

Hazelbury Bryan Neighbourhood Plan Review

Responses to the Regulation 16 consultation

15 January 2024

The Regulation 16 consultation was held between 24 November and 12 January 2023 (7 weeks). Four responses were received during this time, as detailed in the table below.

No.	Name	Organisation	Date submitted
1	G Gallacher	National Highways	7 Dec 2023
2	L Fello	Environment Agency	12 Jan 2024
3	K Huggins	Resident	9 Jan 2024
4	P Reese	Dorset Council*	12 Jan 2024

* Includes the Modification Statement required by Regulation 17(e)(ii) of The Neighbourhood Planning (General) Regulations 2012.

Representation number: 1

From: Gaynor Gallacher, Assistant Spatial Planner (Highways Development Management)

Organisation: National Highways

Submitted: 7 December 2023

Method of submission: Email

Comments:-

Thank you for providing National Highways with the opportunity to comment on the submission version of the Hazelbury Bryan Neighbourhood Plan First Review document. As you are aware, we are responsible for operating, maintaining and improving the strategic road network (SRN) which in this case comprises the A303 and A35/A31 corridor which pass some distance to the north and south respectively of the plan area.

We are satisfied that the proposed plan policies are unlikely to result in development which will adversely impact on the safe and efficient operation of the SRN and we therefore have no comments to make. This does not however prejudice any future responses National Highways may make on site specific applications as they come forward through the planning process, and which will be considered by us on their merits under the prevailing policy at the time.

Representation number: 2

From: Lindsay Fello, Planning Advisor

Organisation: Environment Agency

Submitted: 12 January 2024

Method of submission: Email

Comments:-

Thank you for consulting the Environment Agency on the Hazelbury Bryan neighbourhood plan.

<full submission starts on next page>

Philip Reese
Dorset Council
Neighbourhood Planning
County Hall, Colliton Park
Dorchester
Dorset
DT1 1XJ

Our ref: WX/2023/137162/OR-06/IS1-L01
Your ref: Hazelbury Bryan
Date: 12 January 2024

Dear Mr Reese

Hazelbury Bryan Neighbourhood Plan - First Review - Regulation 16 consultation

Thank you for consulting the Environment Agency on the the Hazelbury Bryan neighbourhood plan.

As the plan promotes growth, we recommend you contact your Lead Local Flood Authority (LLFA – Dorset) who will be able to advise if there are areas at risk from surface water flood risk (including groundwater and sewerage flood risk) in the neighbourhood plan area. The Surface Water Management Plan will contain recommendations and actions about how areas at risk of surface water flooding can be managed. This may be useful when developing policies or guidance for sites.

We also recommend early consultation with Wessex Water to determine whether there is (or will be prior to occupation) sufficient infrastructure capacity existing for the connection, conveyance, treatment and disposal of quantity and quality of water associated with any proposed development.

We encourage the Plan to seek ways in which it can improve the local environment. For your information, together with Natural England, English Heritage and Forestry Commission we have published joint guidance on neighbourhood planning, which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at:

<https://neighbourhoodplanning.org/toolkits-and-guidance/consider-environment-neighbourhood-plans/>

Environmental Net Gain and biodiversity

Biodiversity Net Gain is already established in the National Planning Policy Framework paragraphs 180d, 185b and 186d., for new developments and planning policies. Under the Environment Act 2021, all planning permissions granted in England (with a few exemptions) will have to deliver at least 10% biodiversity net gain from an as yet unconfirmed date, expected to be in November 2023. As part of the government's [Environmental Improvement Plan 2023](#) and [25 Year Environment Plan](#) there is also the

target to incorporate wider Environmental Net Gain into our planning decisions and strategic planning.

The plan should consider opportunities for how these requirements can be met and preferably where the plan can go beyond any minimum requirements to deliver environmental net gains.

Managing and adapting to climate change

Our latest Adaptation report, [Living Better with a Changing Climate](#), shows that England will inevitably face significant climate impacts, and that early action is essential. This is also supported by your local authority's declaration of a climate emergency. Significant climate impacts are inevitable especially for flood and coastal risks, water management, freshwater wildlife and industrial regulation. On-going policy reform presents an opportunity to strengthen the role the planning system plays in mitigating and adapting to climate change, and to ensure a fair transition to a low carbon economy. Therefore the plan should ensure that any policies, site allocations and design of development, take the future challenges of climate change into account.

Yours sincerely

Miss Lindsay Fello
Sustainable Places – Planning Advisor



Representation number: 3

From: Mr K Huggins, resident of Hazelbury Bryan (address given)

Submitted: 9 January 2024

Method of submission: Online consultation form

Comments:-

I fully support the revised plan as it was meticulously researched & prepared to reflect the desires of the majority of residents.

Representation number: 4

From: Philip Reese, Senior Planning Policy Officer

Organisation: Dorset Council

Submitted: 12 January 2024

Comments:-

Dorset Council welcomes progress of the Hazelbury Bryan neighbourhood plan, and supports its vision and objectives. We have commented on earlier versions, including the Regulation 14 version (as evidenced by the submitted Consultation Report). Our comments at this stage are limited, and in many cases we are simply noting and supporting proposed changes. We hope that these comments help to finalise the plan.

The first table below covers our comments on the proposed changes to the neighbourhood plan.

There is then a section relating to the Basic Conditions Statement, and consideration of the implications of the revised NPPF (published 19 Dec 2023).

Finally, Dorset Council's Modification Statement (as required by Regulation 17(e)(ii)) is provided.

For reference, Dorset Council has used the Draftable website in order to view a side-by-side comparison of the made neighbourhood plan (November 2018) with the proposed revised neighbourhood plan (submission version, November 2023). The URL for this service is:

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

Section / Relevant NP text	DC comments
Para 2.20	The government consultation on changes to the NPPF referred to in this paragraph has now concluded and the revised NPPF was published on 19 December. As predicted, it includes changes to paragraph 14 which give additional protection from the presumption in favour of sustainable development areas with a neighbourhood plan that is less than 5 years old, providing the NP contains policies and allocations to meet their identified housing requirement.
Policy HB1	This policy hasn't been changed, but we note the addition of an extra paragraph of supporting text above it (paragraph 4.9). This appears to be designed to help with interpreting and implementing the policy and therefore we support it.
Policy HB2	<p>The sentence "To demonstrate this is achieved, a certified Biodiversity Plan for developments likely to impact on an area in excess of 0.1ha." appears to be incomplete. Suggest adding something like the following to the end: "...should be submitted with applications."</p> <p>In the list (a) to (d), the "; or" appears to be in the wrong place (i.e. at the end of (d) rather than at the end of (c)).</p> <p>"Where fencing is proposed for residential development, this should be designed to enable wildlife to move between gardens." This part of the policy may require a bit more detail. It is common practice to create small holes at the bottom of fence panels to allow for the movement of</p>

Section / Relevant NP text	DC comments
	hedgehogs. It is probably not the intention of the policy to allow for the movement of larger wild animals (e.g. foxes, badgers, deer!).
Policy HB5	We note the changes to this policy and the inclusion of additional supporting text above which makes reference to the new requirement for a Sustainability Statement with planning applications. 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.
Policy HB13 and Figure 9	Two changes to the Important Gaps are noted. These seem proportionate given recent planning decisions, and therefore are supported.
Policy HB14	We note the addition of the reference to the Sports Pavilion. It seems reasonable to include this in the list of valued community assets. We also note that the Methodist Church is now described as a former chapel, now vacant. Given it is presumably no longer in public use, we question whether it still can be described as a community facility.
Policy HB15	We 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.
Policy HB17 and Policy HB18	We note the new requirement for a drainage strategy due to recent evidence regarding groundwater levels. These changes are supported.
Policy HB19	We note the addition of “net” to policy wording. No objection.
Policy HB20 / Figure 11	<p><i>Our comment to the Regulation 14 consultation was:</i></p> <p>We note that small changes have been made to the boundary of employment sites in Figure 11. These changes look to be minor as it is quite hard to make out the exact differences when the two maps are placed side by side. If specific site boundaries are important, it would help if larger scale maps (such as one per site) were provided to avoid ambiguity.</p> <p>The QB responded to this comment in the Consultation Statement, stating that the map is intended to show the location’s approximate coverage, which can, if necessary, be confirmed more accurately on the ground by the decision maker. If the intention of the map is to show approximate locations rather than specific boundaries, we suggest that this should be explained (perhaps by adding some wording to the key of the map).</p>
Policy 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 as a result of the planning permission, we do not object to the proposed changes.
Policy HB22 and para 11.9	We support the addition of a paragraph of supporting text which explains that electric vehicle charging points (EVCPs) are now a requirement of building regulations for many types of development.

Basic Conditions Statement

One of the basic conditions is for the neighbourhood plan to have regard to national policy and guidance issued by the SoS. As noted above, a revised NPPF was published on 19 December 2023. In its assessment of the NP policies, the submitted Basic Conditions Statement makes various references to paragraphs in the Sept 2023 version of the NPPF. We have reviewed the NPPF paragraphs that have been referenced, and are pleased to report that most are unchanged, and that the few that have been modified, the changes are fairly minor and do not change the overall meaning. The table below summarises all the NPPF paragraphs that have been referenced in the Basic Conditions Statement, whether or not they have changed, and the implications of the change where applicable.

Old para no.	New para no.	Change	Implication
13	13	No change	
60	60	Additional sentence at the end of para which states: "The overall aim should be to meet as much of an area's identified housing need as possible, including with an appropriate mix of housing types for the local community."	Confirms the value in neighbourhood plan policies that establish the appropriate mix of housing for their community.
62	63	Minor tweaks, with additional detail given to the housing needs of older people, with specific reference to retirement housing, housing-with-care and care homes.	Greater emphasis given to housing for older people. However, rural parishes are unlikely to be suitable locations for new care homes due to the limited services available and relatively poor accessibility.
70	71	No change	
79 to 80	83 to 84	No change	
84	88	Inclusion of "beautiful" in part (a). No other changes.	Increased emphasis on creating beauty in the built environment. Confirms the value in locally specific design policies.
92 to 93	96 to 97	Addition of "and beautiful buildings" to the first part of para 96 and substitution of "attractive" to "beautiful" in 96(b). No other changes	Increased emphasis on creating beauty in the built environment. Confirms the value in locally specific design policies.
101 to 103	105 to 107	No change	
104 to 105	108 to 109	No change	
107	111	No change	
127	132	No change	
130	135	No change	
153	158	No change	
161	167	No change	
174	180	No change	
179	185	No change	
185	191	No change	



Hazelbury Bryan Neighbourhood Plan Review

Modifications Statement under Regulation 17(e)(ii) of the Neighbourhood Planning (General) Regulations 2012 (as amended)

The Government’s Planning Practice Guidance (Paragraph: 106 Reference ID: 41-106-20190509) states that there are three types of modification which can be made to a neighbourhood plan or order. The process will depend on the degree of change which the modification involves:

1. Minor (non-material) modifications to a neighbourhood plan or order are those which would not materially affect the policies in the plan or the permission granted by the order. These may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum.
2. Material modifications which do not change the nature of the plan or order would require examination but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan.
3. Material modifications which do change the nature of the plan or order would require examination and a referendum. This might, for example, involve allocating significant new sites for development.



In terms of legislation, paragraph 7 of Schedule A2 of the Planning and Compulsory Purchase Act 2004 requires the local planning authority to consider whether the proposed modifications are **so significant or substantial as to change the nature of the neighbourhood plan**.

The table below looks at the extent that policies in the ‘made’ Hazelbury Bryan Neighbourhood Plan will be modified by the submitted proposed. This allows us to assess which type of modification is being made, and thereby come to a view on whether an examination and/or referendum is required. The table only lists policies that the qualifying body have proposed for modification.

Proposed policy modifications (track changes)	Qualifying Body comments	Dorset Council comments
<p>Policy HB2. Protecting and Enhancing Local Biodiversity Development should protect and, wherever practicable, enhance biodiversity, through an understanding of the wildlife interest that may be affected by development, and the inclusion of measures that will secure an overall biodiversity gain <u>of at least 10%. The mitigation hierarchy should be followed: development should first seek to avoid impacts through siting and designing development appropriately, then mitigate/minimise impacts, and provide</u></p>	<p>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.</p>	<p>While the changes to this policy are superficially extensive, they maintain the overarching objective of the policy which is to protect and enhance local biodiversity. The changes should help with implementation, particularly by setting out the mitigation hierarchy. Overall, we agree with the QB that the changes, while</p>

Proposed policy modifications (track changes)	Qualifying Body comments	Dorset Council comments
<p><u>compensation as a last resort.</u> To demonstrate this is achieved, a certified Biodiversity Mitigation and Enhancement Plan will be required where a development would involve anyfor developments likely to impact on an area in excess of 0.1ha. Development should seek to avoid the loss (in whole or part) of the following:</p> <p>a) the loss of a hedgerow (in whole or part) or native hedgerows b) mature tree specimensspecimens; b) works involving the development of a greenfield site, or a brownfield site in excess of 0.1ha; c) works involving a rural barn (including barn conversions) or other roosting opportunities in roof spacesspaces where bats may be present; d) workhabitats associated with ponds and watercourses; or <u>Where compensation works may be required, priority should be given to projects</u> within -10 metres of a pond or watercourse; or e) works within 10 metres ofthe existing or potential ecological network (as shown on Figure 5) <u>All householder applications for alterations and extensions must provide a minimum of one nest box for birds or one built-in tube for bats, and include a minimum of two bee bricks where practical.</u> <u>Where fencing is proposed for residential development, this should be designed to enable wildlife to move between gardens.</u></p>		<p>material, do not change the nature of the plan.</p> <p>Note that we are aware of a few typos with the proposed policy, which we highlight in our main set of comments.</p>
<p>Policy HB5. Locally Distinctive Development Any future development will be designed to reinforce the distinctive local character of the settlement or outlying rural area to which it relates-, <u>and include measures to reduce energy consumption and carbon emissions, minimise waste, conserve water resources, and incorporate green infrastructure and sustainable drainage.</u> This</p>	<p>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</p>	<p>The revisions appear to add additional requirements to the policy, specifically around the topic of climate change. Some of these requirements are already mandatory through building regulations (e.g. the requirement for electric vehicle charging</p>

Proposed policy modifications (track changes)	Qualifying Body comments	Dorset Council comments
<p>should include reference to and consideration of all of the following key characteristics, as described in more detail in Table 3:</p> <p>a) the street layout, gateways and access features, design of corner buildings, building line and boundary treatment;</p> <p>b) the local green spaces, rural views and character;</p> <p>c) the pattern and layout of buildings, building heights and roofline, materials, surface treatments and architectural details;</p> <p>d) the sensitive inclusion of renewable energy and other eco-friendly measures in the design of new buildings and extensions to existing buildings, where practical and viable, and subject to avoiding harm to nearby heritage assets</p> <p>e) the sensitive inclusion of car parking and infrastructure / services, <u>including electric vehicle charging points and sustainable drainage.</u></p>	<p>and sustainable drainage, and the need to consider electric vehicle charging points and sustainable drainage.</p>	<p>points), and others are recommended as best practice.</p> <p>Dorset Council has recently published interim guidance for Planning for Climate Change, and a Sustainability Checklist, both available from: https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/planning-for-climate-change</p> <p>DC’s sustainability checklist includes: reducing energy consumption and carbon emissions; maximising the use of sustainable materials; minimising waste, conserving water, incorporating green and blue infrastructure, sustainable drainage, and sustainable travel. As such, the changes to Policy HB5 effectively reflects the themes of the Sustainability Checklist.</p> <p>Overall, we agree with the QB that the changes, while material, do not change the nature of the plan.</p>

Proposed policy modifications (track changes)	Qualifying Body comments	Dorset Council comments
<p>Policy HB13. Settlement Boundaries and Important Gaps <i>Policy text unchanged. Two changes to Figure 9 regarding the Defined Gaps.</i></p> <p><i>Change 1: increase in Defined Gap east of Wonton and Pleck:</i></p>  <p><i>Change 2: reduction in Defined Gap north of Partway:</i></p> 	<p>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).</p>	<p>With respect to Change 1, the planning inspector to the appeal (ref: 3312576) found that development in this location would cause unacceptable harm to the character and appearance of the area. Increasing the defined gap to cover this area therefore appears to be justified.</p> <p>With respect to Change 2, the area in question that is currently defined gap is now developed, and therefore it is entirely justified to remove this designation.</p> <p>Overall, we agree with the QB that the changes, while material, do not change the nature of the plan.</p>
<p>Policy HB14. Supporting Community Facilities Development proposals to improve the provision of community facilities (including those listed below) in a manner in keeping with the character of the area will be supported. Every effort should be made to work with the local community and relevant authorities to investigate potential solutions to avoid any loss of the following valued assets: a) Village Shop and Post Office</p>		<p>A couple of minor changes are made, firstly to provide an update of the status of the chapel, and secondly to clarify that the sport pavilion should be considered a community asset.</p>

Proposed policy modifications (track changes)	Qualifying Body comments	Dorset Council comments
<p>b) Hazelbury Bryan Primary School (including Pre-School provision) c) Hazelbury Bryan Village Hall d) St Marys and St James Parish Church e) <u>the former chapel (was Hazelbury Bryan Methodist Church, now vacant)</u> f) The Antelope Public House g) Recreation areas (designated as Local Green Spaces) <u>and Sports Pavilion</u> h) Key Public Footpaths and Rights of Way (as shown on Figure 10) Developer contributions may be sought where reasonable and necessary for improvements to the above social infrastructure.</p>		<p>Overall, we feel these changes are probably minor (non-material) and therefore do not change the nature of the plan.</p>
<p>Policy HB15. Meeting Housing Needs – Amount and Location of New Dwellings Provision is made for 56<u>in the region of 55</u> dwellings to be built in Hazelbury Bryan between 2018 and 2031, to meet the projected local needs of the community. The following sites are allocated in the Neighbourhood Plan (which together with the 30 dwellings consented as at May 2018, and appropriate infill opportunities within the settlement boundary that may arise, is<u>those built or consented since April 2018, are</u> expected to meet this need): – Site 11: Martin Richard's Tractors UK site, Back Lane, for up to 13 dwellings including at least 5 affordable homes – Site 7: Former Frank Martin's Agricultural Depot, Stockfield Drove, for up to 11 dwellings including at least 4 affordable homes – Site 13: Land immediately adjoining the Retreat, Coney Lane, for 1 dwelling – Site 12 – Land adjoining King Stag Mill, The Common, for 1 duty manager’s dwelling Given the identified supply clearly exceeds the housing need requirement, the release of unallocated greenfield sites outside the</p>	<p>Updated supporting text to reflect the most up-to-date situation on housing needs, and minor changes to policy wording for clarity.</p>	<p>The changes are minor and factual in nature. We agree with the QB that they do not change the nature of the plan.</p>

Proposed policy modifications (track changes)	Qualifying Body comments	Dorset Council comments
<p>settlement boundary should be limited to rural exception affordable housing sites, and sites for open market housing should therefore be resisted (unless part of and required to contribute towards closing a funding gap on a rural exception affordable housing site in line with the requirements set out in the Local Plan policy).</p>		
<p>Policy HB17. Site 11 – Martin Richard's Tractors UK site, Back Lane, Kingston Martin Richard's Tractors UK site, as shown on Figure 11, is allocated for up to 13 dwellings, to include on-site provision of at least five affordable homes, and subject to all of the following requirements: a) The type and size of housing accords with Policy HB16 b) The design of the development accords with Policies HB5 and HB11 c) The layout and design will improve the setting of Grade II Listed Back Lane Farmhouse d) The north-eastern hedgerow and shallow ditch should be retained, and additional landscape planting using native species should be provided along the south eastern and south-western site boundaries adjoining open fields, to create a soft edge with the countryside e) The development accords with requirements for biodiversity mitigation in Policy HB2 f) Measures are taken to ensure that any evidence of potential contamination before or during construction are investigated and remediation agreed by the Local Planning Authority <u>f) The inclusion of a drainage strategy for the site to ensure that flood risk is not increased, taking into account likely groundwater levels</u> g) Alternative serviced employment land of at least 0.57ha is provided elsewhere in the parish to avoid a net loss of employment</p>	<p>Minor change to reflect latest information on groundwater levels, and delete reference to possible contamination (as confirmed not applicable).</p>	<p>The changes are minor. We agree with the QB that they do not change the nature of the plan.</p>

Proposed policy modifications (track changes)	Qualifying Body comments	Dorset Council comments
<p>land, prior to the development of any open market housing on Site 11.</p> <p>h) The design and layout should ensure that the living conditions and amenities of residents will not be adversely affected by the ongoing operation of the adjoining yard</p> <p>i) Developer contributions may be sought for improvements to the road infrastructure in accordance with Policy HB23</p>		
<p>Policy HB18. Site 7 – Former Frank Martin's Agricultural Depot, Stockfield Drove, Kingston</p> <p>Former Frank Martin's Agricultural Depot site, as shown on Figure 11, is allocated for up to 11 dwellings, to include on-site provision of at least four affordable homes, and subject to all of the following requirements:</p> <p>a) The type and size of housing accords with Policy HB16</p> <p>b) The design of the development accords with Policies HB5 and HB11</p> <p>c) Retention of hedgerows along the north-eastern and south-eastern site boundaries, with additional landscape planting using native species provided along the south-eastern and south-western site boundaries adjoining open fields, to create a soft edge with the countryside</p> <p>d) The development accords with requirements for biodiversity mitigation in Policy HB2</p> <p>e) Measures are taken to ensure that any evidence of potential contamination before or during construction are investigated and remediation agreed by the Local Planning Authority</p> <p><u>f) The inclusion of a drainage strategy for the site to ensure that flood risk is not increased, taking into account likely groundwater levels</u></p>	<p>Minor change to reflect latest information on groundwater levels</p>	<p>The changes are minor. We agree with the QB that they do not change the nature of the plan.</p>

Proposed policy modifications (track changes)	Qualifying Body comments	Dorset Council comments
<p>g) Developer contributions may be sought for improvements to the road infrastructure in accordance with Policy HB24.</p>		
<p>Policy HB19. Site 13 – Land immediately adjoining the Retreat, Coney Lane, Pidney Land immediately adjoining the Retreat, as shown on Figure 11, is allocated for 1 self-build dwelling; (net), and subject to all of the following requirements: a) The type and size of housing accords with Policy HB16, as a self-build dwelling b) The design of the development accords with Policies HB5 and HB9 c) Landscape planting using native species should be provided along the southern and western site boundaries adjoining open fields, to create a soft edge with the countryside d) The development accords with requirements for biodiversity mitigation in Policy HB2, including mitigation for loss of the roadside hedge and mature ash tree if these cannot be retained due to access requirements e) Any necessary improvements required to achieve safe vehicular access onto Pidney Hill are secured</p>		<p>We feel these changes are probably minor (non-material) and therefore do not change the nature of the plan.</p>
<p>Policy HB20. Economic Development Opportunities <i>Policy text unchanged. Changes to Figure 11 regarding Employment Sites.</i></p>	<p>Minor changes to map (Figure 11) to remove sites approved for dwellings and better reflect employment area footprints.</p>	<p>We agree with the QB that the changes, while material, do not change the nature of the plan.</p>
<p>Policy HB21. Site 12 – Land adjoining King Stag Mill, The Common Land adjoining King Stag Mill, as shown on Figure 11, is allocated to provide employment land for B-class and similar uses, and a duty manager’s dwelling if appropriate.(net). The development of this site is subject to all of the following requirements:</p>	<p>Minor changes to reflect the approved planning consent (deleting reference to flood risk as no longer applicable, and vehicular access which has been built.</p>	<p>We agree with the QB that the changes, while material, do not change the nature of the plan.</p>

Proposed policy modifications (track changes)	Qualifying Body comments	Dorset Council comments
<p>a) The employment uses should be limited to B Class uses and other ‘sui generis’ uses typically found on large industrial estates, and may include small-scale retail which is ancillary to a B Class use</p> <p>b) Where practical new employment premises should be designed to enable the future expansion and reconfiguration of units, without the need for major rebuild</p> <p>c) The scale, positioning and design of buildings should 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.</p> <p>d) A detailed flood risk assessment of the surface water drainage is undertaken, and any necessary mitigation measure incorporated into the design and layout</p> <p>ed) Retention of the existing hedgerow as far as practical. Additional landscape planting using native 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</p> <p>fe) The development accords with requirements for biodiversity mitigation in Policy HB2</p> <p>gf) The duty manager’s dwelling should be sited, and its occupancy and future disposal restricted, so as to meet the ongoing functional needs of the employment site</p> <p>h) Any necessary improvements required to achieve safe vehicular access onto The Common are secured</p> <p>ig) Developer contributions may be sought for improvements to the road infrastructure in accordance with Policy HB23.</p>		

Other Modifications

Other modifications to the supporting text of the plan, such as factual updates in relation to the name of the local planning authority (now Dorset Council), progress on the local plan, and changes to improve the clarity of phrasing, are considered to be minor (non-material) modifications.

Conclusion

The qualifying body finds that the proposed modifications are not so significant or substantial as to change the nature of the plan. The reasons that the qualifying body give for reaching this conclusion are:

- 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.

Dorset Council, having considered the submitted modification proposal, agrees that while many of the modifications are material, and therefore require an examination, none are so significant or substantial as to change the nature of the plan, and therefore a referendum is not required.