Thank you for visiting our public exhibition.

This public exhibition presents the emerging plans for the Land at Huntick Road, Lytchett Matravers, which is allocated for the delivery of new homes under Purbeck District Council’s adopted Local Plan Policy NE (November 2012).

We are keen to hear your views on our proposals. Wyatt Homes and Morrish Builders are seeking to deliver a high quality development that complements the local area and provides much needed housing.

Wyatt Homes and Morrish Builders

Morrish Builders and Wyatt Homes are locally based regional house builders with an outstanding reputation for delivering attractive and successful developments designed and built to the highest standards.

With over 80 years of joint experience in this challenging and ever-changing business, both companies have an enviable reputation, largely based on their ability to consistently produce exceptionally high specification signature homes, individual in style and unique in architectural build whilst still ensuring they are in keeping with their local surroundings.

Both companies are leading names in the provision of quality place making, working closely with local communities in the development of sustainable new neighbourhoods.

Both organisations have highly skilled in-house teams and use both local labour and suppliers that are passionate and totally committed to creating a legacy through creativity and innovative design. Our combined aim is to provide the template for a community to grow and be maintained for future generations.
Land at Huntick Road, Lytchett Matravers

The Development Site

Site Location
The site is located to the north east of Lytchett Matravers, on the northern side of Huntick Road. To the west of the site there are a combination of residential and employment uses and to the east there is a haulage depot and residential properties. The site comprises a total land area of 2.73 hectares.

There is extensive tree coverage on the site, in particular well established oak trees along the eastern and northern boundaries and a central cluster around the existing pond.

Planning Policy Background
The site is allocated for housing development and lies within the village settlement boundary defined by the adopted Purbeck Local Plan Part 1.

The vision for the site is to create a high-quality development of new homes that links and relates well to the village and maintains the setting, landscape and rural character of the settlement edge of Lytchett Matravers.

Local Plan Part 1 Allocation
Policy NE of the Purbeck Local Plan states the role of Lytchett Matravers will be supported through realignment of the settlement boundary to enable the allocation of a settlement extension which includes:

- Provision of affordable homes for local people;
- Provision of a new public right of way along the eastern boundary of the site;
- Improvements to walking, cycling and public transport access to the site;
- Contributions for transport, education and open space/recreation provision;
- Protection of existing trees and hedges; and
- Mitigation measures for nitrogen neutrality compliance as sought by the Council’s recently adopted Supplementary Planning Guidance Document.

The Huntick Road, Lytchett Matravers Development Brief* (March 2012)
- Purbeck District Council published a Development Brief for the Huntick Road site in 2012 which identifies constraints and opportunities for the site;
- It establishes that homes should be single and two storey heights to reflect the adjacent and wider village character;
- Site access should be along Huntick Road and improved walking links to the wider village are encouraged;
- The Development Brief also sets out the documents and plans that should accompany the planning application.

The Lytchett Matravers Neighbourhood Plan
The Neighbourhood Plan was adopted in June 2017 and sets a series of development management policies to guide development within the Parish.

The policies address:

- Public engagement and delivery of the plan’s vision and objectives;
- Good design relating to local design principles;
- Provision of open spaces, corridors, trees and hedgerows in new development;
- Supporting appropriate employment uses and shopping facilities.

Area for future employment development
Land also included in the local plan allocated site to be retained by landowner
Land at Huntick Road, Lytchett Matravers

Constraints and Opportunities

The site is located on the edge of Lytchett Matravers and is relatively free from development constraints.

Trees and hedgerows
There are a number of established Oak trees along the eastern and northern boundaries and a central cluster around the existing pond. High quality trees (Category A) and the majority of moderate quality trees (Category B) will be incorporated as part of the proposals. This will help preserve the green and wooded character of the site and bring a maturity to the development from the outset.

Ecology
No recorded reptile or dormouse inhabitants have been identified. Bat surveys have indicated the central tree grouping around the pond may provide a Myotis roost. Appropriate mitigation, including adopted lighting proposals may therefore be needed. Detailed surveys carried out have recorded a very low level of Great Crested Newt. The on-site pond will be retained and an appropriate mitigation strategy may be required.

Access
A new vehicular access point will be created onto Huntick Road.

Topography and drainage
The site is broadly flat. There is a gentle level change in the northern section of the site where land falls gradually towards the north eastern corner. Ground investigations have identified a predominantly clay based foundation to the site geology and soakaways are not considered suitable for this site.

Utilities
An 11kV high voltage underground powerline crosses under the northern paddock. This cable would be diverted locally through the proposed development and a new substation provided within the site. A new foul water pumping station is also likely to be required to serve the proposed development. An appropriate easement of 15m between dwellings and the wet well will be required and a dedicated access from an adopted highway will be provided.
Informed by the site’s development brief and our design concept, 46 new homes are being proposed.

**Key features:**
1. A new access created to Huntick Road, positioned to help retain existing trees along the site frontage.
2. Opportunity for footpath connection along the retained grass verge and hedgerow edge.
3. Dwellings set back and fronting Huntick Road to maintain the building line and provide a positive frontage to Huntick Road.
4. Arrival green space set around a feature Oak tree framing views into the site from Huntick Road.
5. Cottages and apartments set in front of shared courtyard space with secure back gardens to the western edge.
6. ‘Barn type’ apartments with archway access to a rear parking courtyard reflecting the character of the adjoining Freeland Park. 8 apartments with a mix of 1, 2 and 3 beds.
7. Existing pond and trees retained as a site feature and for ecological value.
8. Feature dwelling set within an enclosed space and overlooking the north – south footpath.
9. Area for water attenuation and a pumping station located on the lower ground.
10. Dwellings front the primary access street which is aligned to safeguard existing mature trees.
11. Grassland corridor along the eastern boundary preserved to support ecological movements.
12. Opportunity to incorporate home working / office space into larger garages.
Land at Huntick Road, Lytchett Matravers

Proposed Layout
The design of the proposed homes has been predominantly influenced by the rural Dorset vernacular that includes various shaped and size cottages with an informal architectural language.

The table below sets out the architectural style of the proposals.

<table>
<thead>
<tr>
<th>Material</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>Brickwork</td>
<td>The proposals include bricks typically orange/red/dark red in colour with a fine grain texture.</td>
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<tr>
<td>Render</td>
<td>Sand and cement or harl render with a soft textured finish, colour-washed in a range of pastel colours are proposed above a low plinth, either of brickwork or painted black.</td>
</tr>
<tr>
<td>Timber-cladding</td>
<td>Key buildings will be picked out with a rustic timber cladding.</td>
</tr>
<tr>
<td>Stone</td>
<td>Used as architectural dressings such as window heads and sills, steps and thresholds and staddle stones to timber posts.</td>
</tr>
<tr>
<td>Roof</td>
<td>The proposal includes both natural slate and a range of high quality, plain clay tiles with varying colour and texture and thatched roofs.</td>
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<tr>
<td>Chimneys</td>
<td>Proposed to add to the complexity and interest of the roof form when seen en masse, and add poise to individual buildings. They will be located on gable ends and finished off with clay pots.</td>
</tr>
<tr>
<td>Windows</td>
<td>Casement windows and simple box sash are proposed as they are commonly found on typical Dorset vernacular dwellings.</td>
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<tr>
<td>Dormers &amp; Roof-lights</td>
<td>A few small dormer windows are included on the 2.5 storey dwellings and they will be predominantly finished in lead. All roof lights are small in size and number. Conservation roof-lights that fit flush with the line of the roof are included in the more sensitive areas.</td>
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</tbody>
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**Accessibility**
The site is in a sustainable location, close to the centre of Lytchett Minister and within 10 minutes walk (800m) of all local facilities within the village. This offers good opportunities for new residents to walk or cycle for their everyday needs and will support local businesses within the village. The village also benefits from a regular bus service into Poole and dedicated services for journeys to the Lytchett Minister secondary School.

**Site Access Proposal**
The proposed access arrangements consist of a new give-way priority junction onto Huntick Road to serve the development. Visibility splays at the junction will be provided in accordance with the requirements for the 30mph speed limit, with the residential frontage of the development helping encourage lower vehicle speeds.

**Off Site Improvements**
In accordance with the adopted Lytchett Matravers Development Brief, these may include:

- An extension of the footway along the northern side of Huntick Road around the corner adjoining Wareham Road up to Abbots Meadow;
- An extension of the footway fronting the Rose & Crown public house; and
- A contribution towards sustainable access to Lytchett Matravers Primary School.

**Transport Statement**
The forthcoming planning application will be accompanied by a Transport Statement which will assess the traffic impact of the development on the local highways as well as the access and parking arrangements.
Context
The site is located within an area classified by the Environment Agency as ‘Flood Zone 1’. This is the lowest classification and is given to areas where the annual probability of fluvial flooding is less than 0.1%. This is the lowest flood risk classification.

The existing drainage regime represents that of a typical greenfield site, with some surface water runoff soaking into the underlying ground and some following the natural topography of the site.

Surface Water Strategy
The surface water strategy for this site has been developed to respect the development masterplan, allowing for runoff up to that which would be associated with a 100 year (+40% climate change) storm event. A provision for 10% urban creep has also been included within the design of the drainage system to future proof the development against additional areas of hard paving.

Through consultation with Dorset County Council’s flood risk engineer it has been agreed that the drainage strategy will discharge future runoff northwards, to the existing watercourse near the site boundary. This will actively reduce the level of flood risk which currently impacts existing properties south of Huntick Road.

Foul Drainage Strategy
Wessex Water have confirmed that the existing public foul sewerage network beneath Huntick Road can accommodate foul flows from the proposed development.

The topography of the site requires a new adoptable pumping station to be installed at the northern edge of the site. This will enable foul flows from properties in the northern extents of the site to be discharged to the agreed point of connection at Huntick Road.
**Ecology**

Extended Phase 1 Ecology site surveys and subsequent Phase 2 surveys for reptiles, dormouse, bats and hedges have been carried out to inform the proposed development. These surveys have found no recorded reptile or dormouse inhabitants and noted that some of the site’s hedgerows are species rich.

Our bat surveys have indicated that the central tree grouping around the pond may provide a Myotis roost. Appropriate mitigation, including adapted lighting proposals may therefore be needed.

In regard to Newts, detailed surveys have identified a small number of eggs at the existing on site pond. Best principles for mitigation have therefore been built-in to the proposal, including the provision of a ‘buffer zone’ around the pond and connectivity pathway routes along the eastern site boundary ensuring passage to the wider population is retained.

**Trees**

Our Tree Survey confirms there are a number of mature native trees on and around the site with the majority of individual and groups of trees being high quality (Category A and Category B) specimens.

The highest quality trees are to be retained as part of the development. Only 2 Category B grade trees are proposed to be removed. The retained trees ensure the overall amenity and wildlife value of the site remains well placed – both now and in the future.
Feedback

What Happens Next?

Following the exhibition, we will:

- Co-ordinate all comments received and review these with the project team
- Revise the proposals, as appropriate, following consideration of feedback

It is envisaged that our planning application will be submitted in October.

Upon validation of the application, the Council's Planning Department will notify neighbours the application has been received.

If you wish to make comments on the application once it has been submitted, these should be sent direct to the Planning Department at the Council.

Next steps

- **Early Autumn 2017**
  Public consultation

- **Late Autumn 2017**
  Submit planning applications to Purbeck District Council

- **Winter 2017**
  Purbeck District Council determine the application

- **2018**
  Construction begins

Thank you for taking the time to attend our exhibition.

Do let us know what you think by providing your comments. There are several ways in which this can be done:

- By completing the feedback form now and leaving this with us
- By email to our dedicated consultation email address: huntickroad@turley.co.uk
- By post: Consultation Team Freepost RTEY-ABBU-UGCX c/o Turley 40 Queen Street Bristol, BS1 4QP

We would appreciate receipt of your comments by no later than **Wednesday 22nd September 2017**