

# CONSULTATION STATEMENT ON THE HOLWELL NEIGHBOURHOOD PLAN REVIEW

## FEBRUARY 2021

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## INTRODUCTION

This Consultation Statement summarises all the statutory and non-statutory consultation that has been undertaken with the community and other relevant statutory bodies and stakeholders in reviewing the Holwell Neighbourhood Plan. It describes how concerns have been addressed and what changes have been made to the final Plan as a result of the pre-submission consultation.

The purpose of this document is to demonstrate that the Neighbourhood Plan has been developed on the basis of wide and thorough community engagement. More specifically, the neighbourhood planning regulations require a consultation statement to be produced which—

*(a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified;*

*(b) explains how they were consulted;*

*(c) summarises the main issues and concerns raised by the persons consulted; and*

*(d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified.*

The consultation requirements and responses to the Strategic Environmental Assessment and Habitats Regulations requirements are detailed separately in the Screening Report.

## STAGE ONE: SCOPING

### HOW WE CONSULTED...

During August 2020, the household survey was hand-delivered to every property in Holwell Parish. The survey included 12 questions and an open comments box, and could be completed on-line, or taken to the Village Hall (post box at rear) or to Ash Trees on Crouch Lane (box in porch). The closing date for the consultation was 25 September.

Further, additional information and relevant documents were also made available online at: <https://holwellneighbourhoodplan.co.uk> and a link provided to the made plan on the Dorset Council website <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/dorset-council-planning-policy/neighbourhood-plans-in-dorset/holwell-neighbourhood-plan.aspx>

**REVIEW OF CURRENT HOLWELL NEIGHBOURHOOD PLAN**  
**AUGUST 2020 - QUESTIONNAIRE**

The information you give will be consolidated to help with the review of the Holwell Neighbourhood Plan and will be managed in accordance with the Parish Council's Privacy and Freedom of Information Policies located on the Parish Council website.

Please complete this questionnaire if you would be eligible to vote in a referendum on the Neighbourhood Plan.  
You are eligible if:

- You live in the parish of Holwell.
- And you are on the electoral register to vote in local council elections.
- And you are 18 or older.

Complete one set of columns for each eligible person in a household. If there are more than four people responding, please make a copy of the blank form first and submit them both.  
Or, for an extra copy, contact:


- Sally-Anne Holt: 01963-23349  
or - Steve Atchison: 01963-23305

Please return your completed questionnaire to one of the following:

- The letter box on the back of the Village Hall.
- Steve Atchison - leave in the porch at Ash Trees (opposite Red Phone Box).

Alternatively, the questionnaire can be completed online, at:  
<https://holwellneighbourhoodplan.co.uk>

Or use the QR Code:



The Holwell Neighbourhood Plan & supporting documents can be found at:  
<https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/dorset-council-planning-policy/neighbourhood-plans-in-dorset/holwell-neighbourhood-plan.aspx>

Questions and comments on the review can be sent to:  
[holwellneighbourhoodplan@gmail.com](mailto:holwellneighbourhoodplan@gmail.com)

**The Holwell Neighbourhood Plan was made in February 2019.**  
**Do you think the 11 policies in the Plan (listed below) are still appropriate for Holwell?**

Yes (Please add comments at bottom of page)  
No (Please answer the following questions)  
Not sure (Please explain at bottom of page)

Eligible Person:				
1	2	3	4	

Please tick any of the policies that you wish to offer an amendment for and add details below:

**There are 3 policies on housing matters:**

Policy H1: Amount and Location of New Housing				
Policy H2: Preventing Backland Development				
Policy H3: Affordable Housing Prioritised For Local People				

**There are 2 policies on business and employment:**

Policy EB1: Locations for Employment and Business				
Policy EB2: Camping and Caravanning sites				

**There are 2 policies on community matters:**

Policy C1: Important Community Facilities				
Policy C2: Public Rights of Way				

**There are 4 policies on landscape, wildlife, buildings etc:**

Policy E1: Locally Important Views				
Policy E2: Locally Important Woodlands/Wildlife/Landscape				
Policy E3: Buildings and Structures of Local Importance				
Policy E4: Design				

- Please outline your proposals for changes to the policies or Plan documents that you wish the Parish Council to consider, including any new policy areas.  
- Please use the relevant Policy number and your respondent / person number.  
- Please use an additional sheet if required

*Please add name and contact details if you wish.*

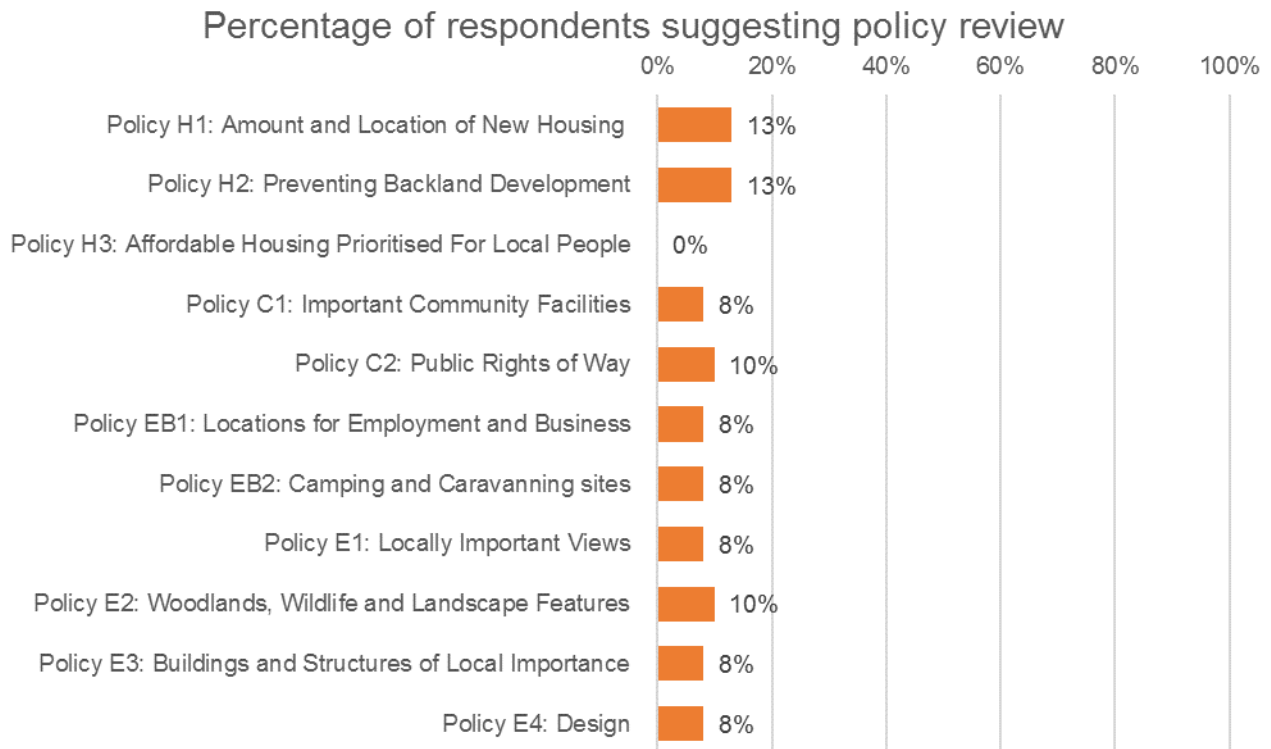
### WHO RESPONDED...

We received 29 completed surveys, representing the views of 52 people (as between 1 and 3 persons in a household responded to a survey). So this means that we heard from about 15% of the population / 18% of all households (the 2011 Census had returns from 160 households and recorded 369 usual residents). All but one of the returned survey had either a unique identifying number or name. There was one anonymous survey with no identifying number, which has nonetheless been included in the analysis.

### WHAT THEY TOLD US...

The main purpose of the questionnaire was to gauge whether people felt that the existing plan and its 11 policies were still appropriate for the area, or if anything needed to change. The vast majority of those responding (some 88% of the responses) agreed that the policies in the plan were still appropriate.

We asked whether any of the policies should be changed. Policies (H1 and H2) had the highest response rate, but even then, less than 15% of those responding suggesting that a change should be considered, as highlighted below:



There were no suggestions as to how these policies should change, and no suggestions that any 'new' policies were needed.

The general comments made are reproduced below, grouped together by general topic area. The common themes were that the plan remained appropriate, and that there would be concerns if further housing was proposed given the lack of facilities and infrastructure and rural nature of the parish.

*General comments re no change*

- We feel that policies are still appropriate.
- It's a very good plan, which, in my opinion doesn't need to be changed. Holwell resident for 28 years.
- I feel all the policies are still relevant and appropriate. Nothing has occurred to significantly amend them.
- The plan seems a measured and appropriate response to the housing need.

*Comments suggesting that no more housing is needed*

- We do not want any more new build in the village. services cannot cope eg. water, electricity, sewerage, etc. need a bus service. We are encouraged to use them. The majority voted on the plan so Dorset Council leave us alone
- No change required Village infrastructure cannot support any more housing
- Due to no change in facilities, services, infrastructure, public transport - there should be no further development
- With 25 new homes either built, or being built, with others to follow, Holwell has achieved the Dorset Council "share" of housing need in very short time. Facilities here are not adequate for more. eg. Water mains pressure is already low.

*Comments suggesting more is housing needed*

- H1 - increase new build to meet county requirements by allowing amber properties as per Neighbourhood Plan H2 - allow backland development to meet county requirements

*Other comments*

- Speed limits through the village need to be reviewed
- Keeping Holwell rural is very important
- An update is required to acknowledge the new completed (or nearly so) housing since the 2018 NP
- Holwell has no bus routes, priority if developments. How can people afford 2 cars!
- One dwelling was agreed for each of 4 locations - including Westbourne. But two houses are being built on this site?

**SCOPING CONCLUSIONS**

The survey responses indicate that there is no obvious desire 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.

**STAGE TWO: PRE-SUBMISSION**

**HOW WE CONSULTED...**

In December 2020, leading up to the start of the consultation, a flyer was hand delivered to each household in the parish informing them that there was now a formal period of consultation on the proposed changes to the plan that started on 14th December 2020 and closed on 1st February 2021.

An online and paper feedback form (Appendix 1) was made available which we encouraged all who live and work in the parish to complete so we had their views on the review draft. Notices about the consultation period were also displayed on the noticeboard in the village and at the Village Hall.



Our Holwell Neighbourhood Plan was adopted by West Dorset County Council in February 2019.

Dorset council have stated that, as they do not have provision of land to cover 5 years' housing need, where a Neighbourhood Plan is more than 2 years old planners will no longer give weight to it.

So, to protect our Neighbourhood Plan, the Parish Council have reviewed it. The changes in the revised document are minor, but we are required to consult Holwell residents about them.

The formal consultation period will run for 7 weeks, from Monday 14th December 2020 to 1st February 2021 inclusive.

A feedback form will be available on the website or you can get a paper version or view the Plan by contacting:  
Sally-Anne Holt (01963 23349) or  
Bruce Duncan (01963 23180)



The plan document itself and associated documents and appendices were available to view by visiting the Holwell Neighbourhood Plan website <https://holwellneighbourhoodplan.co.uk/>. Paper copies of the documents were made available to view and we offered appointments and other alternative way to view them (although we did not receive any requests to review the documents in person).

An email was sent to all the statutory consultees, as listed below, together with the site allocation landowners (including both Magna Housing and Stonewater Housing affordable housing providers) and local residents who had responded to the first consultation and provided their email addresses. No contact address was available for the adjoining parish of Caundle Marsh, which is only serviced by a Parish Meeting (and is not a Parish Council).

- |                                     |   |
|-------------------------------------|---|
| → Dorset Council                    | → Natural England                         |
| → Bishops Caundle Parish Council    | → Environment Agency                      |
| → King Stag Parish Council          | → Historic England                        |
| → Pulham Parish Meeting             | → Highways England                        |
| → Glanvilles Wootton Parish Council | → NHS Dorset Clinical Commissioning Group |
| → Folke and Alweston Parish Council | → Scottish and Southern Energy            |
| → Stourton Caundle Parish Council   | → Southern Gas Network                    |
|                                     | → Wessex Water                            |

#### WHO RESPONDED...

We received 7 responses from the statutory consultees (other than simple acknowledgements of receipt), on which 6 were simply to state that they had no specific comments to make on the plan (these were Pulham Parish Meeting, Folke and Alweston Parish Council, Highways England, Historic England, Natural England and one of the joint landowners of the plot adjoining the Rectory), with the other response from Dorset Council (see Appendix 2).

We also received 7 responses online from local residents (including one of the site allocation landowners, and one anonymous response).

#### WHAT THEY TOLD US...

Dorset Council's response generally supported the proposed changes and did not seek any other changes to the plan.

All of the online responses were positive, with 100% agreeing to the changes, and 100% answering 'no' to the question "Are there any other changes you consider are necessary to be made in order for it to be meet the basic conditions required for making a Neighbourhood Plan?"

One respondent noted that the Dorset Council Draft Local Plan is proposing that Holwell be a tier 4 village and on that basis is not considered suitable for further growth. Another asked whether there was much evidence as to whether current developments, started since the previous plan was published, had adhered to the design guidance, but not seeking any specific changes.

#### PRE-SUBMISSION CONSULTATION CONCLUSIONS

The responses indicate that there is no obvious need to amend the plan significantly, with the changes either supported or considered relatively insignificant as to requiring any response. No specific issues were raised that needed to be addressed.

## APPENDICES

### APPENDIX 1: PRE-SUBMISSION CONSULTATION FORM

#### Holwell Neighbourhood Plan Review - Pre-Submission

#### Closing date: 1st February 2021

Having undertaken a light-touch review of the Holwell Neighbourhood Plan, it appears that most residents are broadly happy with the current policies and there is no need to make any major changes. We have made some minor changes to reflect factual updates, such as the developments that have taken place since the plan was drafted.

We are not sure at this stage whether these changes will need to be examined, or can simply be accepted as minor (non-material) updates without the need to go through independent examination. We are therefore using this consultation as part of the formal consultation required should the plan need to be re-examined.

This questionnaire has been prepared to help you submit your views on the current plan as amended. Please complete one so we are able to take account of your views in the review. You can find additional information and relevant documents at:

<https://holwellneighbourhoodplan.co.uk>

*We do ask that you supply your name and address so that we can be sure that comments are genuine and are not duplicated. The personal information you provide will be held and used by the Parish Council (and shared with the Local Planning Authority and Examiner if required for the purposes of the Examination) in relation to the preparation and making of the neighbourhood plan. It will not be kept for more than 6 months following the completion of the Neighbourhood Plan.*

Please provide your name, address, and also your email address (if you would like to be notified about the next stages of the Neighbourhood Plan).

Name

Address

Email

Do you give consent for the Parish Council to use your personal data as described above?

No

Yes

#### Your thoughts on the Neighbourhood Plan policies

The main changes being proposed to the plan are:

- (1) updates to the introductory pages to include information on the outcome of the previous examination, and the making of the plan
- (2) a new section inserted in the introduction to explain the process for reviewing the plan
- (3) updates to the section on housing to reflect the withdrawal of the bus service, planning applications that have been approved since the plan was examined, the current number of households on the affordable housing register and the emerging housing target for the area in the new Local Plan
- (4) Policy H1 has been amended to remove the Westbourne plot (now under construction) from the list of available sites
- (5) Policy H3 has been amended to reference the occupation of the 14 affordable homes on the Crouch Lane site, for clarity
- (6) the section on community facilities has been updated to reference the new recreation field at the Village hall, and to also acknowledge the impact of the 2020 coronavirus pandemic that has adversely impacted on the use of the hall and nursery.
- (7) changes are also proposed to the policies map to reflect the above.

Do you agree with all of these changes?

No

Yes

**If you disagree with any of the proposed changes, please indicate which you disagree with, and why:**

	Disagree
(1) updates to the introductory pages	<input type="checkbox"/>
(2) new section on the process for reviewing the plan	<input type="checkbox"/>
(3) factual updates to the section on housing	<input type="checkbox"/>
(4) amended Policy H1	<input type="checkbox"/>
(5) amended Policy H3	<input type="checkbox"/>
(6) factual updates to the section on community facilities	<input type="checkbox"/>
(7) changes to the policies map to reflect the above	<input type="checkbox"/>

Please give your reasons why for each point here:

Are there any other changes you consider are necessary to be made in order for it to be meet the basic conditions required for making a Neighbourhood Plan?

- No
- Yes (please set out here what changes you consider are necessary and why)

**And finally...**

If you have any other comments to make, please use the space below.

## APPENDIX 2: DORSET COUNCIL PRE-SUBMISSION COMMENTS

Policy/Paragraph	Comment
<b>Introduction</b>	Information on the outcome of the previous examination, and the making of the plan provides a useful update
<b>Process of Reviewing a Neighbourhood Plan</b> A new section inserted in the introduction to explain the process for reviewing the plan	Dorset Council is supportive of this additional information regarding the process of reviewing the plan. It gives clarification and context to the consultation. It is useful to clarify that the plan 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.”
<p><b>Housing</b></p> <p>Updates to the section on housing to reflect the withdrawal of the bus service,</p> <p>Planning applications that have been approved since the plan was examined,</p> <p>The current number of households on the affordable housing register.</p> <p>The emerging housing target for the area in the new Local Plan</p>	<p>Dorset Council is supportive of the general updates in the housing section</p> <p>Bus Services P.10 - helpful to explain how the loss of the bus service erodes the sustainability of the village further.</p> <p>Planning application P 10 - useful to detail the additional planning applications that have been approved since the plan was examined</p> <p>Affordable Housing Register p.11 - encouraging to see that the number of households on the affordable housing register 2020 remains unchanged.</p> <p>Emerging housing target p.11 - Dorset Council commends the clear and concise explanation of the formula for the emerging housing requirement figure. This is very helpful and gives context to the increased housing numbers.</p>
<p><b>Policy H1</b> has been amended to remove the Westbourne plot (now under construction) from the list of available sites</p>	<p>Policy H1 p12 - Dorset Council is supportive of the minor change from 4 to 3 houses in the policy to account for the dwelling at Westbourne which has been approved.</p>
<p><b>Policy H3</b> has been amended to reference the occupation of the 14 affordable homes on the Crouch Lane site, for clarity.</p>	<p>Policy H3 p12 - Dorset Council is supportive of the minor change to wording of policy H3 to ensure that all 14 affordable homes on the Crouch Lane site need to be fully occupied and a affordable housing need identified before the rural exception site can be brought forward.</p>
<p>The section on community facilities has been updated to reference the new recreation field at the Village hall, and also acknowledge the impact of the 2020 coronavirus pandemic has adversely impacted use of the hall and nursery.</p>	<p>Dorset Council has no comments regarding the minor changes to the Community facilities section. It is, however, encouraging to see the new recreation field is being used by the community.</p> <p>Amendments to p.16 and p.17 provide a useful update regarding the impact on facilities during the pandemic.</p>
<p>Changes are also proposed to the policies map to reflect the above.</p>	<p>Dorset Council is supportive of the changes to the policy map.</p>

## Dorset Planning Consultant Ltd

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