

## HOLWELL NEIGHBOURHOOD PLAN – SITE OPTIONS

### Housing as of 31 March 2017

With the introduction of permitted development rights for the conversion of agricultural barns to housing, and the recent approval of an exception site for affordable housing, there are currently 20 dwellings with planning consent.

- WD/D/14/002191 - Sandhills Farm, Stock Hill Lane, Holwell (3 dwellings)
- WD/D/15/002295 - land at Crouch Lane adjoining the Pre-School (14 dwellings – affordable housing)
- WD/D/16/001963 - land adjacent Hill Street Farm, Stony Lane, Holwell (1 AOC dwelling, outline)
- WD/D/16/002059 - Watkins Farm, Watkins Farm Access Road, Holwell (1 dwelling)
- WD/D/17/000081 - Barn At Lower Elsworth, Crouch Lane, Holwell (1 dwelling)

So for the period 2016 – 2031, the existing planning consents would deliver up to 20 new dwellings including a substantial amount of affordable housing as part of a rural exception site scheme. There is also potential that further development will meet the prior approval requirements for the conversion of agricultural buildings within the plan period. The review of evidence suggests that a target might be within the range of 3 to 26 dwellings over this period (though open market demand may well be unlimited).

The District Council's views on the sustainability of the location in terms of accommodating further growth and possible 'maximum upper limit' was sought and indicated that this range of between 3 and 26 in total was not unreasonable.

24 sites put forward through the initial call for sites have been assessed. Given that is far in excess of the potential sites needed, it is clear that only a small proportion of these sites – maybe 10 maximum - could be included in our plan for the development over the next 15 years.

### Refining site options for consultation

The criteria below were developed using information from public meetings and through the village questionnaire results and were used to identify those sites likely to be able to contribute positively towards sustainable development. All sites were assessed for housing only at this initial stage. These assessments will now be tested further through an options consultation stage for all residents of Holwell.

- 1. Ensure development is appropriate to the area within which it is placed**  
(is the site well related to the built-up area of the village and not notably prominent in the wider landscape?)
- 2. Ensure development is complementary to neighbouring properties**  
(would housing development at this site fit in with neighbouring development?)
- 3. Ensure development reinforces the settlement area within which it is placed**  
(would housing development at this site enhance the surroundings?)
- 4. Retain green spaces and key views**  
(would the site avoid the loss of an important view or local landscape feature?)
- 5. Minimise the impact of traffic flow**  
(would the site avoid causing or adding to existing traffic problems, and could it provide solutions to reduce existing problems?)
- 6. Preserve the long term future of community assets (Church, village hall and nursery school)**  
(would the development of the site support the improvement or continued use of key community facilities?)
- 7. Retain the "village" feel and open nature of Holwell**  
(Could the site be developed to contribute positively to the character of the village and avoid overlooking/backfill affecting properties?)

We have classified the properties into three groups with the 'green' sites being those that scored highest against our selection criteria, and the 'amber' sites generally scored less well with the "red" sites deemed the least suitable. A summary of the sites is set out below. The number of sites offered far exceeds our likely need, and therefore we

are asking local residents to indicate which sites they would prefer to be included in the Plan. There may be potential for the sites to accommodate community uses and this is yet to be investigated.

Site reference	Summary
<b>Green sites – scored well against initial selection criteria</b>	
Site between Hillanddale and New Goose	Access onto main road and careful siting within plot
Land adjacent to The Plot	Preferred site if the need for additional Affordable Housing is identified in future
Plot adj Rectory	Close to road junction
Site adj Gunville House	Within 30mph zone and placement of property will be important
Site at Random Harvest Stony Lane	Review traffic and density. Confirm access arrangements
Site at Stony Lane, between Naishlea & Trims Ground	Front of plot only for infill housing
Site at Fosters Hill	Building line to be observed
Westbourne, Fosters Bridge	Current house + one more building only on this site
<b>Amber sites – scores average against initial selection criteria</b>	
Site at Barnes Cross Cottages	Traffic junction and isolation of site from main settlement are concerns
Land at Crouch Hill/The Drove	Any property built here could overlook others and be overlooked by them. If development agreed for part of the site with road frontage, then siting, layout and design must be reviewed
Barn at Holborough, The Borough	Sensitive site needs involvement of Heritage officers. Changes must not be detrimental to adjacent listed buildings. Limited to conversion only.
Site at Crouch Lane, opp School	Traffic issues and loss of views although possible development of 1 property adjacent Granary
Site at The Smithy, Random Harvest Stony Lane	Site may be suitable for 1 small house or bungalow Close to road junction. Elevated site. Relationship to other properties to be taken into account.
Barns x 2 at Naish Farm	There are two "sites" here - the Bee Shack and a barn. This is a sensitive site (adj listed building) and the planning application for Vale View will have an impact
Land with road frontage at Vale View Farmhouse	Recent planning application to re-site Honeybuns bakery at the rear of this site. Traffic a concern - Parish Council to review. Existing property and site amenity to be taken into account
Adj Elm Tree Farm	1 house here would be ok but the 5-6 proposed less favoured. Setting of Listed building to be considered
Land adj Coombe House	Range of scores. On de-restricted road. Footpath adjacent to proposed site.

The remaining options scored less well – and have been ‘rejected’ on the following grounds. However, if you consider that these should be preferred, please let us know on your questionnaire

Site reference	Summary
Site at Stony Lane, Barton Farm	Range of scores but negative on traffic increase
Site adjacent to Nightingale, Crouch Lane	Scores poorly against most criteria
Site - field behind Lot Mead house	Scores poorly against most criteria
Land fronting Holwell Road	Scores poorly against most criteria
Village Hall Site	As purely a site for housing, this site scored poorly. VHC are continuing to work on the VH project.
Land at Crouch Lane (rear of Stonewater site)	Scores poorly against most criteria. Seen as backfill
Roselawn, Stony Lane	Negative on traffic increase and density

#### ASSUMPTIONS

1. ALL SITE WERE ASSESSED FOR HOUSING ONLY AT THIS STAGE
2. One house/bungalow on each site
3. Maximum effort would be made to retain trees and hedgerows