

Hazelbury Bryan Bytes

Parish Council Newsletter – Issue 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.

I am sorry to report that Alun Read has decided to resign as a parish councillor. Alun is full of energy and been a great "doer" and I'm pleased he is staying as a member of the Recreation Ground Committee and will be heavily involved with Alec's Field Pavilion. See below for more details on the pavilion and the process for replacing him as a parish councillor.

Finally I'd like to thank all the councillors and committee members for their work during the year and to wish you all a Merry Christmas and Happy New Year.

Steve Murcer, Chairman, Hazelbury Bryan Parish Council

Alec's Field Pavilion

At the time of writing we are pleased to report that the pavilion is now up and running and available for community use. There are tables and chairs, crockery etc and it will be a very useful addition to village facilities – it is not just a cricket pavilion!

It will cost £5 per hour to hire and Alun Read has volunteered to control the booking arrangements. You can either call him on 01258 818340 or e mail alecsfieldbookings@outlook.com . The plan is for the pavilion to be cost-neutral with hire charges providing enough income to meet running costs.

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.

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(cont) 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.

Make a difference – join the parish council? Following Alun’s departure we have a vacancy. With full parish council elections not due until May 2019 we need to co-opt someone to fill what in technical jargon is a “casual vacancy” (you might remember the J K Rowling book and 2015 TV series on this subject – whether Hazelbury has the same level of intrigue as the fictional Pagford is up for debate!). If you think you might be interested talk to a councillor or the parish clerk; or come along to the next parish council meeting on 2nd January

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