

Hazelbury Bryan Bytes

Parish Council Newsletter – Issue 35 - January 2019

HAZELBURY BRYAN NEIGHBOURHOOD PLAN

REFERENDUM

THURSDAY 7TH FEBRUARY 2019

VOTE IN THE VILLAGE HALL

7.00AM TO 10.00PM

“Do you want North Dorset District Council to use the Neighbourhood Plan for Hazelbury Bryan to help it decide planning applications for the neighbourhood area?”

WE HOPE YOU WILL VOTE IN THE REFERENDUM

Chairman's message:

- For nearly 3 years a working group of volunteers, co-chaired by Ian Stevenson and Val Rubie, have been preparing a Neighbourhood Plan for the whole parish on behalf of the Parish Council. I cannot thank enough all those involved for their determination and enthusiasm to see this task through from beginning to end.
- Under the North Dorset Local Plan, HB is expected to find space to build enough new dwellings over the period 2017-2031 to meet local needs as part of the overall target for the designated "sustainable villages" in North Dorset.
- It was clear that the local community must have a say in the amount, type and style of new development and where it might be located.
- Led by our planning consultant, Jo Witherden, a very detailed housing need assessment was undertaken and concluded that 56 new dwellings are required before 2031 to meet local need. This total includes 30 homes which already have planning permission but where work has not yet started.
- Landowners were asked to submit potential sites for development. A staggering 26 sites came forward. The working group used a number of criteria to assess each site and took into account the community views that preference should be given to smaller, more affordable homes and that brown-field sites were preferable to green-field. These site assessments were subject to public consultation.
- Two brown-field sites have been included in the Plan that between them will deliver the necessary housing supply – the former Frank Martin Agricultural Depot in Stockfield Grove, Kingston for 11 homes (including 4 affordable) and Martin Richards Tractors site for 13 homes (including 5 affordable) with the business re-locating to a new site outside the village centre. Two individual dwellings have also been included in the Plan.
- The Plan also has policies on other issues important to the community – local green spaces, the vital "gaps" between the individual settlements, the size and design of new buildings, community facilities, the protection of bio-diversity and heritage assets and lots more.
- The volunteers on the working group have played their part – now it is your turn! The Plan has been subject to formal, independent Examination and has also been approved by NDDC. I urge you to vote in the local referendum on 7th February 2019. A simple majority of those voting is needed for the Plan to be approved. You have to make up your own mind, of course, but I truly believe it represents the best possible consensus of village views.

Steve Murcer, Chairman, HBPC

Consultation and Communication – how has this been achieved?:

- Monthly working group meetings, open to the public with agendas and minutes published on the parish council web site
- 10 editions of Bryan Bytes produced and delivered to every home in the village during the life of the Plan with the N Plan the bulk of the content
- December 2015 – initial village questionnaire
- April 2016 – Public meeting to gauge support for developing a Plan
- October 2016 – Public consultations on the key issues to be addressed
- December 2016 – Village questionnaire of key needs and wants
- April 2017 – Call for Sites for landowners
- Sep/Oct 2017 – Public consultations on site options
- Apr/May 2018 – Pre-submission public consultations
- December 2018 – parish council formally endorses the final Plan

From our many consultations with residents we believe the majority of people in the parish support this Neighbourhood Plan. Whilst not everyone will agree with all aspects of this Plan, the choice is simple – is the parish better with or without it?

It has to be appreciated that, because North Dorset DC cannot demonstrate a 5 year housing land supply, the Local Plan's settlement boundaries are no longer relevant. The evidence is clear that, without a Neighbourhood Plan, developers will try to gain planning consent for developments of a size or location which was not anticipated when the Local Plan was adopted. Planning applications for more than 100 houses in Hazelbury Bryan have been submitted to NDDC in the last year on sites not even considered in the Neighbourhood Plan process.

Once approved the Neighbourhood Plan will be given full weight in planning decisions, including its settlement boundaries and related policies. NDDC will have the tools to refuse speculative developments that are not in accordance with the Neighbourhood Plan, and approve those that are.

SO WE HOPE YOU WILL VOTE IN THE REFERENDUM

Neighbourhood Plan – documentation: On-line, search - North Dorset District Council Hazelbury Bryan Neighbourhood Plan referendum – and you will find all the documentation including the final Plan, the Examiners report and all supporting documentation and evidence. Printed copies of the Plan are also available to view in the village hall, the shop and the Antelope public house.

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