

Hazelbury Bryan Neighbourhood Plan - Consultation Statement

November 2023

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This Consultation Statement summarises all the statutory and non-statutory consultation that has been undertaken with the community and other relevant statutory bodies and stakeholders in reviewing the Hazelbury Bryan Neighbourhood Plan. It describes how concerns have been addressed and what changes have been made to the final Plan as a result of the pre-submission consultation.

The purpose of this document is to demonstrate that the Neighbourhood Plan has been developed on the basis of wide and thorough community engagement. More specifically, the neighbourhood planning regulations require a consultation statement to be produced which—

- (a) contains details of the persons and bodies who were consulted about the proposed Neighbourhood Development Plan or Neighbourhood Development Plan as proposed to be modified;
- (b) explains how they were consulted;
- (c) summarises the main issues and concerns raised by the persons consulted; and
- (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified.

The main consultation was undertaken at Regulation 14 (pre-submission), the Neighbourhood Plan Review Steering Group having reviewed the Plan in light of recent planning decisions and appeals, and changes to national and local planning policies (noting that the latter had not changed), and ascertained that the scope of changes was likely to be limited. Prior to commencing this consultation, an SEA screening was undertaken, facilitated by Dorset Council. The views of the Environment Agency, Natural England and Historic England were sought and all concurred with the view that a full SEA is not required for the Hazelbury Bryan Neighbourhood Plan Review. Natural England's advice about Protected Species was addressed, through Policy HB2 (Wildlife) which seeks to protect and enhance local biodiversity. Details on the screening are included separately as part of the submission material.

Pre-Submission (Regulation 14) Consultation

The Regulation 14 consultation period ran from Thursday 10th August until Saturday 30th September 2023.

Documents were published on the Parish Council's web site and these included the revised Neighbourhood Plan, a Modifications Statement, the Parish Council's explanatory newsletter and a questionnaire for completion. The questionnaire could be completed and returned by post, e mail or hand delivered to collection points in the village hall and the village shop. The questionnaire could also be completed on-line at Survey Monkey (indeed, this proved to be the most popular method for residents).

To alert residents to the consultation, a special edition of the Parish Council's regular newsletter, Hazelbury Bryan Bytes, accompanied by the questionnaire, was hand delivered to every home in the village in advance of the consultation start date. The newsletter explained the background to the consultation and had links to the documentation on the web site and to the Survey Monkey site. Reminders of the closing date were provided on the village social media site - Next Door.

The statutory consultees were alerted to the start of the consultation by email on Wednesday 9th August 2023. This included links to all the relevant documentation. A reminder e mail was sent out on Thursday 21st September 2023. The statutory consultees contacted were:

- Dorset Council
- Dorset AONB
- Natural England
- Environment Agency
- Historic England
- Highways England
- SSE
- Southern Gas Networks
- Wessex Water
- Public Health Planning
- Woodland Trust
- Holwell Parish Council
- Lydlinch Parish Council
- Mappowder Parish Meeting
- Pulham Parish Meeting
- Woolland Parish Meeting

The Stoke Wake and Fifehead Neville parish meetings don't currently exist in practice, and are not 'Parish Councils' and as such were not included.

Responses to the Consultation

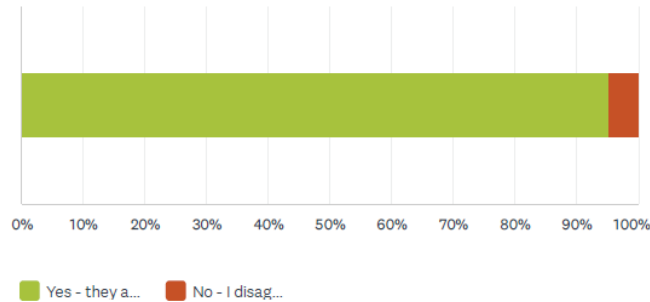
We received 151 responses to the consultation via the consultation form, primarily from local residents. Feedback was also received from the following Statutory Consultees: Dorset AONB (via consultation form), Dorset Council, Historic England and National Highways.

There were 148 responses to the question 'do you agree with all of the changes', of which 141 (just over 95%) agreed with all of the changes. Only 7 respondents (less than 5%) disagreed with one or more of the main changes (and 5 of these respondents also raised minor points). A further 10 respondents took the opportunity to suggest minor changes, and some 26 comments were made in the open ended box at the end of the survey, and where these relate to Neighbourhood Plan policies they have also been summarised in the table that follows.

The consultation also asked for feedback on priorities for spending existing S106 monies, for which there was strong support (over 90%) for both the refurbishment of the Alec Field play area, and installation of photovoltaics at the village hall. Respondents also made alternative suggestions, including better footpath links (such as paved pathway to the Red Barn) (4), school parking (2), electric vehicle charging point/s (2) hard ball court with a hoop and a wall to kick balls against (2) gully emptying (1), improved parking at the village hall (1), a defibrillator in Kingston (1), and a communal bench seat at the Causeway corner junction (1). The answers to this question are not relevant for the Neighbourhood Plan review.

Q3 Do you agree with all of these changes?

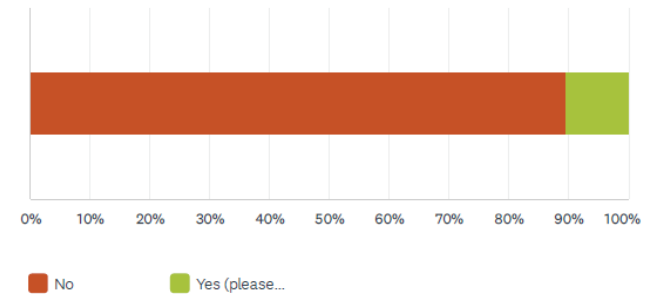
Answered: 148 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes - they all seem fine	95.27%	141
No - I disagree with one or more changes	4.73%	7
TOTAL		148

Q5 Are there any other minor changes you disagree with, or any other changes that you think are necessary to be made at this point in time?

Answered: 145 Skipped: 6



ANSWER CHOICES	RESPONSES	
No	89.66%	130
Yes (please set out here what changes you consider are necessary and why)	10.34%	15
TOTAL		145

Overall, it is clear that the vast majority of those responding to the consultation were in favour of the changes proposed.

Main Issues and Concerns Raised, and how they were considered

The following table looks to summary the main issues raised, and what if any further changes should be made to the Neighbourhood Plan in response to these.

Respondent/s	Para	Policy	Matters raised (summarised)	NP Group Response (<i>italics = action</i>)
Dorset AONB Team	--	--	No comments / concerns raised	Support noted
National Highways	--	--	We are satisfied that the proposed modifications to the plan's policies are unlikely to result in development which will impact on the SRN and we therefore have no comments to make.	Support noted
Historic England	--	--	No issues associated with the modified Plan upon which we would wish to comment	Support noted

Respondent/s	Para	Policy	Matters raised (summarised)	NP Group Response (<i>italics = action</i>)
Local resident	--	--	I am against wind farms or single wind turbines as they aesthetically ruin the ancient landscape and energetically disturb all around	The Neighbourhood Plan does not include a policy on wind turbines (reference to renewable energy in the plan is in relation to building design and the inclusions of measures such as solar panels and heat pumps).
Local resident	0		Please include the date of revisions on the title page	This was included but could be clearer. <i>Amend title page to include original made data and revision date (and also update to 'Submission Version')</i> .
Local resident	1		Suggest remove the words "much needed" from the description of new housing in the introduction	Disagree - the housing need is as documented in the Housing Target paper.
Dorset Council	4.9	HB1	Note the addition of an extra paragraph of supporting text (4.9). This appears to be designed to help with interpreting and implementing the policy. No objection.	Support noted
Dorset Council	5	HB2	<p>The DBAP process will be modified by mandatory BNG, and whilst this has yet to be implemented (and the Government have announced that they are delaying its implementation), we know that a statutory BNG Statement will be required at validation, and a BNG Plan will be required by pre-commencement condition. BPs (formerly BMEPs) will still be relevant but will not be core to demonstrating BNG.</p> <p>The list of cases which require a BP alter as amendments to the validation checklist are made in the future, so it would be preferable to remove these from the policy.</p> <p>We also suggest that reference is made to the mitigation hierarchy. That is that any development should first seek to avoid impacts through siting and designing development appropriately, then mitigate/minimise impacts, and provide compensation as a last resort. The group may wish to put this at the start of the policy, before the reference to BNG.</p> <p>Support the reference to enhancements for householder applications.</p>	<p>Whilst it is accepted that the validation requirements can and do change (and have previously also become invalid as out of date), these are not set in policy, and therefore retaining criteria to trigger the need for a BP is helpful. Indeed it was specifically referenced in a recent appeal decision (with HM2 being much clearer than Policy 4 of the Local Plan in this respect). However it can be simplified to the main trigger (sites in excess of 0.1ha) and reference the other matters in relation to the mitigation hierarchy,</p> <p><i>Amend policy to reference the mitigation hierarchy, update BMEP to Biodiversity Plan and simplify trigger to sites of 0.1ha.</i></p>

Respondent/s	Para	Policy	Matters raised (summarised)	NP Group Response (<i>italics = action</i>)
				<i>Update supporting text to more clearly explain the validation list, and forthcoming changes.</i>
Local resident	5.3		The fields right behind Partway Lane on the Village Hall side are Barn Owl hunting (and potentially nesting site) area (video available)	Noted - the plan recognises that wildlife is not limited to these designated sites or those flagged as part of the existing or potential ecological network, and the high number rare or protected species that had been recorded within or close to the Neighbourhood Plan area.
Local resident	6	HB3	The shop should be relocated to Alecs Field on a permanent basis.	Alec's Field is protected as an important Local Green Space, a policy that has been strongly supported by local residents.
Local residents (2)	7.5		Woodrow (7.5) references a restaurant (presumably Fellinis) does this need updating now?	Agreed <i>Amend 7.5 to removed reference to the restaurant and take-away, and Animal Feeds</i>
Local resident	7.46	HB5	Don't agree	Noted - however the vast majority of respondents agree with the changes to this policy.
Dorset Council	7.46	HB5	The changes are aimed at improving the environmental performance of development. Given that both DC and HBPC have declared a Climate and Ecological Emergency, the changes appear to be proportionate and therefore we support them.	Support noted
Local resident	7.50	HB13	I don't believe that most people want the gaps between hamlets maintained because Hazelbury Bryan is so spread out that it lacks a centre and has no particular character. It certainly cannot be considered an attractive village for that reason.	This policy was strongly supported in the previous plan (and its importance was also recognised in the 2003 Local Plan). With the exception of this single respondent there has been no other suggestions that the gaps have no merit. The policy was also considered important in the recent appeal decision

Respondent/s	Para	Policy	Matters raised (summarised)	NP Group Response (<i>italics = action</i>)
				APP/D1265/W/22/3312576, where the Inspector considered “the proposed development would result in a significant reduction in its size and, therefore, the distinction between the two settlements would be unacceptably diminished.”
Local resident	7.52	HB13	We don't need houses down at Kings Stag.	There are no proposals for further dwellings within the parish near to Kings Stag.
Local resident	7.52	HB13	The gap between Wonston and Park Gate should also be included in order to maintain the character of the village and also because of drainage and access issues in Marsh Lane	The Important gap between Wonston and Droop is maintained in the reviewed Plan.
Dorset Council	7.52 7.53	HB13	Two changes to the Important Gaps are noted. These seem proportionate given recent planning decisions, and therefore are supported.	Support noted
Local residents (2)	7.52	HB13	We don't need houses between Wonston and Droop. Building on both sides of single track Churchfoot Lane should not be allowed	Noted - the amendment to the Important Gap between Wonston and Droop supports this.
Local resident	7.53	HB13	Policy HB13 should include the closing of all gaps between areas.	Comment unclear - if implying that the gaps should be infilled with further development, this would result in significant development and harm to local character. If intended to extend the gaps, some leeway has been retained where the gaps are large, in order to be able to accommodate opportunities for rural exception sites and other development that may be appropriate on the edge of a settlement.
Local resident	8.9	HB14	Car park needed behind the village hall in the field.	The issue of parking is recognised, and would be supported by Policy HB14 but is dependent on the willingness of local landowners to enable. An option to bring forward some parking funded enabled by some housing on the land to the rear

Respondent/s	Para	Policy	Matters raised (summarised)	NP Group Response (<i>italics = action</i>)
				was not generally supported when the plan was originally prepared.
Dorset Council	8.10	HB14	Note the addition of the reference to the Sports Pavilion. It seems reasonable to include this in the list of valued community assets.	Support noted
Local resident	8.12		Remove point 8.12 now Fellini's has gone	8.12 has been removed (8.12 now refers to the Red Barn)
Dorset Council	9	HB15	Note the updates to the supporting text to reflect progress on both housing supply and need since the original NP was written. Also, minor changes to policy wording are noted. We support these updates.	Support noted
Local residents (3)	9	HB15	No convincing evidence supporting housing need of 55 additional dwellings. There has not been an adequate housing needs assessment undertaken.	The evidence is summarised in Table 5 following paragraph 9.2. A housing target paper was produced and discussed with Dorset Council (May 2023) and was referenced in Appendix 1. <i>Include Housing Target Paper (May 2023) in supporting evidence submitted for examination.</i>
Local resident	9	HB15	What provision could the Parish Council make to help existing residents of the parish be successful in future building applications for dwellings outside the existing settlement boundary for family members (for example, for adult children who have grown up in the village or elderly relatives who have additional care needs)? i.e, does the policy HB16 cover building applications outside the existing settlement boundary or does it refer only to new dwellings only inside the boundary?	Policy HB16 deals with housing types. The location of new housing is dealt with under Policy HB15, which in principle supports the conversion of existing buildings and also affordable housing outside of the existing settlement boundary, and may therefore address the potential scenarios raised in this query.
Local residents (2)	9	HB15	More homes should be built, including more self-build homes to improve the character and attractiveness of the village.	The evidence of housing need is summarised in Table 5 following paragraph 9.2. The design policies (HB6-12) aim to ensure that the character and attractiveness of the village is retained and improved.

Respondent/s	Para	Policy	Matters raised (summarised)	NP Group Response (<i>italics = action</i>)
Dorset Council	9.8	HB17	We note the new requirement for a drainage strategy due to recent evidence regarding groundwater levels. This change is supported.	Support noted
Local resident	9.8	HB17	Preferable to retain industrial use here	Noted - however the employment use is being retained (related to a more appropriate site).
Dorset Council	9.9	HB18	We note the new requirement for a drainage strategy due to recent evidence regarding groundwater levels. This change is supported.	Support noted
Local resident	9.9	HB18	The number of potential properties allowed on Site 7 - Former Frank Martin's Agricultural Depot is too many, particularly in view of the narrowness of the lane to the site.	The total number of dwellings will depend on a range of factors, including site viability (to deliver at least 4 affordable housing), house sizes and layout / landscape considerations. The figure of 11 dwellings is preceded by "up to" - meaning that a lower amount may also be considered and the exact amount would be tested through a planning application.
Dorset Council	9.10	HB19	We note the addition of "net" to policy wording. No objection.	Noted
Dorset Council	10	HB20	We note that small changes have been made to the boundary of employment sites in Figure 11. These changes look to be minor. If specific site boundaries are important, it would help if larger scale maps (such as one per site) were provided to avoid ambiguity.	They are relatively minor changes. The maps are considered sufficiently (to show the locations approximate coverage) which can if necessary be confirmed more accurately on the ground by the decision-maker.
Local resident	10	HB20	More houses are needed	More housing is achieved through Policy HB15
Dorset Council	10.6	HB21	We note that this site now has planning permission and is under construction. While we don't think it's necessary to amend this policy, we do not object.	Noted
Dorset Council	11.8	HB22	Whilst Policy HB5 has been updated to mention the sensitive inclusion of electric vehicle charging points (EVCPs), Policy HB22 does not refer to	Noted - however this is not considered necessary given the introduction of Building Regulations requirements for car charging points in most new

Respondent/s	Para	Policy	Matters raised (summarised)	NP Group Response (<i>italics = action</i>)
			<p>EVCPs. This policy could be updated to reflect the changes in Policy HB5 and encourage more EVCPs within the parish.</p> <p>Note that recent changes to Buildings Regulations mean that from June 2022, Part S of Building Regulations requires EVCPs for all new residential buildings and non-residential buildings that have more than 10 parking spaces.</p>	<p>dwelling, and that the NP area does not have any major highways and therefore is unlikely to be attractive to a commercial operator. However it would be appropriate to acknowledge the Building Regulations requirements in the supporting text and cross-reference Policy HB5.</p> <p><i>Include information on Building Regulations requirements for EVCPs in the supporting text and cross-reference Policy HB5.</i></p>
Local resident	11.9	HB23	The 30mph limit should be extended to include Park Gate	The question of the speed of traffic passing through the narrow stretch of road at Park Gate has been the subject of years of debate and discussions involving local residents, the Parish Council and Dorset Council Highways. In essence, Dorset Council Highways has neither the resources or indeed the will to introduce a reduced speed limit for this piece of road. The prospect of this policy changing in the foreseeable future is remote in the extreme.
Local resident	11.9	HB23	Something should be done about the speeding along Woodrow	The Parish Council has purchased a Speed Indicator Device which is deployed on a regular basis at three sites in the community, one of which is at Woodrow. Enforcement of speed limits is a matter for the Police and the Parish Council has requested the attendance of the Police speed camera team and they do attend the village from time to time. There is also a community "Speedwatch" group, but they are limited by the Police as to the locations at which they can deploy.