

4 North East Area

follow up to



# Where shall we build in Upton and Lytchett Matravers 2012-2026?



Purbeck District Council is consulting on sites for development around our towns and villages to be included within the Core Strategy, Purbeck's new plan to manage growth and development up to the year 2026

Last autumn, the Council consulted all Purbeck residents and businesses on where new development should be located. There were 1,936 responses, a response rate of about 8% across the District. We consider this to be a good response for a planning consultation so thank you for taking the time to reply. Two thirds (63%) supported the Council's Preferred Option of distributing development around Swanage, Upton, Wareham, Bere Regis, Lytchett Matravers and Wool.

In and around Upton and Lytchett Matravers, there were 265 responses of which 52% supported the Council's Preferred Option that includes a small settlement extension to Upton of 70 dwellings with improvements to the centre of Upton, and a small settlement extension to Lytchett Matravers of 50 dwellings.

Whilst support for the Preferred Option is slightly less in and around Upton and Lytchett Matravers than the District as a whole, this still indicates a significant level of support for the Council's proposals in the area. We have now moved on to the next stage and are consulting on where this development should take place, as well as what supporting infrastructure such as open space, community facilities, etc. should be provided.

This development is essential to meet expected growth and the priorities of the Purbeck Community Plan, Upton & Lytchett Minster Town & Parish Plan and Lytchett Matravers Parish Plan to help deliver more affordable housing and community facilities. Of the 70 dwellings proposed in Upton and 50 dwellings proposed in Lytchett Matravers, half would be 'affordable housing'. We have discussed the potential sites with both Lytchett Minster & Upton Town Council and Lytchett Matravers Parish Council to begin to ensure local views are taken into account.

We hope that you will once again make your views known to us by completing the attached questionnaire and/or visiting our roadshows on Wednesday 30th June (4-8pm) in Lytchett Matravers Village Hall or Monday 19th July (4-8pm) in Upton Community Hall.



Councillor David Budd – Leader of the Council

## New supermarket(s) update



Last autumn, we also consulted you on where a new supermarket should be located. Currently, many people around Wareham don't do their food shopping in the town and a need has been identified for a further 2,000 sqm of floor space for food shopping. A new supermarket would also mean that people would not have to travel to the larger supermarkets in Poole or Dorchester, helping to reduce congestion on the A351.

We asked for your views on the Preferred Option of a large supermarket at Wareham and the two alternatives of a large supermarket in Swanage or medium sized supermarkets in Wareham and Swanage. Of the 1,936 responses, half (50%) supported the Council's Preferred Option of a large supermarket at Wareham. This compares with 10% who supported the option of a large supermarket in Swanage and 21% who supported medium sized supermarkets in both towns.

Therefore, there is uncertainty within the District as to whether a new, large supermarket should be built in Wareham. To make a more informed decision, the Council instructed consultants to carry out a Retail Impact Assessment (RIA) of the option to build a new supermarket in Wareham at different locations to test the impact it would have on the town centre and to check to see if there is still a need.

The Draft RIA has now been published for consultation and can be viewed on the Council's website [www.dorsetforyou.com/purbeck\\_consultation](http://www.dorsetforyou.com/purbeck_consultation). It establishes that there is still a need for a new supermarket and recommends development of a large supermarket along Worgret Road, Wareham twice the size of Sainsbury's in Wareham but restricted from selling certain products that could have a negative impact on existing services in the town centre, such as the post office, opticians, dry cleaners or chemists. No decision has yet been made whether to build a new supermarket; however, it is included in each of the options for Wareham to show potential locations in case it is taken forward.

You can comment on the Draft RIA by visiting the Council's website or you can write to us at Planning Services, Westport House, Worgret Road, Wareham, Dorset BH20 4PP. In addition, there will be a feedback session to the public on the issue of a new supermarket during July. Further details will be posted on the Council's website.

## Where shall we build in Upton?

Large areas to the north and south of Upton cannot be developed because they are within 400 metres of protected heathland. Furthermore, development should not go beyond the bypass because it provides a clear edge to the settlement, maintaining the open countryside beyond. As shown on Map 1 overleaf, this leaves one site that could be developed at Policemans Lane.

### Preferred Option

- 70 dwellings (35 affordable) on Policemans Lane site
- Potential new or improved community facilities
- Highways improvements along Policemans Lane to stop 'rat-running'



### Alternative Option

The only alternative is to not develop the site.

### Why does the District Council prefer developing the Policemans Lane site?

Developing this site would bring much needed affordable housing to the area and potential community benefits that would fulfil some of the aspirations of the Town & Parish Plan. The site is currently Green Belt but it is within the bypass preventing development from spreading further west, preserving the Green Belt's function. It may also be possible to move an existing community use in the centre of Upton that does not necessarily need to be in the centre to the site, thus freeing up more developable land in the centre for potential new community or retail uses or even a town square.

**Lytchett Minster & Upton Town Council does not support the development of the Policemans Lane site.** Furthermore, whilst the site is not within an area at risk from flooding, people living in the area have reported that it floods from time to time. Therefore, a Flood Risk Assessment would need to be undertaken.

We would like to know whether you think the Policemans Lane Site in Upton should be developed.



Please complete the attached questionnaire and post it back to us at the Freepost address provided by 30 July 2010 and/or visit our roadshow on 19th July (4-8pm) in Upton Community Hall where District Council Members and Officers will be available to answer your questions and landowners/developers are invited to display their proposals.

## Where shall we build in Lytchett Matravers?

We have carried out a preliminary assessment of the sites around Lytchett Matravers. As shown on Map 2, there are five sites around the village where new dwellings could be built with mainly limited impact. Some of these sites are larger than needed, so we have identified the best locations for development and circled these areas, labelling them A, B, C, D and E.

### Preferred Option

- 50 dwellings (25 affordable) on Site C
- Community benefits, e.g. High Street enhancements, new footpath links around village and potential new doctors' surgery/dentist



### Alternative Option

- 50 dwellings (25 affordable) on either Sites A, B, D or E
- Community benefits, e.g. High Street enhancements, new footpath links (with B and D) and potential new doctors' surgery/dentist

### Why does the District Council prefer Site C in Lytchett Matravers?

The District Council prefers Site C because it is nearest to the village centre making it easier for people to walk or cycle to shops and facilities. The site is currently Green Belt but this could be amended to follow an existing field boundary in the site preventing development from spreading further east.

**Lytchett Matravers Parish Council supports the Preferred Option.**

### Should we build more in Lytchett Matravers?

100 dwellings (50 affordable) could be built on Sites B and C in two phases to provide more affordable housing and community benefits, e.g. further High Street enhancements. The preliminary assessment shows this higher number of dwellings would have limited impact but what is your opinion?

**Lytchett Matravers Parish Council does not support this.**

We would like to know what you think is the best option for growth in Lytchett Matravers.



Please complete the attached questionnaire and post it back to us at the Freepost address provided by 30 July 2010 and/or visit our roadshow on 30th June (4-8pm) in Lytchett Matravers Village Hall where District Council Members and Officers will be available to answer your questions and landowners/developers are invited to display their proposals.

## Other Areas

This leaflet forms part of a series focusing on the five areas of the District that share similar characteristics and challenges. We have sent you the leaflet for the area in which you live, as it will be most relevant to you. However, if you are interested in what's happening in the other areas of the District and would like to comment on these areas, you can obtain copies of the other leaflets and/or a more detailed background report on the Council's website [www.dorsetforyou.com/purbeck\\_consultation](http://www.dorsetforyou.com/purbeck_consultation) or from Upton Library between 1st June and 30th July. Alternatively, copies can be obtained from the Council by contacting the Planning Policy Team on 01929 557273.



## Next Steps

This consultation forms part of our work in producing the Core Strategy for the District, the new plan that will set out how expected growth will be met over the coming years and how development will be managed. Your views will help refine the plan, which will be published as a final Draft later this year. There will be a further opportunity to comment on the Draft Plan in November 2010 before it is submitted to the Government for Examination in 2011.

**What do we mean by 'affordable housing'?**

In Purbeck, 'affordable housing' refers mainly to housing rented from a Registered Social Landlord, not lower price housing sold on the open market.

## There are various ways to join the debate:



Please complete the attached questionnaire and post it back to us at the Freepost address provided by 30 July 2010 or alternatively you can complete the questionnaire online at [www.dorsetforyou.com/purbeck\\_consultation](http://www.dorsetforyou.com/purbeck_consultation) and/or

Drop into one of our roadshows on 30th June (4-8pm) in Lytchett Matravers Village Hall or on 19th July (4-8pm) in Upton Community Hall where District Council Members and Officers will be available to answer your questions and landowners/developers are invited to display their proposals.

and/or  
Write to us at: FREEPOST RSAX-LTRK-TRKE, Planning Services, Purbeck District Council, Westport House, Worgret Road, Wareham, BH20 4PP.

and/or  
Contact your local Town or Parish Council.

For further information, contact the Planning Policy Team on 01929 557273.

Business Reply Plus  
Licence Number  
RSAX-LTRK-TRKE

Planning Services  
Purbeck District Council  
Westport House  
Worgret Road  
Wareham  
BH20 4PP



Please respond by  
30 July 2010

Key

**Key**

- Purbeck district boundary
- Settlement boundary
- Site of Special Scientific Interest, Special Area of Conservation, Special Protection Area, Ramsar or National Nature Reserve
- 400m Heathland buffer zone
- Flood zone 2 & 3
- Green belt
- Area of Outstanding Natural Beauty
- Scheduled Ancient Monument

**Traffic Light System**

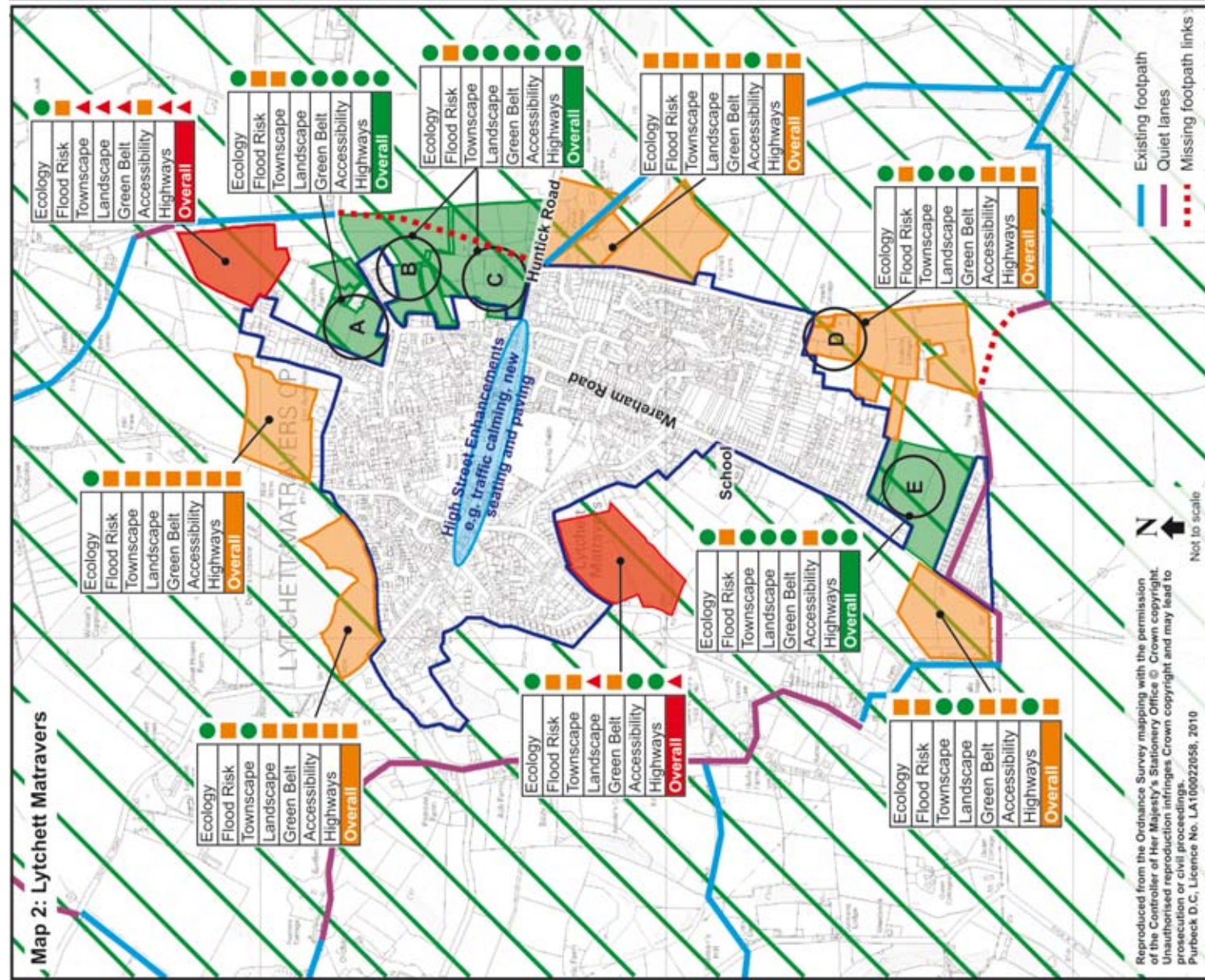
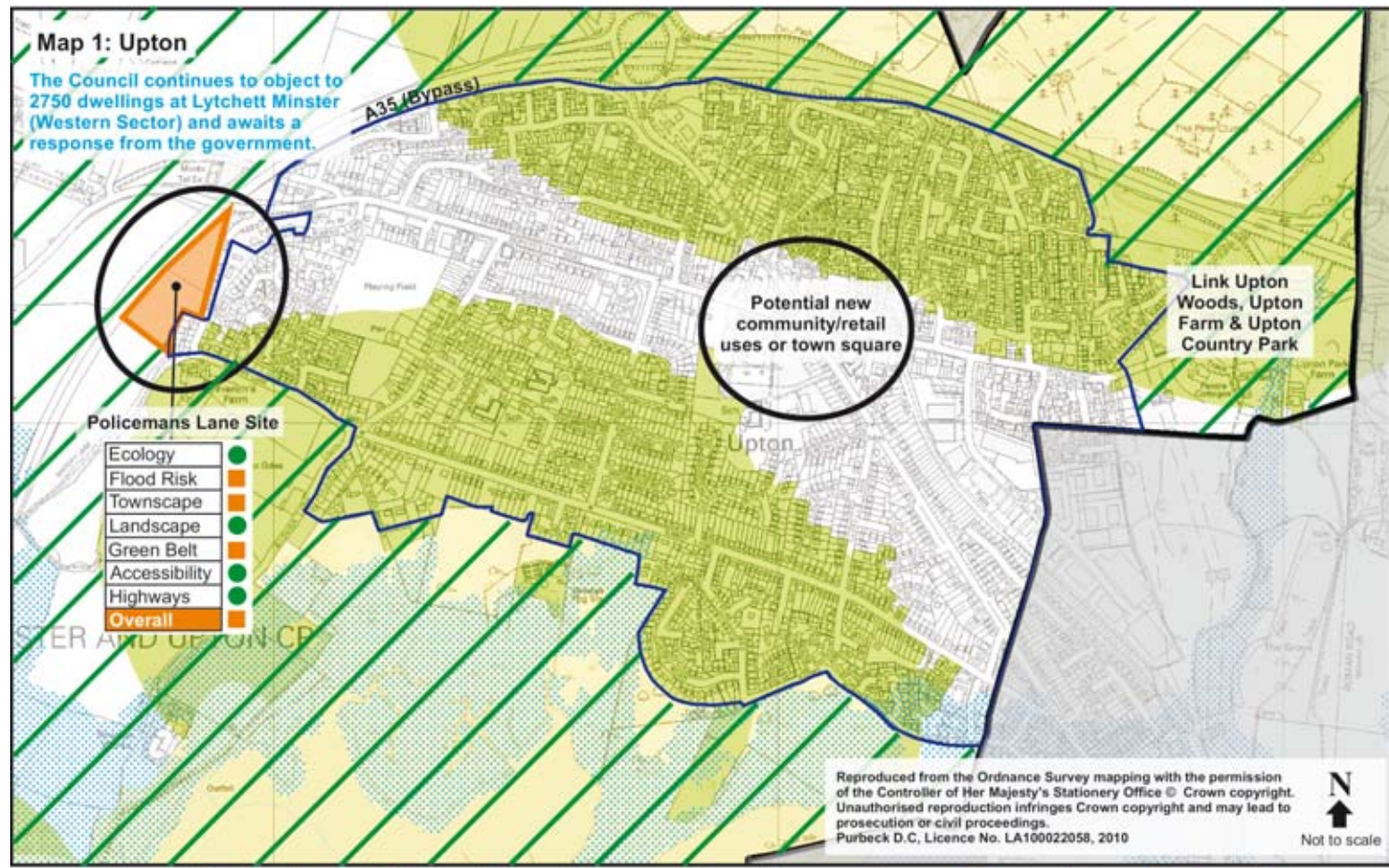
- Least impact: 5 x Green overall (with 0 x Red)
- Some impact: 3 x Amber overall (with 0 x Red)
- Major impact: 1 x Red overall

**How were the sites assessed?**

Taking the sites submitted to us by landowners, we carried out a preliminary assessment of all the sites on the edge of Upton and Lytchett Matravers that could be used for a settlement extension and scored each one against specific criteria using a simple traffic light system, where green indicates least impact, amber indicates some impact and red indicates major impact. The criteria used and an explanation of what 'least impact', 'some impact' and 'major impact' refers to for each of the criteria are shown in the table in the panel below.

The sites assessed for Upton and Lytchett Matravers are shown on Maps 1 and 2 to the right. One red criterion equals red overall; three ambers (with no red) equals amber overall; and five greens (with no red) equals green overall. A number of sites were automatically discounted because they were either too small or would have an unacceptable environmental impact, e.g. they were located mainly in an area at risk from flooding, they were within 400m of a protected heathland or they included a Scheduled Ancient Monument within the site boundary.

	Least Impact	Some Impact	Major Impact
<b>Ecology</b>	Limited wildlife habitat on the site/evidence of flora and fauna	Some wildlife habitat on the site/evidence of flora and fauna	Rich wildlife habitat on the site/evidence of flora and fauna
<b>Flood Risk</b>	Flat site with limited possibility for surface flooding	Sloping site with possibility for surface water run off and surface flooding	Severely sloping site with possibility for extreme surface water run off and surface flooding
<b>Townscape</b>	Development on the site would relate well to the settlement pattern and would not harm local character	Development on the site would partly relate to the settlement pattern and may harm local character	Development on the site would not relate to the settlement pattern and would harm local character
<b>Landscape</b>	Development on the site would not be prominent in short and long distance views of the wider landscape	Development on the site would be prominent in some short and long distance views of the wider landscape	Development on the site would be very prominent in short and long distance views of the wider landscape
<b>Green Belt (where applicable)</b>	Development on the site would not lead to urban sprawl into the Green Belt and would be well contained	Development on the site would lead to a limited amount of urban sprawl into the Green Belt and/or could be contained	Development on the site would lead to significant urban sprawl into the Green Belt
<b>Accessibility</b>	The site is near to the centre of the settlement with good access to shops and local facilities and/or the site is close to an hourly bus route	The site is fairly near to the centre of the settlement with fair access to shops and local facilities and/or the site is fairly close to an hourly bus route	The site is not near to the centre of the settlement with poor access to shops and local facilities and the site is not close to an hourly bus route
<b>Highways</b>	The site could be accessed by vehicles without any major works to existing roads	The site could be accessed by vehicles but major works would be required to existing roads	The site is not accessible to vehicles
<b>Overall</b>	A site that would have limited overall impact if developed	A site that would have some overall impact if developed but that could be overcome	A site that would have a major overall impact if developed that is difficult to overcome



have your say

Please complete questionnaire, tear at perforation fold, seal and send back to us via the FREEPOST address on the back.  
What is your postcode? .....

**Upton**

1. Do you support the Preferred Option of developing the Policemans Lane site for 70 dwellings (35 affordable)?  
Yes  No  No Comment   
(Please provide any comments below)

Comments

Lytchett Minster & Upton Town Council does not support the development of the Policemans Lane site.

2. Are any new or improved community facilities needed in Upton?  
Yes  No  No Comment   
(If you have ticked yes, please tell us what these are below)

Comments

**Lytchett Matravers**

3. The Preferred Option is:  
• 50 dwellings (25 affordable) on Site C  
• Community benefits, e.g. High Street enhancements, new footpath links and potential new doctors' surgery/dentist  
or The Alternative Option is:  
• 50 dwellings (25 affordable) on either Sites A, B, D or E  
• Community benefits, e.g. High Street enhancements, new footpath links and potential new doctors' surgery/dentist

Lytchett Matravers Parish Council supports the Preferred Option.

Which option do you prefer or is there a different option? (Please tick only one)

Preferred Option   
Alternative Option  Please choose A, B, D or E

Other  (Please comment where below)

Comments

4. Do you support a larger development of 100 dwellings on Sites B and C?  
Yes  No  No Comment

If 'No', should 100 dwellings be built on another site(s)?  
Yes  (Please tick all that apply below) No  No Comment   
Site A  Site B  Site C  Site D  Site E   
Other  (Please comment where below)

Comments

5. Do you support the following community benefits in Lytchett Matravers or are there any others? (Please tick all that apply)

High Street enhancements  New footpath links   
Doctors' surgery/dentist  Other  (Please comment below)

Comments

Thank you for taking you time to comment. Please add your details if you would like to be kept informed of the Core Strategy.

Name  
Address  
Email address

PLEASE DETACH HERE, MOISTEN EDGES, FOLD AND POST

PLEASE DETACH HERE, MOISTEN EDGES, FOLD AND POST

MOISTEN AND SEAL

MOISTEN AND SEAL