

## Steve Boyt

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**Subject:** FW: Purbeck Local Plan SANGs  
**Attachments:** 210625 Policemans Lane additional SANG 2.pdf

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**From:** Tim Hoskinson - Wyatt Homes [REDACTED]

**Date:** Monday, 28 June 2021 at 18:19

**To:** Steve Boyt [REDACTED]

**Cc:** [REDACTED]  
[REDACTED]

**Subject:** Purbeck Local Plan SANGs

Dear Steve

As you will be aware Wyatt Homes has serious concerns about the recent letter from Planning Inspector Beverley Doward to the Council suggesting that the Council give consideration to withdrawing the Purbeck Local Plan. We consider that the Council's proposed approach as set out in the response to the recent consultation on the main modifications is appropriate and we don't see any reason why the Examination cannot be completed and the plan found sound.

I have set out below some suggestions on how additional SANG capacity for over 400 homes could be delivered in the north east Purbeck area, should there be any concerns about the delivery of heathland mitigation in relation to the proposed strategic SANG at Morden Park.

### **SANG at Flowers Drive, Lytchett Matravers**

Planning permission for the SANG at Flowers Drive, Lytchett Matravers has now been granted. The consented SANG is within the freehold ownership of Wyatt Homes and it is available for implementation alongside the proposed development sites at Lytchett Matravers.

The Council's evidence base paper SD93 confirms that the SANG has capacity to provide mitigation for a total of circa 410 homes. The Purbeck Local Plan proposes 150 homes at Lytchett Matravers (Policy H6), leaving spare capacity for 260 homes. We would like to reserve some of this spare capacity to provide mitigation for sites identified in the emerging Dorset Local Plan (Blaneys Corner extension LYMT5 and land at between Wareham Road and Foxhills Road LYMT6) which total 160 homes. This would leave spare capacity to provide mitigation for 100 homes, which Wyatt Homes are willing to make available to the Council through the appropriate mechanism (eg CIL or s106).

SD93 also confirms that there is potential for further enhancing the capacity of the proposed SANG. We consider that the land at Flowers Drive is of exceptional quality and capable of delivering enhanced SANG capacity, we would welcome the opportunity to explore this further with the Council. We would also be willing to consider making some of the 'reserved' SANG capacity available to the Council in the short term, whilst opportunities for additional SANG capacity are explored. This would need to be subject to assurances that such an approach would not prejudice the Council's consideration of the sites that have been identified in the emerging Dorset Local Plan.

### **SANG at Frenches Farm, Policemans Lane, Upton**

The existing Frenches Farm SANG (4.8ha) that was delivered with the Policemans Lane Phase 1 development of 70 homes has significant spare capacity. Wyatt Homes own or have an option over additional land adjoining the Frenches Farm SANG that in principle could be made available to further increase the capacity of the SANG to help meet the wider mitigation requirements.

The potential additional SANG land at Frenches Farm is shown on the accompanying plan, and breaks down as follows:

- Land between Watery Lane and the existing SANG - 2.1ha
- Land between Slough Lane and the existing SANG south of the footpath – 1.5ha
- Land between Slough Lane and the existing SANG north of the footpath – 0.6ha

All of these areas are well placed to allow the extension of the SANG to increase its function and attractiveness and would provide 4.2ha of additional SANG land, which when combined with the existing 4.8ha SANG would give an overall SANG of 9ha. This would have an overall capacity to provide mitigation for 468 homes (based on 8ha of SANG per 1,000 population which reflects the success of the existing SANG as evidenced by visitor monitoring surveys).

Taking into account the Phase 1 and Phase 2 developments of 70 and 92 homes respectively, an overall 9ha SANG at Frenches Farm would have spare capacity to provide mitigation for 306 homes.

### Conclusion

Overall, the Lytchett Matravers SANG and extended Frenches Farm SANG can provide additional capacity to secure mitigation for in excess of 400 homes to support the delivery of the Purbeck Local Plan, should this be required. We would welcome the opportunity for further discussions with the Council on the mechanics of how this additional SANG capacity can be delivered.

Kind regards

Tim



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