

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

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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.

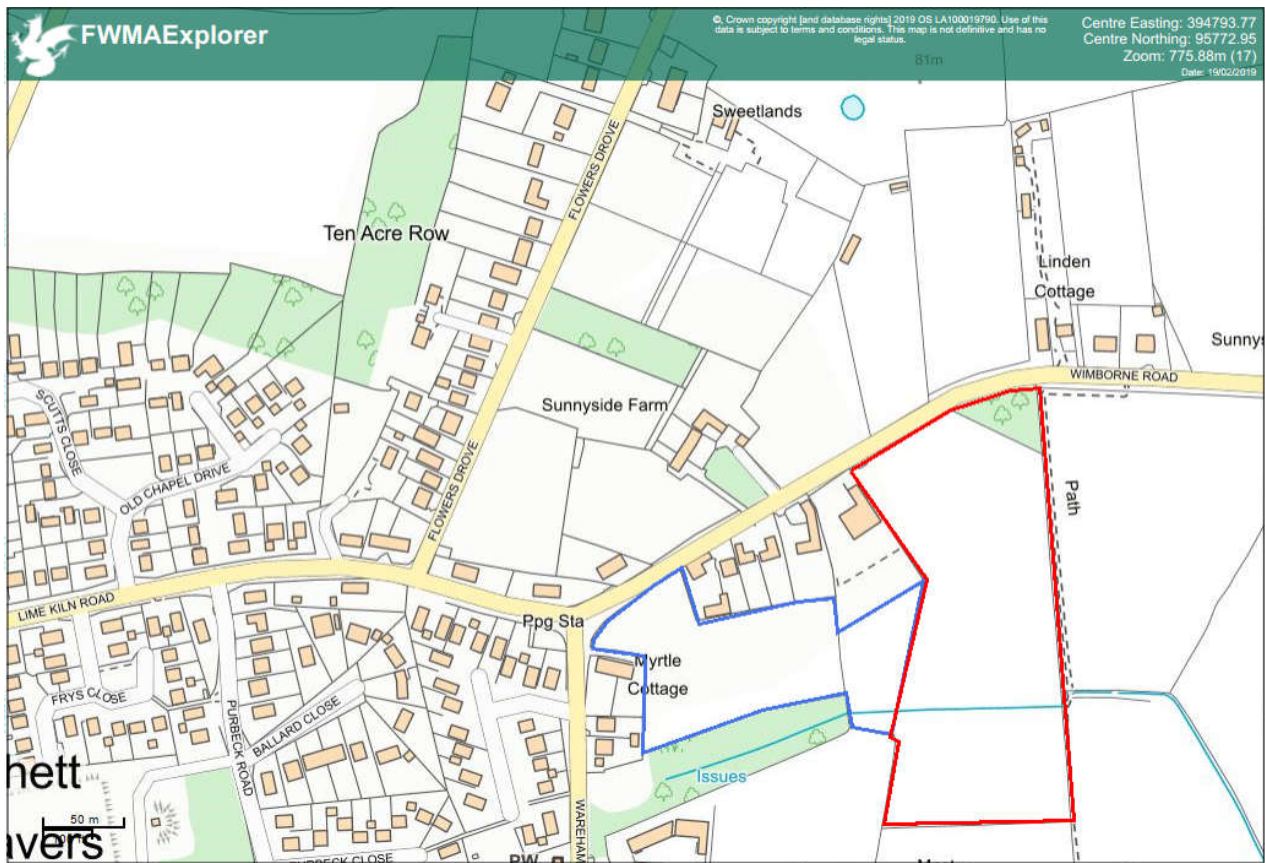


Figure 2: The land that the Council considers is suitable for 25 homes is outlined in blue and the additional area of land that Wyatt Home's considers is also suitable for around 60 homes, as a combined total, is formed from the land outlined in blue and red.

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.

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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

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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-

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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).

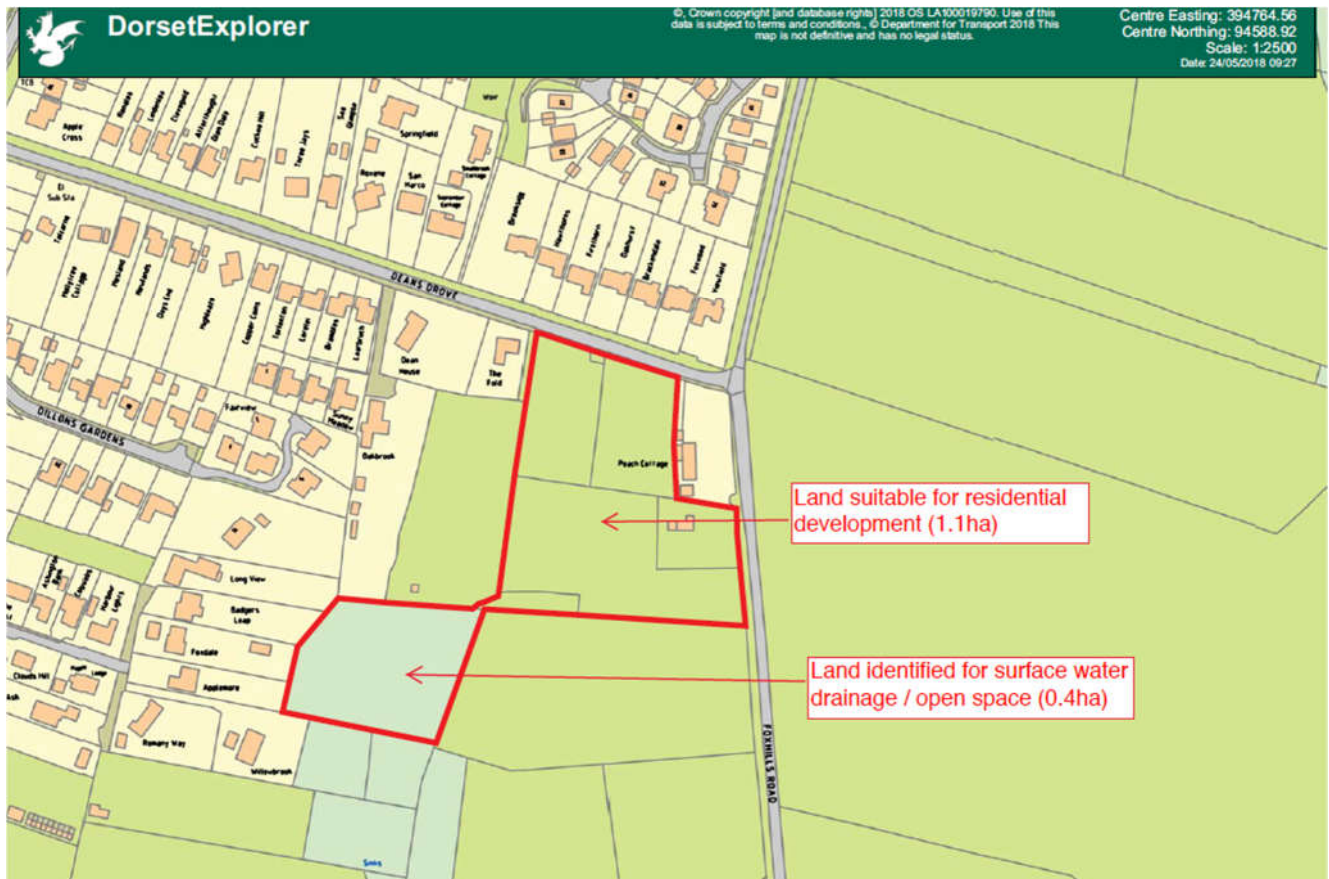


Figure 5: land at Deans Drove

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 Drove (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 Drove (Sunnyside Farm) (as identified in Figure 4);

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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.

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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.

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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:

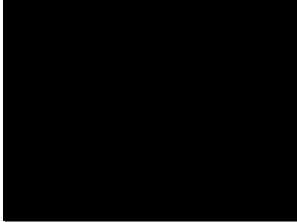
	2018/19	2019/20	2020/21	2021/22	2022/23
Upton/Lytchett Matravers		0	15	85	85

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 <Tim.Hoskinson@wyatthomes.co.uk>
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



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From: Steve Boyt <steve.boyt@dorsetcouncil.gov.uk>
Date: Thursday, 6 June 2019 at 15:45
To: Tim Hoskinson <tim.hoskinson@wyatthomes.co.uk>, "Nick.Squirrell@naturalengland.org.uk" <Nick.Squirrell@naturalengland.org.uk>
Cc: Peter Home <peter.home@turley.co.uk>, Anna Lee <anna.lee@dorsetcouncil.gov.uk>
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

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