

Hazelbury Bryan Neighbourhood Plan Review

Modifications Statement

Prepared by: Dorset Planning Consultant Ltd, on behalf of Hazelbury Bryan Parish Council

Date of report: November 2023

1. Introduction

The Neighbourhood Plan regulations require that the Parish Council publish a statement setting out whether or not it considers that the modifications proposed are so significant or substantial as to change the nature of the Neighbourhood Plan, and to give reasons for this opinion.

2. Main Modifications Proposed

The main changes proposed as part of the review of the Hazelbury Bryan Neighbourhood Plan are set out in Section 2 of the Neighbourhood Plan (as per the published Regulation 14 (pre-submission consultation) draft). Other changes were very minor in nature, such as factual updates on how community facilities are being used, mention of the acquisition of a Speed Indicator Device by the Parish Council (which is therefore no longer listed as a ‘future action’ under the traffic management project), and improvements to the clarity of phrasing in places.

To compare the two documents (i.e. the made version and reviewed submission version) there is an online tool that generates a side-by-side comparison, and which can be seen here:

<https://draftable.com/compare/bZToSISEHcaV>.

The main changes proposed to the plan are summarised below:

Policy	Main change
– Policy HB2. Protecting and Enhancing Local Biodiversity	Updates to the map to use latest available ecology data, and amendments to the policy and supporting text to reflect the latest changes on mitigation being progressed through the Dorset Biodiversity Protocol and Levelling Up Bill.
– Policy HB5. Locally Distinctive Development	Updates to reference climate mitigation measures – i.e. measures to reduce energy consumption and carbon emissions, minimise waste, conserve water resources, and incorporate green infrastructure and sustainable drainage, and the need to consider electric vehicle charging points and sustainable drainage.
– Policy HB13. Settlement Boundaries and Important Gaps	Adjustment to the extent of the gap between Wonston and Droop (to reflect the findings of the Churchfoot Lane appeal decision) and between Partway and Woodrow (to exclude the now developed area that was permitted prior to the making of the plan).
– Policy HB15. Meeting Housing Needs – Amount and Location of New Dwellings	Updated supporting text to reflect the most up-to-date situation on housing needs, and minor changes to policy wording for clarity.
– Policy HB17. Site 11 – Martin Richard's Tractors UK site, Back Lane, Kingston	Minor change to reflect latest information on groundwater levels, and delete reference to possible contamination (as confirmed not applicable).
– Policy HB18. Site 7 – Former Frank Martin's Agricultural Depot	Minor change to reflect latest information on groundwater levels
– Policy HB20. Economic Development Opportunities	Minor changes to map (Figure 11) to remove sites approved for dwellings and better reflect employment area footprints.

- Policy HB21. Site 12 – Land adjoining King Stag Mill, The Common Minor changes to reflect the approved planning consent (deleting reference to flood risk as no longer applicable, and vehicular access which has been built.

Post Regulation 14 updates

The areas of amendment following the Regulation 14 consultation are set out in detail in the Consultation Statement. This comprised 4 changes (and clarified the intention to publish and submit the Housing research paper that was produced to inform the decision on housing policies). Only one of these changes were to Neighbourhood Plan policies, which was in respect of Policy HB2. The further changes made broadly reflect the original description in the list on the preceding page, but also introduce the ‘mitigation heirarchy’ into the policy, with subsequent changes to reflect how this will work in relation to the more locally specific wildlife features in the area. Additional supporting text was added regarding the validation process and the Levelling Up Bill (which has recently been given Royal Assent) that will require BNG statements and plans, and how these may still need to work alongside Biodiversity Plans.

3. Consideration

Hazelbury Bryan Parish Council consider that the proposed modifications are **not** so significant or substantial as to change the nature of the plan.

The reasons for this are as follows:

- The changes do not look to modify the plan period;
- The changes do not look to add, delete or modify the extent of any of the proposed site allocations, and do not compromise the Plan’s ability to address local needs;
- A number of changes to the policies are simply reflecting factual updates and updates to the supporting evidence that those policies were based on, but do not alter the general thrust of those policies;
- The changes to Policy HB5 are aligned with national planning policy and Dorset Council’s interim climate change advice, and as such do not introduce a ‘new’ consideration, given that national planning (the NPPF) is a material planning consideration and has been updated since the adoption of the Local Plan and made Neighbourhood Plan, and the interim advice is based on existing Local Plan policies.