full list of the documents is set out in **Appendix 1**.



Examples of high quality homes delivered by Wyatt Homes

The Planning Context

Purbeck District Council adopted the Purbeck Local Plan Part 1 (PLP1) in November 2012 and commenced its Local Plan Review consultation process in late 2014 / early 2015.

2.1 The PLP1 is already planning for the delivery of 2,520 new homes during the Plan's period of between 2006 – 2027, equating to an annual delivery target of 120 homes per year. The PLP1 sets a long term vision, objectives and planning policies to steer and shape development across the District.

2.2 However, at the Examination of the PLP1 the Inspector raised concerns that the Council had not sufficiently explored the full housing growth potential in the District to meet its objectively assessed housing need (as it was identified at that time). The PLP1 was therefore adopted on the requirement that a review of the Plan be undertaken by 2017 - specifically to look at the potential for delivering higher growth. The Council commenced work on the Partial Review in late 2013 and between January and March 2015 consulted on an Issues and Options consultation document.

2.3 In June 2016 the Council formally carried out a further 9 week consultation on an Options Partial Review Local Plan document. The Options document confirmed that the adopted PLP1 was failing to deliver enough homes to meet the District's objectively assessed housing needs as identified by the Final Eastern Dorset Strategic Housing Market Assessment (SHMA) in the period 2013 - 2033.

2.4 In January 2018 the Council undertook a consultation on a range of options for the local plan, including on broad areas for residential growth. The results indicated that that the local community were more likely to support housing options that spread development across Purbeck.

Purbeck's settlements and it's spatial areas



2.5 An update of the 2015 Eastern Dorset SHMA was published in August 2018, indicating a local housing need of 168 homes per year, or 2,688 homes over the 2018 to 2034 local plan period. This housing need is now being proposed within the Pre-submission Purbeck Local Plan that was published in November 2018.

2.6 The approach set out within the January 2018 housing options consultation that was most preferred by the local community has been carried forward into the Pre-submission Purbeck Local Plan. This involves the proposed allocation of a range of sites across the District, including (as set out within Policy H6) Wyatt Homes' sites at Blaneys Corner and Sunnyside Farm (known in the local plan as Land east of Flowers Drove).

2.7 The Pre-submission Purbeck Local Plan is supported by a considerable number of recent technical evidence documents, including the Sustainability Appraisal (2018), Environmental Capacity Study (2017), Green Belt Studies (2016, 2017 and 2018) and the Housing Background Paper (2018). Each of these documents supports the case for allocating the sites. However, in the case of Blaneys Corner, the proposed allocation is smaller than the site promoted within this document, allowing for the delivery of 25 homes as opposed to the scheme for 60 homes set out here.

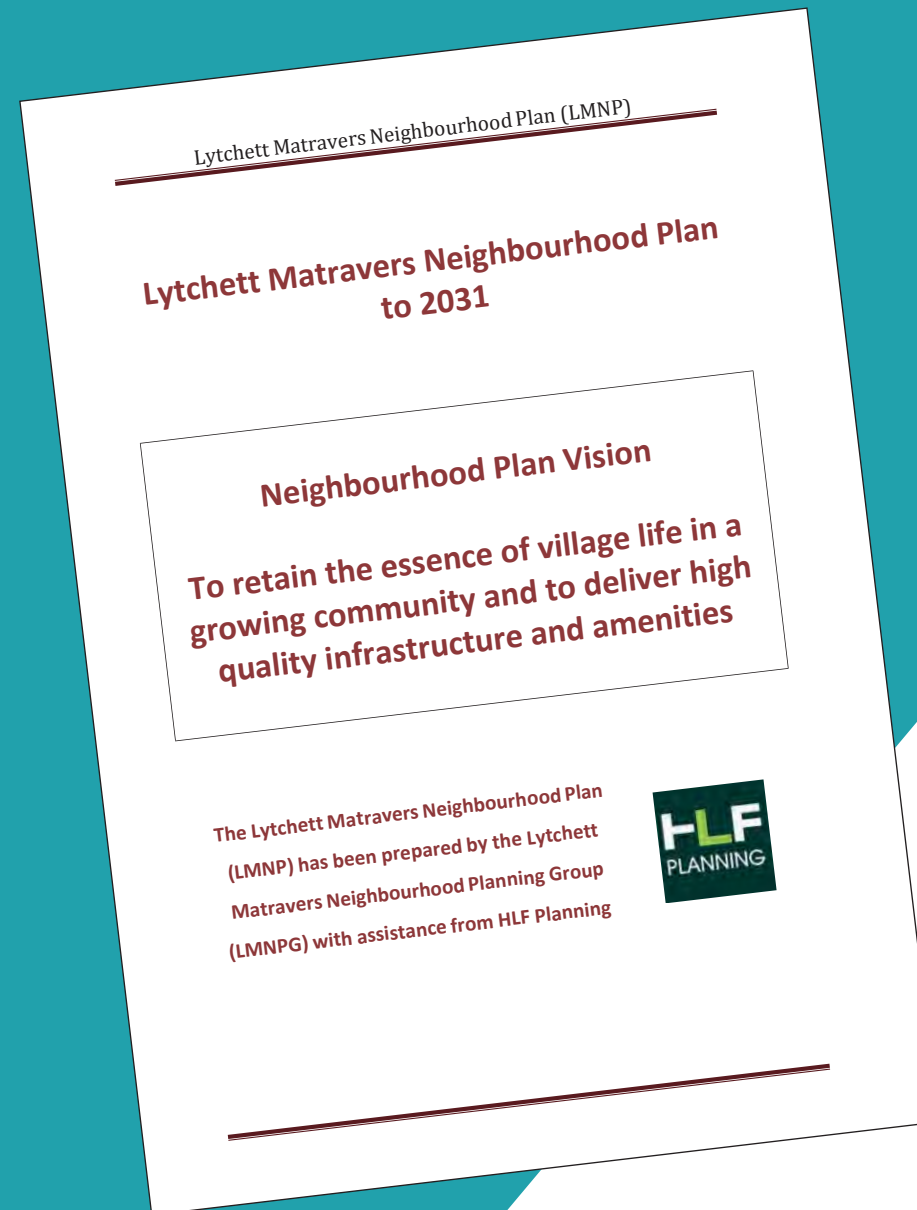
The combined capacity to deliver housing at the two sites was identified within the 2016 Options document, and its supporting evidence base, to be approximately 90 new homes (30 homes at Sunnyside Farm and 60 homes at Blaneys Corner).

The Lytchett Matravers Neighbourhood Plan

2.8 In June 2017 the Lytchett Matravers Neighbourhood Plan (NP) was made. The NP does not allocate sites recognising that the village is currently surrounded by designated Green Belt land requiring all future housing sites beyond the defined settlement policy boundaries to be brought forward as part of the Local Plan process.

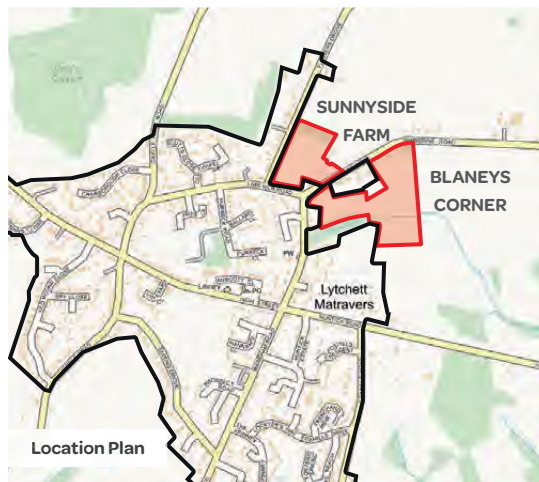
2.9 The NP sets out the community's overall vision for the village which is based upon retaining the essence of village life in a growing community and to deliver high quality infrastructure and amenities in the years to 2031. The Plan acknowledges that there is a significant shortage of available housing across the region and that while Lytchett Matravers will inevitably be required to provide more housing to meet local needs over the coming years, any development needs to align with the NP's vision and objectives. Some of the key cited objectives include:

- meeting the housing needs of all who want to live in the village
- promoting walking and extending the existing village footway network
- and, promoting a regular viable set of village bus services to serve the community.



The Place

Combined, the sites comprise an area of 5.68 hectares located to the north of Lytchett Matravers.



Location

3.1 The sites are adjacent, separated by Wimborne Road. Sunnyside Farm has an area of 1.86 hectares, whilst that of land at Blaneys Corner is 3.82 hectares.

3.2 The land at Sunnyside Farm comprises three small fields in agricultural use. The site is surrounded on three sides by existing development, ranging from single storey bungalows to two storey properties (to the east, south and west). Along the northern boundary and extending into the site by approximately 25 metres, there is a copse of woodland consisting of a mix of Ash, Birch, Lime and Sweet Chestnut. There is a further belt of trees beyond the site's north-east boundary. The boundary hedges to the west (fronting Flowers Drove) and south east are continuous and approximately 1.5 – 2 metres in height. Internal definition is provided to the three fields by low level post and wire fencing. There is a change in gradient across the site, undulating from south-to-north and rising east-to-west.

3.3 Land at Blaneys Corner consists of three fields in agricultural use, contained by development to the north-west on Wimborne

Road and south-west on Wareham Road. These properties range from single storey to two storeys. To the south, the site adjoins the allocated housing site fronting onto Huntick Road. Wyatt Homes are currently preparing a full planning application for the development of 46 dwellings at this site.

3.4 The boundaries of the land at Blaneys Corner site include a range of hedges, trees and mature wooded belts. Internal field definition is provided by a mix of hedges and some stock - proof fencing. The site has two sections of frontage onto Wimborne Road along its northern boundary. There is a change in gradient across the site initially dipping down and rising again from south-to-north with a more gentle undulating change from east to west.

3.5 Beyond the immediate boundaries of both sites, the landscape to the south and west comprises the built up area of northern Lytchett Matravers. To the north and east, the landscape is more rural comprising agricultural fields defined by hedgerows and belts of trees, small areas of woodland and a few residential properties.

Key Features and Characteristics



Tesco Express in the village along the High Street



Bus stop on Lime Kiln Road



Recreation ground looking towards the village hall



Entrance to Lytchett Matravers Primary School

A Sustainable Place

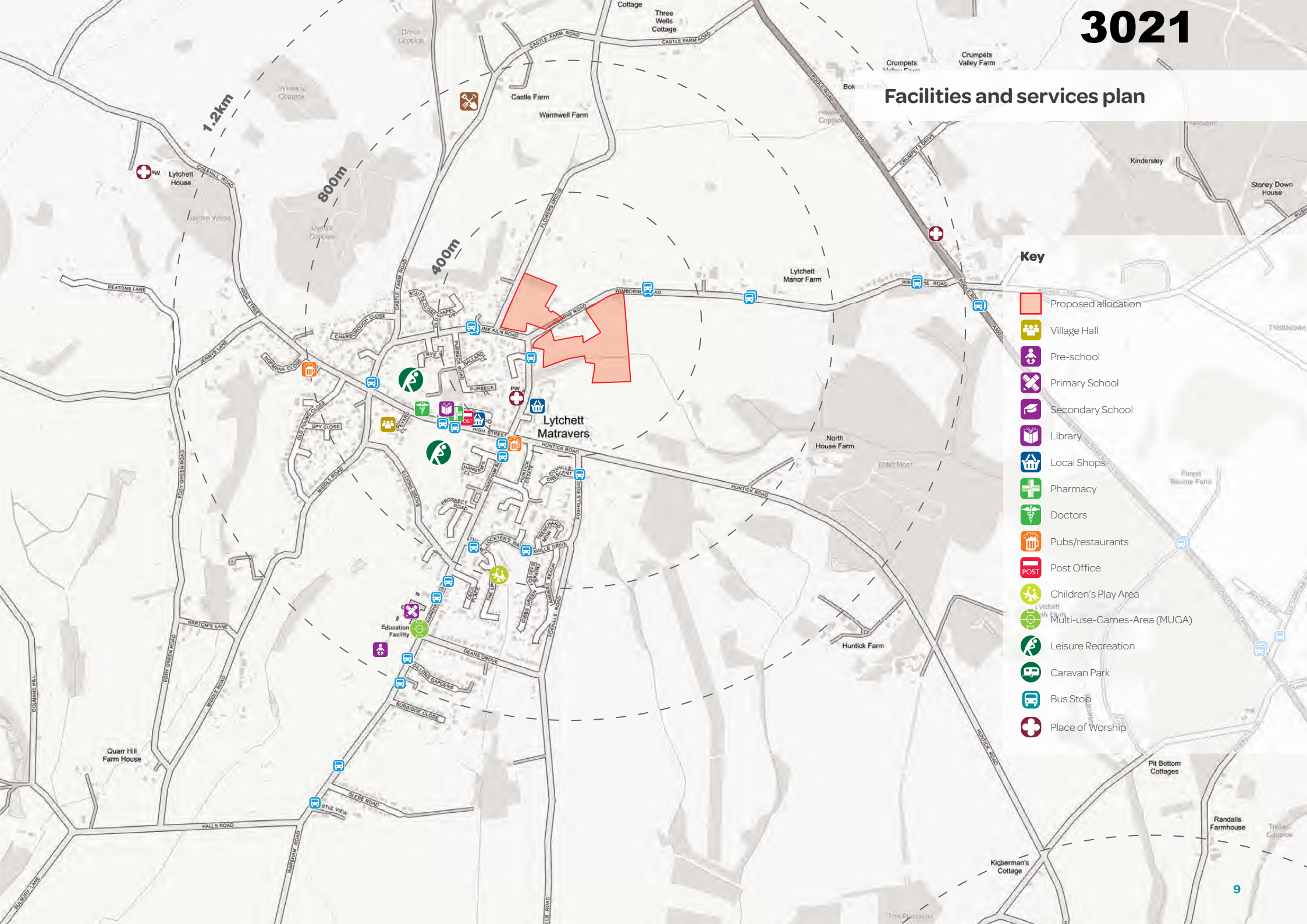
3.6 The adopted Local Plan includes a 'settlement hierarchy' to focus the distribution of development across the District and to define the role of its settlements. This established hierarchy is being carried forward as part of the Local Plan Review. Lytchett Matravers is identified as one of the District's six Key Service Villages wherein it is a location where new development is to be focused given the existing community, cultural, leisure and other types of development that are already present. In short, the village is capable of supporting sustainable development and the sites represent sustainable locations, with existing development to the south and west.

3.7 Within the village there is a range of facilities (listed below) that will assist in delivering a sustainable development:

- The village centre is located approximately 400 metres (5 minutes' walk) to the south-west of the sites. The village has a number of local facilities including; a Tesco Convenience Store, a Post Office, Public Houses, a library, GP surgery, pharmacy, a Church and the Parish Hall.

- Employment opportunities are available at Freeland Park (a modern development of office and light industrial units) located within the village.
- The nearest bus stop is positioned on Lime Kiln Road, around 50 metres to the west of Sunnyside Farm (less than 1 minutes' walk). This is served by bus route no.10 providing an hourly service connection between Lytchett Matravers and Poole town centre (via Poole railway station) throughout the day (Monday to Saturday).
- The Lytchett Matravers Pre-School and Primary School, located on Wareham Road, is within approximately 1,000 metres of the sites.
- The site is within the catchment area of Lytchett Minster Comprehensive School which is approximately 2.25 km to the south east of the site. The School is accessible by school bus service 718 that stops at the Wareham Road bus stop, 5 minutes' walk (400 metres) to the south of the sites.
- The sites are within approximately 300 metres of the Lytchett Matravers Village Green playing fields. The site also benefit from close proximity to a number of existing green and open spaces located elsewhere in the village, including the Multi-Use-Games-Area (MUGA) located adjacent to the Lytchett Matravers Pre-School and Primary School to the south.

Facilities and services plan






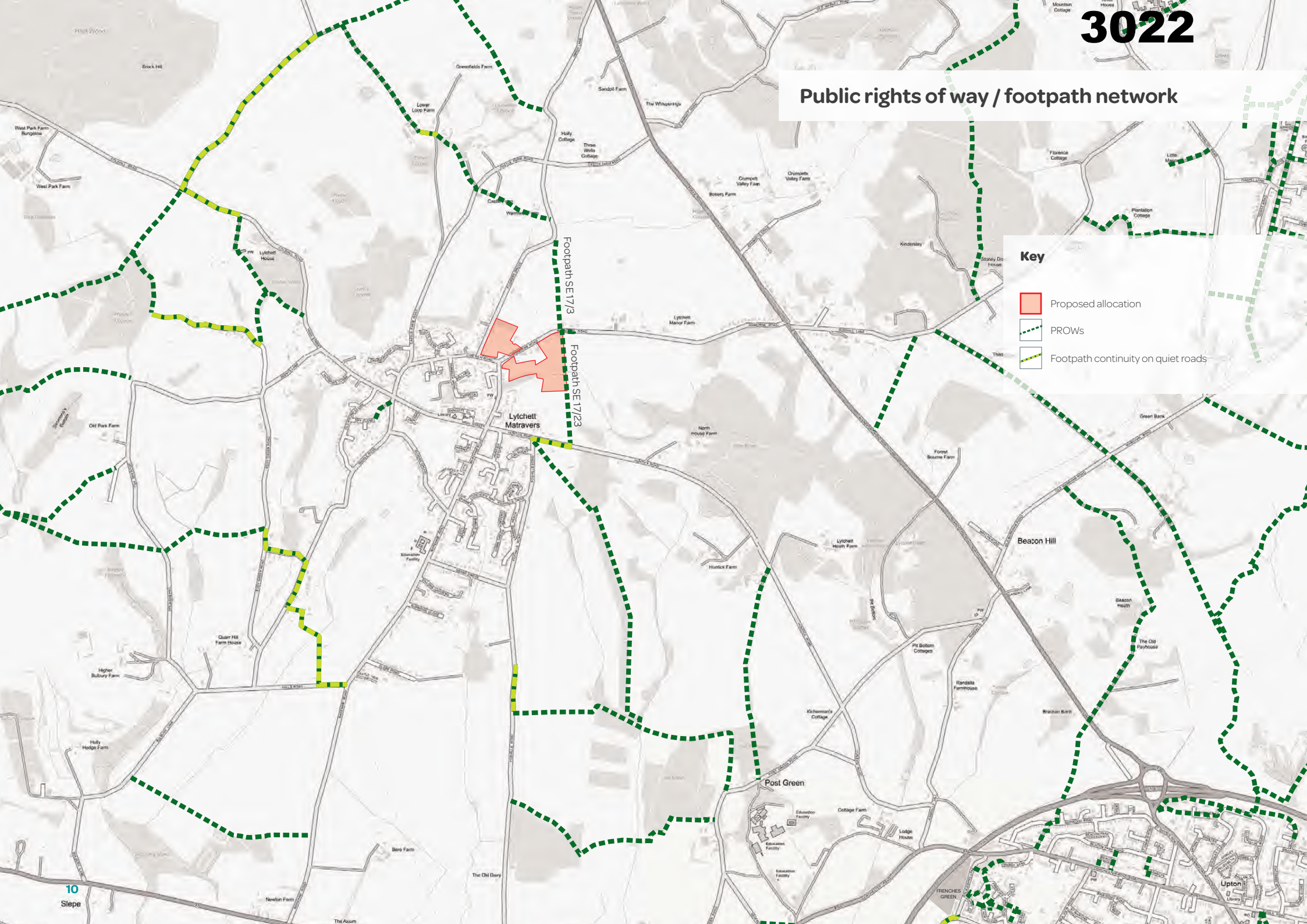
Key

- Proposed allocation
- Village Hall
- Pre-school
- Primary School
- Secondary School
- Library
- Local Shops
- Pharmacy
- Doctors
- Pubs/restaurants
- Post Office
- Children's Play Area
- Multi-use-Games-Area (MUGA)
- Leisure Recreation
- Caravan Park
- Bus Stop
- Place of Worship

Public rights of way / footpath network

Key

-  Proposed allocation
-  PROWs
-  Footpath continuity on quiet roads



Connections



3.8 Wimborne Road is a two-way public highway with a speed limit of 30mph, rising to 40mph to the east of the former Royal British Legion (RBL) building. At present there is a dedicated pedestrian footpath along the southern side of Wimborne Road which ends at the former RBL's curtilage. Lime Kiln Road and Wareham Road each have 30mph speed limits with pedestrian footpaths along at least one side of the lengths of these routes. Flowers Drove is a more restricted carriageway at approximately 4.5m width along the majority of the section passing along the Sunnyside Farm site's western boundary. There are currently no dedicated footpaths along this section of Flowers Drove with pedestrians currently needing to share the highway space.

3.9 Awcock Ward Partnership (AWP) has assessed the sites in relation to immediate proximity to infrastructure. This assessment has concluded that the sites are accessible to a range of local facilities, including convenience retail stores, health services and primary education. There are existing public transport services linking to Lytchett Minster School and to Poole town centre. Poole town centre provides for a variety of employment, education, healthcare and retail opportunities, in addition to access to the national railway network. Therefore, the development of the sites for new homes will also generate an increase in the potential patronage for the existing local bus services in the village, reinforcing their longer term viability.

3.10 There are a number of bus stops located to the east, west and south of the sites and within the wider village itself. The sites also benefit from easy access to the main road A350 to the north-west and the main road A35 to the south providing road links to Upton, Poole and beyond.

3.11 There are a number of established Public Rights of Way (PROW) surrounding the village. Immediately adjacent to the eastern boundary of the Blaneys Corner site is the PROW SE 17/23. The Lytchett Matravers Neighbourhood Plan seeks to enhance, promote and extend the footpath network around the village.



Morebus No.10 traveling along Lime Kiln Road.

Landscape and Visibility



View looking north-east from Wimborne Road, opposite the eastern boundary of Sunnyside Farm.



View looking north-west from Wimborne Road opposite the north-eastern boundary of Blaneys Corner



View looking north from footpath SE 17/23 adjacent to the eastern boundary of Blaneys Corner

3.12 Hankinson Duckett Associates (HDA) has carried out comprehensive Landscape and Visual Analysis, which will be submitted in support of this Delivery Framework.

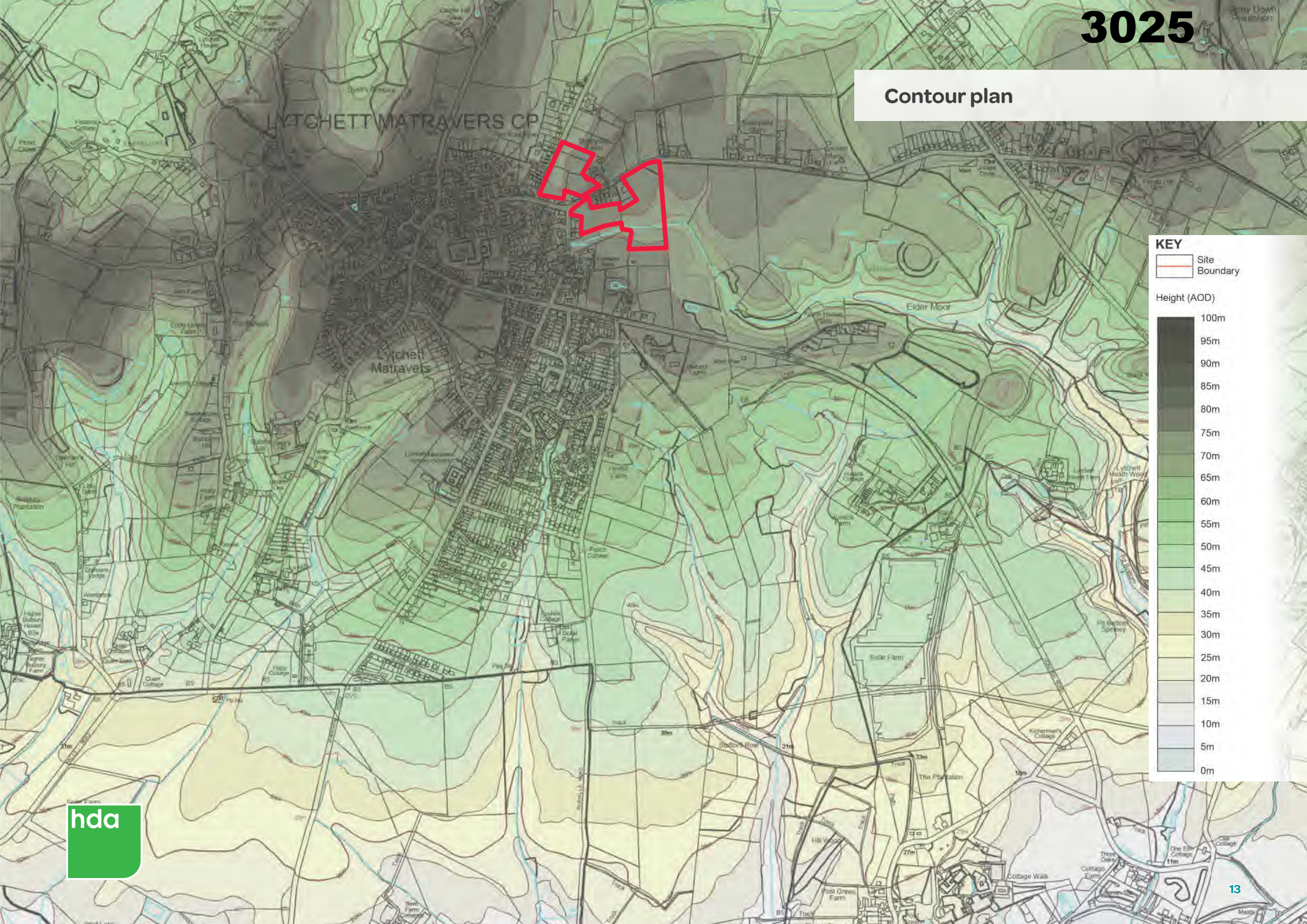
3.13 The sites are located to the north and north east of the village's existing and planned built up area. The village itself is situated on a broad ridge of high ground, which generally runs east to west with branches to the north and south. A plan showing the contour level changes across the village and wider surrounding area is presented opposite. The elevated position of the village affords some long distance views over the surrounding rural landscape with some long distance views of Poole also visible to the south-east. The ridge is incised by valleys, particularly to the south, with watercourses that flow south to Sherford River and Lytchett Bay. The sites themselves are not located on the highest ground levels but on land falling away from them. The Sunnyside Farm site has a high point of 81 metres AOD, akin to the higher ground levels elsewhere in the village.

3.14 The Dorset Landscape Character Assessment identifies 22 character areas across the County. The sites are situated within The Rolling Wooded Pasture character area. The key characteristics of the Morden / Lytchett Rolling Wooded Pasture are considered to include: open views from elevated points; harmonious links between the natural and woodland blocks; the folded intimate valley forms around Lytchett Matravers; and the hedgerows and woodland blocks giving the impression of a well treed landscape.

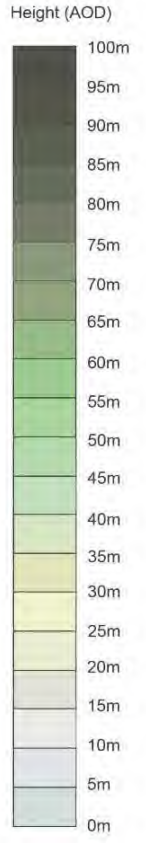
3.15 The sites are well related to the existing settlement and predominantly visually well contained from the wider landscape by existing copses of woodland and mature treed and non-treed hedgerows.

3.16 Views of the sites are largely restricted to receptors within the existing settlement, i.e. limited views from the rear of properties on Wimborne Road and Wareham Road and the front of properties on Flowers Drove. There are partial views of the eastern area of Blaneys Corner from Wimborne Road where the site frontage shares its boundary with the road. Longer distance views of the sites are restricted to limited glimpsed views, i.e. from the public footpaths in the vicinity of the sites through intermittent gaps in the existing vegetation. These views are capable of being mitigated through additional reinforced planting on the site boundaries. In landscape and visual terms, the sites are capable of being developed without harm to the surrounding landscape character but with appropriate design being required to ensure that key landscape features are retained and reinforced.

Contour plan



KEY
Site Boundary



Green Belt

3.17 The Purbeck Local Plan Part 1 established the current extent of the Green Belt within the District. Lytchett Matravers is an inset village within the South East Dorset Green Belt. As part of the review of the Local Plan, the Council carried out and published Green Belt Review studies in 2016, 2017 and again in 2018. These involved the assessment of a number of sites located around key Green Belt constrained towns and villages, including; Upton, Wareham, Lytchett Matravers, and Lytchett Minster. The purpose of the reviews was to determine the contribution of assessed sites to the five purposes of including land within the Green Belt, as set by the National Planning Policy Framework (NPPF) and to establish the ‘exceptional circumstances’ required for the release of some sites to meet the District’s development needs.

3.18 The Council’s assessment of Sunnyside Farm and the assessed extent of Land at Blaneys Corner concluded that the sites would be suitable for removal from the Green Belt, including the following comments from the 2016 review:

Sunnyside Farm – ‘...As long as development did not extend the settlement any further east or north than at present, Lytchett Matravers would not extend towards the conurbation and development here would not harm the function of the greenbelt.’

Blaneys Corner – ‘...The Council has already released land to the south of this site at Max Gate (Huntick Road) for a settlement extension. Further development could sit comfortably at this site without resulting in sprawl towards the conurbation.’

3.19 In recognition of the Council’s process of Green Belt review, HDA has carried out an independent assessment of the sites’ Green Belt contribution, which includes the eastern fields of the Blaneys Corner site, not previously assessed by the Council’s review. The HDA Green Belt Boundary Review was previously submitted separately as part of this response to the Options Consultation Local Plan. The findings of HDA’s assessments are generally consistent with the Council’s June 2016 Review and can be summarised as follows:

Purpose 1: Checking unrestricted sprawl of large built-up areas

- The sites do not lie adjacent to a large built-up area and are situated in a location consistent with the existing settlement pattern. The sites are distant from the conurbation. Assessed contribution: Very low / none (Sunnyside Farm); and Low (Blaneys Corner).

Purpose 2: Preventing neighbouring towns merging into one another

- With the exception of a small section at the east of Blaneys Corner, development within the sites would not extend beyond the existing settlement edge of Lytchett Matravers and would not noticeably alter the spatial relationship between the village and any adjacent settlement. Assessed contribution: Very low / none (Sunnyside Farm); and Low (Blaneys Corner).

Purpose 3: Assist in safeguarding the countryside from encroachment

- The sites are well related to the existing (and already planned) development edge and are physically separated from the rural landscape beyond the settlement by robust tree belts and hedgerows. Assessed contribution: Low (Sunnyside Farm); and Medium (Blaneys Corner).

Purpose 4: Preserving the setting and special character of historic towns

- The sites have no relationship with the Lytchett Minster Conservation Area or with any listed buildings present within Lytchett Matravers. Assessed contribution: Very low / none (both sites).

3.20 HDA’s overall conclusions are that the sites’ contribution to the purposes of the Green Belt are generally low due to their positions within the context of the existing village; combined with the ability to mitigate potential impacts on the limited views from the wider landscape as part of future development. Moreover, HDA’s assessment demonstrates that the larger land area being promoted for the Blaneys Corner site is highly enclosed and is well related to the existing settlement. It is therefore as suitable to release from the Green Belt as the smaller area which is suitable for release by the Council’s latest Green Belt Review and the Pre-submission Local Plan.

3.21 The sites can be developed without harm to the aims and purposes of the Green Belt in a way which ensures the provision of a robust new Green Belt boundary.



View looking north from the high ground along the southern boundary of Blaneys Corner



View looking south-east towards Blaneys Corner from the junction between Wimborne Road and Wareham Road.



View looking south-east across Sunnyside Farm towards residential properties along Lime Kiln Road.



View looking north east from footpath SE 17/23.



Kiln Cottage, a Grade II listed building



Lytchett Matravers Methodist Church



Lytchett Matravers Old School House

Heritage

3.22 The historic settlement pattern of Lytchett Matravers (pre-1900s) was of a loose agglomeration of buildings connected by lanes and interspersed with fields. This is reflected in the scattered listed buildings found across the village and the lack of any Conservation Area designation. The village remained relatively unchanged for the early part of the 20th Century, although it underwent a significant increase in development after the war, which has resulted in the current large size and nucleated settlement pattern. The proximity of the village to Upton and Poole has maintained development pressure on the village which has been constrained largely due to the surrounding Green Belt designation.

3.23 There are two listed buildings within proximity to Sunnyside Farm: Tall Tree Cottage (Grade II) is about 60 metres to the south west and Kiln Cottage (Grade II) is located about 85 metres west of the site. Due to the presence of intervening development and the absence of intervisibility between the heritage assets and the site, neither of these buildings or their settings would be substantially or less than substantially harmed as defined by Section 16 of the NPPF.

Biodiversity

3.24 An Ecological Appraisal by HDA identifies the land at Flowers Drove and Sunnyside Farm as horse-grazed grassland paddocks, generally bordered by native hedgerows, with a block of semi-mature broadleaved plantation woodland along the northern margin. The land at Blaneys Corner also comprises grassland fields, generally bordered by species-poor native hedgerows, mature scrub and treelines with ditches.

3.25 With regard to protected and notable species, the ecology surveys carried out to date have identified that the land at Flowers Drove and Sunnyside Farm may have some potential for roosting, foraging and commuting bats. In addition there may be limited potential for Hazel Dormice and some potential for low numbers of Great Crested Newts (during terrestrial phases only). The potential for protected and notable species is similar for Blaneys Corner, albeit with some additional potential for water voles being present.

Flood Risk

3.26 The sites are located entirely within Flood Zone 1 with an assessed probability of flooding from rivers or the sea of less than 1 in 1,000 per year.

3.27 The Environment Agency's 'Flooding from Surface Water' mapping also indicates that the majority of the sites are within an area at very low risk of flooding from surface water (0.01% per year). The exceptions to this comprise a narrow corridor within the western site area of Sunnyside Farm and an area within the south of Blaneys Corner which follows the path of a small watercourse. These two areas show a low and medium risk of flooding (between 0.1 – 3.3% chance per year) and a higher risk of flooding (greater than 3.3% chance per year) respectively. Development will be avoided within these areas or, where this is not feasible, appropriate mitigation used to overcome the risks.

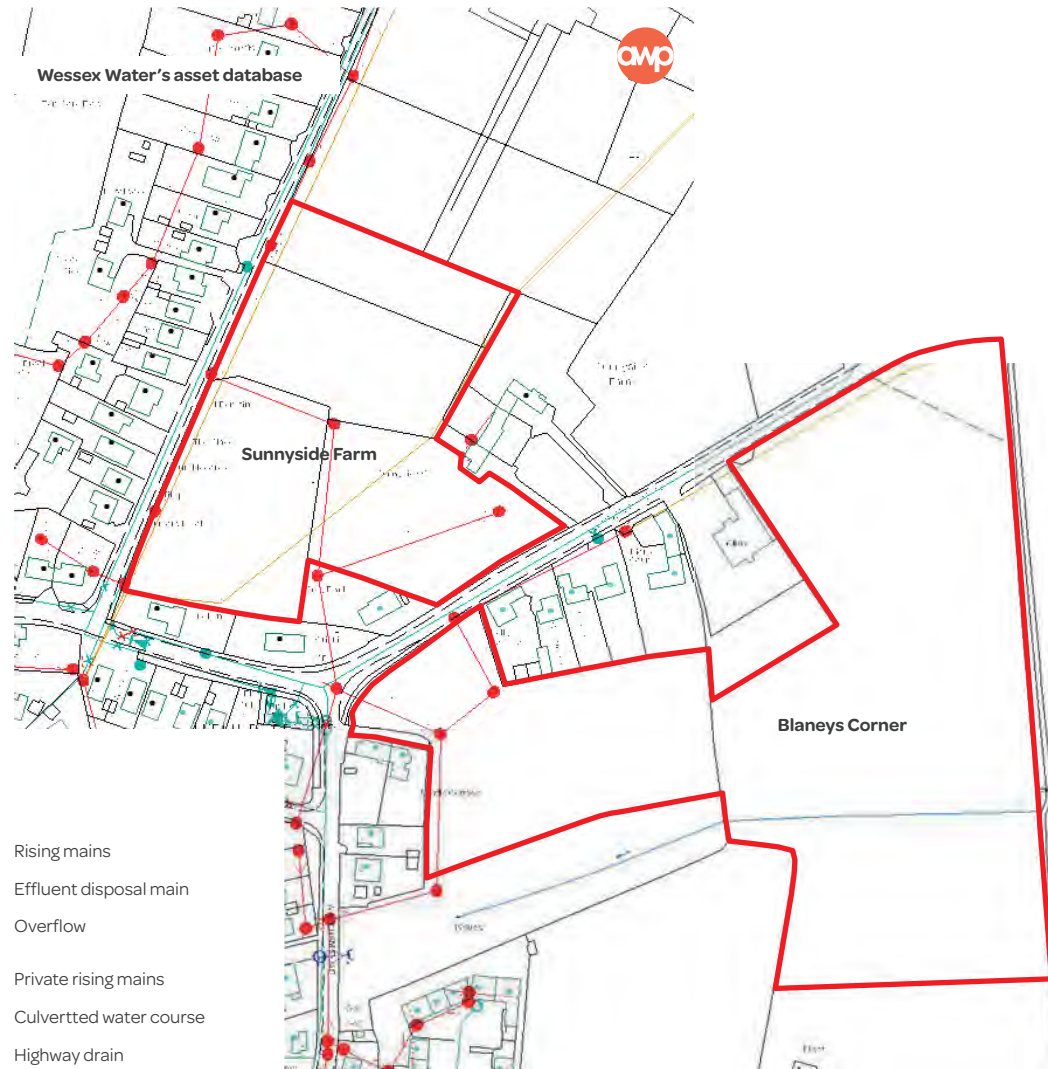


- Proposed allocation
- Very Low
- Low
- Medium
- High

Site Drainage

3.28 A desktop review of the Soilscape Dataset, carried out by Awcock Ward Partnership (AWP), indicates the sites are underlain by 'slightly acid loamy and clayey soils with impeded drainage'. Soakaways are therefore unlikely to present a viable method of surface water disposal. On-site attenuation, combined with controlled off-site discharge, is considered to be the most appropriate drainage solution.

3.29 Wessex Water asset record data has identified a number of 150mm diameter foul sewers and rising mains at the boundaries of Sunnyside Farm and also running through the site. There is similarly an existing 150mm diameter foul sewer within the west of Blaneys Corner and an existing foul rising main adjacent to the north-eastern boundary at Wimborne Road. There is also an existing minor watercourse, which flows eastwards between the two eastern fields of the Blaneys Corner site.





Example of a Wyatt Homes development



Aerial view: Illustrative perspective sketch looking south-east towards Blaneys Corner from the junction between Wimborne Road and Wareham Road

The Proposal

Wyatt Homes' proposed concept for Sunnyside Farm and Land at Blaneys Corner positively responds to the qualities of these sites and their setting, to ensure that future development will sensitively integrate with the existing village and the wider rural landscape context.

4.1 The quality of the surroundings at Lytchett Matravers demand the right balance between landscape and built form. This is critical to delivering the right place that will be a successful and positive addition to the village.

4.2 An analysis of the sites' constraints and opportunities, as summarised in the previous section of this document, has been undertaken. From this understanding, a framework masterplan has been prepared. A number of themes have been identified that have in particular helped to shape the masterplan:

- Levels and Views
- Landscape Structure and Biodiversity
- Utilities and Drainage
- Access and Movement

Levels and Views

Key Observations

- 4.3** The sites exhibit a gently undulating character, with slopes present on both sites.
- 4.4** The external site boundaries comprise a mix of hedgerows, ranging from 1.5 to 5 metres in height with mature tree specimens throughout. Sunnyside Farm includes a planted woodland copse extending approximately 25 metres into the site which is a visually robust landscape feature and end point of the site. The weakest defined boundaries currently comprise the southern boundary in the eastern half of Blaneys Corner and the eastern and north-eastern boundary lengths adjoining Sunnyside Cottages.
- 4.5** Sunnyside Farm and Blaneys Corner are well contained - views into the sites are mostly limited to the existing residential properties in their immediate proximity.
- 4.6** Long distance views out of the sites are equally limited by the presence of existing boundary landscape and topographical features.

Response

- 4.7** The existing woodland copse at Sunnyside Farm should be retained as a landscape feature edge to the development, providing strong visual containment of the site.
- 4.8** The location and form of new development should be sensitive to the site levels, making use of the opportunities to deliver a distinctive and varied place.
- 4.9** The weakest defined site boundaries should be reinforced and strengthened to complete the visual containment of the sites.

Site analysis plan : Sunnyside Farm



Site analysis plan : Blaneys Corner

KEY

- Site boundary
- Public right of way
- Potential footpath / cycleway
- Developed edge
- Existing landscape buffer
- Potential landscape buffer
- Intervisibility with the site



Landscape Structure and Biodiversity

Key Observations

4.10 The site boundaries fronting Flowers Drove and Wimborne Road (where not already punctuated by existing driveways serving private properties on Wimborne Road) are characterised by out-growing boundary hedgerows.

4.11 The internal field boundaries in Blaneys Corner include good quality areas of treed hedgerows with landscape and biodiversity value.

4.12 The northern woodland belt in Sunnyside Farm should be retained as it represents a strong feature in the existing landscape structure.

4.13 There are a number of high and moderate quality (Grade A and B) tree specimens along sections of the site boundaries of Blaneys Corner.

Response

4.14 Where required, reinforcement of the sites boundaries, i.e. south eastern corner of Blaneys Corner, should be implemented. Across both sites, properties should be sufficiently set back from the site edges to ensure long term retention of the landscape boundary definition.

4.15 The northern copse of woodland in Sunnyside Farm should be retained to ensure continuity of the existing landscape character.

4.16 An area of landscaped open space could be created in the north western edge of Blaneys Corner creating a new managed feature to announce the arrival point to the village and to better integrate the site.

4.17 Habitats which have biodiversity value and the higher quality trees throughout the sites should be retained.

4.18 There is scope to provide a link between Blaneys Corner and the already allocated Huntick Road development site, without resulting in detriment to the existing landscape structure or habitats of biodiversity value.



View looking north from the southern end of Flowers Drove.



View looking south-east from the junction between Wimborne Road & Wareham Road

Habitat survey plan



KEY

-  Site boundary
-  Broadleaved plantation woodland
-  Scattered trees
-  Defunct species-rich hedgerow
-  Intact species-poor hedgerow
-  Defunct species-poor hedgerow
-  Defunct species-poor hedgerow with trees
-  Dense native scrub
-  Scattered scrub
-  Dense Bracken
-  Tall ruderals
-  Species-poor semi-improved grassland
-  Marshy grassland/ rush pasture
-  Fence
-  Wet ditch and direction of flow
-  Dry ditch
-  Target note

Utilities and Drainage

Key observations

4.19 Existing public foul sewers and rising mains pass through Sunnyside Farm, requiring easement corridors ranging from 6 to 12 metres either side of the pipe centre lines.

4.20 Soil conditions across both sites are likely to preclude the use of soakaways for surface water disposal. On site attenuation with controlled off-site discharge(s) will be required.

4.21 An overhead electricity transmission cable follows the eastern boundary of Blaneys Corner and is located within the site. A further overhead electricity transmission cable is present adjacent to but beyond the southern boundary of Blaneys Corner.

Response



















4.22 Rising mains within Sunnyside Farm should be left in their current locations with appropriate easements being designed into the development.

4.23 The existing foul sewers within Sunnyside Farm should be diverted as required, rather than designed into the development.

4.24 On-site storage attenuation ponds should be incorporated within the design of the development, siting the ponds in the best locations to maximise the use of gravity flows.

4.25 The overhead electricity transmission cables may need to be diverted or run underground to accommodate development.

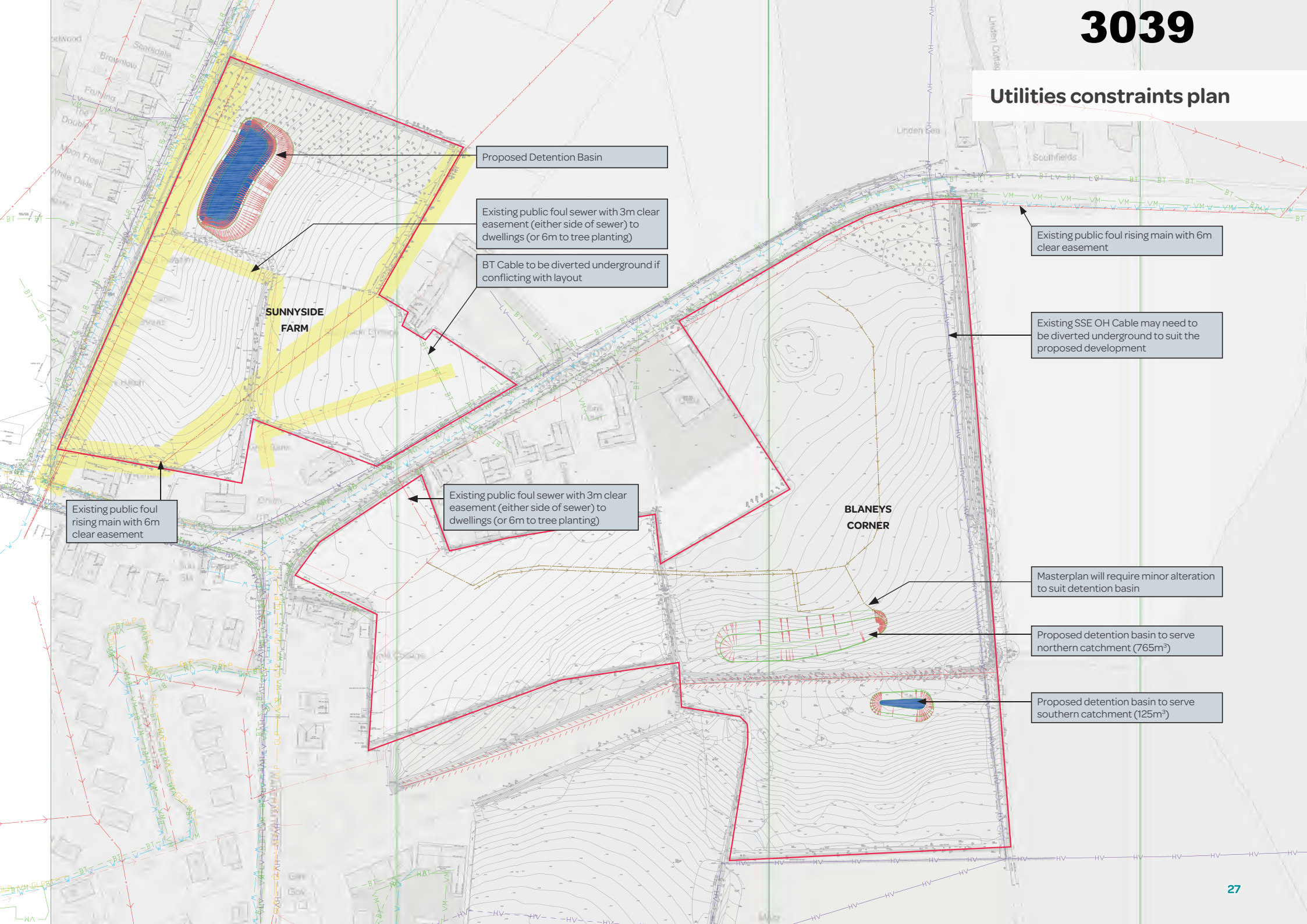
Key

	Site Boundaries
	Developable Area
<u>Existing Utilities</u>	
	WW Distribution Main
	SSE HV OH Cable
	SSE HV UG Cable
	SSE LV UG Cable
	SSE LV OH Cable
	SSE OH EHV Cable
	BT UG Cable
	BT OH Cable
	Virgin Media UG Cable
	SGN Low Pressure Main
	SGN High Pressure Main
<u>Existing Drainage</u>	
	Adopted Foul water sewer
	Adopted Surface water sewer
	Adopted Foul Rising Main
	Ditch
	Easement either side of Foul Sewer



View looking north from footpath SE 17/23 showing the overhead power cable following the eastern boundary of Blaneys Corner

Utilities constraints plan



Proposed Detention Basin

Existing public foul sewer with 3m clear easement (either side of sewer) to dwellings (or 6m to tree planting)

BT Cable to be diverted underground if conflicting with layout

Existing public foul rising main with 6m clear easement

Existing SSE OH Cable may need to be diverted underground to suit the proposed development

Existing public foul rising main with 6m clear easement

Existing public foul sewer with 3m clear easement (either side of sewer) to dwellings (or 6m to tree planting)

BLANEYS CORNER

Masterplan will require minor alteration to suit detention basin

Proposed detention basin to serve northern catchment (765m²)

Proposed detention basin to serve southern catchment (125m²)

Access and Movement

Key observations

4.26 Blaneys Corner has two areas of frontage onto Wimborne Road. The largest section is situated to the east of the former British Legion building, within what is currently a 40 mph speed limit zone. The smaller section of frontage, on the north western corner of the site, is within the 30 mph speed limit zone. The opportunity to introduce a vehicular access in this location is limited.

4.27 Sunnyside Farm has two highway boundary frontages. To the west, the site boundary follows Flowers Drove, which is a narrow rural lane. The short frontage to the south east is onto Wimborne Road, opposite existing residential properties.

4.28 The sites are not currently publically accessible. There are however existing public rights of way in close proximity to the sites.

4.29 Blaneys Corner adjoins the existing settlement extension allocated site on Huntick Road (Policy NE1 of the adopted Local Plan). This provides a further opportunity to integrate the site with the existing and planned village.

Response











4.30 Simple priority junctions should be provided for vehicular accesses into each of the sites at appropriate locations along Wimborne Road. It is anticipated that the required visibility splays could be achieved without need for any offsite works.

4.31 The existing 30 mph zone should be extended to include the full site frontage of Blaneys Corner. This will enable creation of a safe vehicular access at the north eastern site frontage and improve pedestrian safety for users when crossing the road to connect between the public rights of way (SE 17/23 to SE 17/3) adjacent to the site.

4.32 Improvements to the existing pedestrian footway on Wimborne Road should be sought to further increase safety and to promote sustainable access to the village.

4.33 The creation of a link between Wimborne Road and the allocated Huntick Road site should be considered to enhance the permeability of the development and the wider movement options through the village.

Key

	Site Location
	Main Vehicle/ Pedestrian Access
	Public Right of Way
	Bus Stop
	Primary School
	Post office
	Convenience Store
	GP Surgery
	Pharmacy
	Playing Field

Accessibility plan



The Concept

4.34 Having identified the sites' key features and characteristics, these have been applied to develop a framework masterplan for the sites.

4.35 For each of the sites, the framework masterplan responds to the constraints and key opportunities to create an attractive and sustainable development that responds positively to its surroundings and the wider context. The site masterplans will deliver around 90 new homes in total, in addition to new public green open space within each site.

Sunnyside Farm

Land Use	Area (ha)	%of site area
Approximate new residential developable area	0.88	47
Approximate open space area	0.61	33
Roads and footpaths	0.37	20
Total site area	1.86	

Blaneys Corner

Land Use	Area (ha)	%of site area
Approximate new residential developable area	2.19	57
Approximate open space area	1.16	31
Roads and footpaths	0.45	12
Total site area	3.82	

Land at Blaneys Corner presents the opportunity to deliver around 60 new homes

- 1 New access connection created to Wimborne Road
- 2 Homes set back to front a strengthened hedgerow edge to Wimborne Road
- 3 Opportunity to establish new footpath connection directly opposite existing public routes
- 4 New tree and hedgerow planting to redefine the Green Belt boundary and screen inward views
- 5 Central public green space incorporating the existing watercourse and providing space to support sustainable drainage requirements
- 6 New bridge crossing to connect over the existing watercourse
- 7 Feature dwellings with south facing gardens overlooking the central green space
- 8 Potential access connection to the existing Local Plan allocation site off Huntick Road
- 9 Focal green providing amenity space for new and existing residents
- 10 'Corner green' creating welcoming village arrival space and inviting pedestrian connections to and from the village

Land at Sunnyside Farm presents the opportunity to deliver around 30 new homes

- 11 New access connection created to Wimborne Road
- 12 Hedgerows retained to maintain the 'green approach character' to the village along Wimborne Road
- 13 Existing woodland area retained with potential to create public access and footpath connections
- 14 Public green space also supporting sustainable drainage requirement
- 15 Opportunity to create a safer footpath connection within the site
- 16 New homes set back to front the retained hedgerow along Flowers Drove
- 17 Existing boundary planting retained and strengthened where possible

Concept Masterplan

Sunnyside Farm

Blaneys Corner



Character

4.36 For Sunnyside Farm a new vehicular access with pedestrian footpaths on both sides will be created onto Wimborne Road with new tree and hedgerow planting creating a 'green and leafy' character. The street will gently slope down to access shared surface lanes where a range of cottage style properties will front an informal green.

4.37 By providing 'back-to-back' arrangements between new and existing dwellings, the proposals ensure that the exposed site edges are made secure to establish a safer residential environment. In certain locations reducing the scale of dwellings or creating a 'side (flank) to back' arrangement will also help to provide an appropriate setting to the site edges. Properties fronting onto Flowers Drove will remain set back from the site boundary behind the retained hedgerow and a new access road.

4.38 Where possible new boundary planting can be provided to help strengthen the 'green edge' character. The woodland copse along the northern boundary will be retained to enclose the development and provide opportunities for informal play and woodland walks. A new footpath through the west of the site can be provided to improve pedestrian safety on Flowers Drove and encourage public access to the wooded area at the north of the site.

4.39 For Blaneys Corner the 'green character' and arrival transition into the village along Wimborne Road

will be maintained by the retention of hedgerows and strengthened boundary planting. New homes will be set back to overlook the route and mark a new access created to Wimborne Road.

4.40 A feature village green will be created at Blaneys Corner to mark a point of arrival within the village. The space will be overlooked by new homes and provide a safe area for play and an inviting pedestrian and cycle connection to and from the village.

4.41 A new street links through the development providing an opportunity to connect with Huntick Road. This will further help integrate the new neighbourhoods with the village. This new route will present a traditional street character, with angled turns, bridge crossing and level changes bringing interest and opening up views.

4.42 A sequence of attractive spaces will naturally blend the development within the landscape and support informal recreation, sustainable drainage strategies and provide a sensitive setting to existing dwellings adjoining the development.



Western part of Blaneys Corner showing proposed residential development and the new 'Corner Green' at the junction between Wareham Road and Wimborne Road

Landscape

4.43 Existing trees are to be retained where feasible and planting of new trees will take place across the sites. This will reinforce the sense of village character and deliver a positive response, furthering integration to the wider landscape setting.

4.44 The sites' weaker boundaries will be reinforced with robust landscape screening to enhance the integration of the development into the wider setting by working with the landscape wherein fields are defined by a mix of mature hedgerows and treed hedgerows.

4.45 Sustainable drainage (SuDS) features, such as attenuation ponds will be integrated into the developments utilising the natural contours and locations of existing features within each site, such as the narrow valley corridor in Sunnyside Farm and the low point within the Blaneys Corner site.



Northern part of Sunnyside Farm showing proposed residential development alongside a new area of public green space

Site Access and Movement

4.46 Access into the sites will be sought from Wimborne Road.

4.47 New pedestrian access into the sites will connect with the existing footways on Wimborne Road, with improvements being provided where required. This will provide effective linking to the village centre to the south east which is within 400 metres (five minutes' walking distance of the sites).

4.48 The ability to incorporate 'home zone' features will be explored. This could include prioritising low vehicle movement speeds through the use of materials and adopted lower speed limit(s) within the development.



Proposed site access into Sunnyside Farm



Proposed site access into Blaneys Corner

Drainage and Utilities

Surface Water Drainage Strategy

4.49 To calculate the attenuation storage requirements it has been assumed that 60% of the developable site area will be impermeable catchment. This approach is common practice until a detailed site layout is available.

4.50 Attenuation ponds with volume capacities of 500 cubic metres (Sunnyside Farm) and 890 cubic metres (Blaneys Corner) are provided within the framework masterplans. These are situated near to the lowest points of each site. The attenuation ponds could also be sub-divided into a series of smaller features if necessary.

4.51 Peak rates of discharge will be managed by a series of hydraulic controls with restricted outflow being discharged to the nearest appropriate point, which will be agreed as part of a detailed site layout.

Foul Water Drainage

4.52 Foul water flows on Sunnyside Farm will be capable of discharge to the existing 150mm diameter foul network within the site. Wessex Water has confirmed adequate capacity exists to accommodate the additional flows from the development.

4.53 Wherever possible, foul water flows from Blaneys Corner will discharge to the existing gravity sewers within the site. Any residual discharge not capable of utilising gravity flows will need to be controlled by a new sewage pumping station. This will require an approximate compound area of 12 by 8 metres located at least 15 metres from any habitable buildings. Wessex Water have confirmed that further assessment will be required to determine any reinforcement works that may be needed to accommodate the additional flows generated by the proposed level of development. Discussions with Wessex Water are ongoing to determine actual capacity and any mitigation requirements. This information will be shared with the Council in due course.

Utilities

4.54 A recent utilities search (May 2017) has established that Wimborne Road, Lime Kiln Road and Flowers Drove contain multiple services, including underground low pressure gas mains, virgin media telecoms, South West Water supply mains, BT telecoms and overhead low voltage SSE electricity transmission cable.

4.55 It is expected that the overhead BT cable at the east of Sunnyside Farm will be diverted below ground as part of the development. The overhead electricity transmission cables within and to the south of Blaneys Corner should be capable of being retained in-situ, given that they are unlikely to impact on future development. The option to divert these cables below ground nonetheless remains.

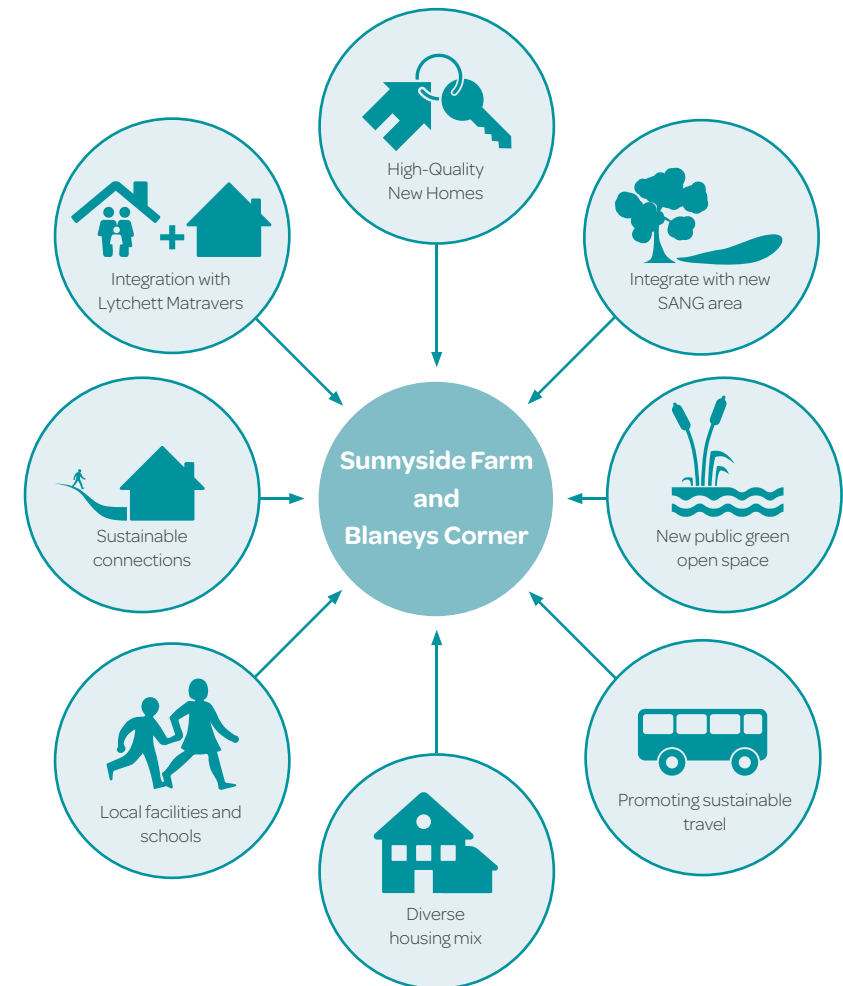


Example of a SuDS feature incorporated into a new residential development

Sustainable Development

4.56 The following features of the development proposed for each of the sites will ensure that sustainable development is achieved:

- The sites are accessible to a range of local facilities within the village centre that are within comfortable walking distance, including convenience retail and health services.
- The site is accessible to existing public transport links to Poole town centre, which provides wider education, retail, employment and health facilities. Development will also increase potential patronage of the local bus services, helping to underpin and secure their long term viability.
- An effective drainage strategy capable of avoiding or mitigating flood risk and emphasising attractive sustainable drainage (SuDs) measures integrating with the new development and the wider landscape character.
- Opportunity to create a new attractive area of Suitable Alternative Natural Greenspace (SANG) within easy walking distance of the sites.
- Emphasis on high quality design, balancing traditional techniques with latest innovation to achieve attractive homes and spaces that will endure and bring delight for decades to come.
- Ensuring that new homes and spaces are resource efficient and embody a 'fabric first' approach and can respond to the threat of climate change by minimising energy, carbon and water use.
- Providing a wide range of housing types, sizes and tenures to help meet the local need for new homes in a sustainable location.
- Allowing for sustainable waste management during construction and operation.
- Promotion of walking and cycling through enhanced access.
- Significant direct and indirect economic benefits to the village.
- Increase in Council Tax and New Homes Bonus revenue supporting local services.



Biodiversity and Nitrogen Neutrality

4.57 The framework masterplans seek to maintain, and where feasible enhance, opportunities for wildlife and existing habitat connectivity. This will be achieved by avoiding, wherever possible, direct or potential indirect loss of the existing ecological on-site habitats, for example, at the minor watercourse traversing Blaneys Corner. The same approach is afforded to species of note that may inhabit the sites, which may include bats and Hazel Dormice, through the retention and reinforcement of boundary hedges and additional landscaping to enhance migratory route connectivity.

4.58 Development of the sites will also enable the delivery of an ecological enhancement and management programme, ensuring a long term positive ecological impact is achieved for both flora and fauna.

4.59 The development of these sites will accord with the guidance outlined within the adopted Nitrogen Reduction in the Poole Harbour Supplementary Planning Document (April, 2017).



SANG Mitigation

4.60 Development on these sites will require delivery of appropriate Suitable Alternative Natural Greenspace (SANG) to mitigate the otherwise adverse impact(s) that may result on the Dorset Heathlands and Poole Harbour Special Protection Areas (SPAs). Discussions with Natural England regarding appropriate opportunities for SANG mitigation are ongoing. From these discussions, it has been agreed, in principle, that a new SANG area should be provided, located in close proximity the north east of the sites on land fully within the control of Wyatt Homes.

Wyatt Homes Proposed New SANG

4.61 Wyatt Homes are proposing to create a new SANG to the north of Lytchett Matravers on land to the east of Flowers Drive.

4.62 The proposed new SANG comprises an area of approximately 7.3 hectares of currently undeveloped agricultural land. The creation of the SANG will result in improvements to the biodiversity and visual landscape character of the land. This will include retention and improvement of the existing ponds, retention and management of the existing trees and hedgerows alongside reinforcement and proposed new native scrub, hedge and tree planting.

4.63 The SANG will provide a circular walking route designed to deliver links to the wider existing public rights of way around the village. The walking route within the SANG will predominantly be unsurfaced to maintain an appropriate semi-natural feel. It is also proposed to create a small car park capable of accommodating approximately 7 vehicles at any one time.

4.64 The SANG is located within approximately 200 metres to the north of both sites and will provide an appropriate means of mitigating the potential impacts upon the SPAs, which themselves are located approximately 3 km (Dorset Heathlands) and 2.5 km (Poole Harbour) from the sites (straight line distances).





- Proposed access
- Proposed car park
- New wildlife pond
- Existing pond
- Retain existing hedgerow and enhance with new native planting
- Retain and manage existing trees
- Flower's Drove SANG
- Proposed tree planting
- New native scrub planting
- Retain meadow and manage to improve species diversity
- Retain existing hedgerow and enhance with new native planting
- Opportunity to create a safe pedestrian route along roadside Corner site

Sunnyside Farm

Blanays Corner





Aerial view: Illustrative perspective sketch

Conclusions

Summary

5.1 The proposals for Sunnyside Farm and Blaneys Corner have been developed on a more detailed understanding of the sites than that available to the Council at the earlier stages of preparation of the local plan. The site specific work carried out to date by Wyatt Homes has established that the sites have a combined capacity to deliver approximately 90 new homes through the creation of two high quality and well-linked new places befitting the village's identity and the qualities of the wider landscape context.

5.2 This sites will deliver the sustainable development of much needed new homes in the District, in full compliance with the policies of the NPPF. The sites represent appropriate infill opportunities, capable of rounding-off the village and making a positive contribution to the village's character, but without detriment to the wider landscape setting.

The Way Forward

5.3 Moving forward, the sites technical attributes will continue to be assessed by Wyatt Homes and the development proposals for the sites will continue to be refined. All technical work and survey findings will be shared with key stakeholders, including the District Council and the Parish Council. Input will also be drawn from local residents in the form of public engagement, the feedback from which will further inform the development proposal.

5.4 Wyatt Homes are proud to be working on the delivery of much needed new homes at Lytchett Matravers and would like to fully engage with all relevant stakeholders as they progress their development proposals. As a local developer Wyatt Homes seeks to consolidate its reputation and will deliver high quality developments at these sites to enhance the character of the village, creating a strong identity and sense of place.

Appendix 1

Supporting Documents

Supporting Document	Prepared by
Ecological Appraisal	Hankinson Duckett Associates
Landscape and Green Belt Report	Hankinson Duckett Associates
Highway, Flood Risk and Drainage Technical Note	AWP
Tree Survey	Barrell Treecare



3056

For further information contact

Peter Home

WYATT
HOMES

Comment

Agent	Mr Peter Home (1190022)
Email Address	████████████████████
Company / Organisation	Turley
Address	2 Charlotte Place Southampton SO14 0TB
Consultee	(1190024)
Company / Organisation	Wyatt Homes
Address	1 Parkstone Road Poole BH15 2NN
Event Name	Purbeck Local Plan Pre-submission Draft
Comment by	Wyatt Homes (- 1190024)
Comment ID	PLPP484
Response Date	03/12/18 17:23
Consultation Point	Policy H6: Lytchett Matravers (View)
Status	Processed
Submission Type	Web
Version	0.1
Are you responding on behalf of a group?	No
Please tick the box(es) if you would like to be notified at an address/email address of the following:	
Which policy / paragraph number / policies map does your comment relate to?	Policy H6: Lytchett Matravers
Do you consider that the Local Plan is legally compliant?	Yes
Do you consider that the Local Plan is sound?	No
Do you consider that the Local Plan complies with the duty to co-operate?	Yes

Please give details of why you consider this part of the Local Plan is / is not legally compliant, sound or fails to comply with the duty to co-operate. (Please be as precise as possible)

Criteria a) of Policy H6

Criteria a). makes reference to improving: “*accessibility between Lytchett Matravers and Lytchett Minster by forming or improving defined walking and cycling routes between the villages.*” Whilst our client has no concern with the requirements of this in principle, it is important to stress that the objective of this criterion would be considerably easier to achieve and more effective in outcome were the Blaneys Corner allocation site to be extended as requested above. This extension would make it possible to deliver a safe and convenient pedestrian and cycle route from the north of the village, via the Blaneys Corner and Huntick Road sites to connect with Huntick Road and Foxhills Road.

Having regard to your previous comments, please set out what change(s) you consider necessary to make the Local Plan legally compliant or sound. You will need to say why this change will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording for any policy or text and where appropriate provide evidence necessary to support / justify the representation. (Please be as precise as possible)

Extend the proposed site allocation of Blaneys Corner to allow for a pedestrian / cycle route to be provided from that site to the Huntick Road existing allocation site to the south.

(Please note that the Planning Inspector will make the final decision on who will be invited to attend individual sessions at the examination, although all members of the public may observe the proceedings)

Only those who have made representations to the Local Plan during the statutory six week pre-submission publication period will be allowed to participate in the public examination.

If your representation is seeking a change to the Local Plan, do you consider it necessary to participate in the oral part of the examination? Yes

If you wish to participate in the oral part of the examination, please outline why you consider it to be necessary?

Wyatt Homes has a range of interests across the north east of the district, a number of which are being proposed for allocation by the Pre-Submission Purbeck Local Plan. Whilst our client is generally supportive of the Local Plan, there are a number of areas where there is concern that the Local Plan, as drafted, is not yet 'sound' but can be made so through a range of plan modification that we have proposed. Our client considers it important to attend the hearing sessions to assist the Council in exploring the areas where the plan is not yet sound and reaching a position whereby it may become so.

Comment

Agent	Mr Peter Home (1190022)
Email Address	████████████████████
Company / Organisation	Turley
Address	2 Charlotte Place Southampton SO14 0TB
Consultee	(1190024)
Company / Organisation	Wyatt Homes
Address	1 Parkstone Road Poole BH15 2NN
Event Name	Purbeck Local Plan Pre-submission Draft
Comment by	Wyatt Homes (- 1190024)
Comment ID	PLPP487
Response Date	03/12/18 17:24
Consultation Point	Policy H9: Housing mix (View)
Status	Processed
Submission Type	Web
Version	0.1
Are you responding on behalf of a group?	No
Please tick the box(es) if you would like to be notified at an address/email address of the following:	
Which policy / paragraph number / policies map does your comment relate to?	Policy H9: Housing mix
Do you consider that the Local Plan is legally compliant?	Yes
Do you consider that the Local Plan is sound?	No

Do you consider that the Local Plan complies with the duty to co-operate? Yes

Please give details of why you consider this part of the Local Plan is / is not legally compliant, sound or fails to comply with the duty to co-operate. (Please be as precise as possible)

The approach to delivering Self-build plots

Whilst our client supports the encouragement of self-build and custom housebuilding through the Local Plan as an overall objective, the requirement to provide 5% of market homes as self-build plots on sites over 20 units is inflexible and likely to diminish the development viability of the Local Plan's key strategic site allocations. It is also doubtful whether such a requirement is consistent with national planning policy and guidance.

Overall, Wyatt Homes considers that the objective of boosting the provision of self-build plots would be best served by seeking alternative approaches to their delivery, such as engaging with landowners to bring appropriate sites forward specifically to meet the needs of those on the self-build register. This aligns with national planning guidance, for example, paragraph 57-025 of Planning Practice Guidance (PPG), which outlines that the Council should engage with landowners and encourage them to consider self-build and custom housebuilding on their land.

In addition, paragraph 57-14 of the PPG states that under section 2(1) of the Self-build and Custom Housebuilding Act 2015 relevant bodies (such as district councils) have a duty to have regard to each self-build and custom housebuilding register that relates to their area when carrying out their planning, housing land disposal and regeneration functions. The PPG then goes on to set out a variety of approaches in which the duty may be demonstrated in carrying out each function. One of these approaches is for district councils to consider how they can support the delivery of self-build custom housebuilding plots through their housing strategy, land disposal and regeneration functions. We have not seen any evidence that the Council has examined these options as part of their evidence base but is instead seeking to require landowners and the housing industry to bring forward plots. As such we consider this element of Policy H9 to be ***inconsistent with national planning guidance***.

The impact of self-build and single storey home requirements on development viability

Our client also raises concern in relation to the detrimental impact that the self-build plot and single storey home requirements within Policy H9 may have on overall site viability. The concern is heightened particularly when this aspect is considered in combination with the other requirements within the Local Plan, including those relating to financial contributions towards improvements to school and healthcare provision as well as the additional requirements for community facilities as outlined under Policy I7.

On review of the Viability Study Update (2018) we consider that there is limited evidence to support the assumption made that self-build plots will have a 'neutral impact' in viability terms. No self-build plots appear to have been built into the viability appraisal and instead, homes included are those proposed for market sale which does not reflect the specific financial implications of developer's delivery of self-build plots.

Similarly, the costs associated with the development of single storey homes do not appear to have been built into the viability appraisal. Bungalows are regarded as a separate product from standard two storey housing, driving a different profile of values and construction costs which should be assessed and evidenced separately.

In relation to the specific targets set, we also consider that there is limited evidence to justify why the council considers that 5% of all units offered for sale is an appropriate requirement for the provision of self-build plots and why 10% of all units is considered an appropriate requirement for single storey homes. Paragraphs 116-117 of the Housing Background Paper refer to the need for these forms of housing provision but shed little light on the reasons why the specific targets set out in Policy H9 were set.

As such and in the absence of clear evidence to support the policy targets for self-build plots and single storey homes, we consider that the policy targets are ***not justified*** in relation to the 'tests of soundness'.

Having regard to your previous comments, please set out what change(s) you consider necessary to make the Local Plan legally compliant or sound. You will need to say why this change will make

the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording for any policy or text and where appropriate provide evidence necessary to support / justify the representation. (Please be as precise as possible)

In order to address the identified deficiencies, the Council should clarify how its approach to encouraging the delivery of self-build plots is consistent with national planning guidance, including how it is using the opportunities such as the Council's housing strategy, land disposal and regeneration functions to bring forward plots for self-builders.

In addition, if the Council is to continue with the approach of setting specific policy targets, the implications of these on the viability of the development schemes they will impact on must be appropriately considered through supplementary work on the Council's Viability Study.

In the absence of clear quantifiable evidence of need and of the viability impact of the proposed targets, they should only be taken forward if the policy wording is amended to provide greater flexibility to developers. For example:

"For sites delivering 20 or more units, development proposals will be encouraged to provide, as part of the proposed market homes:..."

(Please note that the Planning Inspector will make the final decision on who will be invited to attend individual sessions at the examination, although all members of the public may observe the proceedings)

Only those who have made representations to the Local Plan during the statutory six week pre-submission publication period will be allowed to participate in the public examination.

If your representation is seeking a change to the Local Plan, do you consider it necessary to participate in the oral part of the examination? Yes

If you wish to participate in the oral part of the examination, please outline why you consider it to be necessary?

Wyatt Homes has a range of interests across the north east of the district, a number of which are being proposed for allocation by the Pre-Submission Purbeck Local Plan. Whilst our client is generally supportive of the Local Plan, there are a number of areas where there is concern that the Local Plan, as drafted, is not yet 'sound' but can be made so through a range of plan modification that we have proposed. Our client considers it important to attend the hearing sessions to assist the Council in exploring the areas where the plan is not yet sound and reaching a position whereby it may become so.

Comment

Agent	Mr Peter Home (1190022)
Email Address	[REDACTED]
Company / Organisation	Turley
Address	2 Charlotte Place Southampton SO14 0TB
Consultee	(1190024)
Company / Organisation	Wyatt Homes
Address	1 Parkstone Road Poole BH15 2NN
Event Name	Purbeck Local Plan Pre-submission Draft
Comment by	Wyatt Homes (- 1190024)
Comment ID	PLPP490
Response Date	03/12/18 17:27
Consultation Point	Affordable housing need (View)
Status	Processed
Submission Type	Web
Version	0.1

Please tick the box(es) if you would like to be notified at an address/email address of the following:

Which policy / paragraph number / policies map does your comment relate to? Paragraphs 161 - 165 (Viability evidence)

Do you consider that the Local Plan is legally compliant? Yes

Do you consider that the Local Plan is sound? No

Do you consider that the Local Plan complies with the duty to co-operate? Yes

Please give details of why you consider this part of the Local Plan is / is not legally compliant, sound or fails to comply with the duty to co-operate. (Please be as precise as possible)

Overall Comments in relation viability evidence regarding Lytchett Matravers sites

It provides a technical review and commentary in respect of the Purbeck District Council ('PDC') Updated Viability Study ('UVS') to Support PDC's Pre-submission Draft Local Plan ('DLP') and Revised Community Infrastructure Levy ('CIL'), as prepared by Dixon Searle Partnership ('DSP') and published in October 2018.

The UVS was published as part of PDC's Pre-submission Draft Local Plan Regulation 19 public consultation.

The UVS, along with previous work undertaken by DSP are stated within the UVS to provide *"the viability evidence to support the emerging Development Plan of the Council"*.

In particular, the aim of the UVS is stated to be to *"inform and support the local plan review and further inform the review of the Community Infrastructure Levy; and site specific assessments for key sites."*

"High level viability testing" of draft site allocations has been carried out *"to provide the Council with information on the potential deliverability of residential development at those sites (in a viability sense) and the potential level of affordable housing and other s106 that could be secured in each location."*

If the Local Plan is to be sound and deliverable, it is essential that the underpinning viability testing of its draft policies is conducted in a collaborative, comprehensive, evidenced and transparent basis, which accords with the Government's national policies and guidance.

The following issues have been identified within the methodology applied in the viability appraisals testing draft site allocations, which will be further detailed within the Technical Matters section of this representation:

- 1 Evidence should be provided to support the values and construction costs used for the testing of Sheltered housing.
- 2 Ground rent investment income is included within the draft site allocation appraisals despite the Government's proposal to restrict ground rents to peppercorn levels. The current assumption will produce an excessive level of financial viability within the published evidence.
- 3 Flat construction costs are included within the draft site allocation viability appraisals at a rate which is £168 per square metre (psm) lower than the RICS BCIS evidence data to which the evidence base refers. The current assumption will overstate the financial viability of development sites tested.
- 4 10% of units are stated to be bungalows, in line with DLP Policy H9, however, no bungalows are included in the draft Allocated Site Summary Appraisals attached at UVS Appendix IIc. Bungalows are regarded as a separate product from standard two storey housing, driving a different profile of values and construction costs which must be assessed and evidenced separately.
- 5 No scheme typologies are set out for the draft strategic site allocations. This is regarded as inappropriate and opaque as it prevents stakeholders from analysing whether the scheme mix and measurements are reflective of the expectations within the DLP.
- 6 The UVS states that unit sizing relates to 'the nationally described space standard'. However, the Council's DLP states that 'The Council also considers that application of the Nationally Described Space Standards would be too prescriptive for a District with such varied townscapes as Purbeck'. It would, therefore, appear that the adopted unit sizing does not consistently align with the DLP and should be re-assessed.
- 7 Sales values for affordable housing units appear to have been calculated with reference to average social and affordable rents, but no details of the calculation are provided. The lack of a transparent methodology prevents stakeholders from undertaking due diligence on the input assumptions applied, which is inappropriate.
- 8 Affordable home ownership ('AHO') properties appear to have been assessed at 65% of market value, which we regard as appropriate, but no assessment or justification for the adopted AHO values is provided within the UVS. The lack of methodology prevents stakeholders from undertaking due diligence on the input assumptions applied, which is inappropriate.
- 9 Two value levels are adopted within the draft Allocated Site Summary Appraisals with limited reasoning and no evidence to support the higher values. This approach is regarded as inappropriate and misleading.

- 10 The “lower” values adopted within the draft Allocated Site Summary Appraisals for Lytchett Matravers equate to £3,900 psm but Wyatt Homes regard currently achievable values at £3,000 - £3,400 psm for units within a development of scale.
- 11 UVS paragraph 2.5.1 states that RICS BCIS data shows that build costs have increased by circa 18% since the previous Purbeck viability assessment was completed. Paragraph 2.3.2 states that market sales prices have decreased by circa 13% in the same period, and it must be implied that viability has decreased in the period, although this direct comparison is not made within the UVS.
- 12 The UVS makes no reference to construction of garages. It must be anticipated that all 3 and 4 bed detached units will be provided with a single garage, mostly detached, and most semi-detached units are likely to have an attached or detached garage. The inclusion of garages is essential to reflect market expectations, and no costs are included within the UVS appraisals. Costs relate to construction (including base build, contingency and professional fees) and CIL payments, which will be calculated on the total garage gross floor area. The current assumption will overstate the financial viability of development sites tested.
- 13 In line with DLP Policy H9, UVS Appendix I states that ‘*Sites of 20+ dwellings require 5% to be provided as self-build plots*’. However, self-build plots are not modelled within the UVS appraisals, instead being replaced by market sale units. This is regarded as a short-cut approach requiring amendment to reflect the specific financial implications of developer’s delivering self-build plots.
- 14 The UVS states that rates of CIL adopted within all appraisals are in line with recommendations made to PBC in the 2016 Preliminary Draft Charging Schedule. The adopted approach is regarded as a short-cut, which fails to fully test the implications of varying rates of CIL liability on development despite clear statements in the UVS that market conditions have altered in the intervening period since 2016. This approach is not considered compliant with the CIL Regulations 2010 (as amended).
- 15 UVS Final Appendix 1 states that site works are included at £300,000 per hectare for generic site testing and £23,000 per plot for allocated sites. In addition, external works are stated to be assessed at 10% of base construction costs for flats and 15% of base construction costs for houses. The inclusion of external works within a “*site enabling cost / infrastructure*” allowance is inappropriate and holds potential to overstate the financial viability of development sites tested.
- 16 Contingency and professional fees are included in the draft allocated site appraisals at 3% and 7%. The UVS states that “*the adopted rates are 5% and 10%.*” Contingency and professional fees must be applied to the base construction costs and external works at 5% and 10% respectively. The current assumption erroneously reduces such costs and will overstate the financial viability of development sites tested.
- 17 UVS Appendix 1 states that finance costs on build and land are incorporated into viability testing at an interest rate of 6.5% (debit). Instead, the viability appraisals for draft site allocations include finance costs at a substantially lesser 6% debit rate and 2% credit rate with no reasoning provided for this differential assessment. The rates applied will erroneously reduce such costs and will overstate the financial viability of development sites tested.
- 18 Tables 3a and 3b within UVS Appendix IIc include comparisons between the residual land value (‘RLV’) generated via viability appraisal of each draft strategic site allocation and the existing use value (‘EUUV’) of each site, calculated at £25,000 per gross hectare. UVS Paragraph 2.11.11 states ‘*The figure that we consider representing the minimum land value likely to incentivise release for development under any circumstances in the local context is around £250,000/ha, based on gross site area.*’ It would, therefore appear that the Strategic Site Testing has been carried out with reference to an inappropriate benchmark land value (‘BLV’), which will significantly overstate the financial viability of development sites tested.
- 19 Full DLP policy costs do not appear to have been fully accommodated within the draft allocation site appraisals.
- 20 No details of the market housing or affordable housing sales rates are provided in the UVS. Appropriate and transparently presented cashflow modelling is essential and details must be provided for consultation review if the UVS is to accord with the requirements of Planning Practice Guidance (PPG).

Some of the issues raised in this representation document may, if viewed on an individual or isolated basis, appear incremental or relatively minor.

However, if considered comprehensively, and in the round, there is a very substantial cumulative effect, which will demonstrate that the UVS, as published, vastly overstates the financial viability of development within the district.

The conclusion of the combined implication of the above issues is that the DLP policies, if adopted, risk threatening the rate of delivery required to meet housing need and demand.

There is a significant risk that allocated sites will be delayed in negotiations on viability matters at the decision-making stage, or land owners will simply elect not to release their land at all. Failure to adopt realistic and achievable policies will ultimately result in the undermining and failure of the DLP.

Further detail regarding the concerns stated is provided under 'Matters of Representation' set out within chapter two of this document.

Viability in Plan-making

The Government published the revised National Planning Policy Framework (NPPF) (MHCLG (2018) National Planning Policy Framework) and updated National Planning Practice Guidance (PPG) in July 2018. Both the NPPF and PPG include an up-to-date position on the Government's intended role for viability assessment, the methodology, and procedures expected of all stakeholders in the preparation of such evidence.

Paragraph 31 of the NPPF confirms the following:

"The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals."

Of greatest importance, paragraph 34 states:

"Such policies should not undermine the deliverability of the plan."

In practical terms, paragraph 57 states:

"All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available."

The Government's national planning guidance for undertaking viability in plan making is set out within National Planning Practice Guidance for Viability (PPG).

Paragraph 010 of PPG concisely defines the Government's objective for the role to be played by viability within the planning system:

"In plan making and decision making viability helps to strike a balance between the aspirations of developers and landowners, in terms of returns against risk, and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission" (MHCLG (2018) National Planning Practice Guidance – Viability: Paragraph: 010).

PPG is clear that the role for viability assessment is primarily at the plan making stage. Paragraph 002 confirms that the process must be inclusive and undertaken over several stages:

"Drafting of plan policies should be iterative and informed by engagement with developers, landowners, and infrastructure and affordable housing providers."

Policies introduced to the plan should be realistic and deliverable. Specifically:

"Policy requirements, particularly for affordable housing, should be set at a level that takes account of affordable housing and infrastructure needs and allows for the planned types of sites and development to be deliverable, without the need for further viability assessment at the decision making stage" (MHCLG (2018) National Planning Practice Guidance – Viability: Paragraph: 002).

The role for viability assessment at the plan making stage is to ensure that policies are realistic and that the total cumulative cost of all relevant policies will not undermine deliverability of the plan. This is of particular importance for strategic sites, which should be assessed for their viability during plan making. Paragraph 005 states:

"It is important to consider the specific circumstances of strategic sites. Plan makers can undertake site specific viability assessment for sites that are critical to delivering the strategic priorities of the plan. This could include, for example, large sites, sites that provide a significant proportion of planned supply, sites that enable or unlock other development sites or sites within priority regeneration areas" (MHCLG (2018) National Planning Practice Guidance – Viability: Paragraph: 004).

Paragraph 020 confirms that the inputs and findings of any viability assessment should be set out in a way that aids clear interpretation and interrogation by decision makers.

Failure of the UVS to Reflect NPPF and PPG

It is the view of the Wyatt Homes that the UVS does not accord with, and in fact falls substantially short of, the Government's policy requirements and national guidance for the preparation of viability evidence to inform the drafting and testing of Local Plan policies. These deficiencies risk compromising the deliverability of the Local Plan, as drafted.

Policies included within the plan should be realistic and deliverable. They should be set to avoid recourse to viability assessment at the application stage.

The significant inconsistency between the proposed appraisal inputs written in the UVS and the figures actually adopted within the draft Allocated Sites Appraisal Summaries is wholly misleading and erroneous. The subsequent lack of clear explanation of the appraisal assessment results and conclusions arising fails to meet the requirements of Paragraph 020 of PPG.

Technical Matters in relation to Lytchett Matravers Sites *Sheltered Housing*

Sheltered housing is included at values which are inflated above standard market housing, with no reasoning and reference to comparables from only one scheme in the highest value area of the District Council. Construction costs are inflated above market housing with no RICS BCIS data or reasoning provided to support the uplift.

Ground Rents

Ground rents are not discussed within the UVS but appear to be included on certain market units at £250 per unit and certain sheltered apartments at £450 per unit. Ground rent income is capitalised at a 5% yield. Ground rent income and investment value is regarded as inappropriate for inclusion in the viability assessment. This approach is in line with wording within the DCLG "*Tackling unfair practices in the leasehold market - Summary of consultation responses and Government response*" (Department for Communities and Local Government: Tackling unfair practices in the leasehold market - Summary of consultation responses and Government response December 2017) document as published in December 2017, which, at Paragraph 69 states "*We will introduce legislation so that, in the future, ground rents on newly established leases of houses and flats are set at a peppercorn (zero financial value).*"

The inclusion of ground rents on market units is regarded as inappropriate and not in line with current market practice.

The Government may allow some flexibility for sheltered housing operators, but reduction of market housing ground rent to a nil value peppercorn would remove £105,000 of gross development value (GDV) from the viability appraisal of the draft site allocation at Lytchett Matravers, as one example.

Allocated Site Appraisal Unit Values

The draft Allocated Site Summary Appraisals attached at UVS Appendix IIc are based on two value levels, being "*Lower Values*" and "*Typical Values*". The "*Lower Values*" are described as "*fairly cautious*", whilst the "*Typical Values*" are set at 10% above the "*base set*" "*lower values*" in order to show "*what a large difference that assumption makes to the Residual Land Values*".

No justification or evidence is provided to support the 10% uplift in values, and the lack of reasoning or evidence to support the increased value variants applied within the viability appraisals is regarded as inappropriate and misleading.

The "lower" values adopted within the UVS Allocated Site Summary Appraisals for the draft site allocation at Lytchett Matravers equate to £3,900 psm but Wyatt Homes regard currently achievable values at £3,000 - £3,400 psm for units within a development of scale.

Flat Construction Costs

UVS Appendix 1 states that costs have been adopted in line with RICS BCIS median costs, with "*Mixed Developments – generally*" stated at £1,210 psm and "*Flats – generally*" at £1,378 psm.

However, flat construction costs are included in the UVS viability appraisals at the same £psm rate as housing construction costs.

Therefore, flat construction costs are £168 psm lower than the RICS BCIS source data. This appears to be an error, for no justification for this deviation is provided within the UVS.

When costs are increased to the appropriate £1,378 psm level, total flat construction costs within the viability appraisal of the draft site allocation at Lytchett Matravers will increase by circa £494,000.

External Works

No external works costs are included in the viability appraisals for draft site allocations.

UVS Para 2.5.3 and Figure 5 states that external works, contingencies and professional fees will be applied to the BCIS Median cost data, with a further £300,000/ha allowance for site wide works for generic site testing and £23,000 per unit for allocated site enabling costs / infrastructure.

UVS Final Appendix 1 states that in addition to the £300,000 per hectare and £23,000 per plot allowances for “*site works*”, external works are to be assessed at 10% of base construction costs for flats and 15% of base construction costs for houses.

In respect of “*site wide works*”, Paragraph 2.5.3 states that “*Different assumptions have been used in relation to the site allocations as discussed later in this report.*”

It is not clear, but UVS paragraph 2.10.5 appears to suggest that the £23,000 per plot allowance for “*site enabling cost / infrastructure*” is sufficient to accommodate all external works costs.

The £23,000 per plot allowance is stated to be in line with the Harman Guidance (Local Housing Delivery Group – “*Viability Testing Local Plans*” June 2012).

From the Harman Guidance, it is stated that “*Cost indices rarely provide data on the costs associated with providing serviced housing parcels, i.e. strategic infrastructure costs which are typically in the order of £17,000 - £23,000 per plot for larger scale schemes*”. The enabling costs referenced in the Harman Guidance do not include external works. The allowance relates to ‘big ticket’ items which must be incurred in order to release a site for development.

It appears that an appropriate allowance has been made for the costs which are required to release the larger site for development, but no costs have been applied for on-site external works such as roads, sewers, lighting, landscaping, fencing and driveways.

The inclusion of external works within a “*site enabling cost / infrastructure*” allowance is inappropriate and holds potential to produce an excessive viability assessment allowance is inappropriate and holds potential to produce an excessive viability assessment.

Contingency and professional fees must be applied to the cost of external works at 5% and 10% respectively, in line with the UVS methodology stated at Appendix 1. The contingency and professional fees allowances adopted for allocated sites are at reduced levels, and are discussed further in following paragraphs.

When external works are introduced to the viability appraisal of the draft site allocation at Lytchett Matravers, development costs increase by £2,167,034. Following application of contingency and professional fees, total costs increase by £2,492,089.

Any increase in construction costs can also reasonably be assumed to also increase finance requirements.

Contingency and Professional Fees

Contingency and professional fees are included in the draft allocated site appraisals at 3% and 7%. However, the UVS states that “*the adopted rates are 5% and 10%.*”

It is noted that UVS paragraph 2.10.3 states that:

“The specific inputs for each scenario appraisal are based on a mixture of information provided by the development industry following feedback received to a site promoters / developers survey issued by DSP and; high-level assumptions reflecting published information and our experience of viability work on similar sites in a range of other locations – both for strategic level assessment and site-specific viability review / s.106 negotiation purposes.”

It is not clearly stated that the allocated sites have been assessed on the basis of differential contingency or professional fees in comparison to non-allocated sites. Some allocated sites are comprised of a number of smaller sites, which produce a number of units in line with the non-allocated generic site testing, and any differential rate is regarded as highly inappropriate. No generic site appraisals are provided, so comparison of adopted methodology is impossible.

When contingency and professional fees are applied to base construction costs at 5% and 10% respectively, costs within the viability appraisal of the draft site allocation at Lytchett Matravers increase by £1,019,704.

Finance rate

UVS Appendix 1 states that finance costs on build and land are included within appraisals at a debit rate of at 6.5%. However, a 6% debit rate and 2% credit rate is instead applied within the draft site allocation appraisals with no reasoning provided for this differential assumption, which is regarded as inappropriate and falling outside market expectations. A 6.5% finance rate must be adopted consistently across all sites appraised.

Bungalows

Scheme typologies for 5-100 unit generic schemes are set out at UVS Appendix I, including 10% of market units as single storey units (bungalows). UVS Appendix I states that all schemes over 20 units will include 10% single storey units and we assume that the draft allocated sites are included on this basis.

Appendix 1 also shows RICS BCIS costs for bungalows at £1,309 psm in comparison to “*Mixed Developments – generally*” at £1,210 psm and states that “*Build cost taken as “Median” figure from BCIS for that build type unless otherwise stated - e.g. flats ; houses storey heights etc.*”

The RICS BCIS “*Mixed Developments – generally*” costs are regarded as acceptable for the assessment of two storey housing, but the higher costs relating to single storey units must be separately modelled, with the higher £1,309 psm rate applied to the market housing bungalows. Failure to adjust this will result in the UVS overstating the financial viability of development sites tested.

Specific modelling is required to reflect the differing nature of bungalow construction costs.

Unit Sizing

UVS paragraph 2.2.8 states that unit sizing relates to “*the nationally described space standard*”. However, the Council’s DLP states that “*The Council also considers that application of the Nationally Described Space Standards would be too prescriptive for a District with such varied townscapes as Purbeck*”. It would, therefore, appear that the adopted unit sizing does not align with the DLP and should be re-assessed, with assumptions to be derived from the specific requirements of the various locations within the district, drawing on new build housing supply as evidence.

Strategic Site Scheme Typology

No scheme typologies are set out for the strategic sites, which is regarded as inappropriate, preventing the required level of cross reference/checking.

Affordable Housing Sales Values

Sales values for affordable housing units appear to have been calculated with reference to average social and affordable rents, but no details of the calculation are provided.

Affordable home ownership (‘AHO’) properties appear to have been assessed at 65% of market value, which we regard as appropriate, but no assessment of AHO values is provided within the UVS.

Details of the calculation of affordable housing values must be provided to enable stakeholder’s review.

Self-build Plots

In line with DLP Policy H9, UVS Appendix I states that “*Sites of 20+ dwellings require 5% to be provided as self-build plots*”.

UVS paragraph 2.6.12 states “*From DSP’s experience of considering custom / self-build to date (albeit limited to early stages exploratory work on viability) we consider that the provision of plots for custom-build has the potential to be a sufficiently profitable activity so as not to prove a significant drag on overall site viability*”.

The strategic site appraisals at UVS Appendix IIc include no reference to self-build plots and it appears that they have been included as market sale units, with values and costs applied in line with all other units. This appears to be a shortcut approach to the assessment of a specialist product which, in our opinion, holds the potential to negatively impact upon viability.

At a 5% provision, the strategic sites will be required to provide between 5-20 self-build plots depending on the size of the draft allocation.

No evidence is provided to prove that market demand is sufficient to sell the plots at an equivalent rate of sale to the market houses.

The provision of self-build plots will require the developer to incur certain costs of external works in respect of provision of roads, sewers and landscaping. The sale value will reflect the value of the land to the self-build market, which we regard as a specialist purchaser. Due diligent research, evidence and reasoning should be provided to support the approach to the assessment of self-build plots, rather than the adoption of a shortcut approach, which generates excessive values, costs and profit levels, potentially skewing the viability assessment in a positive or negative direction.

General Build Cost and Sales Value Inflation

UVS paragraph 2.5.1 states that RICS BCIS data shows that build costs have increased by circa 18% since the previous Purbeck viability assessment was completed. Paragraph 2.3.2 states that market sales prices have decreased by circa 13% in the same period, and it must be implied that viability has decreased in the period.

Garages

The UVS makes no reference to construction of garages.

It is to be expected that all 3 and 4 bed detached units will be provided with a single garage, mostly detached, and most semi-detached units are likely to have an attached or detached garage. The inclusion of garages is essential to reflect market expectations, yet no costs are included within the UVS appraisals.

Total costs relating to garages will be considerable – notably construction (including base build, contingency and professional fees) and S106 payments, which will be calculated on the garage gross floor area. The absence of garage construction within the UVS will result in the UVS overstating the financial viability of development sites tested.

Adopted Levels of CIL

The UVS states that rates of CIL adopted within all appraisals are in line with recommendations made to PBC in the 2016 Preliminary Draft Charging Schedule.

Therefore, CIL rates are prescribed and the appropriate level of CIL is not tested within the UVS. The level of viable CIL and viability buffer is not discussed, rather, the levels found to be viable in 2016 are adopted.

The UVS does not provide robust testing of the appropriate level of CIL to ensure viability, ensuring that scheme viability is assessed with an appropriate CIL buffer (e.g. 50%) adopted to ensure that schemes are not assessed at the margins of viability

The adopted approach is regarded as a short-cut, which is not CIL Regulation compliant.

DLP Policy Costs

Full DLP policy costs do not appear to have been fully accommodated within the draft allocation site appraisals.

For example, Policy H6 proposes that the draft allocated sites in Lytchett Matravers are expected to “*improve accessibility between Lytchett Matravers and Lytchett Minster by forming or improving defined walking and cycling routes between the villages*”.

The DLP policies will have a financial impact upon the proposed scheme and it is essential that viability modelling takes into account all costs.

The absence of full proposed policy cost within the UVS will result in the UVS overstating the financial viability of development sites tested.

Market and Affordable Housing Sales Rates

No details of the market housing sales rate applied in viability testing are provided in the UVS. In line with standard industry practice, it must be anticipated that the construction period of a development will fall in line with the rate of sale of the completed units. For the strategic sites, the build period is stated at 48 months for the 466-490 unit schemes and 24 months for the 90-150 unit schemes. Assuming a minimum of 6 months of construction prior to first unit sale, the remaining construction/sales period is reduced to 42 months and 18 months. On this basis, the sales rate applied appears to be between 5 units and 11.67 units per month, which is at the upper end of market expectations, even if the larger schemes are undertaken simultaneously by two developers.

No details are provided in respect of the rate of affordable housing sales assumed within any of the viability appraisals. Transparency in viability modelling is essential and details must be provided for stakeholder's review.

The adoption of a reduced development timeframe will produce an excessive viability assessment, as finance costs will be lower than would be generated with a more appropriate development timeframe. Details of the adopted development and sales timeframe assumptions must be provided for consultation review.

Conclusion

In order to illustrate the impact of correcting the perceived errors and inaccuracies in the inputs and methodology applied to viability assessment within the UVS, we have applied corrected figures to the Lytchett Matravers draft strategic site allocation appraisal. The impact will be consistently felt across all draft strategic site allocation appraisals – Lytchett Matravers is not exceptional, but has simply been used as a 'case study'.

Application of corrections to revenue and cost inputs, in line with the comments made above, will reduce the financial viability of the 150 unit scheme by at least £4,110,907.

Whilst we have not modelled the full cashflow impact at this stage, it is evident that financial viability will reduce further when interest is modelled against the revised values and costs, and further alterations are made in respect of other matters requiring clarification or alteration.

The "Lower Values" residual land ('RLV') value shown within UVS Appendix IIc is regarded as the "base set" of results, albeit the values adopted are not agreed. For the Lytchett Matravers site, applying developer's profit at 20% on market sale units and including sheltered housing, the RLV is £6,085,070. This is compared with the Existing Use Value (EUV) of the site at £207,500 to indicate an "Uplift from EUV" equating to 2,833%.

Applying initial alterations to values and costs, as set out above, will decrease the RLV to £1,974,163.

The comparison of RLV with EUV is regarded as highly misleading and inappropriate.

UVS Paragraph 2.11.11 states:

"The figure that we consider representing the minimum land value likely to incentivise release for development under any circumstances in the local context is around £250,000/ha, based on gross site area."

UVS Paragraph 2.11.14 states:

"The EUV+ BLVs used within the study therefore range between £250,000/ha for greenfield land (including a significant uplift from existing agricultural values) to approximately £1.5m for residential land in existing use. The appendices to this report set out the specific BLV used for each scenario."

It would, therefore appear that the Strategic Site Testing should be carried out on the basis of a minimum £250,000 per gross hectare land value. For the 8.3ha Lytchett Matravers site, this would produce a benchmark land value of £2,075,000.

If the identified deductions of £4,110,907 are applied to the RLV, this reduces the RLV below (-4.86%) the BLV of £250,000 per ha. This demonstrates that the financial viability is precarious when accommodating all costs arising from the draft Local Plan, and would be likely to necessitate a viability submission at the planning application stage unless draft policies are modified and applied with greater flexibility.

Having regard to your previous comments, please set out what change(s) you consider necessary to make the Local Plan legally compliant or sound. You will need to say why this change will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording for any policy or text and where appropriate provide evidence necessary to support / justify the representation. (Please be as precise as possible)

In order to resolve the stated concerns, Wyatt Homes requests that PDC:

- 1 Reviews all representations submitted with respect to the UVS and produces a detailed Report on Consultation that addresses each issue raised by each party on a clear and transparent basis.

- 2 Re-tests the financial viability of planned development as set out within the UVS by adopting all of the recommendations set out by Wyatt Homes in this representation document. Sensitivity testing of isolated aspects independently will not provide a robust and holistic basis for formulating conclusions on the impact of refinements upon the viability of development within the district.
- 3 Instructs DSP, as PDC's advisors, to produce for consultation a more detailed, transparent and complete assessment of viability for consultation (taking into account the above points) so that consultees have the opportunity to assess both the inputs and proposed outputs from a fully informed position in accordance with both NPPF and PPG. It is essential that any re-testing is supported by detailed conclusions which clearly explain the results of the viability testing. The UVS includes numerous tables of results based on a wide range of BLVs, or EUVs, with minimal explanation or reasoned conclusions provided on the meaning of their results, which is regarded as lacking transparency and potentially misleading.
- 4 Refines Policies H9 Housing Mix and H11 Affordable Housing within the DLP such that the policies are directly representative of the refined viability evidence base, and are therefore realistic, achievable and deliverable from the outset.

It is Wyatt Homes' considered view that, in conducting the above due diligence, it will be necessary for PDC to exercise considerable flexibility in the application of draft Local Plan policies. Notably, with respect to:

- 1 reducing the proportion of affordable housing sought from the percentages set in draft Policy H11;
- 2 adjustment of the affordable housing tenure mix sought via draft Policy H11 in favour of low cost home ownership tenures, whilst reducing the proportion of rented affordable tenures; and
- 3 reducing the Policy H9 requirement for 20% specialist purpose built accommodation for the elderly, the provision of self-build plots or single storey homes; or
- 4 a combination of all the above mechanisms.

Should Wyatt Homes' stated concerns remain unresolved by PDC, then further technical feasibility testing will be undertaken by Wyatt Homes in advance of the Examination in Public of the draft Local Plan, and evidence submitted to PDC and the Planning Inspectorate accordingly.

(Please note that the Planning Inspector will make the final decision on who will be invited to attend individual sessions at the examination, although all members of the public may observe the proceedings)

Only those who have made representations to the Local Plan during the statutory six week pre-submission publication period will be allowed to participate in the public examination.

If your representation is seeking a change to the Local Plan, do you consider it necessary to participate in the oral part of the examination? Yes

If you wish to participate in the oral part of the examination, please outline why you consider it to be necessary?

Wyatt Homes has a range of interests across the north east of the district, a number of which are being proposed for allocation by the Pre-Submission Purbeck Local Plan. Whilst our client is generally supportive of the Local Plan, there are a number of areas where there is concern that the Local Plan, as drafted, is not yet 'sound' but can be made so through a range of plan modification that we have proposed. Our client considers it important to attend the hearing sessions to assist the Council in exploring the areas where the plan is not yet sound and reaching a position whereby it may become so.

Comment

Agent	Mr Peter Home (1190022)
Email Address	████████████████████
Company / Organisation	Turley
Address	2 Charlotte Place Southampton SO14 0TB
Consultee	(1190024)
Company / Organisation	Wyatt Homes
Address	1 Parkstone Road Poole BH15 2NN
Event Name	Purbeck Local Plan Pre-submission Draft
Comment by	Wyatt Homes (- 1190024)
Comment ID	PLPP491
Response Date	03/12/18 17:29
Consultation Point	Affordable housing need (View)
Status	Processed
Submission Type	Web
Version	0.1
Are you responding on behalf of a group?	No
Please tick the box(es) if you would like to be notified at an address/email address of the following:	
Which policy / paragraph number / policies map does your comment relate to?	Paragraphs 161 - 165 (viability evidence base)
Do you consider that the Local Plan is legally compliant?	Yes
Do you consider that the Local Plan is sound?	No

Do you consider that the Local Plan complies with the duty to co-operate? Yes

Please give details of why you consider this part of the Local Plan is / is not legally compliant, sound or fails to comply with the duty to co-operate. (Please be as precise as possible)

Overall Comments in relation viability evidence regarding Upton sites

This representation has been prepared by Turley on behalf of Wyatt Homes.

It provides a technical review and commentary in respect of the Purbeck District Council ('PDC') Updated Viability Study ('UVS') to Support PDC's Pre-submission Draft Local Plan ('DLP') and Revised Community Infrastructure Levy ('CIL'), as prepared by Dixon Searle Partnership ('DSP') and published in October 2018.

The UVS was published as part of PDC's Pre-submission Draft Local Plan Regulation 19 public consultation.

The UVS, along with previous work undertaken by DSP are stated within the UVS to provide *"the viability evidence to support the emerging Development Plan of the Council"*.

In particular, the aim of the UVS is stated to be to *"inform and support the local plan review and further inform the review of the Community Infrastructure Levy; and site specific assessments for key sites."*

"High level viability testing" of draft site allocations has been carried out "to provide the Council with information on the potential deliverability of residential development at those sites (in a viability sense) and the potential level of affordable housing and other s106 that could be secured in each location."

If the Local Plan is to be sound and deliverable, it is essential that the underpinning viability testing of its draft policies is conducted in a collaborative, comprehensive, evidenced and transparent basis, which accords with the Government's national policies and guidance.

The following issues have been identified within the methodology applied in the viability appraisals testing draft site allocations, which will be further detailed within the Technical Matters section of this representation:

- 1 Evidence should be provided to support the values and construction costs used for the testing of Sheltered housing.
- 2 Ground rent investment income is included within the draft site allocation appraisals despite the Government's proposal to restrict ground rents to peppercorn levels. The current assumption will produce an excessive level of financial viability within the published evidence.
- 3 Flat construction costs are included within the draft site allocation viability appraisals at a rate which is £168 per square metre (psm) lower than the RICS BCIS evidence data to which the evidence base refers. The current assumption will overstate the financial viability of development sites tested.
- 4 10% of units are stated to be bungalows, in line with DLP Policy H9, however, no bungalows are included in the draft Allocated Site Summary Appraisals attached at UVS Appendix IIc. Bungalows are regarded as a separate product from standard two storey housing, driving a different profile of values and construction costs which must be assessed and evidenced separately.
- 5 No scheme typologies are set out for the draft strategic site allocations. This is regarded as inappropriate and opaque as it prevents stakeholders from analysing whether the scheme mix and measurements are reflective of the expectations within the DLP.
- 6 The UVS states that unit sizing relates to 'the nationally described space standard'. However, the Council's DLP states that 'The Council also considers that application of the Nationally Described Space Standards would be too prescriptive for a District with such varied townscapes as Purbeck'. It would, therefore, appear that the adopted unit sizing does not consistently align with the DLP and should be re-assessed.
- 7 Sales values for affordable housing units appear to have been calculated with reference to average social and affordable rents, but no details of the calculation are provided. The lack of a transparent methodology prevents stakeholders from undertaking due diligence on the input assumptions applied, which is inappropriate.

- 8 Affordable home ownership ('AHO') properties appear to have been assessed at 65% of market value, which we regard as appropriate, but no assessment or justification for the adopted AHO values is provided within the UVS. The lack of methodology prevents stakeholders from undertaking due diligence on the input assumptions applied, which is inappropriate.
- 9 Two value levels are adopted within the draft Allocated Site Summary Appraisals with limited reasoning and no evidence to support the higher values. This approach is regarded as inappropriate and misleading.
- 10 The "lower" values adopted within the draft Allocated Site Summary Appraisals for Upton adopt sales values at £3,300 psm whereas Wyatt Homes regard currently achievable values at £3,000 - £3,300 psm for units within a development of scale.
- 11 UVS paragraph 2.5.1 states that RICS BCIS data shows that build costs have increased by circa 18% since the previous Purbeck viability assessment was completed. Paragraph 2.3.2 states that market sales prices have decreased by circa 13% in the same period, and it must be implied that viability has decreased in the period, although this direct comparison is not made within the UVS.
- 12 The UVS makes no reference to construction of garages. It must be anticipated that all 3 and 4 bed detached units will be provided with a single garage, mostly detached, and most semi-detached units are likely to have an attached or detached garage. The inclusion of garages is essential to reflect market expectations, and no costs are included within the UVS appraisals. Costs relate to construction (including base build, contingency and professional fees) and CIL payments, which will be calculated on the total garage gross floor area. The current assumption will overstate the financial viability of development sites tested.
- 13 In line with DLP Policy H9, UVS Appendix I states that '*Sites of 20+ dwellings require 5% to be provided as self-build plots*'. However, self-build plots are not modelled within the UVS appraisals, instead being replaced by market sale units. This is regarded as a short-cut approach requiring amendment to reflect the specific financial implications of developer's delivering self-build plots.
- 14 The UVS states that rates of CIL adopted within all appraisals are in line with recommendations made to PBC in the 2016 Preliminary Draft Charging Schedule. The adopted approach is regarded as a short-cut, which fails to fully test the implications of varying rates of CIL liability on development despite clear statements in the UVS that market conditions have altered in the intervening period since 2016. This approach is not considered compliant with the CIL Regulations 2010 (as amended).
- 15 UVS Final Appendix 1 states that site works are included at £300,000 per hectare for generic site testing and £23,000 per plot for allocated sites. In addition, external works are stated to be assessed at 10% of base construction costs for flats and 15% of base construction costs for houses. The inclusion of external works within a "*site enabling cost / infrastructure*" allowance is inappropriate and holds potential to overstate the financial viability of development sites tested.
- 16 Contingency and professional fees are included in the draft allocated site appraisals at 3% and 7%. The UVS states that "*the adopted rates are 5% and 10%.*" Contingency and professional fees must be applied to the base construction costs and external works at 5% and 10% respectively. The current assumption erroneously reduces such costs and will overstate the financial viability of development sites tested.
- 17 UVS Appendix 1 states that finance costs on build and land are incorporated into viability testing at an interest rate of 6.5% (debit). Instead, the viability appraisals for draft site allocations include finance costs at a substantially lesser 6% debit rate and 2% credit rate with no reasoning provided for this differential assessment. The rates applied will erroneously reduce such costs and will overstate the financial viability of development sites tested.
- 18 Tables 3a and 3b within UVS Appendix IIc include comparisons between the residual land value ('RLV') generated via viability appraisal of each draft strategic site allocation and the existing use value ('EUV') of each site, calculated at £25,000 per gross hectare. UVS Paragraph 2.11.11 states '*The figure that we consider representing the minimum land value likely to incentivise release for development under any circumstances in the local context is around £250,000/ha, based on gross site area.*' It would, therefore appear that the Strategic Site Testing has been carried out with reference to an inappropriate benchmark land value ('BLV'), which will significantly overstate the financial viability of development sites tested.
- 19 Full DLP policy costs do not appear to have been fully accommodated within the draft allocation site appraisals.
- 20 No details of the market housing or affordable housing sales rates are provided in the UVS. Appropriate and transparently presented cashflow modelling is essential and details must be

provided for consultation review if the UVS is to accord with the requirements of Planning Practice Guidance (PPG).

Some of the issues raised in this representation document may, if viewed on an individual or isolated basis, appear incremental or relatively minor.

However, if considered comprehensively, and in the round, there is a very substantial cumulative effect, which will demonstrate that the UVS, as published, vastly overstates the financial viability of development within the district.

The conclusion of the combined implication of the above issues is that the DLP policies, if adopted, risk threatening the rate of delivery required to meet housing need and demand.

There is a significant risk that allocated sites will be delayed in negotiations on viability matters at the decision-making stage, or land owners will simply elect not to release their land at all. Failure to adopt realistic and achievable policies will ultimately result in the undermining and failure of the DLP.

Further detail regarding the concerns stated is provided under 'Matters of Representation' set out within chapter two of this document.

Viability in Plan-making

The Government published the revised National Planning Policy Framework (NPPF) (MHCLG (2018) National Planning Policy Framework) and updated National Planning Practice Guidance (PPG) in July 2018. Both the NPPF and PPG include an up-to-date position on the Government's intended role for viability assessment, the methodology, and procedures expected of all stakeholders in the preparation of such evidence.

Paragraph 31 of the NPPF confirms the following:

"The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals."

Of greatest importance, paragraph 34 states:

Such policies should not undermine the deliverability of the plan.

In practical terms, paragraph 57 states:

"All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available."

The Government's national planning guidance for undertaking viability in plan making is set out within National Planning Practice Guidance for Viability (PPG).

Paragraph 010 of PPG concisely defines the Government's objective for the role to be played by viability within the planning system:

"In plan making and decision making viability helps to strike a balance between the aspirations of developers and landowners, in terms of returns against risk, and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission" (MHCLG (2018) National Planning Practice Guidance – Viability: Paragraph: 010).

PPG is clear that the role for viability assessment is primarily at the plan making stage. Paragraph 002 confirms that the process must be inclusive and undertaken over several stages:

"Drafting of plan policies should be iterative and informed by engagement with developers, landowners, and infrastructure and affordable housing providers."

Policies introduced to the plan should be realistic and deliverable. Specifically:

"Policy requirements, particularly for affordable housing, should be set at a level that takes account of affordable housing and infrastructure needs and allows for the planned types of sites and development to be deliverable, without the need for further viability assessment at the decision making stage" (MHCLG (2018) National Planning Practice Guidance – Viability: Paragraph: 002).

The role for viability assessment at the plan making stage is to ensure that policies are realistic and that the total cumulative cost of all relevant policies will not undermine deliverability of the plan. This

is of particular importance for strategic sites, which should be assessed for their viability during plan making. Paragraph 005 states:

“It is important to consider the specific circumstances of strategic sites. Plan makers can undertake site specific viability assessment for sites that are critical to delivering the strategic priorities of the plan. This could include, for example, large sites, sites that provide a significant proportion of planned supply, sites that enable or unlock other development sites or sites within priority regeneration areas” (MHCLG (2018) National Planning Practice Guidance – Viability: Paragraph: 004).

Paragraph 020 confirms that the inputs and findings of any viability assessment should be set out in a way that aids clear interpretation and interrogation by decision makers.

Failure of the UVS to Reflect NPPF and PPG

It is the view of the Wyatt Homes that the UVS does not accord with, and in fact falls substantially short of, the Government’s policy requirements and national guidance for the preparation of viability evidence to inform the drafting and testing of Local Plan policies. These deficiencies risk compromising the deliverability of the Local Plan, as drafted.

Policies included within the plan should be realistic and deliverable. They should be set to avoid recourse to viability assessment at the application stage.

The significant inconsistency between the proposed appraisal inputs written in the UVS and the figures actually adopted within the draft Allocated Sites Appraisal Summaries is wholly misleading and erroneous. The subsequent lack of clear explanation of the appraisal assessment results and conclusions arising fails to meet the requirements of Paragraph 020 of PPG.

Technical Matters in relation to Upton Sites

Sheltered Housing

Sheltered housing is included at values which are inflated above standard market housing, with no reasoning and reference to comparables from only one scheme in the highest value area of the District Council. Construction costs are inflated above market housing with no RICS BCIS data or reasoning provided to support the uplift.

Ground Rents

Ground rents are not discussed within the UVS but appear to be included on certain market units at £250 per unit and certain sheltered apartments at £450 per unit. Ground rent income is capitalised at a 5% yield. Ground rent income and investment value is regarded as inappropriate for inclusion in the viability assessment. This approach is in line with wording within the DCLG *“Tackling unfair practices in the leasehold market - Summary of consultation responses and Government response”*[1] document as published in December 2017, which, at Paragraph 69 states *“We will introduce legislation so that, in the future, ground rents on newly established leases of houses and flats are set at a peppercorn (zero financial value).”*

The inclusion of ground rents on market units is regarded as inappropriate and not in line with current market practice.

Allocated Site Appraisal Unit Values

The draft Allocated Site Summary Appraisals attached at UVS Appendix IIc are based on two value levels, being *“Lower Values”* and *“Typical Values”*. The *“Lower Values”* are described as *“fairly cautious”*, whilst the *“Typical Values”* are set at 10% above the *“base set” “lower values”* in order to show *“what a large difference that assumption makes to the Residual Land Values”*.

No justification or evidence is provided to support the 10% uplift in values, and the lack of reasoning or evidence to support the increased value variants applied within the viability appraisals is regarded as inappropriate and misleading.

The *“lower”* values adopted within the UVS Allocated Site Summary Appraisals for the draft site allocation at Upton equate to £3,300 psm but Wyatt Homes regard currently achievable values at £3,000 - £3,300 psm for units within a development of scale.

Flat Construction Costs

UVS Appendix 1 states that costs have been adopted in line with RICS BCIS median costs, with *“Mixed Developments – generally”* stated at £1,210 psm and *“Flats – generally”* at £1,378 psm.

However, flat construction costs are included in the UVS viability appraisals at the same £psm rate as housing construction costs.

Therefore, flat construction costs are £168 psm lower than the RICS BCIS source data. This appears to be an error, for no justification for this deviation is provided within the UVS.

External Works

No external works costs are included in the viability appraisals for draft site allocations.

UVS Para 2.5.3 and Figure 5 states that external works, contingencies and professional fees will be applied to the BCIS Median cost data, with a further £300,000/ha allowance for site wide works for generic site testing and £23,000 per unit for allocated site enabling costs / infrastructure.

UVS Final Appendix 1 states that in addition to the £300,000 per hectare and £23,000 per plot allowances for “*site works*”, external works are to be assessed at 10% of base construction costs for flats and 15% of base construction costs for houses.

In respect of “*site wide works*”, Paragraph 2.5.3 states that “*Different assumptions have been used in relation to the site allocations as discussed later in this report.*”

It is not clear, but UVS paragraph 2.10.5 appears to suggest that the £23,000 per plot allowance for “*site enabling cost / infrastructure*” is sufficient to accommodate all external works costs.

The £23,000 per plot allowance is stated to be in line with the Harman Guidance (Local Housing Delivery Group – “*Viability Testing Local Plans*” June 2012).

From the Harman Guidance, it is stated that “*Cost indices rarely provide data on the costs associated with providing serviced housing parcels, i.e. strategic infrastructure costs which are typically in the order of £17,000 - £23,000 per plot for larger scale schemes*”. The enabling costs referenced in the Harman Guidance do not include external works. The allowance relates to ‘big ticket’ items which must be incurred in order to release a site for development.

It appears that an appropriate allowance has been made for the costs which are required to release the larger site for development, but no costs have been applied for on-site external works such as roads, sewers, lighting, landscaping, fencing and driveways.

The inclusion of external works within a “*site enabling cost / infrastructure*” allowance is inappropriate and holds potential to produce an excessive viability assessment allowance is inappropriate and holds potential to produce an excessive viability assessment.

Contingency and professional fees must be applied to the cost of external works at 5% and 10% respectively, in line with the UVS methodology stated at Appendix 1. The contingency and professional fees allowances adopted for allocated sites are at reduced levels, and are discussed further in following paragraphs.

Any increase in construction costs can also reasonably be assumed to also increase finance requirements.

Contingency and Professional Fees

Contingency and professional fees are included in the draft allocated site appraisals at 3% and 7%. However, the UVS states that “*the adopted rates are 5% and 10%.*”

It is noted that UVS paragraph 2.10.3 states that “*the specific inputs for each scenario appraisal are based on a mixture of information provided by the development industry following feedback received to a site promoters / developers survey issued by DSP and; high-level assumptions reflecting published information and our experience of viability work on similar sites in a range of other locations – both for strategic level assessment and site-specific viability review / s.106 negotiation purposes.*”

It is not clearly stated that the allocated sites have been assessed on the basis of differential contingency or professional fees in comparison to non-allocated sites. Some allocated sites are comprised of a number of smaller sites, which produce a number of units in line with the non-allocated generic site testing, and any differential rate is regarded as highly inappropriate. No generic site appraisals are provided, so comparison of adopted methodology is impossible.

Finance rate

UVS Appendix 1 states that finance costs on build and land are included within appraisals at a debit rate of at 6.5%. However, a 6% debit rate and 2% credit rate is instead applied within the draft site allocation appraisals with no reasoning provided for this differential assumption, which is regarded as

inappropriate and falling outside market expectations. A 6.5% finance rate must be adopted consistently across all sites appraised.

Bungalows

Scheme typologies for 5-100 unit generic schemes are set out at UVS Appendix I, including 10% of market units as single storey units (bungalows). UVS Appendix I states that all schemes over 20 units will include 10% single storey units and we assume that the draft allocated sites are included on this basis.

Appendix 1 also shows RICS BCIS costs for bungalows at £1,309 psm in comparison to “*Mixed Developments – generally*” at £1,210 psm and states that “*Build cost taken as “Median” figure from BCIS for that build type unless otherwise stated - e.g. flats ; houses storey heights etc.*”

The RICS BCIS “*Mixed Developments – generally*” costs are regarded as acceptable for the assessment of two storey housing, but the higher costs relating to single storey units must be separately modelled, with the higher £1,309 psm rate applied to the market housing bungalows. Failure to adjust this will result in the UVS overstating the financial viability of development sites tested.

Specific modelling is required to reflect the differing nature of bungalow construction costs.

Unit Sizing

UVS paragraph 2.2.8 states that unit sizing relates to “*the nationally described space standard*”. However, the Council’s DLP states that “*The Council also considers that application of the Nationally Described Space Standards would be too prescriptive for a District with such varied townscapes as Purbeck*”. It would, therefore, appear that the adopted unit sizing does not align with the DLP and should be re-assessed, with assumptions to be derived from the specific requirements of the various locations within the district, drawing on new build housing supply as evidence.

Strategic Site Scheme Typology

No scheme typologies are set out for the strategic sites, which is regarded as inappropriate, preventing the required level of cross reference/checking.

Affordable Housing Sales Values

Sales values for affordable housing units appear to have been calculated with reference to average social and affordable rents, but no details of the calculation are provided.

Affordable home ownership (‘AHO’) properties appear to have been assessed at 65% of market value, which we regard as appropriate, but no assessment of AHO values is provided within the UVS.

Details of the calculation of affordable housing values must be provided to enable stakeholder’s review.

Self-build Plots

In line with DLP Policy H9, UVS Appendix I states that “*Sites of 20+ dwellings require 5% to be provided as self-build plots*”.

UVS paragraph 2.6.12 states “*From DSP’s experience of considering custom / self-build to date (albeit limited to early stages exploratory work on viability) we consider that the provision of plots for custom-build has the potential to be a sufficiently profitable activity so as not to prove a significant drag on overall site viability*”.

The strategic site appraisals at UVS Appendix IIc include no reference to self-build plots and it appears that they have been included as market sale units, with values and costs applied in line with all other units. This appears to be a shortcut approach to the assessment of a specialist product which, in our opinion, holds the potential to negatively impact upon viability.

At a 5% provision, the strategic sites will be required to provide between 5-20 self-build plots depending on the size of the draft allocation.

No evidence is provided to prove that market demand is sufficient to sell the plots at an equivalent rate of sale to the market houses.

The provision of self-build plots will require the developer to incur certain costs of external works in respect of provision of roads, sewers and landscaping. The sale value will reflect the value of the land to the self-build market, which we regard as a specialist purchaser. Due diligent research, evidence and reasoning should be provided to support the approach to the assessment of self-build plots, rather than the adoption of a shortcut approach, which generates excessive values, costs and profit levels, potentially skewing the viability assessment in a positive or negative direction.

General Build Cost and Sales Value Inflation

UVS paragraph 2.5.1 states that RICS BCIS data shows that build costs have increased by circa 18% since the previous Purbeck viability assessment was completed. Paragraph 2.3.2 states that market sales prices have decreased by circa 13% in the same period, and it must be implied that viability has decreased in the period.

Garages

The UVS makes no reference to construction of garages.

It is to be expected that all 3 and 4 bed detached units will be provided with a single garage, mostly detached, and most semi-detached units are likely to have an attached or detached garage. The inclusion of garages is essential to reflect market expectations, yet no costs are included within the UVS appraisals.

Total costs relating to garages will be considerable – notably construction (including base build, contingency and professional fees) and S106 payments, which will be calculated on the garage gross floor area. The absence of garage construction within the UVS will result in the UVS overstating the financial viability of development sites tested.

Adopted Levels of CIL

The UVS states that rates of CIL adopted within all appraisals are in line with recommendations made to PBC in the 2016 Preliminary Draft Charging Schedule.

Therefore, CIL rates are prescribed and the appropriate level of CIL is not tested within the UVS. The level of viable CIL and viability buffer is not discussed, rather, the levels found to be viable in 2016 are adopted.

The UVS does not provide robust testing of the appropriate level of CIL to ensure viability, ensuring that scheme viability is assessed with an appropriate CIL buffer (e.g. 50%) adopted to ensure that schemes are not assessed at the margins of viability

The adopted approach is regarded as a short-cut, which is not CIL Regulation compliant.

DLP Policy Costs

Full DLP policy costs do not appear to have been fully accommodated within the draft allocation site appraisals.

For example, Policy H7 proposes that housing development on the draft allocated site at Upton will be expected to “include details of mitigation measures to avoid the adverse effects of traffic noise from the adjoining A35 on the occupants of new homes”.

The DLP policies will have a financial impact upon the proposed scheme and it is essential that viability modelling takes into account all costs.

The absence of full proposed policy cost within the UVS will result in the UVS overstating the financial viability of development sites tested.

Market and Affordable Housing Sales Rates

No details of the market housing sales rate applied in viability testing are provided in the UVS. In line with standard industry practice, it must be anticipated that the construction period of a development will fall in line with the rate of sale of the completed units. For the strategic sites, the build period is stated at 48 months for the 466-490 unit schemes and 24 months for the 90-150 unit schemes. Assuming a minimum of 6 months of construction prior to first unit sale, the remaining construction/sales period is reduced to 42 months and 18 months. On this basis, the sales rate applied appears to be between 5 units and 11.67 units per month, which is at the upper end of market expectations, even if the larger schemes are undertaken simultaneously by two developers.

No details are provided in respect of the rate of affordable housing sales assumed within any of the viability appraisals. Transparency in viability modelling is essential and details must be provided for stakeholder’s review.

The adoption of a reduced development timeframe will produce an excessive viability assessment, as finance costs will be lower than would be generated with a more appropriate development timeframe. Details of the adopted development and sales timeframe assumptions must be provided for consultation review.

[1] Department for Communities and Local Government: Tackling unfair practices in the leasehold market - Summary of consultation responses and Government response December 2017.

Having regard to your previous comments, please set out what change(s) you consider necessary to make the Local Plan legally compliant or sound. You will need to say why this change will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording for any policy or text and where appropriate provide evidence necessary to support / justify the representation. (Please be as precise as possible)

In order to resolve the stated concerns, Wyatt Homes requests that PDC:

- 1 Reviews all representations submitted with respect to the UVS and produces a detailed Report on Consultation that addresses each issue raised by each party on a clear and transparent basis.
- 2 Re-tests the financial viability of planned development as set out within the UVS by adopting all of the recommendations set out by Wyatt Homes in this representation document. Sensitivity testing of isolated aspects independently will not provide a robust and holistic basis for formulating conclusions on the impact of refinements upon the viability of development within the district.
- 3 Instructs DSP, as PDC's advisors, to produce for consultation a more detailed, transparent and complete assessment of viability for consultation (taking into account the above points) so that consultees have the opportunity to assess both the inputs and proposed outputs from a fully informed position in accordance with both NPPF and PPG. It is essential that any re-testing is supported by detailed conclusions which clearly explain the results of the viability testing. The UVS includes numerous tables of results based on a wide range of BLVs, or EUVs, with minimal explanation or reasoned conclusions provided on the meaning of their results, which is regarded as lacking transparency and potentially misleading.
- 4 Refine Policies H9 Housing Mix and H11 Affordable Housing within the DLP such that the policies are directly representative of the refined viability evidence base, and are therefore realistic, achievable and deliverable from the outset.

It is Wyatt Homes' considered view that, in conducting the above due diligence, it will be necessary for PDC to exercise considerable flexibility in the application of draft Local Plan policies. Notably, with respect to:

- 1 reducing the proportion of affordable housing sought from the percentages set in draft Policy H11;
- 2 adjustment of the affordable housing tenure mix sought via draft Policy H11 in favour of low cost home ownership tenures, whilst reducing the proportion of rented affordable tenures; and
- 3 reducing the Policy H9 requirement for 20% specialist purpose built accommodation for the elderly, the provision of self-build plots or single storey homes; or
- 4 a combination of all the above mechanisms.

Should Wyatt Homes' stated concerns remain unresolved by PDC, then further technical feasibility testing will be undertaken by Wyatt Homes in advance of the Examination in Public of the draft Local Plan, and evidence submitted to PDC and the Planning Inspectorate accordingly.

(Please note that the Planning Inspector will make the final decision on who will be invited to attend individual sessions at the examination, although all members of the public may observe the proceedings)

Only those who have made representations to the Local Plan during the statutory six week pre-submission publication period will be allowed to participate in the public examination.

If your representation is seeking a change to the Local Plan, do you consider it necessary to participate in the oral part of the examination? Yes

If you wish to participate in the oral part of the examination, please outline why you consider it to be necessary?

Wyatt Homes has a range of interests across the north east of the district, a number of which are being proposed for allocation by the Pre-Submission Purbeck Local Plan. Whilst our client is generally supportive of the Local Plan, there are a number of areas where there is concern that the Local Plan, as drafted, is not yet 'sound' but can be made so through a range of plan modification that we have

proposed. Our client considers it important to attend the hearing sessions to assist the Council in exploring the areas where the plan is not yet sound and reaching a position whereby it may become so.

Memorandum of Understanding between Dorset Council, Wyatt Homes and Natural England as part of the preparation of the Purbeck Local Plan

In relation to Sites at Lytchett Matravers

June 2019

Memorandum of understanding between:

- **Dorset Council;**
- **Wyatt Homes; and**
- **Natural England.**

This memorandum relates to housing sites around Lytchett Matravers referred to in the Purbeck Local Plan (2018 – 2034) and supporting evidence.

June 2019

Contents

Introduction	4
Matters that the Council and Wyatt Homes agree	4
Description of sites and indicative site layouts	5
Land to the east of Wareham Road	5
Land at Blaney’s Corner	6
Matters that the Council and Wyatt Homes disagree	6
Land to the east of Flowers Drove (Sunnyside Farm)	8
Purbeck Local Plan (2018 – 2034) site policies relating to Lytchett Matravers	9
Policies H3 and H6 submission draft Purbeck Local Plan	9
Modifications tabled for consideration by the Council which could affect the housing site at Lytchett Matravers (SD14).....	10
Policy H3: New housing development requirements	10
Preamble to Policy I4: Recreation, sport and open space paragraph 253.....	10
Policy I4: Recreation sport and open space	11
Matters that the Council and Wyatt Homes agree	11
Specific planning considerations	12
Housing need	12
Matters that the Council and Wyatt Homes disagree	12
Green belt	12
Matters that the Council and Wyatt Homes agree	12
Matters that the Council and Wyatt Homes disagree	12
Habitats and biodiversity	13
Matters that the Council and Wyatt Homes agree	13
Flood risk and drainage	14
Matters that the Council and Wyatt Homes agree	14
Infrastructure.....	15
Matters that the Council and Wyatt Homes agree	15
Accessibility	15
Matters that the Council and Wyatt Homes agree	15
Viability	15
Matters that the Council and Wyatt Homes disagree	15
Delivery	16

Matters that the Council and Wyatt Homes agree	16
Signatories	17
Tim Hoskinson – Wyatt Homes	17
Nick Squirrell – Natural England.....	17
Anna Lee – Dorset Council	17

Introduction

1. This statement has been jointly prepared by Wyatt Homes and Dorset Council (here after referred to as 'the parties') in preparation for the examination of the Purbeck Local Plan (submitted for examination on 28th January 2019). Where relevant, and as specified in the appropriate places in this statement, Natural England have also confirmed that they agree to the statements presented in the memorandum.
2. The Council's strategy for addressing housing needs in Purbeck includes policy allocations for a total of 150 homes on three sites around Lytchett Matravers. The memorandum is structured around headings relating to some of the key planning considerations for the housing policy allocations around Lytchett Matravers.
3. This memorandum has been prepared in the context of the emerging Purbeck Local Plan (2018-2034), and takes into consideration, the housing site evaluation process which the Council used for selecting its preferred development strategy to meet housing needs. As part of this evaluation the Council took account of the characteristics of each site, relevant information and supporting evidence prepared by the individual/organisation who have made their land available for new homes and key planning considerations (including legislation and planning policies relating to habitats, green belt, flood risk, heritage assets, irreplaceable habitats, access, landscaping, layout and scale).
4. This memorandum summarises the key planning matters which the parties agree/disagree for the housing policy allocations around Lytchett Matravers and key supporting evidence. The Council recommends that the memorandum should be read in conjunction with the site assessments in the Strategic Housing Land Availability Assessment (SHLAA)¹.

Matters that the Council and Wyatt Homes agree

5. Both parties agree that the housing sites around Lytchett Matravers identified in the Purbeck Local Plan (2018-2034):
 - are available now;
 - are suitable locations for new homes; and

that new homes can start to be delivered on these sites within 5 years of the start of the plan period.

¹ The relevant SHLAA assessment references are: SHLAA/0024, SHLAA/0025 and SHLAA/0026.

Description of sites and indicative site layouts

6. This section of the memorandum includes a description of each of the sites around Lytchett Matravers referred to in the housing allocation policy H6 of the Purbeck Local Plan and indicative layouts prepared by Wyatt Homes which illustrate how the sites could be developed with homes.

Land to the east of Wareham Road

7. The site next to Wareham Road is positioned between existing homes on Burbidge Close and Glebe Road/Castle View Drive (to the south). There is an existing vehicular access through the western side of the site from Wareham Road. The site is enclosed by mature hedging around all its boundaries. Ground levels fall steeply across the eastern part of the site toward an open drain (ordinary water course) and a small copse of trees. There are views from the eastern part of the site towards the Purbeck hills to the south (Purbeck Ridge) and Poole Harbour to the south east.



Figure 1: Indicative layout for around 95 homes, access and estate roads on land to the east of Wareham Road prepared by Wyatt Homes.

8. The layout prepared by Wyatt Homes indicates that the site could deliver around 95 new homes and open space (with dual function for recreation and as surface water storage area in connection with a sustainable drainage system). The indicative layout suggests that the site would be accessed from Wareham Road.

Land at Blaney's Corner

9. The sides of the site at Blaney's Corner abut Wimborne and Wareham Roads. The gardens from neighbouring homes (including those on Wimborne Road and Wareham Road) also back onto the site. The upper floor windows of these homes look over the site. There is an open drain (ordinary water course) to the south of the site and a copse of trees. Ground levels fall across the site (from north to south) toward the drain. A new access would need to be formed into the site at an appropriate point.

Matters that the Council and Wyatt Homes disagree

10. The parties disagree over the size of a suitable housing site at Blaney's Corner. The Council considers that 25 homes could be delivered on a smaller parcel of land (outlined in blue ink in Figure 2) whilst Wyatt Homes considers that a larger parcel of land (whose boundary extends further eastward – outlined in red ink in Figure 2) could deliver around 60 homes in total.

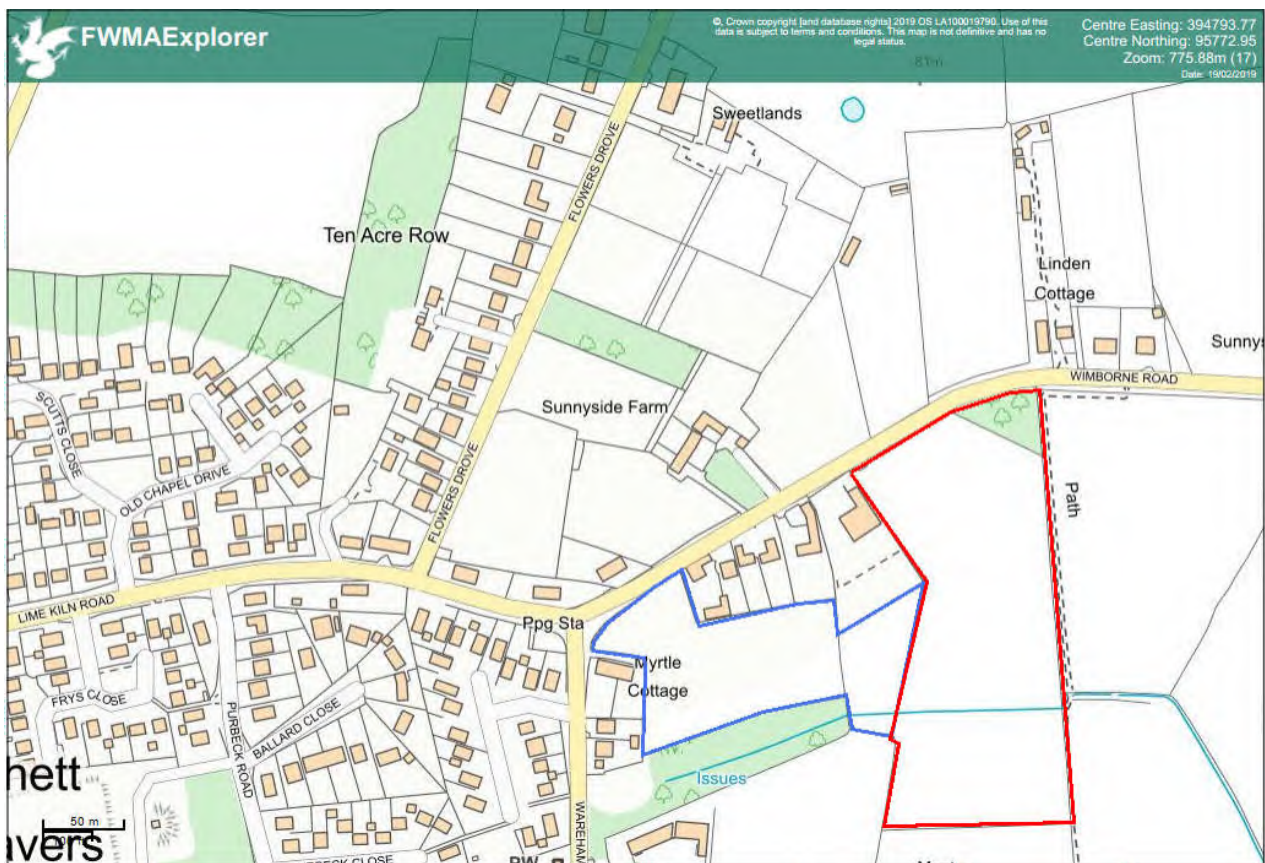


Figure 2: The land that the Council considers is suitable for 25 homes is outlined in blue and the additional area of land that Wyatt Home's considers is also suitable for around 60 homes, as a combined total, is formed from the land outlined in blue and red.

11. The indicative layout that Wyatt Homes has prepared shows a vehicular access through the site's northern boundary from Wimborne Road and land set aside for open space and for use as part of a sustainable drainage scheme.

Memorandum of understanding between Purbeck District Council and Wyatt Homes

12. In the circumstances where only the land edged in blue ink is allocated, the indicative layout shown in Figure 3 would need to be altered, including altering the quantity and configuration of open space and forming the main vehicular access close to or at the junction of Wimborne Road and Wareham Road.



Figure 3: Indicative layout homes/roads for land at Blaney's Corner prepared by Wyatt Homes.

Land to the east of Flowers Drove (Sunnyside Farm)

13. The southern, eastern and western sides of the site run next to Wimborne Road, Lime Kiln Road and Flowers Drove respectively. The edges of the site are enclosed by an established hedgerow. Ground levels fall from south to north across the site. There are existing homes close to all the sites boundaries apart from northern edge of the site. The site's northern boundary is defined by a stand of mature trees.



Figure 4: Indicative layout for around 30 homes land to the east of Flowers Drove (Sunnyside Farm) prepared by Wyatt Homes.

14. The indicative layout prepared by Wyatt Homes suggests that the site could be accessed from Wimborne Road and that part of the site should be used as open space/as part of a sustainable drainage scheme.

Purbeck Local Plan (2018 – 2034) site policies relating to Lytchett Matravers

Policies H3 and H6 submission draft Purbeck Local Plan

Policy H3: New housing development requirements

Development proposals submitted for sites allocated in policies H4 to H8 must comply with all other relevant policies in the Purbeck Local Plan. The Council also expects all proposals for new housing development on allocated sites to:

- a. demonstrate a high quality of design in accordance with Policy E12;
- b. deliver affordable homes, a mix of different types of homes and accessible homes as required by Policies H9, H10 and H11;
- c. deliver appropriately designed suitable alternative natural greenspaces (SANGs) to avoid / mitigate the adverse effects from the new homes on European sites (in accordance with The Dorset Heathlands Planning Framework 2015-2020 Supplementary Planning Document, 2016), provide details for phased implementation of development / access to the SANG and details of site access management and monitoring to demonstrate that adverse effects can be avoided / mitigated over the lifetime of the development;
- d. mitigate the effects of nitrogen from the new homes on Poole Harbour (in accordance with the Nitrogen Reduction in Poole Harbour Supplementary Planning Document, 2017);
- e. include details of suitable hard and soft landscaping schemes;
- f. provide suitably designed green space following the Fields in Trust 'Guidance for Outdoor Sport and Play Beyond the Six Acre Standard England';
- g. include details of charging points for electrical vehicles and the infrastructure needed to achieve superfast broadband connectivity for the new homes;
- h. provide suitable points of vehicular and pedestrian access into the sites (including emergency vehicles and waste collection vehicles);
- i. include survey information that identifies important trees, and provide details for their retention and protection whilst construction work is taking place;
- j. provide financial contributions towards education in accordance with the Policy I1;
- k. include details of suitable foul and surface water drainage schemes;
- l. include opportunities to enhance biodiversity when considering the layout and design of open green spaces and the development's landscaping scheme; and
- m. include a transport statement or assessment so that likely impacts of development can be mitigated, if necessary, including a travel plan which encourages occupiers of new homes to make use of sustainable modes of transport.

If an applicant considers there are site specific considerations that mean they are unable to provide any of the above, the Council expects applicants to submit a financial viability appraisal with their planning application. The applicant will be expected to fund the

Memorandum of understanding between Purbeck District Council and Wyatt Homes

independent verification of the submitted viability assessment by a person appointed by the Council.

Policy H6: Lytchett Matravers

Land as shown on the policies map will help to meet the District's housing needs by providing up to 95 new homes on Land to the East of Wareham Road, 25 homes on Land at Blaney's Corner and 30 homes on Land to the East of Flowers Drove as well as supporting infrastructure and community facilities. Along with the requirements relating to all development on the sites allocated for new homes in this plan, housing development on all the allocated sites in Lytchett Matravers will be expected to:

- a. improve accessibility between Lytchett Matravers and Lytchett Minster by forming or improving defined walking and cycling routes between the villages; and
- b. provide financial contributions for local health infrastructure and education (as required by Policy I1).

If an applicant considers there are site specific considerations that mean they are unable to provide any of the above, the Council expects applicants to submit a financial viability appraisal with their planning application. The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the Council.

Modifications tabled for consideration by the Council which could affect the housing site at Lytchett Matravers (SD14)

Policy H3: New housing development requirements

15. Amend policy H3 clause g to read:

'include details of ~~charging points for electrical vehicles and~~ the infrastructure needed to achieve superfast broadband connectivity ~~for the new homes~~ and, where possible, details of charging points for electrical vehicles;' (MM5)

Preamble to Policy I4: Recreation, sport and open space paragraph 253

16. Amend paragraph so as to read:

'The Purbeck Built Sports Facilities Assessment (2017) showed that Purbeck has adequate but out-dated sports facilities; the Council will work in partnership with facility owners to identify opportunities to enhance and improve existing provision.

A rural Dorset-wide playing pitch strategy is also in preparation and will be completed by July 2019. The playing pitch strategy will consider the quality and quantity of the current facilities and identify where there is a current shortfall in provision. The requirement for local play and other open space facilities will be considered on a site by site basis. Where there is an identified shortfall, and having regard to the multi-

Memorandum of understanding between Purbeck District Council and Wyatt Homes

functionality of open/green space, developments will be expected to meet the Fields in Trust standards currently set out within guidance for outdoor sport and play beyond the six acre standard, October 2015.' (MM18)

Policy I4: Recreation sport and open space

17. Amend the policy to read:

'New facilities

Residential development will be required to make provision for formal and informal recreation, sport and/or open space facilities on-site ~~to achieve the identified~~ following Fields in Trust benchmark guidelines.' (MM17)

Matters that the Council and Wyatt Homes agree

18. The parties agree that the Inspector should be invited to consider whether the suggested modifications described in this memorandum are necessary to make the Purbeck Local Plan sound/legally compliant with legislation.

Specific planning considerations

Housing need

Matters that the Council and Wyatt Homes disagree

19. The parties disagree whether the Council has accurately assessed the number of new homes needed over the period of the Purbeck Local Plan between 2018 and 2034 (comment references PLPP474 and 475 of Wyatt Homes response to the pre-submission draft Purbeck Local Plan).

Green belt

Matters that the Council and Wyatt Homes agree

20. The parties agree that the Council has demonstrated that it has fully examined alternatives for meeting the District's housing need before considering changes to green belt boundaries around Lytchett Matravers and that exceptional circumstances exist for changes to green belt boundaries:

- on land to the east of Wareham Road (as identified in Figure 1);
- on land outlined in blue ink at Blaney's Corner (as identified in Figure 2); and
- on land to the East of Flowers Drove (Sunnyside Farm) (as identified in Figure 4). (Comment reference PLPP475 of Wyatt Homes response to the pre-submission draft Purbeck Local Plan).

Matters that the Council and Wyatt Homes disagree

21. The parties disagree whether there are exceptional circumstances to change green belt boundaries to release land outlined in red in Figure 2 at Blaney's Corner.

The parties disagree whether a further housing site at Deans Drove Lytchett Matravers (as identified in Figure 5 below) should be allocated as part of the Council's strategy for meeting housing need. (Comment reference PLPP481 of Wyatt Homes response to the pre-submission draft Purbeck Local Plan).

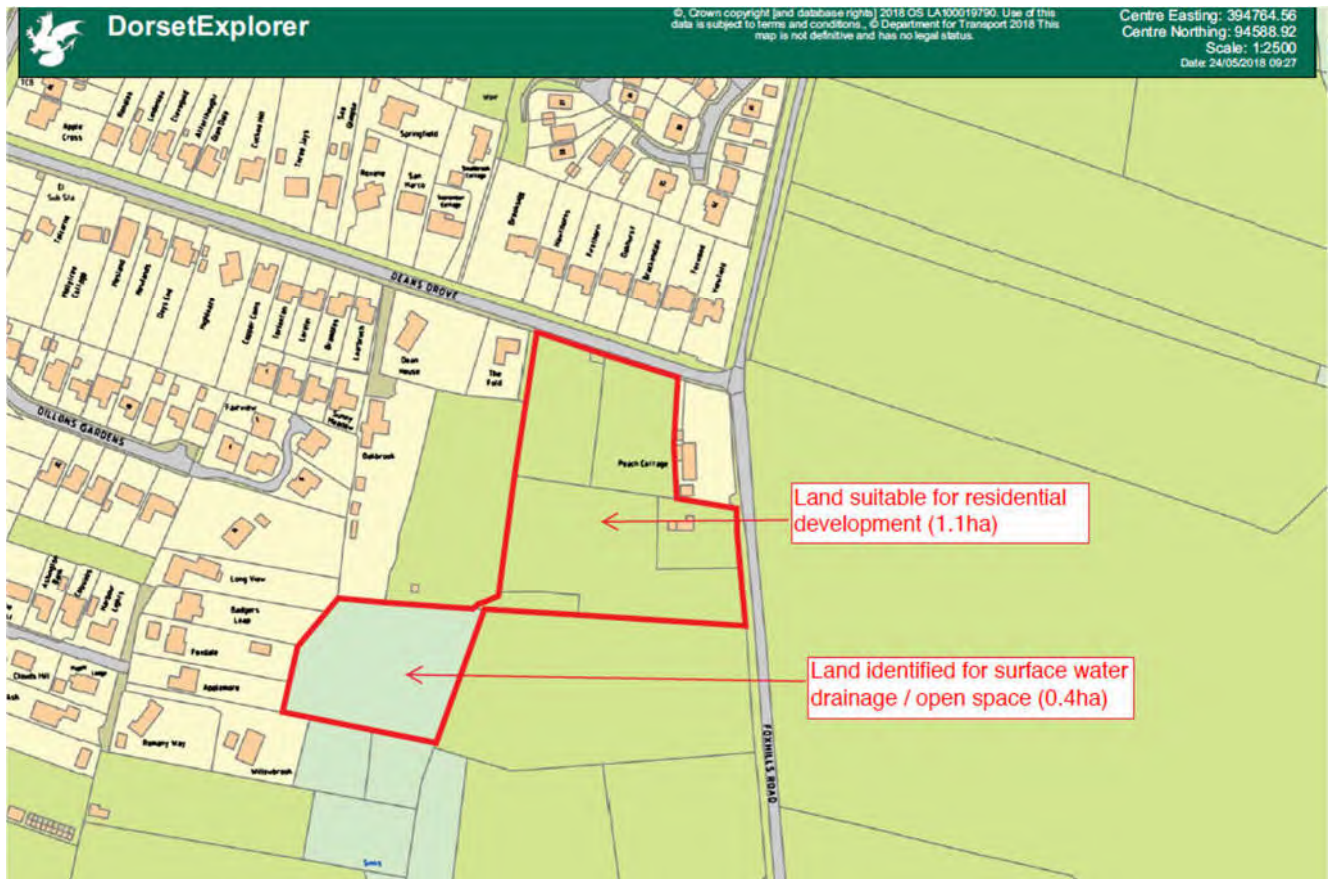


Figure 5: land at Deans Drive

Habitats and biodiversity

Matters that the Council and Wyatt Homes agree

22. Wyatt Homes have completed ecological surveys of the land being made available for homes to the east of Wareham Road (as identified in Figure 1), at Blaney's Corner (as identified in Figure 3) and to the East of Flowers Drive (Sunnyside Farm) (as identified in Figure 4). Details of measures to avoid, mitigate, or where necessary compensate, for any harm to protected species or biodiversity on the sites can be considered when planning applications are prepared. Wyatt Homes will explore opportunities to enhance biodiversity on the allocated housing sites in Lytchett Matravers.

23. The parties, and Natural England, agree that the adverse effects from:

- 95 new homes on land to the east of Wareham Road (as identified in Figure 1);
- 25 new homes on land at Blaney's Corner (as identified in Figure 3); and
- 30 new homes on Land to the East of Flowers Drive (Sunnyside Farm) (as identified in Figure 4);

Memorandum of understanding between Purbeck District Council and Wyatt Homes

on Dorset Heathlands² can be mitigated with a suitable alternative natural green space (SANGS) to the north east of the village (as identified in Figure 6).



Figure 6: Position of the SANGS to the north east of Lytchett Matravers.

24. The parties, and Natural England, agree that the adverse effects (from nitrogen emissions and leisure activities arising from 150 new homes on land identified in Figures 1,3 and 4 around Lytchett Matravers) on Poole Harbour Special Protection Area can be mitigated by offsetting farmed land which will also be a suitable alternative natural green space (SANGS) (as identified in Figure 5) and a contribution per dwelling in accordance with the Poole Harbour Recreation SPD. Where there is a shortfall in nitrogen offsetting at the application stage the SPD mechanism may be used.

Flood risk and drainage

Matters that the Council and Wyatt Homes agree

² Dorset Heathlands – Lowland heaths designated as part of the Dorset Heathlands Special Protection Area, Dorset Heathlands Ramsar Site, Dorset Heathlands Special Area of Conservation and Dorset Heathlands Special Area of Conservation (Purbeck and Wareham) and Studland Dunes.

Memorandum of understanding between Purbeck District Council and Wyatt Homes

25. None of the allocated housing sites in Lytchett Matravers are at risk from fluvial flooding from main rivers, the Council's records indicate that small parts of the land: to the east of Wareham Road (as identified in Figure 1), at Blaney's Corner (as identified in Figure 3) and to the East of Flowers Drove (Sunnyside Farm) (as identified in Figure 4) are at moderate/high risk from surface water flooding. There are no reasonably available sites appropriate for the proposed development elsewhere in and around Lytchett Matravers at a lower risk from flooding.
26. Suitable drainage schemes for the allocated housing sites around Lytchett Matravers must be prepared for planning applications.

Infrastructure

Matters that the Council and Wyatt Homes agree

27. Wyatt Homes will provide financial contributions in accordance with the requirements of Policy I1 of the Purbeck Local Plan (2018-2034) for local health and education infrastructure.

Accessibility

Matters that the Council and Wyatt Homes agree

28. Wyatt Homes will deliver improvements to accessibility between Lytchett Matravers and Lytchett Minster by contributing to the improvement of walking and cycling routes between the villages, in accordance with Policy H6.

Viability

Matters that the Council and Wyatt Homes disagree

29. The parties disagree whether the Council's economic viability assessment of the Purbeck Local Plan 2018-2034 and the allocated housing has accurately considered relevant costs and values.

Memorandum of understanding between Purbeck District Council and Wyatt Homes

Delivery

Matters that the Council and Wyatt Homes agree

30. Both parties anticipate that new homes will be delivered on the allocated sites around Lytchett Matravers and Upton within the first five years of the Purbeck Local Plan at the numbers specified in the table below:

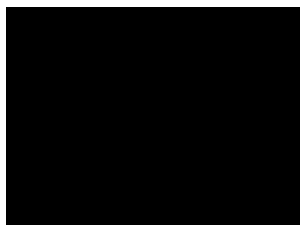
	2018/19	2019/20	2020/21	2021/22	2022/23
Upton/Lytchett Matravers		0	15	85	85

Memorandum of understanding between Purbeck District Council and Wyatt Homes

Signatories

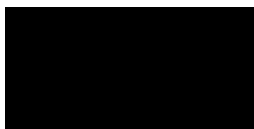
Tim Hoskinson – Wyatt Homes

Nick Squirrell – Natural England



6 June 2019

Anna Lee – Dorset Council



7 June 2019

Steve Boyt

From: Tim Hoskinson - Wyatt Homes <[REDACTED]>
Sent: 06 June 2019 16:43
To: Steve Boyt; Squirrell, Nick (NE)
Cc: Peter Home; Anna Lee
Subject: Re: Memorandum of understanding

Dear Mr Boyt

Thank you for your email, I have reviewed the documents and can confirm that Wyatt Homes are prepared to sign up to both of the MOUs.

Yours sincerely

Tim Hoskinson



Tim Hoskinson MRTPI

Planning Manager



Wyatt Homes

1 Parkstone Road, Poole, Dorset, BH15 2NN



Web: www.wyathomes.co.uk

Lewis Wyatt (Construction) Ltd is a company registered in England and Wales under number 2566865. Registered office: 1 Parkstone Road, Poole, Dorset, BH15 2NN, United Kingdom. The company accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided, unless that information is subsequently confirmed in writing. Any views or opinions presented in this email are solely those of the author and do not necessarily represent those of the company.

From: Steve Boyt <[REDACTED]>
Date: Thursday, 6 June 2019 at 15:45
To: Tim Hoskinson <[REDACTED]>
<[REDACTED]>
Cc: Peter Home <[REDACTED]>
Subject: Memorandum of understanding

Dear Mr Hoskinson and Mr Squirrell,
Please find attached what I hope are final drafts of memorandums which relate to the sites which Dorset Council has allocated for homes in Lytchett Matravers and Upton in the Purbeck Local Plan (2018-2034). I should be pleased if you could both consider the drafts and formally confirm via e-mail whether you are prepared to sign the document.

The draft memorandum relating to Upton has been changed following the draft prepared by Mr Squirrell in respect to the matters agreed under the heading 'Habitats and biodiversity'.

(Specifically paragraphs 19 and 20). I would be grateful if you could both give these paragraphs particular consideration to ensure that all parties are clear on:

- the size of SANGs needed to address the adverse effects from the 90 new homes on Dorset Heathlands; and
- the land which needs to be 'taken out' of agricultural use in order to offset nitrogen emissions from the 90 new homes into Poole harbour.

I would be grateful if you could both attempt to respond by 17:00 today.

Yours sincerely

Steve Boyt
Planning Policy Officer
Planning and Community Services

Dorset Council

01929557385
dorsetcouncil.gov.uk

[Facebook.com/DorsetCouncilUK](https://www.facebook.com/DorsetCouncilUK)
[Twitter.com/DorsetCouncilUK](https://twitter.com/DorsetCouncilUK)
[Instagram.com/DorsetCouncilUK](https://www.instagram.com/DorsetCouncilUK)

To receive the latest news from Dorset Council by email, visit
dorsetcouncil.gov.uk/e-newsletter

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. It may contain unclassified but sensitive or protectively marked material and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy or use it, or disclose it to anyone else. If you have received this transmission in error please notify the sender immediately. All traffic may be subject to recording and/or monitoring in accordance with relevant legislation. Any views expressed in this message are those of the individual sender, except where the sender specifies and with authority, states them to be the views of Dorset Council. Dorset Council does not accept service of documents by fax or other electronic means. Virus checking: Whilst all reasonable steps have been taken to ensure that this electronic communication and its attachments whether encoded, encrypted or otherwise supplied are free from computer viruses, Dorset Council accepts no liability in respect of any loss, cost, damage or expense suffered as a result of accessing this message or any of its attachments. For information on how Dorset Council processes your information, please see www.dorsetcouncil.gov.uk/416433

Representation from Wyatt Homes on the Purbeck Local Plan Pre-Submission Draft in relation to Land at Policeman's Lane, Upton

December 2018

Comment

Agent	Mr Peter Home (1190022)
Email Address	[REDACTED]
Company / Organisation	Turley
Address	2 Charlotte Place Southampton SO14 0TB
Consultee	(1190024)
Company / Organisation	Wyatt Homes
Address	1 Parkstone Road Poole BH15 2NN
Event Name	Purbeck Local Plan Pre-submission Draft
Comment by	Wyatt Homes (- 1190024)
Comment ID	PLPP492
Response Date	03/12/18 17:30
Consultation Point	Policy V1: Spatial strategy for sustainable communities (View)
Status	Processed
Submission Type	Web
Version	0.1
Files	SHLAA Site Submission for Land at Frenches Farm, Upton (July 2018)
Are you responding on behalf of a group?	No
Please tick the box(es) if you would like to be notified at an address/email address of the following:	
Which policy / paragraph number / policies map does your comment relate to?	Policy V1: Spatial strategy for sustainable communities
Do you consider that the Local Plan is legally compliant?	Yes

Do you consider that the Local Plan is sound? No

Do you consider that the Local Plan complies with the duty to co-operate? Yes

Please give details of why you consider this part of the Local Plan is / is not legally compliant, sound or fails to comply with the duty to co-operate. (Please be as precise as possible)

Policy V1: Spatial strategy for sustainable communities sets out the overall development strategy for Purbeck District to 2034. This includes a paragraph (number 2.) setting out how the needs of the district's elderly population will be catered for over the plan period. The proposal is to plan for two 65-bed care homes (Use Class C2), one at Moreton, within the far west of the district and one at Wool, broadly within the centre of the district.

Purbeck already has a significantly higher than average proportion of older people amounts its residents and this is projected to grow rapidly over the plan period, as it identified within paragraph 118 of the Council's 'Housing Background Paper' (October 2018) which states:

"A key driver of change in the future housing market is the expected growth in the population of older people. ONS population projections for 2018 to 2034 estimate a 30% increase in people over 65 years old (2014 SNPP)."

The Council's Strategic Housing Market Assessment (SHMA) Update 2018 did not include any details on the anticipated growth in the elderly population, but this was set out within paragraphs 3.16 to 3.22 of the Purbeck SHMA Update 2015. This demonstrated that the projected growth (between 2013 and 2033) in the age groups likely to be less independent, and therefore more likely to require care home accommodation, was substantial. For example, 75 to 84 year-olds were projected to grow by 45.3% by 2033 and those over 85 years by 111.6% over the same period. Each of these projections was higher than the average for the Eastern Dorset Housing Market Area, and would come on top of a large existing population within these age groups.

In light of the above evidence it is considered that the provision of two 65-bed care homes is insufficient to meet the projected needs for this type of accommodation. This is exacerbated by the focussing of planned provision within the west and centre of the district and the lack of any planned provision within the key population centres of the east of Purbeck District.

Our client has promoted a site at the south of Upton for mixed uses, including a 65-bed care home in Use Class C2. This site, known as 'Frenches Farm' has been positively assessed (as site SHLAA/0098) within the Council's Strategic Housing Land Availability Assessment (SHLAA) update (October 2018). The conclusions were that the site is well related to the edge of the Upton and existing services and facilities and would be acceptable in principle, subject to addressing the identified constraints.

Paragraph 87 of the Housing Background Paper (October 2018) clarified that the Council has considered the care home proposals at Frenches Farm in the context of its Green Belt location and considers that a case for 'exceptional circumstances' could be made to release the site for this purpose. It goes on to explain that the reason the site was not being taken forward as an allocation site within the Pre-submission Local Plan was that there were already two care homes located non-Green Belt sites being taken forward, but that: *"Should further need be identified then the site at Frenches Farm may come forward as the green belt study and SHLAA are supportive of development in principle."*

In light of the pressing need for a higher level of care home accommodation for the elderly over the plan period, paragraph 2 of Policy V1 is **not justified** and **not positively prepared** in relation to the 'tests of soundness' set out within the NPPF.

Having regard to your previous comments, please set out what change(s) you consider necessary to make the Local Plan legally compliant or sound. You will need to say why this change will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording for any policy or text and where appropriate provide evidence necessary to support / justify the representation. (Please be as precise as possible)

This issue can be rectified by amending paragraph 2 of Policy V1: Spatial strategy for sustainable communities to include a reference to a third 65-bed care home at Frenches Farm, Upton. This would

require consequential changes elsewhere in the local plan and these are covered in our client's other representations.

In the event that, on consideration of the detailed need-case for a third care home does not support the site at Frenches Farm coming forwards within the 2018 – 2034 plan period, the site should be released from the Green Belt and 'safeguarded' for care home and employment uses in line with paragraph 139c of the NPPF. This approach would be consistent with the Council's conclusion that the proposed use is acceptable in principle and that an exceptional circumstances case can be made. Safeguarding the site would not risk losing the opportunity to any future speculative application for general needs housing as the site is within the 400 metres 'exclusion zone' of the Dorset Heathlands Special Protection Area and is thus unsuitable for general needs housing.

If you have any supporting documents please upload them here.

SHLAA Site Submission for Land at Frenches Farm, Upton (July 2018)

SHLAA Site Submission for Land at Frenches Farm, Upton (July 2018)

(Please note that the Planning Inspector will make the final decision on who will be invited to attend individual sessions at the examination, although all members of the public may observe the proceedings)

Only those who have made representations to the Local Plan during the statutory six week pre-submission publication period will be allowed to participate in the public examination.

If your representation is seeking a change to the Local Plan, do you consider it necessary to participate in the oral part of the examination? Yes

If you wish to participate in the oral part of the examination, please outline why you consider it to be necessary?

Wyatt Homes has a range of interests across the north east of the district, a number of which are being proposed for allocation by the Pre-Submission Purbeck Local Plan. Whilst our client is generally supportive of the Local Plan, there are a number of areas where there is concern that the Local Plan, as drafted, is not yet 'sound' but can be made so through a range of plan modification that we have proposed. Our client considers it important to attend the hearing sessions to assist the Council in exploring the areas where the plan is not yet sound and reaching a position whereby it may become so.

12 July 2018

Delivered by email

Planning Policy Team
Purbeck District Council
Westport House
Worgret Rd
Wareham
BH20 4PP

Ref: WYAW3014

Dear Sir or Madam

PURBECK HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT CONSULTATION

– LAND AT FRENCHES FARM, POLICEMANS LANE, UPTON

INTRODUCTION

Turley have been instructed by Wyatt Homes to prepare and submit a representation to the consultation and 'call for sites', which is being conducted to support updates to the Purbeck Housing and Economic Land Availability Assessment (HELAA). Wyatt Homes have submitted representations to previous Local Plan consultations, where we had promoted the subject site as part of a larger proposed southern expansion to the Frenches Green development. This included a proposal for a mixture of uses on the Frenches Farm site (see attached location plan), including the redevelopment of the two existing dwellings and provision of a new school and additional employment floor space. We do not seek to repeat the comments made in those submissions, which remain our client's preferred outcome for this site. However, below we set out our client's alternative proposals for the subject site which take account of a wider range of local needs and give scope to provide a range of benefits in the circumstances where the school did not come forward as currently proposed but where the site was released from the Green Belt as a consequence of the review of the Purbeck Local Plan.

The land subject to this representation currently comprises a range of disused agricultural buildings as well as two existing dwellings at the western part of the site. Further east, the site comprises relatively flat agricultural land which is currently laid to grass. This site has previously been identified as having potential to accommodate a new school, together with a quantum of employment land, with this being envisaged in connection with the proposed residential scheme to the west. Wyatt Homes continue to promote the uses previously identified for the site. However, following informal engagement with the Council, it is considered that an alternative mix of proposed uses should also be promoted to provide flexibility and to reflect a wider range of development for which a future need is likely to arise.

6th Floor North
2 Charlotte Place
Southampton
SO14 0TB

THE NEED FOR NEW CARE HOME DEVELOPMENT TO PROVIDE FOR THE ELDERLY

The key difference in the current representation is the promotion of a part of the Frenches Farm site as a new care home for the elderly. This would represent an alternative beneficial use for the site to allow for circumstances where the local authority did not require the proposed school.

It is recognised that there is an ongoing requirement for additional care home provision within Purbeck. Paragraph 8.7 of the adopted Local Plan highlights a proven local need for such development, noting that Purbeck District has a higher percentage of population over retirement age (28%) than the national average (19.5%) and noting that the Council will support the provision of supported housing for all age groups as well as sheltered housing, extra care housing, care homes and nursing homes in order to meet the District's specific wider housing needs (paragraph 8.7.2).

More recently 'Preferred Option 9 – Care Homes' in the 'Partial [Local Plan] Review Options Consultation Report' (January 2017) supported the provision of additional care home development. Further evidence of this need is set out at paragraphs 3.16 to 3.22 of the 'East Dorset Strategic Housing Market Assessment, Purbeck District Summary' (October 2015).

Therefore, including a care home within the proposed development mix for the subject site would accord with the principles of the adopted Local Plan policy CF and the emerging local plan and its supporting evidence. It also accords with the NPPF sections 6 and 8 which support the delivery of a wide choice of high quality homes and the promotion of healthy communities.

THE DORSET HEATHLANDS SPECIAL PROTECTION AREA

In considering the potential suitability of the site for the development now envisaged, regard is to be had to the Dorset Heathlands Special Protection Area (SPA), which is relevant as a consequence of its proximity to the subject site. Natural England takes the view that, in the absence of mitigation, any net increase in development in dwelling numbers within 5km of the protected heathland would potentially have a significant effect on the designation. However, it is of further importance that the subject site is located within the 400m buffer adjacent to the SPA. The 'Dorset Heathlands Planning Framework 2015-2020 Supplementary Planning Document' (as adopted by the Dorset Local Planning Authorities, including Purbeck District Council) sets out at paragraph 3.4 that;

"...in most cases it will not be possible for a local planning authority undertaking an appropriate assessment of a proposal for residential development (Use Class C3: Dwelling Houses) to be certain that any adverse effects could be avoided or alleviated. Further, other forms of residential use that is likely to have the same effect include;

- *Residential Development within Use Class C4 (Appendix 1)*
- *Residential Institutions within Use Class C2 where the residents are not severely restricted by illness or mobility (Appendix 2)."*

Residential Dwellings (Use Class C3)

Taking account of the advice provided by the Council, it remains envisaged that the existing farm buildings (which already includes 2 no. dwellings) would be redeveloped to provide 2 no. replacement dwellings. As there is no net increase the number of dwellings, there will be no adverse impact on the SPA.

Employment Floor space (Use Classes B1, B2 and B8)

The provision of additional employment floor space formed a part of the mix previously promoted by our client. This remains the case and our client anticipates that there is a localised need for small-scale (1.5 to 2 storey) workshops and small business units, potentially laid out in a barnyard arrangement. Our client has taken advice from a local commercial agent as to the likely demand for such units and would be happy to enter into further discussions with the LPA as to the composition and mix of the employment generating aspect of the proposal.

Employment uses are not identified within the Dorset Heathlands SPD as being likely to result in significant adverse impacts on the SPA.

Care (Nursing) Home for the Elderly (Use Class C2)

The third aspect of the proposals is to introduce a care home for the elderly, which our clients currently envisage will provide 64 no. beds. This would be delivered as a nursing home focussing on the frail elderly, rather than a 'retirement living' development for the more independent elderly. The care home would be subject to age-restrictions on occupation (to be secured via a legal agreement as part of a future planning permission). Appendix D of the Dorset Heathlands SPD is attached to this letter for reference. This confirms that proposals for care / nursing homes will be considered on a case-by-case basis and Natural England will advise whether an appropriate assessment would be required. It also notes that certain types of Use Class C2 accommodation could be acceptable including 'purpose-built schemes for the frail elderly where there is an element of close care provided on site 24 hours a day' and 'purpose-built schemes for the accommodation of the disabled, for example a care home for people with dementia, where by the nature of the residents disabilities, they are unlikely to have any impact on the adjacent protected heaths'. Similarly, there is an expectation of a covenant being imposed to preclude the ownership of pets (and thus avert the potential for predation). In these respects, the potential for harm to the SPA can be avoided. Our client would certainly expect to meet the requirements set out within the Dorset Heathlands SPD with the form of C2 accommodation promoted.

As such, it is clear that care homes are indeed recognised as representing a potentially suitable form of development within the 400m buffer of the SPA. There is relevant local precedent for this in the form of the recent development of the Pine Martin Grange Care Home, off Sandford Road, Sandford (planning ref: 6/2015/0703). In that case, Natural England raised no objection to the scheme subject to the use of planning conditions to secure the types of safeguards referred to above. Similarly, we have also identified examples of appeal decisions relating to the Thames Basin Heaths SPA, where care homes have been considered as being unlikely to result in significant effects. The Thames Basin Heaths SPA experiences the very similar recreational and predation pressures, and Natural England imposes equivalent 400m 'exclusion zone' and 400m to 5km 'zone of influence' in relation to that designation.

PINS Ref. APP/Y3615/A/09/2094932 – Concerned a site in Guildford (Guildford Borough Council) and a proposed extension to an existing residential care home, to provide additional bed spaces. The Council confirmed that the proposal would not have implications for the Thames Basin Heaths SPA.

PINS Ref. APP/Y3615/W/15/3031321 – Concerned a called-in appeal decision (again, within the administrative boundary of Guildford Borough Council) which was ultimately refused. However, during the course of the appeal it was accepted that the proposed 40 bedroom care home would constitute an acceptable use within the 400m buffer of the Thames Basin Heaths SPA. However, the applicant had not concluded a S106 Agreement with the Council to confirm that impacts on the SPA could be mitigated, via restrictions on occupancy (by age) and the prevention of future care home residents from keeping pets.

Taking account of the above examples, we consider that a Use Class C2 care home development on the subject site, focussing on the less mobile elderly, would not result in significant adverse impacts on the Dorset Heathlands SPA.

CONCLUSION

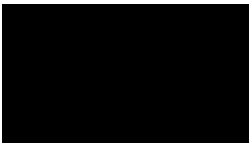
Our client considers that there exists an opportunity to achieve a sustainable development at Frenches Farm, Policemans Lane, Upton. However, it is important that the development of this site (which currently falls within the Green Belt) should provide uses which are beneficial to the local community and which will also preserve the biodiversity interests of the Dorset Heathlands SPA.

Our client's preferred outcome for the subject site would involve its use for additional employment floorspace and a new school. Nevertheless, in order to allow for a wider range of beneficial uses for the site, if the school were not required by the local authority, our client would like to promote the site for a mix comprising employment floorspace and a care home for the frail and elderly. We have included an layout diagram for the site demonstrating, in an indicative way, how these uses being proposed within this submission could come forward.

Our client has identified a localised demand for high-quality workshop-style units and continues to consider this an appropriate and suitable use for the site, were it to be released from the Green Belt. Similarly, there is a demonstrable need within the District for specialist accommodation for frail and elderly people, and therefore it is considered that the proposed care home would be suitable in this location.

We would respectfully request that the Council gives consideration to the benefits of these proposals and that it considers the site for allocation within the emerging Purbeck Local Plan. We would welcome the opportunity to engage in further discussions about these proposals with the Planning Policy Team.

Yours sincerely



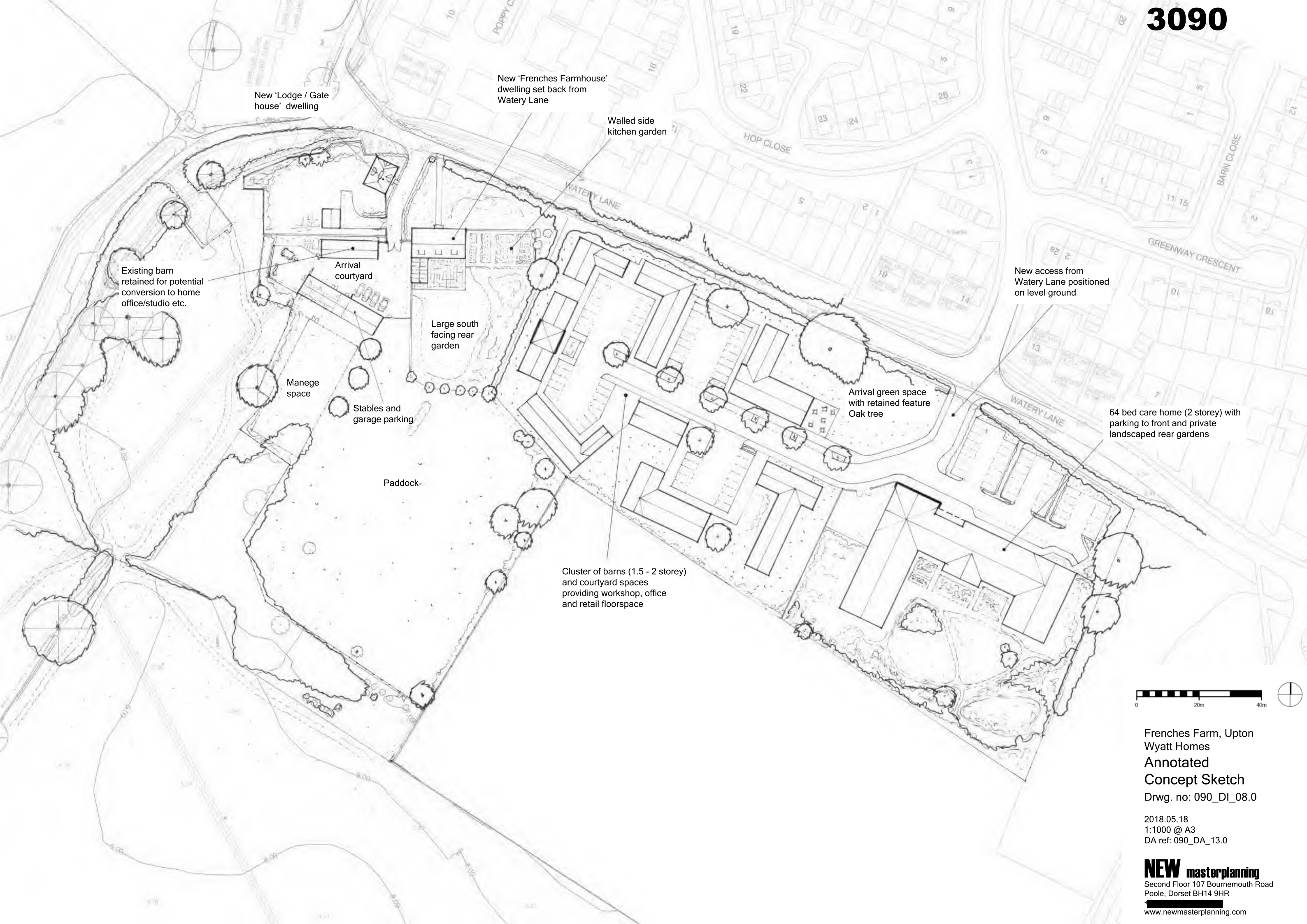
Peter Home
Associate Director





Frenches Farm, Upton
Wyatt Homes
Coloured
Concept Sketch
Drwg. no: 090_DI_07.0

2018.05.18
1:1000 @ A3
DA ref: 090_DA_13.0



New 'Lodge / Gate house' dwelling

New 'Frenches Farmhouse' dwelling set back from Watery Lane

Walled side kitchen garden

Existing barn retained for potential conversion to home office/studio etc.

Arrival courtyard

Large south facing rear garden

Manege space

Stables and garage parking

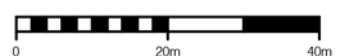
Paddock

Cluster of barns (1.5 - 2 storey) and courtyard spaces providing workshop, office and retail floorspace

Arrival green space with retained feature Oak tree

New access from Watery Lane positioned on level ground

64 bed care home (2 storey) with parking to front and private landscaped rear gardens



Frenches Farm, Upton Wyatt Homes
Annotated Concept Sketch
Drwg. no: 090_DI_08.0

2018.05.18
1:1000 @ A3
DA ref: 090_DA_13.0

Comment

Agent	Mr Peter Home (1190022)
Email Address	[REDACTED]
Company / Organisation	Turley
Address	2 Charlotte Place Southampton SO14 0TB
Consultee	(1190024)
Company / Organisation	Wyatt Homes
Address	1 Parkstone Road Poole BH15 2NN
Event Name	Purbeck Local Plan Pre-submission Draft
Comment by	Wyatt Homes (- 1190024)
Comment ID	PLPP493
Response Date	03/12/18 17:32
Consultation Point	Policy H7: Upton (View)
Status	Processed
Submission Type	Web
Version	0.1
Files	Delivery Framework for Policemans Lane, Upton (revised December 2018)
Are you responding on behalf of a group?	No
Please tick the box(es) if you would like to be notified at an address/email address of the following:	
Which policy / paragraph number / policies map does your comment relate to?	Policy H7: Upton
Do you consider that the Local Plan is legally compliant?	Yes

Do you consider that the Local Plan is sound? No

Do you consider that the Local Plan complies with the duty to co-operate? Yes

Please give details of why you consider this part of the Local Plan is / is not legally compliant, sound or fails to comply with the duty to co-operate. (Please be as precise as possible)

Our client is broadly supportive of Policy H7 (Upton) which proposes to provide up to 90 new homes at land at Policemans Lane. There are however, three specific elements within the policy and supporting text where our client wishes to comment and request that modifications are made.

Expression of the housing delivery numbers

It is noted that Policy H7 uses the phrase “up to” to describe the number of dwellings that are anticipated for the proposed allocation site. Our client sees no justification for this limit to site specific delivery numbers within a strategic-level local plan such as this. Indeed, when applied to all allocation sites the approach would appear to be at odds with Policy H1 (Local Housing Requirement) which establishes that, over the plan period, “at least 2,688 homes will be required”.

It is acknowledged that the Council may wish to guard against overly dense development schemes, but that objective should be achieved through appropriate design policies and not through seeking to place a ‘hard cap’ on delivery numbers within a strategic allocation policy. As drafted, that aspect of Policy H7 would appear to be inflexible and unsupported by robust evidence that sustainable development proposals for the Policemans Lane site cannot achieve any more than 90 dwellings. Therefore, the use of “up to” in Policy H7 is **not justified** in relation to the ‘tests of soundness’.

Size of site allocation at Land Policemans Lane

We note that the Council has opted to omit the land to the east of Watery Lane which has previously been promoted by Wyatt Homes as a part of the Policemans Lane scheme. The extent of the land promoted by Wyatt Homes is shown in the ‘Delivery Framework: Policemans Lane, Upton’ which was previously shared with the Council in 2017 and is submitted alongside these representations (see Appendix 1)

The Delivery Framework document supports our client’s proposals for development at the site off Policemans Lane and emphasises that the inclusion of land to the east of Watery Lane would allow for an increase in the overall capacity of the site to approximately 105 dwellings. In addition, the enlarged site would facilitate a much greater area of public open space and significantly enhanced pedestrian connections from the proposal site and from the Frenches Green development to the adjacent SANG area and beyond into southern Upton to the east.

It is acknowledged that the high-level modelling work undertaken for the Council’s Level 1 Strategic Flood Risk Assessment (SFRA) indicates that there may be a future risk from tidal flooding, on parts of the land east of Watery Lane. This anticipated risk is dependent on the sea level rise due to climate change occurring to the extent and within the timescales predicted by the Environment Agency.

School Provision

Criterion b) of Policy H7 sets out the need for the proposed development at Policemans Lane to make financial contributions towards education provision. Paragraph 142 above Policy H7 explains that the decision to seek financial contributions towards extending provision at existing schools was taken after consideration by Dorset County Council of the size and capacity of the existing schools. Although our client does not object to the principle of financial contributions for education, it is considered that there is a lost opportunity to provide for a new school at Upton, using the Frenches Farm site near to Policemans Lane in which my client has an interest.

It should be noted to the consultation report prepared following the 2016 Partial Review Options Consultation highlighted the issue of school places in Upton, including concerns from Dorset County Council. This was covered in paragraph 236 of the report as follows:

“In addition to concerns over transport, the issue of school places was also raised by consultees. While individual consultees highlighted their concern that local schools were at capacity this was also supported by Dorset County Council, the lead authority for pupil place planning. It stated that a new primary school would be needed to support the housing coming forward in Lytchett Minster and Upton.

The Council will carefully factor the provision of schools places, and supporting school infrastructure, into the phased delivery of the development.”

In light of the above it is surprising that the County Council appears to have changes its mind so markedly and is now confident that existing schools in Upton will be able to provide for sufficient places for to 2034.

Having regard to your previous comments, please set out what change(s) you consider necessary to make the Local Plan legally compliant or sound. You will need to say why this change will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording for any policy or text and where appropriate provide evidence necessary to support / justify the representation. (Please be as precise as possible)

Expression of the housing delivery numbers

In order to address this, our client recommends that “up to” be replaced by “at least”, which would be consistent with the approach taken in Policy H1. If that proves not to be acceptable, the term “around” should be used in place of “up to”.

Size of site allocation at Land Policemans Lane

Whilst accepting the need to take account of the future potential risk of flooding in this part of the site, our client does not agree that the appropriate response to this is to remove the entire parcel from any proposed allocation. There are a number of ways in which any development to the east of Watery Lane could be designed to avoid and/or mitigate the anticipated flood risk. Such measures would be likely to facilitate development on at least part of this land parcel. Therefore, the appropriate policy response would be to retain the eastern parcel as part of the site but, to amend the allocation the text of Policy H7 in such a way as it precludes development from any areas of elevated flood risk, unless the detailed proposals incorporate sufficient measures to avoid and/or mitigate the risks to the satisfaction of the Local Planning Authority.

School Provision

The issue of the future requirement for school places in Upton needs to be explored further and that the County Council’s evidence for concluding that no new school is required should be published for this purpose.

If you have any supporting documents please upload them here.

Delivery Framework for Policemans Lane, Upton (revised December 2018)

Delivery Framework for Policemans Lane, Upton (revised December 2018)

(Please note that the Planning Inspector will make the final decision on who will be invited to attend individual sessions at the examination, although all members of the public may observe the proceedings)

Only those who have made representations to the Local Plan during the statutory six week pre-submission publication period will be allowed to participate in the public examination.

If your representation is seeking a change to the Local Plan, do you consider it necessary to participate in the oral part of the examination? Yes

If you wish to participate in the oral part of the examination, please outline why you consider it to be necessary?

Wyatt Homes has a range of interests across the north east of the district, a number of which are being proposed for allocation by the Pre-Submission Purbeck Local Plan. Whilst our client is generally supportive of the Local Plan, there are a number of areas where there is concern that the Local Plan,

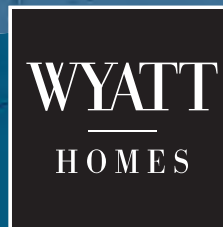
as drafted, is not yet 'sound' but can be made so through a range of plan modification that we have proposed. Our client considers it important to attend the hearing sessions to assist the Council in exploring the areas where the plan is not yet sound and reaching a position whereby it may become so.

A Delivery Framework

Land at Policemans Lane, Upton

Response to the Pre-submission Purbeck Local Plan Consultation

December 2018



Turley

CONTENTS

01	Introduction	1
02	The Planning Context	4
-	Green Belt Review Update (2016)	5
03	The Place	7
-	Location	8
-	Key Features and Characteristics	10
-	Connections	13
-	Landscape and Visibility	14
-	Visibility	16
-	Green Belt	18
-	Biodiversity	20
-	Flood Risk and Drainage	21
04	The Proposal	23
-	Levels and views	24
-	Landscape Structure and Biodiversity	26
-	Access and Movement	28
-	Drainage and Utilities	30
-	Noise	31
-	The Concept	32
-	Character	34
-	Landscape	35
-	Site Access and Movement	36
-	Drainage and Utilities	37
-	Sustainable Development	38
-	Biodiversity and SANG Mitigation	39
05	Conclusions	41
-	Summary	41
-	The Way Forward	41

Appendix 1: Supporting Documents

Introduction

This Delivery Framework has been prepared on behalf of Wyatt Homes to support the Council's identification of the Land at Policemans Lane in Upton as a proposed residential allocation in the emerging Perbeck Local Plan.

1.1 The aim of this document is to articulate the development potential of the site, to support the proposed site allocation and to demonstrate the opportunity it provides to deliver sustainable growth comprising around 105 new high quality homes, as the next phase of development at Frenches Green*, to help meet the District's housing needs during the emerging plan period to 2034.

1.2 The document articulates:

- The Planning Context - a broad summary of the strategic development opportunity
- The Place - an appreciation of context and constraints, including key observations and responses
- The Proposal - the development potential and opportunities presented by the site, including a high level concept layout.

* Frenches Green is a new development of 70 homes to the north of the proposed site, which was completed in 2018.

Aerial view of the site and the western edge of Upton including Frenches Green



FRENCHES GREEN

SETTLEMENT BOUNDARY

WESTERN PARCEL

THE SITE

EASTERN PARCEL

Approved SANG

Potential SANG Expansion

Wyatt Homes

1.3 Wyatt Homes is a long established and privately owned house building company, based in the South West. The company's aim is to design and build properties of exceptional quality, without compromising on material or attention to detail. With this focus, the high quality homes and places designed and built by Wyatt Homes over the past quarter of a century have brought satisfaction to their occupiers and enhance the character of local communities. Wider recognition has also been achieved through the awards the company has won for exemplary quality, design and craftsmanship.

The Delivery Framework

1.4 It should be noted that the proposals set out in this document represent 'work in progress'. They will continue to be refined and informed by ongoing and further technical work being carried out by Wyatt Homes' appointed team of specialist consultants who have extensive experience in the promotion of sustainable new developments through the local plan process.

1.5 Whilst this document can be read on its own it is supported by a range of technical assessments and reports which have informed the understanding of the site and its development potential. These documents were also previously submitted to the Council and a full list of the documents is set out in **Appendix 1**.

1.6 From the outset, it is acknowledged that this Delivery Framework promotes land at Policemans Lane that includes an area to the east of Watery Lane that does not form part of the proposed site allocation identified within the Pre-submission Purbeck Local Plan.



Examples of high quality homes delivered by Wyatt Homes

The Planning Context

Purbeck District Council adopted the Purbeck Local Plan Part 1 (PLP1) in November 2012 and commenced its Local Plan Review consultation process in late 2014 / early 2015.

2.1 The PLP1 is already planning for the delivery of 2,520 new homes during the Plan's period of between 2006 - 2027, equating to an annual delivery target of 120 homes per year. The PLP1 sets a long term vision, objectives and planning policies to steer and shape development across the District.

2.2 However, at the Examination of PLP1 the Inspector raised concerns that the Council had not sufficiently explored the full housing growth potential in the District to meet its objectively assessed housing need (as it was identified at the time). The PLP1 was therefore adopted on the requirement that a review of the Plan be undertaken by 2017 – specifically to look at the potential for delivering higher growth. The Council commenced work on Partial Review in late 2013 and between January and March 2015 consulted on an Issues and Options consultation document.

2.3 In June, 2016 the Council formally carried out a further 9 week consultation on an Options Partial Review Local Plan document. The Options document confirmed that the adopted PLP1 was failing to deliver enough homes to meet the District's objectively assessed housing needs as identified by the Final Eastern Dorset Strategic Housing Market Assessment (SHMA) in the period 2013-2033.

2.4 In January 2018 the Council undertook a consultation on a range of options for the local plan, including on broad areas for residential growth. The results indicated that that the local community were more likely to support housing options that spread development across Purbeck.

2.5 An update of the 2015 Eastern Dorset SHMA was published in August 2018, indicating a local housing need of 168 homes per year, or 2,688 homes over the 2018 to 2034 local plan period. This housing need is now being proposed within the Pre-submission Purbeck Local Plan that was published in November 2018.

Purbeck's settlements and its spatial areas



2.6 The approach set out within the January 2018 housing options consultation that was most preferred by the local community has been carried forward into the Pre-submission Purbeck Local Plan. This involves the proposed allocation of a range of sites across the District, including (as set out within Policy H7) Wyatt Homes' site at Policemans Lane, Upton.

2.7 The Pre-submission Purbeck Local Plan is supported by a considerable number of recent technical evidence documents, including the Sustainability Appraisal (2018), Environmental Capacity Study (2017), Green Belt Studies (2016, 2017 and 2018) and the Housing Background Paper (2018). Each of these documents supports the case for allocating the western part of the Policemans Lane site. The Pre-submission Local Plan identifies a capacity of 90 new homes within the western parcel of the site.

The site parcel west of Watery Lane was identified within the 2016 Options Plan (all three of the presented strategy options) as being a sustainable location with the capacity to deliver around 100 new homes. The farm buildings and adjoining field at Frenches Farm were previously identified as having potential as having potential for a new school and employment uses.







3102

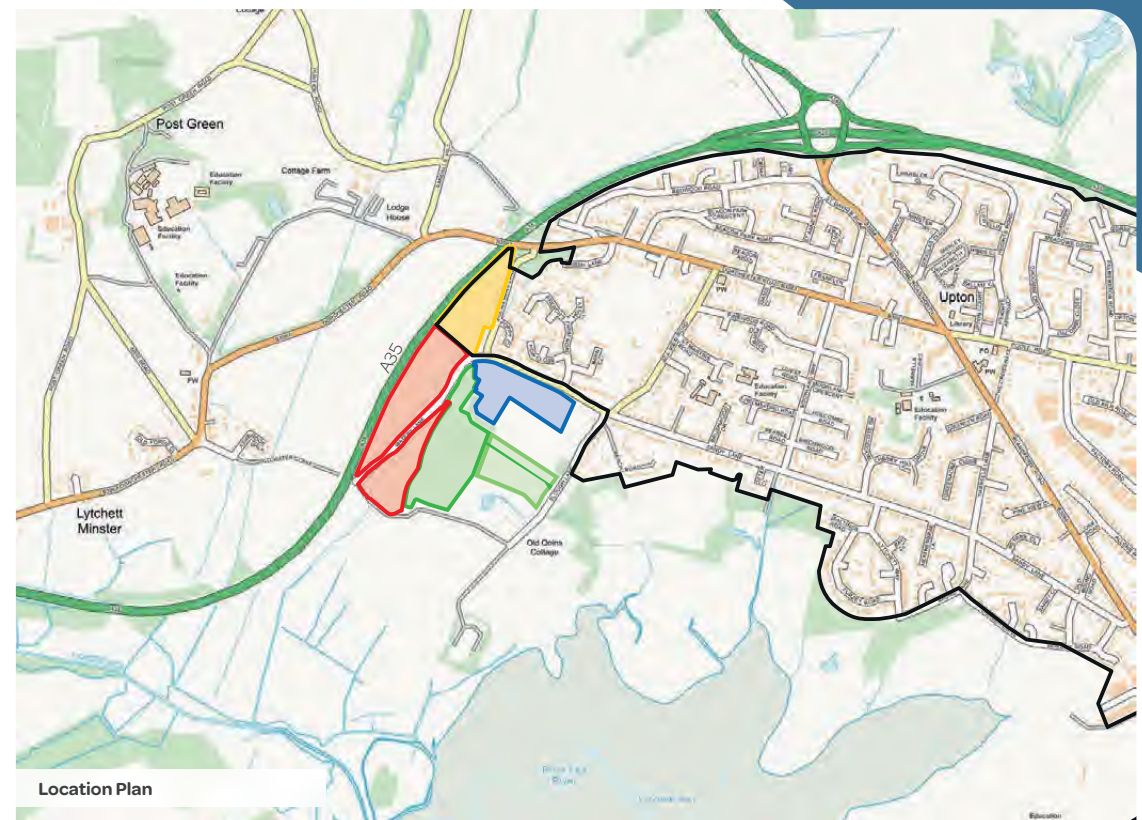


New development by Wyatt Homes at Frenches Green adjacent to the site

The Place

The Land at Policemans Lane covers an area of 5.42 hectares. There is also further land with potential for school or care home, employment uses and public open space. It is located adjacent to the new Frenches Green development, the defined settlement boundary of Upton, and the A35.

- | | | | |
|---|---------------------------------|---|--|
|  | Proposed residential allocation |  | Approved SANG |
|  | Frenches Green |  | Potential employment and school/care home site |
|  | Potential SANG Expansion |  | Settlement boundary |



Location

3.1 The site is located approximately 1,300 metres (15 minutes' walk) west of Upton town centre and 600 metres east of the village of Lytchett Minster. Lytchett Matravers is situated 3.1km to the north-west. Further afield, the main conurbation of Poole/Bournemouth is located 5km to the south-east. To the south are Lytchett Bay and the Rock Lea River, which feed into Poole Harbour.

3.2 Seventy new homes have recently been constructed by Wyatt Homes on the land immediately adjacent to the north of the site, within a development known as 'Frenches Green'.

3.3 The site is traversed diagonally, from the north east to the south west, by Watery Lane, forming two distinct parcels, east and west of Watery Lane, as shown on the aerial photograph on page 2.

3.4 The western parcel of the site was included in the planning application for the Frenches Green development and has facilitated the construction of Frenches Green. In particular an acoustic fence / bund has been constructed along the entire length of the western boundary, and the drainage infrastructure has capacity built in for additional development, in anticipation of this land coming forward.

3.5 The eastern parcel comprises a smaller, triangular field in recent use for pasture grazing. This parcel is bound to the north-west by a mature tree belt and stream running parallel to Watery Lane. To the south, the parcel is bounded by a hedgerow and several mature oak trees lining Slough Lane. An overhead power line (11kV) traverses the eastern parcel, north to south, adjacent to the western boundary. At the eastern boundary of this parcel is a mature mixed native hedgerow, with occasional trees towards the north east. Running north-east to south-west through the centre of this parcel is an unmanaged ditch and an area of wet flush, surrounding which is rush pasture.

3.6 Further to the east along Watery Lane, the farm buildings at Frenches Farm and the adjoining field have previously been identified as having potential for a new school and employment uses, although if a school is not required a care home development would also be considered suitable. The farm buildings include two residential units which offer potential for enhancement / redevelopment.





Aerial view showing the site being used for the construction compound and storage of topsoil for the Frenches Green development, with the farm buildings at Frenches Farm and the SANG land in the background.

Key Features and Characteristics

A Sustainable Place

3.7 The adopted Local Plan includes a ‘settlement hierarchy’ to focus the distribution of development across the District and to define the role of its settlements. This established hierarchy is being carried forward as part of the Local Plan Review. Upton is identified as one of the District’s three towns and is the second largest settlement in Purbeck. It is therefore positioned at the top of the settlement hierarchy as one of the most sustainable locations where new development is to be focused given its close proximity to existing community, cultural, leisure and other types of development that are already present. In short, the site is in a sustainable location at the western edge of the town of Upton, which is capable of supporting additional development.

3.8 Upton provides a range of existing services and facilities, with the potential for additional facilities to come forward in the next few years. These facilities (listed below) will help to ensure that development at the site will be sustainable.

- Upton town centre is located approximately 1,300 metres to the north east (15 minute walk) and has a number of facilities including; a recreation area, library, health centre, pharmacy, dentist, community centre, churches, post office, cafés and local shops, including two grocery stores.
- Employment opportunities are located at the Upton Industrial Estate and along Allen Lane, both of which are within a 30 minute walk or 8 minute cycle ride. Further employment opportunities are available in Poole less than 5 miles to the south-east and easily accessible by frequent bus services.
- Upton Infant and Junior Schools are located approximately 1,000 and 1,400 metres to the north-east of the site (12 and 17 minutes’ walk respectively). There is also the potential for a new primary school and an employment site to come forward on land adjacent to the site and within Wyatt Homes’ control (as identified on page 39 of the Options Plan, August 2016).
- The nearest secondary school is the Lytchett Minster School, situated 2,100 metres to the north-west (25 minutes’ walk or 7 minutes’ cycle ride).
- The adjacent village of Lytchett Minster is within a 10 minute walk of the site and also provides; a local shop, two public houses, and one church.
- There are two bus stops local to the site; one is located on Dorchester Road at the junction with Marsh Lane (approximately 750 metres to the north) and the second on Moorland Way (approximately 1,200 metres to the east). These bus stops are within a 15 minute walk of the site.

Bus stop in Upton town centre

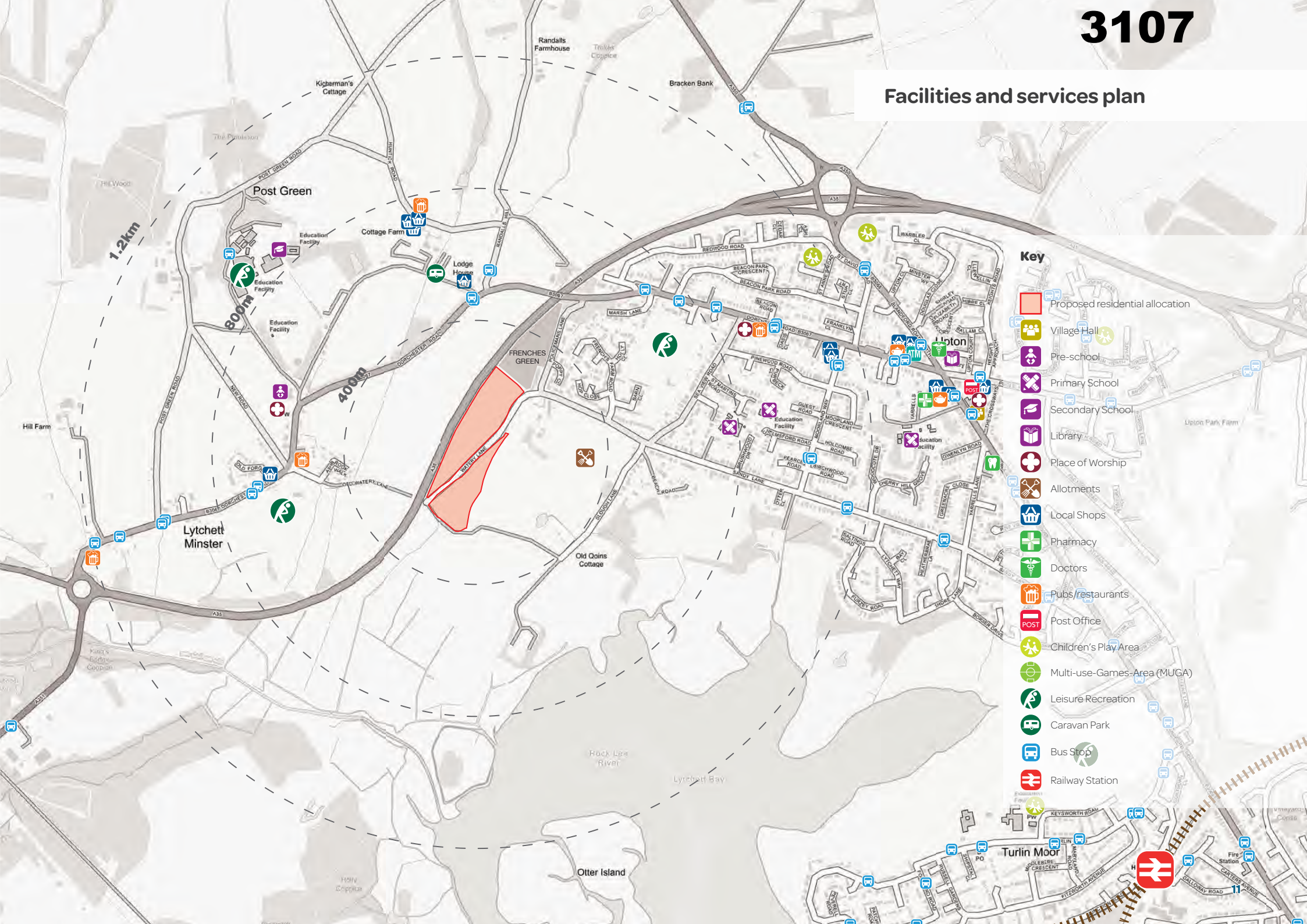


Upton Health Centre



Upton Library

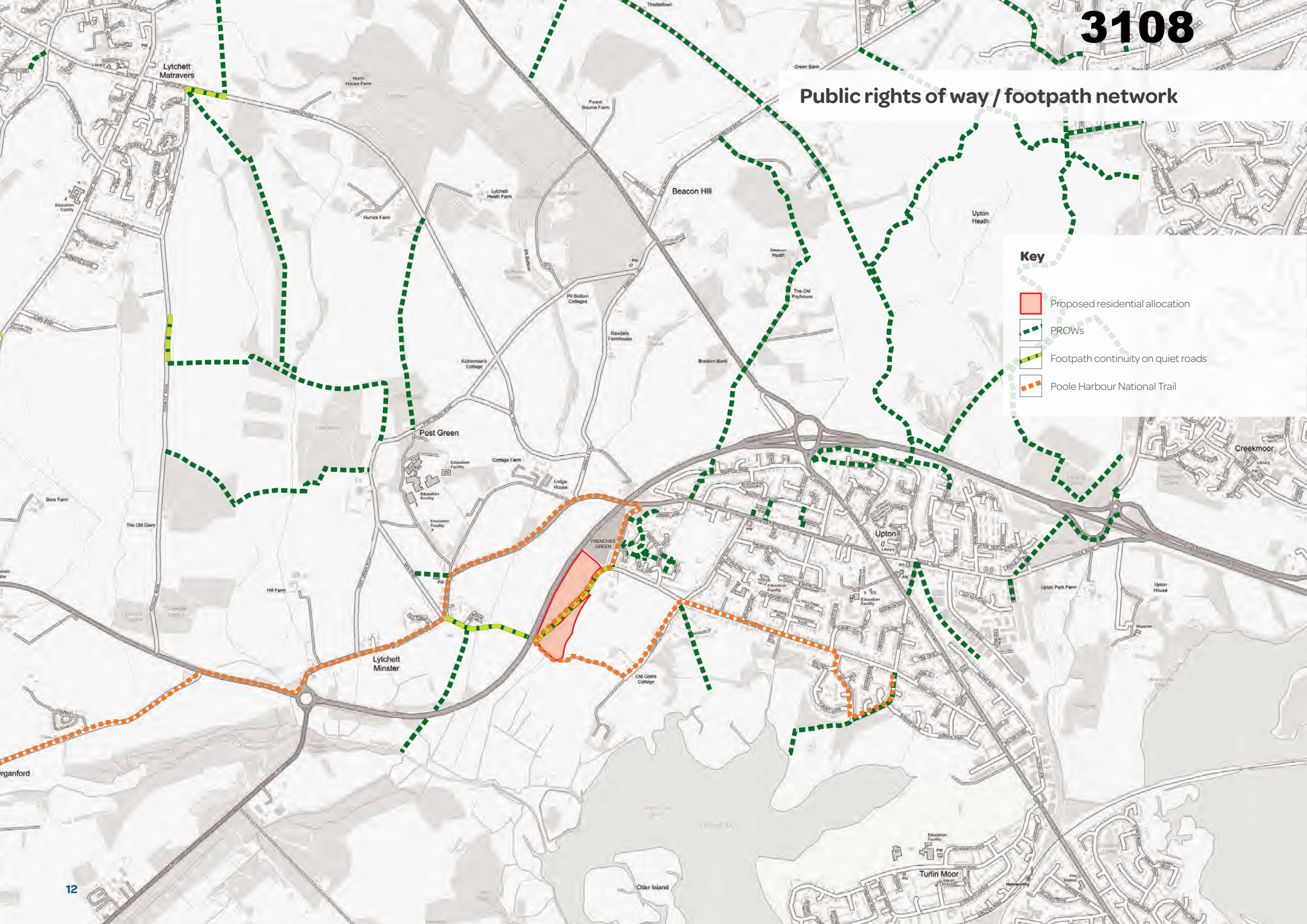
Facilities and services plan



Public rights of way / footpath network

Key

- Proposed residential allocation
- PROWs
- Footpath continuity on quiet roads
- Poole Harbour National Trail



Connections



3.9 PFA Consulting has assessed the connectivity and accessibility of the site in relation to the local highway network, pedestrian footpaths and cycle routes. The existing highway network within the locality of the site includes Policemans Lane and Watery Lane, which adjoin and dissect the site respectively. Further north, Dorchester Road connects Lytchett Minster and Upton town centre. The A35 curves around the north of Upton and bounds the site to the west. This strategic route provides links to Bournemouth (9.5 miles), Wareham (5.3 miles) and Poole (5 miles).

3.10 The closest railway station is at Hamworthy, located 1.7 miles to the south east. This station provides connections between Weymouth and London Waterloo, with services operating every 30 minutes in each direction.

3.11 The existing highway network, bus stops and Hamworthy railway station are shown on the Facilities and Services Plan on page 11. Additional factors supporting the connectivity of the site include:

- MoreBus No. 8/9 provides a frequent service (every 15 minutes during Monday - Saturday daytime, with less frequent services in the evenings and on Sundays) between Poole, Hamworthy, Turlin Moor, Upton and Creekmoor.
- Morebus No.10 bus provides a further service (hourly) to Poole, Sterte, Wessex Gate Retail Park, Upton and Lytchett Matravers (Monday-Saturday).
- Morebus 'Breezer 40' also provides an hourly service (Monday - Sunday) between Upton, Poole, Wareham and Swanage, whilst the X54 provides 4 services a day between Upton, Poole and Weymouth.
- The 'Poole Harbour National Trail' passes adjacent to the site, which links to Wareham, Sanford, Upton, Hamworthy and Poole, facilitating access to the countryside. There are a number of established public rights of way and other routes with public access surrounding the site and these are shown on the Public Rights of Way Plan on page 12.



Landscape and Visibility

3.12 Hankinson Duckett Associates (HDA) has carried out a comprehensive Landscape and Visual Analysis which has been submitted alongside this Vision Framework.

3.13 The site is located adjacent and to the west of the defined settlement boundary of Upton. Upton itself is situated within the low lying landscape associated with the northern shore of Poole Harbour, located to the south and south-east. The A35 effectively encloses the settlement to the north and west, separating Upton from the Dorset Heathland to the north and the rural agricultural landscape to the west. To the south, Upton extends up to the edges of the wetlands and saltmarsh surrounding Poole Harbour, which provide a soft edge to the settlement. The eastern edge of Upton is well wooded, which provides containment to the industrial edge of the town. Upton County Park is situated further to the east of the town.

3.14 Lytchett Minster is a historic village to the west of Upton. The central core of the village and the land surrounding the former Lytchett Manor (now a secondary school and caravan park) lie within the Lytchett Minster Conservation Area which features a number of Grade II Listed Buildings.

3.15 The site and its immediate surroundings are located within the 'Sherford Valley Pasture' Landscape Character Area. The character area extends east to Slough Lane and west to include the land surrounding Lytchett Minster. The character area is associated with low lying landscape surrounding the Sherford River and other streams draining south into Lytchett Bay.

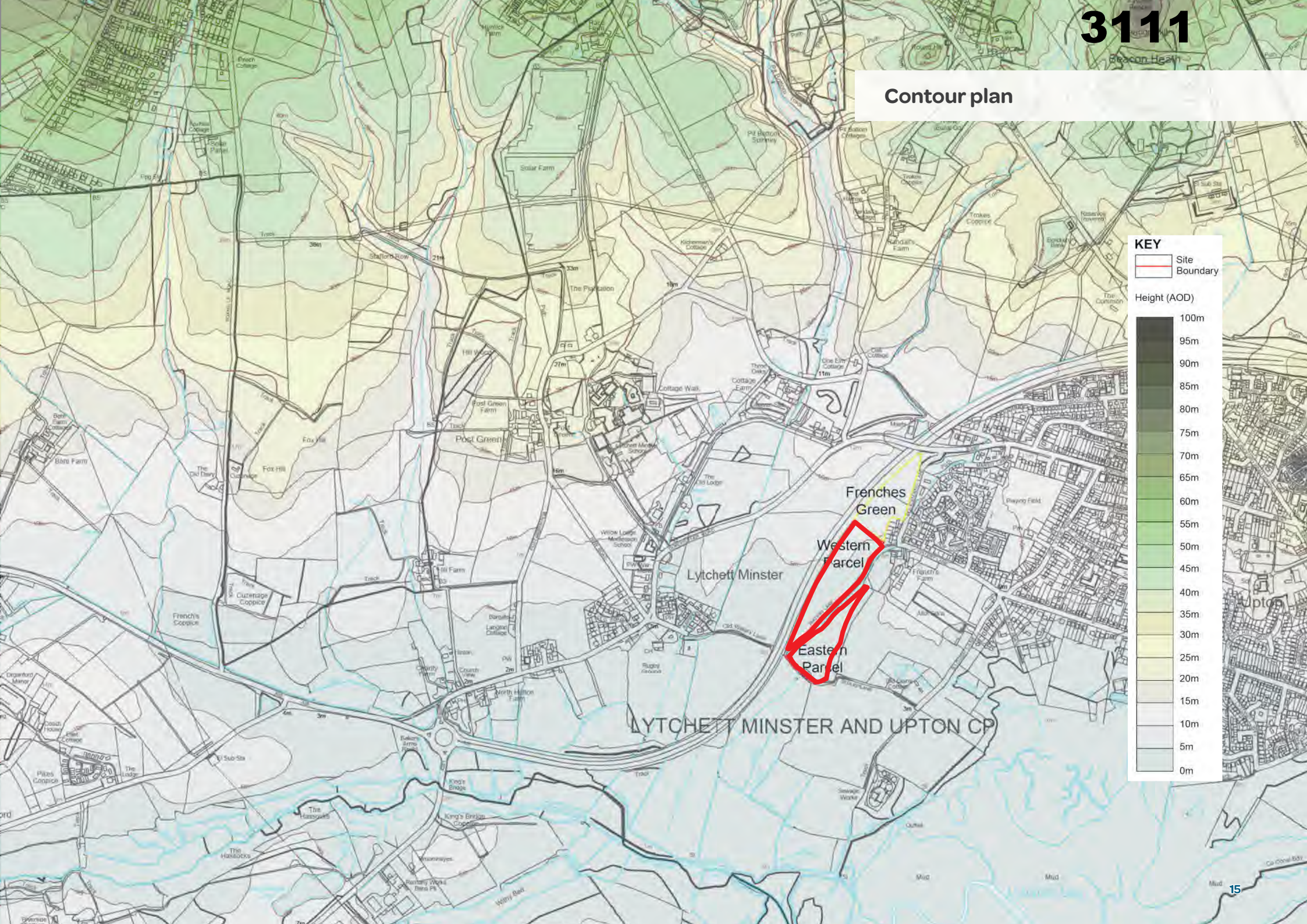
3.16 The western parcel is contained by development to the north at Frenches Green, by the A35 to the west and by the mature vegetation lining Watery Lane to the east. The vegetation lining Watery Lane includes mature mixed native hedgerows, approximately 4 metres high and mature oak trees, between 15 and 20 metres high. These features, in combination with the stream to the east of Watery Lane, are key features within the local landscape.

3.17 The western parcel is heavily influenced by its disturbed land use and its proximity to the A35 dual carriageway. By contrast, the eastern parcel is sheltered from the main road and is more rural in character, with a ditch and wet flush running centrally north-south providing a local feature. A Suitable Accessible Natural Greenspace (SANG) allocation, approved as part of the development at Frenches Green, sits to the east and is well connected to the eastern parcel of the site.

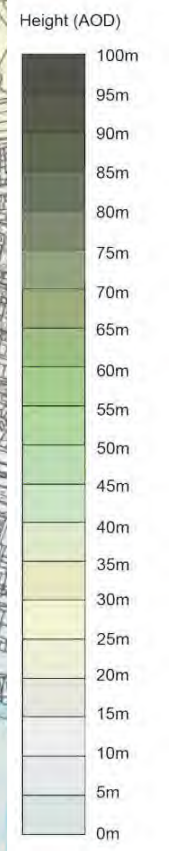


View looking south along Watery Lane

Contour plan



KEY
Site Boundary



LYTCHETT MINSTER AND UPTON CP

Visibility

3.18 The combination of topography, on-site vegetation around the site boundaries and mature trees result in the site being generally well contained from the wider landscape, with the existing settlement of Upton blocking all views from the wider landscape to the north-east.

3.19 There are partial views into the western parcel from the A35, from Old Watery Lane and from the section of Dorchester Road located to the west of the site. Partial views of the site can also be seen across the intervening fields from the gate opposite South Lytchett Manor Caravan Park and the bridge crossing the A35 between Upton and Lytchett Minster. These views have been reduced through the completion of the acoustic fencing and noise attenuation bund at the site's western boundary as part of the development of Frenches Green. The views will be further reduced as new landscape planting at this boundary matures.

3.20 Watery Lane, a public right of way, is located through the centre of the site and is enclosed to either side by mature hedgerows and trees, reducing visibility into the site to occasional glimpses and providing walkers with a high degree of enclosure. A small section of boundary vegetation in the south eastern corner of the western parcel has been removed to allow for the installation of a new pumping station associated with the development at Frenches Green, affording an open view of the site from this small part of Watery Lane. This area would be replanted as part of the development proposals for the site.

3.21 There is limited visibility into the eastern parcel. Development within this parcel is likely to be visible from the allotments to the north-east, over the existing eastern hedgerow. Gaps in the vegetation along Slough Lane (usually field gates) to the south-east and east also provide occasional glimpses. Some glimpsed views would also be possible from properties to the north and east.

3.22 There are limited views into the site from the Conservation Area in Lytchett Minster. The western-most properties of Ashbrook Walk have glimpses of the site and its boundary vegetation, although views are filtered by the mature trees that line the edge of the settlement and by the vegetated south-western boundary of the eastern parcel.



View south-east from a field gate opposite South Lytchett Manor Caravan Site



View north from the south-eastern corner of the western parcel showing part of the site and Watery Lane



View north of the eastern parcel from a field gate on Slough Lane

Green Belt

3.23 The Purbeck Local Plan Part 1 established the current extent of the South East Dorset Green Belt within the District. Upton is surrounded by Green Belt to the north, south and west, with Upton Country Park bordering the settlement's eastern boundary.

3.24 As part of the Local Plan Review the Council carried out and published Green Belt Review updates in 2016, 2017 and again in 2018. The purpose of these reviews was to determine the contribution of assessed sites to the five purposes of including land within the Green Belt, as set by the National Planning Policy Framework (NPPF), and to establish the 'exceptional circumstances' required for the release of some sites to meet the District's development needs.

3.25 Only the western parcel of the site was assessed within the 2016 Green Belt Review Update, although the eastern parcel was also assessed within later updates. The Council's overall findings for this assessment concluded that the site's sustainable location on the edge of Upton and the need for new homes in this part of the District could provide justifiable 'exceptional circumstances' for the Council to release the site from the Green Belt.

3.26 In recognition of the Council's process of Green Belt review, HDA has carried out an independent assessment of the site's Green Belt contribution. This was previously submitted to the Council as part of this response to

the Options Plan Consultation (See Appendix 1). HDA has assessed both the western and eastern parcel's contribution to each of the Green Belt Purposes 1-4, as established by the NPPF. They have defined the outcomes on a five point scale, ranging from Very High to Very Low / None. The findings of HDA's assessment for the site can be summarised as follows:



View looking south towards the site and the A35

Western Parcel

- HDA's assessment has concluded that the western parcel makes a lower contribution to the purposes of the Green Belt than was recorded within the Council's 2016 Green Belt Review Update, particularly with regards to Purposes 1-3.

Purpose 1: Checking unrestricted sprawl of large built-up areas

- The development of the western parcel would extend the settlement edge of Upton to the south-west. However, the extent to which the settlement edge can expand is limited by permanent and identifiable features (the A35) and development restrictions including nature designations and floodplain. Assessed contribution: Medium.

Purpose 2: Preventing neighbouring towns merging into one another

- The parcel has a very limited contribution towards the separation of neighbouring towns. The village of Lytchett Minster does lie in close proximity, but the land between Lytchett Minster and the A35, rather than land within site east of the A35, forms the critical separation between Lytchett Minster and Upton. Therefore the site does not form a critical part of the identified gap between these settlements. Assessed contribution: very low/ no contribution (with regard to neighbouring towns) or medium (with regard to the Upton / Lytchett Minster gap).

Purpose 3: Assist in safeguarding the countryside from encroachment

- The parcel relates well to the development edge of Frenches Green to the north and is annexed from the rural landscape to the west by the A35, and from the east and south by mature tree belts and hedgerows. Development of the parcel would not affect the character of the surrounding landscape in the longer term. Assessed contribution: Low.

Purpose 4: Preserve the setting and special character of historic towns

- The parcel has no direct physical, visual or historic relationship with the heritage assets at Lytchett Minster and development within the parcel would not adversely affect the appreciation or special character of the Conservation Area. Assessed contribution: Low.

Eastern Parcel

Purpose 1: Checking unrestricted sprawl of large built-up areas

- Development in this location would be consistent with the existing settlement pattern, rounding off the site and providing a connection to the adjacent SANG land. The development would be contained by that within the western parcel. The slight southwards expansion to the settlement edge caused by development within this parcel would be limited by identifiable and permanent features. Assessed contribution: Medium.

Purpose 2: Preventing neighbouring towns merging into one another

- It is considered that development of the eastern parcel would not noticeably change the separation between Upton and any adjacent settlement. Assessed contribution: Very low / None.

Purpose 3: Assist in safeguarding the countryside from encroachment

- The eastern parcel is largely contained and separated from the surrounding landscape by tree belts and hedgerows and this would be supplemented by additional planting as part of any development. The parcel is small and the area within it proposed for development is limited, so the amount of countryside being safeguarded by this parcel is limited. The SANG land to the east would be protected in perpetuity from any encroachment and will also define the extent to which development could encroach towards the south of Upton. Assessed contribution: Medium.

Purpose 4: Preserve the setting and special character of historic towns

- The parcel has no relationship with the Lytchett Minster Conservation Area or other heritage assets. Assessed contribution: Very low / None.

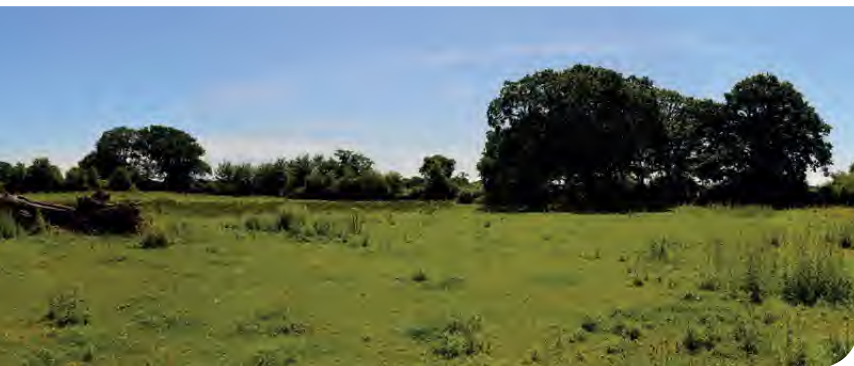
Biodiversity



Area of rush pasture, swamp and dry grassland within the eastern parcel



Hedgerows and trees along Watery Lane



Trees along the southern boundary adjacent to Slough Lane

3.27 A Preliminary Ecological Assessment was undertaken by Ecological Planning and Research Ltd and is available to be submitted to the Council on request. The initial findings of the work carried out to date are summarised below.

3.28 Large parts of the District are heathlands which are designated as Special Protection Areas (SPAs). There are SPAs situated to the south and north-east of the site, known as the Poole Harbour SPA and Dorset Heathlands SPA respectively. Both SPAs are also designated as Sites of Special Scientific Interest (SSSIs), with the Dorset Heathlands having an additional designation as a Special Area of Conservation (SAC).

3.29 The western parcel has few features of ecological importance owing to disturbance caused by topsoil storage associated with the development of Frenches Green.

3.30 Mature, diverse hedgerows and trees line both sides of Watery Lane. The tree belt along the boundary between Watery Lane and the eastern parcel is considered to be of high conservation value.

3.31 The eastern parcel comprises a number of vegetation communities, including dry grassland, species poor rush pasture and swamp. The rush pasture and swamp are considered to be species poor Priority Habitats (Rush Pasture and Eleocharis swamp), as identified within the Dorset Biodiversity Strategy. Whilst they have the potential to be of local value they do not meet the criteria for designation as a Site of Nature Conservation Interest. The field's west and east flanks, beyond the rush pasture, comprise dry grassland associated with intensive dairy farming. The disturbed dry grassland present in the north of the parcel shows evidence of vehicle movements, agricultural waste tipping and small piles of spoil.

3.32 The boundaries of the eastern part of the site that border Watery Lane and Slough Lane contain 12 aged oaks and other mature and semi-mature trees, which in terms of habitat status are recognised as a Priority Habitat (Parkland and Wayside Trees). To the south of Slough Lane is a large field under RSPB management.

3.33 Given the findings of a previous Ecological Assessment, undertaken prior to the development of Frenches Green, it is considered unlikely that the development now proposed would be materially constrained by Protected and Priority Species such as Dormice, Water Voles and Wintering Birds.

Flood Risk and Drainage

3.34 The majority of the site is located within Flood Zone 1, which has the lowest probability of flooding (with a less than 1 in 1,000 annual probability of river or sea flooding). A small part of the site in the south-western corner of the eastern parcel is shown as falling within Flood Zones 2 and 3. Development will therefore be excluded from this area.

3.35 The site is not within an area with critical drainage problems and is not within 20m of a main river. The GOV.UK's 'flood risk from surface water' mapping shows that small areas of the site have a medium to high (greater than 1 in 30 or 3.3% per year) chance of surface water flooding.

3.36 An examination of the surface water flood maps shows that the site is not impacted by any surface water flow route from outside of the site and that the potential flood risk is caused by on-site surface water only. Therefore this can be dealt with as part of the proposed drainage strategy for the site, which will adopt a 'Sustainable Drainage Systems' (SuDS) approach.

3.37 The Purbeck Level 1 Strategic Flood Risk Assessment (2018) indicates that there are no records of groundwater flooding at Upton.

3.38 As part of the development at Frenches Green a new pumping station is currently under construction to the south of the western parcel. This is being constructed with additional capacity to accommodate future development on this parcel. Purbeck District Council's Strategic Flood Risk Assessment (2018) does not identify any incidents of sewer flooding affecting the site and therefore the potential risk from sewer flooding is low.



Aerial view: illustrative perspective sketch of the eastern parcel
looking north from the southern boundary of the site



The Proposal

Wyatt Homes' development proposal provides an opportunity to expand the development at Frenches Green

4.1 Wyatt Homes' proposal provides an opportunity to extend Frenches Green towards the south by capitalising on the additional infrastructure capacity that has been provided as part of the Frenches Green development. The same well-considered principles employed for Frenches Green will ensure that new development integrates well with Frenches Green and responds sensitively to the wider rural landscape setting through the incorporation of good design principles and improved access to a significant area of SANG adjacent to the site. The existing farm buildings at Frenches Farm and the adjoining field offer the potential to accommodate employment development and a new school or care home, along with enhancement / redevelopment of the two residential units within the farm building complex.

4.2 The quality of the surroundings demands the right balance between landscape and built form. This is critical to delivering the most appropriate new place that will become a successful and positive addition to the town.

4.3 An analysis of the site's constraints and opportunities has been undertaken, as summarised in the previous sections of this document, and from this a framework masterplan has been prepared. A number of particular themes have been identified that have helped to shape the master plan:

- Levels and Views
- Landscape Structure and Biodiversity
- Access and Movement
- Utilities and Drainage
- Noise

Levels and views

Key Observations

4.4 The site is situated within the low lying landscape associated with the northern shore of Poole Harbour, located to the south-east, and is relatively flat featuring a gentle slope from north-west to south-east.

4.5 The site sits within the Sherford Valley Pasture Landscape Character Area (LCA), which extends east along Slough Lane and west to include land surrounding Lytchett Minster. Key characteristics of the LCA include: a flat, intensively farmed landscape; narrow hedge lined lanes; and well wooded river corridors with some significant mature trees.

4.6 Watery Lane dissects the site north to south and is enclosed on either side by a tree belt containing mature oak trees and understorey scrub. In summer, there are only occasional glimpses into the site.

4.7 The western parcel is generally well contained from the wider landscape, particularly rural viewpoints to the east and north east which are blocked by the settlement of Upton. There are views into this parcel from the A35, Old Watery Lane and parts of the Dorchester Road, although these are transient in nature.

4.8 Views into the eastern parcel are more limited as it is well contained, particularly along its western and southern boundaries, by a mixture of mature trees and hedgerows. Views of new development within the parcel are likely from the allotments to the north-east, over the existing hedgerow, and through gaps in vegetation along Slough Lane (notably the field gates).

4.9 The eastern edge of the newly laid-out SANG is located within the eastern parcel and therefore there would be open views of the site from this area of the SANG.

Responses

4.10 The construction of a bund, acoustic fencing and additional tree planting has been completed along the entire western boundary of the site as part of the development of Frenches Green. This will mitigate views from the A35, Old Watery Lane and Dorchester Road.

4.11 The proposed scheme layout and densities should respond sensitively to the character of the site. The western parcel will adopt a similar average dwelling density to Frenches Green, whilst the eastern parcel will reflect a lower density built form, allowing the creation of a soft edge and enabling development to integrate into its rural setting.








4.12 Dwellings within the western parcel should be set back from the A35 to reduce visual impact.

4.13 The existing mature trees and hedgerows along Watery Lane and Slough Lane should be retained and landscaping reinforced where appropriate. Dwellings and gardens should be positioned to allow for protection and retention of the mature trees.

4.14 The access connection between the eastern and western parcels should be positioned to ensure minimal impact to existing trees and hedgerows along Watery Lane.

4.15 The planting along the eastern site boundary should be strengthened to screen inward views, enhance the SANG setting and ensure the long term retention of the landscape boundary definition.

Site analysis plan: levels and views

- KEY**
-  Site boundary
 -  Settlement extension - Frenches Green
 -  Consented SANG
 -  Developed edge
 -  Existing landscape buffer
 -  Potential landscape buffer
 -  Intervisibility with the site
 -  Public right of way
 -  Heathland buffer



Landscape Structure and Biodiversity

Key Observations

4.16 There are a number of high and moderate quality (Grade A and Grade B) tree specimens on either side of Watery Lane, particularly the side that borders the eastern parcel. Further Grade A and Grade B quality trees are located along the southern boundary of the eastern parcel, running parallel to Slough Lane. These trees have conservation potential and are of local value, so should be retained.

4.17 The eastern parcel features two Priority Habitats - rush pasture and an area of swamp/runnel.

4.18 Beyond the site's eastern boundary is an area of semi-improved grassland that has now become a SANG as part of the development of Frenches Green. This area has the potential to be extended onto improved grassland further to the east, should this land be no longer required for allotments.

Responses

4.19 Development within the areas of rush pasture and swamp should be avoided, with these areas being retained as open space.

4.20 There is an opportunity to extend the SANG area by incorporating land to the east.

4.21 Courtyard spaces with feature trees and green open spaces should be incorporated into the development to create an attractive landscape structure which complements the existing mature trees around the site's boundaries.

4.22 The Grade A and Grade B quality trees along Watery Lane and Slough Lane should be retained and incorporated within the development. New homes could be positioned to overlook the SANG, with deep rear gardens ensuring protection of mature trees along Watery Lane.

4.23 The access connection between the east and west parcels should be positioned to ensure minimal impact to Grade A and B quality trees along Watery Lane.

4.24 The density of development within the eastern parcel should be lower than that in the western parcel, responding sensitively to the particular rural setting south and east of the site.



Views of high and moderate quality tree specimens along Watery Lane

Habitat Survey Plan



- KEY
- Site boundary
 - Species poor rush pasture
 - Wet runnel / swamp
 - Disturbed ground
 - Agricultural spoil
 - Improved grassland
 - Poor semi-improved grassland
 - Semi-improved neutral grassland
 - Dry semi-improved grassland
 - Working area
 - Pond
 - Scrub
 - Broadleaved woodland
 - Allotments
 - Bare ground
 - Buildings & hardstandings
 - Trees of Conservation Potential - with DBH 100-149cm
 - Aged Trees with DBH of 150cm or greater
 - Fenceline
 - Intact species-rich hedgerow
 - Species-rich hedgerow with trees
 - Ditch with running water

Access and Movement

Key Observations

4.25 The western parcel has two areas of frontage. The largest section is situated along the western boundary where it follows the alignment of the A35. The smaller frontage is along Watery Lane. The eastern parcel only has one highway frontage with Watery Lane following its western perimeter.

4.26 Watery Lane connects with the southern end of Policemans Lane at the north east of the site and continues east towards Sandy Lane and central Upton. The section of Watery Lane running south west from the junction with Policemans Lane is very narrow, being only a single vehicle width. Policemans Lane runs on a north-south axis connecting with Dorchester Road to the north. It is lightly trafficked and the carriageway varies from around 6 metres, to the north on the approach to Dorchester Road, to around 4 metres to the south towards Watery Lane.

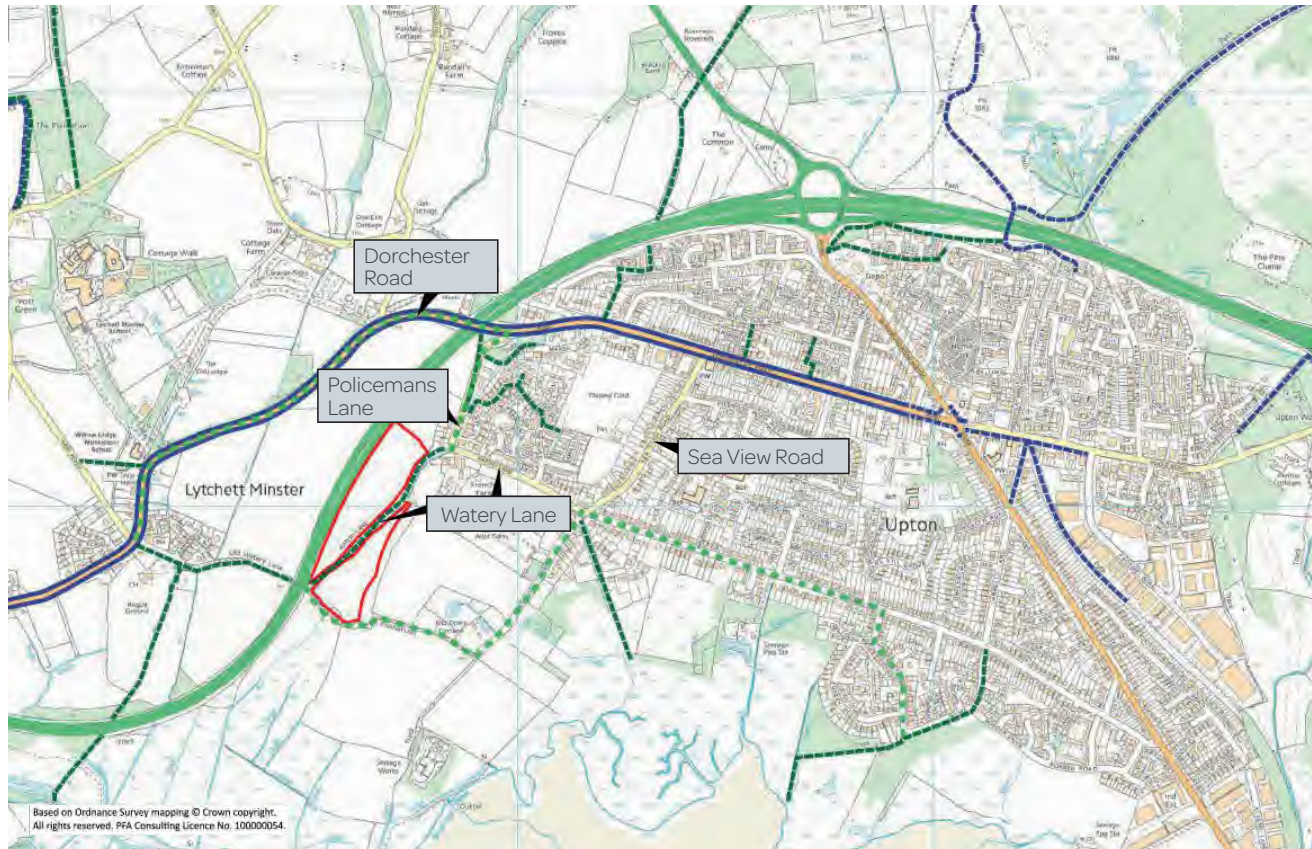
4.27 There is an existing footway running along the north side of Sea View Road and Watery Lane, as far west as 40 metres beyond the junction with Frenches Farm Road. There are currently no further pedestrian footways on the western sections of Watery Lane or on Policemans Lane and neither route currently benefits from cyclist infrastructure or street lighting.

Responses






4.28 As part of the development of Frenches Green a number of improvements have been made which assist in addressing access to the proposed site. These interventions are listed below and would also benefit any further phases of development;

- Coloured hatching has been implemented in the centre of the carriageway through the 90 degree bend where Policemans Lane meets Watery Lane. This segregates and slows traffic whilst manoeuvring the bend.
 - A 2 metre pedestrian footway has been provided along the eastern side of Policemans Lane to connect with the existing footways and on-road cycle lanes along Dorchester Road and Poppy Close. There is the opportunity to extend and connect these new pedestrian links into the proposed development site.
 - A Traffic Regulation Order has come into effect which reduces the speed limit of Policemans Lane to 30mph along its entirety, continuing eastwards onto Watery Lane.
 - The 30mph speed limit on Dorchester Road has been extended to the west of its junction with Policemans Lane in order to ensure a continuous 30mph speed limit between Frenches Green and the town centre.
- There is an existing footway adjacent to the carriageway along Sea View Road and Watery Lane as far as French's Farm Road. There could be the opportunity to extend the existing footway along Watery Lane as far as and into the proposed development in order to improve pedestrian access into Upton .
 - There is the opportunity to provide pedestrian and cycle routes through the proposed SANG travelling eastwards towards Upton.

Connections plan



Key

-  Proposed residential allocation
-  On-road cycle provision
-  Off-road cycle provision
-  Footpath
-  Poole Harbour National Trail

Drainage and Utilities

Key Observations

4.29 A small part of the site within the south-western corner of the eastern parcel is shown as falling within Flood Zones 2 and 3.

4.30 Small areas of the site have a medium to high (greater than 1 in 30 or 3.3% per year) chance of surface water flooding.

4.31 An 11kV overhead cable travels southwards across the eastern parcel towards Slough Lane.

4.32 Soil conditions on site are likely to preclude use of soakaways for surface water disposal.

Response

4.33 All development will take place only within Flood Zone 1 which has the lowest risk of flooding from rivers. The Sustainable Drainage Systems (SuDS) approach will be incorporated into the development of the site to effectively manage surface water run-off which will integrate with the wetter habitats within the site.

4.34 The electricity transmission cables are only 11kV which is the voltage used for local distribution only and therefore development could take place with them in situ. If required, they could also be diverted underground or realigned.

4.35 A sustainable drainage strategy involving the implementation of appropriate SuDS techniques should be implemented for managing the disposal of surface water runoff in ways that respond sensitively to the wetland habitats within the eastern parcel.



View looking north of overhead cable travelling southwards across the eastern parcel

Noise

Key Observations

4.36 The proposed development site at Policemans Lane is affected by road traffic noise from the A35.

Response

4.37 The noise attenuation bund and acoustic fence constructed for Frenches Green will mitigate noise impact for the proposed development. This bund extends along the entirety of the western boundary of the site to mitigate noise levels associated with the A35. In order to reduce noise levels across the whole site to an acceptable level it will be necessary to provide further mitigation measures in addition to the bund. These may include design and layout considerations, such as closed windows on the facades closest to the road and alternative means of ventilation (such as mechanical ventilation) within these dwellings to compensate for this. These measures have successfully been implemented for Frenches Green and will be taken forward for the proposed development.



View looking north over noise bund under construction

The Concept

4.38 Having identified the site's key features and characteristics these have been applied to develop a framework masterplan for the site.

4.39 The framework responds positively to the site constraints and key opportunities and the wider context to create a well-considered, attractive and sustainable development scheme. The site masterplan will deliver around 105 high quality new homes, with much improved connections to the new SANG area, which has the potential to be further extended.

Land Use	Area (ha)	% of site area
Total Site Area (excluding SANG and potential employment and school/care home area)	5.42	-
Approximate new residential developable area	2.80	52%
Approximate open space area within the development	1.71	31%
Access roads and footpaths	0.68	13%
Area for bunds and acoustic fence	0.23	4%
Approximate area of SANG as approved	4.80	-
Potential additional SANG area	2.37	-
Potential Employment and School/Care Home Site	approx. 3.0	-

Land at Policemans Lane creates the opportunity to continue the delivery of high quality new homes and accessible green spaces with potential for around 105 new homes:

- 1** New access connection created from the Frenches Green development with links through to Policemans Lane.
- 2** Dwellings set back to overlook the focal green space and retained feature Oak trees.
- 3** New homes front the access street and the green boundary to Watery Lane.
- 4** Courtyard spaces with feature trees and greens overlooked by new homes.
- 5** Dwellings back and side onto the A35 with planting and acoustic fencing forming a boundary screen to the bypass.
- 6** Focal public green space, linking with the SANG and continuing the character of a greens created around retained mature trees.
- 7** Rural 'barn' style apartment building addressing the rural edge to the site and feature pond created to support sustainable drainage requirements.
- 8** Pedestrian and cycle route connection along Watery Lane enclosed by retained trees and hedgerows.
- 9** Access connection positioned to ensure minimal impact to existing trees and hedgerows along Watery Lane.
- 10** New homes positioned to overlook a central green space (SANG) with deep rear gardens ensuring protection of mature trees along Watery Lane.
- 11** Larger dwellings with spacious gaps creates a rural low scale character.
- 12** Feature green space with habitat creation and enhancement and sustainable drainage systems.
- 13** Strengthened planting to screen inward views and enhance the SANG setting.
- 14** SANG area with potential for expansion on land south of the allotments.
- 15** Site previously identified for employment and school uses.



Character

4.40 A new vehicular access connection with pedestrian footpaths will be created from Frenches Green which links through to Policemans Lane. New dwellings in the western parcel will be laid out to overlook focal green spaces with mature trees and hedgerows along the northern and western site boundaries retained within rear garden spaces. A sequence of courtyards with feature trees and 'pocket greens' will front new homes within the western parcel and enable back and sides of properties to address the planted edge to the A35.

4.41 More extensive green open space has been incorporated at the southern and eastern edges of the western parcel to provide informal recreation opportunities. The open space at the southern edge of the western parcel will provide for sustainable surface water drainage within an attractive enclosed setting, whilst that at the eastern edge will secure effective integration with the new SANG area, delivering an open recreation area for both new and existing residents.

4.42 The part of Watery Lane which travels north-south through the centre of the site will provide an attractive pedestrian and cycle only route, enclosed by the retained hedgerows and mature boundary trees. Strengthened boundary planting will screen inward views and will enhance the setting of the green open space and SANG area to the east.

4.43 There is the opportunity to extend the SANG so that it incorporates additional land to the east, if this is no longer required for allotments. The SANG as a whole would be enhanced through the addition of a network of footpaths and cycle ways that connect to existing routes and provide improved access to Upton town centre.

4.44 The eastern parcel will incorporate sustainable drainage that will provide a gentle transition towards the SANG area further east. An informal edge to development within this parcel will be created through low density housing overlooking the SANG area and fronted by shared surface lanes and driveways. Front garden space to these new homes will allow opportunities for additional planting to further soften this edge and create a positive response to the wider rural landscape setting.

4.45 The density of new dwellings will differ across the site to enable the development to respond sensitively to the different characteristics of the western and eastern parcels and allow the development to integrate with its surroundings. Development within the western parcel is proposed at approximately 38 dph to reflect the continuation of development southwards from Frenches Green, thus enabling delivery of up to 90 dwellings. The proposed density within the eastern parcel is much lower at 15-20 dph to reflect the rural character of the setting and to avoid development within the areas of rush pasture and swamp, thus allowing for the delivery of up to 15 dwellings.



Part of the western parcel showing how the proposed development will relate to the existing development at Frenches Green

Landscape



Retention of trees and vegetation along Watery Lane to preserve the leafy and enclosed character of the lane; and also showing the new open space connecting with the SANG area

4.46 Development within the western parcel would form a continuation of the Frenches Green development. The new bund and acoustic fence along the site's western boundary with the A35 will be planted with a native tree and scrub mix to attenuate noise and to screen and soften views of the proposed housing. A SuDS detention basin is proposed at the southern end of the parcel and the margins would be planted with native marginal and aquatic plants to enhance the habitat and landscape diversity of the site.

4.47 An area of open space is located to the east of the western parcel, adjacent to existing vegetation along Watery Lane. This is intended as a focal public space for new and existing residents that links to the SANG area further east.

4.48 The proposed development has been designed to retain key features within both parcels. The trees and vegetation along Watery Lane would be retained as far as practicable, preserving the leafy and enclosed character of the lane. The access between the two parcels across Watery Lane has been chosen at a location which would minimise feature loss and protect the high quality oak trees to the south of the crossing point.

4.49 Additional tree and shrub planting would be incorporated throughout the development to provide an appropriate landscape structure, create different character areas and provide seasonal colour and variation. The scheme has been designed to sit comfortably within and reinforce the existing landscape structure, protecting valued existing features and introducing complementary planting, which would strengthen the overall character of the site. The existing boundary vegetation to the south and east of the eastern parcel will be retained and enhanced with new native planting. The wet flush and reed pasture areas to the south-east of the eastern parcel would also be retained and managed to improve species diversity.

4.50 The proposed scheme would significantly improve connectivity between Frenches Green and the SANG area, by providing additional public open space as an attractive soft edge to the eastern part of the development.

Site Access and Movement

4.51 The new vehicular access for the development at Frenches Green would also serve as the access for the additional proposed development within this western parcel, with vehicular traffic being routed north through Frenches Green. A new vehicular access point created across Watery Lane will connect and provide access to the eastern parcel.

4.52 A new 'egress only' exit onto Watery Lane from the north east corner of the western parcel will provide an alternative means of exiting the site. This was approved as part of the planning permission for Frenches Green and will be able to serve the additional development proposed. This route is 3.6 metres in width and 42 metres in length, therefore meeting standards for 'heavy vehicles' and for 'emergency vehicles'.

4.53 The section of Watery Lane which dissects the site in a north-south direction is to become a pedestrian and cycle only route and will connect with new footpaths to be created within the western and eastern parcels. Additional pedestrian routes are also to be provided throughout the SANG area to improve access to natural green space and to connect to existing public rights of way along Slough Lane and Watery Lane, providing improved pedestrian and cycle routes into Upton town centre.

Noise

4.54 A bund with acoustic fencing and additional landscape planting has now been completed along the western boundary of the site and this will benefit the proposed development to the south of Frenches Green. As with the Frenches Green development, the proposed dwellings closest to the A35 may require an alternative ventilation system for habitable rooms with a view onto the road to allow windows to be kept closed in order to reduce noise within these rooms.



Preliminary site access arrangement and pedestrian routes

Drainage and Utilities

Surface Water Drainage Strategy

4.55 As part of the proposals all new development will be built outside of the areas of highest surface water flood risk and wholly within Flood Zone 1.

4.56 As part of the development of Frenches Green some surface water improvement works have already been undertaken to reduce localised surface water flooding in the vicinity. This involved replacing an existing 450mm diameter culvert near Number 1, Policemans Lane with a higher capacity 750mm diameter culvert.

4.57 A sustainable drainage strategy, involving the implementation of appropriate SuDS techniques, is proposed for managing the disposal of surface water runoff from the proposed development on the site. The use of flow balancing methods, such as a detention basin for the western parcel and a swale for the eastern parcel, are proposed in order to attenuate surface water runoff to 'greenfield' runoff rates, with controlled discharge to the local watercourse and ditch system. The proposed swale runs parallel to the area of rush pasture within the eastern parcel and would have a controlled outfall into the swamp/runnel area, thereby maintaining the water feed into this habitat.

4.58 The proposed drainage strategy would ensure that surface water arising from the site would be managed in a sustainable manner to mimic the surface water flows arising from the site prior to any development, whilst also reducing the flood risk to the site itself and elsewhere.

4.59 The proposed drainage measures would ensure that there is little or no residual risk of property flooding occurring during rainfall events well in excess of the minimum acceptable standard for the protection of new property, which currently requires that no flooding of property should occur as a result of a 'one in 100 year' storm event.

4.60 To mitigate high groundwater levels within the development at Frenches Green, further hydrological assessments were undertaken which informed a strategy for all new development across that site to be built above ground levels. It is anticipated that this approach will be adopted for the proposed development to mitigate any identified risk of groundwater flooding.

Foul Water Drainage

4.61 There are foul and surface water sewers within the western parcel which are currently under construction to support the development of Frenches Green. The new pumping station will also have the capacity to accommodate the additional development proposed for the western parcel.

4.62 There will be a requirement to upgrade the existing foul rising main running from Lytchett Minster to the sewage treatment works in order to serve the proposed development within the site. This will be undertaken via a 'sewer requisition' procedure.

4.63 Due to a difference in site levels, development within the eastern parcel will require a separate pumping station to be built. Wyatt Homes will work with Wessex Water to develop the best strategy for this.

Utilities

4.64 A utilities search conducted in July 2017 has established that Policemans Lane and Watery Lane have access to multiple services including: a low pressure gas main; telecoms provided by BT and Virgin Media; and Wessex Water services, (including water supply mains and foul and surface water sewers).

4.65 Scottish and Southern Energy is the local electricity distributor for the area. Existing 11kV electricity transmission cables route southwards underground along Policemans Lane and continue eastwards along Watery Lane. Further 11kV overhead cables travel southwards across the eastern parcel towards Slough Lane.

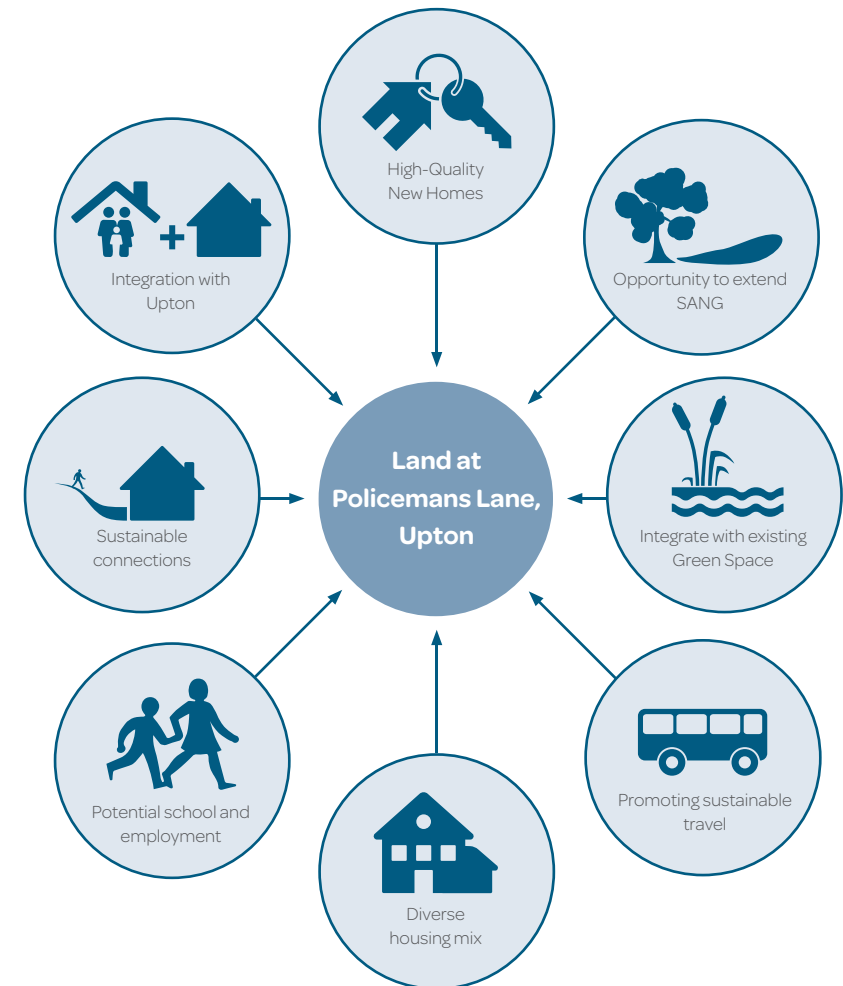
4.66 The overhead cables are only 11kV, consistent with local distribution voltages and therefore development could take place with them in situ. If required, they could be diverted underground or realigned to follow the edge of a new road or footpath incorporated into the development.

Sustainable Development

4.67 The following features of the development will ensure sustainable development is achieved:

- The site provides the opportunity for a natural continuation of the scheme at Frenches Green, providing around 105 new homes to help meet the need for new homes within the District.
- The site is well-located for easy access to a wide range of local facilities within Upton, which are within walking distance, including: local shops; doctor's surgery; pharmacy; dentist; and junior and infant schools.
- The site is within walking distance of public transport links which provide connections to education, retail, employment and leisure facilities within the wider area.
- There is the opportunity for a new primary school and employment site to be built adjacent to the site at the same time as the proposed development.
- An effective sustainable drainage strategy mitigating flood risk and incorporating appropriate SuDS measures would be proposed, integrating with existing site features.
- The proposed development would include additional footpaths and cycle ways, providing improved access to the SANG area for and enhancing access to Upton town centre and the surrounding countryside.

- The potential for a significant extension to the SANG area, accompanied by improved signs and fencing to ensure that appropriate mitigation of the impact of the proposed development on the Dorset Heathlands and Poole Harbour SPAs can be achieved.
- Emphasis on high quality design, balancing traditional techniques with latest innovation to achieve attractive homes and spaces that will endure and bring delight for decades to come.
- Ensuring that new homes and spaces are resource efficient and embody a 'fabric-first' approach and can respond to the threat of climate change by minimising energy, carbon and water use.
- Allowing for sustainable waste management during construction and operation.
- Providing a wide range of housing types, size and tenures to help meet the local need for new homes in a sustainable location.
- Significant direct and indirect economic benefits for Upton and the wider District.
- Increase in Council Tax and New Homes Bonus revenue to support local services.



Biodiversity and SANG Mitigation

4.68 The proposed development will require appropriate SANG capacity to mitigate the adverse impact of increased recreational demand on the Dorset Heathlands and Poole Harbour SPAs. Natural England has previously agreed that the 4.66ha SANG, already consented and being delivered to mitigate the development of Frenches Green, has the capacity to mitigate the impact of an additional 100 dwellings proposed on the site south of Frenches Green.

4.69 As part of the comprehensive scheme proposed within this document, around 105 dwellings could be delivered. Therefore, Wyatt Homes are also promoting the opportunity to extend the SANG area to incorporate additional land within their control to the east of the SANG. This extension would result in a total SANG area of 7.17 hectares, which is considered to be more than sufficient to mitigate the impact of 105 new dwellings on the Dorset Heathlands and Poole Harbour SPAs.

4.70 The framework masterplan for the proposed development has been carefully designed to provide a significantly improved link from Frenches Green to the SANG area, through a new vehicular access point across Watery Lane and through the provision of a new network of footpaths and cycle ways through the proposed development site. The SANG area itself will also provide a network of footpaths and cycle ways which will connect to existing public rights of way along Slough Lane and Watery Lane in the north and east of the site, improving the connectivity to Upton town centre.

4.71 A car park to accommodate visitors to the SANG has now been completed to the north east of the site opposite the entrance to Frenches Green and provides 4 parking spaces. Improvements to signs and fencing to promote the use of the SANG area have also been incorporated.

4.72 The development of the site will accord with the guidance outlined within the adopted Nitrogen Reduction in the Poole Harbour Supplementary Planning Document (April, 2017).

4.73 In order to avoid adverse impact on the Parkland and Wayside Trees along the boundaries of the eastern parcel that border Slough Lane and Watery Lane, new development is proposed at a lower density and set back from the tree line within the eastern parcel. New homes

are positioned to overlook a central green space with deep rear gardens ensuring that the existing trees along Watery Lane can be accommodated and protected.

4.74 The Rush Pasture and Eleocharis swamp are also identified as species poor Priority Habitats and no development is proposed within these two habitat areas. Whilst further hydrological assessment needs to be undertaken to determine the extent of the catchment and feed into this wetland habitat, the SuDS approach incorporated into the framework masterplan for the eastern parcel is designed to support the continuation of the water supply into this wetland habitat.



Example of a SuDS feature incorporated into a new residential development.



Aerial view: Illustrative perspective sketch of the eastern parcel - view looking north-east

Conclusions

Summary

5.1 The Land at Policemans Lane, south of Frenches Green is the last area available for development adjacent to the town of Upton that is outside of the 400 metre 'exclusion zone' that protects the Dorset Heathlands and Poole Harbour SPAs. It is therefore the most appropriate location for securing new residential development adjacent to the town, which is positioned at the top of the Council's settlement hierarchy, as set out within the adopted PLP1 and the Pre-submission Purbeck Local Plan..

5.2 The proposals for Policemans Lane, set out within this document, have been informed by a more detailed understanding of the site and its context than that available to the Council at the earlier stages of local plan preparation. The site specific technical work commissioned by Wyatt Homes has established that the site is a sustainable location and has the capacity to deliver around 105 new homes as an extension to Upton that will create a high quality place, befitting Upton's identity and the quality of the wider landscape context.

5.3 This site is capable of delivering much needed new homes within the District, in full compliance with the policies of the NPPF. The site represents the opportunity to continue the development at Frenches Green, making a positive contribution to the character of the west of Upton, without detriment to the wider landscape setting.

The Way Forward

5.4 Moving forward, in the coming months the site's technical attributes will continue to be assessed by Wyatt Homes and the development proposals for the site will continue to be refined. All technical work and survey findings will be shared with key stakeholders including the District Council and the Town Council. Input will also be drawn from local residents in the form of public engagement, the feedback from which will further inform the development proposal.

5.5 Wyatt Homes are proud to be working on the delivery of much needed new homes at Upton and would like to fully engage with all relevant stakeholders as they progress their development proposal. As a local developer, Wyatt Homes seeks to consolidate its reputation and will deliver a high quality development to enhance the character of the town, creating a strong identity and sense of place.

Appendix 1

Supporting Documents

Supporting Document	Prepared by
Landscape and Green Belt Report	Hankinson Duckett Associates
Highways and Transport Appraisal	PFA
Utilities Report	PFA
Flood Risk Assessment	PFA
Tree Survey	Barrell Tree Care
Preliminary Ecological Assessment	Ecological Planning and Research Ltd



3140

For further information contact

Peter Home

WYATT
HOMES

Memorandum of Understanding between Dorset Council, Wyatt Homes and Natural England as part of the preparation of the Purbeck Local Plan

In relation to Land at Policeman's Lane, Upton

June 2019

Memorandum of understanding between:

- **Dorset Council;**
- **Wyatt Homes; and**
- **Natural England.**

This memorandum relates to housing sites around Upton referred to in the Purbeck Local Plan (2018 – 2034) and supporting evidence.

June 2019

Contents

Introduction	4
Matters that the Council and Wyatt Homes agree	4
Description of site and indicative site layouts	5
Upton	5
Matters that the Council and Wyatt Homes disagree	5
Proposed Site Policy in the Purbeck Local Plan	10
Site policies relating to the land at Upton	10
Modifications tabled for consideration by the Council which could affect the housing site at Upton (SD14)	12
Policy H3: New housing development requirements	12
Preamble to Policy I4: Recreation, sport and open space paragraph 253.....	12
Policy I4: Recreation sport and open space	12
Matters that the Council and Wyatt Homes agree	12
Specific planning considerations	13
Housing need/strategy	13
Matters that the Council and Wyatt Homes disagree	13
Green belt	13
Matters that the Council and Wyatt Homes agree	13
Habitats and biodiversity	13
Matters that the Council and Wyatt Homes agree	13
Flood risk and drainage	13
Matters that the Council and Wyatt Homes agree	13
Noise	14
Matters that the Council and Wyatt Homes agree	14
Infrastructure	14
Matters that the Council and Wyatt Homes agree	14
New school for Upton	14
Viability	15
Matters that the Council and Wyatt Homes disagree	15
Delivery	15
Matters that the Council and Wyatt Homes agree	15
Signatories	16
Tim Hoskinson – Wyatt Homes	16

Nick Squirrell – Natural England..... 16
Anna Lee – Dorset Council 16

Introduction

1. This statement has been jointly prepared by Wyatt Homes and Dorset Council (here after referred to as 'the parties') in preparation for the examination of the Purbeck Local Plan (submitted for examination on 28th January 2019). Where relevant, and as specified in the appropriate places in this statement, Natural England have also confirmed that they agree to the statements presented in the memorandum.
2. The Council's strategy for addressing housing needs in Purbeck includes policy allocations for a total of 90 homes on one site at Upton. The memorandum is structured around headings relating to some of the key planning considerations for the housing policy allocation at Upton and adjacent land which Wyatt Homes has made available for development as a new school or residential care home (Class C2).
3. This memorandum has been prepared in the context of the emerging Purbeck Local Plan (2018-2034), and takes into consideration, the housing site evaluation process that the Purbeck District Council used for selecting its preferred development strategy to meet local housing need. As part of this evaluation Purbeck District Council took account of the characteristics of each site, other relevant information, responses to earlier consultations, supporting evidence prepared by Wyatt Homes and key planning considerations (including legislation and planning policies relating to habitats, green belt, flood risk, heritage assets, irreplaceable habitats, access, landscaping, layout and scale).
4. This memorandum summarises the key planning matters that the parties agree/disagree for the housing policy allocation at Upton and key supporting evidence. The Council recommends that the memorandum should be read in conjunction with the site assessments in the Strategic Housing Land Availability Assessment (SHLAA)¹.

Matters that the Council and Wyatt Homes agree

5. Both parties agree that the housing site around Upton identified in the Purbeck Local Plan (2018-2034):
 - is available now;
 - is a suitable location for new homes; and
 - that new homes will start to be delivered on the site within 5 years of the start of the plan period.

¹ The relevant SHLAA assessment reference for Upton is: SHLAA/0039.

Description of site and indicative site layouts

6. This section of the memorandum includes a description of the housing site at Upton referred to in the housing allocation policy H7 of the Purbeck Local Plan and indicative layouts prepared by Wyatt Homes which illustrate how the site could be developed with homes.

Upton

7. The site outline forms an irregular shape - its western side follows the edge of the A35 and its eastern side runs next to Watery Lane/an agricultural field boundary (on the opposite side of the lane). There is an established hedgerow running next to Watery Lane that includes a number of mature trees. A wooden acoustic fence has been erected along all of the western edge of the site with the A35 to mitigate the effects of traffic noise from the road on recently completed homes to the north (the homes were allocated as part of the Purbeck Local Plan Part 1(PLP)). There are no significant changes in ground levels across the site.

Matters that the Council and Wyatt Homes disagree

8. The parties disagree over the size of the site at Upton. The Council considers that 90 homes could be delivered on a smaller parcel of land outlined in blue ink in Figure 1 and Wyatt Homes consider that 105 homes could be delivered on a larger site that includes development of part of the land outlined in red in Figure 1.
9. Notwithstanding the disagreement over the extent of the site, the parties also disagree that 90 homes should be seen as a 'maximum' level of delivery on the site outline in blue ink. Wyatt Homes consider that Policy H7 should refer to '*around 90 homes*'.

Memorandum of understanding between Purbeck District Council and Wyatt Homes

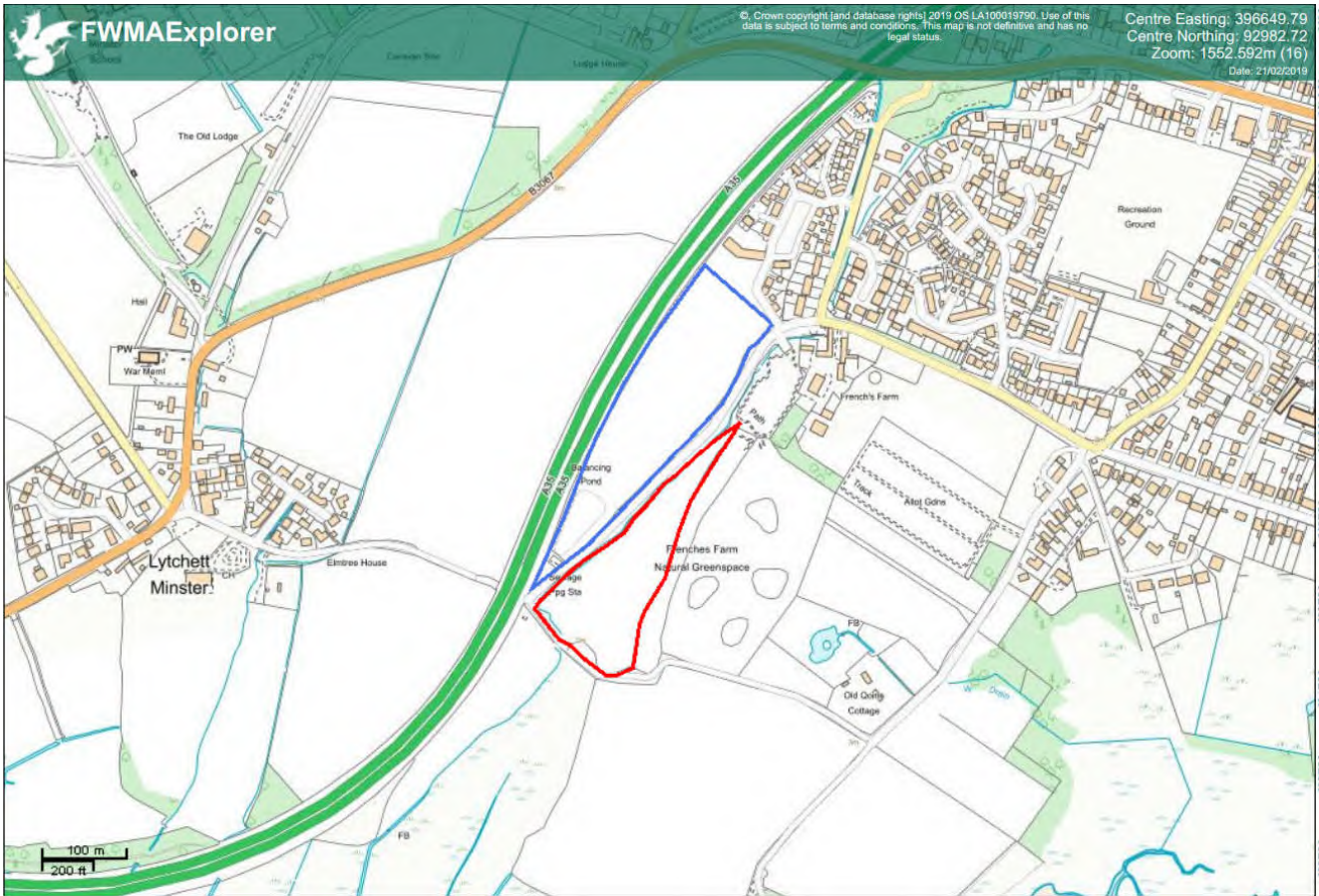


Figure 1: The land which the Council considers is suitable for 90 homes is outlined in blue ink and the additional land which Wyatt Homes considers is suitable to provide for a further 15 homes (making a combined total of 105 homes) is outlined in red ink.

10. The indicative layout that Wyatt Homes has prepared shows vehicular access from the adjoining housing estate to the north that has recently been completed by Wyatt Homes (allocated through the PLP 1 (2012)) which extends through the site, crossing Watery Lane to provide access to the eastern parcel.



Figure 2: Indicative layout prepared by Wyatt Homes showing possible vehicular access and layout for homes/roads at the housing site Upton.

11. Planning permission for 'Erection of 70 dwellings with associated open space, noise attenuation bund, accesses and onsite roads/footpaths; off-site transport improvements including footpath along Policemans Lane; creation of sustainable drainage system including new pond; and use of land for recreational purposes (Suitable Alternative Natural Green Space).' (Council reference 6/2014/0299) was allowed following a planning appeal (APP/B1225/W/15/3049345). The planning obligation (dated 14th October 2015) relating to this planning permission identifies the application site and land for a nearby Suitable Alternative Natural Green Spaces (SANGS) to address the developments effects on European sites.



Figure 4: SANGs (outlined in blue ink).



Figure 5: Map to show further land adjacent to SANGs which may be required to offset nitrogen emissions from new homes on the site allocated in the emerging Purbeck Local Plan.

Proposed Site Policy in the Purbeck Local Plan

Site policies relating to the land at Upton

Policy H3: New housing development requirements

Development proposals submitted for sites allocated in policies H4 to H8 must comply with all other relevant policies in the Purbeck Local Plan. The Council also expects all proposals for new housing development on allocated sites to:

- a. demonstrate a high quality of design in accordance with Policy E12;
- b. deliver affordable homes, a mix of different types of homes and accessible homes as required by Policies H9, H10 and H11;
- c. deliver appropriately designed suitable alternative natural greenspaces (SANGs) to avoid / mitigate the adverse effects from the new homes on European sites (in accordance with The Dorset Heathlands Planning Framework 2015-2020 Supplementary Planning Document, 2016), provide details for phased implementation of development / access to the SANG and details of site access management and monitoring to demonstrate that adverse effects can be avoided / mitigated over the lifetime of the development;
- d. mitigate the effects of nitrogen from the new homes on Poole Harbour (in accordance with the Nitrogen Reduction in Poole Harbour Supplementary Planning Document, 2017);
- e. include details of suitable hard and soft landscaping schemes;
- f. provide suitably designed green space following the Fields in Trust 'Guidance for Outdoor Sport and Play Beyond the Six Acre Standard England';
- g. include details of charging points for electrical vehicles and the infrastructure needed to achieve superfast broadband connectivity for the new homes;
- h. provide suitable points of vehicular and pedestrian access into the sites (including emergency vehicles and waste collection vehicles);
- i. include survey information that identifies important trees, and provide details for their retention and protection whilst construction work is taking place;
- j. provide financial contributions towards education in accordance with the Policy I1;
- k. include details of suitable foul and surface water drainage schemes;
- l. include opportunities to enhance biodiversity when considering the layout and design of open green spaces and the development's landscaping scheme; and
- m. include a transport statement or assessment so that likely impacts of development can be mitigated, if necessary, including a travel plan which encourages occupiers of new homes to make use of sustainable modes of transport.

If an applicant considers there are site specific considerations that mean they are unable to provide any of the above, the Council expects applicants to submit a financial viability appraisal with their planning application. The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the Council.

Policy H7: Upton

Land at Upton, as shown on the policies map, will help to meet the District's housing needs by providing up to 90 new homes, community facilities and infrastructure. Subject to the requirements relating to all development on the sites allocated for new homes in this plan, housing development on the allocated site at Upton will be expected to:

- a. include details of mitigation measures to avoid the adverse effects of traffic noise from the adjoining A35 on the occupants of new homes; and
- b. provide financial contributions for local health infrastructure and education (as required by Policy I1).

If an applicant considers there are site specific considerations that mean they are unable to provide any of the above, the Council expects applicants to submit a financial viability appraisal with their planning application. The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the Council.

Modifications tabled for consideration by the Council which could affect the housing site at Upton (SD14)

Policy H3: New housing development requirements

12. Amend policy H3 clause g to read:

- 'include details of ~~charging points for electrical vehicles and~~ the infrastructure needed to achieve superfast broadband connectivity ~~for the new homes~~ and, where possible, details of charging points for electrical vehicles;' (MM5)

Preamble to Policy I4: Recreation, sport and open space paragraph 253

13. Amend paragraph so as to read:

'The Purbeck Built Sports Facilities Assessment (2017) showed that Purbeck has adequate but out-dated sports facilities; the Council will work in partnership with facility owners to identify opportunities to enhance and improve existing provision.

A rural Dorset wide playing pitch strategy is also in preparation and will be completed by July 2019. The playing pitch strategy will consider the quality and quantity of the current facilities and identify where there is a current shortfall in provision. The requirement for local play and other open space facilities will be considered on a site by site basis. Where there is an identified shortfall, and having regard to the multi-functionality of open/green space, developments will be expected to meet the Fields in Trust standards currently set out within guidance for outdoor sport and play beyond the six acre standard, October 2015.' (MM18)

Policy I4: Recreation sport and open space

14. Amend the policy to read:

'New facilities

Residential development will be required to make provision for formal and informal recreation, sport and/or open space facilities on-site ~~to achieve the identified~~ following Fields in Trust benchmark guidelines.' (MM17)

Matters that the Council and Wyatt Homes agree

15. The parties agree that the Inspector should be invited to consider whether the suggested modifications described in this memorandum are necessary to make the Purbeck Local Plan sound/legally compliant with legislation.

Specific planning considerations

Housing need/strategy

Matters that the Council and Wyatt Homes disagree

16. The parties disagree whether the Council has accurately assessed the number of new homes needed over the period of the Purbeck Local Plan between 2018 and 2034.

Green belt

Matters that the Council and Wyatt Homes agree

17. The parties agree that the Council has demonstrated that it has fully examined alternatives for meeting the District's housing need before considering changes to green belt boundaries around Upton and that exceptional circumstances exist for changes to green belt boundaries on land outlined in blue ink at Policeman's Lane (as identified in Figure 1).

Habitats and biodiversity

Matters that the Council and Wyatt Homes agree

18. Wyatt Homes have completed ecological surveys of the land being made available for homes at Policeman's Lane outlined in blue ink in Figure 1. Details of measures to avoid, mitigate, or where necessary compensate, for any harm to protected species or biodiversity on the site can be considered when planning applications are prepared. Wyatt Homes will explore opportunities to enhance biodiversity on the allocated housing and SANG site at Upton.
19. The parties, and Natural England, agree that the adverse effects from 90 new homes (on land outlined in blue ink in Figure 1) on Dorset Heathlands and Poole Harbour can be avoided/mitigated:
 - with an existing SANGs (as identified in Figure 4 outlined in blue ink);
 - by offsetting nitrogen emissions by taking land adjacent to the SANGs out of agricultural use (as identified in Figure 5); and
 - a contribution per dwelling in accordance with the Poole Harbour Recreation SPD.
20. Where there is a shortfall in nitrogen offsetting (identified when the planning application is being considered) the SPD mechanism may be used.

Flood risk and drainage

Matters that the Council and Wyatt Homes agree

21. The allocated housing site (outlined in blue ink and identified in Figure 1) at Policeman's Lane is not at risk from fluvial flooding from main rivers. The Council's

Memorandum of understanding between Purbeck District Council and Wyatt Homes

records indicate that small parts of the land are at moderate/high risk from surface water flooding. There are no reasonably available sites for the proposed development (on the site outlined in blue ink and identified in Figure 1) elsewhere around Upton that would be appropriate for 90 new homes and are at a lower risk from flooding.

22. The parties agree that a suitable drainage scheme for the allocated housing site (outlined in blue ink and identified in Figure 1) at Policeman's Lane must be prepared for a planning application.

Noise

Matters that the Council and Wyatt Homes agree

23. The parties agree that suitable noise mitigation measures (to address the effects from traffic noise generated from the Upton bypass) for the allocated housing site (outlined in blue ink and identified in Figure 1) at Policeman's Lane must be prepared for a planning application.

Infrastructure

Matters that the Council and Wyatt Homes agree

24. Wyatt Homes will provide financial contributions in accordance with the requirements of Policy I1 of the Purbeck Local Plan (2018-2034) for local health and education infrastructure.

New school for Upton

25. Dorset Council does not consider that the site hatched in blue ink and labelled 15 in Figure 3, is needed as a school to support the allocations for new homes around Lytchett Matravers and Upton.



Figure 3: Hatched area (labelled 15) as a possible site for a school/care home/ employment uses, with SANGS (labelled 14) to the east as presented in the indicative layout prepared by Wyatt Homes.

Viability

Matters that the Council and Wyatt Homes disagree

26. The parties disagree on whether the Council’s economic viability assessments of the Purbeck Local Plan 2018-2034, and the allocated housing, have accurately considered relevant costs and values.

Delivery

Matters that the Council and Wyatt Homes agree

27. Both parties anticipate that new homes will be delivered on the allocated sites around Lytchett Matravers and Upton within the first five years of the Purbeck Local Plan at the numbers specified in the table below:

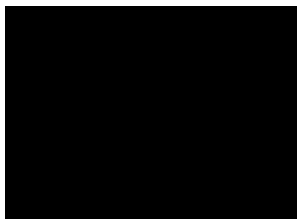
	2018/19	2019/20	2020/21	2021/22	2022/23
Upton/Lytchett					
Matravers		0	15	85	85

Memorandum of understanding between Purbeck District Council and Wyatt Homes

Signatories

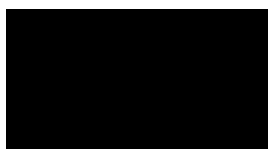
Tim Hoskinson – Wyatt Homes

Nick Squirrell – Natural England



6 June 2019

Anna Lee – Dorset Council



7 June 2019

Steve Boyt

From: Tim Hoskinson - Wyatt Homes [REDACTED]
Sent: 06 June 2019 16:43
To: Steve Boyt; Squirrell, Nick (NE)
Cc: Peter Home; Anna Lee
Subject: Re: Memorandum of understanding

Dear Mr Boyt

Thank you for your email, I have reviewed the documents and can confirm that Wyatt Homes are prepared to sign up to both of the MOUs.

Yours sincerely

Tim Hoskinson



Tim Hoskinson MRTPI

Planning Manager



Wyatt Homes

1 Parkstone Road, Poole, Dorset, BH15 2NN



Email: [REDACTED]



Web: www.wyathomes.co.uk

Lewis Wyatt (Construction) Ltd is a company registered in England and Wales under number 2566865. Registered office: 1 Parkstone Road, Poole, Dorset, BH15 2NN, United Kingdom. The company accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided, unless that information is subsequently confirmed in writing. Any views or opinions presented in this email are solely those of the author and do not necessarily represent those of the company.

From: Steve Boyt [REDACTED]
Date: Thursday, 6 June 2019 at 15:45
To: Tim Hoskinson [REDACTED]
[REDACTED]
Cc: Peter Home <[REDACTED]>
Subject: Memorandum of understanding

Dear Mr Hoskinson and Mr Squirrell,
Please find attached what I hope are final drafts of memorandums which relate to the sites which Dorset Council has allocated for homes in Lytchett Matravers and Upton in the Purbeck Local Plan (2018-2034). I should be pleased if you could both consider the drafts and formally confirm via e-mail whether you are prepared to sign the document.

The draft memorandum relating to Upton has been changed following the draft prepared by Mr Squirrell in respect to the matters agreed under the heading 'Habitats and biodiversity'.

(Specifically paragraphs 19 and 20). I would be grateful if you could both give these paragraphs particular consideration to ensure that all parties are clear on:

- the size of SANGs needed to address the adverse effects from the 90 new homes on Dorset Heathlands; and
- the land which needs to be ‘taken out’ of agricultural use in order to offset nitrogen emissions from the 90 new homes into Poole harbour.

I would be grateful if you could both attempt to respond by 17:00 today.

Yours sincerely

Steve Boyt
Planning Policy Officer
Planning and Community Services

Dorset Council


dorsetcouncil.gov.uk

[Facebook.com/DorsetCouncilUK](https://www.facebook.com/DorsetCouncilUK)
[Twitter.com/DorsetCouncilUK](https://twitter.com/DorsetCouncilUK)
[Instagram.com/DorsetCouncilUK](https://www.instagram.com/DorsetCouncilUK)

To receive the latest news from Dorset Council by email, visit
dorsetcouncil.gov.uk/e-newsletter

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. It may contain unclassified but sensitive or protectively marked material and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy or use it, or disclose it to anyone else. If you have received this transmission in error please notify the sender immediately. All traffic may be subject to recording and/or monitoring in accordance with relevant legislation. Any views expressed in this message are those of the individual sender, except where the sender specifies and with authority, states them to be the views of Dorset Council. Dorset Council does not accept service of documents by fax or other electronic means. Virus checking: Whilst all reasonable steps have been taken to ensure that this electronic communication and its attachments whether encoded, encrypted or otherwise supplied are free from computer viruses, Dorset Council accepts no liability in respect of any loss, cost, damage or expense suffered as a result of accessing this message or any of its attachments. For information on how Dorset Council processes your information, please see www.dorsetcouncil.gov.uk/416433

Natural England letter confirming phosphorus mitigation is no longer a requirement in the Poole Harbour Catchment.

24 May 2024

Date: 24 May 2024

Our Ref:



Horizon House
Deanery Road
Bristol
BS1 5AH

By email only:

Mike Garrity, Head of Planning, Dorset Council
[REDACTED]

Announcement of Wastewater Treatment Works to be upgraded under Levelling-Up and Regeneration Act (LURA)

Dear Mr Garrity

As Deputy Director for the Natural England Wessex Area, I wanted to write to you at the earliest opportunity to inform your Authority of a change in Natural England's advice in relation to Poole Harbour Special Protection Area/Ramsar and nutrient neutrality.

As you are aware, the Water Industry Act 1991 (as amended by the Levelling-up and Regeneration Act 2023) sets a new duty on water companies to ensure relevant wastewater treatment works meet specified nutrient removal standards by an upgrade date in designated catchments.

Competent authorities (including local planning authorities) considering planning proposals for development draining via a sewer to a wastewater treatment works subject to the upgrade duty are required to consider that the nutrient pollution standard will be met by the upgrade date for the purposes of Habitats Regulations Assessments.

Defra has published a list of over [140 wastewater treatment works](#) that must be upgraded by water companies to meet nutrient removal standards in designated areas particularly affected by nutrient pollution. This includes additional upgrades for phosphorus at seven smaller wastewater treatment works in the Poole Harbour catchment, by 1 April 2035. This is in addition to the required upgrades for phosphorus and nitrogen at all works serving a population equivalent above 2,000 in the catchment by 1 April 2030.

Natural England's assessment is that this will deliver the reduction in phosphorus levels required to achieve the conservation objectives of the site, with headroom for new development. It is therefore Natural England's view that the upgrades provide a legally binding solution to restore sustainable phosphorus levels in the Poole Harbour SPA/Ramsar.

This letter provides confirmation from Natural England that our advice that new development in the Poole Harbour SPA/ Ramsar catchment should achieve nutrient neutrality for phosphorus, is no longer required. Please note that our advice regarding nutrient neutrality for nitrogen remains unchanged.

To align with the change in advice on nutrients in Poole Harbour SPA/ Ramsar, Natural England has amended the Poole Harbour nutrient budget calculator. The updated version of the calculator only generates values for nitrogen (rather than nitrogen and phosphorus) and will be available on Gov.uk shortly.

I also wanted to take the opportunity to let you know that Natural England's Nutrient Mitigation Scheme is currently working to set a date for the release of its first nitrogen mitigation credits in the

Poole Harbour catchment. We will provide a further update on our credit release plans in due course.

Should you wish to discuss the information set out in this letter, please do not hesitate to contact me.

Yours sincerely

Rachel Williams
Deputy Director
Wessex Area Team