

INDEPENDENT EXAMINATION OF HOLWELL NEIGHBOURHOOD PLAN REVIEW

EXAMINER: Andrew Mead BSc (Hons) MRTPI MIQ

Annex

From my initial reading of the Holwell Neighbourhood Plan Review and the supporting evidence, I have a number of questions for Dorset Council and Holwell Parish Council (HPC). I have requested the submission of a response within **2 weeks** of the date of this letter.

Question to HPC and Dorset Council

1. The made Plan was tested against the NPPF (2012). The Basic Conditions Statement refers to the NPPF (revised 2019). Please can the Councils confirm that the review of the Plan has regard to the NPPF (revised 2019)?

Holwell Parish Council was aware of the revised NPPF at the time the previous plan was submitted and therefore had taken it into account in the previous version (albeit that the transition period was based on the 2012 version) in order for there to be no clear contradiction. References in the Basic Conditions Statement submitted are to the 2019 NPPF.

Questions to HPC

2. Appendix P13 is a list of Locally Important Buildings and Structures Updated July 2018, under which protection is sought under Policy E3. I have not been able to locate the equivalent Appendix for the made Plan. Please could the Council explain whether Appendix P13 Updated July 2018 is the same as that which formed an Appendix of the made Plan, whether any additional buildings or structures have been added and whether any specific consultation was carried out for any additions?

Appendix P13 is in the 'made' version of the plan on page 37

<https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/west-dorset-and-weymouth-portland/neighbourhood-planning/pdfs/neighbourhood-plan/holwell/post-examination/holwell-neighbourhood-plan-submission-draft-amended-examination-final.pdf>

The formatting (column width) has been changed to make it more reader friendly and fit onto a single page, but otherwise the list has not been changed

<https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/dorset-council-planning-policy/neighbourhood-plans-in-dorset/holwell-neighbourhood-plan.aspx>

Under the section on the Dorset Council web site relating to "Consultation on the Submitted Plan", under Additional Evidence you can find "Appendix 13 Locally Important Buildings and Structure"; this is the original document submitted in 2018/19 and remains unchanged after the Holwell Neighbourhood Plan Review local consultation process.

PLEASE REVIEW ABOVE AND AMEND AS APPROPRIATE

3. The Inset Map for Fosters Hill shows land at Westbourne, on the southern side of Fosters Hill, near Fosters Bridge, as an approved site under construction (according to the notation). What is the status of the land immediately to the west between The Milk House and Westbourne which appears uncoloured/white on the map base?

The annotated area is the 'additional' land on which the net additional dwelling was allocated and reflects the area as shown in the made plan. The 'white area' was the site of Westbourne on which a replacement building has been erected. The proposed block plan is shown at the end of this response for clarity (the lighter outline being the previous house on that site).

4. The Plan (page 12) states that the 14 affordable homes being constructed at Crouch Lane are expected to be completed in the summer of 2021. What is their status? Are they fully occupied? And when does the Council expect the reserve site under Policy H3 to be triggered?

The site now called Crouch Hill Close is scheduled to be handed over from the builders to Stonewater, the Housing Association landlords, on 12th August 2021. At a meeting on 1st July 2021, they advised that 3 of the shared ownership properties are under offer with a potential applicant identified for the fourth one. They further advise that they have received a list from Dorset Council's Housing Enabling team with names of those on the Housing List that may fit the criteria within the S.106 to occupy the properties and we are scheduled to speak to them again in early August for an update.

The population of Holwell is small and it is anticipated that the majority of those taking up the Crouch Hill Close offer will include all those in Holwell with a current need as well as people from other parishes (the latter likely to outnumber the former). We also anticipate that some of the new occupants that come in from outside of the parish may not remain in the area when other affordable properties closer to their work / families become available. As such there may well be a turnover of available stock for some time before sufficient demand builds up to trigger the need to build additional homes. So in short, the answer to your question is 'not for some considerable time'.

