



C. G. FRY & SON

BUILDERS

... history, reputation and vision

Lytchett Matravers Sites A, B & E





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Introduction

C G Fry & Son Limited is an award-winning local housebuilder with an established track record in producing high quality developments. C G Fry prides itself in paying particular care to the character of a local area and its surroundings to produce schemes that combine excellent craftsmanship with typical local building materials.

The Sites

C G Fry has an interest in 3 of the sites identified in Purbeck District Council's consultation leaflet. These are shown on our aerial photograph plan and are:

- Site A (Flowers Drove)
- Site B (Blaney's Corner)
- Site E (Wareham Road)

This Exhibition

C G Fry would like to thank Purbeck District Council for the opportunity to display proposals for these 3 sites as part of this consultation process. The purpose of this display is to inform the community about C G Fry's sites, the potential of those sites and the issues that C G Fry believes need to be addressed to deliver housing (both open market and affordable) and a range of community benefits.

Purbeck District Council favours Site C off Huntick Road and suggests an allocation of around 50 dwellings (of which half would be "affordable housing"). C G Fry wishes to show that this "Preferred Option" is not necessarily the most appropriate for the village.





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The Options

C G Fry believes there are two possible options that can deliver either 50 or 100 dwellings; whichever is finally decided by Purbeck District Council through the consultation process.

Wareham Road (Site E)

This site could be developed for around 50 dwellings and, if it is thought appropriate, extended to accommodate around 100 dwellings. There is also scope to provide open space, employment and other community facilities on the site.

Please see the plan for the extent of the site and its advantages and disadvantages as C G Fry sees them.

Flowers Drove and Blaney's Corner (Sites A and B)

These sites combined would provide land for around 50 dwellings and would enable the provision of a footpath link through from Site C northwards. These sites could also provide open space and a greater number of dwellings if densities are increased slightly.

These sites could also be combined with Site C to provide a greater number of dwellings (around 100) without providing all of those dwellings in one site and whilst providing footpath links. Please see the plan for the extent of the sites and their advantages and disadvantages as C G Fry sees them.

All 3 sites (A, B and E) would contribute to the same extent as Site C (Huntick Road) in terms of community benefits and off-site provision of facilities.





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Provision of Community Facilities

Purbeck District Council has indicated that development, wherever it occurs, would need to contribute towards community benefits and enhancements including:

Providing 50% of the dwellings as “affordable housing”;

High Street enhancements;

New footpath links; and

Potential new doctors’ / dentists’ surgery.

C G Fry has a proven track record in working with local communities to secure community benefits wherever possible. However, C G Fry is concerned that the scope for community benefit is limited where only 25 open market dwellings are proposed. In order to maximise the potential for community benefit, it is C G Fry’s view that very serious consideration should be given to allocating land for at least 100 dwellings.

It is also C G Fry’s view that Sites A, B and E are more appropriate than the “preferred” Site C in terms of landscape impact, proximity to local services and facilities and ability to deliver community benefits.

In fact, Site E (Wareham Road) is a logical infill site that would mean the least dramatic eastwards movement of the Green Belt into open countryside. Meaningful north/south footpath links to and through Site C cannot be achieved without Site B (Blaney’s Corner).





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Sites A + B Lytchett Matravers



Advantages

- Relatively low impact on landscape, ecology and the Green Belt
- Opportunities to provide well-designed townscape to Flowers Drove and, particularly, Blaney's Corner
- Has the flexibility to provide for 50 dwellings or more (in conjunction with Site C);
- Can equally contribute to off-site community benefits as other sites and only Site B can secure meaningful north/south footpath links.

Disadvantages

- Both sites are required to deliver the 50 dwellings allocation although splitting development between two smaller sites could be more appropriate to a village setting.



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Site E
Wareham Road
Lytchett Matravers

Advantages

- Has the flexibility to provide for 50 or 100 dwellings as required
- Can equally contribute to off-site community benefits as other sites
- Has the least landscape impact and least dramatic eastward change to the Green Belt boundary into open countryside
- Has the space to provide employment and the potential for a new doctors' / dentists' surgery

Disadvantages

- Slightly more remote from the village centre although it is close to the school, bus stops and is safe, level-walking distance to other facilities.





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Sites in Context Lytchett Matravers

Legend:

-  Community Facilities
-  Employment Allocation
-  Retail
-  Public Open Space
-  Potential for Future Expansion
-  Settlement Boundary
-  Upgraded Public Transport Route
-  Public Footpaths

