

153 homes, 293 villagers – ONE VOICE



Hazelwood Parish Neighbourhood Plan

2016–2039



Hazelwood Parish Council

www.hazelwoodpc.org.uk

Modification Statement

Hazelwood
Neighbourhood Plan

five year
review

Submission 2023

HAZELWOOD NEIGHBOURHOOD PLAN REVISION

MODIFICATION STATEMENT

The Hazelwood Neighbourhood Plan (HNP) was “made” in October 2016, to be valid for the period 2016 – 2031, aligned with the evidence base of the then emerging Local Plan.

Policy direction foresaw limited growth in the Parish over the Plan period, reflecting historic patterns. It recognised the critical importance of the open countryside and far-reaching views around the settlements to the Parish, and the consequent need for their protection.

The HNP recognised five different settlements within the Parish, separated from each other by open countryside and each having a slightly different housing mix. It also recognised the wish expressed by Parishioners for development to include “smaller dwellings” suitable for downsizing by the more elderly wishing to remain in the Parish.

The HNP included no specific policy direction for starter/affordable housing. The social benefits deriving from these types of housing to healthy communities were clear, however the Parish is not resourced to deliver and sustain them. Historically, Hazelwood has been categorised by AVBC, when considering its strategy for housing growth, as being within the “other villages and settlements” group of the settlement hierarchy, being without a range of amenities, and in which development **should be limited**.

The HNP Five Year Review was foreseen in the Plan and considered to be good practice.

Surveys of Parishioners and “near neighbours” were undertaken, the results presented at two Public Meetings, in which further feedback was recorded. The surveys sought Parishioners views on the effectiveness of the HNP, on the way in which the Parish was developing, and on any other issues of concern or appreciation.

Analysis of the survey results and of the feedback from the Public Meetings (Survey Consultation Summary) is recorded on the HPC website under “2021 HNP Survey Highlights”.

Key comments included:

- Ongoing appreciation for the attractive rural character of the Parish, and for the open and friendly nature of the Community
- Concern for the ongoing protection of green spaces and landscapes
- A majority feeling that the HNP had been effective in directing the development of new builds but that the threat from developers was growing.
- Wide-spread concern over the “rash” of ribbon development on the A517 Belper to Turnditch road and also the threat of the emergence of many “oversized” dwellings as seen locally in Quarndon.

Other concerns identified lack of control over traffic speeds in the Parish, an inadequate public transport service and the lack of opportunity for young people to locate to Hazelwood due to high building/land prices.

The HNP Revision Group also analysed every Planning Application determined in the Parish since the Plan was made and assessed the LPA’s decisions for alignment with the HNP directions. Meetings with *Planning Officers of AVBC were held to ensure their support for the review process and to take direction on changes in wider Planning law.*

Areas of perceived weakness arising from the analysis were earmarked for possible action.

The proposed changes to the HNP are based on a complete review of the document on a line-by-line basis, the modifications suggested by the review process which would deliver a strengthened Plan, and a general upgrade in presentation quality and clarity.

Proposed CHANGES to the HNP.

There are now seven settlements recognised in the Parish, with Hob Hill and Nether Lane now separated, and Blackbrook (part) and Shottlegate (part) now included and reported throughout the Plan.

The demographic charts and statistics have been updated to include the period 2016 – 2021.

The Community Vision (p41) is updated, as is the Community Objective, in which section 2) pre-Application Community Consultation is moved to Aspiration Policy 1 (p55).

The Village Design Statement (VDS) has been refreshed and now includes reference to Hazelwood Village Design Codes for the guidance of developers.

Policy NP1: “Single Dwellings” now extended to “single dwellings, extensions and ancillary Buildings”.

This change is to recognise that when existing structure is modified, the new structure should be judged in the same way as a fully new structure in planning terms. It is not felt to represent a significant modification as most extensions (say) are modest compared to their parent dwelling, but it will serve as a restraint on the scale of larger extensions. It acts to *augment* the policy, and is not considered to be a significant change.

AVBC Local Plan 2006 does not define settlement boundaries on a map, but by reference to “the limits of continuous or contiguous development forming the existing built-up area of a settlement” NP1 presently references “groups of *continuous* buildings forming settlements” and the proposed modification is to add “*or contiguous*”, therefore recognising this possible condition at the settlement boundary.

This proposed modification aligns with the Local plan in better indicating whether a proposal is within or outside the settlement. It was proposed by AVBC during a joint review, and will bring incremental increases in definition of settlement boundaries. This change is also considered not to be substantial, but to be incrementally supportive of NP1.

NP1b: Introduces direction to help limit the extension of development along road frontages, creeping into greenfield gaps and blocking views, and was the object of concern during public meetings during the review. It is supported by the “red line” maps in Settlement Pattern maps 5 to 5g. The red lines define road frontages behind which development is not supported, to resist ribbon development and preserve views from the roads.

The red line maps are a useful visual indicator of the areas along road frontages which are protected by this policy, but do not themselves represent policy. They act to bring enhanced visual clarity to the policy.

NP1 is the principal Policy directing the **location** of new development

Policy NP2: NP2:2a: Includes a new reference to section 27 (Landscape character guidelines)

NP2:2b: Is new and records desirability of the use of environmentally friendly building materials in pursuit of carbon reduction.

These changes do not impact upon the Policy direction which is as the existing HNP.

NP2 is the principal Policy directing **design** for new development.

Policy NP3: In the current HNP this policy was titled “Housing mix for new Development” and sought to direct development towards 3-bed houses, reflecting the local appetite for “smaller homes” in which existing Parishioners could downsize in later life.

In practice the direction for 3 bedrooms was unenforceable as rooms were described as studies etc. to avoid the policy direction. This became clear in the analysis of past Planning Applications carried out by the HNP Review Group.

The revised NP3 delivers direction on the “size and scale” of new development to limit its visual impact on neighbouring properties and on the local landscape. It is a more realistic policy in the context of Hazelwood Parish, where visual harmony within the built settlements is a key feature

Whilst the form of NP3 has changed, its direction remains to manage what is a key element in the development of new buildings, that of physical size. Evidence of the impact of unchecked size and scale on houses in certain local communities had inclined the Review Group to strengthen the HNP for this area, as a clear policy, rather than rely on the references to “character” in NP1 and NP2. It is not felt however, that the new Policy has changed the direction for management of size and scale, rather it expresses it better in Planning terms. It is not therefore considered to be a *significant* change.

Policy NP4: The use of “Farm Buildings” is changed to “redundant or disused buildings” and para 4f, with its reference to “3 bedrooms” as a measure of size & scale is removed (see NP3).

These changes are in pursuit of very minor clarity uplift.

Policy NP5: “Maintaining and enhancing the Parish’s biodiversity”. A minor text change to clarify that alternative boundary treatments to native hedgerows must be justified in biodiversity terms.

These changes are in pursuit of very minor clarity uplift.

Policy NP6: “Protection of landscape character across the Plan area” notes changes of reference to maps and 6b changes “the built environment” to “the setting of existing buildings including Heritage Assets”.

These changes carry relevance in planning language. The direction of the Policy is unchanged, and the changes are considered not substantial.

Policy NP7: “Use of buildings for employment purposes”. The term “farm buildings and rural buildings” is changed to “redundant or disused buildings”, being consistent with a similar wording change in other parts of the Plan. (A1 shops...B1 business) is deleted to reflect similar change in wider local policy.

These changes are considered minor and follow changes in wider planning law.

Policy NP8: “Supporting the expansion or creation of local businesses”; Para 1 text “already in employment use” is deleted leaving “land” as a general term.

These are very minor changes in pursuit of clarity.

Policy NP9: “Improving the provision of Broadband” is unchanged

Policy NP10: “Enhancing the provision of Community facilities “ is unchanged.

SUMMARY

- Of the suite of major policies in review, NP3 identified as most needing attention, owing to the failure of “3 bedrooms” as a direction for containing size and scale. The proposed revision seeks to make a judgement in terms of the new building’s relationship with its neighbours and its setting, allowing a case-by-case approach to this issue. Nevertheless, NP3 continues to be the policy relating to size and scale and the proposed modification is felt not to be substantial in context.
- NP1 benefits from a “tweak” which adds clarity to the settlement boundary condition and from the “red line” maps which bring clarity to those open areas bordering road frontages, which often offer access to wide views. These proposed changes are not significant in terms of policy and NP1 continues to direct the location of development.
- NP2 remains almost unchanged, but is bolstered by the direction expressed in the Design Codes which now form part of the Village Design Statement. NP2 continues to direct all issues of design.
- Taken in conjunction with the other changes to text and language, the Review is considered generally to *augment* what has been a largely successful Neighbourhood Plan in action. The proposed changes which are reviewed in detail above are not considered to significantly change the direction expressed in the Plan, and consequently we believe that the *nature* of the Plan remains unchanged.

Hazelwood Parish Council
October 2023