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Meeting Title: Neighbourhood Plan Working Group
Date: 28th November 2017
Venue: Trims Ground, Holwell
Attendees: Sally-Anne Holt (Chair Holwell Neighbourhood Plan Working Group) SAH
 Steve Atchison SA
 Patrick Constable PC
 Dave Hollex DH
 Bruce Duncan (Chair Holwell Parish Council) BD

Agenda:

1. Apologies for absence
2. Opening remarks
3. Declarations of Interest
4. Acceptance of notes from Meeting 33
5. Actions arising from previous meetings
 - 5.1 Review of calculation sheets attached to Meeting 33 Notes
 - 5.2 Review of inputs for Neighbourhood Plan document
6. Site Options Consultation – Update on Electoral Roll
7. Update on meeting with Local Plan Team Leader
8. Date of next meeting
9. AOB

Actions

1. **Apologies**
 Lord Aldenham (LA), Rodney Antell (RA), Phil Curtis (PC), Jo Edmondson (JE), Colin Evans (CE), Di Gibbs (DG), Roger Kellow (RK), Peter Mcfarlane (PM), Neil Peirson (NP), Libby Wilton (LW), and Jo Witherden (JW) were unable to attend.
2. **Opening Remarks**
 SAH explained that she had visited the WDDC planning department with JW.
 There will be a new Clerk to the Parish Council from 1st December. Sarah Mitchell will replace Keith Budgell, who is retiring from the role.
3. **Declarations of Interest**
 SAH will send out reminders for people to complete a Declaration of Interest form. SAH 34-1
4. **Notes Of Previous Meeting 33**
 The Notes for Meeting 33 were reviewed and accepted, with minor changes. BD said that the references to numbers of houses should make it clear that they refer to Market Value housing.

Actions

The appendices were discussed in more detail later - see Section 5.1.

5. **Actions Arising from Previous Meetings**

Meeting 32

Action 32-5: Ongoing; draft Neighbourhood Plan in preparation.

Meeting 33

Action 33-1: Notes for Meeting 30 have been drafted and are under review.

Action 33-2: DH has produced notes which CE will comment on; JW has suggested additional data.

Action 33-3: NP has produced a list of key features.

Action 33-4: PC has produced a note on green spaces.

Action 33-5: Ongoing – see Section 3 above.

5.1 **Review of calculation sheets attached to Meeting 33 Notes**

It was agreed that it is sensible to include the calculation sheets even though some will not understand the detail.

5.2 **Review of inputs for Neighbourhood Plan document**

Flooding

SAH explained that the aim is to identify areas that might impact housing development. So, we should focus on Holwell and surface flood areas to inform our view; some problem areas have been identified. BD said that we should restrict ourselves to the area within the parish boundary.

DH said that there is no real discussion of flooding in the AECOM document (Reference 1), although there is some indication of clay soil and standing water. He provided notes that explained that there are a number of relatively small watercourses that can break their banks and produce water spillage. Problems tend to result from rain causing overflow from standing water, ditches and drains.

It was agreed that we should address surface water and flooding in the Neighbourhood Plan. We will aim to produce a high level map showing problem areas, and add more detailed maps in a consistent way.

Green Spaces

SAH explained that a green space is something connected to an existing settlement. PC had produced some notes on Green Spaces – see Appendix A – and these were discussed.

SAH said that we need to check on what's being written with respect to the village hall. SAH also said that she was not sure how Sites of Nature Conservation Interest (SNCIs) are designated. BD thought that the local authority would do this. The Parish Council and SAH will look into this.

SAH
34-2

Actions

DH asked if there were any listings of old trees. He said that Wessex Water mapping has an oak marked near Sandhills. SAH and PC thought that there may be a Tree Preservation Officer with the Dorset Wildlife Trust. They will check.

SAH/PC
34-3

Local List

SAH discussed some notes produced by NP. These follow on from earlier work by NP and PhC. SAH said that there was nothing on a Local List in Reference 1, or in the Local Plan. It was concluded that further work will be required.

6. **Site Options Consultation – Update on Electoral Roll**

An updated version of the Electoral Roll is due to be produced in December 2017. This could affect the site options data by excluding some of the responses. Therefore, the final results will not be made available until the latest Roll has been published.

7. **Update on meeting with Local Plan Team Leader**

SAH and JW discussed progress on the Neighbourhood Plan with the Local plan Team Leader, Terry Sneller, at the West Dorset and Weymouth & Portland Partnership.

This was a good positive meeting and they were very supportive. SAH recapped on the consultation so far. The site number assessment process and scoring were discussed, together with feedback received.

There is work to be done on the boundaries and how Local Plan policies should be applied. Assistance with landscape and conservation was also discussed. Timescales were reviewed, and the possibility of conflict with the Local Plan update sessions.

8. **Dates of Next Meeting (DONM)**

The planned date is Thursday 4th January 2018, in the Village Hall.

9. **Any Other Business (AOB)**

SAH said that we need to plan where the Public Meeting will be in January.

PC asked that anybody else with ideas about green spaces should put them forward.

SAH was thanked for her hospitality and providing the meeting venue.

10. **Reference 1**

1. “Holwell Heritage ad Character Assessment”, AECOM Infrastructure and Environment UK Limited, Dated October 2017.

Appendix A - Green Spaces Notes:

Green Spaces

While it is clear that in an urban community green spaces would include parks, playing fields, golf courses, other recreational facilities, in a rural community like Holwell where well over 90% of land cover is used for agricultural land [*For land use it was 95.3% for Holwell in 2005 the last I could find listed by parish, a recent figure for the whole of West Dorset on a slightly revised definition was 94%.*] it is more difficult to define what is a green space. A working definition will be taken to be a site important to the local community for its recreational value, peacefulness, richness of wildlife or historical significance which requires additional protection from development.

The Heritage and Character Assessment Report (HCA) states that there is no recreational area within the Neighbourhood Plan area and this has been recognised by the community. A natural position to place a recreation area is close to the Village Hall so as to increase the usage of both and the Village Hall Trustees, at present considering the future of the Village Hall, have suggested having a recreation area when the present Hall is refurbished or replaced [*Minutes of Village Hall Committee on website*]. A different possibility would be closer to the highest population density area which will move towards the top of Fosters Hill when the Crouch Hill development is completed.

The Strategic Environmental Assessment Screening Report (SEA) lists four Sites of Nature Conservation interest (SNCI) within the Neighbourhood Plan area. These are Peaceful Lane for its Road Verge and Hedgebank, some fields on Hill Street Farm for its Semi-improved Neutral Grassland, Holwell Drove for its Wide Verges and Neutral Grassland and small Pond and finally Holwell Gorse for its Secondary Woodland with limited but interesting flora (Figs. 3.1 and 3.2 in SEA). These have management plans designated by the Dorset Wildlife Trust and planning decisions are required to take them into account.

Two of these might well be extended by local green spaces. Firstly Peaceful Lane on the western side from the northern end of the SNCI to its junction with the A3030 contains many snowdrops and interestingly at the Stony Lane junction Box *Buxus sempervirens* forming part of the hedge. Secondly on Holwell Drove to the east of the SNCI on its northern side there is a narrow strip of woodland where Common-spotted Orchids and Moschatel both grow.

Further local green spaces to be considered are Barnes Cross and Holwell churchyard. As well as the nearby post box of historic interest at Barnes Cross many Common-spotted Orchids grow by the hedge on its south-east side between Crouch Hill Lane and Stock Hill Lane although the vegetation here is becoming somewhat rough. In the triangle formed by the lanes there is a Wild Service Tree *Sorbus torminalis* planted by the Breezes and just south at the first corner in Stock Hill Lane a nightingale was heard singing in the thicket on the left.

Holwell churchyard has a number of interesting species. Among the flowers, as well as Snowdrops and Primroses, Wild Daffodil *Narcissus pseudonarcissus* and Fritillary *Fritillaria meleagris* are naturalised in the rougher grass to the east of the church while to its north-east both Hop *Humulus lupulus* and Wild Plum *Prunus domestica insititia* grow. In good ' fungus' years Waxcaps *Hygrocybe* spp. appear in the shorter turf to the south-west of the church.