

Dorset Council comments regarding the Holwell Neighbourhood Plan Review.

<b>Policy/Paragraph</b>	<b>Comment</b>
<p>Introduction</p> <p>Updates to the introductory pages to include information on the outcome of the previous examination, and the making of the plan</p>	<p>This provides a useful update</p>
<p>Process of Reviewing a Neighbourhood Plan -Page 8</p> <p>A new section inserted in the introduction to explain the process for reviewing the plan</p>	<p>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>
<p>Housing</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>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>Policy H1 has been amended to remove the Westbourne plot (now</p>	<p>Policy H1 p12</p>

<p>under construction) from the list of available sites</p>	<p>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>Housing policies Parra 1,3, and 4</p> <p>Amendments and additions throughout to reflect updated information on sites and permissions</p> <p>New sentence added 'In August 2020 ...'</p> <p>New informative paragraph regarding affordable housing 'In 2020, ...' inserted below</p> <p>Policy H2</p>	<p>Dorset Council considers this to be a useful and informative update.</p>
<p>Policy H3 has been amended to reference the occupation of the 14 affordable homes on the Crouch Lane site, for clarity.</p>	<p>Policy H3 p12.</p> <p>Dorset Council is supportive of the minor change to wording of policy H3 which will help the phasing and delivery of rural exceptions sites.</p> <p>“ 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>Employment and business</p> <p>Amend '10 farms (and smallholdings)' to '9 main working farms)</p> <p>Amend to 'Church View ...' for clarity</p> <p>Amend to 'some of the 7 smallholdings'</p> <p>New final sentence added</p> <p>Final sentence amended – 'spa and retreat'</p>	<p>Dorset Council is supportive of the updates and is encouraged by the diverse range of businesses in a rural parish such as Holwell.</p>
<p>The section on community facilities has been updated to reference the new recreation field at the Village hall,</p>	<p>Dorset Council has no comments regarding the minor changes to the Community facilities section. It is,</p>

<p>and also acknowledge the impact of the 2020 coronavirus pandemic has adversely impacted use of the hall and nursery.</p>	<p>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>Transport                  Para 1, line 2                  Para 1, line 3                  Para 3                  3 changed to 'two' (regarding collision records)                  Amended to include 'serious incident' (regarding collision records)                  New final sentence added re speed management systems being investigate</p>	<p>Dorset Council has no comments to make regarding the minor updates. It is noted that Highways England have responded to the consultation and have no comments to make.</p>
<p>Landscape and environment                   New final sentences added regarding the biodiversity and the wildlife management of the Drove</p>	<p>Dorset Council is encouraged to hear that County Naturalists and landowners have been working together to improve the biodiversity and the wildlife management.</p>
<p>Table 3. Design policy key characteristic Various new examples added to the design policy</p>	<p>Dorset Council has no comments to make</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>

The amendments to the plans' facts and figures and appendix 6 regarding the status of sites and developments is very helpful and reflects the changing landscape of the village.

The updates to the housing stock and additional information regarding housing supply and calculations is beneficial. 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 and Holwell contribution to the overall housing numbers. It is useful to have the method and equation for the housing requirement figure which reflects the difference in the plan periods.

### Dorset Council Minerals and Waste

Parts of Holwell Parish are subject to minerals safeguarding (Policy SG1 of the Minerals Strategy 2014 [Minerals Planning Policy - Dorset Council](#)). The mineral is expected to be Cornbrash Forest Marble. Only small areas of the parish are affected, and there is a relatively low demand for this mineral. Dorset Council as Mineral Planning Authority is unlikely to raise safeguarding objections to non-minerals development in these areas, but should still be consulted where any proposals for built development conflict with land safeguarded for minerals.

There is a safeguarded waste site in the south-eastern part of the Parish, and others in neighbouring parishes (light blue dots). These must be taken into consideration and the Waste Planning Authority consulted if development is proposed within the 250m safeguarding buffer (blue line) designated around the safeguarded sites. Policy 22 of the Waste Plan 2019 refers to provision of waste facilities for new built development and is relevant.

## Planning Policy

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**From:** MWDF [REDACTED]  
**Sent:** 28 April 2021 10:55  
**To:** Planning Policy  
**Cc:** Planning  
**Subject:** RE: Holwell Neighbourhood Plan Review Consultation  
**Attachments:** Holwell Parish - Safeguarded Minerals-Waste.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Good morning,

Some brief comments from Minerals and Waste.

Parts of Holwell Parish are subject to minerals safeguarding (Policy SG1 of the Minerals Strategy 2014 [Minerals Planning Policy - Dorset Council](#)) as shown on the attached map (light brown shading). The mineral is expected to be Cornbrash Forest Marble. Only small areas of the parish are affected, and there is a relatively low demand for this mineral. Dorset Council as Mineral Planning Authority is unlikely to raise safeguarding objections to non-minerals development in these areas, but should still be consulted where any proposals for built development conflict with land safeguarded for minerals.

There is a safeguarded waste site in the south-eastern part of the Parish, and others in neighbouring parishes (light blue dots). These must be taken into consideration and the Waste Planning Authority consulted if development is proposed within the 250m safeguarding buffer (blue line) designated around the safeguarded sites. Policy 22 of the Waste Plan 2019 refers to provision of waste facilities for new built development and is relevant.

Happy to provide further information as required.

Regards

Trevor

**Trevor G Badley**  
**Lead Project Officer (Minerals & Waste)**  
**Economic Growth and Infrastructure**  
**Dorset Council**

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[dorsetcouncil.gov.uk](http://dorsetcouncil.gov.uk)



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**From:** Planning Policy <planningpolicyteamb@dorsetcouncil.gov.uk>  
**Sent:** 31 March 2021 11:14

**To:**

**Subject:** Holwell Neighbourhood Plan Review Consultation

Dear colleague,

I am writing to let you know that a Holwell Neighbourhood Plan Review has been submitted to Dorset Council for examination.

Dorset Council, as the local planning authority, is required to carry out a consultation on the submitted neighbourhood plan review. The consultation is due to commence on **Wednesday 31<sup>st</sup> March until the end of Wednesday 19<sup>th</sup> May**. This will give individuals the opportunity to comment on the content of the plan or how it was produced.

The plan and supporting documents will be available online via the following link:

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

Holwell Neighbourhood Plan Website:

<https://holwellneighbourhoodplan.co.uk/>

Kind regards,

**Community Planning Team**  
**Spatial Planning**

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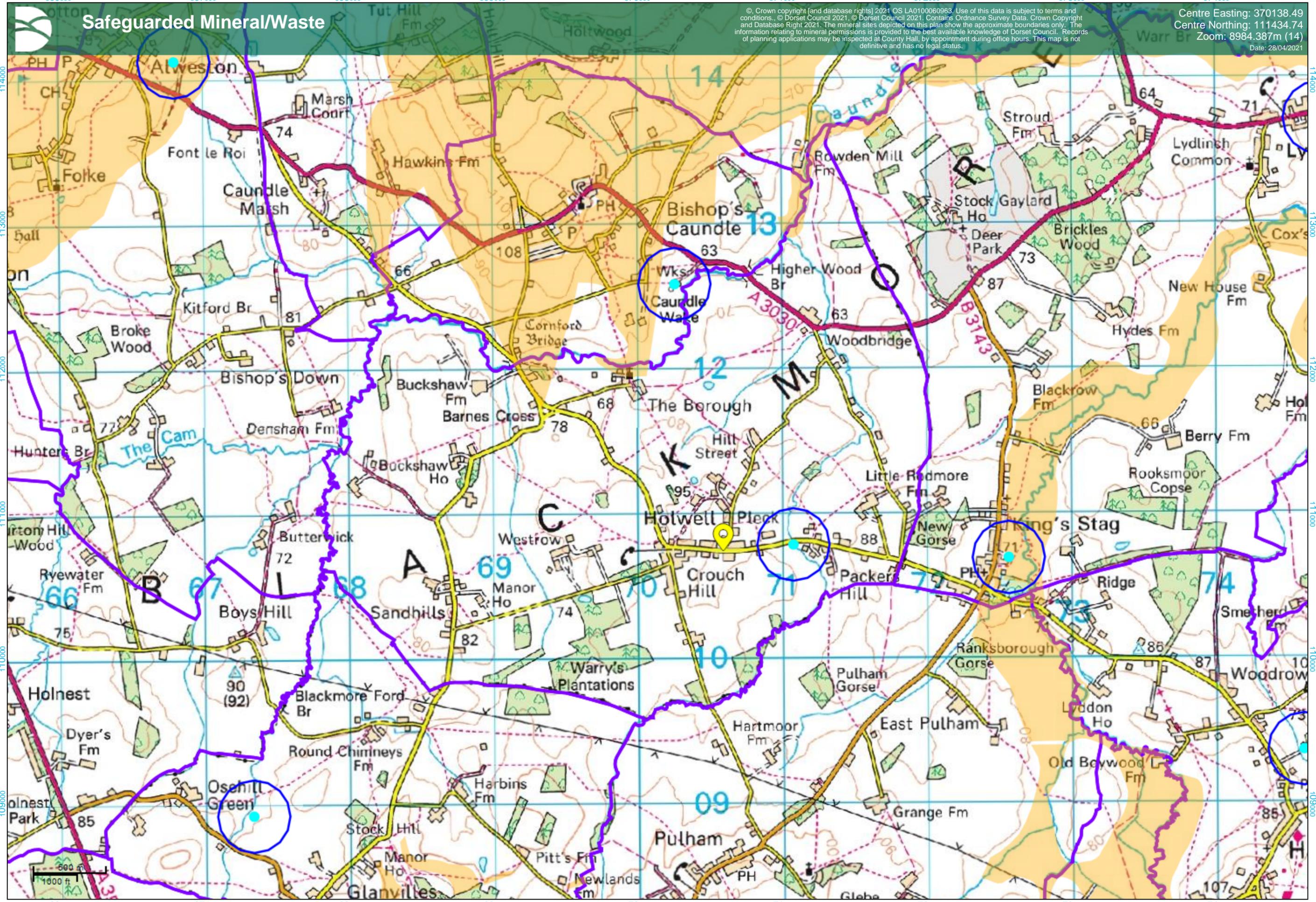
# Safeguarded Mineral/Waste

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Centre Northing: 111434.74  
Zoom: 8984.387m (14)  
Date: 28/04/2021

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