

REVIEW OF CURRENT HOLWELL NEIGHBOURHOOD PLAN

SUMMARY

When we wrote the Holwell Neighbourhood Plan in 2018, we were able to write our own policies relating to where residents wanted homes built, where employment or business should be located, what community buildings or structures were important to us and how we wanted planners to protect our landscape. Our Plan was examined by an appointee of the Planning Authority and was voted on by residents during a referendum. It was then adopted at a full meeting of West Dorset County Council on 19th February 2019.

The current council, Dorset Council, stated in March 2020 that they still do not have provision of land to cover 5 years' housing need therefore, where a Neighbourhood Plan is more than 2 years old, planners will no longer give weight to it when they make planning decisions.

SO in order to protect our Neighbourhood Plan, the Parish Council proposes to review the current document and submit it again for approval to ensure we have a plan valid beyond February 2021. Our plan is to:

- **Check Plan dates** The Plan currently runs from April 2017 to March 2031 so it was in line with the West Dorset and Weymouth District current Local Plan. The new Local Plan for Dorset will cover a period up to 2038. After discussion, we propose to retain our current plan period and review again if required when the new Local Plan is issued.
- **Survey parishioners (All)**
To confirm whether they are happy with the policies in the current plan and ascertain which ones are working well and what could or should be changed.
- **Confirm housing numbers** proposed for Holwell with the Local Planning Authority up to 2031.
- **Update the Affordable Housing** situation
- **Check the Strategic Housing Land Availability Assessment (SHLAA)** issued in 2019 and request information of submitted sites.
- **Strategic Environmental Assessment (SEA) Screening** to be repeated.
- **Review content of the Plan** and update as required.

Full consultation will take place with residents of Holwell. If you have any questions about this please let us know at holwell@dorset-aptc.gov.uk

HOW CAN A PLAN BE UPDATED?

There are 3 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:

- Minor (non-material) modifications to a neighbourhood plan are those which would not materially affect the policies in the plan (such as correcting errors) and would not require examination or a referendum.
- Material modifications which are not so significant or substantial as to change the nature of the plan would require examination but not a referendum, for example a design code that builds on a pre-existing design policy may fall into this category.
- Material modifications which do change the nature of the plan or order would require examination and a referendum, for example allocating significant new sites for development.

Whether material modifications require a referendum will be subject to the decision of the independent examiner.

WHAT ARE THE CONTENTS OF THE CURRENT PLAN

HOUSING POLICIES

Policy H1: Amount and Location of New Housing

Policy H2: Preventing Backland Development

Policy H3 : Affordable Housing Prioritised For Local People

EMPLOYMENT & BUSINESS IN HOLWELL

Policy EB1: Locations for Employment and Business

Policy EB2 : Camping and Caravanning sites

COMMUNITY POLICIES

Policy C1: Important Community Facilities

Policy C2: Public Rights of Way

LANDSCAPE POLICIES

Policy E1: Locally Important Views

Policy E2: Locally Important Woodlands, Wildlife and Landscape Features

Policy E3 : Buildings and Structures of Local Importance

Policy E4: Design

DETAILS OF THE POLICIES

HOUSING POLICIES

Policy H1: Amount and Location of New Housing

Provision is made for up to four (4) new build, open market houses to be developed in Holwell during the Plan period (April 2017 to March 2031), through allowing one dwelling (net) on each of the identified sites allocated in this Neighbourhood Plan and shown on the policies map.

The sites selected for new build, open market housing are as follows:

- Site between Roseacre & Newhaven, Fosters Hill. (Landowner advises planning application pending)
- Plot adjacent to The Rectory, Pulham Road. (Landowners advise they will be seeking planning permission)
- Westbourne. (Ongoing building works)
- Site adjacent to Gunville House (Landowner advises planning application pending)

Policy H2: Preventing Backland Development

The conversion of existing buildings to the rear of an established building line, such that it would comprise back land development, is not supported

Policy H3 : Affordable Housing Prioritised For Local People

The site to the rear of 7 and 8 The Plot (as shown on the policies map) is identified as the preferred location for a rural exception site for affordable housing for local people, and may be developed once the Crouch Lane affordable housing site is fully occupied and there is an identified affordable housing need.

The site would be developed for 100% affordable housing, in accordance with the local plan policy for rural exception sites. A legal agreement will be sought with the developers and providers of affordable housing to ensure that it remains affordable in perpetuity and allocations are prioritised to people with a local connection to the parish

POLICIES ON EMPLOYMENT AND BUSINESS

Policy EB1: Locations for Employment and Business

New employment premises and built tourist accommodation should either:

- be well-related to existing buildings and the highway network
- be part of a farm diversification scheme, or
- re-use an existing building

and comprise sensitive, small-scale development that would not be intrusive in the landscape or cause harm to protected species or designated wildlife habitats. The development of new employment premises on sites that lie behind an established building line, such that they would comprise back land development, should be avoided unless the development comprises the intensification or extension of an established employment site and no alternative frontage sites are available.

Adverse social or environmental impacts that would clearly outweigh the potential economic benefits should be avoided, through:

- a. having good road access, avoiding routes through residential or other sensitive areas where significant traffic movements would be severely detrimental to the living conditions of residents or cause harm to designated heritage or other environmental assets, and
- b. not generating noise, pollution or other effects which would cause harm to the living conditions of nearby residents or harm the enjoyment of public areas including rights of way or cause harm to protected species or designated wildlife habitats.

Policy EB2 : Camping and Caravanning Sites

New camping or caravanning sites to provide tourist accommodation should meet all of the following criteria:

- comprise sensitive, small-scale sites that would not be intrusive in the landscape
- have good road access, avoiding routes through residential or other sensitive areas where significant traffic movements would be severely detrimental to the living conditions of residents or cause harm to designated heritage or other environmental assets, and
- not generate noise or other effects which would cause harm to the living conditions of nearby residents or harm the enjoyment of public areas including rights of way

COMMUNITY POLICIES

Policy C1: Important Community Facilities

Community facilities listed below should be retained where possible, and every effort should be made to work with the local community to investigate potential solutions to avoid any unnecessary loss of these valued facilities and services. Proposals that would allow such facilities to modernise and adapt for future needs, including complementary facilities that would support their long-term viability, are encouraged.

- Church and churchyard
- Village Hall
- Nursery School

In addition to those listed above, proposals for new facilities will be supported, provided the site is within or on the edge of the built-up area of Holwell, which includes The Borough, subject to consideration of environmental, road safety and amenity concerns.

Policy C2: Public Rights of Way

The network of public rights of way will be safeguarded, and improvements to provide safer and more accessible routes will be supported.

LANDSCAPE POLICIES

Policy E1: Locally Important Views

The design and layout of development should minimise adverse impacts on views from public rights of way over open countryside and preserve and enhance such views where possible.

Development that would adversely affect the rural setting of the village (whether by scale, massing, design or location) will not be supported.

Policy E2: Locally Important Woodlands Wildlife and Landscape Features

All woodlands, veteran trees and the wildlife areas identified on the Holwell Policies Map, shown at Appendix P5, should be protected and managed to sustain them in the long term. Where their loss cannot be avoided, suitable replacement planting that will provide a similar landscape and wildlife benefit should be secured.

Where development is proposed, native hedgerows and mature trees should be retained where possible, or replanted if there is a specific reason why they cannot be retained.

Development that would noticeably detract from the rural character of the lanes and tracks in the parish, including the distinctive wide grassed verges, will not be supported.

All landscaping schemes should respect local landscape qualities taking account of existing natural landscape and native flora, including the preservation and strengthening of existing wildlife corridors.

Biodiversity mitigation and enhancement should be secured on all development sites over 0.1ha, and on sites where there are known habitat/protected species interests that may be affected by the proposed development, including the potential presence of bats or barn owls.

Policy E3 : Buildings and Structures of Local Importance

Direct or indirect harm to Identified Locally Important Buildings and Structures (as shown in Appendix P13) should be avoided unless clearly justified, having regard to the contribution the asset makes to the historic and architectural character of the area balanced against the scale of any harm or loss taking into account the potential to avoid harm through changes to the scheme design.

Policy E4: Design

Any future development should be designed to reinforce the distinctive rural character of Holwell parish. This should include reference to and consideration of all of the key characteristics, as described in Table 3 below