

Consultation Summary

HAZELBURY BRYAN PARISH COUNCIL AND NEIGHBOURHOOD PLAN COMMITTEE

JUNE 2018

CONTENTS

1. Why we have produced this summary.

This is a record of the consultation that has been carried out, and how it helped us prepare the Neighbourhood Plan (NP). It also forms part of the evidence base for the examination of the Plan before it can be adopted. The Neighbourhood Planning Regulations require that, when a neighbourhood plan is submitted for examination, a statement should also be submitted setting out the details of those consulted, how they were consulted, the main issues and concerns people raised and how these concerns and issues have been considered and where relevant addressed in the proposed plan.

2. Raising awareness and gauging support

i) December 2015 – Village questionnaire to measure support for a NP

The December 2015 edition of Bryan Bytes (edition 26, appendix 1) focussed on Neighbourhood Plans, explaining the background and the pros and cons of producing a NP for Hazelbury Bryan. The parish council, at this stage, was somewhat ambivalent about whether to support the production of a NP – would it deliver what was promised, would there be sufficient enthusiasm and long term support from volunteers, how would it be funded etc. It was also mindful that a Parish Plan had been produced in 2010 after two years hard work. This had set out the communities aspirations across a range of issues, but clearly it had not sought to allocate development sites or formally protect green spaces etc. However, was there the appetite to work on another Plan quite so soon? The way to find out was to ask the community – hence this edition of Bytes which also included a short questionnaire to gauge interest and volunteer support (see appendix 2)

The result was quite disappointing with only 29 questionnaires being returned. Of these 21 were in favour of creating a NP, with 8 against. Six people volunteered to work on the NP with 2 more offering help when they were not abroad. However, the parish council was encouraged that 6 people had volunteered to work on a NP and decided to continue to explore the options. The next edition of Bytes (edition 27, appendix 3) summarised the results and publicised a public meeting to consider matters further.

ii) April 2016 – Public meeting to explore the practicalities and benefits of a NP

This was held in the village hall on 25th April 2016. Sadly only 15 people attended to hear presentations from Jo Witherden, a planning consultant working on a number of NPs in Dorset and Fred Horsington, former Chairman of Cerne Valley Parish Council, the first parish council in Dorset to have a “made” a NP. The parish council was sufficiently impressed with the presentations and the enthusiastic support of a small cadre of volunteers that at its next meeting on 3rd May 2016 it resolved to begin work on preparing a NP. It was clear that grant funding would be available to cover the bulk of the costs. A fledgling Neighbourhood Plan Committee was established, terms of reference agreed and the Committee held its first meeting on 5th July 2016.

3. How we consulted – key events, newsletters and Committee meetings

i) October 2016 – Public consultation to draw out key issues to be addressed in a NP

This was held in the village hall on Saturday 8th October 2016 from 10am to 4pm. The objective was to establish the real level of interest in and support for a neighbourhood plan. It had been publicised with a flyer in edition 28 of Bryan Bytes – see appendices 4 and 5.

Based on the names recorded on the list provided (and the entries to the prize draw) some 73 households were represented, plus certain committee members (5) and the HBPC Chairman – a total 79 or approximately 16% of the village. A very good turnout and mostly very supportive (four volunteering to assist). Tea, coffee and cake went down very well. It was hoped that most left with a better idea of what the Plan was looking to achieve.

Reviewing what people like about Hazelbury Bryan perhaps unsurprisingly, the friendliness and community spirit of the Village received most mentions (26), followed closely by the attractiveness of the area (21), the peace and quiet (18), interestingly the lack of light pollution (16) and the “good” shop (15). Others in descending order: The Antelope, the school, good walks, local diversity, wildlife, allotments, Village Hall, Alec’s field & play area, with individual mentions of: being off the beaten track, the churches and a sense of security.

Looking at negative views most comment surrounded transport, with top of the list speeding vehicles (of all sizes) (23), lack of public transport (17), the need for safe paths & links within the village (13), too many large vehicles (10) and the poor state of surrounding roads (6). Other dislikes to receive mention were lack of mobile signal (3), the solar farms and panels on character houses, hedges not being cut back, bins as an eyesore, too quiet at night and the pub – these last two being very much outvoted by the likes!

People were asked if their views had changed from those set out in the Parish Plan of 2010. From the comments little or nothing had.

Other matters raised under this area of the survey were:

The Village needs:- a heart/hub perhaps with services being concentrated into one area; a doctor’s surgery; more affordable housing (2); to maintain the green “gaps”; no more housing estates; and HB to be considered a village not as individual hamlets. Amongst other requests: very bright commercial lights to be turned off at least for part of the night; some sites to be tidied up and that the roads be kept narrow to stop further development !

Other matters where views were sought were:

Should our Parish Council actively encourage and support a Neighbourhood Plan?

The Committee were pleased to note that all the responses (39) said yes and there were none against.

Should we protect our open spaces? If so which ones and why?

Again largely in favour, but the prospective areas singled out were fairly diverse. Top came the spaces between hamlets/no infilling (12), followed by green areas generally (to prevent over development) and agricultural land. It was suggested that nothing should be allowed beyond existing boundaries, brownfield sites should be considered first (4), only small developments should be allowed (but size not specified) and that all new builds should be in a form sympathetic to the Village. Some responses suggested that it would not be practical to protect the open spaces given the current infrastructure (3). Requests that it be kept a “village” (2) and one to relocate the Village Hall to Alec’s Field.

Where should further houses be built? How many? What kind of houses?

The primary question from the Plan’s point of view brought about a wide variety of comment, generally covering all three aspects at once – how many, where and what.

There were only a few direct answers to how many, ranging from 200, “affordable, green, in Kingston” (presumably over the next 15 years), 10 a year (2), 5 a year to “as few as possible” (4).

As to where, a range of views: Brownfield sites (8), infill (8), a new hamlet to be created, the Village boundary to be extended by 400yds all round, and “in Sturminster”!

Certain factors received broad support and perhaps the most widely held view was that future developments should be small in size (17), not estates (8) and built in sympathy to surroundings (8). Affordability was a major concern with regard to houses for both the younger (15) and the elderly (8). In similar vein there were further votes for houses suitable for young families (4) and the elderly (2), tied in with the need for a range of sizes and costs (8). In addition there was strong support for ecologically designed and built properties (8) and self- build plots (4). Whilst there were calls for further social housing (3) there were those against (2). Other suggestions included retirement apartments and co-housing for single people.

Widely commented (11) was that improvements to the infrastructure should be achieved before any substantial increase in property numbers, with additional mentions of requirements such as new or larger school (3) and a doctor's surgery(3). Concern was noted that a retirement village might be created to the cost of the school and "where will newcomers find employment"?

Where should further businesses be built? How many? What kind of businesses?

The potential impact on transport was a great concern with regard to any new business. Some doubted the attraction of HB but others saw the need for local jobs.

How many and where met with predominantly negative responses: "none without improvements to the infrastructure" (4), "little demand for" (1) and should be "built elsewhere" (1). There were requests that existing larger business should be relocated (2) and suggestion that any redundant farm buildings should be utilised first and that all existing business sites should be protected from change of use.

What businesses did people want to see? Primarily small, local, artisan, workshop type operations (10), shops (2), service companies (3), a care home (2), a health centre (3), a farm shop (2) although it was pointed out that the previous one failed (1), and any to provide focus & infrastructure (1).

Unanswered questions posted:

- What does "not achievable" mean on the SHLAA map and "longer term potential"? (3)
- What happened to Lark's Hey development? (3)
- At what stage in development would HB become a town?
- Could the village really prosper if an additional 350 houses were added?
- When will SHLAA update their "included sites" "information"? (2)

Other postings not linked:

Comments on The Antelope (3); more positive links between the Village and Church; dangers of access at the top of Coney Lane; and talk of a mobile communications mast.

Conclusions.

Many of the responses were matters for the Parish Council and well outside the remit of any Neighbourhood Plan. They included footpaths, speeding vehicles, etc. and were flagged to the Parish Council for consideration and attention.

There were sufficient concerned and interested inhabitants of Hazelbury Bryan for a Neighbourhood Plan to be an ongoing objective, but the wide diversity of views will make the formation of a generally acceptable plan no easy task. The final Plan must achieve a majority acceptance in a Village referendum, as well as falling in line with the broader requirements of the District Planning Policy.

Crucially there was sufficient interest and support that encouraged the Committee to consider taking the next step in the process by collecting and collating more specific and detailed views in respect to housing (demand, needs, etc.) and development in general, with a view to formulating an initial draft plan for

further consultation. See section iv) below for the next steps taken, which include publishing these results in edition 29 of Bryan Bytes (appendix 5)

ii) November/December 2016 – the preparation of a detailed village questionnaire:

A questionnaire was prepared which sought to explore in more detail people's views on housing need, employment and amenities and other aspirations for the future of the community. A copy of the questionnaire is shown as appendix 6. The questionnaire was hand delivered to every home in the community with edition 29 of Bryan Bytes (appendix 6).

Full results of the survey are shown in Appendix 13, with free-text comments in Appendix 14. The results were summarised in the April 2017 edition of Bryan Bytes (appendix 8) with full details available on the parish council's web site

Some key points though are as follows:

- 500 forms were delivered, 164 returned (32.8%, not bad)
- The majority felt between 11 – 50 new homes would be needed over the next 15 years
- Smaller homes are most needed
- The most requested improvements to local amenities were transport, mobile coverage and footpath/cycle routes
- The most popular sites for development were "brown field" (47), Kingston "margins" (18) and the Antelope field (14)
- The most popular green spaces for protection were Alec's Field and the green spaces between the hamlets.
- Sadly, but not surprisingly, the vast majority of respondents were aged over 55

This gave the committee the impetus to work on a number of fronts, including housing need, amenities, parking/traffic, green spaces/environment and design/character. The aim was to draft policies to be incorporated into an emerging Plan. All these policies would be subject to extensive consultation with everyone in the community and it was planned that by the end of the summer we would be in a position to present the first draft of a Plan at community consultation events

iii) April 2017 – Call for Sites

This was an important exercise in communication with landowners with potential sites for development. A Call for Sites form was enclosed with the April 2017 edition of Bryan Bytes (edition 30, appendix 8) which as usual was hand delivered to every home in the village. A copy is attached as appendix 9. The Call for sites was also advertised in the Notices section of the local paper, the Blackmore Vale Magazine. A total of 20 sites came forward as a result. Added to the 6 sites already registered with North Dorset DC through its SHLAA exercise this gave a total of 26 sites to be assessed. Details of this process are covered in the Neighbourhood Plan itself

iv) September/October 2017 – Options consultation– Two public consultation events to look at site allocations, local green spaces and transport and travel issues

Consultation events were held on Saturday 23rd September 2017 from 10am – 4pm in the Village Hall and on Friday 6th October 2017 from 6pm – 9.30pm in the skittle alley at the Antelope public house. The events were publicised in the September 2017 edition of Bryan Bytes (edition 31, appendix 10), with a "flyer" (appendix 16) and on billboards adjacent to the sites.

All the documents displayed at the public events were made available on the Parish Council website <http://www.hazelburybryan.com/nconsultation2017.html>, including the Strategic Environmental

Assessment of the options (both the full report and the non-technical summary) which was also emailed to the statutory consultees. The consultation ran for 3 weeks, with questionnaire returned at the event, or by post or email (to the Parish Clerk) by no later than Friday 13th October 2017.

The summarised results were published in the December 2017 edition of Bryan Bytes (edition 32, appendix 11) with full results on the web site.

The key issue was to identify suitable sites for development that would not cause significant environmental harm and would meet the aspirations of the village as identified through previous consultations. In all, 26 sites had been put forward by landowners for development but given that the local housing need between now and 2031 was estimated to be between 18 - 25 new homes (in addition to existing approvals, including 17 at the Handley Cross site in Pidney) it was clear that many landowners would be disappointed. In advance of the consultation events, the N Plan Committee had scored each site against 5 set criteria that were felt to reflect the issues raised through previous consultation – accessibility by vehicle and on foot; impact on surroundings, including the crucial local gaps between the hamlets; the impact on green spaces and biodiversity; adverse environmental or neighbourhood impact; and impact on community facilities. Eight sites had scores largely positive and were deemed “green”; 7 sites had a mixed impact and were coloured “amber”; and 11 sites were thought to have a negative impact and were coded “red”. Committee members with any potential “interest” in any particular site did not take part in scoring that site.

The consultation events were very successful. About 270 people attended and 240 completed questionnaires (shown in appendix 15) were returned by the deadline. Respondents were asked to rate the suitability and acceptability of different sites using a 5 point scoring system from very unsuitable to very suitable. Where there was a specific community benefit associated with a site (such as additional parking for the Village Hall) two scores (one with and one without the community benefit) were requested. The mean and median average scores were then used to rank the sites in order of preference. Independently to this exercise, the sites were assessed in accordance with the Strategic Environmental Assessment objectives, in order to identify possible harm and potential environmental benefits of development each site.

The first consultation in October 2016 had highlighted a demand for small developments, sympathetically designed with smaller sized, affordable housing. December’s questionnaire had confirmed this with the vast majority wanting developments of between 11 – 15 houses, 2 -3 bedroom starter or smaller houses on brown field sites. Trying to define “small” developments is not easy but with the current government limit for affordable housing set at more than 10 dwellings, a maximum figure of about 13 was considered appropriate.

From the results, there was a clear preference from the local community for the two brownfield sites - Site 11 (Martin Richard's Tractors site), whether or not including the ‘community benefit’ of the displaced business relocating locally, and Site 7 (Former Martin's Depot, Back Lane) plus Site 12 (Land adjoining Kings Stag Mill), which had been proposed to accommodate Martin Richard's Tractors re-located business including site manager’s accommodation.

The next site in order of local preference was Site 2 (Higher field to rear of Village Hall) - but only on the basis that it would include a footpath link connecting to the right of way running to the rear of the site, and that the site provided additional village hall parking.

The above sites would more than accommodate the anticipated need for 18 – 25 dwellings on newly identified sites. These sites all scored generally positively in terms of the Strategic Environmental Assessment objectives, which helped identify potential criteria for inclusion in the policies.

It could be the case that some of these sites or existing approvals might fall by the wayside, so further sites in order of preference were Site 8 (The Antelope Field), but only on the basis that just part of the field was

developed and the development included a footpath link connection beside the Causeway, and Site 13 (Land immediately adjoining the Retreat, Coney Lane), for a single dwelling within the limited area including existing buildings.

It was noted that without the community benefits and without a limit on the development area to only part of the whole field, neither site 8 or 2 were considered as suitable sites for development by the local community.

Full copies of all documents, reports, analyses, maps etc were available to view and download from the Neighbourhood Plan section of our web site – www.hazelburybryan.net

Full results are shown in Appendix 17. Free-text comments on potential or rejected sites (appendix 18), other potential Local Green Spaces (appendix 19), important views (appendix 20) and traffic and rights of way issues (appendix 21) are also listed. There was broad support for the site allocations for development and local green space designations.

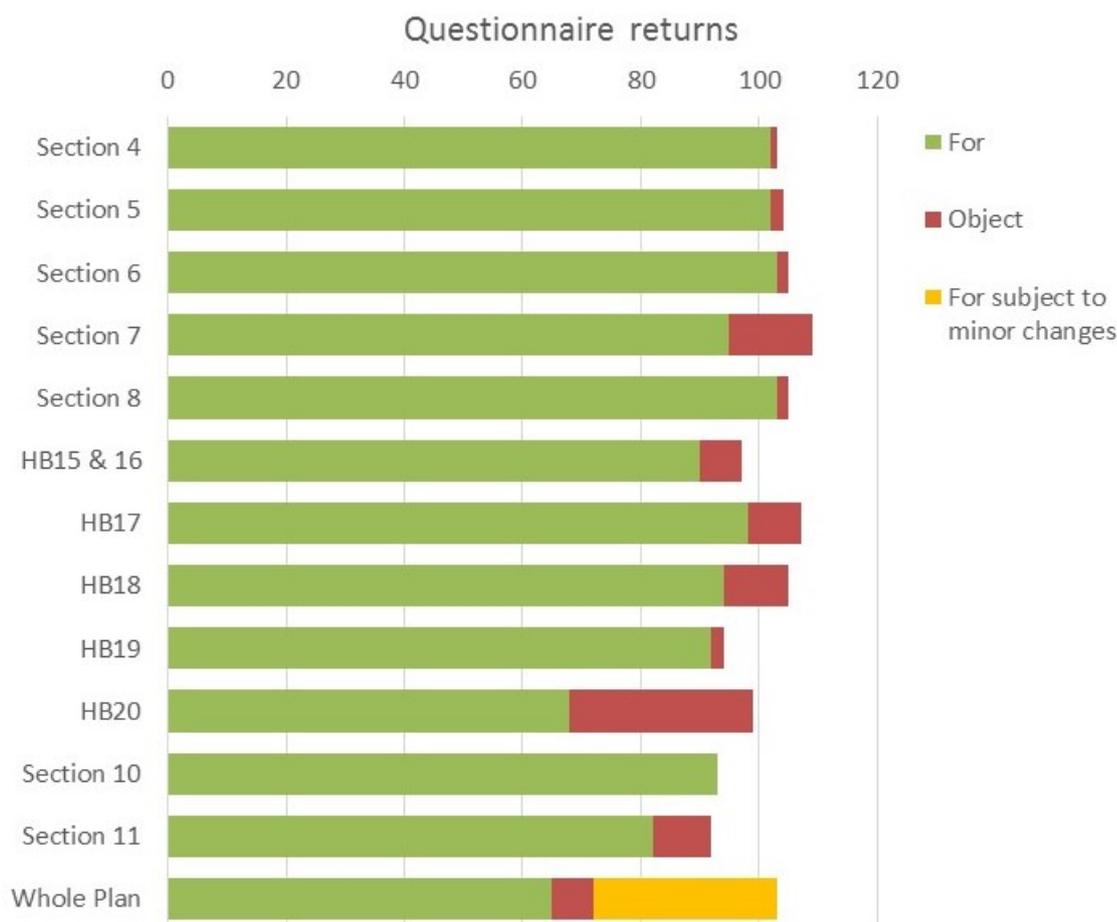
A number of local residents queried the ranking process particularly in regard to Site 2, and in response to repeated requests for a meeting with representatives of the local community objecting to Site 2, a meeting was held on xxx between the Parish Chairman, representatives of the Neighbourhood Plan Group, representatives of objectors and the Parish Council's Planning Consultant. The Neighbourhood Plan Group explained that the decisions on which sites to include in the plan was not based solely on local opinion but had taken into account the site assessments, the results of the Strategic Environmental Assessment, and issues raised in respect of the sites through the consultation process. Their recommendations on the plan's contents would be passed to the Parish Council who were responsible for approving the pre-submission draft plan.

The objectors couldn't be reconciled to the Committee's views (which were supported by the Parish Council). However subsequently (June 2018) circumstances had changed following other approvals granted or anticipated to be granted by North Dorset DC before our Plan might be made, and Site 2 has been removed from the submission draft of the Neighbourhood Plan.

v) April/May 2018 – Two pre-submission public consultation events and formal contact made with statutory consultees and other relevant bodies

The Pre-Submission consultation ran from 6 April to 21 May 2018 (in excess of the 6 week requirement). Two further consultation events were held – Friday 20th April 2018 from 6pm – 9pm in Alec's Field Pavilion and Saturday 5th May 2017 from 10am – 4pm in the village hall. The consultation and events were well advertised as usual via Bryan Bytes in the March 2018 edition (number 33, appendix 12) and all the documents were placed on the website <http://www.hazelburybryan.com/nconsultation2018.html>. The statutory consultees were contacted at the start of the 6 week consultation period. At the consultation events, the key policies in the Plan and other supporting documents were on display boards and members of the Committee were on hand to answer questions etc. Numbers attending were somewhat reduced from the last consultation with just under 100 people attending the two sessions. 115 feedback forms (copy attached as appendix 22) were received from the community as well as responses from the statutory consultees. Full details of consultees and responses are summarised in appendix 23.

There was strong general support for all elements of the Neighbourhood Plan, as illustrated in the following graph:



The main issues raised as part of this consultation can be summarised as follows:

- Differing views on the amount of housing required during the plan period, with a number of landowners / developers in particular suggesting the number had been underestimated or that the Plan should be put on hold until the Local Plan Review was concluded.
- Requests to reconsider / re-appraise various site options – made by the relevant landowners / developers
- Site 2 was generally supported but raised the most points of objection in relation to a range of factors
- Deliverability of the brownfield sites given their employment status – particularly in light of the recent planning refusals on Sites 11 and 12.

The detailed consideration of these, and all the other issues raised, and proposed changes that have been incorporated into the Submission Plan, are shown in the Appendix.

The Neighbourhood Plan Group took the opportunity to discuss housing requirement and the recently planning refusals in relation to Sites 11 and 12 with North Dorset District Council. In their email of 26/6/18, the Planning Policy link officer confirmed that the proposed updates to the completions and consents and the proposed removal of the reserve site appeared to be a reasonable approach. He also confirmed that provided the reasons for refusal were considered and addressed, including a link between the delivery of the two sites, the continued inclusion of these should not be a concern.

As a result, the main change has been the deletion of the reserve site (Site 2), given the housing numbers (as updated to reflect the most recent planning decisions) clearly indicate that the proposed allocations will more than deliver the area's requirements without the need for a reserve site, and the ability for the plan to undertake an early review if deemed appropriate. Most of the other sites being actively promoted as

alternatives have outline applications under consideration, in what appears to be an attempt to undermine the Neighbourhood Plan process. None of the information included with these applications suggests the conclusions of the SEA require fundamental amendments. Most of the other changes related to matters of clarification and fine-tuning.

vi) “Bryan Bytes” newsletters:

Bryan Bytes is a newsletter produced by the parish council. A printed copy is hand delivered to every house in the community so it is a very effective way of informing people about what is going on. A copy is also posted on the parish council’s web site. There have been 8 editions published between December 2015 (issue 26) and March 2018 (issue 33) and the bulk of the content has focussed on the NP. It has been a very useful carrier to deliver questionnaires to every home and details of upcoming consultation events have always been publicised in good time. The results of questionnaires, consultation events etc have also been covered in these newsletters.

Copies of the relevant section of each edition and any “flyers” enclosed are attached as Appendices 1 to 12.

vii) Neighbourhood Plan Committee meetings: These began in July 2016. Meetings are usually held on the first Tuesday of each month at 7pm, immediately before the monthly parish council meeting. The public are welcome to attend and there are opportunities on the agenda to allow them to speak. Agendas and minutes are published on the Parish Council’s web site and on the Village notice boards; minutes are on the web site too. Members of the public have been in attendance at most meetings in varying numbers.

The Neighbourhood Plan committee had representatives from most areas of the village. This was felt important to ensure that the overall NP was well balanced. There are 7 individual hamlets that make up the community of Hazelbury Bryan – this mix of committee members ensured most were represented. As the various drafts of the NP were developed it was striking how little negative comment was received on the Committee’s suggested policies. All feedback was considered either at Committee meetings or a small number of “working group” meetings and policies were adjusted as the Plan evolved.

APPENDICES

APPENDIX 1 Bryan Bytes, edition 26, December 2015 SPECIAL NEIGHBOURHOOD PLAN EDITION

Chairman's introduction: This is a rather different version to normal as it focuses on a single issue – does Hazelbury Bryan need or want a Neighbourhood Plan? Creating a Plan gives us a better opportunity to shape where future housing development might be located and what it might look like in terms of design, style and size. Other features like employment, transport, local facilities etc can also be considered. This sounds fine, but it does involve people in the community putting in quite a lot of work over the 18 months or so that it takes to put a Plan together and have it approved. All the detail follows and I urge you to take the time to read the information below and then let us have your views in the simple survey attached – you can fit it in after Christmas lunch and before the Queen's speech!

Neighbourhood Plans – background: NP's were introduced by central Government under the Localism Act of 2011 as a measure to try and give communities a more powerful voice in planning matters. It does not give power to stop development, indeed the intention is to support new housing development, but it gives communities the chance to determine where development might take place and what it might look like, based on local needs.

Central Government sets the overall planning rules for England and delegates planning control to district councils – in our case North Dorset. District councils have their own formal Local Plans which set out planning rules locally. North Dorset's is currently being revised and should be approved this coming spring and will last until 2031. Development in North Dorset will be governed by this Local Plan. Under this Plan the 19 "sustainable" rural villages have to deliver a minimum of 825 new houses between now and 2031. These villages include places like Stalbridge, Child Okeford, Shillingstone, Marnhull, Okeford Fitzpaine and, of course, Hazelbury Bryan. If a community has a NP then that NP will also form part of the planning rules that control new development. It's a different animal to the existing Parish Plan which has no statutory weight whatsoever.

Neighbourhood Plan – what's involved?

NP's must be community led. The parish council can support and provide help, but the NP should be developed by the wider community. Volunteers are needed with the time, skill, experience, energy etc to work on the project for 18 months or so. There are no set rules as to how a NP should look or how long it should be. Volunteers might expect to attend a committee meeting each month, help with consultation questionnaires and events and generally act as a conduit for feeding in community opinion. Local experience in neighbouring parishes has shown the importance of engaging professional support to act as a guide to the whole process and write the NP – turning local aspirations into technical "planning-speak". It makes sense to devise a NP that runs along the same timeframe as the North Dorset Local Plan – so from now until 2031

Neighbourhood Plan – what's the process?

The first step is to find out background information - what does the community value about Hazelbury Bryan, what housing might be needed until 2031, what size of housing is most needed, is low cost or affordable rented housing needed, what green spaces should be protected, where does the community think development might be acceptable, how will social infrastructure, transport, businesses cope with extra development etc ? This might be done by way of a village questionnaire and consultation events. Professional help will probably be needed to work on housing need which will be a mixture of past trends and anticipated future needs (both local, and that required as part of North Dorset's overall target for rural sustainable villages).

The next step is to analyse all the feedback and draft the NP – “simples”! This initial draft would go out to public consultation, including organisations such as the school, doctors, key local businesses etc, to seek feedback on the draft. In addition, specialist reports on environmental, historical and ecological matters etc will need to be commissioned. All the comments would be analysed, discussed etc and a revised NP produced. This would then go for a further formal public consultation which also gives statutory consultees the chance to have their say – Dorset County Council, North Dorset District Council, Wessex Water, Environment Agency, Natural England and many others. Once their feedback is taken into account a final NP is produced. This goes via North Dorset DC to a formal Examination by an independent Planning Inspector. Changes may be required following the Examination but if the policies in the NP are based on robust evidence then hopefully these would be minor. The final, final NP is then submitted to a local referendum which requires a simple majority of those voting to pass or fail. The expectation is that if the public consultation has been effective then it should be a “Yes” vote. The NP then becomes a statutory planning document alongside the North Dorset Local Plan.

Neighbourhood Plan – pro’s and con’s:

The benefits are:

- it gives the community the chance to decide where development will take place and what it might look like
- key local characteristics can be retained
- important local green spaces can be protected
- developers will be expected to take account of the requirements of the NP
- without a NP developers can drive where development takes place

The disadvantages are:

- it’s a lot of work for volunteers
- our NP would have to fit within the overall requirements of the North Dorset Local Plan, so we don’t have an entirely free hand
- Central government can change the rules of the game! We’re all aware of the pressure to build new homes across the country. It is possible that District Councils will be forced to relax planning controls which might negate the influence of NPs
- there are costs involved – consultancy, printing, consultation events etc. Currently, though, there is grant funding from the Government of up to £8,000 to prepare a NP which should be sufficient; but if this funding is withdrawn then the cost would fall on the community.

Conclusion: Over the last few years the parish council has considered the merits of the community creating a NP on a number of occasions. At October’s parish council meeting we had a presentation from officers from North Dorset DC where the topic was discussed again (see the web site to see the minutes of this meeting). It’s fair to say we’ve been ambivalent about the idea given the work involved but we thought it right to seek the views of the community before we made a decision one way or the other. Some of our neighbours are working on Plans – Sturminster Newton, Okeford Fitzpaine and Shillingstone (its NP is virtually complete and ready to go for Examination early in the New Year).

So I urge you to think about the matter and let us have your thoughts by completing the enclosed simple questionnaire. It can be returned as follows:

- By e mail to: hazelburybryanpc@outlook.com
- By post to: Clerk to Hazelbury Bryan Parish Council, 4 The Orchard, Ibberton, DT11 0EL

- Complete on line at: www.surveymonkey.co.uk/r/MM6RWBZ
- Deliver to collection box in village hall
-

The deadline for return is 17th January 2016. If there is support for developing a Plan then the parish council will organise a meeting of volunteers in the New Year and help establish a Neighbourhood Plan Committee with its own Chair. The Committee can then take things forward, reporting as necessary to the parish council. If you have any questions don't hesitate to contact the clerk, Malcolm Wilson, or any parish councillor.

APPENDIX 2 Questionnaire December 2015

HAZELBURY BRYAN PARISH COUNCIL Neighbourhood Plan survey December 2015

Q1. Do you think Hazelbury Bryan should create a Neighbourhood Plan? Yes / No

Q2. If you have answered “yes” to question 1 would you commit to give your time over the next 18 months or so to help create the Plan. Yes / No

Q3. If grant funding is not available for all or part of the cost, would you be prepared to pay an increased Precept (the element of your Council Tax raised and spent in Hazelbury Bryan by the parish council)? We estimate the worst case scenario would mean a cost of about £10 per house for 2 years. Yes / No

Q4. If you have answered “yes” to question 2 can you please provide the following information

Name.....

Contact phone number.....

Contact e-mail address.....

Your post code.....

Q5. Do you have any comments about creating a Neighbourhood Plan?

Thank you for completing the survey. Please return your form as follows

- E-mail to: hazelburybryanpc@outlook.com
- Post to: Clerk to Hazelbury Bryan Parish Council, 4 The Orchard, Ibberton, DT11 0EL
- Complete on line at: www.surveymonkey.co.uk/r/MM6RWBZ
- Deliver to collection box in village hall

The deadline for return is 17th January 2016

APPENDIX 3 Bryan Bytes, edition 27, April 2016

Chairman's introduction: We live in a world where everyone seems to be short of time. What with working, grandparenting, e-mailing, twittering, facebooking, spottifying, instagraming when does anyone have the time to do anything else? Well, the maxim "if you want to get something done, ask a busy person" still holds good so despite the diversions on offer, we have some welcome volunteers to help develop a Neighbourhood Plan – many thanks to them and read more below. We can also thank the stalwarts of the Alec's Field/Playing Field/ Recreation Ground committee(s) – various iterations, various names but all with the same intention of making the best of this facility. Again, read on further to see the potentially exciting news about the new community building. These two issues have the potential to absorb a lot of different people's time - but the effort is worth it to enhance the community in which we all live and provide a legacy for those to come. Feel free to get involved! **Steve Murcer, PC Chair**

Neighbourhood Plan – survey results and future actions:

Over Christmas and New Year we hand delivered a Neighbourhood Plan newsletter and questionnaire to every home in the community. We hoped to explain the Plan and its role in the planning process and how the future of our village might be shaped over the coming years. The opportunity was there to respond by e-mail, on-line, by post or hand delivery to the village hall so it is fair to say we were disappointed with the low level of responses. We delivered just over 500 copies but only had 29 replies. Of those who responded, 21 were in favour of developing a Plan, 8 were against. In terms of willingness to get involved 10 people said they would be prepared to get involved in some shape or form. The parish council felt it was worth supporting those who volunteered and so is organising a meeting to see how best to move this forward. The meeting is planned for MONDAY 25TH APRIL, 7.30 PM IN THE VILLAGE HALL. In attendance will be Fred Horsington , one of Dorset's "Neighbourhood Plan champions" and Jo Witherden, a local planning consultant specialising in Neighbourhood Plans. Jo has worked, and is working, on a number in Dorset – Cerne Abbas (Dorset's first), Shillingstone, Iwerne Minster and Sturminster Newton to name a few. We hope that a representative from North Dorset District Council might be able to come if their time constraints allow. Fred and Jo will describe the journey and work involved in producing a Plan, the things that can be considered, procedures to follow etc. The meeting is open to all, especially those who have indicated they would like to be involved. Come along and listen – maybe you'll be persuaded on the merits and feel you'd like to make a contribution to developing the Plan!

APPENDIX 4 Bryan Bytes, edition 28, September 2016

Chairman's introduction

There are articles in this edition on highways maintenance, the future of local government in Dorset, the community pavilion on the Recreation Ground, the parish council budget and Precept for 2017/18 and the community defibrillator. In addition you will see a separate "flyer" delivered with this edition that relates entirely to the Neighbourhood Plan. Please take the time to look at this. A Neighbourhood Plan has the potential to shape how our village will develop and look over the next 15 years or so. For this to happen we need to know what YOU want and need from the village. Without YOUR input and views we cannot develop a credible Plan that will reflect the views of the entire community. So please try and come along to the consultation day on 8th October and fill out one of the questionnaires. You might be lucky and win a case of wine!

Steve Murcer, Chairman, Hazelbury Bryan Parish Council

HAZELBURY BRYAN NEEDS YOU AND YOUR VIEWS

Please be involved with the future of Hazelbury Bryan.

Come to the Village Hall on Saturday the 8th of October where a consultation will be held between 10am and 4pm.

There will also be a Prize Draw. (See reverse for details)

Do you care about Hazelbury Bryan?

Do you enjoy living here?

Do you believe everyone living here should have a say about what happens to it?

IF YOU HAVE ANSWERED YES TO THE ABOVE THEN FIND OUT ABOUT THE NEIGHBOURHOOD PLAN

Such a plan can only happen if enough of us show an interest. If we don't, then we will lose our best chance to have our ideas and hopes developed in the future.

A Neighbourhood Plan is a new way of allowing local communities to influence the planning decisions over the area in which they live and work and can be used to:

- Develop a shared vision for your neighbourhood
- Choose where new homes, shops, offices and other development should be built
- Identify and protect important local green spaces
- Influence what new buildings should look like

Do you want to give free rein to the Planners?

With only 6 in 100 hundred households responding to the Bryan Bites December question - apparently **yes!**

Despite this poor result the Parish Council voted to support a small band of volunteers to take it forward.

No, it cannot provide any guarantees but at least it might deter the larger developments or influence their location.

"Feedback" is a must if we are to proceed.

The pace of development within the village has been accelerating from about 50 new properties in each the 80s and 90s to 100 in the first 10 years of this century, **but** the infrastructure has barely changed. Current development considerations continue at the higher figure.

Will our roads cope?

Will our other services suffer?

What is being asked? Help would be wonderful but the real essential is your wishes. This consultation day at the village hall is to provide the opportunity for everyone to ask questions and give their views.

Please do spare a few minutes, or longer

Please consider:

For a plan to stand any chance of success it must be shown to represent the wishes of the Community, not individuals.

The final plan will eventually be put to the village in a referendum where a simple majority of those voting will decide the outcome.

It can and has been proved to have legally enforceable powers over planning decisions, once enacted.

Let us not regret in due course a lack of at least trying.

BRING THIS FLYER WITH YOU, HAVING COMPLETED YOUR DETAILS BELOW, TO ENTER A DRAW FOR 6 BOTTLES OF WINE!

Name.....

Address.....

.....

Telephone number.....

APPENDIX 6 Bryan Bytes, edition 29, November 2016

Chairman's introduction

It is a real pleasure to start with a good news story. As the sharp-eyed among you will have noticed, after years and years of fundraising, false dawns and dashed hopes construction of the new community pavilion on the Recreation Ground is finally underway. It is expected the main construction work will take until the early spring, and there will be some internal works to be completed under the leadership of the Recreation Ground Committee. The building should be fully operational in time for the cricket season. It's more, though, than just a cricket pavilion. There is a community room and kitchen so it will make an excellent venue for private parties (especially for children with easy access to the play area) and other meetings where village capacity is extremely limited.

It's also good news that volunteers have come forward to help develop the Neighbourhood Plan. There is now a section on the web site devoted to the Plan which includes agendas and minutes plus a documents section so you can easily keep up to date with progress. The middle pages of this edition give edited highlights of the Consultation Day held on 8th October – over 70 people attended. See the web site for a full summary. A questionnaire accompanies this edition - **PLEASE** take the time to **COMPLETE AND RETURN IT**. You might get a knock on the door from a Committee member collecting in person! Communities without Neighbourhood Plans will be more vulnerable to developer led development; having our own Plan will give us much more control over our future.

We all appreciate living in such a lovely place as Hazelbury Bryan but sometimes the beauty can be blighted by litter. A formal litter pick by residents might be in order but how about we all commit to another "five-a-day" initiative – if you're out for a stroll how about picking up five items of litter – hopefully not another rubbish idea!

Finally, it's a little early but I wish you a Merry Christmas and Happy New Year on behalf of the Parish Council

Steve Murcer, Chairman, Hazelbury Bryan Parish Council

NEIGHBOURHOOD PLAN

PLEASE COMPLETE AND RETURN by WEDNESDAY 14TH DECEMBER
THE QUESTIONNAIRE DELIVERED WITH THIS EDITION OF BRYAN BYTES

Consultation Event – Saturday 8th October: Summary of feedback

Attendance: Based on the names recorded on the list provided and the entries to the prize draw (6 bottles of wine from the village store won by Ruth Powell of Wonston), some 73 households were represented, plus certain committee members (5) and the HBPC Chairman – a total 79 or approximately 16% Of the village. A very good turnout and mostly very supportive (four volunteering to assist). Tea, coffee and cake went down very well. It is hoped that most left with a better idea of what the Plan is looking to achieve.

What do you most like about Hazelbury Bryan?

Unsurprisingly, the friendliness and community spirit of the Village received most mentions (26), followed closely by the attractiveness of the area (21), the peace and quiet (18), interestingly the lack of light pollution (16) and the “good” shop (15). Others in descending order: The Antelope, the school, good walks, local diversity, wildlife, allotments, village hall, Alec’s field & play area, with individual mentions of being off the beaten track, the churches and a sense of security.

What do you like least about Hazelbury Bryan?

Again of no surprise, most comment surrounded transport, with top of the list speeding vehicles (of all sizes) (23), lack of public transport (17), the need for safe paths & links within the village (13), too many large vehicles (10) and the poor state of surrounding roads (6). Other dislikes to receive mention were lack of mobile signal (3), the solar farms and panels on character houses, hedges not being cut back, bins as an eyesore, too quiet at night and the pub – these last two being very much outvoted by the likes!

The Village needs:- a heart/hub perhaps with services being concentrated into one area; a doctor’s surgery; more affordable housing (2); to maintain the green “gaps”; no more housing estates; and HB to be considered a village not as individual hamlets. Amongst other requests: very bright commercial lights to be turned off at least for part of the night; some sites to be tidied up; and that the roads be kept narrow to stop further development !

Should we protect our open spaces? If so which ones and why?

Again largely in favour, but the prospective areas singled out were fairly diverse. Top came the spaces between hamlets/no infilling (12), followed by green areas generally (to prevent over development) and agricultural land. It was suggested that nothing should be allowed beyond existing boundaries, brownfield sites should be considered first (4), only small developments should be allowed (but size not specified) and that all new builds should be in a form sympathetic to the Village. Some responses suggested that it would not be practical to protect the open spaces given the current infrastructure (3). Requests that it be kept a “village”(2) and one to relocate the Village Hall to Alec’s Field.

Where should further houses be built? How many? What kind of houses?

The primary question from the Plan’s point of view brought about a wide variety of comment, generally covering all three aspects at once – how many, where and what.

There were only a few direct answers to how many, ranging from 200 “affordable, green, in Kingston” (presumably over the next 15 years), 10 a year (2), 5 a year and “as few as possible” (4).

As to where, a range of views: Brownfield sites (8), infill (8), a new hamlet to be created, the Village boundary to be extended by 400yds all round, and “in Sturminster”!

Certain factors received broad support and perhaps the most widely held view was that future developments should be small in size (17), not estates (8) and built in sympathy to surroundings (8). Affordability was a major concern with regard to houses for both the younger (15) and the elderly (8). In similar vein there were further votes for houses suitable for young families (4) and the elderly (2), tied in with the need for a range of sizes and costs (8). In addition, there was strong support for ecologically designed and built properties (8) and self- build plots (4). Whilst there were calls for further social housing (3) there were those against (2). Other suggestions included retirement apartments and co-housing for single people.

Widely commented (11) was that improvements to the infrastructure should be achieved before any substantial increase in property numbers, with additional mentions of requirements such as new or larger school (3) and a doctor's surgery (3). Concern was noted that a retirement village might be created to the cost of the school and "where will newcomers find employment"?

Conclusion: The wide diversity of views will make the formation of a generally acceptable plan no easy task. The final Plan must achieve a majority acceptance in a Village referendum, as well as falling in line with the broader requirements of the District Planning Policy.

What is clear is that communities without a Neighbourhood Plan will be at a significant disadvantage when it comes to deciding where and how many new houses will be built. To create a robust, viable Plan **WE MUST HAVE FEEDBACK FROM THE COMMUNITY TO PROVIDE EVIDENCE FOR THE EXAMINER THAT THE PLAN REFLECTS THE WISHES OF OUR COMMUNITY.**

PLEASE COMPLETE AND RETURN THE QUESTIONNAIRE DELIVERED WITH THIS EDITION – BY WEDNESDAY 14TH DECEMBER

Neighbourhood Plan – who is involved?

We've been fortunate to have two volunteers to be co-chairs of the group – Ian Stevenson and Val Rubie. After a fairly slow start volunteers having been coming forward to offer help, enthusiasm and practical support. We now have a decent size cadre of people to move things forward. Contact details of all on the Committee are available on the parish council web site – from the home page follow through to the documents section.

Hazelbury Bryan Neighbourhood Plan

Questionnaire 2016

Please enter your postcode DT_____

Please ring the appropriate answer or as otherwise requested.

Housing Needs

New property development is inevitable and North Dorset District Council has targets to be met. Hazelbury Bryan will necessarily take a share but what future development do you believe is most needed.

- Do you think that new housing should be sufficient (1) or in excess (2) of local needs? 1 / 2
- Does the village housing stock need to grow beyond the current population? Yes/No
- How many new houses do you think the village will need over the next 15 years?
Less than 10, 11 to 25, 26 to 50, or more than 50
- Which types of dwelling are most needed (please number in order of preference): - small
starter homes () homes suitable for the retired () bungalows () 2 to 3 bed
houses () 4 to 5 bed houses ()
- Should plots be available for people to build their own homes? Yes/No
- Would you be a potential buyer of one such? Yes/No
- Will a member of your household be looking for a local home in the next 15 years? Yes/No and if
so:- To buy, to build, to rent, under social housing, or as shared ownership.

Amenities and employment:

Development does not just mean houses but businesses too, be they shops, work places or even recreational.

8. Does the Village need more business premises for employment or convenience? Yes/No. If yes please prioritise: - Offices (), small workshops (), light industrial (), storage (), tourist accommodation (), retail ()
or other..... (please specify).
9. Does the village need more or better amenities? Yes/No. If yes please prioritise:- Shops & post office () doctors surgery () meeting places () sports or play facilities () public transport () footpaths and cycleways () mobile communications ()
or other (please specify).

Continued:

More general information.

There are many areas where planning policy affects the community, their village and their life style. Much of this can be covered by where and what:

10. Do you believe new build should reflect the local rural character? Yes/No
11. Should developers be required to contribute financially to the Village infrastructure? Yes/No
12. Should planning policy take into account climate change? Yes/No
If yes how.....
13. Which area(s) or specific sites in the village might best accommodate new properties?
.....
14. Are there green spaces that should be protected from development? Yes/No
If so which.....
15. More properties mean more vehicles, would increased traffic affect your quality of life?
Yes/No

It is necessary to ask a little about you. Names are not needed, but the following is relevant.

17. What age bracket are you in? Under 18 - 18 to 35 - 36 to 55 - 56 or over
18. How long have you lived in the Village?years
19. How many adults live at your address?.....and how many children?.....
20. Will a child in your family be starting primary school in the next 5 years? Yes/No
21. Do you run a business locally? Yes/No
22. Do you have to commute to work? Yes/No

Thank you for taking the time to complete this questionnaire. Your views and answers will all be recorded and taken into consideration in the preparation of the draft plan.

Committee members will be calling to try and collect completed questionnaires, but feel free to either:

- i) give it to a Parish Councillor or Neighbourhood Plan Committee member;
- ii) post it to Malcolm Wilson, Clerk to Hazelbury Bryan Parish Council, 4 The Orchard, Ibberton, DT11 0EL;
- iii) email a copy to parishclerk@hazelburybryan.net; or
- iv) return it to a ballot box in either the Village Hall, Red Barn Shop or The Antelope.

All by Wednesday 14th December 2016 please.

Chairman's introduction

It's been nearly 6 months since the last edition of Bryan Bytes was delivered and much has happened in the intervening period. We've seen the rise of a new community building, good progress with the development of a Neighbourhood Plan, a replacement fingerpost for Kingston (at last!) and some well attended parish council meetings, particularly those relating to the potential Vodaphone mast in Wonston and the Judd's site in Back Lane. We've got the full story on each of these in the following pages so read on and enjoy! We've also included a flyer titled "Call For Sites". This is explained in the Neighbourhood Plan section, but if you do have any land that you feel might be suitable for development in the future then do complete and return the form.

Steve Murcer, Chairman, Hazelbury Bryan Parish Council

NEIGHBOURHOOD PLAN

The Neighbourhood Plan committee has been meeting each month. Membership and attendance has fluctuated but we have a hard-core of about 8 – 10 people to share the workload. You will recall the last edition of Bytes included a Neighbourhood Plan questionnaire covering a wide range of topics. There is not space here to give the full analysis of responses but they are available to view on the web site. Some key points though are as follows:

- 500 forms were delivered, 164 returned (32.8%, not bad)
- The majority felt between 11 – 50 new homes would be needed over the next 15 years
- Smaller homes are most needed
- The most requested improvements to local amenities were transport, mobile coverage and footpath/cycle routes
- The most popular sites for development were "brown field" (47), Kingston "margins" (18) and the Antelope field (14)
- The most popular green spaces for protection were Alex Field and the green spaces between the hamlets.
- Sadly, but not surprisingly, the vast majority of respondents were aged over 55

The committee are now working on a number of fronts, including housing need, amenities, parking/traffic, green spaces/environment and design/character. The aim is to draft policies to be incorporated into the Plan. All these policies will be subject to extensive consultation with everyone in the community. It is planned that by the end of the summer we'll be in a position to present the first draft of a Plan which will be shared at consultation events so you can have your say. Ultimately the final Plan needs to be approved by a majority in a local referendum so it's vital that the policies in the Plan have local support.

With this edition of Bytes, you will also have received a flyer called "Call for Sites". This is a chance for any landowner to put forward land for consideration for development during the life of the Plan – up to 2031 as things stand. It's important that as many sites as possible come forward so they can all be considered against similar criteria. We anticipate that there will be an over-supply of possible sites compared with the local housing need. One of the tasks facing the Committee will be to look at the sites based on all the elements being gathered and considered in the Plan and produce preferences. These will then form a very important part of the summer consultations. We know that whatever options are finally chosen we can't please everyone but we do hope that a broad consensus of community support can support the final Plan.

Call for Sites Forms should be returned by post or e mail to our clerk, Malcolm Wilson, by Friday 19th May – contact details are on the final page.

APPENDIX 9 Call for Sites form, April 2017

Call for sites – Hazelbury Bryan Neighbourhood Plan

As we hope you have read, our work on the neighbourhood plan not only has to establish what type of housing or employment (or even play areas and other things) we, as a community, want to see develop over the next 15 years, but also where this could or should happen.

So as well as asking everyone questions about what sort of development and how much we might need, we also need landowners to tell us whether they may want to have some development on their land. This way, we can make sure that the ideas we put into our plan are likely to happen.

If you own some land in the parish, whether it is a green field site or buildings which could be converted or redeveloped, and would like the neighbourhood plan to allow some sort of development to take place, you should tell us now. Suggesting a site does not guarantee that it will be included in the Neighbourhood Plan, but does mean that you would like it to be considered.

This ‘call for sites’ will close on Friday 19th May 2017, so please SUBMIT your response before that deadline.

Your details	
Name:	
Your address:	
Email:	
Are you the landowner of the site?	<input type="checkbox"/> Yes – sole owner <input type="checkbox"/> No – acting as their agent <input type="checkbox"/> Yes – part owner
Please name here all other parties with a controlling interest in the site (if you are not the sole owner)	
Have all parties with a controlling interest agreed for the site to be put forward ?	<input type="checkbox"/> Yes <input type="checkbox"/> No

When would you anticipate the site being available for development?
<input type="checkbox"/> Within the next 5 years <input type="checkbox"/> Within 6 – 10 years <input type="checkbox"/> Within 11 – 15 years

Site details	
Address (or description of location)	

Please attach a map outlining the precise boundaries of the site in its entirety and the part which may be suitable for development. If you own additional land adjoining the site, please also show this on the map.

What is the site currently used for?

What uses would you wish to be considered for your site? E.g. housing, employment, recreation, mixed use?

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> Housing | <input type="checkbox"/> Mixed use |
| <input type="checkbox"/> Employment | <input type="checkbox"/> Don't mind |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Other (please specify below) |

To the best of your knowledge are there any constraints that may prevent development on the site?

Thank you for completing this form.

If you have more sites, please submit a form for each site.

If the community as a whole agrees that your land is the best option for the development we need, we can put the right planning policies in place that would allow that development to happen.

Forms and maps should be sent to Malcolm Wilson, Clerk to Hazelbury Bryan Parish Council either by post to 4 The Orchard, Ibberton, Blandford Forum, Dorset, DT11 0EL or by e-mail to

parishclerk@hazelburybryan.net

PLEASE RETURN YOUR FORM BY FRIDAY 19TH MAY 2017

APPENDIX 10 Bryan Bytes, edition 31, September 2017

Chairman's introduction

With plenty of news in the main pages the editor has severely reduced the space available to me. My main plea is that you read about the Neighbourhood Plan and come along to one of the two consultation events. It is your chance to have some real influence on where future housing development will be located in Hazelbury Bryan. And if you are at a loose end in the evening on the first Tuesday of each month do come along at 8pm to the monthly parish council meeting – we'd love to see and hear you!

NEIGHBOURHOOD PLAN

Good progress is being made on the Plan. The process involves a series of consultations with the village. The views expressed by you all are taken into account in developing the planning policies within the Plan. As we make progress the intention is to produce a final Plan that has majority support and will be supported by your votes at the final referendum.

We first consulted the residents by way of an open day at the Village Hall on 8th October 2016. It was a "stick-it note" event covering the likes, dislikes and hopes of the residents for the Village. The section most relevant to the Plan resulted in the majority of those attending wanting to see:

- Smaller sized developments,
- No more housing estates,
- Houses designed to be sympathetic to the Village character,
- Affordability for both young and old.

The second consultation last December was by way of questionnaire, which looked at more detail in respect of future housing and provided the Plan Committee with prime objectives to target.

These were:

10. 87% of respondents felt future build should be sufficient for local need,
11. 91% believed that this should not exceed 50 over the next 15 years,
12. 50% said it should concentrate on small starter homes and a further 30% on 2 to 3 bedroom houses,
13. 95% agreed that new properties should reflect local character,
14. When asked where new development should be, 29% wanted new developments to be on brownfield sites, 11% on the Kingston margins and 8% on The Antelope site.

Current indications suggest that North Dorset District Council may well accept a target number in the region of 50. A third consultation is being held shortly. We recently invited all local landowners and their representatives to offer potential sites for development and have assessed all 26 in the light of the Residents' apparent wishes, the implied needs of the Village and the inevitable negative factors potentially resulting from new developments. The results will be on display for all to see. In particular you will see details on the top 15 sites as scored by the Committee on matters of access, site suitability, likely impact on the surrounding area and potential to fulfil the results of previous consultations, including the amount of housing needed.

THIS IS YOUR CHANCE TO HAVE YOUR SAY ON POTENTIAL DEVELOPMENT SITES – DON'T MISS IT.

The events are being held on Saturday 23rd September in the village hall from 10.00 – 16.00 and on Friday 6th October in the skittle alley at the Antelope from 18.00 – 21.30.

APPENDIX 11 Bryan Bytes, edition 32, December 2017

Chairman's introduction

Once again the main focus in this edition is on the progress being made with the Neighbourhood Plan. I make no apology for this as it is the single most important local issue currently occupying our time. The Committee working on this, under the joint chairmanship of Val Rubie and Ian Stevenson, are doing a first class job gathering views and opinions from the village and beginning to combine and meld these into coherent Planning Policies that will be fit for purpose when reviewed under formal Examination. We've provided as much summary information as space will allow but the Neighbourhood Plan section on our web site has the full range of documents, maps etc. The link <http://www.hazelburybryan.net/nconsultation2017.html> will get you to the most useful pages.

Neighbourhood Plan

Work has been underway since the middle of 2016 and the current project plan sees a final Plan being ready to submit to North Dorset District Council in the summer of 2018. To produce a Plan in two years will be a very good achievement (Shillingstone's took over 3 years). Once NDDC has arranged for the Plan to be formally "Examined" it will then go to a local referendum.

It takes time to produce a robust Plan that has local support because of the need to consult with the community to find out what people want. This is an ongoing process throughout the preparation period and the key policies within the Plan are shaped, developed and refined during the process.

You will all be aware we ran two public consultations in the autumn. The key issue was to identify sites for development that met the aspirations of the village as identified through previous consultations. In all, 26 sites had been put forward by landowners for development but given that the local housing need between now and 2031 is for between 18 - 25 new homes (in addition to existing approvals, including 17 at the Handley Cross site in Pidney) it was clear that many landowners would be disappointed. In advance of the consultation events, the N Plan Committee had scored each site against 5 set criteria – accessibility by vehicle and on foot; impact on surroundings, including the crucial local gaps between the hamlets; the impact on green spaces and biodiversity; adverse environmental or neighbourhood impact; and impact on community facilities. Eight sites had scores largely positive and were deemed "green"; 7 sites had a mixed impact and were coloured "amber"; and 11 sites were thought to have a negative impact and were coded "red". Committee members with any potential "interest" in a site did not take part in scoring that site.

The consultation events were very successful. About 270 people attended and 240 completed questionnaires were returned by the deadline. Respondents were asked to rate the suitability and acceptability of different sites using a 5 point scoring system from very unsuitable to very suitable. Where there was a specific community benefit associated with a site (such as additional parking for the village hall etc) two scores (one with and one without the community benefit) were obtained. The mean and median average scores were then used to rank the sites in order of preference.

The first consultation in October 2016 had highlighted a demand for small developments, sympathetically designed with smaller sized, affordable housing. December's questionnaire had confirmed this with the vast majority wanting developments of between 11 – 15 houses, 2 -3 bedroom starter or smaller houses on brown field sites. Trying to define "small" developments is not easy but with the current government limit for affordable housing set at 10 dwellings a maximum figure of about 13 would seem appropriate.

From the results, there was a clear preference for the two brownfield sites - Site 11 (Martin Richard's Tractors site), whether or not including the 'community benefit' of the displaced business relocating locally, and Site 7 (Former Martin's Depot, Back Lane) plus Site 12 (Land adjoining Kings Stag Mill), which had been

proposed to accommodate Martin Richard's Tractors re-located business plus site manager accommodation.

The next site in order of local preference was Site 2 (Higher field to rear of Village Hall) - but only on the basis that it would include a footpath link connection through and connecting to the right of way running to the rear of the site, and that the site provides additional village hall parking.

The above sites would more than accommodate the anticipated need for 18 – 25 dwellings on newly identified sites.

It may be the case that some of these sites or existing approvals might fall by the wayside so further sites in order of preference are Site 8 (The Antelope Field), but only on the basis that just part of the field is developed and the development includes a footpath link connection along the Causeway, and Site 13 (Land immediately adjoining the Retreat, Coney Lane), for a single dwelling within the limited area including existing buildings.

It should be noted that without the community benefits, and without limiting the development area of the entire areas to only part of the whole field, neither site 8 or 2 would be considered as suitable sites for development.

Full copies of all documents, reports, analyses, maps etc are available to view and download from the Neighbourhood Plan section of our web site – www.hazelburybryan.net

The next step is for the Committee to begin discussions with the landowners of the preferred sites about site designs and undertake specialist heritage and environmental impact assessments. We have grant funding for this work.

Work on policies for the specific development sites as well as other matters – character and design, Local Green Spaces, traffic etc – will continue and our project plan sees a further public consultation in early summer 2018. We hope by then we will have a Neighbourhood Plan that will be virtually complete and adequately represent the views of the community, but further adjustment will be possible if needed.

APPENDIX 12 Bryan Bytes, edition 33, March 2018

Chairman's introduction

Once again the main focus in this edition is on the progress being made with the Neighbourhood Plan. A reduction in North Dorset DC's potential housing supply has thrown a cat amongst the pigeons and we are seeing planning applications coming through for green-field sites not favoured in the draft Plan. This emphasises we need to get our Plan approved as quickly as possible. The upcoming public consultation is the last chance you'll have to influence the shape of the final Plan so please have your say. The link www.hazelburybryan.net/nconsultation2018.html will get you to the pages with the documents you need to see and there are public consultation events on Friday 20th April and Saturday 5th May. The Committee and I look forward to seeing you at one of these events.

Steve Murcer, Chairman, Hazelbury Bryan Parish Council

Neighbourhood Plan

The draft Neighbourhood Plan is comprehensive and wide ranging and has policies covering the local need for housing: the preferred sites for housing development; the character, size and design of new buildings; important local green spaces, the environment and views; the crucial "gaps" between the different settlements; rights of way; traffic and parking; and community facilities and employment. The draft Plan was approved at a special parish council meeting on Monday 19th March. This means it can now start to go through the formal process of getting approval and becoming part of the legal planning policy.

The first step of this is a 6 week "pre-submission consultation". The draft Plan is sent to "statutory consultees" for their input. Consultees include organisations like Historic England, the Environment Agency, Wessex Water, Dorset County Council, Natural England, adjoining parish councils, SSE etc. Importantly, this is also the final chance for everyone in the village to have their say on the draft Plan. All the documents are available to see in a special section of our web site – follow the link www.hazelburybryan.net/nconsultation2018.html

Feedback from previous consultations has been incorporated into this draft and we hope that it now broadly represents the views and aspirations of the village for the period up to 2031. Please take a look at the documents or come along to our public consultation events - the first is on Friday, 20th April between 6pm and 9pm in Alec's Field pavilion and the second on Saturday, 5th May between 10am and 4pm in the village hall. You'll be able to see all the relevant information and members of the N Plan Committee will be on hand to answer questions.

We would be grateful if you would complete and return what we hope will be a final questionnaire. A copy is enclosed and further copies can be downloaded from the web site (use the link above). They will also be available at the consultation events. They must be returned by Monday 21st May 2018. Forms can be returned by post or e mail to the parish clerk or deposited in the boxes in the village hall and shop.

It is clear that villages without Neighbourhood Plans will be vulnerable to developer and speculator led housing development. Don't let that be the case in Hazelbury Bryan. *Hazelbury Bryan Neighbourhood Plan Committee*

APPENDIX 13 December 2016 Questionnaire results

QUESTIONNAIRE SUMMARY

Q1	new build and local need	Sufficient	135	In excess	15
Q2	housing beyond current population	Yes	74	No	81
Q3	how many new needed	below 10 36	11 to 25 56	26 to 50 49	over 50 9
Q4	type	starter	78		
		retirement	15		
		bungalow	8		
		2/3 bed	44		
		4/5 bed	7		
Q5	self build	Yes	104	No	50
Q6	potential buyer of self build	Yes	24		
Q7	family looking for housing in 15 yr	Yes	27	No	125
	type needed	build	8		
		buy	16		
		rent	4		
		social	1		
		shared ownership	4		
Q8	business premises needed	Yes	85	No	63
	type needed	office	6		
		workshops	57		
		light industry	12		
		storage	2		
		tourist accom	4		
		retail	23		
		other	???		
Q9	better amenities	Yes	101	No	24
	type	shop	28		
		doctor	22		
		meeting place	7		
		sports and play	5		

		transport	56		
		footpaths/cycle	28		
		mobile coverage	36		
		other	???		
Q10	rural design	Yes	147	No	7
Q11	developer infrastructure contribution	Yes	145	No	10
Q12	climate change in planning policy how?	Yes	116	No	29
Q13	sites for development				
		Brown field (inc Pidney)	45		
		Kingston margins	18		
		Antelope field	13		
		Infill	7		
		Causeway	7		
		Droop	5		
		Park			
		Gate	4		
		Evenly spread	2		
		Woodrow	1		
		Pleck			
		Hill	1		
		New hamlet	1		
		Gardens	1		
Q14	green spaces to protect				
		Alex Field etc	35		
		space between hamlets	32		
		Farm/agricultural/natural area	16		
		All	14		
		Hazelwood/nature reserves	9		
		Coney Lane /Footpath areas	7		
		Droop	6		
		Sites with views	4		
		Sites with bad road access	4		
		Causeway	3		
		Antelope Field	3		
		Churchfoot Lane	3		
		Pidney Hill	2		
		Marsh Lane	1		
Q15	traffic affect quality of life	Yes	129	No	22

Q16 there isn't one!

Q17	age	under 18	18 to 35	36 to 55	over 55
		0	6	26	123

Q18 length of residence - from 1 to 75 years

Q19	adults in house	??	children in house	19
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Q20	child starting school in next 5 years	9
-----	---------------------------------------	---

Q21	run a local business	26
-----	----------------------	----

Q22	commute to work	37
-----	-----------------	----

	work locally	1
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APPENDIX 14 December 2016 Questionnaire – free-text comments

Form no.	Question no.	Comment
4	9	Mobile phone mast please. NB there used to be 2 full time post offices at Kingston & Wonston
4	14	Alec's Field, The Keep & the spaces between the hamlets – e.g. The field behind the Antelope which is between Pidney & Portway hamlets
5	9	This is a village.
5	15	It is shocking now! Too big, Too fast, Too much
6		To accommodate more housing anywhere in the village and the extra traffic it would inevitably involve the roads would need extreme improvements
10	15	Hardly more than it does at present, as the speed limit here is 60mph on a very narrow piece of road and everyone goes too fast as it is.
12	11	Safeguards however – no bribery e.g. Let me build I'll provide x y z.
12		The infrastructure is not there to permit large scale development. Keep the area rural.
15	15	Local roads not designed for large vehicles.
16	9	Present shop is perfect, Wednesday doctor's surgery sufficient, footpaths need some maintenance
16	10	Not important if it is good architecture.
19		Most definitely no park homes.
22	9	Stop illegal obstruction of stiles & public rights of way. Provide parking area for Village Hall
32	13	Happy to follow guidance from Committee.
33	8	No more caravans
33	9	Public transport a priority for all. A decent pub with food.
34	8	This is a priority before housebuilding
34		Kingston does not need any more social housing.
35	9	Doctor's surgery back to twice a week would be good.
36	13	Hazelbury Bryan – maybe Judds could move to somewhere more suitable.
40	9	Village Hall with parking
41	12	Use new gas supply instead of heating oil.
42	9	No masts for telecommunication/mobiles
51	15	Must cut down on heavy lorries.
53	12	Regular ditch cleaning to prevent road flooding & access problems now we have wetter weather
60	9	Car park for Village Hall
64	12	Drains flooding
74	14	The Village character is defined by its far reaching views from most properties. Infilling behind existing property would remove that & should be avoided. The views are reflected in the quality of life and the friendliness of the Village. They are also an important factor in attracting tourism (notably cyclists & walkers)
82	8	Not without creating a demand first. Without a market or infrastructure in place the buildings will be a white elephant as in Ansty (units empty for 15 years)
84	9	No masts thank you – health issues.
86	9	The most important “amenity” is a properly constructed road system, not patchwork. Considering the number of empty shops in Sturminster, Sherborne (cont) Yeovil, it is not likely anyone with sense would consider opening a shop in Hazelbury. The same applies to the Post Office and any GP. (cont) Many of these “requests” in section 9 were asked for in 2010!
86	13	Try the area around the Victorian Barn, Dairyhouse Farm – perhaps Mr Cooper would like 64 new houses.
88	9	Perhaps sign posting could be improved.
89	14	The area around the Antelope otherwise the Village will start to look more like a town.
97	9	Why is the pub not mentioned – this facility should be protected from potential change of use to residential.
104	8	A business incubator for young high tech.

- 105 Keep this Village rural, don't move here if you want town amenities, it is as simple as that. I
would live in a town if I needed more facilities and more housing.
- 108 9 Pub with evening meals.
- 112 The appeal of a village is that it's small and community involved. An increase in size will lose
that.
- 114 9 Bring back food in the pub!! A flagpole for the H.B. Flag.
- 120 9 For whatever reasons the opportunity to produce a beautiful village centre, centred on Alec's
Field& The Antelope and including sports, meeting (cont)
Doctor/nurse/community support facilities has repeatedly been lost to petty argument,& lack
of vision. The new sports pavilion would appear to have sealed this opportunity off for
another generation
- 120 13 Create a new hamlet in open countryside, sensitively sited and make it a model of
sustainable living.
- 123 9 Pavements or traffic calming to allow road walking safely.
- 124 3 Small developments like the Dairy Farm & The Orchard
- 124 9 It is a shame that the Cafe keeps closing – it is a lovely meeting place.
- 133 9 Speed limit signs and enforcement
- 134 4 Well planned mixed development by good architect.
- 138 8 Any houses should cater for those wanting to work from home – office, computer network,
fibre to home.
- 138 9 Better mobile phone connection, no need for mobile internet connection as homes should
have it.
- 139 9 Public transport very poor, footpaths outside the immediate Village area not maintained,
sometimes blocked and difficult to follow.
- 140 8 Horticulture, tree nursery, vegetable growers and a nursery for children.
- 140 15 It's already dangerous to walk & cycle on narrow roads with large vehicles driving too fast.
- 142 8 Adult education, innovation hubs – the Village should support development of sustainable
technology.
- 142 9 The village enjoys very good mobile coverage. High power towers are inappropriate in
proximity of residential development and must be actively discouraged.
- 142 15 Through traffic by large vehicles is the biggest concern I have. Enforcement is required.
- 143 9 No mobile communication towers required
- 143 15 More concerned about tractors & HGV travelling at speed.
- 144 3 I am particularly concerned with the possibility of large numbers of houses being built on
fields within the Village. This is totally unacceptable.
- 151 8 Cafe/restaurant
- 157 15 Deal with road maintenance & speed issues
- 158 9 A pub that serves food
- 12 All new builds (domestic & business) should have solar panels (thermal & Pu) + where
possible ground/air source heat pumps.
- 14 ep
- 163 13 Nothing outside the parish boundary and no infills.

**Hazelbury Bryan Neighbourhood Plan
Options Consultation Questionnaire Autumn 2017**

Thank you for taking the time to attend the consultation events at the village hall and completing this questionnaire. Your input through this consultation is really important as it will shape the proposals that are taken forward in the draft plan.

Q1. HOUSING AND EMPLOYMENT Possible New Sites

Based on your review of the information provided, please tell us what you think about the suitability and acceptability of the different sites put forward for development, using the scoring scale of 1 – 5, with 5 being the most suitable. In some cases (marked *) there may be the possibility to include some form of community benefit (such as additional parking for the village hall). For such sites please give two scores, the first based on just housing, the second (Score 2) based on including the * benefit.

Scoring Scale to use	
Highly Suitable / Acceptable	5
Suitable / Acceptable	4
Neutral	3
Unsuitable / Unacceptable	2
Highly Unsuitable / Unacceptable	1
No View – Don't Know	X

Site reference	Notes	Score	Score 2
4 - Field beside solar farm Kingston	Only part of field required		
7 - Former Martin's Depot, Back Lane	Brownfield site		
8 - The Antelope Field	Only part of field *2 if includes footpath link		
11 - M Richard's Tractors site*	*2 Score box 2 if business relocated locally		
12 - Beside Kings Stag Mill	For relocation of business (11) plus 1 house		
13 - The Retreat / Coney Lane (N part)	Small area including existing buildings		
16 - The Retreat / Coney Lane (S part)	Remaining field area of (13) for 1 dwelling		
18 - NW of Chicken Farm, to Military Rd	Only part of field required, businesses remain		
20 - Field opposite School at Droop	*2 + parking, open space and cemetery extension		
<i>'Amber' scoring sites (see next map)</i>			
2 - Higher field to rear of Village Hall*	*2 if includes footpath link and village hall parking		
10 - Paddock by Kingston Row			
14 - Paddock off Silly Hill			
15 - The Causeway / sewage works	*2 Score box 2 if just for employment / recreation		
21 - Churchfoot Lane opp. Cemetery	Only part of field required		
601 - Shop side of The Causeway	For 1 dwelling		

Less favourable site options (scoring poorly against assessment criteria)

Based on your knowledge, do you think any of the following are much more suitable than the potential development sites listed above and should be reconsidered? If YES, please tick which one/s

- | | | |
|--|---|--|
| <input type="checkbox"/> 1 single unit at the Common | <input type="checkbox"/> 9 SE side of Frizzels Hill | <input type="checkbox"/> 23 NW side of Frizzels Hill |
| <input type="checkbox"/> 3 Site at Barn End, Wonston | <input type="checkbox"/> 17 Solarfarm by Coney Lane | <input type="checkbox"/> 24 Behind Winthrop Hse |
| <input type="checkbox"/> 5 Site behind the Orchard | <input type="checkbox"/> 19 In Nuttlebury woodland | <input type="checkbox"/> 602 Red Barn & field |
| <input type="checkbox"/> 6 Lower field, rear of V Hall | <input type="checkbox"/> 22 Field opp Military Lane | |
- and please explain why below**

Please add here any specific points you would like to make about either the potential or rejected sites - remember to include the site reference number:

Q2. ENVIRONMENT

Our neighbourhood plan can protect local green spaces and public views - based on your feedback we have now assessed 8 local sites and need to check whether you think they are important. You told us that views of the countryside are important – now is your chance to tell us of any particular public viewpoints that really stand out from the rest. Also a common point made in the earlier consultation was the importance of keeping the gaps between the different hamlets, so we would like your opinion on whether you think these gaps should be protected, and where they start and finish. And finally another “like” was about dark night skies, so we want to check whether you would like to see restrictions imposed on street lighting and major floodlighting schemes.

How important to you are the following green spaces and views:	Very important	Reasonably important	Not sure	Not important
- LGS-AF Alecs Field and Play Area				
- LGS-TC Cemetery				
- LGS-KA The Keep and Allotments				
- LSG-KG The Green, Kingston				
- LGS-PG The Green, Pidney				
- LGS-CY The Churchyard, Droop				
- LSG-HW Hazel Wood				
- LGS-NR Emerson Nature Reserve				
Please describe any important green spaces we have missed (where)				
Please describe any public viewpoints that are really important (where from and to)				
Should the gaps be protected? (ring)	Definitely	Probably	Not sure	No
Please describe here if you think the gaps as shown need to be changed				
Should street lighting be limited?	Definitely	Probably	Not sure	No

Q3. TRANSPORT AND TRAVEL

From the first consultation. most comments were about transport. Our neighbourhood plan is limited in what it can achieve, but we have identified possible improvements to the way traffic is managed, and the important paths within our village that we use to get around. Have got this right - and if not, what needs to be changed.

Topic Area	“Think Again!”	“Okay”	“Good Work!”
Traffic management			
Important local paths			
Comments on emerging ideas – what have we missed or got wrong?			

We will not publish personal data, but we need to show that we have avoided double-counting and that we have reached a broad spectrum of the local population.

So finally, please can you tell us your name and postcode (or street name):

If you don't live locally please explain your connection to the area:

Name	Home Postcode
Connection (if not a local resident)	

You can either hand the completed form in at the consultation event, or if you require more time please send it by post to M Wilson, Parish Clerk, HBPC, 4 The Orchard, Ibberton, DT11 0EL or by e-mail to parishclerk@hazelburybryan.net. We need your forms returned by no later than **Friday 13th October 2017**.

HAZELBURY BRYAN PARISH COUNCIL – NEIGHBOURHOOD PLAN CONSULTATIONS

WE HAVE NO CHOICE BUT TO ACCEPT **MORE HOUSING** IN THE VILLAGE

WHERE DO YOU WANT IT?

WANT YOUR VIEWS REFLECTED IN THE PLAN ?

THEN **COME ALONG** AND PROVIDE US WITH YOUR INPUT

AT ONE OF OUR 2 CONSULTATION EVENTS

SATURDAY 23RD SEPTEMBER IN THE VILLAGE HALL – 10.00 – 16.00

FRIDAY 6TH OCTOBER IN THE ANTELOPE SKITTLE ALLEY – 18.00 – 21.30

READ ALL ABOUT IT IN THIS EDITION OF BRYAN BYTES – SEE YOU THERE!

Hazelbury Bryan Neighbourhood Plan Committee

APPENDIX 17 September/October 2017 Consultations – results explained

OPTIONS CONSULTATION

How the consultation was run

The consultation was run during September / October 2017 to share the Neighbourhood Plan Committee's progress with developing a Plan for the community and seek feedback. The key points were the assessments of the 26 possible sites for development that had been put forward following our Call for Sites and North Dorset District Council's SHLAA exercise, Local Green Spaces and important open gaps, and ideas on street lighting, traffic problems and rights of way.

Two consultation events were planned. The first was held on Saturday 23rd September, the second in the evening on Friday 6th October. The events were well-publicised - a notice explaining the events was delivered by hand to every home in the community, posters were displayed in the village and all documents and plans were available to view on the parish council's web site. At the two events, plans, initial site ratings, maps, draft policies etc were on display and members of the Committee were on hand to answer questions.

The Committee was delighted with the attendance. Approximately 180 people attended the first event and 90 came to the second event. All those attending were encouraged to complete a questionnaire at the event or return one by post or e-mail before the deadline of 13th October. The analysis of those questionnaires follows.

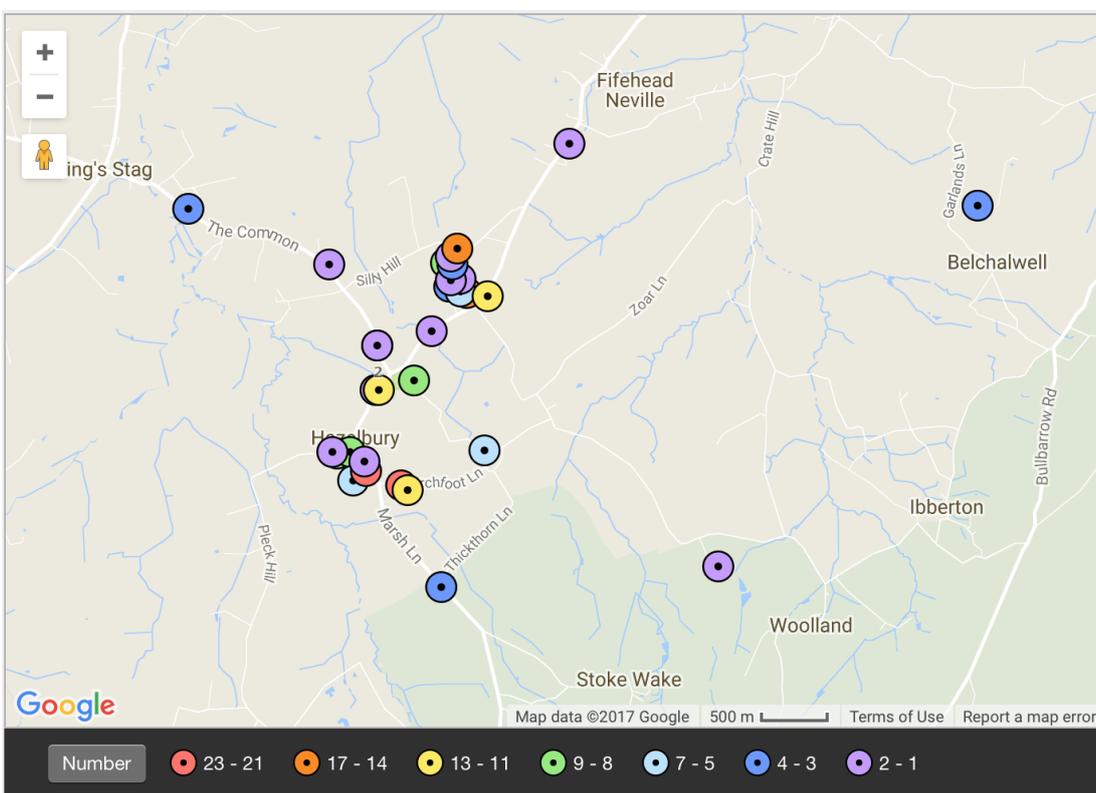
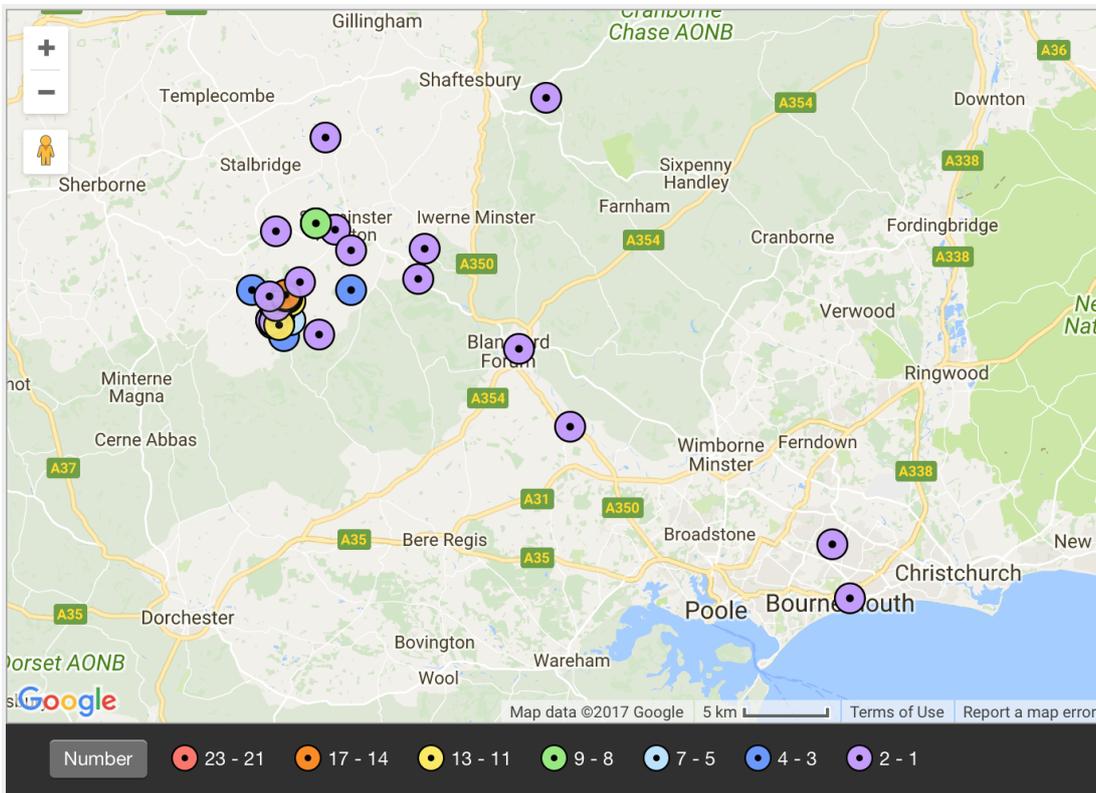


Details of the consultation, including the Strategic Environmental Assessment of the site options, were also emailed to the following statutory consultees on 26 September, requesting any comments on the sites or other matters covered by no later than 30 October.

- Allan Bennett – North Dorset District Council
- Richard Dodson – Dorset County Council
- Michael Holmes – Environment Agency
- David Stuart – Historic England
- John Stobart – Natural England

Who responded

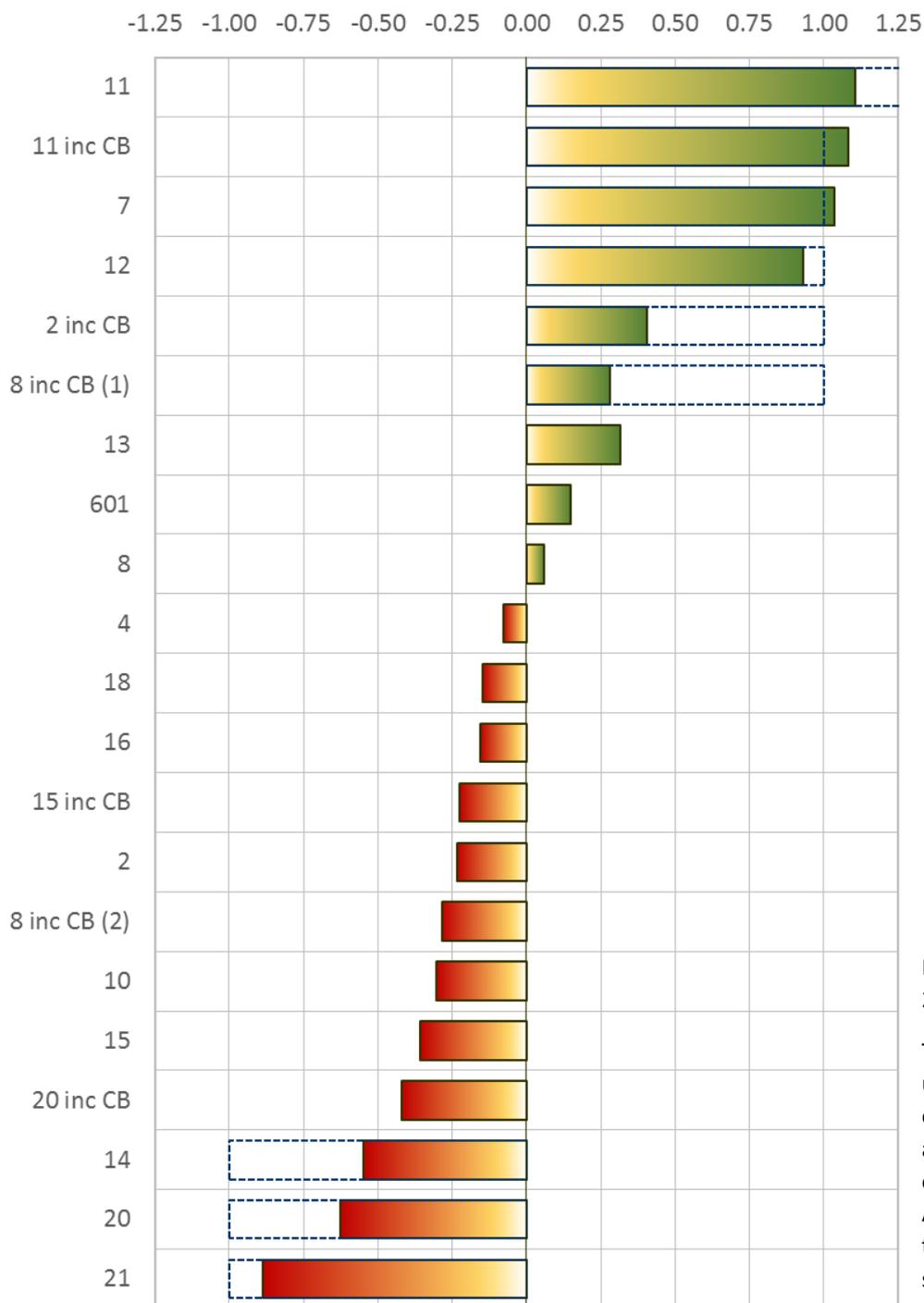
Some 240 completed questionnaires were returned. The majority (214 / 89%) of respondents were local people - the spread of postcodes is shown on the following maps. Some 26 responses were from people outside the Neighbourhood Plan area. 15 of these were landowners or their agents, with the remainder including those with children at the school, those working locally or with strong local connections, and one person hoping to move to the area.



Site options

Participants were asked to rate the suitability and acceptability of the different sites put forward for development, using a 5 point scoring scale from very unsuitable to very suitable. Where there was a specific community benefit associated with a site (such as additional parking for the village hall), two scores (one with, and one without the community benefit) were obtained. The mean and median average scores were then used to rank the sites in order of preference. A check was made with landowners excluded from the scoring process - this confirmed that their scores had not influenced the overall ranking order or key conclusions.

The following graph lists the sites (Y-axis) against their average (mean) scores with -2 = "highly unsuitable", 0 = "not sure / neutral" and +2 = "highly suitable"



Erratum message (March 2018):

The graph has been updated to correct an error spotted in the data analysis which impacted on the score for site 2. As a result the score for that site has changed slightly, although its position in the graph

From the results, there was a clear preference for the two brownfield sites:

- Site 11 Martin Richard's Tractors site (whether or not including the 'community benefit' of the displaced business relocating locally)
- Site 7 Former Martin's Depot, Back Lane

Together with Site 12 Land adjoining Kings Stag Mill, which had been proposed to accommodate Martin Richard's Tractors plus site manager accommodation.

The next site in order of local preference was Site 2 Higher field to rear of Village Hall - but only on the basis that it would include a footpath link connection through and connecting to the right of way running to the rear of the site, and that the site provides additional village hall parking.

The above sites would more than accommodate the anticipated need for 16 – 21 dwellings on newly identified sites.

The next sites in order of preference were Site 8 The Antelope Field, but only on the basis that just part of the field is developed and the development includes a footpath link connection along the Causeway, and Site 13 Land immediately adjoining the Retreat, Coney Lane - which was the limited area including existing buildings.

It should be noted that without the community benefits, and without limiting the development area of the entire areas to only part of the whole field, neither site 2 or 8 would be considered as suitable sites for development.

In terms of site specific comments, the following comments were made on the preferred options:

Site 11 Martin Richard's Tractors site

[no specific comments]

Site 7 Former Martin's Depot, Back Lane

- only acceptable if number of dwellings restricted.
- if on brownfield only, not on field to rear of brownfield.
- limit number, road improvements required.

Site 12 land adjoining Kings Stag Mill (to accommodate Martin Richard's Tractors plus site manage accommodation)

[no specific comments]

Site 2 Higher field to rear of Village Hall

- site 2 is very favourable as it scores highly on the SEA report (x4)
- extra parking spaces for the hall would be a benefit (x5)
- would destroy beautiful view / eyesore (x2)
- field very boggy
- this is ribbon building, do not change please
- far too many houses
- poor access

Site 8 The Antelope Field

- too many houses (x4)
- a housing development here would destroy the character & rural feel of the village (x2)
- road improvements required - road narrow with blind spots (x2)
- must NOT be what is proposed by Hall & Woodhouse this week
- only in favour if affordable housing takes priority
- would add to centre of Village as opposed to spread

Site 13 - Land immediately adjoining the Retreat, Coney Lane

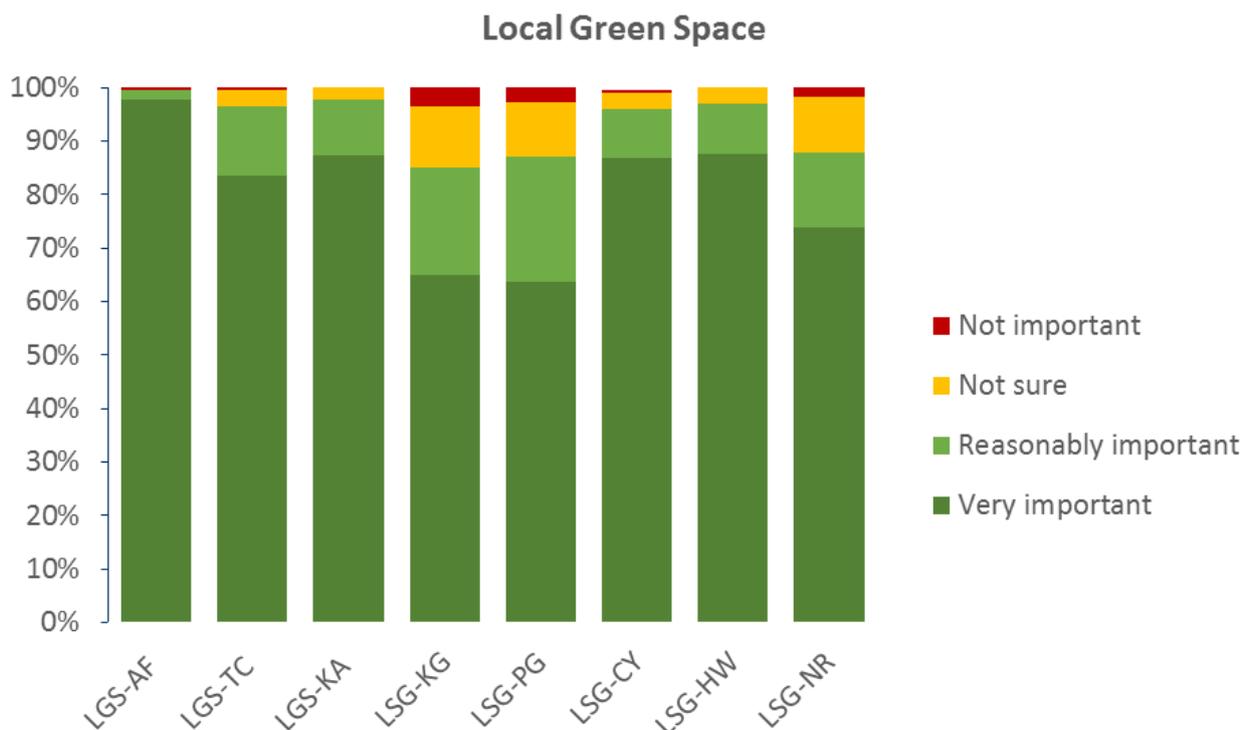
[no specific comments]

None of the rejected options were flagged as needing re-consideration by more than 18 (7.5%) of respondents, confirming that these were highly unlikely to be supported as appropriate sites.

Local Green Spaces

All the local green spaces listed elicited a high degree of local support, with at least 60% of respondents agreeing that they were 'very important' and over 80% all agreeing that were important.

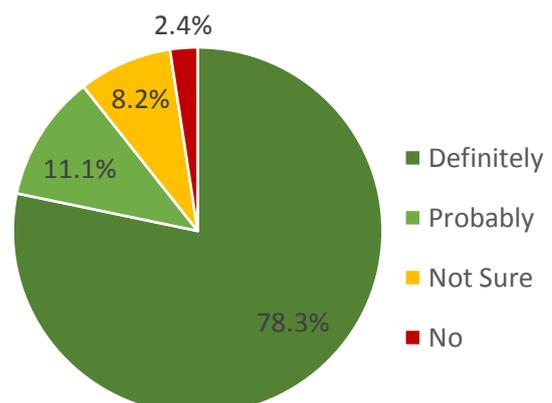
The setting of the school and church, particularly as viewed from the public footpath across site 20, was mentioned as an important green space in a significant number of responses (11) and therefore should be considered further.



In addition to the views of the church / school from the footpath across site 20 and from Churchfoot Lane the following important views were also suggested by more than one respondent:

- Views to Bulbarrow Hill (x10) eg from Kingston Cross Lane, on footpath from Coney Lane to Wonston and from Drum Lane to Droop
- Views from the cemetery and adjoining fields and copse (x5)
- View from the footpath behind Village Hall/Red Barn footpath (x4).
- Views from Emmerson Nature Reserve & behind Wonston towards SW (x2)

SHOULD GAPS BE PROTECTED?



Important Open Gaps

The questionnaire sought to gauge whether everyone

agreed the importance of keeping the gaps between the different hamlets protected, and provided an opportunity for people to comment on the map showing where they were considered to start and finish.

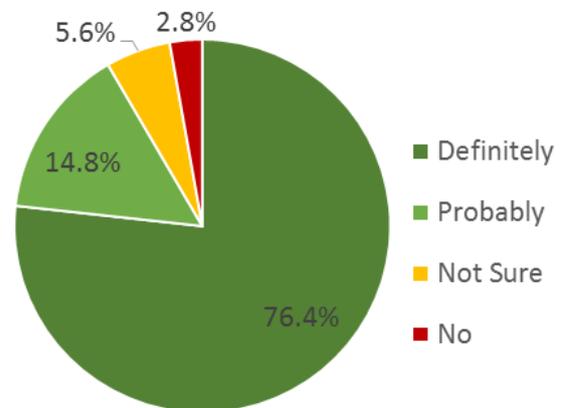
Nearly 80% of respondents felt that this was very important, and only 2.4% disagreed.

There was only one comment in terms of how the gap had been drawn, which was a single comment that Partway & Pidney were one settlement.

Street Lighting

The questionnaire also sought to check whether local residents would like to see restrictions imposed on street lighting and major floodlighting schemes. The over-whelming response to this was a definite 'yes'. Only 2.8% of respondents disagreed.

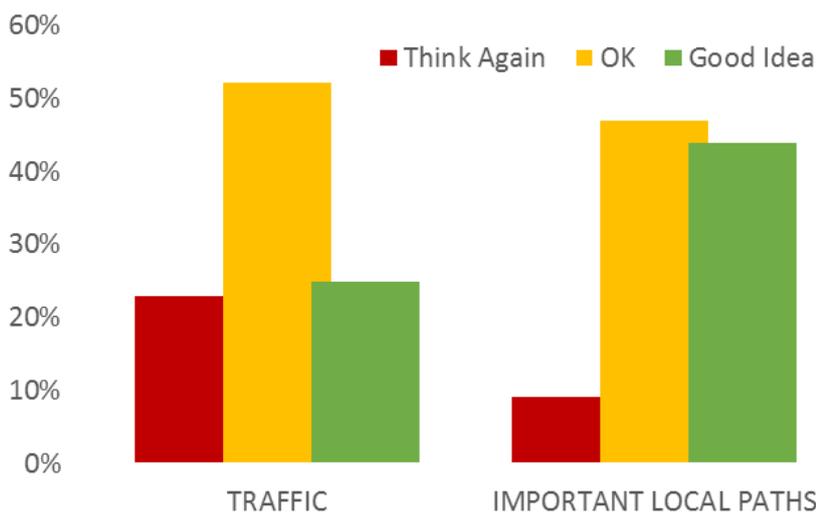
Should street lighting be limited?



Traffic and travel

Current thinking on two other topic areas related to traffic and travel were also tested through the questionnaire. This was in terms of possible highway improvements that were explained as part of the consultation, and the definition and possible focus on improving important local paths as off-road alternatives.

Other topic areas



There was general support for both areas of work, although it was clear from the feedback that there may be some reservations over the traffic management ideas (although the reasons for this were not expressed in responses to that question). However given the general concerns about the inadequacy and narrow nature of the rural roads that was raised in the general comments on the site options, it is suggested that both areas continue to be pursued, although the detail of any traffic management may best be progressed separately to the neighbourhood plan.

APPENDIX 18 September/October Options consultation – comments on sites

SPECIFIC POINTS ABOUT POTENTIAL OR 'REJECTED' SITES
None of above. Village roads & facilities not suitable.
8 only in favour if affordable housing takes priority
Water, electricity, sewage all connected to farm buildings that would be replaced. Landscape would be improved by replacement or conversion. Would use existing access on Common from Common Farm field (not on lane alongside Little Crate Farm).
Site 2 will be an eyesore as house will be highly visible.
Site 2 – field very boggy. Destroy beautiful view. This is ribbon building. Do not change please.
In most cases access is always the main problem. Attention has been drawn to any new housing needing off road parking which is absolutely essential as Village (especially Wonston) is clogged up by parked cars.
Driving through Wonston impossible due to parked cars – also Partway e.g. by Village Hall
Existing brownfield sites should be preferred to open space. Site A would add to centre of Village as opposed to spread.
10 – All houses on perimeter look inwards, including ours, the view is essential. 14 – Access off Silly Hill already traffic block the way with refuse, delivery vans, horses.
10 – not suitable as we bought our house because of the open space & view from it. Chicken Farm more accessible. 14 – would cause more chaos with traffic. Lane too narrow. 22 & 23 more suitable spaces.
10 – very narrow lane, 14 – very narrow lane.
Strong preference for development on brownfield sites. Avoid building on agricultural land/paddocks. Site 18 for example - lack of footpaths & surrounded by single track highways.
Not 4 & 18 together – too much new – change character of Village.
Environmental & traffic impacts for 20 & 21 have been underestimated. Lanes are very narrow, can only be widened by removing hedgerows. Traffic always problematic during school run.
18 – small numbers only. 20 – needed for school extension and school playing field. 2 Far too many houses, poor access.
Regarding sites 20 & 21 these are in a very prominent position at the top of the hill and so any housing would be very visible. Also a lovely path runs through these sites and so I consider these to be highly unsuitable.
601- OK if self built. 18 – only space for 5 decent houses fronting road to Kings Cross.
20 – cemetery extension elsewhere has been finalised (PCC information).
8 – Antelope Field must NOT be what is proposed by Hall & Woodhouse this week. Maximum 15 houses only would then be considered suitable/acceptable (mix of social & private)
General point re assumption that all housing will be provided with 2 (off-road) parking spaces – surely depends on size of housing unit and proposed occupancy?
Definitely no to site 5 – surrounded by open countryside.
I would think brownfield sites are more suitable.
10 – major safety concerns. Roads V. narrow (for one vehicle). Damory buses use route – dangerous already! Additional residential traffic would be irresponsible. Should be red and not amber.
Parking congestion at hall a regular problem. This problem could be sorted through site 2, which is scoring well on the SEA report.
Whenever visiting Village Hall, nearly impossible to park. Site 2 would provide a solution.
Kingston Paddock NOT suitable as already dangerous/narrow for existing residents RED not amber.

Site 10 should be red not amber. Road is very narrow and bends tight. Junction at Kingston Lane/Frizzle Hill is very dangerous – vehicles forced on wrong side of road.
New housing should be for the needs of genuine locals and not for more incomers. Use brownfield sites where possible. The infrastructure is just not there for large scale development. School is full at 100 children. Inadequate doctor cover. Already too much traffic on our inadequate roads.
Site 20 – the road system is totally inadequate at present even before 20 extra houses. Neither school nor church need extra parking and school has enough playing field for a primary school of its size.
23 – minimum impact on Village, good access onto main road, building could be situated at top if necessary, developing this site would enable improvements and widening of Kingston Lane.
Shop with accommodation
Shop with accommodation
8 – Being in centre of Village, a housing development would destroy the character & feel of the Village. Small builds would not be so overwhelming & in your face.
No 8 – this area is the centre of the Village, if it has a centre, and should retain a rural feel. Generally any development should be small & discreet. Otherwise on brownfield sites if possible.
Village/community has already been destroyed/ruined. Warning: continue building and the population will pay the price in the long run – especially the generation to come – including a tipping being passed ref to utility provision such as water/electricity.
Limit number in any single development. Infrastructure not suitable for large developments i.e. roads, school, distance from employment.
Please avoid large estates of houses in a high density development – this will change the character of the Village beyond all reason.
1 – is not infilling.
Good frontage to 23.
20 + 21 – adding more housing on this site will only add to the difficult traffic situation that occurs in the mornings and evenings when the school lets out. Roads would need to be significantly improved if this site is to be considered.
20 + 21 – the traffic around these sites is already a death trap waiting to happen at school rush hours. Any extra buildings without widening the road wide for 2 cars would mean that you could not use the road if you are going the opposite way to the school traffic. This is already an issue every school day.
I notice site 2 scores very well on the SEA report.
Site 8 - too many houses, site 2 scores very well on SEA report.
No view on this.
No. 4 if 4 to 6 only, preferably detached. No.7 if on brownfield only, not on field to rear of brownfield. No.8 access not good, road narrow with blind spots. No.18 not as many houses as proposed – ok if say max 10 dwellings (like new ones at Pidney), No.20 Access roads very narrow, increased traffic would be bad.
SEA on site 2 scores well.
No view on this.
Concerns of extra traffic on the Causeway. Already a dangerous place to walk.
Extra traffic along causeway & drainage problems re flooding in Honeybun Meadows needs regular gully clearing.
No view on this.
Question mark re 602.
20 & 21 – road very narrow is houses on both sides of road so widening impossible. 8 – Limit to 15 houses max. 18 – limit to 10 houses max. 15- Limit numbers – site is SPA 7- Limit number. 7,8 & 18 road improvements required. What is capacity of school? Need to retain character of villages. Experience of live/work properties in other areas show little uptake & they are being converted to dwellings.

All access routes to site 20 are via very narrow single car width lanes, totally unsuitable to bring in further traffic. All development of multiple properties should be based upon appropriate and safe access roads, as near the centre of HB, i.e. around Antelope and from the north access road.
Site 20 – Very narrow lanes from all directions (single car width with few passing points). More traffic would pose further danger to parents and children using school & church. Bringing in more traffic to an area whilst offering extra parking is like giving somebody a headache and offering Anadin!!
10- Paddock by Kingston Row. Narrow road and S bends will be greatly affected by increase in traffic. Access to site is on one of the bends which will increase risks of collisions or accidents.
No view on this.
Highly suitable 5.
17 – bad access. 602 – lovely open space, fab views, houses would ruin the view and feel of the Village.
22 suffers similar poor access as number 10 but to less extent. Number 10 has particularly poor access due to narrow lanes, double bends & blind access from Kinston Lane onto Frizzel Hill.
Site 18 highly unsuitable due to narrow lane exiting that area of the Village. Using any of the three roads that exit that part of the Village due to the additional traffic could make it extremely hazardous as all are single car width and include a blind summit (Silly Hill), tight bend (through Kingston Cross) and blind bend along Military Lane.
Two page document giving reasons AGAINST site 14 attached
23 – good road access, nice site at top of field for houses.
601 – only if tied to shop. 602 Red Barn Shop should be allowed to develop accommodation for the Shop runners.
Building a large amount of houses would be too much for this Village's infrastructure. A few houses in places are acceptable but mass estates would have huge impact on the local small school, its parking & traffic.
4- green field & poor access, 8- too large, 18- poor access & remote from Village, 16- Narrow road & greenfield), 21- narrow road.
Sites 18 & 10 in Kingston are highly unsuitable. Accessed by narrow, single track roads/lanes which are already busy. There are no amenities in Kingston which would obviously necessitate the use of cars even more.
Site 2 would help ease congestion with parking at Village Hall. Site 3 may be acceptable if only one dwelling applied for.
Site 3 would make a nice site for a few buildings, no more than 3.
2 – scores highly on SEA report. Our family uses the Village Hall. 8 – Antelope site will be overdeveloped – too many houses.
17- has excellent pedestrian access to all the Village amenities. I strongly object to development on 4, 10 & 18 as they would lead to a huge increase in traffic. I would not object to small housing developments on sites 7, 8, 11 & 17.
Increase in traffic is a big concern. Roads already in a terrible state. Walking or cycling is sometimes scary – take your life in your hands – people drive too fast. More traffic would add to this problem. Footpath from Kingston to shop/pub would be very helpful (off road footpath).
3 – barn looks unsightly & not used so may as well be a house or two
10- highly unsuitable due to poor access, narrow road and tight bends. Already dangerous for existing residents. Blind junction Kingston Lane to Frizzels Hill. No paths.
10 – not suitable, access is very poor, narrow roads. Site access is on a bend with at least one other access (Kingston Acre Farm). Safety – double bend from Kingston Row (narrow road to Frizzle Hill with blind junction.
If restricted to Kingston Lane end with a new roadway provided to give better access to Kingston Cross area to avoid traffic emerging near brow of Frizzels Hill

602 – good transport links. Main road access, next Village shop & pub, central location. Combine with 8 & 15 to make hub of new village/ new development – plus add footpath to shop. 20 – oldest & most historical original part of HB – PROTECT. Access, traffic & parking is bad enough now, any further development would be dangerous, unworkable & a blight on an area of beauty & peace. Not to mention exceed limitations of infrastructure.
22 & 602 – good locations due to main roads in & out of Village, bus routes. Close to Village facilities like shop & pub etc.
7 – only acceptable if number of dwellings restricted. 11 – only suitable if business relocated locally condition.
4 – If this site is developed it will cause unwarranted intrusion into the open countryside rather than a natural extension to the settlement. Probably a large amount of hedgerow would have to be removed. This would further erode the rural character and appearance of the area.
4- By allowing development on this agricultural field would result in the creation of a mini estate, being in such close proximity to Wheat Close. This site has already been refused planning on 2 occasions for good reasons. As there are two brownfield sites in Kingston I feel they should take priority.
Use brownfield sites first. How many houses would fit on these sites? Too much development being put forward without road (main) infrastructure. Too many small country lanes. Lacking in facilities. This is a village not a town!
There are two brownfield sites in (7 & 11) Back Lane which should have priority over greenfield site (4). No building in Back Lane unless a) All existing properties are connected to main drainage, b) footpaths throughout Back Lane (needed now with HGV increased traffic). Please note Back Lane has 30mph speed limit – totally disregarded and dangerous. No mention at all in Consultation Document. Signs should be moved down after Military Lane to try to discourage excess speeds along Back Lane.
As a family we are very environmentally friendly and, as such, site 2 is very favourable as it scores highly on the SEA report. We also use the Village Hall and extra parking spaces there would be a benefit! I think the number of houses proposed for the Antelope field is far too many!
NB. An exchange of letters between Mrs Hughes and MW, on the subjects of 4 & 18 are attached but not reproduced here. (IS)
As a frequent walker doing circuits around the Village, the panoramic views from the hill site 20 opposite the school are amazing. Do not build here. Also viewing the field entering the Village, especially from Mappowder building here would stand out like a sore thumb.
I can't understand how plot 20 is in green sites whilst 21 is in the amber. It has just as detrimental effect on the visual environment as 21.
This site has good access onto the main road. It would have a minor impact on the Village appearance and would only affect the outlook of one house. Any building could be situated at the top part of the field only, if necessary. Developing this site would enable improvements and widening to Kingston Lane.
Yes, at top of the field along Kingston Lane if land provided for new road access from Partway up Frizzels Hill to give view of traffic & close off existing entrance near brow of hill.

APPENDIX 19 September/October 2017 Options consultation - “Missed” Green spaces suggested

MISSED SPACES
Description
The clump opposite the cemetery
Nature reserve on road to Kings Stag.
Alners Gorse
Community orchard. Land at rear of Meddo House
Community orchard. Land at rear of Meddo House
Fields behind Village Hall
Anywhere where there is a glorious view
Field with footpath to Hazel Wood
Low lying area next to stream south of Dr Snowden's farm, which is ecologically diverse.
Keep settlement boundaries
Green spaces outside settlement boundary protected.
All green spaces/fields should be left untouched
Field with Hardy Way footpath off Drum Lane, Wonston leading to Droop
Field opposite school
Fields surrounding Village school
Fields around school
Area 20 as this gives a perfect chocolate box view of church as you walk along public footpath
Fields near school
Area 20 as this gives perfect view of church etc while on public footpath
Area 20 as this gives perfect view of church etc while on public footpath
Reverse view from Bulbarrow Hill. School playing fields.
Area 20 as this gives perfect view of church etc while on public footpath
Anything (green spaces) outside the settlement boundary should be protected.
I would question your assertion that Alec's Field is a grass? wild flower field. It is a mown grass recreational area primarily for sports.
Droop views around the school.
The field leading from Kingston Lane to Hazel Wood.
Site 10 is a green view for Kingston Row/Homemead
Areas around HB School

APPENDIX 20 – September/October 2017 Options consultation - important views

Above where footpath passes through
View towards Bulbarrow from Kingston Cross Lane
Behind Hillview House to church/school. Cemetery to allotment area. Behind Barn End Cottage towards Kings Stag & Red Barn.
View behind Village Hall? Red Barn footpath. View from Wonston towards Bulbarrow/Mappowder & Droop. Views from LGS-NR.
Views from Emmerson Nature Reserve & behind Wonston towards S W
Behind Village Hall.
View from before & after cemetery towards Bulbarrow.
Many fine views from lanes around Droop in vicinity of HB School. An area unchanged in my living memory.
From lanes around Village school, green spaces surrounding H/Bryan village school, wonderful views, quiet, unspoilt.
From the lynch gate and lane by the Church looking out & across unspoilt countryside towards Malt House.
Bulbarrow Hill across to Blackmoor Vale
View from road by Cemetery looking through clump of trees towards Manor House at Droop.
Footpath from Coney Lane to Wonston – view across fields to Bulbarrow.
Field directly behind Drum Lane with Hardy Way footpath heading to Droop with Bulbarrow beyond.
All viewpoints/all locations.
As above, footpath has wonderful panoramic views.
Copse along footpath above LGS-TC (cemetery) + footpath to the east through to school – view of Village/rural surroundings.
View from top of Churchfoot Lane across open countryside towards the church & school.
The view from the top of Churchfoot Lane across countryside towards church & school.
See above.
Fields around cemetery
Overall looking out to Blackmore Vale.
Site 20 affords fantastic views and should be protected. Also strong winds.
Site 20/21 HB highest point with long 360-degree views
The footpath at the top of the hill linking site 20 & 21. This area should be protected green space where you have views of Village & Bulbarrow.
Field next to cemetery, brilliant views.
To Bulbarrow
Footpath from Drum Lane to Droop (opp school)
Footpath Drum Lane to Church – views SW to Dorset Gap, N towards Stourhead, NW to Wonston. Also includes historic plague pit.
Barn End field opposite the telephone exchange
Views across unspoilt countryside in vicinity of church & school
Views at Churchfoot Lane & around Droop & school
View to Bulbarrow
View to Bulbarrow Hill
Church – around the School, Silly Hill, Churchfoot Lane.
From Kingston to Bulbarrow
Site 20 opposite the school
Sites 20 & 21 offer 360 degree view of surrounding area and are very visible from the Village

APPENDIX 21 September/October 2017 Options consultation – traffic and rights of way comments

Please retain the no street lights. We have a diversity of wildlife that thrive in our darkness.
Traffic calming i.e. narrowing of carriage way (similar to near Green Man Pub)
No lumps or road narrowing measures please.
Sign on Marsh Lane indicating there is a junction to Thickthorn Lane. Speed limit – 2 crashes in the last three weeks at Park Gate.
If no footpath through Antelope site, possible 20mph limit on route to Red Barn shop (if Highways Authority will allow)
Footpath to shop or lower speed limit/speed control.
Provision of neighbourhood speed cameras on intermittent basis at Village Hall & on Causeway. Major reason for reducing speed in Holwell.
Would like to see a safe footpath from Kingston to Hazelbury Village so it's safe for me to walk with my children to the shop.
Community shop needs safe pedestrian access. Improve safety to walk to school for children.
Car parking is causing some danger to walkers and other road users.
Parking on roads is dangerous
Visibility – hedges on Causeway.
Fully approve the recommendations for improvements to roads/signage etc.
Signage can be ugly & out of place - keep to minimum. Paths not always maintained well.
Could do with a path from Kingston to pub/shop avoiding main road – through Millennium Wood?
Disagree with traffic recommendation 1. Need new footpath linking Millennium Wood to road leading to sewage works, giving access from Kingston to the shop.
Add path from Park Gate to Churchfoot Lane. "Slow" road markings on narrow bends where 2 large vehicles can't pass. Road from War Memorial to Droop has essential HGVs such as animal lorries & feed lorries. Access cannot be prevented.
Support speed indicator devices for Village (as per recommendation)
Fixed or relocatable electronic speed indicators a good idea.
Sorry haven't seen this information so can't comment.
Pathways from Kingston Row to Village shop & Antelope pub.
Work to maintain footpaths could be better.
Flashing speed sign/monitor/camera on the Causeway.
Churchfoot Lane should be 20mph and slow written on road to slow down tractors.
Churchfoot Lane should be 20mph and slow written on road to slow down tractors.
Re-think area of causeway enough traffic on there already doesn't need extra pressure also no footpath.
The Causeway needs re-thinking re traffic & no path. Drains blocking regular basis.
Churchfoot Lane should be 20mph and slow written on road to slow down tractors.
Need to check flooding issues re development Antelope, has our drain cannot cope in our close Honeybun Meadow.
Droop is a very small hamlet with fewer than 10 homes. The area and access is not suitable to multi property development for safety reasons.
Do not encourage more traffic (via development) into the very narrow lanes. To add approx 15/20 houses on site 20 would triple the existing number of homes in Droop.
The condition and accessibility of the narrow lanes will be affected by the increase in volume of vehicles needing access.
Churchfoot Lane should be 20mph and slow written on road to slow down tractors.
Speed signs on road. Pidney gets a lot of school traffic. Most mums (drivers) speed up our road.
Look to have a path from Kingston Row to Village shop/pub.
There is a regular accident occurrence near the King Stag Mill and also the Kings Stag bridge over the Lyddon. I think a 40mph limit should be imposed along the Common to help slow traffic at these points.

Traffic – school parking & public transport. Footpaths – most if not all bridlepaths / byways are impassable from Kings Stag to HB. Horses are not safe on these busy roads – please look at these.
Regulated speed signs 20-30-40 Causeway an example. Poor at present time.
Many of our local roads are effectively single track with passing places. OK for small volumes of traffic – dangerous for pedestrians, so our local footpaths are essential to get about safely.
Lack of footpaths to Village shop.
Further development at Kingston will result in a huge increase in traffic to and from & through the Village centre and will also create parking problems there. Think again.
Parking is a big problem. Roads far too narrow for more traffic & farm vehicles to navigate.
2 – has the ability to provide an additional footpath link with an existing route. This community benefit would enable villagers greater countryside access.
Safe access from Kingston Row to shop & pub & Alec's Field
Access from Kingston Row to Antelope & Red Barn
Local paths – dangerous walk from pub to Village shop – footpath a must. Traffic management – heavy dangerous traffic around primary school.
Over development in peripheral areas of Village causing traffic & pedestrian congestion and danger – roads too small to support
Speed limit (30) signs absent along Pidney Hill, speeding traffic at peak times. “Slow” on road signs before proposed new development begins.
More traffic control
Need more traffic calming measures
Traffic calming should be considered for a 20mph along the Causeway. Also Glue Hill road to S.N. needs a 30/40mph speed limit.
Footpaths. Kingston – pub, pub – shop. Very lacking in footpaths. Dangerous.
Missed commenting on narrowness at road from HB to Plumber Manor and non compliance with 30mph throughout.
I have in the past requested the DCC to liaise with the Police to monitor traffic speed through Hazelbury Bryan. There was no response.
No footpaths through Village, HGV traffic to be limited and speed limit signs of 30mph extended beyond current locations in Back Lane. HGV traffic in Kingston unsuitable for development as no safe passage for pedestrians.

APPENDIX 22 Pre-submission Consultation – May 2018 – Questionnaire

Neighbourhood Plan Pre-Submission Consultation April / May 2018

This response form is intended to assist people in responding to the pre-submission consultation. You can choose to comment on all or any of the policies, and there is a section at the end for general comments (and you can add extra pages). Alternatively you can write or email in, but please refer to the policy or page that you are commenting on, and be clear what changes you think should be made and why. Please keep your responses as concise as possible. The Plan and all associated documents are available to view at our web site – www.hazelburybryan.net/nconsultation2018.html

We also ask that you include your name and address (and organisation if you are responding on their behalf) to help us have a clear audit trail of who responded on what issues, and which also allows us to contact you for further clarification if necessary. We will not publish your email or address. If you are responding as an individual, we do need permission under data protection laws to hold any identifying personal information (i.e. a combination of your name and address / email) for the purposes of finalising this Neighbourhood Plan – so if you do not give your permission please leave your contact details (* asterisked) blank. Please make sure you return this form by **noon on Monday 21 May 2018** to Parish Clerk, HBPC, 4 The Orchard, Ibberton, DT11 0EL or email it to hazelburybryanpc@outlook.com or leave in the ballot box at the village hall or shop.

<u>About you</u>	<u>Your name and contact details</u>	
Organisation (if applicable)		
Name		
*Address		
*Email		
<u>SECTION</u>	<u>Your comments on the policies and supporting text</u>	
<u>4 (Landscape Character)</u> <i>If you object say what change should be made and why</i>	<input type="checkbox"/> Support <input type="checkbox"/> Object <input type="checkbox"/> Comment	
<u>5 (Wildlife)</u> <i>If you object say what change should be made and why</i>	<input type="checkbox"/> Support <input type="checkbox"/> Object <input type="checkbox"/> Comment	
<u>6 (Green Spaces and Rural Views)</u> <i>If you object say what change should be made and why</i>	<input type="checkbox"/> Support <input type="checkbox"/> Object <input type="checkbox"/> Comment	
<u>7 (Hamlets and Important Gaps)</u> <i>If you object say what change should be made and why</i>	<input type="checkbox"/> Support <input type="checkbox"/> Object <input type="checkbox"/> Comment	
<u>8 (Community facilities)</u> <i>If you object say what change should be made and why</i>	<input type="checkbox"/> Support <input type="checkbox"/> Object <input type="checkbox"/> Comment	
<u>9 - Policies HB15 & 16 (Housing)</u> <i>If you object say what change should be made and why</i>	<input type="checkbox"/> Support <input type="checkbox"/> Object <input type="checkbox"/> Comment	

Continued on next page...

APPENDIX 23 Pre-submission Consultation May 2018 – Consultation summary

The following summarises the main issues raised by consultees regarding the pre-submission consultation and SEA as issued by Hazelbury Bryan Parish Council. The following statutory and other consultees were directly contacted for their input at this stage:

Local Councils Consultees	Response	SEA Consultees	Response	Other Consultees	Response
– Dorset County Council	✓	– Environment Agency		Dorset AONB Partnership	✓
– North Dorset District Council	✓	– Historic England	✓	Highways England	✓
– Lydlinch Parish Council	✓	– Natural England	✓	SGN	
– Fifehead Neville Parish Meeting				SSE	
– Mappowder Parish Meeting				Wessex Water	✓
– Pulham Parish Meeting				Cerne Abbas surgery	
– Stoke Wake Parish Meeting				Hazelbury Bryan primary school	✓
– Woolland Parish Meeting					

Responses were also received from the local residents (as part of the 115 completed response forms) and from the following landowners / developers:

- Gladman Developments Ltd (no landowner specifically represented)
- Chapman Lily Planning Ltd (representing local landowner Messrs Hannam)
- Pegasus Group (representing local landowner John Romans Park Homes)
- Savills (representing local landowner Hall & Woodhouse)
- Savills (representing local landowner Messrs David and Andrew Williamson-Jones)

The following summarises the key points raised and suggested way

Section / Policy	Main points raised	Respondent/s	Suggested actions
Sections 1 - 3 (Introduction, Context, Vision and Objectives)	Concerned that the proposed timescale for the plan does not cover a sufficient time period covering only 13 years if the plan is made in 2018	Savills (representing local landowner Messrs David and Andrew Williamson-Jones)	There is no requirement for Neighbourhood Plans to cover a minimum timeframe. The Gillingham Plan (just examined) similarly runs to 2031 in line with the adopted Local Plan No change deemed necessary.
Section 4 / Policy HB1 (Landscape)	General support (102 in support, 1 objecting)	Questionnaire returns	Support noted.
Policy HB1	Any mature tree on a proposed development site be retained - suggest use Woodland Trust definition of	J Riley; K Tribe; M Tribe	The Woodland Trust definition in Ancient tree guide 4 provides a useful explanation

Section / Policy	Main points raised	Respondent/s	Suggested actions
	ancient & veteran trees?		<p>of different trees, all of which merit protection and should be referenced in the plan:</p> <ul style="list-style-type: none"> – Ancient or aged – Veteran – Heritage – Champion – Notable <p>Update text and policy to refer to the above types and definition.</p>
Section 5 / Policy HB2 (Wildlife)	General support (102 in support, 2 objecting)	Questionnaire returns	Support noted.
Policy HB2	Natural England welcome the inclusion of a policy on local wildlife and recommend amending the text to show the updated name of “Biodiversity Mitigation and Enhancement Plan” to better indicate the requirement of development to enhance the natural environment, in line with NPPF paragraphs 7, 109 and 118. Also consider adding wording to the policy to clarify that a development which involves any one of the 5 scenarios listed would invoke the requirement for a Biodiversity Mitigation and Enhancement Plan (i.e. not all 5 have to be involved for the requirement to be triggered).	Natural England	<p>Changes agreed i.e.</p> <ul style="list-style-type: none"> – Amend references to “Biodiversity Mitigation and Enhancement Plan” – Clarify any one of the 5 scenarios listed would invoke the requirement for a Biodiversity Mitigation and Enhancement Plan
Policy HB2	Figure 4 shows areas labelled as “Area of Local Biodiversity Interest” and “Local Area of with Potential Biodiversity Interest” which are based on the Dorset Ecological Network mapping project. Thought should be given as to the labelling of these areas in line with the guidance provided by the Dorset Local Nature Partnership (available on their website).	Natural England	Dorset Explorer describe the maps as “Existing Ecological Networks” (which includes international, national and locally designated site, and identified wildlife corridors and stepping stones) and “Potential Ecological Networks”. This can be clarified in the Neighbourhood Plan (including the policy wording).
Policy HB2	Paragraph 113 of the Framework refers to the need for criteria-based policies in relation to proposals affecting protected wildlife or geodiversity sites or landscape	Gladman Developments Ltd	The policy reflects national policy and the agreed local approach to securing biodiversity gains, and is supported by

Section / Policy	Main points raised	Respondent/s	Suggested actions
	areas, and that protection should be commensurate with their status which gives appropriate weight to their importance and contributions to wider networks. The policy fails to make a distinction and recognise that there are two separate balancing exercises which need to be undertaken for national and local designated sites and their settings		Natural England. It does not add specific protection to sites (as implied by the respondent). No change deemed necessary.
Policy HB2	400 year old hedges in Churchfoot Lane must be protected	G L Copeley-Williams	The Neighbourhood Plan does not allocate land that would result in the removal of these hedgerows, and their loss would be resisted under Policies HB1 and HB2 However reference can be made under HB2 to the reinstatement of the hedgerows marking the historic field boundaries where these have been lost through past changes.
Policy HB2	Should include protection of ponds	A Hobson	Agreed that these too may host protected species and provide important wildlife habitats – amend (d) to also reference ponds
Section 6 / Policies HB3 & 4 (Green Spaces & Views)	General support (103 in support, 2 objecting)	Questionnaire returns	Support noted.
Policy HB3	Consider allowing for development which enhances or is ancillary to the purpose for which the land is designated, for example – the ability to erect shed on the allotments	Dorset County Council	Para 6.4 explains that the policy should not be used to prevent ancillary development and improvements that would support the continued use and enjoyment of these spaces, such as the erection of a shelter or bench. This can be made clearer still.
Policy HB3	Table 1 notes Hazel Wood, Kingston as containing “a narrow strip of ancient woodland traversed by the Selwaie brook.”, however our records do not show ancient woodland in this location.	Natural England	Ancient woodland is defined as having existed since 1600AD. An experience ecologist has surveyed the woodland and identified many species that are indicative of it being ancient woodland, however the term ‘relict’ can be used instead.

Section / Policy	Main points raised	Respondent/s	Suggested actions
Policy HB3	It is imperative that the plan-makers can clearly demonstrate that the requirements for LGS designation are met e.g. Further justification setting out how the Wood is not considered to be an extensive tract of land would support the retention of this proposed LGS when examined	Gladman Developments Ltd, North Dorset District Council	This is included in the supporting evidence LGS table. No change deemed necessary.
Policy HB3	Support policy as protecting key landscape features	Chapman Lily Planning Ltd (representing Messrs Hannam)	Support noted
Policy HB4	New development can be designed and located in areas without eroding important views and potentially provide new vistas and views. The views identified for protection should contain physical attributes that would 'take it out of the ordinary' rather than selecting views which may not have any landscape significance	Gladman Developments Ltd	The views have been assessed as being particularly outstanding and were also a result of local consultation – as set out in the supporting evidence. The policy does not prohibit development that could be designed and located so as not to intrude on the enjoyment of these views. No change deemed necessary.
Policy HB4	Whilst we do not raise objection to the inclusion of V2 from the top of Military Lane looking SE, as shown in Figure 6, table 2 suggests the view is looking SW over land adjacent to 'The Ferns'. This is not considered a key rural view – but presumably a typo.	Savills (representing local landowner Messrs David and Andrew Williamson-Jones)	The reference to SW in the table is a typo and will be amended to read SE
Policy HB4	Support policy as protecting key landscape features	Chapman Lily Planning Ltd (representing Messrs Hannam)	Support noted
Policy HB4	Add the view from Emerson Nature Reserve towards Bulbarrow and South West	A Deves	Emerson Nature Reserve is designated as an Local Green Space which will therefore protect the immediate view. More distant views lie outside the Neighbourhood Plan area. No change deemed necessary.
Policy HB4	Add view from Partway / rear of Village Hall	S Sargeant, T Sargeant	The views from Partway Lane across the fields adjoining the Village Hall are not considered to be significantly notable to merit special mention (particular given that the majority of respondents did not object

Section / Policy	Main points raised	Respondent/s	Suggested actions
			to the allocation of Site 2) No change deemed necessary.
Section 7 / Policies HB5-13 (Character / Hamlets / Gaps)	General support (95 in support, 14 objecting)	Questionnaire returns	Support noted
Policies HB5-12	We are particularly impressed by the degree of analysis of the Plan area's distinctive historic character and how this has informed the regime of locally specific policies (HB5 – 12). There are few Plans that we see which move beyond the promotion of generic policy in this respect and yours is therefore notable for the detailed level of evidence which has been gathered and applied. Our only observation is whether the General Design Principles set out in Table 3 (p22) would themselves benefit from the added materiality which policy status could afford.	Historic England	Support noted Table 3 was considered too lengthy to be included within the policy and has instead been cross-referenced to in Policy HB5
Policy HB7	Support policy as providing appropriate design guidance respecting Partway's intrinsic attributes	Chapman Lily Planning Ltd (representing Messrs Hannam)	Support noted
Policy HB13	The use of settlement limits to arbitrarily restrict suitable development from coming forward on the edge of settlements does not accord with the positive approach to growth required by the Framework	Gladman Developments Ltd	The approach to using settlement boundaries is an established principle in the adopted Local Plan, which was found sound. Areas outside the boundaries are considered 'countryside' where the Local Plan strategy advocates a more restrictive approach, but does not preclude all forms of development. No change deemed necessary.
Policy HB13	Introducing settlement gaps is considered a strategic policy beyond the remit of neighbourhood plans that would have the effect of imposing a blanket restriction and prevent settlements from being expanded	Gladman Developments Ltd	These are not strategic in scale (being less than 500m in depth) nor do they pose a restriction that would stop settlements from expanding as (a) space has been left between the gap and settlement boundary in most cases and (b) the gaps do not 'ring' the whole of each settlement

Section / Policy	Main points raised	Respondent/s	Suggested actions
Policy HB13	<p>The proposed defined gap that covers The Antelope Public House as well as Alec’s Field represents a lower density setting between two parts of the same community. The 2003 Local Plan treated these areas as conjoined and it is noted that this area delivers the main range of community facilities. It measures some 85m in total and include within it:</p> <ul style="list-style-type: none"> ▪ the new, enlarged sports pavilion, ▪ the bus shelter, ▪ the well-equipped youth play area, ▪ the existing public house, its separate skittle alley and its side wing outbuilding run. <p>None of these elements comprises a part of the rural, undeveloped nature of the countryside the policy seeks to protect, is more restrictive than a Green Belt designation, and should be removed from the plan</p>	Savills (representing Hall & Woodhouse)	<p>No change deemed necessary.</p> <p>The 2003 Local Plan was not prepared by the local residents, and although the Parish Plan used the Local Plan map, the text made a clear distinction between Pidney and Partway as these are very much recognised by the community as having two separate identities and histories. This distinction is important in reinforcing local identity, and given the opportunities for development elsewhere in the plan area is not considered to be overly restrictive. The confusion re undeveloped nature can be clarified by amending the final sentence to read: “New buildings, structures and land uses will not be permitted within the defined gaps shown on Figure 8 where these would undermine the rural, undeveloped nature of the countryside or diminish the distinction between the two settlements.”</p>
Policy HB13	<p>Object to the proposed defined gap between Partway and Wonston (and Pleck) as it is drawn over half of an existing building and the parking/turning areas on the site at Pleck Farm, Coney Lane. These areas are all essential to the existing employment use and should not be included in this policy as they are established lawful uses and structures. The defined gap should be redrawn to exclude the entire building, hard surfaced parking and turning area and the small additional parcel of land shown to the NW (map provided) to allow some expansion capacity that would not undermine the rural and undeveloped nature of the countryside between the hamlets. Noted that NDDC decided not to save the coalescence policy HB1 from the 2003 district wide</p>	Savills (representing local landowner Messrs David and Andrew Williamson-Jones)	<p>The fact that the former policy was not saved was due to the protection afforded by the countryside policy at that time. As a locally relevant issue it is appropriate for it to be reflected in the Neighbourhood Plan. The boundary has been drawn to exclude the building and access area connecting to the road.</p> <p>Agree that the larger area of hardstanding should also be excluded, but disagree that the undeveloped land to the NW should be excluded from the gap, given the limited extent of the gap.</p>

Section / Policy	Main points raised	Respondent/s	Suggested actions
	Local Plan when the Planning and Compulsory Purchase Act 2004 came into effect.		
Policy HB13	Support policy as providing appropriate guidance mindful of the landscape impacts of perceived coalescence	Chapman Lily Planning Ltd (representing Messrs Hannam)	Support noted
Policy HB13	Protected area should be extended from Woodlands to Cemetery/Droop.	S & A Tyndale-Biscoe; S Parraman; C & C Jervis; R Parraman; C M Jervis; J & A Lewis; French; I & M Bridson	The area between Wonston and Droop is approx 450m, and the defined gap approx. 330m. Although the settlement boundary and site allocations define the area within which new development will be supported, it is recognised that the plan will need to be reviewed (and the longevity of the gap is desirable in this context) whilst also allowing the potential for other forms of development adjoining the settlements that may be appropriate (such as affordable housing exception sites and agricultural barns). The gaps have therefore been drawn to retain the physical distinction but without extending across the entire undeveloped area unless the current gap is already so diminished as to make this absolutely necessary. No change deemed necessary.
Policy HB13	Should apply fully to all gaps.	A Peters; D Rawlings; K Tribe; M Tribe; G Rawlings; S Sargeant; H Westlake	See above. The gaps have been defined to ensure the hamlets remain distinct but that there is scope for future growth without the need to revisit their definition. No change deemed necessary.
Section 8 / Policy HB14 (Facilities)	General support (103 in support, 2 objecting)	Questionnaire returns	Support noted
Policy HB14	This policy is supported. In the absence of CIL in NDDC planning obligations remain the only mechanism available for development impact mitigation.	Dorset County Council	Support noted

Section / Policy	Main points raised	Respondent/s	Suggested actions
Policy HB14	Even with the number of units proposed (25, over and above those already granted planning permission), the impact of additional children for the school should be carefully considered as otherwise the school may be in the position of not being able to accept pupils from the village due to not having sufficient capacity. Currently the school has 3 class rooms for years 1-6. Therefore a 'bulge' in numbers in any one year group could prove difficult to accommodate given the current infrastructure. More flexible classroom configurations (additional funding required) would alleviate this issue. Funding for new school infrastructure is incredibly limited given DDC financial position which doesn't seem to have any solution in sight.	Hazelbury Bryan Primary School	Noted – the need for developer contributions towards the school improvements can be specifically noted in para 8.24
Policy HB14	Policy HB14 is welcomed, however in relation to both The Antelope and Alec's Field, it runs counter to the objective previously set out at Policy HB13 which restricts development	Savills (representing Hall & Woodhouse)	Support noted. The policy wording in HB13 would not preclude minor extensions or similar alterations that would not significantly diminish the distinction between the two settlements. No change deemed necessary.
Policy HB14	Support policy as recognises the important local facilities and services	Chapman Lily Planning Ltd (representing Messrs Hannam)	Support noted
Section 9 / Policies HB15 & 16 (Housing)	General support (90 in support, 7 objecting)	Questionnaire returns	Support noted
Policy HB15	As part of the submission version it would be beneficial to provide further details summarising the site selection process & scoring, including SEA where used, and how the site-specific circumstances (e.g. Site 2 & proximity to the village hall and offer to include parking) have been factored in	North Dorset District Council	This may be better explained in a supporting report to accompany the submission.
Policy HB15	As of April 2018 our records show a few differences which should be updated. 2009/0531 barn conversion completed after 2011 census. 2010/0192 Hill Farm Smethered Lane dwelling completed post 2011. 2-1	North Dorset District Council	Noted – amend plan to update supply information. Also note more recent outline approval (May 2018) of 2/2018/0107/OUT (The Causeway) for 8 dwellings. This will

Section / Policy	Main points raised	Respondent/s	Suggested actions
	<p>dwelling conversions should be factored as affect housing supply: 2016/0121. Broad Oaks Farm 2009/0606 completed. Other approvals: 2017/1314 1 dwelling, 2017/1629 1 dwelling.</p>		<p>impact on the number of sites needing to be allocated, as the figures would now suggest a requirement of about 14 new dwellings.</p> <p>This requirement will be exceeded by the proposed allocations, which should provide at least 8 affordable homes and up to 18 open market dwellings. As such the reserve site is no longer necessary to provide housing (and is to be deleted from the plan and the relevant maps amended). The removal of the reserve site was discussed with NDDC who confirmed by email 26/6 that this would seem to be a reasonable approach. Given that there may still be a need for affordable housing in the plan period the policy can be amended to clarify that rural exception sites will still be possible.</p>
Policy HB15	<p>The need for and level of housing provision that Hazelbury Bryan could accommodate may well be higher than anticipated, given the growth in projections and different characteristics of the villages. The policy wording should state that a minimum of 52 dwellings (or potentially 65 to reflect a 22.66% increase across the whole of North Dorset suggested by the SHMA or up to 97 to allow up to 20% growth) will be delivered during the plan period – a maximum figure does not allow for any new residential development no matter how sustainable the proposal is. Also if the Neighbourhood Plan seeks to rely on existing consents it is imperative that it provides evidence to substantiate that the consents stand a realistic prospect of being delivered. Capping this figure at 52 would not provide</p>	<p>Chapman Lily Planning Ltd (representing Messrs Hannam), Gladman Developments Ltd, Pegasus Group (representing local landowner John Romans Park Homes), Savills (representing Hall & Woodhouse), Savills (representing local landowner Messrs David and Andrew Williamson-Jones)</p>	<p>The housing need review report which was published alongside the pre-submission draft plan provides a clear appraisal of various factors influencing housing need. There is no reason to consider that the Local Plan target for outside of the towns will not be exceeded (given that consents are (or will shortly be) in place to achieve 95% of the target). As such, the planned growth is proportionate to the status of Hazelbury Bryan and the Local Plan strategy, which seeks to avoid repeating the unrestrained and unsustainable levels of growth previously experienced in rural areas, whilst responding to the national need as well as</p>

Section / Policy	Main points raised	Respondent/s	Suggested actions
	<p>the HBNP the ability to rapidly adjust in assisting North Dorset District Council meeting any identified housing requirement identified throughout the Local Plan Review process. Nor would it deliver the affordable housing needed in the whole plan period (those registered without a local connection are still in need). Alternatively, the Neighbourhood Plan work could be put on hold to allow the review North Dorset District Council's new strategic approach to housing delivery to ensure alignment and compliance.</p>		<p>local needs for housing. The policy allows for more growth than assessed as needed and does not prohibit further development either within the defined settlement boundary, on brownfield sites or through affordable housing exception sites and for agricultural or similar workers where there is a functional need. Moreover, if the Local Plan Review does identify a specific and higher target for Hazelbury Bryan than the Plan allows for this through an early review. No change deemed necessary.</p>
Policy HB15	<p>Mixed views on number and distribution - Too few sites included, need to grow more quickly; Housing should be minimum and scattered; only provide for 25 houses etc</p>	S Richards; S Wheaton-Green; K Wheaton-Green	See above response
Policy HB15 (and site specific policies)	<p>The use of policy wording for "up to" [No.] dwellings may result in landowners delivering less than the optimum number of houses in order to avoid affordable housing, and more expensive home types. Suggest using the word 'around'. Even if smaller houses are provided in generous plots there is no scope to resist subsequent expansion since the Adopted Local Plan has no small dwellings size policy.</p>	Chapman Lily Planning Ltd (representing Messrs Hannam), Savills (representing Hall & Woodhouse)	<p>The policies intended to ensure affordable housing is provided by including "including affordable housing" – however to avoid doubt, the wording can be amended to specify a minimum number of affordable homes (based on 40%) – i.e.:</p> <p>Site 11: Martin Richard's Tractors UK site, Back Lane, for up to 13 dwellings including at least 5 affordable homes</p> <p>Site 7: Former Frank Martin's Agricultural Depot, Stockfield Drove, for up to 11 dwellings including at least 4 affordable homes</p>
Policy HB15 (and site specific policies)	<p>The rejected sites should be reassessed for inclusion (see comments on SEA)</p>	Pegasus Group (representing local landowner John Romans Park Homes), Savills (representing Hall & Woodhouse), Savills (representing local landowner Messrs David and Andrew	See response to SEA comments. With the recent consents reducing the amount of housing needed, the lack of obvious environmental reasons to include the alternatives sites within the plan, and the consultation responses received (and

Section / Policy	Main points raised	Respondent/s	Suggested actions
		Williamson-Jones)	comments on the planning applications) that suggest that their inclusion would not be strongly supported by local residents, the inclusion of alternative sites is not justified. No change deemed necessary.
Policy HB15	Priority to brownfield sites, limits on greenfield	K Tribe; M Gill; M Tribe; T Sargeant; S Sargeant; I & M Bridson; G Gill; C Eyres	The allocations have favoured the brownfield sites put forward for consideration. No change deemed necessary.
Policy HB16	9.5: Affordable Housing will only be required on schemes of 6-10 dwellings in the AONB.	North Dorset District Council	Noted – amend text to clarify
Policy HB16	Support policy which seeks to deliver the predominant need for 2-3 bedroom homes	Chapman Lily Planning Ltd (representing Messrs Hannam)	Support noted
Policy HB16	Smaller 2 bedroom houses needed.	E Stockley	This is reflected in the policy. No change deemed necessary.
Policy HB17 (Site 11 - Tractors UK)	General support (98 in support, 9 objecting)	Questionnaire returns	Support noted
Policy HB17 (Site 11 - Tractors UK)	An outline application for the redevelopment of this site for 9 dwellings was recently refused (2/2018/0180 & 0181/OUT) due to the loss of an employment site which would be contrary to Policy 11 of the Local Plan. The replacement site at King Stag Mill is only 0.84ha (compared to the sites lost). In light of the loss of employment and lack of affordable housing this allocation fails to adequately address the economic or social aspects of sustainable development and the policy should be deleted	Chapman Lily Planning Ltd (representing Messrs Hannam), Savills (representing Hall & Woodhouse), Savills (representing local landowner Messrs David and Andrew Williamson-Jones)	In considering the application no weight was given to the pre-submission plan. The District Council have not objected to this site's inclusion in the Neighbourhood Plan or suggested that it would not be in conformity with the strategic policies of the Local Plan. NDCC were contacted to confirm this was the case, and confirmed (email 26/6/18) that the applications had been considered against the adopted plan and other material considerations at the point of decision, and their allocation should not be an issue as long as the reasons for refusal were addressed. The loss of employment can be avoided by linking this site with the delivery of

Section / Policy	Main points raised	Respondent/s	Suggested actions
			replacement employment on site 12, and the landowner has given a clear indication that this is their intent. Amend policy and supporting text accordingly.
Policy HB17 (Site 11 - Tractors UK)	Employment site loss / recently refused consent - should require an alternate employment site be provided?	Ralph Hannam; A Hannam; Rachel Hannam; I Stevenson	See above
Policy HB18 (Site 7 - Frank Martin)	General support (94 in support, 11 objecting)	Questionnaire returns	Support noted
Policy HB18 (Site 7 - Frank Martin)	In light of the loss of employment and lack of affordable housing this allocation fails to adequately address the economic or social aspects of sustainable development and the policy should be deleted	Savills (representing Hall & Woodhouse), Savills (representing local landowner Messrs David and Andrew Williamson-Jones)	The site has not been in active employment for at least 10 years and there appears to be no reasonable prospect that it would be redeveloped for employment in the future. As such, given its brownfield status and alternative options available for employment, it is appropriate to consider its release for housing. Clarify the reason in the text why this site is treated differently to Site 11.
Policy HB18 (Site 7 - Frank Martin)	Loss of employment site	Ralph Hannam; D Hannam; Rachel Hannam; A Hannam	See above
Policy HB18 (Site 7 - Frank Martin)	Narrow access	A Hannam; A Coombs J Coombs; E Hughes; Susan Richards; E Fineman; G Coombs; S Richards	The site has historically been used an agricultural contractor's yard with the associated traffic impacts this brings. The Highways Authority has been consulted on all the site options and did not raise an objection to this allocation. No change deemed necessary.
Policy HB18 (Site 7 - Frank Martin)	Backyard development	S Richards	The site has direct road frontage and is therefore not a backyard site. No change deemed necessary.
Policy HB19 (Site 13 - adj Retreat)	General support (92 in support, 2 objecting)	Questionnaire returns	Support noted
Policy HB19 (Site 13)	Against infill policy	G Rawlings; D Rawlings; A Peters	Noted – however the development of this

Section / Policy	Main points raised	Respondent/s	Suggested actions
- adj Retreat)			site would not erode an important gap and is well-related to the settlement. No change deemed necessary.
Policy HB20 (Site 2 - adj Village Hall)	General support (68 in support, 31 objecting), although this policy had the highest number of objections	Questionnaire returns	Support noted – it is also noted that this policy had the highest number of objections
Policy HB20 (Site 2 - adj Village Hall)	Policy HB20 should try and further encompass the conditional nature of the allocation re offer to include parking.	North Dorset District Council	This is considered to be achieved by criteria (d), however the site is proposed to be deleted (see below)
Policy HB20 (Site 2 - adj Village Hall)	The allocation of a site with clear landscape harm, on the basis of community benefits / popularity, cannot meet the basic tests to secure sustainable development and the policy should be deleted. Alternative parking provision for the village hall could legitimately be secured through S106 contributions from more appropriate development sites in Hazelbury Bryan. The Neighbourhood Plan could even strive to be more forward thinking and look to secure a new village hall facility on the existing recreation ground where parking would not be a problem.	Savills (representing Hall & Woodhouse), Savills (representing local landowner Messrs David and Andrew Williamson-Jones)	Although the landscape harm is not considered to be significant, and could be mitigated, and there would be social benefits arising from its delivery that in the round justify it being considered to be a sustainable option, this site is no longer required as a reserve site given the recent decision to permit a further 8 dwelling on The Causeway site. Delete reference to Site 2.
Policy HB20 (Site 2 - adj Village Hall) (and Policy HB15)	Object to the sites status as a reserve site, as the housing need has been underestimated, site 11 may not be deliverable, it would delay the delivery of much needed affordable housing and community benefits, and the site is more sustainable than the other allocated sites. A delay to post-2026 seems arbitrary and is not justified.	Chapman Lily Planning Ltd (representing Messrs Hannam)	The housing need is not considered to be underestimated (see responses above) and in any event the site allocations exceed the requirement by a considerable margin, justifying the removal of this site as a reserve site. This will not prohibit the site from being considered under a future review of the Neighbourhood Plan. Delete reference to Site 2.
Policy HB20 (Site 2 - adj Village Hall)	Benefit of provision of car park & footpath - gain to community	Ralph Hannam; Richard Hannam; Chapman Lily Planning; D Hannam; A Hannam; Rachel Hannam; A Gibson; A Coombs; D & E Monsey; J Coombs; I Watson;	Although the village hall parking and footpath link are unlikely to be achieved without the housing, it is proposed to delete the site allocation given its reserve status and lack of housing need over and

Section / Policy	Main points raised	Respondent/s	Suggested actions
		G Coombs; E Fineman; D Watson; M Watson	above that which can be delivered through the redevelopment of brownfield sites. This would not prohibit the provision of a communal parking on this land (or another site) under Policy HB14
Policy HB20 (Site 2 - adj Village Hall)	Access problems	H Punter; L Taylor; R Punter; J Porter; D Plant; R Clark; T Cooper; French; J Weaver; J King; S & A Tyndale-Biscoe; N Barker; T Sargeant; S Sargeant; A Tenwick	The Highways Authority has been consulted on all the site options and did not raise an objection to this allocation. However, for other reasons (see above) the site's allocation is to be deleted.
Policy HB20 (Site 2 - adj Village Hall)	Greenfield site - not required in light of alternatives, too visible and not infill. Inappropriate, destroy ribbon development pattern	J King; A & L Lewis; A G Hobson; A Peters; C Eyres; D H Hobson; K Huggins; D Rawlings; G Rawlings; J Riley; Johns; N Barker; M Chitty; N Huxtable; S & A Tyndale-Biscoe; S Richards; P Rosling; S Sargeant; T Sargeant; M Chitty	As the housing site allocations now exceed the housing requirement by a considerable margin, this site's inclusion is no longer justified (see above). This will not prohibit the site from being considered under a future review of the Neighbourhood Plan. Delete reference to Site 2.
Section 10 / Policies HB21 & 22 (Employment)	General support (93 in support, 0 objecting)	Questionnaire returns	Support noted
Policy HB21	Object to the text in paragraph 10.4 which states that "Some sites may not be suitable for expansion, depending on their location and surrounding constraints. For example, the expansion of the former Chicken Shed at Pleck Farm, Coney Lane, Wonston would not be supported as this would intrude further into an important gap." We consider that it is entirely possible that a sensitive scheme could be developed to protect the character and openness of this gap whilst enabling some expansion of the existing employment use of the site.	Savills (representing local landowner Messrs David and Andrew Williamson-Jones)	The text is intended to indicate the perceived difficulty of developing such sites where constraints exist, and that the policy should not be seen as over-riding in light of such constraints. The wording can be amended to be clearer on this point, as follows: "...the expansion of the former Chicken Shed at Pleck Farm, Coney Lane, Wonston would be likely to intrude further into an important gap and its expansion beyond the current area of hardstanding is unlikely to be supported due to this constraint"
Policy HB21	No evidence has been provided that there is no longer a	Savills (representing local	The 2016 Dorset workspace strategy clearly

Section / Policy	Main points raised	Respondent/s	Suggested actions
	<p>need for the existing employment sites. These sites are currently in a sustainable location accessible to local people. Whilst the Neighbourhood Plan can seek to allocate land for employment purposes it cannot guarantee that the site would ever be delivered.</p>	<p>landowner Messrs David and Andrew Williamson-Jones)</p>	<p>identifies an over-supply of employment land across the area (to the extent that with existing sites there is already no need to identify more employment land, and this factors in an allowance of 20% for flexibility to provide further choice to the market over and above baseline employment land projection figures). A link is proposed between the release of Site 11 and the delivery of site 12 for employment (see above)</p>
<p>Policy HB22 (Site 12 – adj KS Mill)</p>	<p>The map provided on page 34 appears to show Site 12 split into separate employment and residential sites, which is not reflected in the rest of the plan and the associated policy HB22. We recommend that the shading of the map is adjusted to better reflect the proposal for the site “to provide employment land for B-class and similar uses, and a site manager’s dwelling if appropriate.”</p>	<p>Natural England</p>	<p>The map will be amended to indicate the mixed use allocation for site 12 (the adjoining employment area hatched in purple is existing)</p>
<p>Policy HB22 (Site 12 – adj KS Mill) (and Policy HB15)</p>	<p>The site manager’s dwelling should only be permitted if demonstrated to be necessary and meeting the requirements set out in the LPP1 Policy 33 and an occupancy restriction would need to be secured.</p>	<p>North Dorset District Council, Savills (representing Hall & Woodhouse), Savills (representing local landowner Messrs David and Andrew Williamson-Jones)</p>	<p>This is considered to be sufficiently covered by the words ‘if appropriate’ and criteria (g) No change deemed necessary.</p>
<p>Policy HB22 (Site 12 – adj KS Mill)</p>	<p>An outline application for the development of this site for commercial use was recently refused as disproportionate in size / not a small-scale expansion of an existing site, leading to visually prominent and isolated unsustainable development contrary to Local Plan policies 4, 20, 24 and 30. The development would have an adverse landscape impact (case officer conclusions), limited benefit in job creation and no evidence of traffic benefits leading and the Policy</p>	<p>Savills (representing Hall & Woodhouse), Savills (representing local landowner Messrs David and Andrew Williamson-Jones)</p>	<p>The refusal was based on current planning policy and no weight was accorded to the emerging Neighbourhood Plan. NDDC have not objected to the site’s inclusion in the Neighbourhood Plan. NDDC were contacted to confirm this continued to be the case, and confirmed (email 26/6/18) that the applications had been considered against the adopted plan and other material</p>

Section / Policy	Main points raised	Respondent/s	Suggested actions
	should be deleted.		<p>considerations at the point of decision, and that given Policy 11's emphasis on the role of neighbourhood plans their allocation should not be an issue as long as the reasons for refusal were addressed.</p> <p>The NP policy includes landscaping and design requirements to take into account the potential visual impact of the site. The Duty Manager's house is appropriate for the relocation of the business, given that this is needed for the 24/7 emergency repairs service provided to local farmers. Much of the existing traffic currently comes from the King Stag end of the village and therefore its relocation to this site would reduce traffic through the hamlets. These points can be clarified in the supporting text to the policy.</p>
Section 11 / Policies HB23 & 24 (Roads & Traffic)	General support (82 in support, 10 objecting)	Questionnaire returns	Support noted
Policy HB23	Departing from parking standards set out by DCC would require substantial and convincing justification in order to be supported.	North Dorset District Council	<p>According to the 2011 Census there were 828 cars/vans in the Village serving 454 occupied residences - a ratio of 1.82 vehicles per household. This compares to a District average of 1.52. The 2011 figure also is a 13% increase compared to the 2001 Census (the 2001 Census was used as the basis for the car parking study), at which time there were only 588 cars/vans serving 363 occupied residences - a ratio of 1.62 vehicles per household. Also at that time (2001 and 2011) there existed, albeit limited, a public transport system in the form of a bus service to local centres. This</p>

Section / Policy	Main points raised	Respondent/s	Suggested actions
			service has now been withdrawn creating a growing need for households to have their own means of transport, both for commuting to work and servicing household requirements. The higher than average ratio, and increasing car ownership levels, undoubtedly brought about by the Village's rural location, when combined with the narrow roads that serve the Village, makes adequate off-road parking not only desirable but essential for the safety of both drivers and pedestrians (there being no pavements). Include some of this reasoning in the supporting text.
Policy HB23	Support policy which requires a minimum of two spaces per dwelling, adequate turning space and permeable surfacing.	Chapman Lily Planning Ltd (representing Messrs Hannam)	Support noted
Policy HB23	Protect roadside hedges - no widening	K Tribe; M Tribe	This policy does not suggest the removal of hedgerows, and their loss would be considered under Policies HB1 and HB2 No change deemed necessary.
Policy HB24	11.9: NDDC generally seek obligations from Affordable units as they generate the same needs to be addressed	North Dorset District Council	Noted – delete “and it is not expected that this policy will be applied to affordable housing”
Policy HB24	The policy is supported although it must be recognised that road signs / speed limits have specific legal requirements and may not be achievable as set out.	Dorset County Council	Support noted
Policy HB24	Support policy in principle, subject to inclusion of being “necessary and viable” in line with national requirements.	Chapman Lily Planning Ltd (representing Messrs Hannam)	Support noted Viability is already covered under 11.9 and would be ‘unreasonable’
Project HBP1	You might wish to consider a further criterion is added to enable, particularly, RoW improvements such as those identified on Fig 9, to also be considered	Dorset County Council, North Dorset District Council	This is already covered under Policy HB14. No change deemed necessary.

Section / Policy	Main points raised	Respondent/s	Suggested actions
	consequential to and supportive of development. This may help to overcome some of the accessibility concerns noted in 11.4		
Project HBP1	Signs for junction Marsh & Thickthorn Lanes	E Bridgstock	This area can be shown on the map as a place where new signage would be appropriate.
Project HBP1	Hazardous parking (e.g. Marsh Lane junction)	C & C Jervis	There is no easy remedy unless the landowner concerned is able and willing to provide off-road parking. The use of double yellow lines is unlikely to be enforceable given the rural location, and educating drivers to park more responsibly is not readily achievable. No change deemed necessary.
Project HBP1	Extend 30mph to Park Gate (Thickthorn Lane) / stagger speed limits by using 40mph on approaches	R Mallalieu; J & R Palmer; A G Hobson; Susan Richards	Changes to the speed limits (including extending the area covered) is unlikely to be supported by the Highways Authority and the inclusion of these changes (although potentially good ideas) would raise unrealistic expectations of their delivery. No change deemed necessary.
Appendices	Appendix 1 refers to the Cranborne Chase (rather than Dorset) AONB Management Plan	Dorset AONB Partnership	Noted – plan to be amended to correctly reference Dorset AONB Management Plan
Other / General	General support (65 in full support, 31 seeking minor changes, 7 fundamentally objecting)	Questionnaire returns	Support noted
Other / General	Compliments for the work of the Committee / thoughtfully prepared and reflects Village wishes	H Sinclair; C Price; J D Paine; S Potter; D Gingell; I & M Bridson; J Riley; J H Cook; J Marriott; J Weaver	Noted
Other / General	The Plan does not present significant issues that could affect the character and appearance of the AONB. However, I am appreciative of being provided with the document and the consideration that has been given to the AONB, as demonstrated through the SEA.	Dorset AONB Partnership	Noted

Section / Policy	Main points raised	Respondent/s	Suggested actions
Other / General	We are satisfied that the proposed plan policies are unlikely to result in development which will impact on the SRN and we have no comments to make.	Highways England	Noted
Other / General	Having considered the Plan and its supporting evidence I can confirm that we have no objections to the site allocations (housing and employment) proposed	Historic England	Noted
Other / General	Natural England have no objection to the sites proposed for allocation and welcome the reference to Policy HB2 within the individual policies	Natural England	Noted
Other / General	Has consideration been given to the increase in traffic resulting from the proposed housing and if the route between Hazelbury Bryan & Sturminster Newton is adequate to accommodate this.	Lydlinch Parish Council	The Highways Authority has been consulted on all the site options and the draft plan and has not raised an objection on this basis.
Other / General	Figures 6, 11: Key is not displayed correctly.	North Dorset District Council	Maps to be updated where key is incorrectly shown
Other / General	The preferred options were based on the Autumn 2017 consultation responses, which did not seek to gather any understanding of the public opinion on sustainability credentials of each site, but simply established whether the public like or dislike a site. As a result the most sustainable option could be disregarded simply because it was unpopular.	Savills (representing local landowner Messrs David and Andrew Williamson-Jones)	This is not the case, and the site selection process will be more clearly explained in a separate supporting paper.
Other / General	We have no comments to make in this instance.	Wessex Water	Noted
SEA	Natural England agree with the conclusion of the SEA that the Neighbourhood Plan is unlikely to have significant adverse effects on the natural environment.	Natural England	Noted
SEA	The Sustainability Appraisal does not fully reflect the true impacts of Site 12 (King Stag Mill) ie that it would have an adverse landscape impact (case officer conclusions), limited benefit in job creation and no evidence of traffic benefits / isolation	Savills (representing Hall & Woodhouse)	North Dorset District Council were consulted on the SEA and have not raised any concerns regarding its conclusions. The site is not readily visible from the AONB or public rights of way, and the SEA notes that the policy requires the retention of the existing hedgerow as far as practical. Additional landscape planting using native

Section / Policy	Main points raised	Respondent/s	Suggested actions
			<p>species should be provided along the site boundaries, to create a soft edge with the countryside and reduce the visual impact of the site from The Common. Policy also requires that the scale, positioning and design of buildings to have regard to reducing potential visibility in long views and not compete with the adjoining 3-storey feed mill which appears as a landmark on the approach to Hazelbury Bryan. It would support the continuation and improvement of an existing local business that employs 7 full time staff and is looking to expand.</p>
SEA	<p>The Sustainability Appraisal does not fully reflect the true impacts of the Antelope Site. North Dorset District Council has not objected to the current planning application on heritage grounds, and the development would improve the functionality of the pub. The NP heritage review did not assess the site, apparently on the basis that it was to be excluded. The site should be scored more favourably in terms of housing / jobs / community than Sites 7 and 11 where there will be job losses. In terms of the “Safe and Accessible” criteria it is centrally located to the significant majority of key facilities, and the potential provision of a footway within the Antelope field site running northwards</p>	Savills (representing Hall & Woodhouse)	<p>North Dorset District Council were consulted on the SEA and have not raised any concerns regarding its conclusions. An adverse (not significant) impact on heritage grounds is justified in relation to the Antelope site, based on the KMHP heritage appraisal of the site provided by Hall and Woodhouse (as requested in the Minutes of 2/1/18) which states “that a degree of harm will result from development within the setting of The Antelope Inn” being “moderate or slight” – it is also noted the Conservation Officer has suggested conditions are necessary and the Landscape Officer has objected to the current application. The alternative assessed was for a smaller scheme (as discussed with Savills) given that the scale of development proposed by the 47 homes scheme plus employment given this clearly</p>

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			<p>would run contrary to the NP objective of allowing the village to grow at a rate that is sustainable (as the amount of housing proposed on this one site would exceed the level required by a factor of more than 2x). The site does score positively in relation to safe and accessible, but is not considered to provide significant benefits (Site 2 was the only site scoring higher due to the off-road parking provision plus footpath link).</p>
SEA	<p>The most recent SEA shows how concerns have now been introduced regarding the landscape impacts at Site 2. This does not appear to be supported by the plan's evidence base. Meanwhile, all the negatives from the other sites have now been upgraded. For example, Sites 7 and 11 have gone from previous neutral impacts on biodiversity to positive. However, the SEA's conclusions for both of these sites do not marry with the summary table in respect of biodiversity, flora and fauna. There is no justification for the plan's biodiversity concerns regarding Site 2. The Parish Council was provided with a copy of a flood risk and surface water drainage review that should also assuage the concern highlighted in the SEA on 'climatic factors', which relates to water quality.</p>	Chapman Lily Planning Ltd (representing Messrs Hannam)	<p>The amendments were made in response to concerns raised at the previous consultation that highlighted the score did not reflect the site's written appraisal. Adjustments were also made to the options stage assessment in light of the further information obtained via the biodiversity surveys and the various mitigation measures included into the site specific policies. Policy HB20 (Site 2) has not been scored negatively on biodiversity in the latest iteration of the SEA. It is noted that a FRA has now been provided, however this was already covered in the proposed policy and its provision would not justify a major change to the SEA.</p>
SEA	<p>Our client's land at Churchfoot Lane, only became available in late 2017 – the Group were not prepared to consider it, and therefore the Plan has not considered all suitable options. We note from the prepared Strategic Environmental Assessment that Site 21 (which is near our client's land) scored similarly to Site 20 - the only difference between our client's land and that of those sites that are proposed for allocation</p>	Pegasus Group (representing local landowner John Romans Park Homes)	<p>The Group did consider this site as a late submission (ref Minutes of 6/2/18) and concluded that "Given the lateness of the proposal and the fact that the field is opposite site 20 it is impossible to imagine it being scored anything but similarly to site 20 or receiving a higher rating than the existing 'preferred' sites, both primary and</p>

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	<p>is based on landscape concerns. Our detailed landscape evidence concludes that there is no significant landscape impact resulting from the development of it for 15 houses. Our site can also deliver significant other benefits in the form of the proposed highway improvements by creating an additional footpath link between the village, along Churchfoot Lane to the Primary School.</p>		<p>reserve” and on this basis could see no obvious reasons to delay the plan (which was scheduled to be considered at the March Parish Council meeting) to undertake a more detailed and consultation on this late submission. It is noted that an outline application for this site has been made and a significant number of objections received.</p>
SEA	<p>Site 18 was identified as a ‘green site’ in the site assessment 2017 supporting the Neighbourhood Plan options consultation. The SEA indicated that the impact on biodiversity, fauna and flora was unknown but this is now known to be positive as a result of the biodiversity mitigation plan submitted with the outline application 2/2017/2016/OUT. The landscape would not be significantly affected by development of the site given that it is located in an existing context with built form surrounding it in all directions. The Highway Authority have raised no objection to the application indicating that at worst the development of this site has a neutral highways impact.</p>	Savills (representing local landowner Messrs David and Andrew Williamson-Jones)	<p>The ‘green’ score was based on the extent to which the development of this site might meet the NP objectives (and is different from the SEA). Site 18 was assessed at options stage as having a potential adverse impact (but not a significant impact) on landscape and access grounds, and was considered unsuitable by local residents in response to that consultation. It is noted that the Highways objection on applications is only made where the impact is likely to be severe (in line with NPPF guidance), and therefore a lack of Highway Objection does not necessarily equate to a neutral impact. The site is outside easy walking distance (800m) of most of the key community facilities – which was a key consideration in the scoring against this objective. It is noted that an outline application for this site has been made and no affordable housing is proposed, which would suggest this site could be scored less positively in relation to the housing, jobs and community objective.</p>