

Comment

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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 12 to 15
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)

Paragraphs 12 to 15 of the Pre-submission Local Plan summarise how the Council considers it has met the legal requirements of the Duty to Cooperate, as established by the Localism Act 2011. Having considered the Council's 'Duty to Cooperate Statement' and the accompanying 'Statement of Common Ground Between Local Planning Authorities in Dorset' (both published in October 2018), our client sees no reason to consider that the Council has not met the legal requirements of the duty.

Nevertheless, our client is concerned that, to date, no significant work has been undertaken, either by Purbeck District Council or the Dorset authorities more widely, to explore how the identified unmet housing needs arising principally from Bournemouth and Christchurch boroughs can be met within other authorities across the Eastern Dorset Housing Market Area (EDHMA), including within Purbeck District.

The October 2018 Statement of Common Ground sets out how housing needs within the EDHMA have grown significantly from those levels planned for in adopted local plans, whilst, at the same time, housing delivery rates have fallen significantly short of local plan figures. In paragraph 21 of the Statement it stresses that:

"There is a key requirement for the Dorset local planning authorities to work together to set out a strategic approach to the provision of additional homes in Dorset, seeking to meet the assessed local housing needs, and this is the greatest priority for joint working."

The next paragraph promises to provide an indicative assessment of each area's likely ability to meet its own needs, but that this will only be done following the Government's anticipated changes to the 'standard methodology'. This delay in any meaningful exploration of the likely level of unmet needs across the EDHMA and how this can be distributed to other neighbouring local planning authorities is not justified and is inconsistent with national planning policy. This has resulted in the Purbeck Pre-submission Local Plan being prepared in the absence of any clear indication of the level of unmet needs and in the absence of any clarity or agreement on how this unmet need could be addressed, including within Purbeck District.

Wyatt Homes consider that, as currently drafted, there is a concern over the soundness of the plan insofar as to whether it has been **positively prepared** in relation to the need for the local plan to be informed by agreements with other authorities, so that unmet need from neighbouring authorities is accommodated where it is practical to do so and is consistent with achieving sustainable development (NPPF, paragraph 35a).

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)

The remedy for this issue would be for Dorset local planning authorities (particularly those within 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 could 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; Sunnyside Farm and Blaneys Corner, Lytchett Matravers \(December 2018\)](#)
[Delivery Framework; Sunnyside Farm and Blaneys Corner, Lytchett Matravers \(December 2018\)](#)

(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?

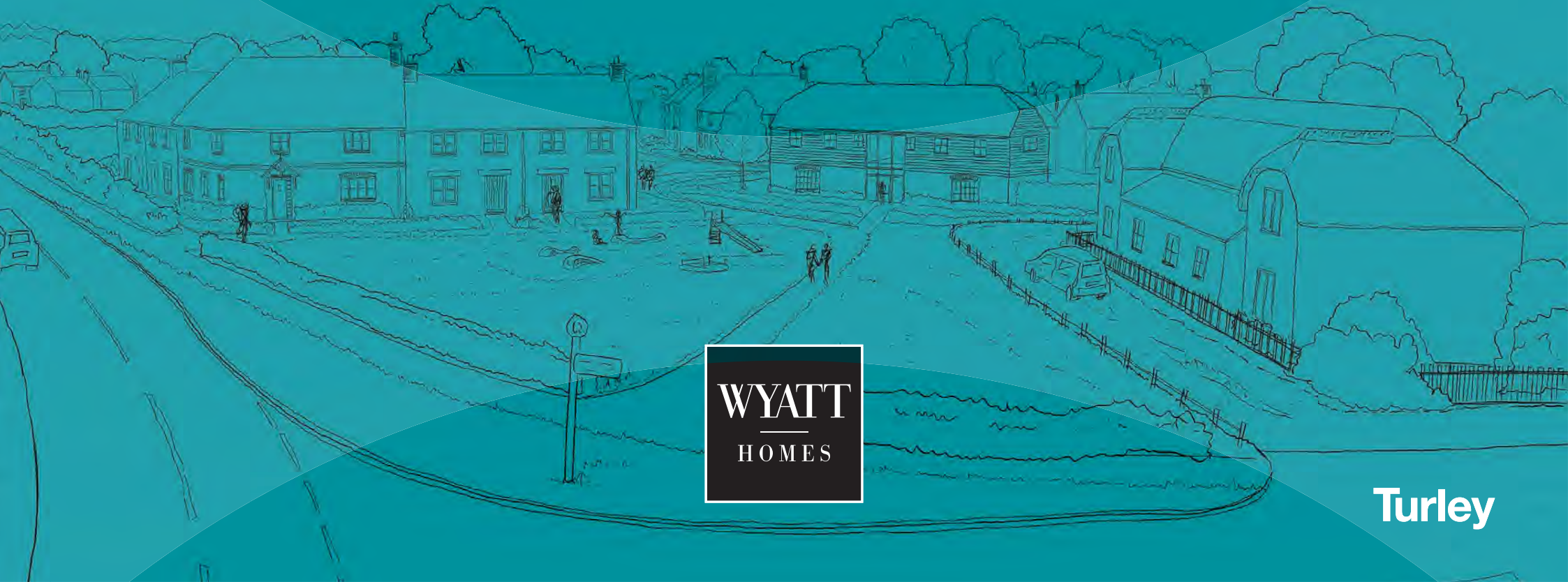
Wyatt Homes has a range of interests across the north east of the district, a number of which are being proposed for allocation by the Pre-Submission Purbeck Local Plan. Whilst our client is generally supportive of the Local Plan, there are a number of areas where there is concern that the Local Plan, 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

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Appendix 1: Supporting Documents

Introduction

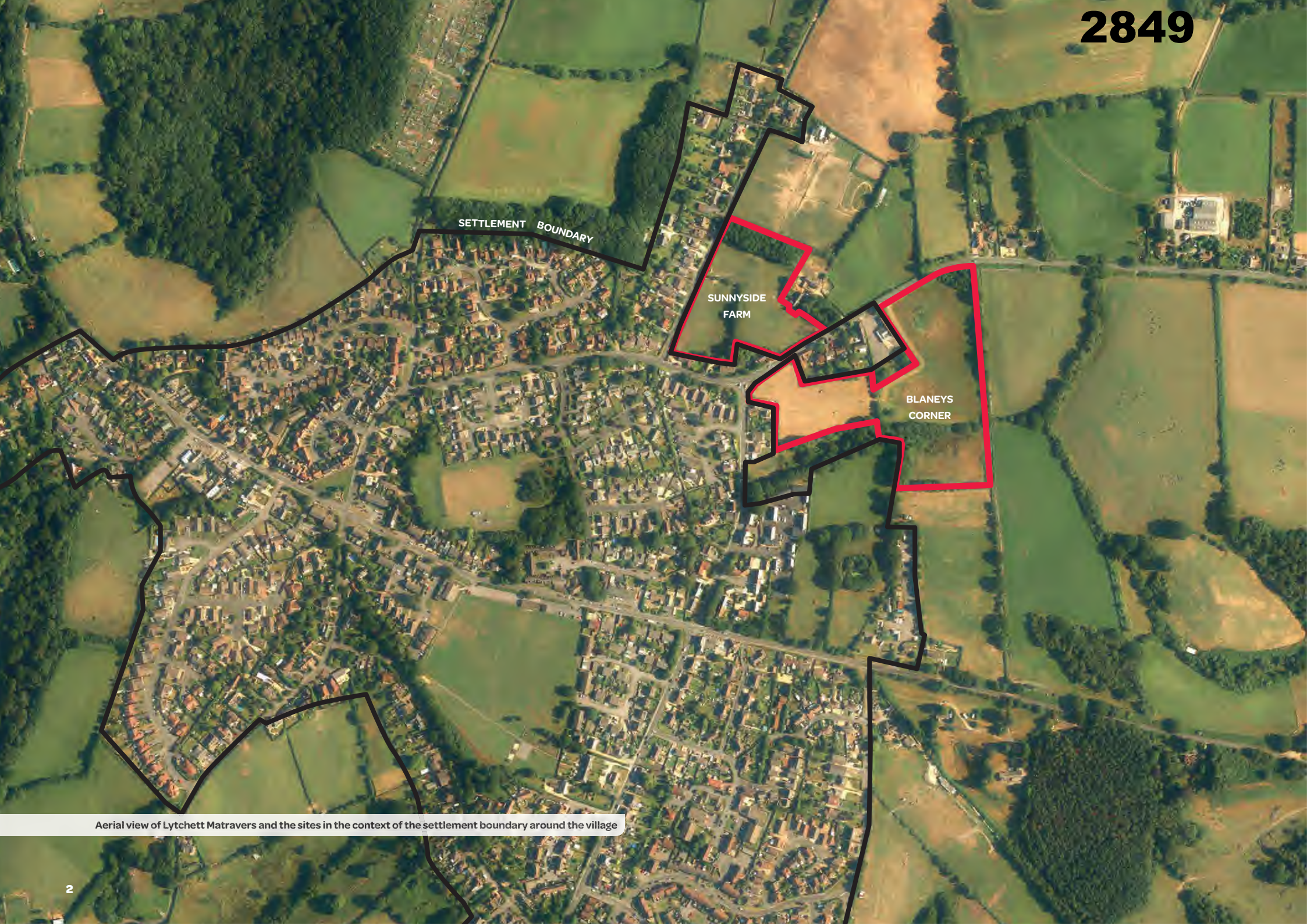
This Delivery Framework has been prepared on behalf of Wyatt Homes to support the Council's identification of Sunnyside Farm and Land at Blaneys Corner, Lytchett Matravers as proposed residential allocations in the emerging Purbeck Local Plan.

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.

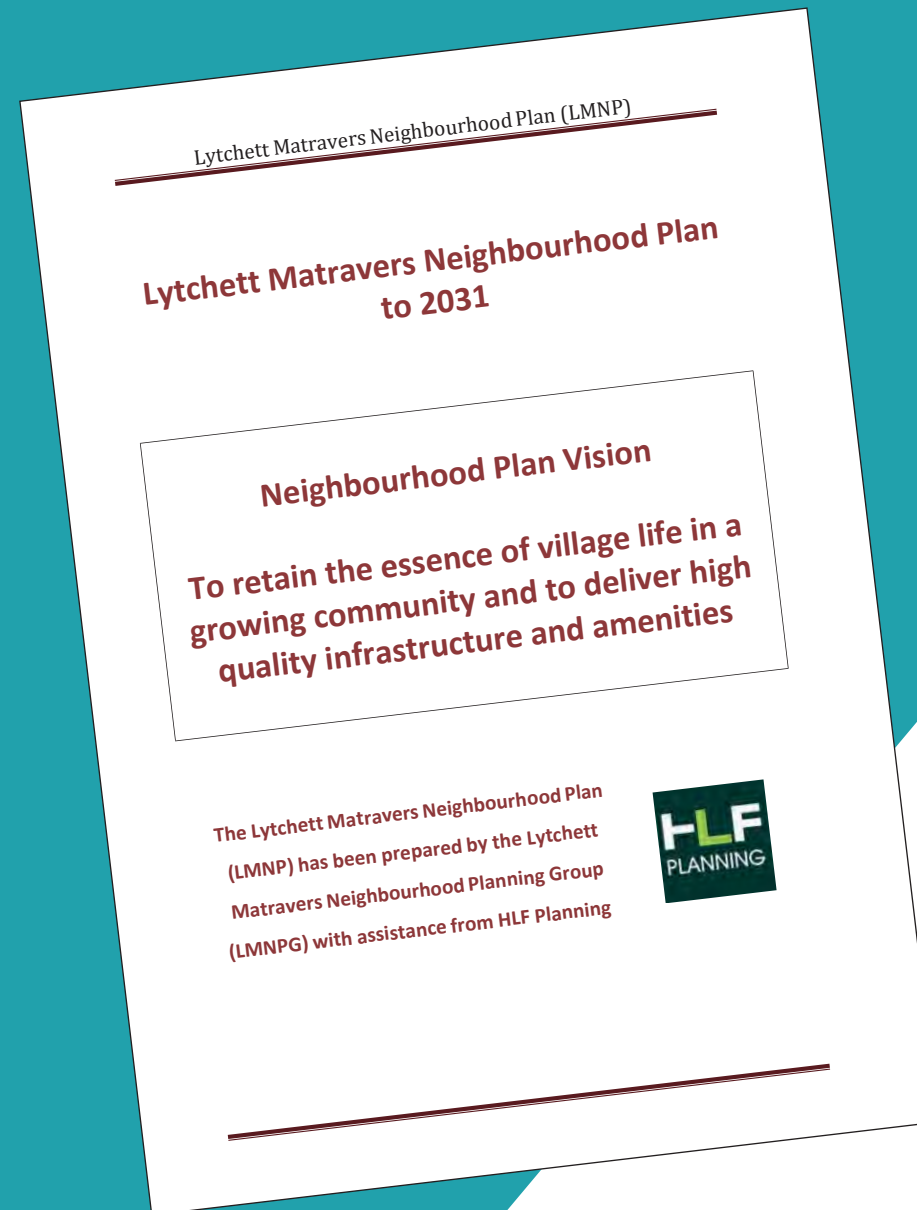
The combined capacity to deliver housing at the two sites was identified within the 2016 Options document, and its supporting evidence base, to be approximately 90 new homes (30 homes at Sunnyside Farm and 60 homes at Blaneys Corner).

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.

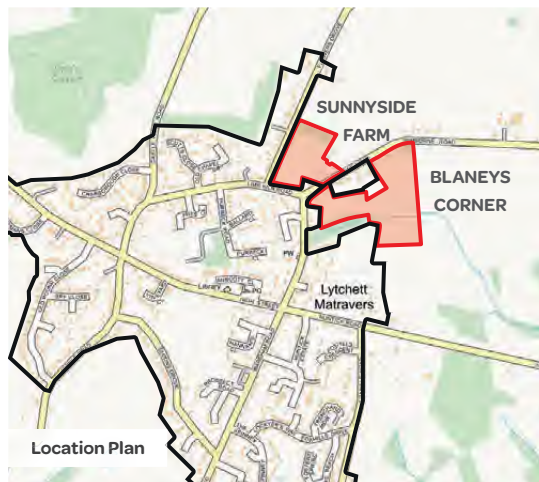
2.9 The NP sets out the community's overall vision for the village which is based upon retaining the essence of village life in a growing community and to deliver high quality infrastructure and amenities in the years to 2031. The Plan acknowledges that there is a significant shortage of available housing 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.



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

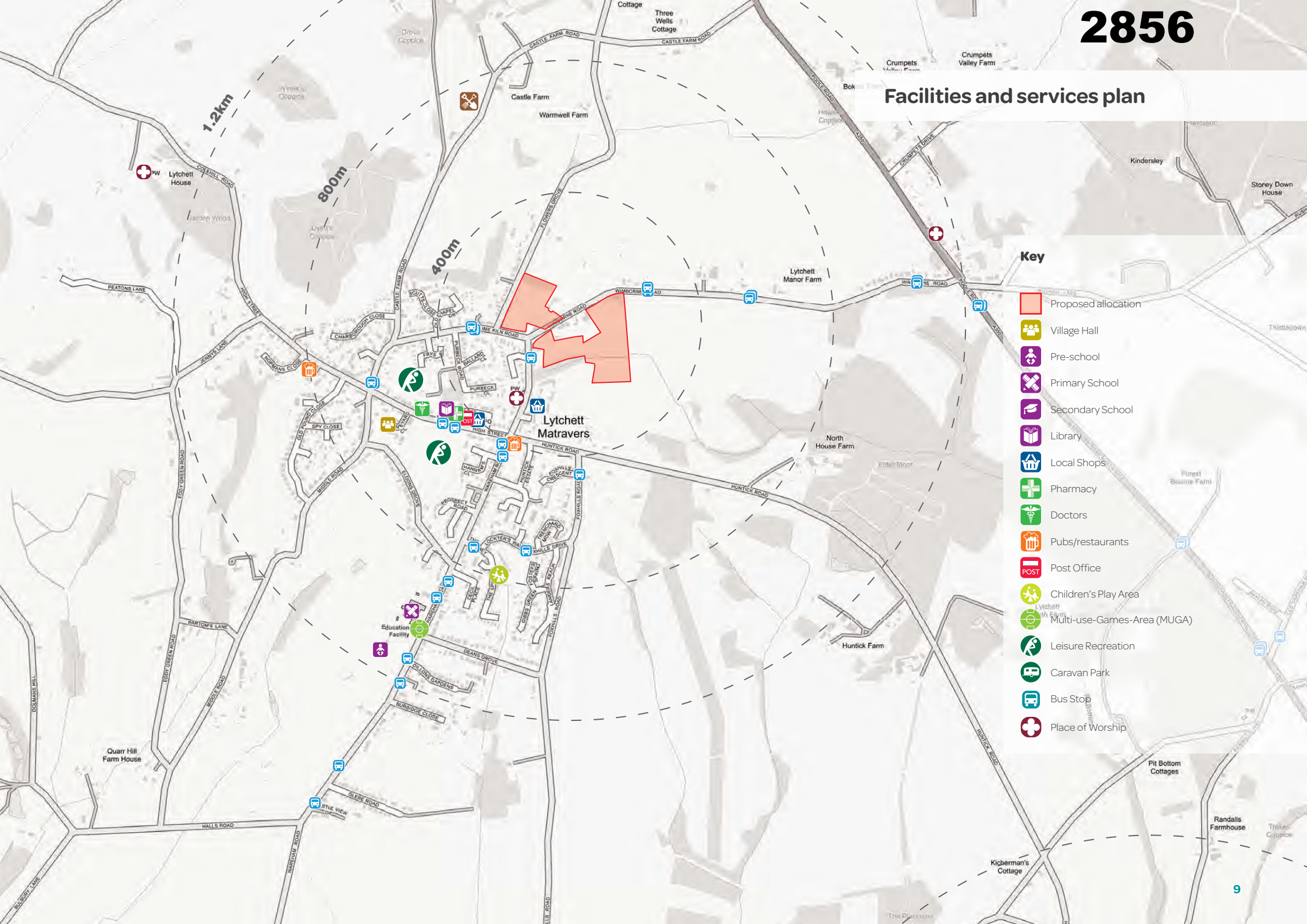
3.6 The adopted Local Plan includes a ‘settlement hierarchy’ to focus the distribution of development across the District and to define the role of its settlements. This established hierarchy is being carried forward as part of the Local Plan Review. Lytchett Matravers is identified as one of the District’s 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



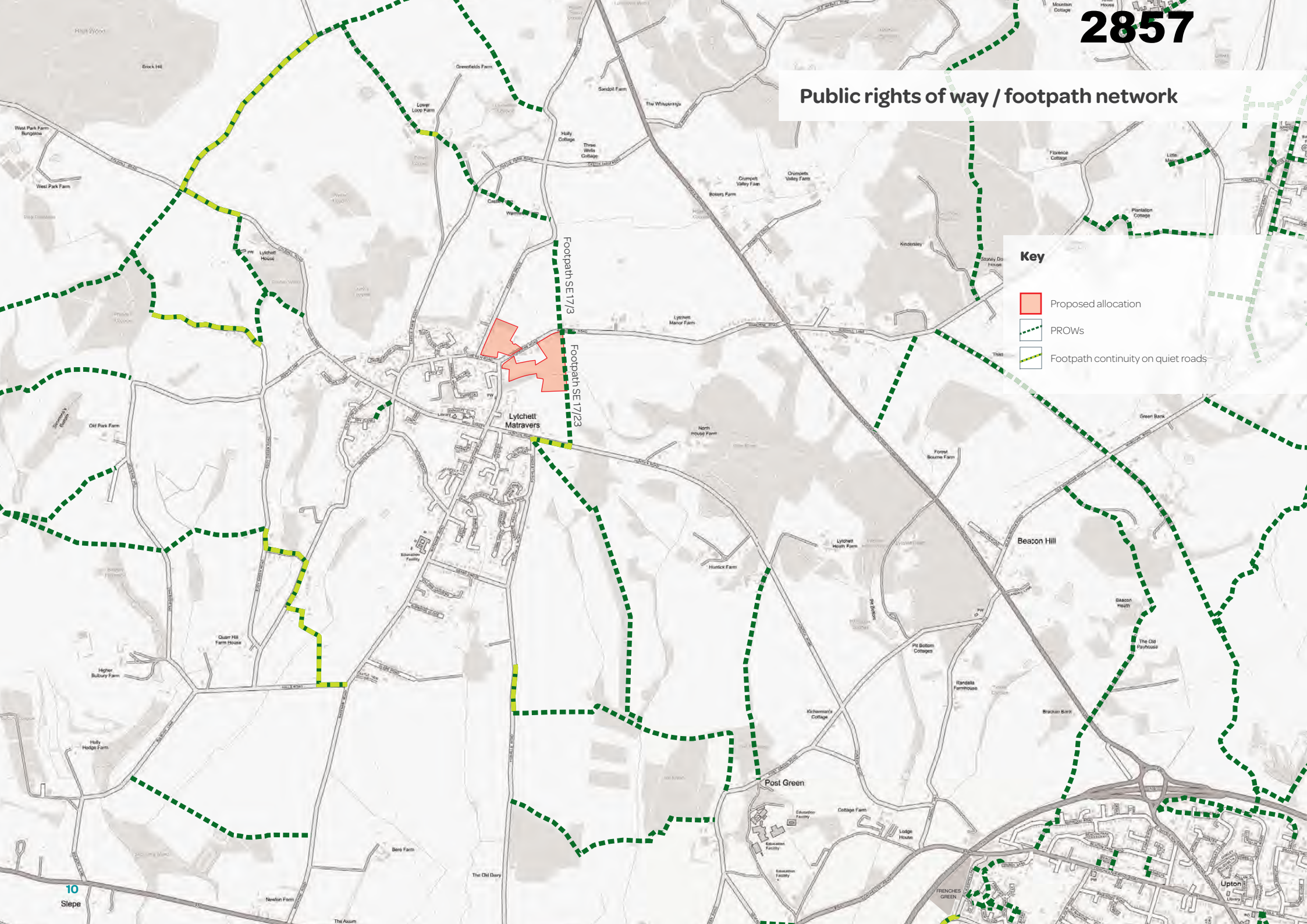
Key

- 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

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.

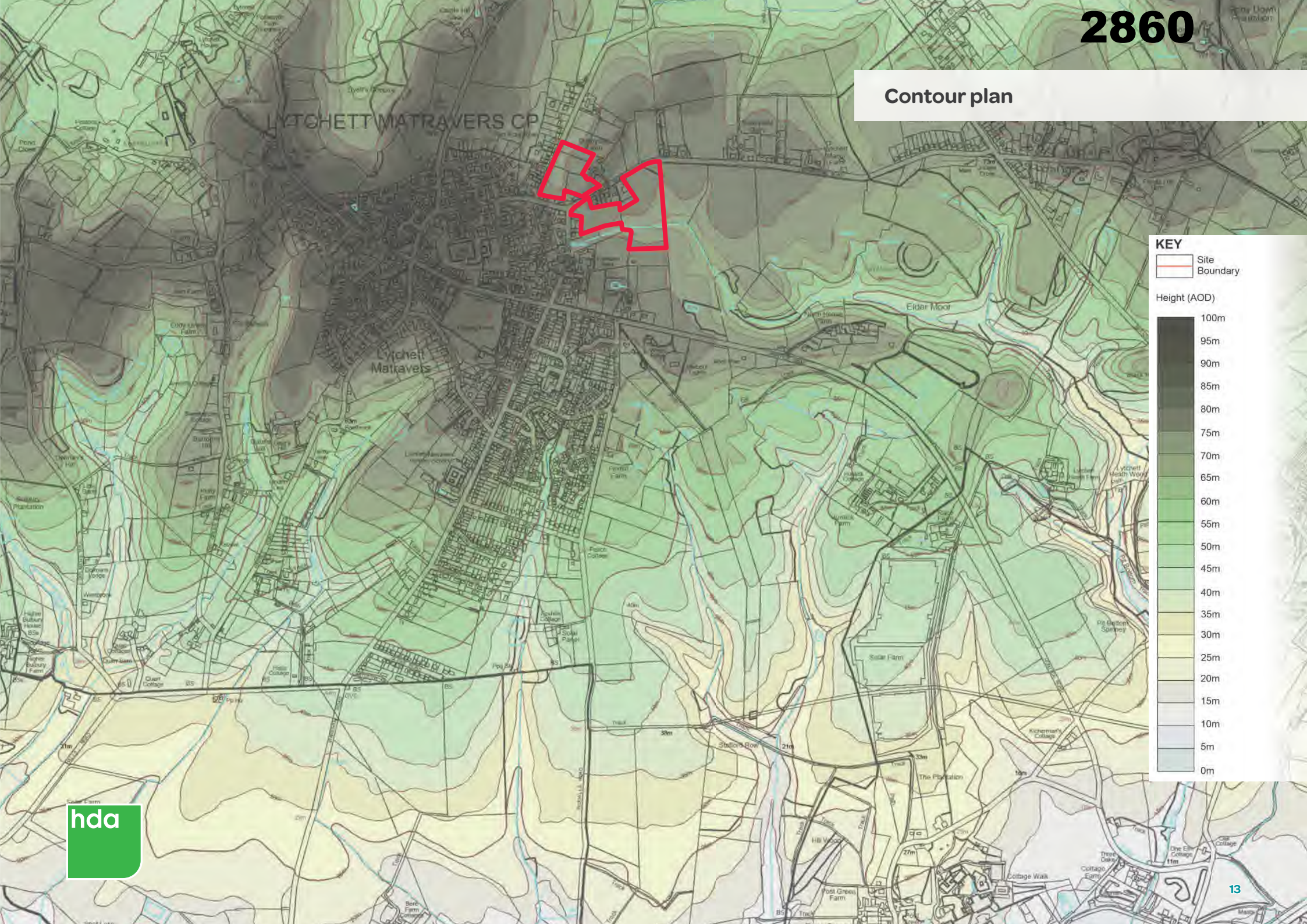
3.13 The sites are located to the north and north east of the village's existing and planned built up area. The village itself is situated on a broad ridge of high ground, which generally runs east to west with branches to the north and south. A plan showing the contour level changes across the village 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.

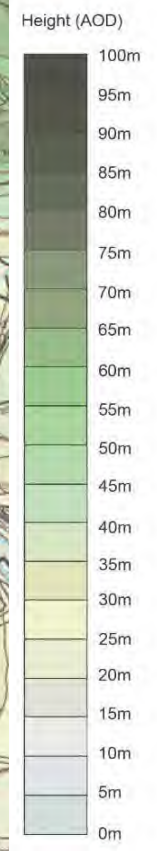
3.15 The sites are well related to the existing settlement and predominantly visually well contained from the wider landscape by existing copses of woodland and mature treed and non-treed hedgerows.

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

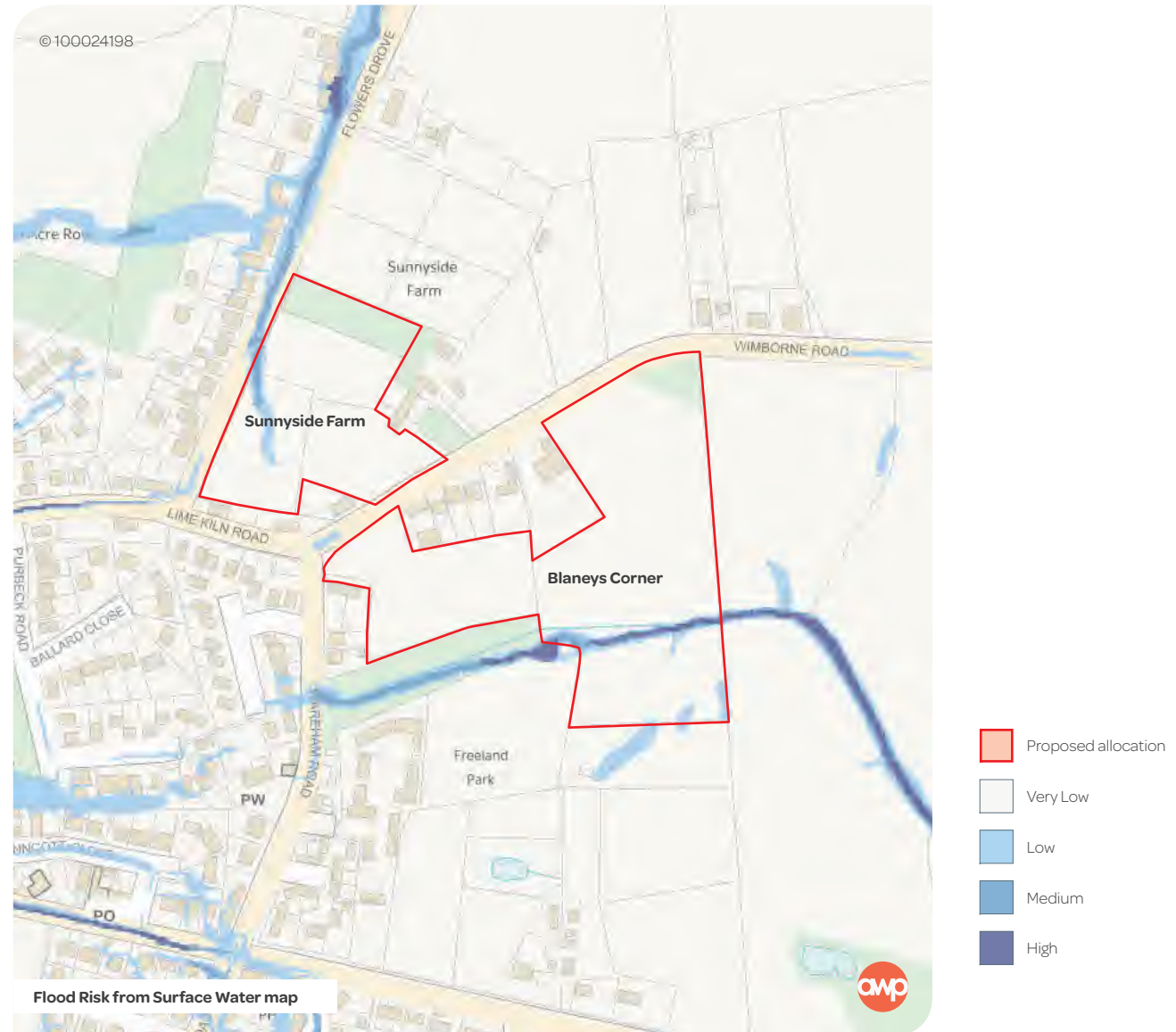
3.24 An Ecological Appraisal by HDA identifies the land at Flowers Drove and Sunnyside Farm as horse-grazed grassland paddocks, generally bordered by native hedgerows, with a block of semi-mature broadleaved plantation woodland along the northern margin. The land at Blaneys Corner also comprises grassland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

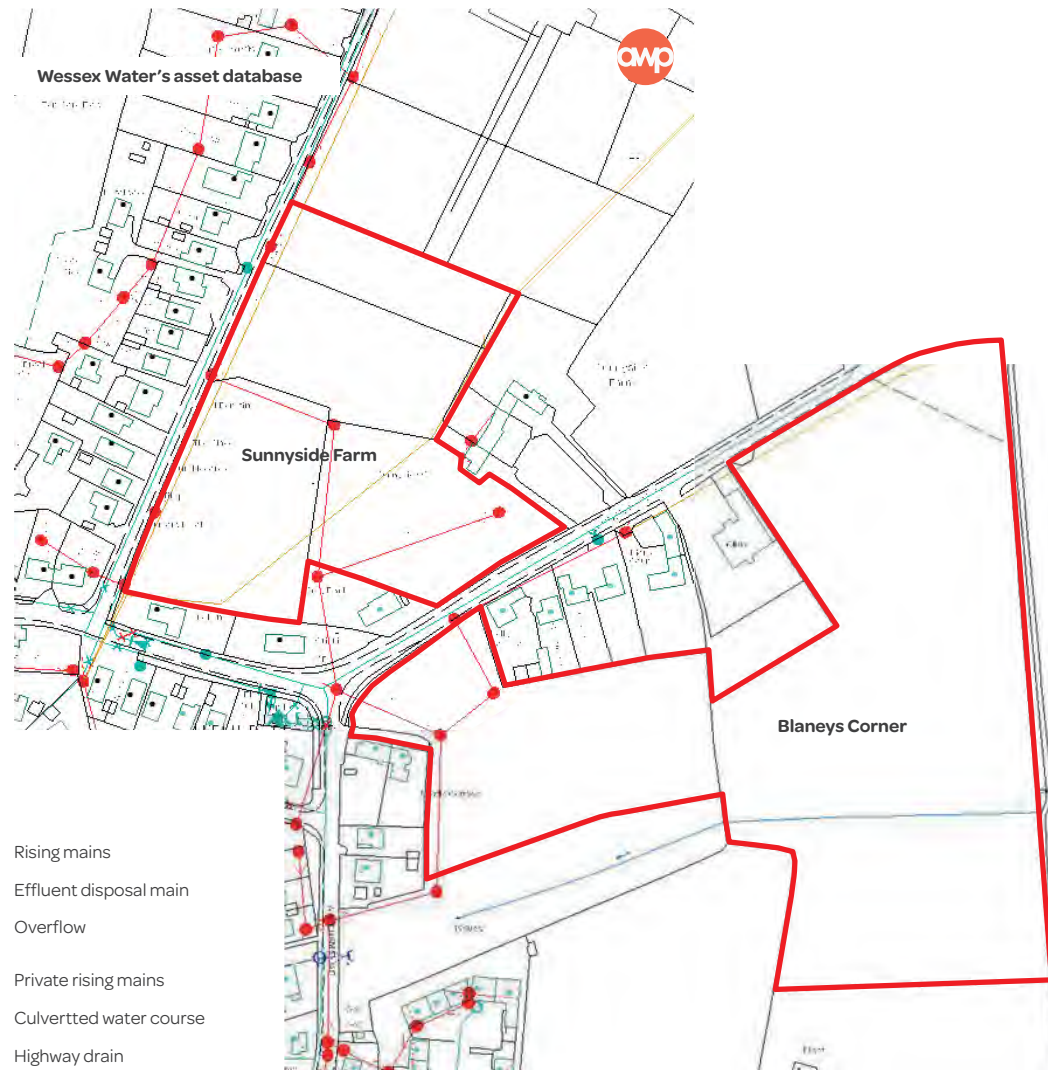
3.27 The Environment Agency's 'Flooding from Surface Water' mapping also indicates that the majority of the sites are within an area at very low risk of flooding from surface water (0.01% per year). The exceptions to this comprise a narrow corridor within the western site area of Sunnyside Farm and an 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.



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]	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 line with 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.

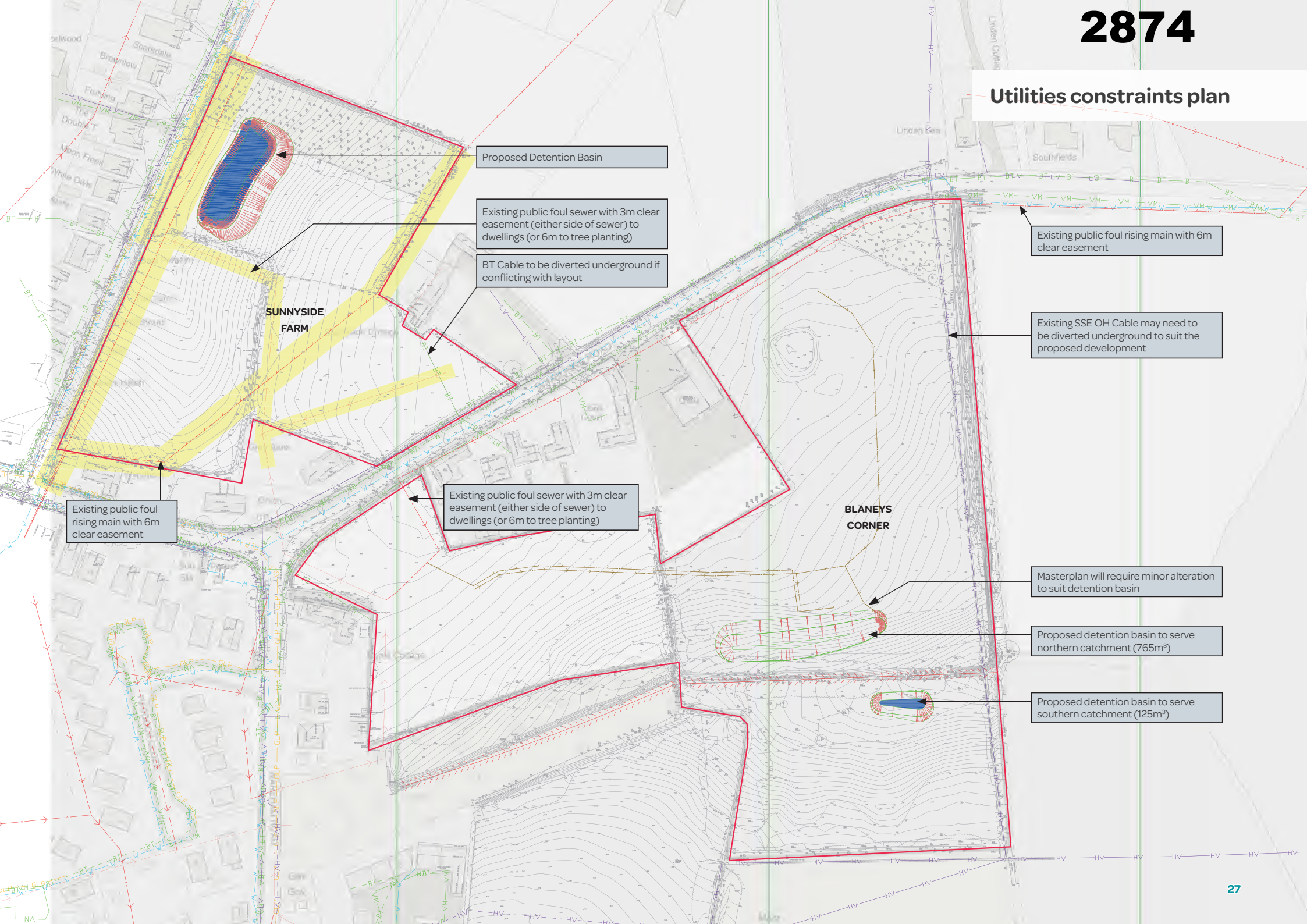
Key

	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)

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

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
Homes set back to front a strengthened hedgerow edge to Wimborne Road
- 2 Opportunity to establish new footpath connection directly opposite existing public routes
- 3 New tree and hedgerow planting to redefine the Green Belt boundary and screen inward views
- 4 Central public green space incorporating the existing watercourse and providing space to support sustainable drainage requirements
- 5 New bridge crossing to connect over the existing watercourse
- 6 Feature dwellings with south facing gardens overlooking the central green space
- 7 Potential access connection to the existing Local Plan allocation site off Huntick Road
- 8 Focal green providing amenity space for new and existing residents
- 9 '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
Hedgerows retained to maintain the 'green approach character' to the village along Wimborne Road
- 12 Existing woodland area retained with potential to create public access and footpath connections
- 13 Public green space also supporting sustainable drainage requirement
- 14 Opportunity to create a safer footpath connection within the site
- 15 New homes set back to front the retained hedgerow along Flowers Drove
- 16 Existing boundary planting retained and strengthened where possible
- 17

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.

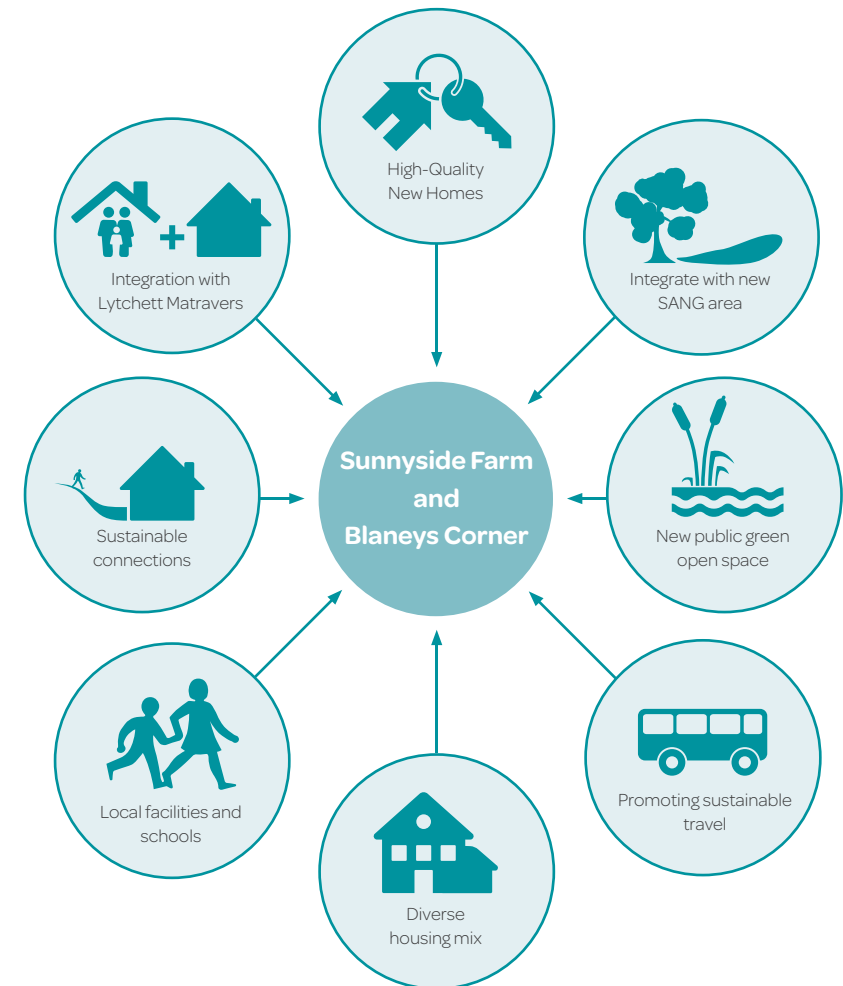


Example of a SuDS feature incorporated into a new residential development

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
- Existing pond
- Retain existing hedgerow and enhance with new native planting
- Proposed access
- 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

Blanneys Corner





Aerial view: Illustrative perspective sketch