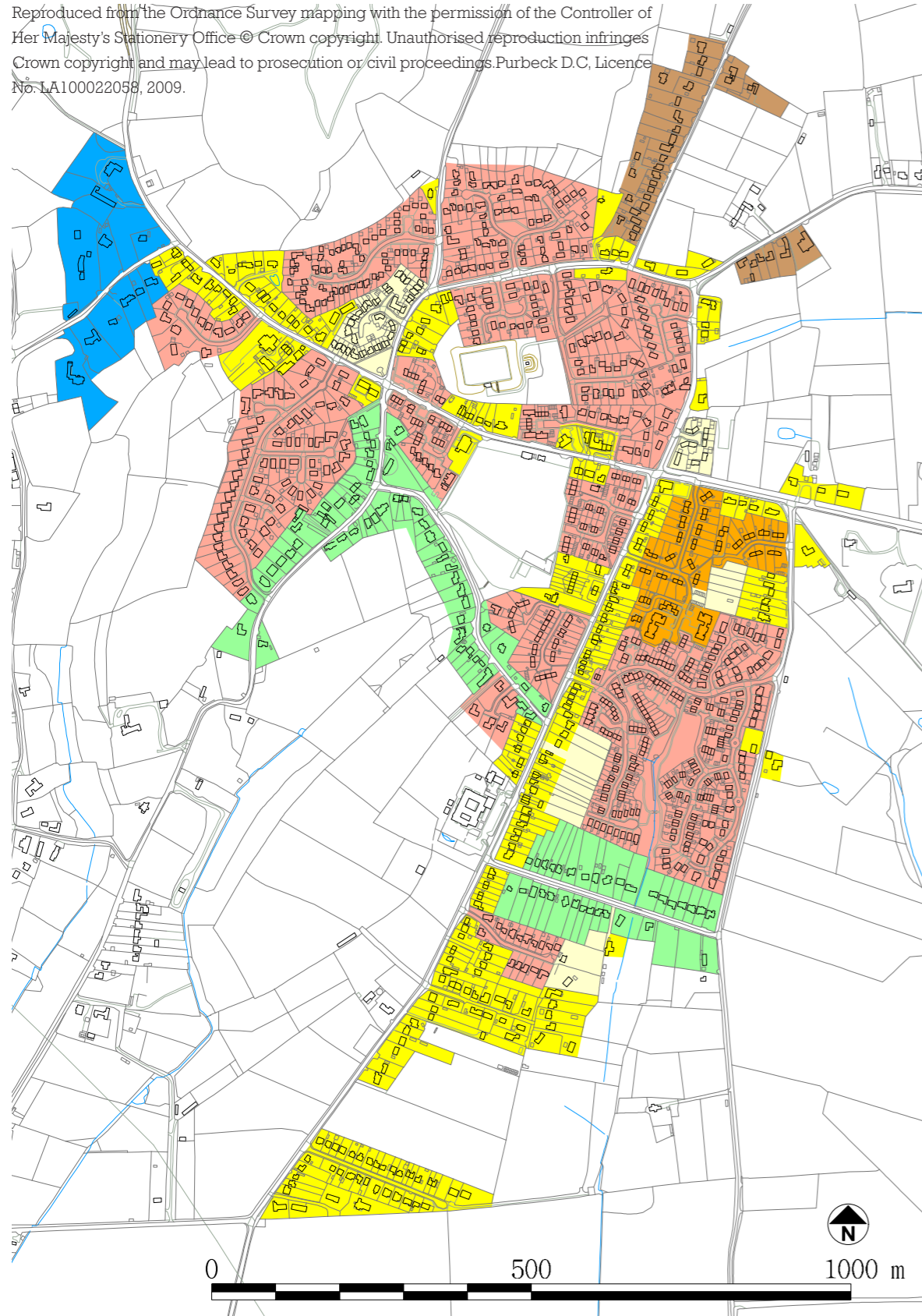









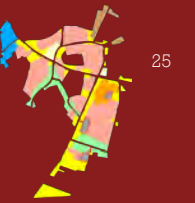


Lytchett Matravers Character types 04.1 Character types

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-  Modern estate development
-  Council house development
-  Mixed residential
-  Neo-Vernacular style housing
-  Village lanes
-  Low density residential
-  Ribbon development



4.1.1 This section of the report identifies the different 'types' of development that together combine to make up the settlement as a whole. These are described as 'character types' and have been identified as a result of the preceding town analysis. The map opposite indicates the locations of each character type within the settlement.

4.1.2 The Government's urban design guidance *By Design* (2000) identifies those aspects of our built environment, i.e. the buildings, structures and spaces, which are the physical expression of our townscape. These are what influence the pattern of uses, activity and movement in a place and the experiences of those who visit, live or work there.

4.1.3 The key 'aspects of development form' identified in *By Design* (set out in the boxes opposite) have been applied consistently to each character type to help identify the different characteristics and qualities of each distinct part of the town.

4.1.4 Each character type is accompanied by a series of photographs illustrating 'typical' scenes within those areas to provide a flavour of what each place is like.

4.1.5 Finally, a SWOT analysis identifying Strengths, Weaknesses, Opportunities and Threats, has been applied to each character type. This is to explore what potential may exist for future development opportunities and how the character of these areas could be threatened through inappropriate or insensitive changes.

Aspects of development form

Definition	Explanation
<p>Layout: urban structure The framework of routes and spaces that connect locally and more widely, and the way developments, routes and open spaces relate to one another.</p>	<p>The layout provides the basic plan on which all other aspects of the form and uses of a development depend.</p>
<p>Layout: urban grain The pattern of the arrangement of street blocks, plots and their buildings in a settlement.</p>	<p>The degree to which an area's pattern of blocks and plot subdivisions is respectively small and frequent (fine grain), or large and infrequent (coarse grain).</p>
<p>Landscape The character and appearance of land, including its shape, form, ecology, natural features, colours and elements, and the way these components combine.</p>	<p>This includes all open space, including its planting, boundaries and treatment.</p>
<p>Density and mix The amount of development on a given piece of land and the range of uses. Density influences the intensity of development, and in combination with the mix of uses can affect a place's vitality and viability</p>	<p>The density of a development can be expressed in a number of ways. This could be in terms of plot ratio (particularly for commercial developments), or number of dwellings (for residential developments).</p>
<p>Scale: height Scale is the size of a building in relation to its surroundings, or the size of parts of a building or its details, particularly in relation to the size of a person. Height determines the impact of development on views, vistas and skylines.</p>	<p>Height can be expressed in terms of the number of floors; height of parapet or ridge; overall height; any of these in combination; a ratio of building height to street or space width.</p>
<p>Scale: massing The combined effect of the arrangement, volume and shape of a building or group of buildings in relation to other buildings and spaces.</p>	<p>Massing is the three-dimensional expression of the amount of development on a given piece of land.</p>
<p>Appearance: details The craftsmanship, building techniques, decoration, styles and lighting of a building or structure.</p>	<p>This includes all building elements such as openings and bays; entrances and colonnades; balconies and roofscape; and the rhythm of the facade.</p>
<p>Appearance: materials The richness of a building lies in its use of materials which contribute to the attractiveness of its appearance and the character of an area.</p>	<p>The texture, colour, pattern and durability of materials, and how they are used.</p>



Lytchett Matravers Character types

04.2

Modern Estate Development

Modern Estate Development

Urban Structure

- Planned modern suburban estate development extending across much of the village;
- Estates are often arranged along often sinuous roads such as Old Pound Close, Charborough Close and Lockyers Way off which cul-de-sacs radiate;
- One or two points of access into these estates.
- Standard estate road alignment and width with pavements;
- Limited incidental green spaces but with the notable exception of the linear green space between The Spinney and Gibbs Green;
- A range of detached, semi-detached and terraced houses, although most detached.

Urban Grain

- The urban grain is loosely defined by the mostly detached houses, but regular set-backs tend to define a consistent frontage that follows the road pattern, including cul-de-sacs;
- Urban grain varies little in density or character.

Landscape

- Green spaces limited, but the linear space between The Spinney and Gibbs Green is a valuable and attractive feature, but with poor frontage;
- Front gardens often 'open plan' without hedges or fences. Driveways often dominant;
- Often limited tree planting within estates;
- Some mature trees along former field boundaries.

Density and Mix

- Low/moderate density with dwellings often situated on small or modest plots and occupying a large proportion of the site area;
- These areas often appear relatively spacious because of the standard highway design and often open layouts.

Height

- 2 storey houses;
- Bungalows and single storey garages.

Massing

- Modest domestic scale massing.

Details

- Ubiquitous 20th century estate architecture with designs identifiable from between 1960s to recent housing;
- Standard repetitious house types provide uniformity of scale, mass and appearance.
- Standard estate road layout;
- Chimneys mostly absent resulting in unvaried skylines;
- Small flues project through many roofs;
- Original windows replaced with white uPVC materials.

Materials

- Walls: Brick in various colours, but predominantly red. Also painted render; Quoins and string courses often defined by bricks of different colours from walls.
- Roofs: Pitched roofs or flat or profiled concrete interlocking tiles, predominantly brown/grey in colour; Flat garage and porch roofs covered with mineral felt.



Strengths

- Pleasant, albeit ubiquitous, residential areas.
- Garden vegetation is limited but makes an important contribution to the appearance of the townscape.
- Consistent building lines define the streetscape.
- Linear open space at The Spinney.

Weaknesses

- Housing estates are ubiquitous 20th century designs and lack both legibility and a sense of place.
- Standard road layouts and cul-de-sacs result in a road dominated environment.
- Some incidental green spaces or Space Left Over After Planning (SLOAP) occur within these areas and make little contribution to the estates in terms of play space or amenity value.

Opportunities

- Potentially some new street planting would provide more sense of place and break up ubiquitous skylines.

Threats

- Redevelopment of some locations at higher densities could harm the suburban character of these locations.
- Conversion of front gardens to parking could result in the loss of vegetation to the detriment of the appearance of the area.
- Poorly designed extensions or loft conversions could detract from the appearance of these areas.



Lytchett Matravers Character types

04.3

Council House Development

Council House Development

Urban Structure

- Predominantly semi-detached houses, with some flats, situated to the south and east of the principal Huntick Road/Wareham Road crossroad;
- Houses arranged along two roads connected to Huntick Road and Wareham Road and two cul-de-sacs, one off Foxhills Road;
- Houses set back from the road with front boundaries;
- Standard highway widths with pavements either side.

Urban Grain

- Urban grain is loosely defined by the semi-detached houses with regular set-backs that define a consistent frontage;
- Urban grain varies little in density and character;
- Orientation of houses on corners is canted.

Landscape

- Front boundaries are generally enclosed by a mixture of hedges, fences and low brick walls;
- Privet and chamaecyparissus hedges feature in many front boundaries;
- Some front garden lawns, shrubs and hedges, but a number are also surfaced-over parking;
- Very few trees in front gardens, although there is more vegetation in back gardens.

Density and Mix

- Low density areas with dwellings situated towards the front of relatively generous plots thus allowing large rear gardens;
- Although the area is relatively medium/low density, consistent building lines and regular spacing create some well-defined street edges;
- Exclusively residential area.

Height

- Bungalows and 2 storey houses and flats.

Massing

- Modest domestic scale massing.

Details

- Ubiquitous estate architecture;
- Plain brick walls and chimneystacks with simple orange clay pots. that add visual interest to the roofscape;
- Bungalow roofs are well articulated with gables and hipped ends;
- Replacement uPVC windows, mostly white;
- Modest bays at front with flat-roofed dormers above on 2 storey buildings are a feature. Also roofed enclosed porches;
- Loft extensions result in dormers in roofs and /or skylights.

Materials

- Walls: Ochre/red brick throughout.
- Roofs: Pitched roofs with red/brown plain tiles.



Strengths

- Pleasant albeit ubiquitous residential environment.
- Buildings have some character although with limited visual interest.
- Garden vegetation is limited but hedges contribute to the streetscene.
- Generally well defined boundaries.

Weaknesses

- Ubiquitous housing styles and little or no sense of local distinctiveness.
- Generally low quality environment.
- Very limited tree planting in streets and front gardens.
- No communal green space, although relatively large gardens render this largely unnecessary.

Opportunities

- Some potential for infilling behind frontages where rear gardens are sufficiently large.

Threats

- Loss of boundary walls or widening of entrances to provide additional parking could weaken the definition of the street scene.
- Conversion of front gardens to parking could result in the loss of vegetation to the detriment of the appearance of the area.
- Poorly designed extensions or loft conversions could detract from the appearance of these areas.



Lytchett Matravers

Character types

04.4

Mixed Residential

Mixed Residential

Urban Structure

- Development in this character type is situated mostly along principal roads;
- Development behind front gardens faces onto roads with adjacent pavements;
- Back gardens variable in size, but some larger gardens have now been infilled with more recent development.
- Occasional older vernacular buildings occur in this (and some other) areas. These are characterised by irregular plots, setbacks and orientations that introduce a random and varied quality to their localities.

Urban Grain

- Principal roads, pavements and front gardens create a relatively broad streetscape, which is emphasised by mostly low-rise buildings either side;
- Buildings face onto roads but with some varied setbacks that create a slightly irregular grain.
- Older buildings tend to occupy larger irregular plots.

Landscape

- Front gardens shrubs, hedges, and occasional larger trees are evident, and cumulatively make a moderate contribution to the streetscene;
- Front boundaries consist mostly of low walls and hedges.

Density and Mix

- Mostly medium density development;
- Generally modest detached houses and bungalows with some lower density development towards the village edges;
- Dwellings are mostly of individual design and appearance but using generally traditional forms. However some dwellings are built in small groups of the same period and style;
- Some older vernacular cottages occur occasionally within later 19th and 20th century development.
- Large plots associated with larger buildings result in some lower densities of development.

Height

- Mixed bungalows and 2 storey houses.

Massing

- Houses and bungalows comprise modest domestic scale and massing.

Details

- A range of mixed building styles including some 19th century and pre-war types and details and much post-war development;
- Pitched tiled roofs and chimneys add to the quality of roofscapes;
- Many original windows have been replaced with uPVC windows.
- Older vernacular buildings have typical if varied features such as low eaves and casement windows. Georgian types tend to have higher elevations with sash windows to regular proportions and arrangements.

Materials

- Walls: Brick of predominantly red/orange tones and painted render. Some pebbledash.
- Roofs: Roofs generally plain clay tiles and concrete interlocking tiles. Also some slate. Colours include reds, browns and greys. Some older properties are thatched.
- Older vernacular buildings include heathstone and rendered and painted cob under straw thatch. georgian types are generally brick or render under slate roofs.



Strengths

- Main roads with good access.
- Some varied building periods and designs create a degree of visual interest.
- Some dispersed parts of this character type contribute to the incidental character of the village, especially around the edges of the village.
- Some vernacular buildings give interest and some sense of place.
- Long views along some roads are distinctive and also contribute to a sense of place.

Weaknesses

- Broad and straight roads create fast routes that can be unfriendly for pedestrians.
- Main roads can be busy with associated noise.
- A generally unremarkable character type with limited local distinctiveness.
- In places low-rise development creates weak enclosure to wider roads.
- Buildings with community functions are indifferently represented on principal roads.

Opportunities

- Some higher density development in locations near the village centre could improve the sense of place.
- Potential to create a stronger village focus for Lytchett Matravers.
- Planting of street trees
- Other hard landscape improvements along principal roads.

Threats

- Further increases in traffic along principal routes could diminish their quality.
- Potential traffic congestion around crossroads.
- Loss of buildings of quality and/or architectural details, such as they exist.

Lytchett Matravers Character types

04.5

Neo-Vernacular Style Housing

Neo-vernacular Style Housing

Urban Structure

- Comprises locations at Turbetts Close, Abbotts Meadow and Fairview off Dillons Gardens, Cecil Close and Hann Gardens;
- Mostly arranged to be outward facing to provide interesting external frontage with internal spaces including access, parking and landscape.

Urban Grain

- Relatively tight urban grain forming strongly defined frontage, particularly at Turbetts Close, Cecil Close and Hanns Gardens. At Abbotts Meadow frontages are not so clearly defined but there is a strong landscape margin of trees against principal roads;
- Standard road widths at Turbetts Close but hard surfaces are more organic at Abbotts Meadow.

Landscape

- Turbetts Close has small private gardens to front and back of properties, but it includes an important open space facing onto the High Street and incorporating the war memorial. Also a small communal space within the development;
- Roads and pavements create quite large and dominant expanses of tarmac at Turbetts Close;
- At Abbotts Meadow there is no communal space but gardens are larger and there is a well treed landscape edge;
- At Abbotts Meadow the road layout is organic with varied surface treatments that create a sense of shared-surface and well planted courtyards.

Density and Mix

- Medium density development;
- Exclusively residential areas.

Height

- Mostly 2 storeys but with some 2.5 storey buildings.

Massing

- Vernacular and retrospective style designs have moderate scale and massing although close grouping produces some well defined frontages.

Details

- High standard of detailing;
- Vernacular, neo Georgian and Victorian styling and details include gables, chimneys, porches and casement and sash windows.

Materials

- Walls: Red and brown brick and painted render, flint and brick and some stone.
- Roofs: Plain red and red/brown tiles and some slate with red clay tidges. Also some thatch.



Fairview development



Cecil Close development



Turbetts Close development and war memorial



Hann Gardens development



Abbotts Meadow development

Strengths

- Layouts and traditional style are more reminiscent of a village environment than many previous modern developments.
- Buildings define roads and spaces.
- Houses individually designed.
- Developments attempt to create places of distinctive character rather than just estates.

Weaknesses

- Turbetts Close development is somewhat road dominated by standard roads and extensive use of tarmac.

Opportunities

- These developments are either relatively recent or currently under construction at the time of writing. It is therefore unlikely that these areas will undergo significant change in the foreseeable future.
- Developments of this kind are of a generally high standard and lessons should be learnt from them.

Threats

- Vernacular or other traditional style housing that may lack reference to the local distinctiveness of the village and its architecture. (Note inappropriate use of flint in some recent developments).
- Future development that may not relate to wider strategic objectives such as new pedestrian routes.
- Over dominance of parked vehicles in tighter schemes



Lytchett Matravers Character types

04.6

Village Lanes

Village Lanes

Urban Structure

- Irregular, individually designed detached residential development;
- Generally linear in nature facing onto roads/lanes;
- Roads/lanes of predominantly rural character.
- Character type situated on or near southern edges of the village.

See also reference to occasional older buildings under 04.4 Mixed Residential.

Urban Grain

- Linear urban grain along roads;
- Property boundaries often set back from roads behind a wide verge;
- Buildings generally well set back in plot, and usually a somewhat irregular building line;
- Individually designed buildings of different types and sizes create a varied urban grain;
- Some irregularly shaped plots also add variety to the urban grain.

Landscape

- Relatively narrow roads without pavements of kerbs;
- Verges are a feature of this character type, often wide and irregular;
- Landscape is a very strong element in this character type, including verges, hedges, shrubs and trees;
- Houses often face open views and are therefore often visible from surrounding areas

Density and Mix

- Medium/low density development with generous and well planted gardens;
- Exclusively residential;
- Dwellings are mostly of individual design and appearance but using generally traditional forms. However some dwellings are built in small groups of the same period and style.

Height

- Mostly 2 storeys with a number of bungalows;
- Houses along Eldons Drove are situated lower than the road and therefore their apparent height is reduced.

Massing

- Houses and bungalows comprise a modest domestic scale and massing.

Details

- Mostly mid and late 20th century development reflecting a range of building styles of the period;
- Pitched tiled roofs and chimneys add to the quality of roofscapes;
- Many original windows have been replaced with uPVC windows.

Materials

- Walls: Brick of predominantly red and brown colours and painted render.
- Roofs: Roofs generally plain clay tiles and concrete interlocking tiles. Colours include reds, browns and greys.



Strengths

- Varied building types and designs create a degree of visual interest.
- Strong landscape and rural character contributes importantly to sense of place in the village.
- Some valuable views in these areas notably from Middle Road across open countryside and across valley views along Deans Drove. These views contribute significantly to a sense of place.

Weaknesses

- Some house types ubiquitous and lacking in much positive character.

Opportunities

- None identified.

Threats

- Road 'improvements' such as widening, kerbs, pavements etc. that would diminish rural character.
- Any significant loss of vegetation through redevelopment/intensification.
- Loss of buildings of quality and/or architectural details, such as they exist.
- Excessive intensification of development on plots including reduction of set-backs.



Lytchett Matravers Character types

04.7

Low Density Residential

Low Density Residential

Urban Structure

- Dwellings loosely set out along High Street and Jennys Lane in an irregular arrangement;
- Narrow lanes enclosed by embankments with mature vegetation;
- Dwellings accessed by individual drives.
- Plots of irregular shape and size.

Urban Grain

- A scattering/loose urban grain with variable separation and siting of buildings relative to the lanes and each other;
- The lanes feel enclosed by embankments and vegetation, but not by buildings which are well set back within plots.

Landscape

- Grass verges and banks, open in places but predominantly backed by a mix of trees, shrubs and hedges that contribute to the rural character and appearance of the lane;
- Mature trees within and beyond plots create a soft green backdrop;
- Dense evergreen hedges often prevent views into properties.

Density and Mix

- Low density;
- Exclusively residential land use.

Height

- 2 storey houses.

Massing

- Domestic scale massing although some properties are large and extensive;
- Extensions and outbuildings are a feature of these properties. Large size and architectural manner as well as various extensions result in some elaborate roof forms.

Details

- Details vary and reflect the age and period of the development;
- Several historic and vernacular buildings orientated at angles to the roads;
- Some recent development of large neo-vernacular manner with associated details;
- Pitched roofs, chimneystacks and dormers define outline of buildings.

Materials

- The mixed and incremental nature of development has resulted in a range of architectural styles and materials which reflect the age and style of each development. However walls are mostly red brick, under red or red/brown plain tiles or slate.



Strengths

- Some buildings with strong traditional/vernacular character.
- Attractive informal lanes with hedges, banks and no pavements.
- Green low density appearance with trees and hedges.
- Distinctive informal character and appearance.

Weaknesses

- Interesting historic houses often hidden from view.

Opportunities

- Possibly some potential for very limited infilling with sensitive designs at low density.

Threats

- The introduction of 'highway improvements' such as pavements or road widening could detract from the informal character of the lanes.
- Inappropriate or excessive infill development could undermine the character and quality of this area.



Lytchett Matravers Character types

04.8

Ribbon Development

Ribbon Development

Urban Structure

- Ribbon development comprises a line of detached houses, mostly one plot deep along Flowers Drove and to a smaller extent along Wimborne Road;
- Plots are generally deep with narrow frontages;
- Houses are set back from front boundaries with moderately sized front gardens.

Urban Grain

- Although plots are relatively large, there is a well-defined building line set back from the road;
- No pavements or kerbs.

Landscape

- Although front gardens are relatively large, there is limited tree cover although there are many hedges and shrubs that provide a green appearance;
- Front boundaries comprise a mixture of walls and hedges and shrubs that create a soft green edge along roads.

Density and Mix

- Low density housing;
- Exclusively residential use.

Height

- Mostly bungalows, but some 2 storey buildings. Some loft conversions.

Massing

- Modest domestic scale massing.

Details

- Houses, that are individually designed, comprise a range of mid to late 20th century architectural styles with corresponding details;
- Chimneys present but not a notable skyline feature.

Materials

- Walls: Mostly a mixture of red brick and painted render.
- Roofs: Pitched roofs covered with plain clay tiles although many have been re-roofed with concrete interlocking concrete tiles.



Strengths

- Pleasant residential and village edge environment.
- Individual buildings provide variety.
- Garden vegetation contributes to the appearance of the area.

Weaknesses

- Relatively nondescript buildings and environment.
- Overhead wires and poles visually intrusive.

Opportunities

- Few opportunities for enhancement in these areas.

Threats

- Redevelopment could harm the pleasant village edge low density character of this area.
- Loss of boundary walls or widening of entrances could weaken the definition of the street scene.
- Conversion of front gardens to parking could result in the loss of vegetation to the detriment of the area, especially at the entrance to the village.
- Poorly designed extensions or loft conversions could detract from the appearance of these areas.



The church of St Mary the Virgin, Lytchett Matravers built from Lytchett Matravers Sandstone. The church has been situated well outside the village boundary since the village itself was re-sited after the Black Death.

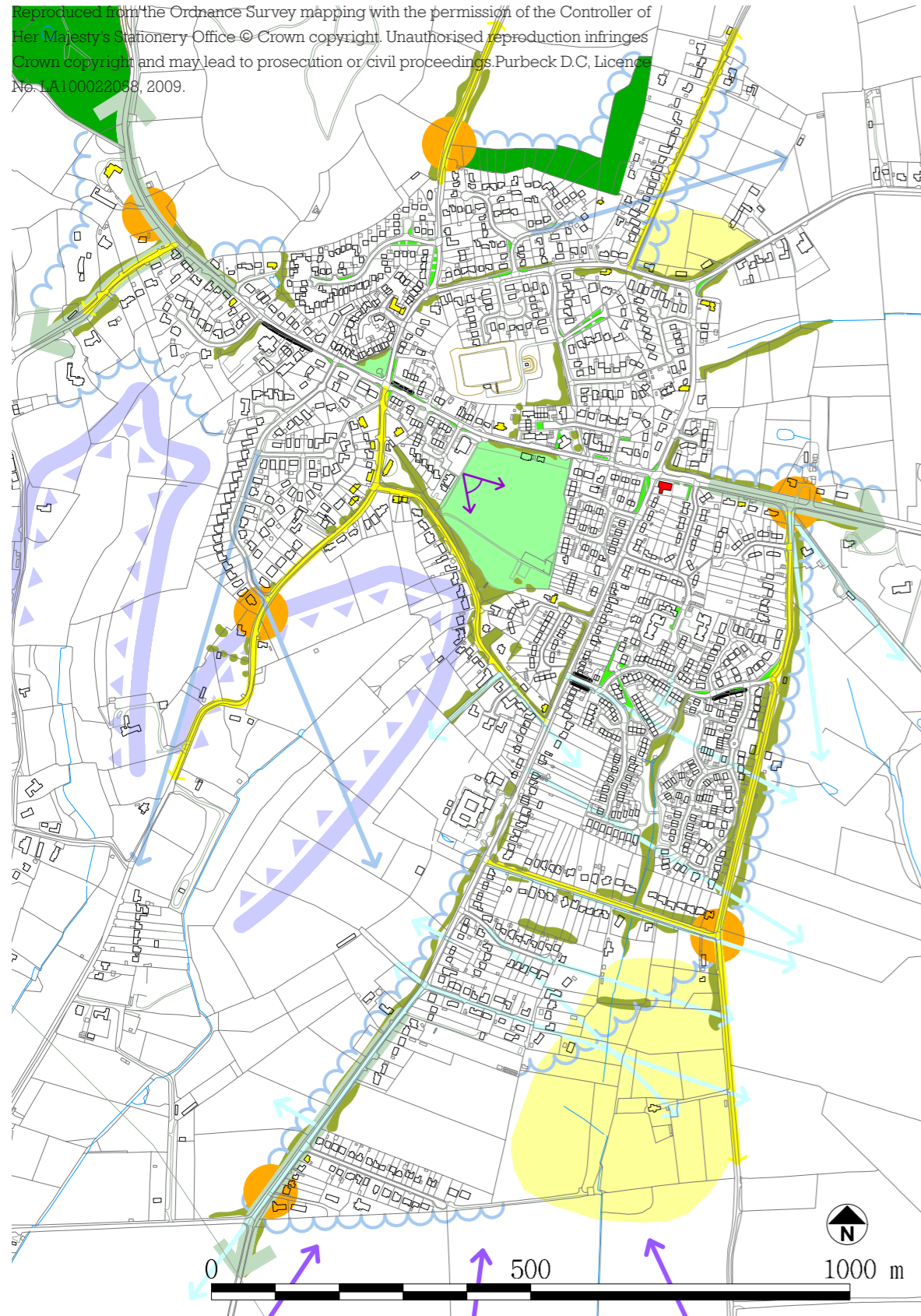


Lytchett Matravers Townscape Analysis

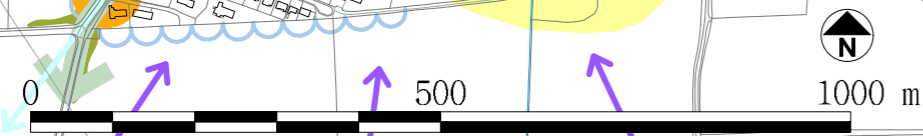
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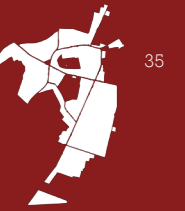
Townscape Analysis

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-  Local landmark
-  Buildings of townscape interest
-  Roads with character of rural lanes
-  Weak frontages
-  Significant green open spaces
-  SLOAP
-  Visually important trees & hedges
-  Important wooded edge
-  Open valley - picturesque
-  Gradual transition between village & countryside
-  Unobtrusive edge (generally abrupt)
-  Important gaps
-  Positive village entrance
-  Principal views - out of of village
-  Principal glimpses - out village
-  Principal views - into village
-  Principal vista





5.1.1 Overview

Despite its age, Lytchett Matravers is a largely modern creation, predominantly characterised by 20th century housing of varying styles and extent. Nevertheless its rural origins remain evident by virtue of its numerous hedgerows and a number of lanes that retain the informal character of a country village. Glimpses towards Poole Harbour are possible from various locations as a result of its elevated position.

5.1.2 Relationship to surroundings

Lytchett Matravers is an irregularly shaped settlement contained on most sides by open countryside that includes pockets of woodland and a mostly tight network of small hedged fields. These features result in many soft green edges around the village that help screen it within the landscape so that its presence is largely unseen. However, a series of large, open fields to the south allows views towards the southern tip of the village from from the A35 road about 1 km away.

5.1.3 In several locations, the fringes of the village are transitional in character, represented by a gradual increase in development density and this generally makes for a positive entrance into Lytchett Matravers. This transition from countryside to village is enhanced by the presence of established hedgerows which penetrate the village along a number of arteries, creating a sense of the village being well integrated into its rural setting.

5.1.4 To the south-west of the village there are three valleys, two of which are quite picturesque and of an intimate character, although these are largely inaccessible to the general public. The valleys are visually significant in terms of the setting of this side of the village.

5.1.5 Urban structure

The main structure of the village is defined by a series of interconnected roads and lanes, many of which have a relatively straight alignment. These form a network of routes into and through the village. The main routes meet at the cross roads and form the principal framework around which the settlement is structured. The cross roads is an important location and junction within the village, although its status is not reflected by the surrounding development which is largely unremarkable in character. Only the Rose & Crown public house on its south-eastern corner provides a memorable landmark. Between the main roads

through the village there are several connecting lanes and roads that form a series of secondary routes. A number of these display an attractive rural character which is defined largely by their informal rural characteristics rather than their built development, although some positive buildings are also present.

5.1.6 The majority of the village is formed of relatively modern estates. These are mostly arranged around a series of loop roads and cul-de-sacs, which form spurs off the main routes and interconnecting roads.

5.1.7 Open spaces

The principle open space is that of the recreation field. Its size, central position and various facilities make this an important village resource. The new village green associated with the redevelopment of the original school site is smaller and of less practical use, but is nonetheless an important green space in terms of creating something of a focal place and fitting setting for the War Memorial. This adds considerably to the legibility of the village and strengthens its character. Furthermore the landscaped open space within the small valley in the south-eastern part of the village provides an alternative informal recreation space and incorporates a small stream.

5.1.8 Despite the close proximity of the village to the surrounding countryside, much of the wider landscape remains inaccessible with only a few public footpaths affording access to the countryside. Other access is restricted to the numerous lanes and roads which connect the village to the wider area.

5.1.9 Views

There are views towards the village from the south primarily from the A35. However, Lytchett Matravers is otherwise largely screened by trees and hedges from most other directions, and there are only a few short views from the immediate approaches to the village. It is the numerous views out of the village which are generally more memorable. Views and glimpses to the south-west, towards Poole Harbour, can be obtained from several places, where topography, road alignments and intervening buildings and vegetation allow. The widest publicly obtainable view is from the interpretation plaque at the top of the playing field.

5.1.10 Negative features

There are few particularly negative features within Lytchett Matravers, despite its largely unremarkable

architectural or historic character. Its main negative aspects relate to the relatively busy nature of the main routes through the village. It is also generally well served by local facilities although few employment opportunities exist within the village itself. However, the limited number of public rights of way is something of a drawback, restricting public access to the countryside that surrounds the village.

5.1.11 Conclusion

Lytchett Matravers is of mostly typical modern suburban character, lacking a strong sense of distinctiveness, although the new village green does provide a notable new space for the village. However, it does lack high quality townscape or an identifiable heart to the village. Although overall it provides a pleasant residential environment, its character is generally unremarkable. Its strongest character features are derived from its elevated position, three small valleys and a number of country lanes that have retained their informal rural characteristics and which provide a positive influence on the village's character and quality.

5.1.12 Opportunities for new development are very limited because of the surrounding Green Belt, but there appears to be some very modest scope for infilling and intensification within the village boundaries. However, subject to possible Green Belt review, some scope does exist for some limited redefinition of the village boundaries that would allow for some enlargement if carefully handled. Interestingly such additional development could provide a valuable opportunity to positively enhance the character, quality and distinctiveness of the village where currently it is rather deficient.



Lytchett Matravers

Appendix

06.1


Stakeholder Consultation Summary


6.1.1 Stakeholder consultation events were held on 4th December 2007 (for the towns) and 27th February 2008 (for the villages) to present the work being undertaken and set out the approach to the research and analysis for each settlement.


6.1.2 Each presentation was followed by questions and a workshop. The workshops were designed to draw out the opinions of stakeholders about the character of their town or village. Views on potential opportunities for future development were also sought, having regard to planning constraints, such as flooding.

The following questions were asked:

1. How do you perceive different parts of your town? Using the definitions and colours provided identify areas assigning them as either:

 strong character, sense of place and distinctive street scene, importance in terms of local identity.

 less distinctive character but makes a definite contribution in terms of local identity and sense of place.

 'anywhere' or commonplace development which contributes relatively little to sense of place or local identity.

2. What features of the townscape do you value most and feel are most distinctive? Identify on the map and/or list as many as you can.

3. What features of the townscape do you least value? Identify on the map and/or list as many as you can.

4. Bearing in mind designations, can you identify sites where there may be opportunities for development or improvement? Identify both greenfield and brownfield sites on the map and/or list as many as you can. If improvements are suggested explain what these consist of.

5. Bearing in mind designations, can you identify parts of the town which would be particularly suited to intensification? Identify brownfield sites on the map/list. How do these correspond to the values assigned in part 1 of the exercise?

6.1.3 The workshop feedback is summarised below:

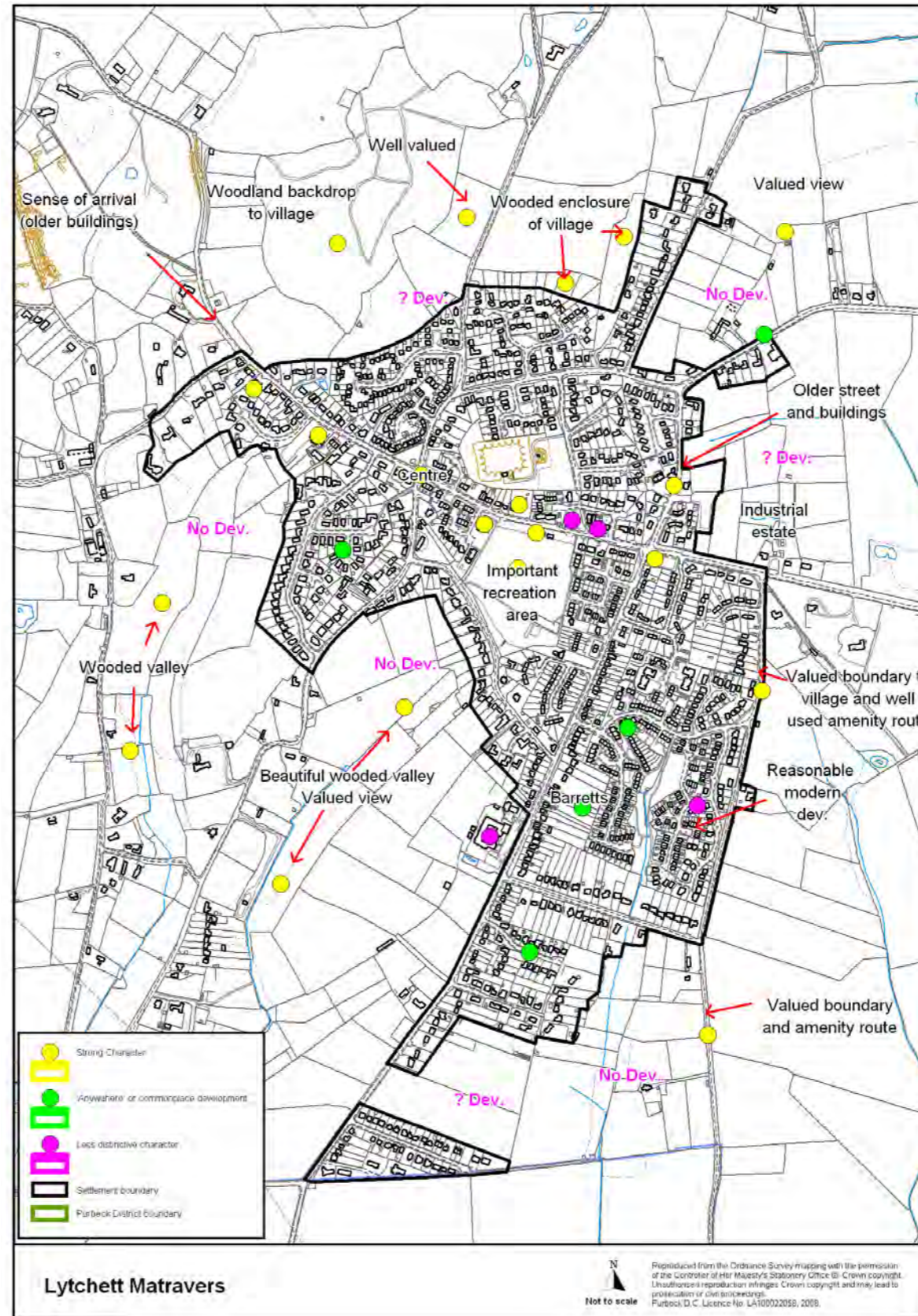
Townscape Workshop Feedback

General views included:

- Second homes buyers increase house prices and reduce the number of homes available for locals.
- Homes built should be for local people and should not be built for in migration.
- If building in rural villages, how do people afford to live there with no employment – fuel/car costs for commuting for employment and shopping.
- Rural social housing traps tenants where there is no employment or good transport links.
- Wish to have a chance to be consulted on the TCA document.
- Building in 'less sensitive' areas would only make the area worse.

Views specific to Lytchett Matravers:

- Village hall is used extensively – they have a very active amateur dramatics group that uses it.
- The Chequers is an old historic pub.
- The Library is extensively used. Many residents do not think the building is fit for purpose though.
- Tesco and shops are well used but not attractive.
- Rose & Crown pub is a landmark.
- Historic village centre.
- The doctor's surgery is located in an old historic building.
- School – the building is not fit for purpose.
- British Legion Club could be anywhere.
- The roads are called droves which is a special feature.
- The original main road to Dorchester runs through the middle of the village.
- The surrounding Green Belt is extremely important.
- Important to retain all wood areas.
- Density of housing increases friction between residents.
- Realise some development is needed (300 new dwellings over 20 years).



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