

# HOLWELL NEIGHBOURHOOD PLAN FOR PERIOD APRIL 2017 – MARCH 2031



PRODUCED BY HOLWELL NEIGHBOURHOOD PLAN WORKING GROUP  
FOR HOLWELL PARISH COUNCIL

## Overview

Holwell Parish Council was keen to investigate Neighbourhood Planning and took up this opportunity early in the life of the idea. The West Dorset Local Plan was not adopted until December 2015 but, while that process was continuing, several planning matters arose that suggested that having more control over building in our Parish could only be a good thing.

The Policies in the Local Plan rightly give preference to placing larger developments nearer existing, larger settlements where the infrastructure ensures the sustainability of the development. For villages over 200 heads which have no recognised settlement boundary in the form of a Defined Development Boundary (DDB), the Local Plan assumed there would be no development other than Rural Exception Sites (RES). Holwell qualifies in this category.

Whilst buildings such as the conversion of existing farm buildings under the RES rules may be seen as acceptable to residents, a proposal to build a mini-estate of 14 new houses ensured that residents became active in protest. The style of development was at odds with the general style of Holwell properties and, with few people with a local connection on the Housing list and an unsustainable village –no shop, school, pub, limited bus route - it was hard to see how the development could be deemed to be sustainable. However, the Planning Inspector did not agree and so the Crouch Lane houses are due to be built by Stonewater as 100% affordable which also means that the Parish Council does not qualify for Community Infrastructure Levy funds.

It was clear that residents wanted a plan that meant they could decide what was developed in Holwell in the future. Following the Crouch Lane appeal decision, the Parish Council held a public meeting asking if people wanted to continue with the Neighbourhood Plan; on a show of hands from the 60 or so residents that attended, it was agreed to go ahead.

Holwell appears to be a village with polarised opinions on most matters and the number of houses to be built during the life of this Plan was no exception. Some people wanted no further development other than what is allowed by the Local Plan and others were keen to see up to 10 houses built, with the likely consensus being somewhere in the middle. The Plan made site allocations for 4 dwellings and identified a site for affordable housing if required in the future.

We in Holwell want a long term future for the village, its residents and businesses and lay out in this plan how we want Holwell to develop. We have a proposal for the number of houses we should be developing and the Village Hall Committee is seeking to rejuvenate one of our key community assets, the Village Hall, to support residents for years to come. We have lots of evidence relating to the environment around Holwell that we wish to continue to enjoy and this Plan meets our vision and aims.

Holwell is a great place to live with a wonderful countryside which is greatly treasured by walkers, horse riders, wildlife enthusiasts, star gazers and those that just want a quiet life This plan aims to protect what already exists here that makes Holwell unique whether that is buildings, views, community assets or wildlife, whilst encouraging development that the Parish Council and residents have agreed is appropriate and meets our needs.

The Neighbourhood Plan for Holwell was officially made in February 2019 following a successful referendum, with over 80% of voters in favour of using the plan.

In late 2020 a light-touch review of the plan commenced, to check that the plan was still relevant and appropriate. This Plan is the result of that review.

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**THIS PLAN DOCUMENT WAS PRODUCED WITH THE FOLLOWING SUPPORTING EVIDENCE**

- **CONSULTATION SUMMARY**
- **BASIC CONDITIONS STATEMENT**
- **STRATEGIC ENVIRONMENTAL ASSESSMENT SCREENING REPORT**
- **FACTS & FIGURES PAPER**
- **POTENTIAL HOUSING GROWTH TARGETS PAPER**
- **SITE ASSESSMENT AND SITE OPTIONS PAPER**

## THE NEIGHBOURHOOD PLAN

### Introduction to the Neighbourhood Plan

As the Locality Act came into force in 2011, Holwell Parish Council agreed to prepare a Neighbourhood Plan for the parish. A Working Group was set up consisting of Parish Councillors and other parishioners who were interested in taking part in this project. They agreed that producing a Neighbourhood Plan would allow us, as a community, to influence what happens in our Parish in the future. Neighbourhood plans are used to decide the future of the places where residents live and work and include choosing places to build new homes and other types of buildings. They can say what these new buildings should look like and where certain land might be used for different purposes, such as recreation areas.

When approved, our Neighbourhood Plan becomes part of the Local Development Plan and its policies will work alongside the policies in the Local Plan in our parish. Although it has to be in line with the Local Plan's strategy for the area, a Neighbourhood Plan can make significant changes to the approach taken in the Local Plan. In our plan we have:

- Identified areas where development can happen around the main settlement.
- Identified a location for a rural exception site for affordable housing, if required.
- Provided greater certainty over what is special about our area and how those features should be considered in allowing new development.



### The Local Plan

The Local plan is the West Dorset, Weymouth and Portland Local Plan 2011-2031; it was adopted in October 2015. The Local Plan is valid until 2031 and is currently being reviewed. It states that although a lot of demand for new housing exists in the rural areas such as Holwell, there are problems associated with providing more housing in places that have few jobs or facilities. The resulting dependency on cars inevitably increases carbon emissions and disadvantages those who don't have a car (usually the more vulnerable groups in our society), which is why it makes sense to try to focus development on the towns. As each village will be different in terms of its needs, opportunities and constraints, the Local Plan allows a more enabling approach for rural communities – working with those that want to see development take place so they can identify suitable sites to meet their local needs. Using neighbourhood development plans and other planning tools, communities can allocate sites, introduce or extend a development boundary, or develop a criteria-based policy to allow development to take place, where they consider this is the right approach for them.

Policy SUS2 of the Local Plan, DISTRIBUTION OF DEVELOPMENT, states that development will be distributed according to a settlement hierarchy. Away from settlements, development will be strictly controlled, having particular regard to the need for the protection of the countryside and environmental constraints. Holwell has no defined settlement boundary, and new sites within or on the edge of the settlement are therefore unlikely to be approved for open market housing without a Neighbourhood Plan. New employment premises, community facilities, and affordable housing would still be considered favourably, subject to certain criteria being met.

## Process of Producing a Neighbourhood Plan

Following the launch by the Parish Council in 2011 the Working Group initially prepared some scoping studies around Housing, Employment and Business, Roads and Transport, Environment and Community. From 22nd October 2015, a new Chair took over and initially focused on ensuring that there was a clear vision and aims for the Working Group and Plan. The Group also agreed a set of Terms of Reference and a set of Principles in Public Life and all documents were reviewed and published in early 2016.

The Working Group prepared a Vision and set of Strategic Objectives, published in January 2016, to guide their work on the Neighbourhood Plan. These are shown below:



In April 2016, the Group held initial Village Consultation sessions for the residents asking them to define what they felt were the key issues that a Plan should address. The results of this Scoping consultation were used to create a more focused household questionnaire which was hand delivered to and collected from every household in October and November 2016. Further Village Consultation sessions were then held in December 2016 so residents could see what the responses said. All this information was also posted on the Neighbourhood Plan section of the Parish Council web site to ensure the widest coverage. For both of these consultation processes, the level of involvement was good. Details of the responses are available in the Consultation Process documentation.

In parallel, a formal notice was issued, asking landowners whether they had sites that they wished to be considered as part of the process. The Group prepared a set of Site Assessment criteria and a set of Assessment Scoring criteria so that each site could be reviewed and scored.



Initially 19 sites were put forward with a further 5 being submitted during the assessment period, giving a total of 24 sites for consideration. The site assessments were undertaken using the Site Assessment criteria and Scoring methods at a meeting in April 2017 and at two meetings in May 2017. These resulted in three groups of sites that either met the criteria well or met the criteria in most areas, or did not meet the criteria. These proposals were then displayed at open meetings in July, August and September 2017 so that residents could make their own decisions on the information displayed and give their opinion and comments on which sites they would prefer to see put into the Plan document for development.

Help was provided by Oliver Rendle, Environmental Assessment Officer at the Dorset Combined Councils who



produced a Screening Assessment to determine whether or not the Holwell Neighbourhood Plan required a Strategic Environmental Assessment (SEA) through a process known as SEA screening. The report provided an account of the SEA screening exercise for the Holwell Neighbourhood Plan and, following the consultation, the SEA screening report concluded that the Holwell SEA is unlikely to result in significant environmental impacts and therefore a full SEA was not required in this instance. The Screening Report is included as part of the Plan Submission pack.

The Working Group undertook evidence collection through a range of means and by a number of the Working Group. Examples include speaking to local business people and key stakeholders such as the Three Valleys Benefice Team Vicar, local

farmers etc. A grant was secured from Locality to commission a Heritage and Character report from AECOM to help provide an external view of what to value about Holwell during this Neighbourhood Plan process. Various members of the Working Group provided significant input on the environment, on places or views of key interest, and also on the impact of potential flooding to the parish. A report on Planning Design Guidelines was also produced, again produced by AECOM, to propose sensitive treatment of any proposed development such that it retains and enhances the look and feel of Holwell's buildings and environment. These reports are included as Appendices P1 and P2.

The Working Group started drafting the Plan documents using the evidence collected during the two consultation sessions, from nationally available statistical data, from reference documents, from meetings with stakeholders, and the reports supplied through grant funding and with the help of Jo Witherden, Dorset Planning Consultant to help draft policies that reflect the community's views.

The Working Group had agreed the proposed method to be used to analyse the responses received so that the outcome of the number of sites selected was in line with all those who had responded. The responses to the Site Options Consultation were reviewed by the Working Group at a meeting on 18th January 2018 giving the detailed calculations that had been made to ensure that we put forward sites in line with residents' responses. The final number and details of sites were then confirmed with the group. They also reviewed all the comments made and agreed actions. It was agreed that we would hold consultation meetings with residents to allow them to provide feedback on the outcomes and also to review a draft of the Plan prior to any formal consultation process. Open meetings were in March 2018 so that residents could see (a) what the plan looked like and (b) the sites selected after the finalisation of the Site Options Questionnaire results, and all the plan documents displayed at the meetings were put online.

The formal consultation period for the Pre Submission Draft Plan ran from 21st May to 9th July 2018. The consultation was widely publicised and statutory and other consultees were contacted for their input. During this period three open consultation sessions were held for residents to review hard copies of the documents and speak to Working Group members. In early August 2018 the revised plan and all the necessary supporting documents were submitted for examination.

West Dorset District Council was then required to consult on the plan proposals before the examination could take place. That consultation process ran from 6th September to 19th October 2018, giving individuals and organisations the opportunity to raise any concerns they still had about the plan with regard to the content and how it has been prepared. An independent examiner, Andrew Mead BSc (Hons) MRTPI MIQ, was appointed and

produced his examination report on 28th November 2018. He made eight recommendations to modify a number of policies to ensure the Plan meets the Basic Conditions and other legal requirements, and confirmed that, once modified, the Plan should proceed to referendum. He remarked on the commendable extent of contact with the public and the Parish Council during the preparation of the Plan, and congratulated the Working Group and the Parish Council for their efforts in producing a comprehensive and well-illustrated document.

West Dorset District Council considered each of the recommendations and modifications contained in the Examiner's report and agreed the amendments at its Strategy Committee on 13 December 2018.

The first ever referendum for the Holwell Neighbourhood Plan was held on 7th February 2019. From an electorate of 302 there was a turnout of 133 (44%). The result; votes in favour 109 (82%) and votes against 24 (18%).

At the meeting of the Full Council on 26th February 2019, West Dorset District Council took the decision to make the Holwell Neighbourhood Plan (as modified in accordance with the Examiner's recommendations) part of the development plan for the Holwell Neighbourhood Area.

### **Process of Reviewing a Neighbourhood Plan**

Whilst there is no requirement to review or update a neighbourhood plan, its policies may become out of date over time, and other material considerations may be given greater weight in planning decisions as the evidence base for the plan policy becomes less robust. Where the Local Planning Authority are not able to show that they have 5 years' housing land supply (which was confirmed by Dorset Council to be the case in March 2020), a Neighbourhood Plan will only be given full weight when it is no more than 2 years old.

There are 3 types of modification which can be made to a neighbourhood plan. The process will depend on the degree of change which the modification involves:

- Minor (non-material) modifications to a neighbourhood plan or order are those which would not materially affect the policies in the plan or 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.
- 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.
- 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.

Holwell Parish Council decided to review its Plan at the Council meeting in June 2020. A consultation was run in August and September 2020, to check whether local residents felt that the policies in the Plan were still appropriate for Holwell. The survey responses indicated that residents felt that there was no obvious need to amend the plan significantly, either by changing the existing policies or adding new policies. Any changes should simply reflect factual updates, such as the developments that have taken place since the plan was drafted.

This plan therefore has been updated to reflect factual updates, and does not propose any significant changes. The main changes are in relation to the housebuilding and planning permissions that have taken place since the plan was first drafted.

## About Our Area – Its Character and Heritage

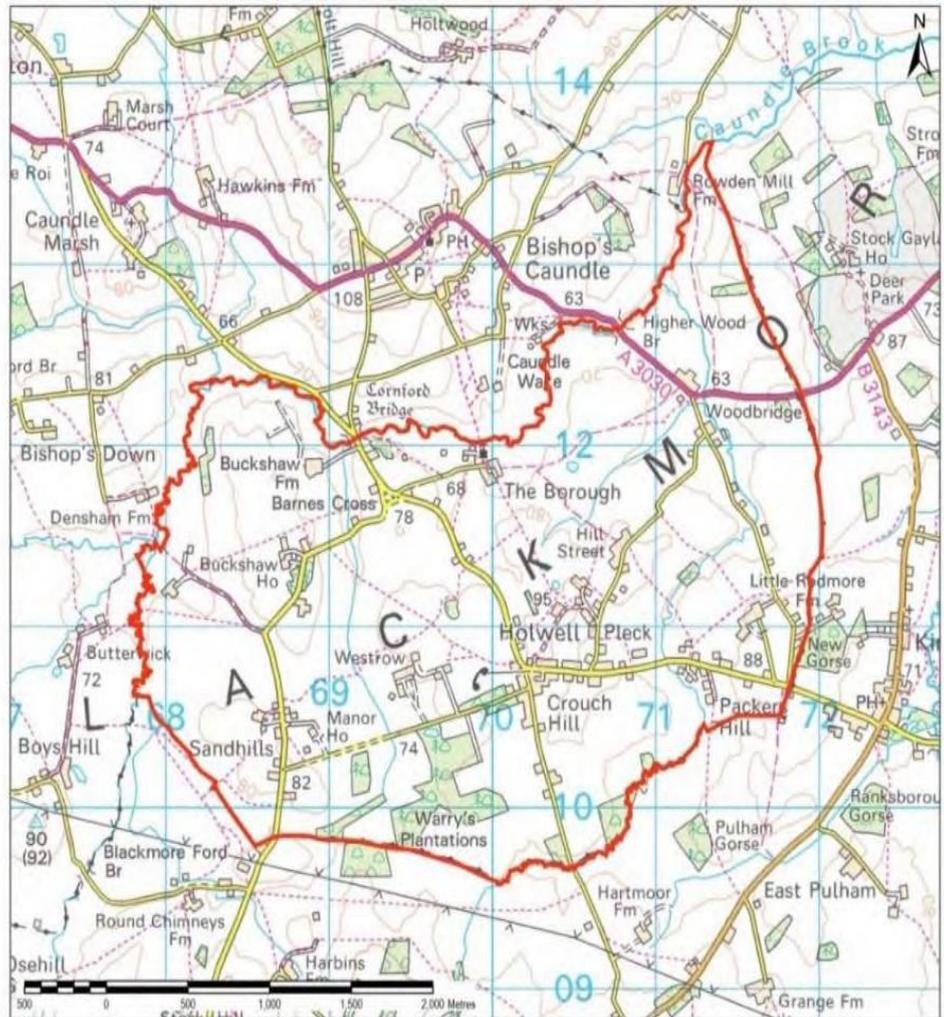
The Parish of Holwell (the designated Neighbourhood Plan area – see Figure 1) is located in West Dorset (now part of Dorset Council) and has a population of approximately 350 residents (2018 Mid Year Estimates, ONS, courtesy of Dorset Council). It covers approximately 10 square kilometres (or 2,400 acres) of gently undulating, mainly agricultural land. The main settlement of Holwell is focused around Fosters Hill, Crouch Hill, Pleck and Gunville, and the wider area comprises generally undeveloped, small clustered hamlets (including Holwell Borough; Buckshaw; The Manor and Sandhills; Westrow; Hill Street; Packers Hill and Piccadilly; and Woodbridge) and individual farmsteads. Although there are now significantly fewer smallholders and farms than in the 1900s, Holwell’s 9 working farms remain largely non-intensive, supporting a thriving wildlife community and distinctly rural environment which is much appreciated by its residents.

**370 PEOPLE**  
**10 square kilometres**  
 very **RURAL PARISH** with few facilities, the nearest town is Sherborne (10km away)  
 traditional, pastoral **CLAY VALE** landscape with **mature oaks, hedgerows and streams**  
**23 LISTED** buildings and structures, plus many other features of local interest, including an extensive network of ancient **TRACKS and FOOTPATHS**  
 See Facts and Figures document for more detail

The surrounding landscape comprises chalk escarpments and limestone hills, as the parish borders the rolling hills and valleys of the Blackmore Vale, with views to Bulbarrow and the Dungeon Hills. The undulating land is largely Oxford Clay, drained by numerous small streams running north to join Caundle Brook, with an area of sandy loam at Sandhills.

Outside the parish the nearest settlements include Bishops Caundle to the north, Kings Stag to the east and Pulham to the south; these small settlements are set apart by large spans of agricultural land and patches of woodland and contribute to the remote, rural character of the area. Larger settlements are a further distance from Holwell including Sherborne 10km to the north west and Dorchester 25km to the south.

**Figure 1: Parish of Holwell**



Legend

 Neighbourhood Plan Boundary

**Use of the words “Will” and “Should”**

Policies in this Plan are written to cater for a wide range of planning applications from small scale domestic extensions to larger scale development sites. For this reason, some flexibility needs to be built into the policy tests on occasion.

Where the word “will” has been used, this means that the policy test must be complied with and it is not expected that there will be exceptions made to this policy.

Where the word “should” is used, this means in general that is expected that the policy test will be met but recognises that there may be exceptions due to specific circumstances. It does not imply that the policy is optional. If an applicant considers that their case is an exception, it is recommended that they include information explaining the reasons why they consider such an exception be made.

**DEVELOPMENT – HOUSING****Strategic Objective**

**To meet diverse local housing needs taking into account changing demographics and social requirements**

**Housing Needs, Development & Growth Projections**

The settlement of Holwell is one of a group of 200+ populations identified in the Local Plan. Holwell is deemed not to have sufficient facilities to be considered a sustainable settlement where development should be focused, but as a settlement with no defined development boundary it may have some limited growth to meet its local needs. Away from the settlement, it is considered to be countryside where development will be strictly controlled, having particular regard to the need for the protection of the countryside and environmental constraints.

Although there have been different rates of growth historically, at the start of the 21<sup>st</sup> century (in the 15 years from 2000 - 2015) there was a very low rate of development due to the restrictive planning policies in place. No new homes at all were built between 2006 and 2014. Following a prolonged period of little or no development, the pace of development within the parish will now accelerate significantly over the next few years, due in part to permitted development rights introduced in 2014 allowing barn conversions, and the fact that in 2016, with the absence of a 5 year housing land supply across West Dorset and perceived need for affordable housing for Holwell and the surrounding parishes, a major development of 14 new affordable dwellings was considered, and although initially refused, it was allowed on appeal in early 2017, with construction now underway. All six of the other dwellings for which planning permission had then been obtained have been constructed, and additional later planning permissions have since resulted in the conversion of two farm buildings (under permitted development rights), erection of a new annexed dwelling and siting of a temporary mobile home for an agricultural worker, to support that business and allow the case for a permanent new dwelling to be made. Furthermore, one of the sites (Westbourne) which was allocated for development under the first iteration of this Neighbourhood Plan now has permission and construction work is underway

The Local Plan does not set specific housing need targets for areas such as Holwell. If the development strategy had simply been to distribute the projected housing need for the wider housing market area on a pro-rata basis (if all areas were equally sustainable to build in), the potential ‘target’ for the amount of development within Holwell parish for the plan period of April 2017 to March 2031 would have been about 26 dwellings. However Holwell is much less sustainable in terms of access to local facilities, services and employment opportunities – and since the withdrawal of the bus service in 2019, people are totally reliant on private cars for most trips. Although development may bring some limited benefits (helping sustain local services and facilities in Holwell and the nearby settlements of Bishops Caundle and Kings Stag), any housing needs assessment would suggest a much lower figure than this ‘pro-rata’ estimate. The formula for calculating the housing target for Holwell proposed in the 2018 Local Plan Review (Preferred Options stage) would indicate a minimum target of 3 dwellings in the period 2016 to 2031. The potential revised target that may be included in the new Dorset Plan is scheduled for consultation in early 2021, and is proposing a housing target for the Holwell Neighbourhood Plan Area of 35 new homes, for the 17 year period 2021 – 2038. This figure is made up from the existing consents and current Neighbourhood Plan allocations (20 homes in total) and a windfall allocation of 15 homes (based on the past windfall development rates in the parish from 2014 - 2020). The windfall development

would be the barn conversions and rural workers dwellings that would comply with existing planning policies or permitted development rights, and as such there is no need to increase the amount of sites allocated for housing above that already included in the 2019 made plan.

In terms of identified housing need, 11 households responded to the Neighbourhood Plan Questionnaire in October 2016 stating that someone in their household would be requiring accommodation, the majority of who were children who would be wanting a place of their own on reaching adulthood. Of these, three would be looking to buy a property, three looking for social (affordable) housing, two looking to self-build, one looking for a starter home and two did not specify. The main need was for 2-bedroom homes. In July 2020, Dorset Council confirmed that there were 2 households with a local connection to Holwell on the Dorset Home Choice register, one requiring 1 bedroom home, and one requiring 2 bedroom home.

As such, the existing consents (including the 14 affordable dwellings permitted at Crouch Lane) and the potential for agricultural barn conversions (that may continue to come forward through permitted development rights) already satisfy the predicted quantum of housing needed. If anything, any remaining need is very limited and would be for open market housing (custom or self-build).

### **Why we are allocating sites for housing**

The clear message that local people have said from the start is that, if more housing is needed, the type of development that they would like to have would be small infill of perhaps 1 or 2 houses per plot, particularly for more affordable housing types such as small family homes, homes for single people and starter homes, providing some limited, incremental growth. Back land development (behind existing houses) and larger sized developments (e.g. 6 or more dwellings) are not wanted.

Despite on paper already having more than enough housing to meet any projections of local needs, or perhaps partly because of the focus on affordable housing at Crouch Lane, local residents still consider that there is scope for some new build open market housing within the village. Their responses indicated support for about 3 new dwellings (in addition to that which would come forward through existing policies i.e. conversions, affordable housing and rural workers dwellings). This was considered a reasonable level of growth by officers of the Local Planning Authority, and would mean that Holwell was certainly providing its 'fair share' of housing.

The site assessment and selection process is described in the Site Assessment and Selection Report that forms part of the supporting evidence to this Plan. A summary of the submitted sites and main issues identified is set out in Appendix P4 with a map showing the location of all sites submitted at Appendix P5.

### **Housing Policies**

The first version of this plan made provision for 4 new sites to be allocated for housing (limited to 1 dwelling per site). One of those houses, at Westbourne, is now under construction and therefore no longer needs to be allocated. The remaining three development plots will supplement the Local Plan policies that support affordable housing, rural workers dwellings and affordable housing rural exception sites. The sites are shown on the Policy Maps at Appendices P6 – Fosters Hill and P7 – The Borough.

The Local Planning Authority and Highways Authority have been consulted, and ecology surveys have been undertaken for two of the proposed sites, to ensure there are no obvious issues that might prevent the development of these sites. The main findings from these assessments are contained in Appendix P8 and the conclusions should be considered in the detailed design if a more recent ecology assessment is not made available. In August 2020 a planning application was submitted to Dorset Council for 1 dwelling on the site adjacent to Gunville House. The landowner of the site between Roseacre & Newhaven, Fosters Hill is also likely to submit a planning application in the next 12 months, whilst the plot adjacent to The Rectory, Pulham Road is more likely to come forward in the latter part of the plan period. The development of these sites will need to accord with the other policies in this Neighbourhood Plan.

### **Policy H1: Amount and Location o New Housing**

**In addition to the additional dwelling in Westbourne (as permitted under planning application WD/D/18/002618), provision is made for up to three (3) 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.**
- **Plot adjacent to The Rectory, Pulham Road.**
- **Site adjacent to Gunville House.**

The Local Plan allows the conversion of existing buildings to open market housing or built tourist accommodation adjoining settlements such as Holwell. Although this would be appropriate for sites fronting onto the highway, in Holwell it is not considered appropriate where it would result in back land development (such as in the fields to the rear of existing development, where development would have the potential to create a separate plot to the rear (even if the proposal were to use the building in relation to the main house)), and the following policy has therefore been included in this plan. This does not impact on permitted development rights, which are set nationally, and include clearly defined clauses and conditions.

### **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.**

In 2020 there were 11 affordable homes in the parish, all of which are managed by Magna Housing Association. A further 14 affordable homes are being constructed at Crouch Lane for Stonewater Housing Association, of which 10 will be for affordable rent, and the other four available for shared ownership. These are expected to be completed in the summer of 2021.

Although the Magna Housing Association site was not selected within the top three sites for housing, local residents indicated that they would support its use for affordable housing should a need arise. At the time of writing this plan, the likely need for affordable housing was more than accommodated for on the Crouch Lane affordable housing site adjoining the Nursery School (ref. WD/D/15/002295). However this may not be sufficient for the whole plan period of April 2017 to March 2031, and it is important that any identified need arising from a local community can be met. As such, the Magna site has been included in this plan. If developed, future occupancy will also be prioritised for people with a local connection (for example those living or working in the local area, or with close family in the area).

### **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 14 affordable homes at the Crouch Lane affordable housing site are 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 of Holwell.**

## DEVELOPMENT - EMPLOYMENT & BUSINESS

### Strategic Objective

**To support existing business, encourage new enterprises and facilities which will enhance commercial effectiveness and employment opportunities.**

### Employment & Business in Holwell

The main occupations of Holwell residents are centred on agriculture or on professional services, with a significant retired population. Of the 9 main working farms operating within Holwell, the largest are dairy farms, notably at Holwell Hill Farm on Pulham Road, at Lower Buckshaw Farm and at Woodbridge Farm. Sandhills Farm also has a dairy operation based in nearby Leigh and grows grass on its Holwell acreage as feed. There are also a number of beef farmers, the largest of which are on Pulham Road, and at Church View, a contracting business that rents additional land. Beef cattle are also farmed on some of the 7 smallholdings within the parish. Holwell's main sheep farm is the Sherborne flock at Hill Street Farm, Stony Lane. A combination of sheep and beef is also farmed on a smaller scale at Holwell Manor and from Proctors Cottage, where heifers are reared on. In addition to farming their own land, many farms rent fields from other landowners within the parish as well as acquiring additional land in the parish or elsewhere to provide adequate grazing for existing cattle numbers or to enable expansion. This can occasionally lead to cattle being driven along Holwell's roads from one grazing area to another. Farm traffic itself can be heavy, particularly at harvest time with tractors collecting and delivering grass, in addition to feed deliveries and milk collection. Most of these farms are family owned and run businesses, only employing non-family personnel when necessary on a part-time or seasonal basis from within the larger local community. There is some local employment in farm based industries such as Honeybuns gluten free cakes and Dorset Blue Vinney cheese and related products. Planning permission has been granted for the erection of a new building for use as a craft bakery with associated offices, but construction has not yet started.

Local employment opportunities are limited, and people looking for work will either work from home or commute to the nearby towns or further afield. Local residents have indicated that they would support small-scale businesses looking to set up in the parish. However this needs to be balanced against the impact of such development on the environment, local road network and the amenity of nearby residents.

There are no hotels or bed and breakfast accommodation in Holwell although these are available in nearby towns or villages with the most likely destination to stay being Sherborne. However, there is provision for glamping holidays at Honeybuns and for Yurt Holidays at Stock Gaylard which lies just outside the parish. These are relatively new businesses offering tourists the option to stay in Holwell through organisations with a strong rural sustainability focus which fits well with the local culture. There is also a spa and retreat operating from Middle Piccadilly.

The Local Plan does provide for a range of opportunities within rural areas for employment sites / workshops and built tourist accommodation, including sites within or on the edge of a settlement. However the Local Plan does not define the extent of the settlement of Holwell, and therefore the areas to which these policies might apply is unclear. Proximity to what might be considered the main area of settlement around Fosters Hill, would potentially preclude otherwise acceptable sites which, although potentially less accessible on foot, would still provide valuable employment opportunities more locally than travelling outside the area, and therefore locations that are well-related to existing buildings and the highway network are considered potentially appropriate. Where a proposal relates to the intensification or extension of existing premises or to support a business for which a rural location is essential, which is also allowed for under the Local Plan, it is important that any new premises should be well-related to existing buildings and the highway network, to avoid isolated development in the countryside. Farm diversification projects and the re-use an existing buildings are also supported. However it is important that any such development does not detract from the rural character of the countryside (for example by virtue of its size and prominence, or requirement for extensive lighting at night), or cause nuisance to neighbours.

Tourism attractions and facilities are covered in the Local Plan, which supports proposals that would increase the quality and diversity of the tourism offer in the local area (with built facilities to be located within or close

to established settlements, or make use of existing or replacement building). Camping and caravan sites should be well located in relation to existing facilities or make appropriate provision for facilities on site and avoid significant adverse impact on the distinctive characteristics of the area’s landscape, heritage or built environment, and does not need to be duplicated in this Plan.

Although harm to the nearby European wildlife sites (at Rooksmoor and Holnest) are considered unlikely to arise from small-scale business development, an assessment of their impact may be required particularly where the nature of the proposed use would give rise to air pollution (including combustion processes) or require their own water supply. Further information on the impact risk zones can be found on <http://magic.defra.gov.uk/MagicMap.aspx>.

## **Employment & Business Policy**

### **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 FACILITIES, INFRASTRUCTURE AND QUALITY OF LIFE

### Strategic Objective

**To preserve the long term future of the area by retaining and if possible enhancing local services, infrastructure and facilities, promoting a safe and healthy community.**

### Current Facilities

#### COMMUNITY FACILITIES

There are three community facilities in Holwell - the village hall, the parish church and the nursery school. Despite the limited venues, the parish has enjoyed a range of regular activities, which included annual events such as the church fete and harvest supper, and more frequent events such as bi-annual 'Fish & Chip' quizzes, Parish Council and Village Hall meetings and club activities. With the exception of the Youth club, all have met at the Village Hall. The Youth Club only made use of the Hall on a monthly basis for activities which could not be enjoyed at its usual venue, the Granary, which is next to the new Rectory. The village now has an open space next to the Village Hall that can be used by its residents for events and activities, and which can provide a play area for Holwell's children.

Holwell's last public house, The Fox Inn, burnt down in 1963, and the garage and village shop closed in 1988 and 1995 respectively. Having been reopened in 1982, and despite having 38 children attending in 1987, the village primary school closed in 1990 (the building is now used by Holwell Nursery).

In the consultation in April 2016, where residents were encouraged to say what they wanted to see in Holwell, there was strong feedback wishing for new facilities such as a community shop, pub, sports facilities, coffee shop, countered by a strong sense that these had been tried before and found unviable. A shop/bar or social club was proposed as an activity that the village hall could incorporate. Also high on the list was a recreation ground or children's play area that could be used for village functions or sports and there is now a facility for this next to the village hall. In the October 2016 Household Questionnaire, 70% of respondents asked for recreation space with amenity use and children's play area. A further 55% stated that they would regularly support a shop in Holwell.

#### VILLAGE HALL

The land on which the hall stands was given to the village in 1923 by the Digby family for the specific purpose of providing a village hall for use by the community. The building itself is an ex-army corrugated iron hut which was erected in 1924 and has since seen little change except for the addition of a kitchen area. The freehold of the hall is held by the Official Custodian for Charities in trust for the village hall's management committee. In 2005, a 50-year lease of the land behind and to the side of the hall was agreed with the Digby family in order to provide adequate and safe off-street parking for users of the hall.



In 2011, an informal survey of the hall was made highlighting concerns over the likely life of the hall's structure, prompting the need to consider the long-term future of the building.

In 2014, the hall committee were approached by a local landowner who offered to transfer the freehold of some two acres of land elsewhere in the parish for the construction of a new hall in return for

the committee making a joint planning application for the residential development of the adjoining land. The proposal was put before residents at the Annual General Meeting in May 2016. The majority of residents did not support the proposal, largely reflecting their opposition to the proposed residential development, and the committee withdrew from the joint application.

In 2016, a Village Hall Survey was carried out as part of Holwell's Neighbourhood Plan process, and demonstrated that the majority of Holwell's residents viewed the presence of a village hall as an important if not essential part of a village community. Although the majority indicated their preference for the hall remaining at or close to its current location, there was a sharp division of views as to whether the



hall should be repaired or replaced.

In 2017 the Hall Committee decided to commission an independent feasibility study to investigate the various options in terms of maintaining, repairing, improving or rebuilding the Hall, and their cost and timescale. The feasibility study was presented to the village in November 2018 and included three new build options – one purpose designed and built, and two ‘off-the-shelf’ buildings, as well as three options to refurbish and repair. Detailed costings were provided for each, so that village residents could make an informed decision as to which option they wished the Committee to pursue. The majority of votes received were for the purpose designed new build option, although support was also shown for each of the three refurbishment and repair options. A 100 Club has been established specifically to raise funds for the new hall.

Various repair and maintenance works to the hall have been carried out by a group of volunteers, most recently planting the saplings donated by the Woodland Trust next to the fencing around the new recreation field adjacent to the hall that is being leased from Sherborne Castle Estates.

The hall has been regularly used – on a weekly basis by Dance Fit, Table Tennis and Circuit Training groups, and on a less regular basis by Holwell’s Youth Club, Short Mat Bowls group, a U3A art group and Holwell Women’s Institute. Regular new uses include a church group and a folk group. The Village Hall Committee have also regularly hosted two Quiz Nights a year and the annual Harvest Supper. Other fundraising events have included car boot sales, a skittles evening with BBQ using the hall’s own skittle alley (brought from its storage at Pulham Rectory) and a Winter Warmer event comprising stalls, raffle and seasonal refreshments. The hall has also been let for private parties and other community gatherings such as the Queen’s Jubilee celebrations, and for all parish and general elections. While the 2020 coronavirus pandemic has adversely impacted use of the hall, it is anticipated that use will return to the same level once restrictions are lifted.

The village hall’s website is kept up-to-date with information affecting the village (see [www.holwellvillagedorset.org.uk](http://www.holwellvillagedorset.org.uk)), including the charity’s structure changing from a trust to a Charitable Incorporated Organisation in January 2020.

## CHURCH

The Church of St Laurence is in the Diocese of Salisbury and has been a site of Christian worship for over 700 years. It is the only Grade I-listed building in the parish and the grandeur of its composition illustrates the great wealth that existed in this area during the 15th century due largely to the importance of the local wool trade. It stands in its churchyard in the conservation area of The Borough, one of the earliest hamlets in the parish.



Robert Le Brett donated the land for the church to the abbots of Abbotsbury in 1322 and most of the current church was largely the result of a rebuilding in the early part of the 15th century using coursed limestone rubble with ashlar dressings of the same material, probably from the Marnhull quarries. Although the major part of the church dates back to the 15th century, a gallery was erected in front of the west tower in 1734, and the chancel was rebuilt in 1770 and again in 1885 at a cost of about £1,400, when the organ chamber was added. The church is unusual in that the tower was built some years before the nave.

St Laurence consists of chancel, nave of four bays and aisles, south porch and an embattled western tower with pinnacles. The nave has an early 15th-century wagon-vaulted ceiling and the north chapel a fine 17th-century wooden ceiling with moulded beams and bosses. There are simple late Victorian pews throughout except for the north aisle where a number have been removed, and a late 17th-century pulpit with reeded lower panels. There are memorial windows to members of the Warry family and to Mr Robert English, many years churchwarden, and three medieval sun dials on the south side.

In 2001, the nave roof was discovered to be defective and the church was closed for five years while a new steel roof structure was erected above the existing timbers and the whole extensively restored along with the interior. During this major restoration some of the timbers were found to date back to the 1190’s. While the church was closed, services were held in a neighbouring church or in Holwell village hall, before the church was rededicated in September 2007.

St Laurence is one of the churches covered by the Three Valleys Team and is the biggest parish in the White Hart Vale benefice, having the largest population and covering some 2400 acres. The parish register of baptisms, marriages and burials began in 1653, and the original register books have been digitised and are

deposited with the Dorset Archives Service. The church holds two services per month, one Communion and one Evensong. The congregation averages around 10, the Communion service being more popular than Evensong. The peal of five bells is a ground floor ring, made by Gillet and Johnston in 1911, the tenor weighing over 14cwt; the bells are in good order and rung regularly by a local team with ringers occasionally visiting from other parts of the country.

### **NURSERY/SCHOOL**

The village school closed in 1990 and the building now houses Holwell Nursery, a registered charity which is run by a management committee comprising parents of past and present users as well as members of the community. It is affiliated to the Pre-School Learning Alliance and is registered with OFSTED.

The Nursery provides care for pre-school children from 3 months to 4 years of age and is open five days a week (excluding Bank Holidays), for 50 weeks of the year from 8.00am to 5.30pm, closing at Christmas for two weeks. It also provides a Holiday Club for children aged from 5 to 12 years during all school holidays except Christmas, although limitations on places were put in place during the coronavirus outbreak.

In light of the persistent problems experienced by users and employees of the Nursery with on-street parking and vehicles dropping-off/picking-up, provision has been made in the Crouch Lane development of affordable housing for additional parking spaces to the rear of the Nursery together with ancillary recreation space.

### **Community Policy**

The following policy seeks to protect the facilities that we currently enjoy, and allow them to expand. It makes specific provision for improvements to the village hall including a much wanted recreation area. It also recognises that there is no ‘village centre’ where community facilities are clustered, and although it may be beneficial to locate community facilities within easy walking distance of one another and to the main populated area around Fosters Hill, Crouch Hill, Pleck and Gunville, this may not be feasible and it would be unfortunate if restricting development to this specific area meant that such facilities in other areas of the parish were refused. As such, the policy for the provision of new facilities isn’t limited to any one location, but recognises the need to consider the locational impacts in terms of environmental, amenity and road safety concerns. Holwell is also committed to working with adjoining communities to provide better services locally.

#### **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.**

### **Public Rights of Way**

In the absence of public parks and recreation areas, the main outdoor recreation opportunities in Holwell are reliant on the use of the extensive network of public rights of way. In the Household Questionnaire responses, from December 2016, the options that most people thought may enhance and protect our local area included better access to footpaths/bridleways with more than 100 comments made about the quality of countryside being the reason that people love living in Holwell.

A map showing footpaths, rights of way and bridleways is shown at Appendix P9 and the latest version of the Footpaths etc. listing received from Dorset County Council, dated 29 September 1989 with later updates 14

September 2017, is attached at Appendix P10.

**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.**

**TRANSPORT, INFRASTRUCTURE AND COMMUNICATION**

**Road infrastructure and safety**

Data from Dorset County Council shows that there have been no serious vehicle collisions reported within the parish over the past 5 years, with two slight vehicle collisions reported on the A3030 near Woodbridge Farm (no details available) and one serious incident just outside the eastern boundary of the parish on Holwell Road.

As well as concerns that have been voiced at Parish Council meetings, the Neighbourhood Plan questionnaire in 2016 highlighted that there are some road safety concerns centred on the observance – or lack thereof – of the 30 mph speed limit within which the centre of Holwell sits. The width of the verges on Fosters Hill with houses being set well back and the straightness of the road itself combine to contradict the built-up nature of the village and appear to encourage motorists to ignore the 30mph speed limit. Daily traffic associated with the parish’s agricultural nature has also been identified as a cause for concern. Other areas of concern include parked cars around the nursery school, and the junctions of Pulham Road with Holwell Drove and Fosters Hill, as has the lack of street lighting.



Despite evidence of speeding provided by the Community Speedwatch team’s regular monitoring, financial constraints on both the county and parish council have mitigated against preventive measures such as speed bumps or ‘entrance’ gates. The Highways Department proposed several measures as a result of which a Give Way sign has been erected near the junction of Pulham Road with Crouch Lane, and road markings to emphasise the 30mph speed limits have been installed. Other speed management systems are currently being investigated.

**Transport & Infrastructure Policies**

No specific policies have been identified, given the broad policies covering road safety in the Local Plan.

## LANDSCAPE & ENVIRONMENT AND DESIGN

### Strategic Objective

**To protect and enhance the natural, agricultural and built environment of the Parish including its landscape, built heritage, archaeological sites and wildlife habitats.**

**To keep development to an agreed scale, of good quality and design, making use of materials that are appropriate, sustainable and complementary to neighbouring properties.**

**To reduce vulnerability to the impact of severe weather i.e. flooding, etc.**

### Landscape and Views

The parish's landscape is predominantly rural and agricultural. The gently undulating topography and gaps in the roadside hedgerows and the village's linear layout with gaps between buildings ensures that residents have extensive views over the near countryside, as well as more distant views towards local features such as Bulbarrow or Dungeon Hill, and across The Borough towards Bishops Caundle. The parish's network of footpaths also provides access to views of the surrounding countryside, while many residents enjoy unspoilt views from the privacy of their own homes and gardens.

Some of the most notable views across the countryside are available to travellers along the following roads. These views contribute significantly both to the area's special character and to the quality of life enjoyed by its residents. In certain circumstances, development could positively enhance local views, such as through the removal or screening of incongruous structures or the removal of features that block a view (providing that those features are not of importance in their own right). Where built development is proposed within an identified view, then a Landscape and Visual Impact Assessment (LVIA) including photomontages should be produced as part of the application to ensure the impact of the development is understood and that measures are identified to ensure the view is not diminished.

The following views are particularly notable for their scenic quality and for their value in enhancing Holwell's intensely rural setting:

**Table 1 – Locally Important Views**

<b>Ref</b>	<b>Location and Direction</b>	<b>View Description</b>
View 1 towards Bulbarrow	From various locations along Packers Hill.	Panoramic view across farmland, woods and open countryside towards the ridge of Bulbarrow in the distance.
View 2 towards Dungeon Hill	From various locations within Holwell, notably on Pulham Road, looking south west.	Panoramic view over farmland and wooded areas towards distant hills.
View 3 towards Bishops Caundle	From Crouch Lane and particularly footpaths north of Penny Farm, looking north.	Panoramic view over farmland and wooded areas towards the village of Bishops Caundle on the other side of the valley. Views of the Grade I Church of St Laurence in the mid-ground.



View 1 from Packers Hill towards Bulbarrow



View 2 from Pulham Road towards Dungeon Hill



View 3 Footpath behind Penny Lane looking north towards Bishops Caundle

## Landscape Policy

### **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.**

### **Important Woodlands, Wildlife and Landscape Features**

In a rural community like Holwell, well over 90% of land cover is used for agricultural land. A number of areas have been identified as of particular landscape, cultural or wildlife value. There are four Sites of Nature Conservation Interest (SNCI) within the Neighbourhood Plan area. These are

- Peaceful Lane for its road verge and hedge bank.
- Some fields on Hill Street Farm for its semi-improved neutral grassland.
- Holwell Drove for its wide verges and neutral grassland and small pond.
- 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 have adjoining areas which are also of potential wildlife importance. 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* forms 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.

There is land at Barnes Cross that relates to the historically interesting post box. The verges contain many Common-spotted Orchids. These 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 Parish Council 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 plant 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.

There are substantial stands of trees, notably to the south of Holwell Drove, and pockets of woodland are dotted throughout the parish, largely comprising beech, blackthorn, hawthorn, hazel and oaks. Avenues of mature oaks line the driveways to Little Westrow, Westrow Farm and Westrow Cottage West. However most of the orchards that were in existence in the 1800’s disappeared in the 1930’s.

There are a number of Tree Preservation Orders within the parish, the majority of which are along Packers Hill, with others in Foxs Close and Stony Lane. A number of other trees have been highlighted, including an ancient oak at Hill Street Farm, another in the fields east of Westrow and another in the field north west of the Nursery school.

The general importance of grass verges, hedgerows and woodland lining the secondary roads was also highlighted in the heritage and character appraisal for the area. The parish contains an ancient network of tracks and footpaths, many of which connected the outlying hamlets to The Borough and were widely used by packhorses. For example, one ran from The Borough to Woodbridge Farm over Rowden Mill Bridge. Several tracks are now green lanes such as that from Westrow to Barnes Cross, and the lane originating at Font-le-Roi in Caundle Marsh, that leads to Lower Buckshaw and Holwell Manor. The character of the mile-long Holwell Drove resulted from the last large land enclosure in 1797 – the western end of the Drove was left unfenced, hence its particularly wide verges as the then landlord did not wish to buy it, whereas the eastern end closest to the centre of Holwell was enclosed and fenced. The Drove has been a Dorset Wildlife Trust blue post verge for over 20 years. Recently a group of County Naturalists have been working with the landowners to improve the biodiversity and the wildlife management of the Drove.

A policy has therefore been included that protects the various woodland, wildlife and landscape features that are particularly notable in the Neighbourhood Plan area. Some of the plants and animals which have been recorded in the parish are detailed in the Facts and Figures document that forms part of the supporting evidence for this Plan. This includes a range of protected species, such as bats, otter, brown hare, badger and tawny owl. Although no records exist of the great crested newt within Holwell, these have been recorded in the adjoining parishes.

For all sites over 0.1ha in size, or where there are known protected species or important habitats/habitat features (including rural barns where bats may be present), the Local Planning Authority will expect any planning applications to be accompanied by a Biodiversity Mitigation & Enhancement Plan (BMEP) in order to demonstrate that the area’s wildlife interest will not be harmed, as wildlife interest is not confined to designated sites. Measures to provide potential habitats for protected species recorded within or close to the parish are particularly encouraged.

## Woodland & Wildlife Policy

### **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**

## Buildings and Structures of Local Importance

There are 23 listed buildings and structures within the parish, (see Table 2 below) one of which – the Parish Church of St Laurence – is Grade I listed, while the others are Grade II and II\* listed.

**Table 2: Listed Buildings in Holwell - Source Historic England**

- Church of St Laurence
- The Rectory
- Holwell Farmhouse
- Cottage south of Holwell Farmhouse (known as Rectory Farm)
- Bridge north of Church of St Laurence (that part in Holwell)
- Table tomb (south of south aisle) in Church of St Laurence
- Table tomb (east of chancel) in Church of St Laurence
- Pillar box at Barnes Cross (c1853)
- Holwell Manor
- Westrow Cottage West
- Church Hill Farm (known as Crouch Hill Farm)
- Buckshaw House
- Buckshaw Farmhouse
- Lower Buckshaw Farmhouse
- Strawberry Cottage
- Naish Farmhouse
- Elm Tree Farmhouse and outbuildings
- Middle Piccadilly Farmhouse
- Woodbridge Farmhouse
- 2 farm buildings adjacent to Woodbridge Farmhouse
- Rowden Mill Bridge (that part in Holwell)
- Cornford Bridge (that part in Holwell)
- Westrow Cottage East (known as Little Westrow)

More detail on these buildings and structures is shown in Appendix P12.

In addition to these, there are other features that residents see as contributing to Holwell’s unique character, At Appendix P13 is a list of Locally Important Buildings and Structures and features of Holwell that should be considered in this light. Some examples are listed below

- The Chapel House
- Holwell Nursery School, Crouch Lane
- Stocks to the south of the church
- Lodges to the north and north-east of Buckshaw House’s Gate
- Red BT telephone box (K6 design) by village noticeboard.

There is also a range of traditional buildings throughout the area which are associated with farming. These buildings can be divided into two sub-categories: farmhouses and cottages. The majority are constructed of rubble stone; however there are also some brick and rendered examples. All are two-storeys high and have features such as porches with pitched roofs, tiled roofs and timber windows. Most of them appear on the 1886 Ordnance Survey map and are good examples of the vernacular architecture of Holwell. They all contribute to the local distinctiveness of the area and are considered to be buildings of local interest

Our historic buildings are protected through Listing, and given strong protection under the relevant legislation, national and Local Plan policies. However there are some buildings in the village that date from the 19th and 20th century (or earlier) that are not currently Listed or on a Local List but which could be considered of local interest and contribute positively to the character and heritage of the area.

### **Buildings & Structures Policy**

**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.**

### **Rivers, Waterways and Flooding**

The parish is drained by numerous small streams and springs that generally flow northwards towards Caundle Brook, a slow-moving river which often causes water spillage into surrounding fields. There are a number of other water courses and tributaries throughout the village, all of which may break their banks under certain conditions.

Since the area is largely of Oxford Clay, in periods of prolonged or heavy rain, water can gather rapidly and even higher areas of the parish can flood - parts of Holwell Drove, Fosters Bridge, Packers Bridge below Packers Hill, Pulham Road, Stony Lane, Peaceful Lane and Crouch Lane are particularly susceptible. Flooding occurs because culverts and drains pass under roads and may not be able to absorb the full volume of water, or because ditches have been infilled and the piping beneath is inadequate. Blocked drains and ditches are a particular problem in Stony Lane, causing ice formation in cold weather. There have been isolated cases of heavy surface water flooding properties in the past, and farmland can also flood rendering it impossible to put cattle out.

The Working Group reviewed the Flood Maps available for the parish of Holwell (Appendix P11) to ensure they were aware of the main areas that should be noted throughout the site selection process. With the sites selected and put forward in this Plan, there do not appear to be any flood issues and the Working Group agreed that no specific policies are required.

## Design

Holwell is a dispersed settlement concentrated mainly along Crouch Lane, Fosters Hill and Pulham Road. The village comprises low-density development of predominantly detached houses set back from the road in large plots, characteristic of a rural area. The typical materials and architectural detailing used throughout Holwell contribute to its local vernacular and reinforce the distinctiveness of the area. Its rural character is reinforced by the extensive verges and gardens which surround most properties, allowing views across the area and beyond to the rural landscape. Away from the main settlements, agricultural buildings also contribute to the rural character of the area.



The design of new buildings should look to enhance local character. Design quality should focus on reinforcing local distinctiveness, but not preclude originality or achieving energy efficient designs. The following provides design guidance that picks up on the distinctive characteristics of this area. Examples are provided in the pages that follow.

### Design Policy

#### **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**

**Table 3: Design Policy Key Characteristics**

<b>Aspect</b>	<b>Guidance</b>	<b>Examples</b>
<b>Density, scale and orientation</b>	<p>The scale of development should be appropriate to the size of the plot and general character of the surrounding area.</p> <p>Spacing between buildings should allow for views through to the wider countryside.</p> <p>New buildings should respect the existing height and roofline of adjoining properties. Extensions should be subordinate to the original building in scale and character. Extensions that exceed the height of the original building or extend outward by more than 40% of the original building width are unlikely to be appropriate.</p>	-
<b>Building line</b>	The set back of new buildings (as measured from the back of the carriageway to the front elevation) should respect the existing building line along the street.	
<b>Roof design</b>	Careful attention should be paid to roofing materials, pitch, eaves and verge details and the inclusion of chimney stacks or other features that project above the ridge line. In general, a simple roof form is preferred. A typical palette in Holwell includes clay and slate roof tiles.	See <a href="#">Image 3</a>

Aspect	Guidance	Examples
<b>Doors &amp; Windows</b>	<p>Doors should be simple and well-proportioned; pastiche of historical designs should be avoided.</p> <p>Porches are a common feature in Holwell and can be used to add interest.</p> <p>Windows in new houses should complement the vertical pattern and scale of windows reflected in local architectural detailing.</p> <p>A typical palette in Holwell includes timber painted windows. Paint colours should respect traditional, local colours. For Holwell muted, natural tones are appropriate.</p> <p>There should be a positive relationship between the building and the street, through placing the property entrance so that it is clearly visible from the road, and avoidance of largely blank walls with no doors or windows.</p>	See <a href="#">materials and design palettes</a>
<b>Materials</b>	<p>Materials used in new development should complement the materials typical of the existing buildings in the street, the streetscape or the existing building in the case of extensions. Whilst, exceptionally, an extension may intentionally be designed to be contrasting, such an approach will need to be carefully justified and its success will rely on a high quality design.</p> <p>A typical palette in Holwell includes rubble stone and red stock bricks.</p> <p>Permeable surfacing materials should be used to provide adequate natural drainage.</p>	See <a href="#">materials palette</a> .
<b>Architectural quality and detailing</b>	<p>The design and amount and type of decoration and functional elements (such as the position and type of doors and windows, flues, chimneys, gutters and flashings) should complement the local vernacular but avoid overly detailed / pastiche elevations. Traditional elements often include detailing around windows including cills, quoins and masonry detailing, door surrounds or porches and timber framed, sash windows. Existing period detailing should be retained and the covering over or removal of such elements is not encouraged.</p> <p>The introduction of conspicuous domestic features and additional window or door openings in converted agricultural buildings should be avoided. Retention of existing features and a simple design approach is usually most appropriate.</p>	See <a href="#">design and details palettes</a> .
<b>Front gardens and boundary treatments</b>	<p>New development should reinforce the well-managed network of grass species rich verges, hedgerows and woodland lining the routes through the area, which are characteristic of the rural landscape.</p> <p>Existing front gardens should be retained.</p> <p>Boundary treatments such as stone walls, timber fences and vegetated hedgerows are common. Boundary treatments should be common or complimentary to the street.</p>	See <a href="#">Image 1</a>
<b>Soft landscaping</b>	<p>In Holwell the rural landscape is the dominant feature; the buildings secondary.</p> <p>Landscape schemes should be designed to be as informal and simple as possible, relevant to the rural character and their future management arrangements secured where landscaping is necessary to mitigate the impact of the development.</p> <p>Native trees and shrubs should be used to reinforce the rural character of the area and screen urban features (such as cycle and bin stores, and hard-surfacing for car parking). There should be no net loss of native trees or hedgerows.</p>	

## ILLUSTRATIVE EXAMPLES OF BUILDING/DESIGN STYLES IN HOLWELL

DENSE HEDGEROW ON PROPERTY BOUNDARIES

WIDE VERGE BETWEEN PROPERTIES AND THE STREET

EXISTING PROPERTIES SET BACK BEHIND WELL VEGETATED FRONT GARDENS

VIEWS TO A DISTANT HORIZON



**Image 1:** Fosters Hill: the main residential street in Holwell



**Image 2:** Stony Lane

NEW PROPERTY SET BACK FROM STREET RESPECTS THE POSITION OF EXISTING PROPERTIES

EXISTING PROPERTIES

NEW PROPERTY RESPECTS ROOFLINE OF  
EXISTING PROPERTIES



**Image 3:** Cottages, Gunville



**Image 4:** Extended property, Pulham Road

NEW EXTENSION RESPECTS SCALE, PROPORTIONS AND  
ROOFLINE OF EXISTING PROPERTY.

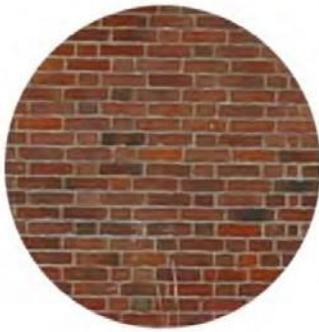
WINDOWS ON NEW EXTENSION HAVE BEEN DESIGNED  
TO COMPLIMENT THE EXISTING WINDOWS



**Image 5:** Detached property, The Borough

## Materials Palettes

Below are examples of building material that contribute to the local vernacular of Holwell and could be used to inform future development. It should be noted that these materials are not prescriptive and there is opportunity for innovative and creative material suggestions in new buildings, restorations and extensions that may compliment what already exists.



RED BRICK



GREY RENDER



RED CLAY TILES



EXPOSED TIMBER



THATCH



RUBBLE STONE



DRY STONE



SAGE GREEN  
TIMBER PAINT



GRAVEL

## Details Palettes

Below are examples of architectural details that contribute to the local vernacular of Holwell and could be used to inform future development. It should be noted that these materials are not prescriptive and there is

opportunity for innovative and creative architectural designs in new buildings, restorations and extensions that may compliment what already exists.

Windows/Chimneys/Additional Features



SASH WINDOWS



PAINTED WINDOWS



BAY WINDOW



DORMER WINDOW



BRICK CHIMMNEY



DETAILED CHIMMNEY



ORNAMENTAL  
BALCONY



TIMBER OUTBUILDING



SIGNAGE

Masonry Detailing/Porches



MASONRY DETAILING



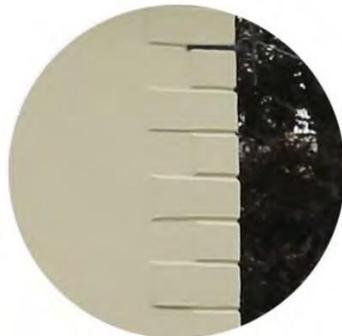
MASONRY DETAILING



MASONRY DETAILING



MASONRY DETAILING



QUOINS



STONE/SLATE PORCH



BRICK PORCH



THATCHED PORCH



RED BRICK/TIMBER  
PORCH

## Restoration precedents



Restored property, Foster's Hill:

- Masonry detailing above windows
- Mix of facades, render and brick
- Mix of boundary solutions in keeping with the local vernacular, dense hedge, painted timber doors, natural timber and red brick.



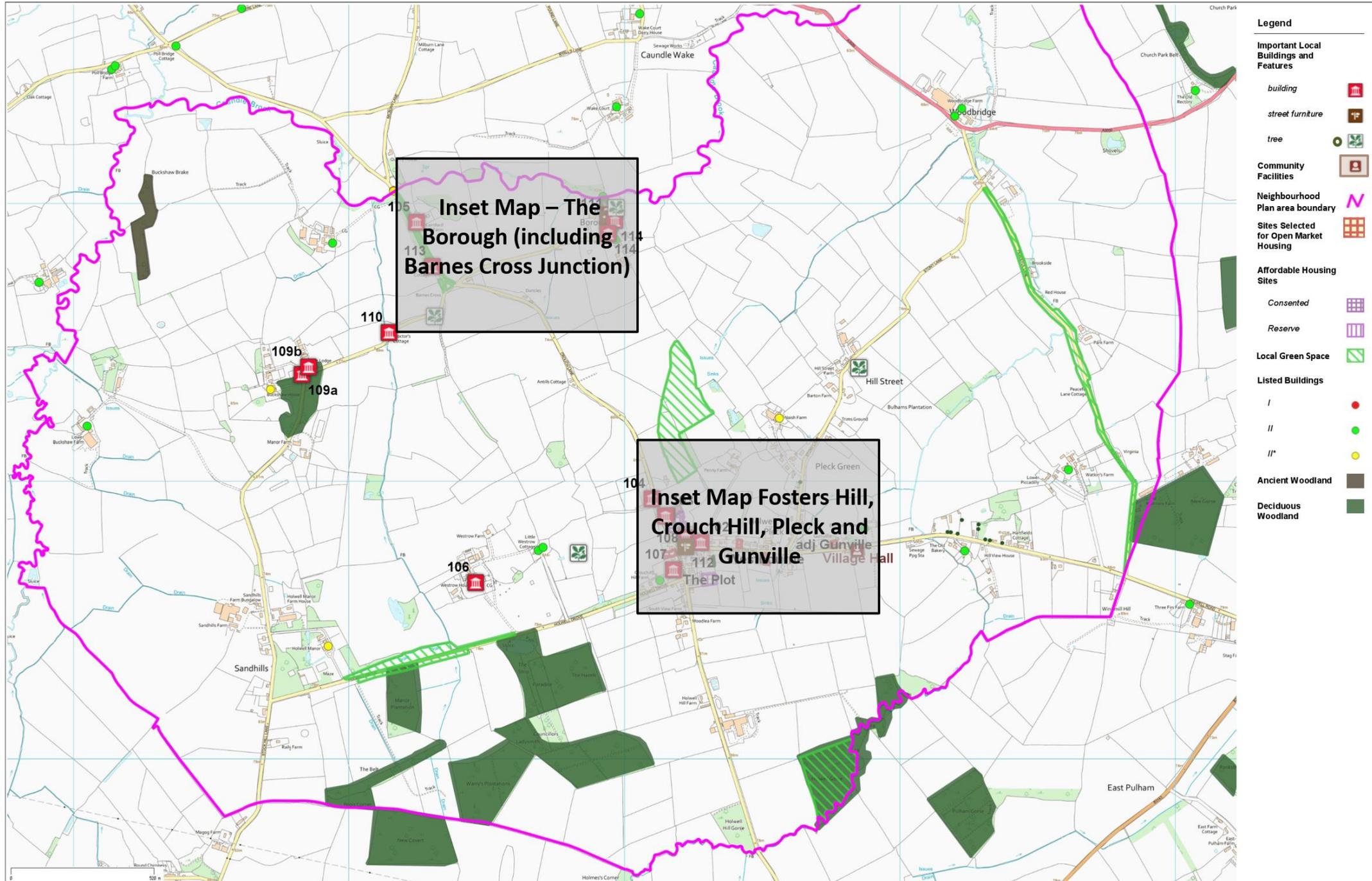
Restored property and outbuilding, Foster's Hill:

- Painted timber with red brick
- Timber gate

## **MONITORING AND REVIEW**

This Plan is designed to run until 2031 in parallel with the West Dorset District Council Local Plan. However this Local Plan is being reviewed and there is also an ongoing review of the National Planning and Policy Framework (NPPF).

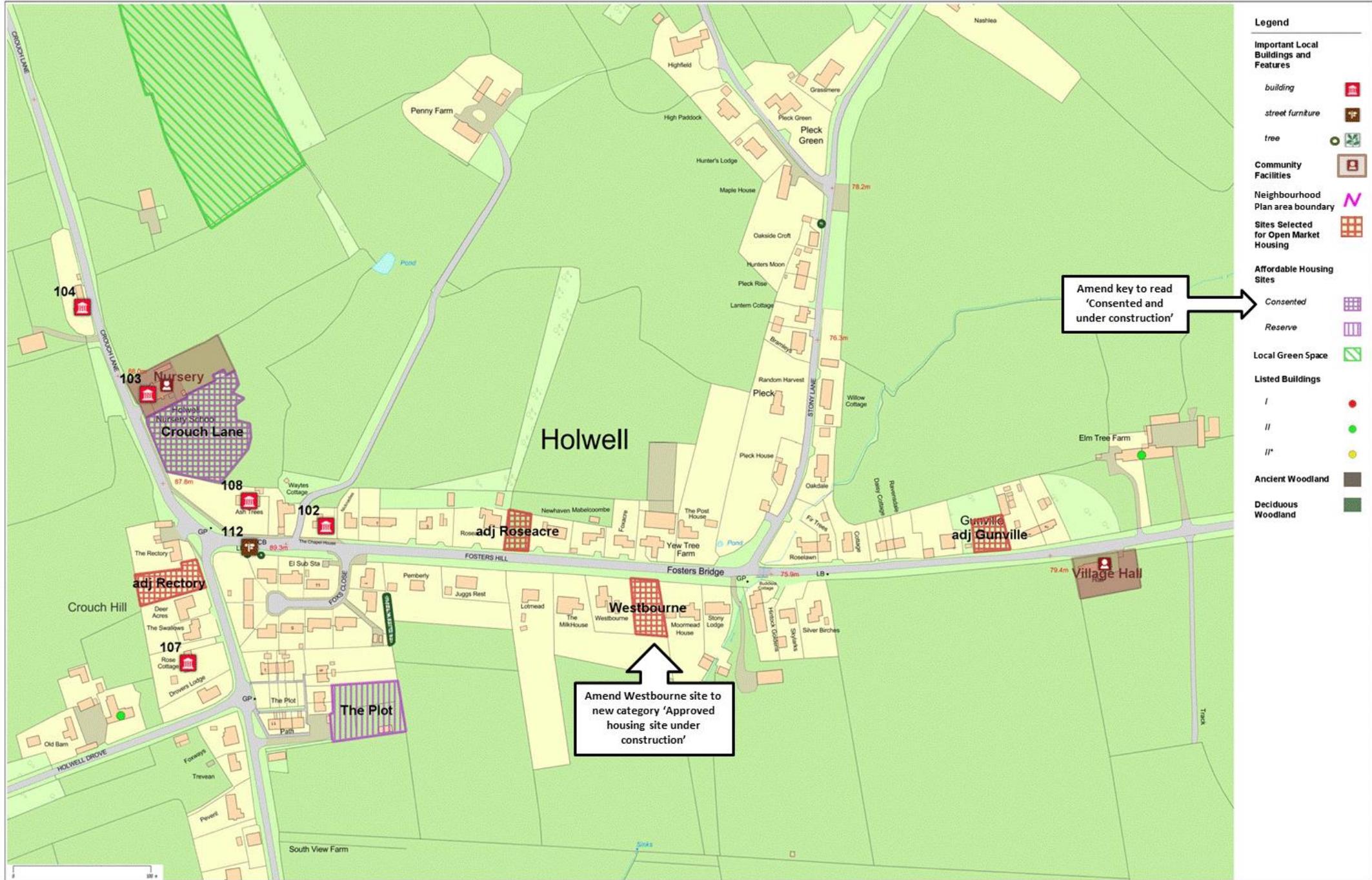
It is proposed that the Parish Council consider the need to review this document at least annually with a view to ensuring that it is still current and in line with residents' wishes. The decision to review this Plan should take into account any changes to the planning system (NPPF or Local Plan) that would impact on the content or delivery of this Plan and arrange a more in depth review if required.

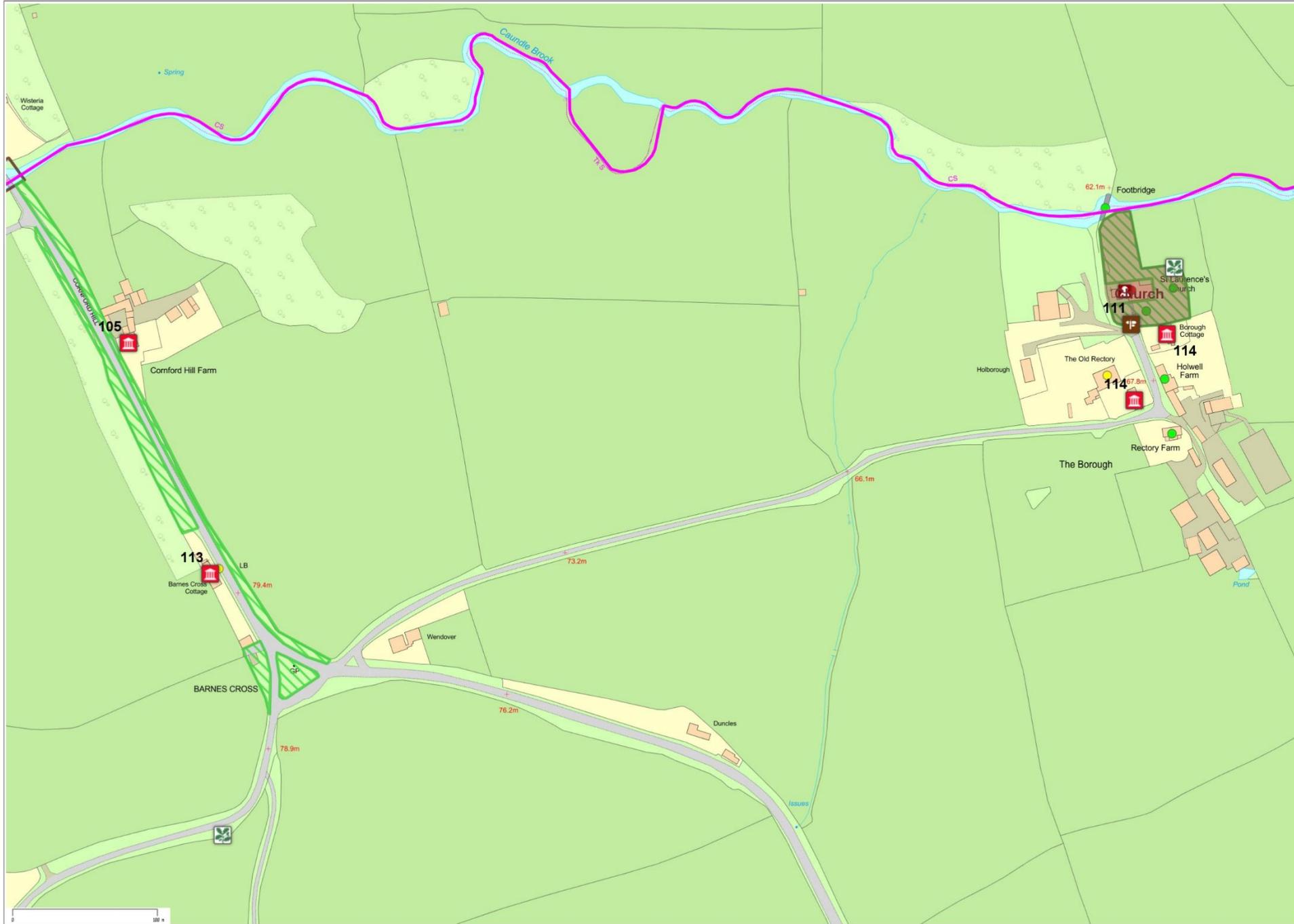


- Legend**
- Important Local Buildings and Features**
    - building 
    - street furniture 
    - tree 
  - Community Facilities** 
  - Neighbourhood Plan area boundary** 
  - Sites Selected for Open Market Housing** 
  - Affordable Housing Sites**
    - Consented 
    - Reserve 
  - Local Green Space** 
  - Listed Buildings**
    - I 
    - II 
    - II\* 
  - Ancient Woodland** 
  - Deciduous Woodland** 

**Inset Map – The Borough (including Barnes Cross Junction)**

**Inset Map Fosters Hill, Crouch Hill, Pleck and Gunville**





Legend

Important Local Buildings and Features

- building 
- street furniture 
- tree 

Community Facilities



Holwell Boundary



Sites Selected for Open Market Housing



Affordable Housing Sites

- Consented 
- Reserve 

Wildlife Area



Listed Buildings

- I 
- II 
- II\* 

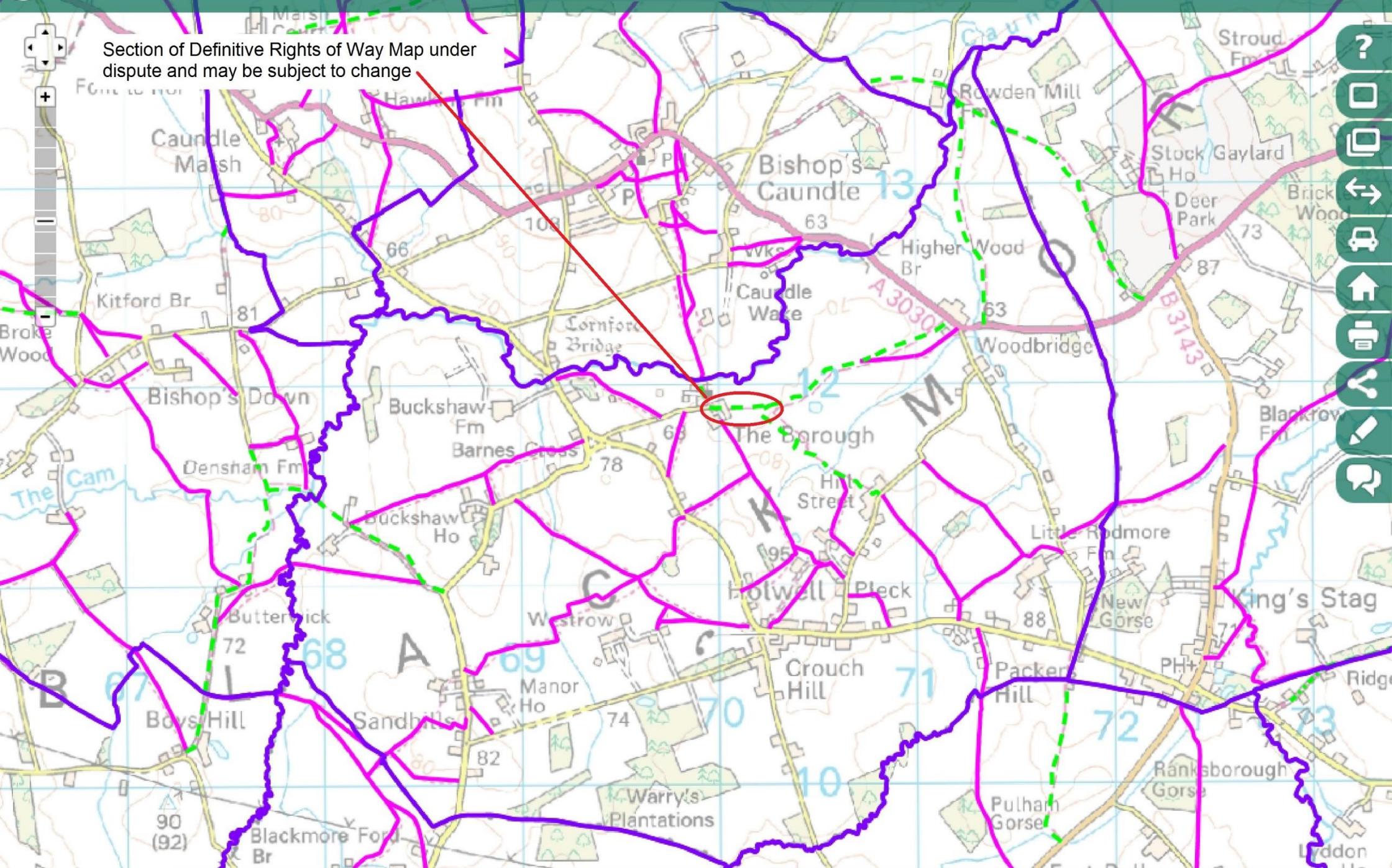
Ancient Woodland



Deciduous Woodland



Section of Definitive Rights of Way Map under dispute and may be subject to change



- ? (Help)
- (Full Screen)
- ↔ (Layers)
- ↶ (Home)
- 🗑️ (Clear)
- 📏 (Measure)
- 🗨️ (Share)

**APPENDIX P13 – LOCALLY IMPORTANT BUILDINGS AND STRUCTURES Updated July 2018**

<b>Map Ref</b>	<b>Building &amp; Location</b>	<b>Description</b>
102	Chapel House, Fosters Hill (The Susannah Graham Memorial Chapel).	Built as a Wesleyan Chapel in early 1900 and opened in 1903, now converted and extended for residential use. Brick elevations under a steep pitched clay tiled roof.
103	Nursery School, Crouch Lane.	1874. Brick under a clay tiled roof, with entrance porch and school bell tower over.
104	Nightingale Cottage – formerly 2 or more cottages	Coursed rubble under stone tile roof. C18 ?
105	Cornford Hill Farmhouse	C18 – formerly the Red Lion Inn. Records exist for Leaseholder in 1840. Pebble dash rendered under a slate roof.
106	Westrow House, Holwell Drove	Rebuilt to a similar style c 1950 after the previous C17 ? House burned down. Colour wash render under a tiled roof. Former original stabling to rear converted to four cottages. Opposite the entrance is Westrow Lake – 1.25 acres – used for boating and harvesting fresh water mussels.
107	Rose Cottage, Pulham Road	Cob, with tiled roof. C18?
108	Ash Trees	Built late C18? of Holwell Stone (probably from Cornford Hill Farm quarry) to ground floor, and coursed squared rubble to first, under a slate roof. (Also home to Alfred Trim, early 1900s, property speculator in the south-west).
109	2 Lodges N and NE of Buckshaw House Gate.	Attractive detached cottages, coursed rubble with tiled half hipped and gabled roof brick stacks.
110	Proctors, Stock Hill Lane	Early C19 ? Farmhouse – stone rubble under a tiled roof.
111	Stocks, adj St Lawrence Church, The Borough	With renewed woodwork but with iron fittings which are probably of the 18th century, they stand

		outside the churchyard wall about 20 yds. S. of the church porch
112	BT Red Telephone Box, Fosters Hill	K6 model Designed by architect Giles Gilbert Scott in the 1920s, and going through successive modifications until it achieved perfection in 1936, it remains a visible symbol of an England otherwise fast disappearing.
113	Barnes Cottage, Barnes Cross	Formerly two cottages, now extended to the rear, dating from c late C18. Coursed rubble under a tile roof.
114	The Borough	Medieval Conservation Area, including listed buildings such as St Lawrence Church, The Old Rectory (to include former Stabling, and walled garden with majestic Cedar of Lebanon), Holwell Farmhouse and Borough Cottage.