

Holwell Neighbourhood Plan

Site Options Consultation Questionnaire July 2017

Thank you for taking the time to attend the consultation event at the village hall, or for reviewing the information packs online. Your input through this consultation is really important as it will shape the proposals that are taken forward in the draft plan.

1. Potential Development Sites – GREEN and AMBER

Based on your review of the information and your local knowledge, **please tell us what you think about the suitability and acceptability of the different sites put forward for development**, using the scoring scale of 1 – 5, with 5 being the most suitable. We have identified two groups – the ‘green’ sites are the ones that scored highest against our selection criteria, and the ‘amber’ sites generally scored less well, so the working group’s appraisal suggested these were generally less suitable, but you may think differently.

| Scoring Scale to use | |
|----------------------------------|---|
| Highly Suitable / Acceptable | 5 |
| Suitable / Acceptable | 4 |
| Neutral | 3 |
| Unsuitable / Unacceptable | 2 |
| Highly Unsuitable / Unacceptable | 1 |
| No View – Don’t Know | |

| Site reference and number | Suitability Score (please circle) |
|--|--|
| GREEN SITES | 5 = Highly suitable – 1 = Highly Unsuitable |
| Plot between Hillandale & Meadow Cottage | 5 4 3 2 1 Don’t Know |
| Land by Plot belonging to Magna | 5 4 3 2 1 Don’t Know |
| Plot adj The Rectory, Pulham Road | 5 4 3 2 1 Don’t Know |
| Site adj Gunville House | 5 4 3 2 1 Don’t Know |
| Site at Random Harvest, Stony Lane | 5 4 3 2 1 Don’t Know |
| Site between Naishlea & Trims Gd, Stony Ln | 5 4 3 2 1 Don’t Know |
| Site between Roseacre & Newhaven, Fosters Hill | 5 4 3 2 1 Don’t Know |
| | |
| AMBER SITES | 5 = Highly suitable – 1 = Highly Unsuitable |
| Site at Barnes Cross Cottage | 5 4 3 2 1 Don’t Know |
| Land at Crouch Hill/The Drove | 5 4 3 2 1 Don’t Know |
| Barn at Holborough, The Borough | 5 4 3 2 1 Don’t Know |
| Site at Crouch Lane, opp School | 5 4 3 2 1 Don’t Know |
| Site The Smithy,adj Random Harvest, Stony Ln | 5 4 3 2 1 Don’t Know |
| Barns at Naish Farm | 5 4 3 2 1 Don’t Know |
| Land with road frontage Vale View Farmhouse | 5 4 3 2 1 Don’t Know |

Assumptions made

The assessors were assessing sites for housing only at this stage

They assessed each site on the basis that it could be capable of taking one house or bungalow
Trees and hedgerows would be maintained where possible on each site

2. Rejected site options - RED

Based on your knowledge of the other sites, do you think any of them are suitable and should be reconsidered? If YES, please tick which one/s

| | | | |
|--|------------------------------|--|------------------------------------|
| | Land, rear of Lotmead | | Field adj. Barton Farm, Stony Lane |
| | Land on Holwell Rd | | Village Hall site |
| | Site adj Nightingale Cottage | | |

Please add here any other specific points you would like to make about housing on the **Green or Amber sites** – particularly any site specific issues you think we may have missed:

Please add here why you think the **Red – Rejected sites** you have indicated are better:

3. Affordable Housing (Houses provided for affordable rent or shared ownership)

Currently there are 14 new homes being built by Stonewater at Crouch Lane. Magna have put forward a further site behind the Plot as a potential site for affordable housing. In order to get permission to build more Affordable Housing, any organisation would need to demonstrate a need for such houses in Holwell. Currently it is not anticipated that there will be further need, but if more of this type of housing was required, the Magna site offered would be our preferred site, subject to further discussion with Magna. Do you agree with this position?

| | | |
|--------------------------|------------|--|
| <input type="checkbox"/> | Yes | If not, please give your reasons and offer any alternative sites or other comments |
| <input type="checkbox"/> | No | |
| <input type="checkbox"/> | Don't Know | |
| <input type="checkbox"/> | | |

4. Having looked at the various possible housing sites, and based on our 'fair share' requiring up to 10 homes over the next 15 years which housing growth figure would you prefer we work to?

| | |
|--------------------------|--|
| <input type="checkbox"/> | Only conversions and rural housing exceptions sites (if a future need were to arise) |
| <input type="checkbox"/> | As above but including up to 3 custom build houses over the plan period |
| <input type="checkbox"/> | As above but including up to 6 custom build houses over the plan period |
| <input type="checkbox"/> | As above but including up to 10 custom build houses over the plan period |

5. Are there any sites offered that you believe could be allocated for other uses, ie offering employment use or recreation land. If so, which ones and why?

Please add here the name of the site(s) and what you think it could be used for:

6. Looking at the map showing the key features of the parish of Holwell

Please add here any specific features that have been omitted from the map:

Please list here any that you don't agree with:

Any additional comments on the questions above

Finally, please let us have your details

| | |
|-----------------|--|
| Name | |
| Address | |
| Contact details | |

We are asking for information so we can check for duplicate responses. If you leave this blank we will be unable to process your comments

The information you give will be **treated confidentially** and will be consolidated to support the proposals made in the Neighbourhood Plan for the Parish of Holwell.

You can either

- hand the completed form in on the 'open day' at the village hall
- take it with you to complete and send it to holwellneighbourhoodplan@gmail.com
- seal in an envelope and deliver to one of the Parish Councillors or Working Group Members
- download a PDF version from the Parish Council web site and return as above

Please make sure your form reaches us by no later than **19th August 2017**

Social and affordable housing definition

Affordable housing is social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. From April 2012 affordable housing is defined in the National Planning Policy Framework (prior to this the definitions in Planning Policy Statement 3 apply).

Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80 per cent of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing. Homes that do not meet the above definition of affordable housing, such as 'low cost market' housing, may not be considered as affordable housing for planning purposes.

Source <https://www.gov.uk/guidance/definitions-of-general-housing-terms>

Parish Councillors (full contact details are on the Holwell Parish Council web site)

Bruce Duncan (Chairman) *

Diana Gibbs (Vice Chairman) *

Lord Vicary Aldenham *

Rodney Antell *

Jo Edmondson *

Katrina Wall

Libby Wilton *

- sits on Neighbourhood Plan Working Group

Neighbourhood Plan Working Group members (contact through holwellneighbourhoodplan@gmail.com)

Sally-Anne Holt (Chair)

Patrick Constable

David Hollex

Colin Evans

Philip Curtis

Peter McFarlane

Roger Kellow

Neil Pierson

Steve Atchison