

# CONSULTATION STATEMENT

## SUMMARY OF CONSULTATION PROCESS



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## APPENDICES

<b>C1</b>	Terms Of Reference	October 2015
<b>C2</b>	Purpose	October 2015
<b>C3</b>	Principles in Public Life	October 2015
<b>C4</b>	Letters to Residents, Landowners, Businesses, etc.	April 2016 onwards
<b>C5</b>	Facilitator's Pack Information	April 2016
<b>C6</b>	Consultation Feedback Form	April 2016
<b>C7</b>	Frequently Asked Questions (FAQ) 1	April 2016
<b>C8</b>	Flyers / Posters	March 2016 – April 2018
<b>C9</b>	Feedback (Initial Stage)	June 2016
<b>C10</b>	Newsletters	August 2016 – February 2018
<b>C11</b>	Holwell Neighbourhood Plan Questionnaire	September 2016
<b>C12</b>	Frequently Asked Questions (FAQ) 2	September 2016
<b>C13</b>	Feedback (Housing Questionnaire)	December 2016
<b>C14</b>	Site Assessment Form	April/May 2017
<b>C15</b>	Site Options Meetings Display	July/August 2017
<b>C16</b>	Site Assessment Consultation Information	July/August 2017
<b>C17</b>	Site Assessment Option Consultation Form	July/August 2017
<b>C18</b>	Pre Submission Consultation Response Form	May 2018

## **APPENDIX C1**

### **HOLWELL PARISH COUNCIL - NEIGHBOURHOOD PLAN WORKING GROUP**

#### **TERMS OF REFERENCE**

##### **Current Status**

The intention to produce a Neighbourhood Plan for the village was established by Holwell Parish Council in October 2012 and the Neighbourhood Plan Working Group (HNPWG) held its first meeting on 6<sup>th</sup> February 2013. Further communication on this subject was issued at the Parish Council AGM on 14<sup>th</sup> May 2013. There have been 4 further meetings of the working group since February 2013 prior to the Kick-Start meeting in September 2015

##### **Reporting**

The Working Group will report into the Parish Council at every formal meeting and the AGM each year

##### **Objectives**

The Working Group is tasked by the Parish Council to produce a robust Neighbourhood Plan that defines the planning policy priorities determined by the community, taking into account all representations made during the plan-making process and having regard to existing plans and evidence.

Key objectives are

1. Define the overall scope and objectives of the plan
2. Manage the process of preparing the plan including preparing and monitoring a Project Plan which shall be made available to the Parish Council
3. Build and maintain links with all relevant Local Authority Planning authorities
4. Keep all legislative requirements around Neighbourhood Planning under review to ensure the plan meets all legal requirements
5. Ensure that sufficient resource is available to deliver all elements of the plan and request additional assistance as required
6. Ensure that the whole community is involved at all stages of the process through the delivery of an effective communication plan
7. Identify and assess all options available for each issue and review with Parish Council prior to preparing a draft plan for consultation
8. Produce minutes, reports and documents relating to the activities of the working group
9. At all times, abide by the 7 principles defined for those working as a public office holder

##### **Membership and Roles**

Membership of the working group at January 2016 is as follows:

Sally-Anne Holt (Chair)  
Bruce Duncan (Chair, Holwell Parish Council)  
Steve Atchison (Secretary)  
Neil Peirson  
Phil Curtiss  
Colin Evans  
Dave Hollex

Bob Pearce  
Patrick Constable  
Katrina Wall (Holwell Parish Councillor)  
Rodney Antell (Holwell Parish Councillor)  
Robert Hole  
Jo Edmondson (Holwell Parish Councillor)  
Peter Macfarlane  
Libby Wilton (Holwell Parish Councillor)

### **Focus Groups set up in 2013**

Business:	Jo Edmondson and Bob Pearce
Roads and Transport:	Peter Macfarlane, Robert Hole and David Hollex
Environment:	Patrick Constable, Bob Pearce and Rodney Antell
Community:	tba
Village Hall:	Phil Curtiss
Housing	Neil Peirson and Colin Evans

### **Frequency of Meetings**

Meetings of the full working group will be held at least every quarter in the month before the Holwell Parish Council meetings. Other meetings will take place outside this formal framework

### **Conduct and Interests**

The Working Group as a whole is accountable to the Parish Council and the wider community for ensuring that the Plan reflects their collective expectations. They will achieve this through the following principles

- Work with mutual trust and respect and combine their expertise
- Be totally open and honest in all their dealings
- Be clear when their individual roles or interests are in conflict
- Provide accurate feedback from the working group to the community
- Bring the communities ideas to the Working Group
- Inform the working group when they are unable to deliver agreed actions
- Treat everyone with dignity, courtesy and respect regardless of age, gender, sexual orientation, ethnicity, ability, religion or belief

In situations where interests and roles are in conflict they must be declared before the business is discussed and the working group member should leave the room for that discussion

April 2016

## **APPENDIX C2**

### **PURPOSE OF NEIGHBOURHOOD PLAN**

# **What is a Neighbourhood Plan, why do we need one and what are we aiming to deliver**

It is a plan that the community of Holwell Parish produce and vote on that will give residents the opportunity to influence the future of the area through having a say into future development, regeneration and conservation. If it is adopted, then it becomes part of the Planning Policy for our parish.

## **Mission Statement**

To maintain Holwell Parish as a thriving rural community and to ensure its long term future by working towards meeting the needs of those who wish to live and work in this community

## **Strategic Objectives**

- To meet diverse local housing needs taking into account changing demographics and social requirements
- To keep housing development to an agreed scale, of good quality and design, making use of materials that are appropriate, sustainable and complementary to neighbouring properties
- To support existing business, encourage new enterprises and facilities which will enhance commercial effectiveness and employment opportunities
- 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
- To protect and enhance the natural, agricultural and built environment of the Parish including its landscape, built heritage, archaeological sites and wildlife habitats.
- To reduce vulnerability to the impact of severe weather i.e. flooding, etc

April 2016

## **APPENDIX C3**

### **PRINCIPLES IN PUBLIC LIFE**

The principles of public life apply to anyone who works as a public office -holder. This includes all those who are elected or appointed to public office, nationally and locally, and all people appointed to work in the civil service, local government, the police, courts and probation services, NDPBs, and in the health, education, social and care services. All public office-holders are both servants of the public and stewards of public resources. The principles also have application to all those in other sectors delivering public services.

#### **Selflessness**

Holders of public office should act solely in terms of the public interest.

#### **Integrity**

Holders of public office must avoid placing themselves under any obligation to people or organisations that might try inappropriately to influence them in their work. They should not act or take decisions in order to gain financial or other material benefits for themselves, their family, or their friends. They must declare and resolve any interests and relationships.

#### **Objectivity**

Holders of public office must act and take decisions impartially, fairly and on merit, using the best evidence and without discrimination or bias.

#### **Accountability**

Holders of public office are accountable to the public for their decisions and actions and must submit themselves to the scrutiny necessary to ensure this.

#### **Openness**

Holders of public office should act and take decisions in an open and transparent manner. Information should not be withheld from the public unless there are clear and lawful reasons for so doing.

#### **Honesty**

Holders of public office should be truthful.

#### **Leadership**

Holders of public office should exhibit these principles in their own behaviour. They should actively promote and robustly support the principles and be willing to challenge poor behaviour wherever it occurs.

January 2016

## **APPENDIX C4**

### **LETTERS TO RESIDENTS, LANDOWNERS, BUSINESSES, ETC.**

#### **Appendix C4.1 - Letter To Residents – April 2016**

Holwell Parish Council  
Neighbourhood Plan Working Group  
Chair : Sally-Anne Holt  
Tel: [REDACTED]  
Email: [REDACTED]

2<sup>nd</sup> April 2016

Residents of Holwell  
Representatives of Community Groups & businesses

Dear Sir/Madam,

Holwell Parish Council and Neighbourhood Plan Working Group would like to invite you or a representative from your committee or group to an open meeting for all community groups, residents, businesses, individuals and anyone in the Parish of Holwell who may be interested in developing a Neighbourhood Plan ie considering our future.

Your elected Parish Council believes that its residents, businesses, farms, and greater community could, through debate and information provision, and ultimately a Neighbourhood Plan, influence the way the Planning Authority (WDDC) consider our village's future. The alternative is to leave that process to West Dorset District Council.

There are two events so we hope one of these dates and times will be suitable for you. They are on Thursday 14<sup>th</sup> April starting at 7.30pm and on Saturday 16<sup>th</sup> April starting at 10.30am in the Village Hall.

The purpose of this initial event is to offer information and identify the wider issues that are important to the village so we are aware of your views.

If you would like to confirm your attendance at one of these meetings, please respond to Sally-Anne Holt, to one of the Parish Councillors or by mail to [holwellneighbourhoodplan@gmail.com](mailto:holwellneighbourhoodplan@gmail.com)

Yours faithfully

Bruce Duncan  
Chair, Holwell Parish Council

Sally-Anne Holt  
Chair, Neighbourhood Plan  
Working Group

## **Appendix C4.2 - Example of Letter Sent to Organisations/Community Groups**

Holwell Parish Council  
Neighbourhood Plan Working Group  
Chair : Sally-Anne Holt  
Tel: [REDACTED]  
Email: [REDACTED]

2<sup>nd</sup> April 2016

Holwell Nursery Pre-School  
Crouch Lane  
Holwell  
Sherborne  
Dorset  
DT9 5LP

Attn: Miss Charlie Baker

Dear Miss Baker

Holwell Parish Council and Neighbourhood Plan Working Group would like to invite you to a Village meeting to be held in Holwell to consider the village's future. A copy of the letter sent to all residents regarding these meetings is attached for your information.

The elected Parish Council believes that its residents, businesses, farms, and greater community could, through debate and information provision, and ultimately a Neighbourhood Plan, influence the way the Planning Authority (WDDC) consider our village's future. The alternative is to leave that process to West Dorset District Council.

There are two events so we hope one of these dates and times will be suitable for you. They are on Thursday 14<sup>th</sup> April starting at 7.30pm and on Saturday 16<sup>th</sup> April starting at 10.30am in the Village Hall.

If you have any questions please do not hesitate to contact me.

Yours faithfully

Sally-Anne Holt  
Chair, Neighbourhood Plan Working Group

## Appendix C4.3 - Example of Letter Sent to Landowners

Holwell Parish Council  
Neighbourhood Plan Working Group

Email: 

15<sup>th</sup> July 2016

The Estate Office  
The Stables  
Sherborne Castle  
New Road  
Sherborne  
Dorset DT9 5NR

Dear Mr Beveridge

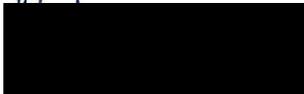
Holwell Parish Council and Neighbourhood Plan Working Group are now working on a Neighbourhood Plan for the parish of Holwell so that the residents of the village can influence the way the Planning Authority (WDDC) consider our village's future.

As an organisation or individual that owns land or may have an interest in land within the Parish boundary or an organisation or individual who may invest in development projects in Holwell, we would like to discuss the initial feedback and vision for Holwell gained from Village meetings held in April and how that vision might align with any plans you have.

If you could identify a convenient date and time when we could meet, we would be pleased to meet you at the earliest opportunity.

If you have any questions please do not hesitate to contact us.

  
Yours faithfully

  
Bruce Duncan  
Chair, Holwell Parish Council

  
Sally-Anne Holt  
Chair, Neighbourhood Plan  
Working Group

## Appendix C4.4 - Example of Letter Sent to Business Owners

Holwell Parish Council  
Neighbourhood Plan Working Group

Email: 

12<sup>th</sup> August 2016

A K Hosie & Sons Limited  
Sandhills Farm  
Holwell  
Sherborne  
Dorset  
DT9 5LE

Dear Mr Hoise

Holwell Parish Council and Neighbourhood Plan Working Group are now working on a Neighbourhood Plan for the parish of Holwell so that the residents of the village can influence the way the Planning Authority (WDDC) consider our village's future.

As an organisation or individual that has existing business interests within the Parish boundary or an organisation or individual who may invest in future business or development projects in Holwell, we would like to discuss the initial feedback and vision for Holwell gained from Village meetings held in April and how that vision might align with any plans you have.

If you could identify a convenient date and time when we could meet, we would be pleased to meet you at the earliest opportunity.

If you have any questions please do not hesitate to contact us.

Yours faithfully

  
Bruce Duncan  
Chair, Holwell Parish Council

  
Sally-Anne Holt  
Chair, Neighbourhood Plan  
Working Group

**Appendix C4.5 - List of Landowners and Business Owners Sent Letters**

<b>LANDOWNERS -</b>	
<b>Sherborne Estates</b>	<b>Meeting held</b>
<b>Magna Housing Group</b>	<b>Two meetings held</b>
<b>Boon Brown and Mr H Watkins</b>	<b>Meeting held (combined with Stonewater HA)</b>
<b>Stonewater Housing Association</b>	<b>see above</b>
<b>Spectrum Housng</b>	<b>Meeting held</b>
<b>BUSINESS OWNERS</b>	
<b>Honeybuns</b>	<b>Meeting held</b>
<b>A Hosie</b>	<b>No response</b>
<b>Moormead</b>	<b>Telephone call</b>
<b>Middle Piccadilly Retreat</b>	<b>Meeting held</b>
<b>Elm Tree Partnership</b>	<b>Meeting held</b>
<b>OTHER ORGANISATIONS/COMMUNITY GROUPS</b>	
<b>Nursery School</b>	<b>No response</b>
<b>Digby Trust</b>	<b>No response</b>
<b>FARMERS</b>	
<b>Hill Street Farm</b>	<b>Responded to questionnaire</b>
<b>Buckshaw Farm</b>	<b>Responded to questionnaire</b>
<b>Cornford Bridge Farm</b>	<b>No response</b>
<b>Woodbridge Farm</b>	<b>No response</b>
<b>Holwell Farm, The Borough</b>	<b>No response</b>
<b>Low Buckshaw Farm</b>	<b>Responded to questionnaire</b>
<b>Manor Farm , Buckshaw</b>	<b>No response</b>
<b>Dollivers Farm</b>	<b>Response confirming no farming activity from this property</b>
<b>Sandhills Farm</b>	<b>No response</b>
<b>Holborough</b>	<b>No response</b>
<b>Park Farms</b>	<b>No response</b>
<b>Holwell Hill Farm</b>	<b>No response</b>

## APPENDIX C5

### FACILITATOR'S PACK INFORMATION

# VILLAGE MEETINGS FACILITATOR'S PACK

Thanks for all your hard work to this point but this is where we start to understand what everyone in Holwell is interested in and would like to see.

This pack is designed to bring together information so you are confident in what we hope to achieve so please use this pack to help you get the most out of the meetings for the village

### How will we measure the success of these meetings?

- Everyone in Holwell attended one of the meetings
- Everyone in Holwell says they have been informed about neighbourhood planning
- Everyone in Holwell knows where to go or who to ask for further information about Neighbourhood Plans
- Everyone in Holwell had left us feedback either through
  - completing a feedback form,
  - adding a post it note to the boards
  - stuck a pin in a map
  - left comments with a facilitator or in the comments box

## **1. WHAT WE AGREED WE WANTED TO ACHIEVE FROM THESE MEETINGS**

The Aims and Objectives of these meetings – agreed by the Working Group and endorsed by our stakeholders in the Planning and Community Development teams

- To make residents aware what a Neighbourhood Plan is, the area covered and what having one means
- To give residents confidence that the process is important
- To get evidence on peoples' likes and dislikes about the area and views on what needs to change
- To review the Governance documents (mission, objectives and purpose) and take community feedback

## **2. WHAT WE HAVE SENT TO PEOPLE**

A copy of the flyer and letter we have sent to every household

## **3. WHAT ARE THE KEY MESSAGES TO GET ACROSS**

It's your plan

The working group are doing the work for the Village on behalf of the Parish Council

We would like your support and involvement

We want your views as they will be the basis of any plan; if people have no strong views, then we may not need a NP

This stage is about defining issues and collecting evidence

Even if we have a Neighbourhood Plan, elements covered by it will evolve

#### **4. WHAT DO WE WANT PEOPLE TO DO AT THIS MEETING**

- Look at the display boards we have prepared so inform themselves about neighbourhood planning
- Speak to the Planning / Community Development representatives present
- Look at the Local Plan
- Speak to the District / Local Councillor present
- Speak to their Parish Councillors or to one of the Working Group
- Read the Frequently Asked Questions document

Have tea!!

- Complete a Consultation Feedback Form and put it into the sealed postbox
- Make your comments on a post it note stating what you like about Holwell or about what could change
- Look at the maps for each topic
  - add a sticker or pin showing us where you think things could be different
  - add your comments on your Consultation Feedbacksheet
  - stick a pin in a map
  - give a comment to a facilitator

#### **5. WHAT HAPPENS AFTER THE MEETING**

All the outcomes from these meetings will be consolidated, reviewed and prioritised before discussion with the Parish Council who will agree the next steps

#### **6. WHERE CAN PEOPLE GET MORE INFORMATION**

- Look at the Neighbourhood Plan page on the Parish Council website for ongoing information <http://www.holwellparishcouncil.co.uk/>
- Send an email with any questions to [holwellneighbourhoodplan@gmail.com](mailto:holwellneighbourhoodplan@gmail.com)
- Speak to the Parish Councillors
- Speak to a member of the Working Group

**HOLWELL NEIGHBOURHOOD PLAN  
FACILITATORS FEEDBACK FORM, APRIL 2016**

If you get any comments we need to be aware of or questions you can't answer during the meetings please make a note of it and hand this to Sally-Anne or Steve at the end of each meeting.

NAME OF PERSON IF KNOWN	ISSUES / CONCERNS / COMMENTS

**APPENDIX C6**

**CONSULTATION FEEDBACK FORM**

**HOLWELL NEIGHBOURHOOD PLAN  
CONSULTATION FEEDBACK FORM, APRIL 2016**

These are typical topics which could be addressed in a Neighbourhood Plan. Please indicate in the boxes below any or positive feedback, issues or concerns you have about Holwell now or in future

SUBJECT	ISSUES / CONCERNS / COMMENTS
<b>Employment, business issues</b>	
<b>Transport and Highways</b>	
<b>Amenities and facilities eg school, village hall etc. Include potential amenities such as shop, recreation areas etc</b>	
<b>Housing and planning</b>	
<b>Communication/broadband</b>	
<b>Environment, landscape preservation</b>	
<b>Other issues</b>	

The information you give will be treated confidentially and will be used to ascertain the amount of interest there is in these topics from those that live or work in Holwell, This will influence the viability of developing a Neighbourhood Plan.

Additional comments can be sent to [holwellneighbourhoodplan@gmail.com](mailto:holwellneighbourhoodplan@gmail.com)

If you are interested in being involved, please leave your contact details and Sally -Anne Holt will contact you.

Your name

Your phone number or email

## **APPENDIX C7**

### **FREQUENTLY ASKED QUESTIONS (FAQ) 1**

#### **FREQUENTLY ASKED QUESTIONS**

This paper is the **first of a series** of answers to questions surrounding the planning process and the impact a Neighbourhood Plan might have for Holwell Parish.

It will be supplemented as we move through the process with additional subjects and answers to questions raised through the consultation process.

#### **1. HOW IS PLANNING MANAGED IN THE UK?**

Planning in the UK stems from the UK Government and is designed to ensure that the right development happens in the right place at the right time to the benefit of communities and the economy. The procedures used for this process are the National Planning Policy Framework (NPPF), Local Plans and, where appropriate, by Neighbourhood Plans and Community Development Orders.

Further details of the Planning system can be found in the Department for Communities and Local Government document – Plain English Guide to the Planning System available from the gov.uk website.

#### **2. WHO ARE THE PLANNING AUTHORITIES?**

County Councils – for Holwell, this is Dorset County Council

District Councils – for Holwell, this is West Dorset District Council

Parish Councils – for Howell, Holwell Parish Council

#### **3. WHAT IS THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF) ?**

In March 2012, the Government published the National Planning Policy Framework. This provides a balanced set of national planning policies for England covering the economic, social and environmental aspects of development.

The policies in it must be taken into account in preparing Local Plans and neighbourhood plans and it is a ‘material consideration’ in deciding planning applications.

However, it does not dictate how Local and neighbourhood plans should be written or planning outcomes but is rather a framework for producing distinctive Local and neighbourhood plans and development orders which meet local needs.

#### **4. WHAT IS THE LOCAL PLAN?**

Local Plans are the key documents through which local planning authorities can set out a vision and framework for the future development of the area, engaging with their communities in doing so.

Local Plans address needs and opportunities in relation to housing, the local economy, community facilities and infrastructure. They should safeguard the environment, enable adaptation to climate change and help secure high quality accessible design. The Local Plan provides a degree of certainty for communities, businesses and investors, and a framework for guiding decisions on individual planning applications.

#### **5. WHAT DOES THE LOCAL PLAN SAY ABOUT HOLWELL?**

Our Local Plan is that published by WDDC and Weymouth and Portland Local Plan that came into force at the end of 2015. Holwell is mentioned once with a number of other places stating that no development is proposed for our parish.

If we wish to alter this we will need to produce a Neighbourhood Plan.

#### **6. WHAT IS NEIGHBOURHOOD PLANNING?**

Neighbourhood planning is about people planning for an area they know about and care for. It is about building neighbourhoods, not about stopping growth. In Holwell, neighbourhood planning will be led by the Parish Council not the District Council.

#### **7. WHAT IS A NEIGHBOURHOOD PLAN (SOURCE : Locality)**

A neighbourhood plan is a framework and policies for guiding the future development, regeneration and conservation of an area. It forms part of the statutory development plan for the area.

It may contain a vision, aims, planning policies, proposals for improving the area or providing new facilities, or allocation of key sites for specific kinds of development. It may deal with a wide range of social, economic and environmental issues (such as housing, employment, heritage and transport) or it may only focus on one or two issues.

Neighbourhood plans have to be subjected to an independent examination and referendum in order to bring them into force.

## **8. WHAT HAPPENS IF WE HAVE A NEIGHBOURHOOD PLAN?**

A Neighbourhood Plan for Holwell would supplement the West Dorset Local Plan with policies specific to Holwell.

## **9. WHAT IS THE ALTERNATIVE TO HAVING A NEIGHBOURHOOD PLAN?**

We don't have to produce a neighbourhood plan but it will be up to our community to decide, after considering local strengths and weaknesses, whether a neighbourhood plan is right for us. For example, a neighbourhood plan may not be necessary if the community of Holwell does not want any growth and the Local Plan policies relating to Holwell are sufficient to enable community needs to be met.

## **10. WHAT IS INCLUDED IN A NEIGHBOURHOOD PLAN?**

The Government is clear that the purpose of a neighbourhood plan is to set out policies on the development and use of land in a neighbourhood area which do not stop growth. In fact, the legal description of a neighbourhood plan is a neighbourhood development plan. All neighbourhood plans will need to be based on a vision and objectives that have been drafted and agreed by the wider community and used to derive the more detailed content and policies. A neighbourhood plan could include policies, proposal maps and possibly an action or implementation plan for an area, but most importantly they must be credible, justifiable and achievable.

Likely policies for a neighbourhood plan may include:

- . Land use policies - Allocate specific sites for particular types and scales of development (e.g. housing, employment, green spaces)
- . Layout policies - Specify particular requirements relating to each or any allocation (e.g. access, landscaping, location of green space)
- . Landscape and Character policies - Specify sites within the neighbourhood area to be protected or enhanced as environmental assets or areas of landscape character (e.g. identify and protect green spaces)
- . Building form, materials and design quality policies that may be more generic and apply to any future development within the neighbourhood area

Neighbourhood plans can also deal with issues such as the public realm, highways, footways, cycle ways and parking and public bodies will have to have regard to them.

## APPENDIX C8 - FLYERS / POSTERS

### Appendix C8.1 - Flyer/Poster Distributed March/April 2016:



**VILLAGE OPEN MEETINGS**

In the Village Hall on  
Thursday 14<sup>th</sup> April 7:30 pm  
Saturday 16<sup>th</sup> April 10:30 am

**We're putting together a  
NEIGHBOURHOOD PLAN -  
Come to one of the meetings  
and find out about it.**

Tell us what **YOU** think about Holwell's future:  
*Development ... Housing ... Amenities ...  
Employment ... Environment ... Transport ...*

**EVERYONE welcome**  
*Refreshments provided*

For more information (and arranging transport if necessary) call:  
Sally-Anne Holt [REDACTED] or Steve Atchison [REDACTED]  
Or see: <http://www.holwellparishcouncil.co.uk/neighbourhood-plan/>

The meetings are being run by the Neighbourhood Plan Working Group supported by the Parish Councillors and representatives of the Planning team from Dorset Councils Partnership.

The purpose of these two meetings is to make you aware of what a Neighbourhood Plan is, the area covered and what having one means.

We also want to find out what you think could happen in Holwell in the next 10 to 15 years. We want your input on issues such as:

- The level of future development we want in the parish
- What sort of housing, employment opportunities or facilities do you want to see
- Other issues that are important to you such as the environment

Any plan must be one that the community of Holwell produce and vote on, giving residents the opportunity to influence the future of the area, so every member of the community should have their say.

<http://www.holwellparishcouncil.co.uk/neighbourhood-plan>

### Appendix C8.2 - Notice Inserted in the April/May 2016 Issue of the White Hart Vale Magazine:

**NEIGHBOURHOOD PLAN.** The Holwell Village Open Meetings will take place in the Village Hall on Thursday 14th April at 7.30 and Saturday 16th April at 10.30. Please come to one of the meetings to find out more about it and have your say. For more information call Sally-Anne Holt [REDACTED] or Steve Atchison [REDACTED] or see <http://www.holwellparishcouncil.co.uk/neighbourhood-plan>

## **Appendix C8.3 - Flyer Distributed 22nd April 2016 Onwards:**

***Make sure YOUR views are included  
ensure your Consultation Feedback form  
or Comments form is returned to a Parish Councillor or  
Working Group member or use contact details below to arrange collection***

*Details of the feedback will be presented at the Parish Council meeting on 17<sup>th</sup> May 2016*

<http://www.holwellparishcouncil.co.uk/neighbourhood-plan/>

*Mail to : [holwellneighbourhoodplan@gmail.com](mailto:holwellneighbourhoodplan@gmail.com)*

## **Appendix C8.4 – Flyer Inserted in June/July 2016 Issue of the White Hart Vale Magazine, for Holwell Households:**

### **Update on Holwell Village Meetings held to get residents' views and ascertain the possibility of creating a Neighbourhood Plan**

The meetings held on 14<sup>th</sup> and 16<sup>th</sup> April were well attended and we have plenty of information to review. Altogether 55 Consultation Feedback forms were completed with 238 comments on the typical topics which could be addressed in a Neighbourhood Plan.

In addition, comments were received on various issues from 7 people, together with 26 notes on what people like about Holwell and wouldn't want to change as well as things that the village could do differently.

### **What happens next?**

The Working Group members are reviewing all of the comments and these will be summarised at the Holwell Parish Council meeting on Tuesday 17<sup>th</sup> May 2016. The Parish Council will then consider all input and give a decision on whether Holwell should create a Neighbourhood Plan.

Residents will be able to see all the Consultation Feedback and Comments received after that meeting. Thank you to everyone who indicated that they were interested in being involved with this work; we will contact you after the Parish Council meeting.

### **For more information**

Please check the website <http://www.holwellparishcouncil.co.uk/neighbourhood-plan/>

Contact your Parish Councillor or a member of the Working Group – details are on the Holwell Parish Council website <http://www.holwellparishcouncil.co.uk/>

Write to us at [holwellneighbourhoodplan@gmail.com](mailto:holwellneighbourhoodplan@gmail.com)

**Appendix C8.5 –  
Flyer Distributed June 2016:**



**VILLAGE OPEN MEETING**

In the Village Hall on  
Friday 17<sup>th</sup> June  
6 pm to 8 pm

**NEIGHBOURHOOD PLAN -  
Learn about the results  
from the April Open meetings .**

Hear what YOU'VE told us what about Holwell's future:  
Or see:  
<http://www.holwellparishcouncil.co.uk/neighbourhood-plan/>

**EVERYONE welcome**  
*Refreshments provided*

For more information (and arranging transport if necessary) call:  
Sally-Anne Holt (██████████) or Steve Atchison (██████████)

**Appendix C8.6 –  
Poster Distributed August 2016:**



**NEIGHBOURHOOD PLAN**

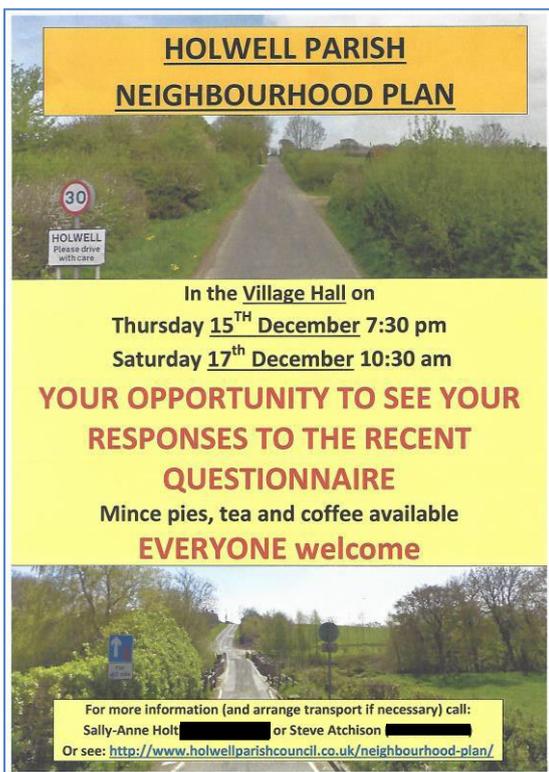
**COMING IN SEPTEMBER  
A SURVEY QUESTIONNAIRE  
for each household to complete**

Following on from the information you gave us during the Village Open Meetings this further, detailed, information will provide evidence for the Draft Neighbourhood Plan

Support and help will be available from members of the Neighbourhood Plan Working Group

For more information call:  
Sally-Anne Holt (██████████) or Steve Atchison (██████████)  
Mail: [holwellneighbourhoodplan@gmail.com](mailto:holwellneighbourhoodplan@gmail.com)  
[www.holwellparishcouncil.co.uk](http://www.holwellparishcouncil.co.uk)

**Appendix C8.7 –  
Flyer Distributed December 2016:**



**HOLWELL PARISH  
NEIGHBOURHOOD PLAN**

In the Village Hall on  
Thursday 15<sup>th</sup> December 7:30 pm  
Saturday 17<sup>th</sup> December 10:30 am

**YOUR OPPORTUNITY TO SEE YOUR  
RESPONSES TO THE RECENT  
QUESTIONNAIRE**

Mince pies, tea and coffee available  
**EVERYONE welcome**

For more information (and arrange transport if necessary) call:  
Sally-Anne Holt (██████████) or Steve Atchison (██████████)  
Or see: <http://www.holwellparishcouncil.co.uk/neighbourhood-plan/>

**Appendix C8.8 –  
Call For Sites - Draft for Inclusion in Blackmore Vale Magazine (BVM) October 2016 & Copy  
From BVM:**

## **Holwell Parish Council - Land Availability 'call for sites'**

**Do you know of any land or premises that you think might be suitable for housing or employment use?**

Holwell Parish Council is preparing a Neighbourhood Plan under the provisions of the Localism Act 2012. As part of its work in assessing future development needs, the Neighbourhood Plan Working Group are calling upon landowners and managers of land within the Parish of Holwell for expressions of interest in applying for future development permission to help identify sites that they believe may have potential for development over the next 15 years and beyond.

If you are aware of any site(s) that may have development potential please let us know by completing and submitting a Site Submission form available by mailing [holwellneighbourhoodplan@gmail.com](mailto:holwellneighbourhoodplan@gmail.com). Paper copies of the form can also be requested using the same contact details. If you are unsure whether to submit a site, you may prefer to have a brief informal discussion with us before doing so. If so, please call Sally-Anne Holt - Chair, Neighbourhood Plan Working Group on [REDACTED].

All site owner details submitted as part of the 'call for sites' will remain confidential. To be assessed, sites will need to be submitted by Friday 28<sup>th</sup> October 2016.

**PUBLIC NOTICES**

**Holwell Parish Council - Land Availability 'call for sites'**

**Do you know of any land or premises that you think might be suitable for housing or employment use?**

Holwell Parish Council is preparing a Neighbourhood Plan under the provisions of the Localism Act 2012. As part of its work in assessing future development needs, the Neighbourhood Plan Working Group are calling upon landowners and managers of land within the Parish of Holwell for expressions of interest in applying for future development permission to help identify sites that they believe may have potential for development over the next 15 years and beyond.

If you are aware of any site(s) that may have development potential please let us know by completing and submitting a Site Submission form available by mailing [howellneighbourhoodplan@gmail.com](mailto:howellneighbourhoodplan@gmail.com). Paper copies of the form can also be requested using the same contact details. If you are unsure whether to submit a site, you may prefer to have a brief informal discussion with us before doing so. If so, please call Sally-Anne Holt - Chair, Neighbourhood Plan Working Group on [REDACTED].

All site owner details submitted as part of the 'call for sites' will remain confidential. To be assessed, sites will need to be submitted by Friday 28th October 2016.

(BVM) [www.blackmorevale.co.uk](http://www.blackmorevale.co.uk) 21/10/2016 B.V.M.

**Appendix C8.9 –  
Flyer Distributed July 2017:**

**SITE OPTIONS CONSULTATION**

In the Village Hall on  
Thursday 20<sup>th</sup> July 7 - 9pm

**Come and tell us what you think about the suitability of the sites put forward for development**

*Refreshments provided*

For more information (and arranging transport if necessary) call:  
Sally-Anne Holt (██████████) or Steve Atchison (██████████)  
Or see: <http://www.holwellparishcouncil.co.uk/neighbourhood-plan/>

**Appendix C8.10 –  
Flyer/Poster Distributed July/August 2017**

**SITE OPTIONS CONSULTATION**

Saturday 12 August  
10.00 to 12 noon

**Come and tell us what you think about the suitability of the sites put forward for development**

In the Village Hall  
*Refreshments provided*

For more information (and arranging transport if necessary) call:  
Sally-Anne Holt (██████████) or Steve Atchison (██████████)  
Or see: <http://www.holwellparishcouncil.co.uk/neighbourhood-plan/>

**Appendix C8.11 –  
Poster distributed September 2017:**

**WE NEED YOUR QUESTIONNAIRE**

Consultation is still open so you can still influence where new development is located in Holwell

Come to our Coffee Morning at Holwell Village Hall on

**Saturday 23<sup>rd</sup> September 10.00 to 12.00**

We will be there to chat and answer any questions so you are able to complete your questionnaire  
(If you have a copy, bring it with you; if you've lost it or didn't pick one up, we will have spare copies. They're also on the website.)

Tea, coffee, soft drinks and cakes will be available

**Appendix C8.12 –  
Flyer / Poster distributed March/April 2018:**

**VILLAGE OPEN MEETINGS**

In the Village Hall on

- Thursday 29<sup>th</sup> March 7:00 pm
- Saturday 31<sup>st</sup> March 10:00 am
- Thursday 5<sup>th</sup> April 6:00 pm

**To update you on the NEIGHBOURHOOD PLAN**  
(including Site Selection & Review of Draft Plan)

**Come to one of the meetings and give your feedback.**

**EVERYONE welcome**

For more information call:  
Sally-Anne Holt (██████████) or Steve Atchison (██████████)  
Or see: <http://www.holwellparishcouncil.co.uk/neighbourhood-plan/>

**Appendix C8.13 –  
Flyer/Poster Distributed May 2018:**



**Appendix C8.14 –  
Flyer Inserted in June/July 2018 Issue of  
White Hart Vale Magazine:**

**Holwell Neighbourhood Plan – Pre Submission  
Consultation, May 2018**

We have now prepared a Pre Submission version of Holwell's Neighbourhood Plan which is available for formal review before it is submitted for independent examination.

The period of formal consultation starts on **Monday 21st May and concludes on Monday 9th July 2018** during which time we are required to make the Plan available to people who live, work or carry on business in the area so they can review and comment. Copies of the documents will be available on the website and in hard copy from members of the Parish Council and the Neighbourhood Plan Working Group.

There is a response form intended to assist people in responding to the pre submission consultation. You can use it to comment on all or any of the policies, and there is a section at the end for general comments (and you can add extra pages). Alternatively you can write or email in ensuring you refer to the policy or page that you are commenting on, and be clear what changes you think should be made and why. There will be opportunities to review and discuss the content of the documents in person by attending one of the Open Sessions at the Village Hall during June 2018 on Saturday 2<sup>nd</sup>, Thursday 14<sup>th</sup> and Saturday 16<sup>th</sup> June.

For more information please visit the website <http://holwellneighbourhoodplan.co.uk/> or write to us at [holwellneighbourhoodplan@gmail.com](mailto:holwellneighbourhoodplan@gmail.com). You can contact a Parish Councillor (details can be found on the Holwell Parish Council web site or a member of the Neighbourhood Plan Working Group, see below

Sally-Anne Holt, Bruce Duncan (Chair, Holwell Parish Council), Diana Gibbs (Holwell Parish Council), Steve Atchison, Neil Peirson, Colin Evans, Dave Hollex, Patrick Constable, Jo Edmondson (Holwell Parish Councillor), Libby Wilton (Holwell Parish Councillor)

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

## APPENDIX C9

### FEEDBACK (INITIAL STAGE)

SUMMARY OF RESPONSES RECEIVED ON HOLWELL NEIGHBOURHOOD PLAN CONSULTATION FORMS BY AREA WITH KEY ISSUES AS ASSESSED BY WORKING GROUP MEMBERS June 2016 - Issue 6		
Topic	Total responses received	KEY ISSUES TO BE ADDRESSED AS PROPOSED BY WORKING GROUP MEMBERS These responses are ranked in order of frequency raised.
Employment	29	<ol style="list-style-type: none"> <li>1. Encourage small businesses . Would be helped by superfast broadband and better transport links</li> <li>2. Large businesses and large vehicles are not to be encouraged</li> <li>3. Businesses not be encouraged where they could affect the character of the village</li> </ol>
Transport, Highways	43	<ol style="list-style-type: none"> <li>1. Speeding and road safety generally with traffic calming schemes suggested</li> <li>2. HGV's - number of HGV's and damage to road surfaces especially verges</li> <li>3. Nursery - traffic, parking and danger to pedestrians accessing Nursery</li> <li>4. Better public transport</li> </ol>
Amenities and facilities e.g. school, village hall etc. Included potential amenities such as shop, recreation areas etc	44	<ol style="list-style-type: none"> <li>1. Village Hall - replace in the same location or refurbish. Incorporate a shop/bar or social club</li> <li>2. New facilities - community shop, pub, sports facilities, village coffee shop. Several comments suggest these facilities may not be viable</li> <li>3. Create recreation ground/children's play area/sports facilities/a field that can be used for village functions or for football/cycling</li> </ol>
Housing and planning	45	<ol style="list-style-type: none"> <li>1. Significant feedback in favour of selective infill development - no backfill</li> <li>2. Affordable/starter homes for local and younger families</li> <li>3. Sheltered housing</li> <li>4. Limited proposals for small developments - between 3 and 10 units</li> <li>5. Maintain "village" feel and open countryside</li> <li>6. Query sustainability / lack of amenities / infrastructure</li> </ol>
Communication/broadband	30	<ol style="list-style-type: none"> <li>1. Superfast broadband for all - 46% commented on lack of coverage; 36% on poor speeds</li> <li>2. Mobile phone signal needs to improve (10%)</li> </ol>
Environment, landscape preservation	33	<ol style="list-style-type: none"> <li>1. Housing that does not spoil the nature of Holwell and existing beauty of the area. There is a need for more housing but discourage infill on larger properties</li> <li>2. Verges need to be maintained - heavy vehicles are causing damage to the verges - stop cutting verges unless there is a visibility issue as this destroys wild flowers</li> <li>3. Maintain views and character by looking after green areas</li> <li>4. Encourage wild life corridors . Encourage preservation of footpaths, open spaces and wild life areas</li> <li>5. Energy - use of solar panels, heat pumps and wind turbines. Especially encourage use of heat pumps. All new builds should have solar panels.</li> </ol>
Other issues	14	<p>These cover:</p> <ul style="list-style-type: none"> <li>Sense of Community</li> <li>Vision for Holwell</li> <li>Utilities</li> <li>Other comments made</li> </ul>
Total number of comments received		238

## **APPENDIX C10**

### **NEWSLETTERS**

#### **Appendix C10.1 - Newsletter Number 1:**



### **HOLWELL PARISH NEIGHBOURHOOD PLAN NEWSLETTER**

August 2016

Dear Resident

This is our first newsletter since the Neighbourhood Plan process got under way again at the end of last year. Since then we've held several open events at the village hall – two for residents to come and give us their views on how they'd like to see the village and, most recently, for residents to come and see the comments that had been made and to add to them if they wished.

We're now at the stage of gathering evidence to support the proposals we'll be developing for the plan, which will be consolidated from all residents' input. As part of this process, you may have come across members of the Neighbourhood Planning team taking advantage of a few warm summer evenings to walk Holwell's lanes. Since the village is spread over such a large area, exploring on foot has helped us to familiarise ourselves with parts of the village away from our own home areas.

We're also planning to meet with local landowners including Sherborne Estates and Magna Housing Association, and are setting up small groups to work on specific topics such as housing, transport and amenities such as the village hall.

Several of you have volunteered to help us with this work which is really appreciated. We're also receiving advice and support from the Neighbourhood Planning teams at Lodders and Buckland Newton, as well as groups such as Dorset Community Action, West Dorset's Housing Enabling team who came and talked about affordable housing at July's Parish Council meeting, and the Community Development team who assisted us with our application for a grant from Locality. We've just heard that our application has been successful, which will allow us to appoint a planning consultant to help us with the next stages in the plan's development.

The response from the village to our first open meetings was good, but we need more of you to tell us how you feel about Holwell and its future. So we're planning a more detailed survey for September which will be delivered to every home in Holwell. We need each and every one of you to respond, so that we can ensure the policies we deliver for the plan truly reflect what the village wants.

If anything is unclear, please contact one of the Neighbourhood Planning team or a member of the Parish Council, who will be happy to help.

With best wishes

The Neighbourhood Plan Working Group

PS More information is available at [www.holwellparishcouncil.co.uk/neighbourhood-plan](http://www.holwellparishcouncil.co.uk/neighbourhood-plan)

## Appendix C10.2 - Newsletter Number 2:

### Newsletter 2 May 2017:

Dear Resident

Since our first newsletter in August last year, we have carried out the village survey as planned with members of the team delivering questionnaires to every home in the parish asking for your views on a range of issues for Holwell Parish and for the village hall. In most cases, these were then collected personally by team members, and the resulting response was excellent – from a total of 169 households, completed questionnaires were received from 125.

The responses were collated and the results displayed at two open meetings in mid-December along with posters showing specific comments made by residents on the various topics. Although fewer residents attended these meetings than previously, the feedback we received was positive and informative, adding to our understanding of village concerns and priorities. The output from the questionnaires is also shown on the Village Hall website <http://www.holwellparishcouncil.co.uk/neighbourhood-plan/consultation/>

The proposal by Stonewater to build 14 affordable homes in Crouch Lane was certainly a major concern for residents and the Planning Inspector's decision to allow Stonewater's appeal and grant permission for the development to proceed, had a significant impact on the Plan process. Not only did it call into question the amount of additional [future] residential development that could reasonably be included in the Plan (given that it would need the support of the local planning authority), but for some residents, the very point of having a neighbourhood plan was debatable.

The Inspector's decision prompted the Parish Council to call an Extraordinary Meeting on 28 March 2017 at which the consequences of the Crouch Lane decision and the position of the village with or without a neighbourhood plan were explained to the 50 plus residents who attended. After considerable discussion, an informal show of hands demonstrated overwhelming support for the neighbourhood plan process to continue.

We are therefore continuing with work done in October 2016, when the team issued a 'Call for Sites', in order to identify land that residents (or owners of land within the village) wanted to put forward to be considered for some form of development, whether residential or other use. Since September 2016 with the aid of grant money from the Department of Community and Local Government's Locality programme, we instructed planning consultant Jo Witherden to help us build on the evidence provided by the questionnaires, and complete the next stages in the process. Jo has considerable experience in this field, having worked on neighbourhood planning for both local authorities and neighbourhood plan teams, and her assistance has been invaluable.

Site assessment parameters were developed in conjunction with Jo, and using these parameters, the team has investigated and carried out initial assessments of each site put forward.

It is intended that the sites put forward and the results of these initial assessments will be presented to the village in July for consultation on the options available to us

If you have any questions about the Plan or the process, please contact one of the Neighbourhood Planning team or a member of the Parish Council, who will be happy to help.

Finally, we would like to thank each and every one of you who took the time to respond to our questionnaires and to attend the open meetings, and look forward to seeing you in July.

With best wishes,

PS More information is available at [www.holwellparishcouncil.co.uk/neighbourhood-plan](http://www.holwellparishcouncil.co.uk/neighbourhood-plan)

## Appendix C10.3 - Newsletter Number 3:



### HOLWELL PARISH NEIGHBOURHOOD PLAN NEWSLETTER

**February 2018**

Dear Resident

In our last newsletter in June 2017, we were planning to hold open meetings in July to present village residents with our assessment of the various sites put forward by local landowners for inclusion in the Neighbourhood Plan. As part of the assessment process, each site was visited by members of the working group / team who photographed the site and made notes of its key features. The information gathered on each site was then reviewed by individual team members independently against specific pre-determined criteria, before being reviewed and discussed collectively with the aim of ensuring individual scores were based on the same methodology.

As a result of our assessments, the 24 sites that had been put forward were divided into three categories:

Green – those that scored highest against our selection criteria (and were therefore considered most suitable for development)

Amber – those which generally scored less well, and

Red – those deemed least suitable for development.

Our next task ahead of the July open meeting was to agree the content and format of the questionnaire residents would be asked to complete at the open meeting. It was considered important for residents not simply to score individual sites, but also to be able to register specific views or ideas about the sites themselves, as well as on topics such as Holwell's key features, affordable housing, appropriate level of new market housing etc.

Posters were put up and fliers delivered by hand advertising the meeting, now set for the evening of Thursday 20 July, and we were delighted with the response – over 60 people attended, and several questionnaires were completed there and then. In addition, the information was made available on the Neighbourhood Plan's section of the parish website, and a second open meeting was held on the morning of Saturday 12 August, which was less well attended.

After such a positive initial response, it was disappointing to receive only 37 completed questionnaires, and it was decided to extend the deadline for their receipt to the end of September and to hold a coffee morning at the village hall on 20 September to give residents a further opportunity to view the information and complete their questionnaires.

As a result, around 60 questionnaires were received, and a detailed analysis of the results was undertaken to determine the village's view of the sites put forward for consideration. We are planning to present this analysis to the village shortly.

Members of the team have also been working on a draft of the Plan itself, focusing on Holwell's history, built and natural environment, key features, wildlife and green spaces and issues such as flooding. In addition, a grant was received from Locality specifically for an independent report by AECOM titled 'Holwell Heritage and Character Assessment' which will be incorporated in the Plan.

If you have any questions about the Plan or the process, please contact one of the Neighbourhood Planning team or a member of the Parish Council, who will be happy to help.

As before, we would like to thank each and every one of you who has taken the time to respond to our questionnaires and to attend the open meetings, and look forward to seeing you at our next open meeting.

With best wishes,

More information is available at [www.holwellparishcouncil.co.uk/neighbourhood-plan](http://www.holwellparishcouncil.co.uk/neighbourhood-plan)

## **APPENDIX C11**

### **HOLWELL NEIGHBOURHOOD PLAN QUESTIONNAIRE – September 2016**

#### **Appendix C11.1 – Questionnaire / Survey Covering Letter:**

### **Holwell Neighbourhood Plan Questionnaire for each household - September 2016**

Holwell Parish Council wish to maintain Holwell Parish as a thriving rural community and to ensure its long term future by working towards meeting the needs of those who wish to live and work in this community. The current work to produce a Neighbourhood Plan gives local people a genuine opportunity to be part of a community that will guide the future development, regeneration and conservation of their area.

This questionnaire is to give you and your household an opportunity to tell us your views in more detail regarding development, employment, environment and the things you value about the village that we live in.

#### **Topics covered by Questionnaire**

Section A – Personal and Household Information	Section D – Community Amenities & Facilities
Section B - Housing and Planning	Section E – Transport and Highways
Section C – Employment and Business	Section F – Environment

A Village Hall Survey is included with this questionnaire which we would like you to complete as a household; however if you want to reply personally, please request an additional copy.

#### **What do you need to do next?**

- Please find time to complete the questionnaire. One questionnaire is being issued for each household and we would like feedback from each member of the household to ensure we have a range of views from differing age groups. However, if you prefer to respond as one household to some questions, you have that option.
- The questionnaire is anonymous and will be used to provide a consensus view of all residents.
- Completing the questionnaire should take you around 30 minutes
- There is space for additional comments within each section of the questionnaire.
- You will have a nominated NP Working Group member to collect your questionnaire and help you with any questions.

If you require any more information please

- visit the Parish Council website [www.holwellparishcouncil.co.uk/neighbourhoodplan](http://www.holwellparishcouncil.co.uk/neighbourhoodplan),
- write to us at [holwellneighbourhoodplan@gmail.com](mailto:holwellneighbourhoodplan@gmail.com)
- contact a Parish Councillor or member of the Working Group

#### **What happens to the information?**

The results of the replies from your household will help develop a Neighbourhood Plan which will cover the way in which Holwell develops over next 15 years and will also inform the work that the Parish Council does on your behalf.

A report summarising the findings of this public consultation exercise will be published as part of the Neighbourhood Plan communications.

<b>Your Neighbourhood Plan Working group member is</b>	
<b>Their contact information is</b>	
<b>Delivery date</b>	
<b>I shall be collecting the completed questionnaire on</b>	

## Note for explanation

### **GOVERNMENT DEFINITION OF AFFORDABLE HOUSING** Source, DCLG, November 2014

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.

## Appendix C11.2 – Household Survey:

### HOLWELL NEIGHBOURHOOD PLAN HOUSEHOLD SURVEY - SEPTEMBER 2016

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

#### A - PERSONAL AND HOUSEHOLD INFORMATION

Please could you answer all questions in this section for your household

Comments can be made at the end of the section

From question 14, you can chose to answer individually or give 1 response for your household

**A1** How many people including children are in your household?

**A2** Please enter the number of people in your household in each age group:

0 to 10	11 to 15	16 to 20	21 to 30	31 to 40	41 to 50	51 to 60	61 to 70	71 to 80	80 +
<input type="text"/>									

**A3** Is this dwelling the household's main residence?  
Yes   
No

**A4** How long have you lived at this address?  years

**A5** Have you lived at another address in Holwell in the past? No   
Yes  years  
If yes, for how long?  years

**A6** Is any individual in your household looking for alternative accommodation in Holwell?  
Yes - currently seeking alternative accommodation   
Potentially - likely to be seeking alternative accommodation in the next 5 years   
No - no need for alternative accommodation in the near future

**A7** If yes, or potentially, who is looking for accommodation?  
Whole family   
Child   
Parents   
Other

**A8** What type of accommodation are they looking for? (see notes for explanations)  
Property to buy   
Social (affordable) housing   
Private rented housing   
Shared Ownership property   
Starter home   
Custom/Self Build

**A9** What size or type of accommodation are they looking for?  
Number of bedrooms   
Other specific requirements (eg wheelchair access)

**A10** Are you male or female? **Tick those that apply**

	Person 1	Person 2	Person 3	Person 4	Person 5	Person 6
Male	<input type="checkbox"/>					
Female	<input type="checkbox"/>					
Prefer not to say	<input type="checkbox"/>					

**HOLWELL NEIGHBOURHOOD PLAN  
HOUSEHOLD SURVEY - SEPTEMBER 2016**

**A11 What age group do you belong to?**

**Tick those that apply**

	Person 1	Person 2	Person 3	Person 4	Person 5	Person 6
11 to 20						
21 to 30						
31 to 40						
41 to 50						
51 to 60						
61 to 70						
71 to 80						
85+						

**A12 Do any of your household consider themselves to have a disability of some kind?** Yes or No

**A13 Do any of your household consider themselves to have a long term health issue?** Yes or No

**Comments on Section A - please add relevant question number**

*eg : reason being looking for new accomodation*

**B - HOUSING AND PLANNING**

Please could you answer all questions in this section

Comments can be made at the end of the section

You can choose to give 1 response for your household or answer individually

**B14 Is there a need for accommodation of the following types in Holwell?**

**Tick all those that apply**

	Household / Person 1	Person 2	Person 3	Person 4	Person 5	Person 6
Starter homes						
Large family homes						
Small family homes						
Homes for people with disabilities						
Homes for single people						
Homes for people to retire to/downsize to						
Private rented						
Social rented/affordable rented housing						
Owner occupied						
Shared ownership						
By virtue of employment (Tied)						
Sheltered housing						
No need for any of these						

**B15 Planning has been approved for 2 houses in Holwell since 2011. During the next 15 years what would you like to see happen with the total housing stock of the parish**

**Tick those that apply**

	Household / Person 1	Person 2	Person 3	Person 4	Person 5	Person 6
No increase other than exceptions allowed by the Local Plan						
Planned increase by 1 to 5 dwellings						
Planned increase by 6 to 10 dwellings						
Planned increase by 11 to 20 dwellings						
Planned increase by more than 20 dwellings						

**B16 What type of housing development would be acceptable in Holwell over the next 15 years?**

**Tick all those that apply**

	Household / Person 1	Person 2	Person 3	Person 4	Person 5	Person 6
None						
Single dwellings in controlled locations						
Small group(s) of less than 5						
Carefully designed larger group(s)						
Conversion of farm buildings						
In-filling						
Other						



**HOLWELL NEIGHBOURHOOD PLAN  
HOUSEHOLD SURVEY - SEPTEMBER 2016**

**C22 Are you at present?**

**Tick those that apply**

- Employed Part time/Full time
- Unemployed
- Self-employed, and employing other people
- Self employed, not employing anyone
- Undertaking an apprenticeship
- In full-time education
- Housewife/husband
- Carer
- Retired
- Other

	Person 1	Person 2	Person 3	Person 4	Person 5	Person 6
Employed Part time/Full time						
Unemployed						
Self-employed, and employing other people						
Self employed, not employing anyone						
Undertaking an apprenticeship						
In full-time education						
Housewife/husband						
Carer						
Retired						
Other						

**You can choose to give 1 response for your household or answer individually**

**C23 How would you like Holwell to develop?**

**Tick those that apply**

- As a working community (people employed locally)
- As a commuter community (people employed elsewhere)
- As a tourist centre
- None of these

Household / Person 1	Person 2	Person 3	Person 4	Person 5	Person 6
As a working community (people employed locally)					
As a commuter community (people employed elsewhere)					
As a tourist centre					
None of these					

**C24 Would you like to see more of the following in and around Holwell?**

**Tick those that apply**

- Small business development
- Small scale industrial workshops
- More employment in the parish
- Affordable housing
- Market housing
- Rural offices
- Retail Units
- Holiday accommodation
- Other

Household / Person 1	Person 2	Person 3	Person 4	Person 5	Person 6
Small business development					
Small scale industrial workshops					
More employment in the parish					
Affordable housing					
Market housing					
Rural offices					
Retail Units					
Holiday accommodation					
Other					

**C25 QUESTION FOR EMPLOYERS IN THE PARISH ONLY**

**In the next 12 months do you anticipate that your workforce will**

**Tick those that apply**

- Increase
- Decrease
- Remain the same
- Not applicable

Household / Person 1	Person 2	Person 3	Person 4	Person 5	Person 6
Increase					
Decrease					
Remain the same					
Not applicable					

**Comments on Section C - please add relevant question number**

**D - COMMUNITY AMENITIES AND FACILITIES**

**Please could you answer all questions in this section**

**Comments can be made at the end of the section**

**You can choose to give 1 response for your household or answer individually**

**D26 Do you feel the following are important to keep in Holwell?**

**Tick all those that apply**

- Nursery School
- Village Hall
- Parish Church

Household / Person 1	Person 2	Person 3	Person 4	Person 5	Person 6
Nursery School					
Village Hall					
Parish Church					

**D27 Do you have a connection with the Nursery School**

**Tick all those that apply**

- My child/children attend the school
- Other family members children attend the school
- I work there
- I am a trustee/part of the management board

Household / Person 1	Person 2	Person 3	Person 4	Person 5	Person 6
My child/children attend the school					
Other family members children attend the school					
I work there					
I am a trustee/part of the management board					

**HOLWELL NEIGHBOURHOOD PLAN  
HOUSEHOLD SURVEY - SEPTEMBER 2016**

**D28 How often do you use the village hall?**

**Tick those that apply**

- Occasionally for specific events
- Every week for a particular event
- Monthly for a specific event
- More than once a week for particular events
- I don't go there

Household / Person 1	Person 2	Person 3	Person 4	Person 5	Person 6

**D29 Is there are need for an open space for recreation in Holwell?**

- Yes
- No

Household / Person 1	Person 2	Person 3	Person 4	Person 5	Person 6

**D30 If Holwell had an open space for recreation, what should it be used for?**

**Tick all those that apply**

- For general amenity use (walking, general play etc)
- For team sports/Green Gym
- As a children's play area
- Other

Household / Person 1	Person 2	Person 3	Person 4	Person 5	Person 6

**D31 If Holwell had an open space for recreation, should it be sited near the Village Hall?**

- Near Village Hall
- Elsewhere (please put suggestions in comments box)

Household / Person 1	Person 2	Person 3	Person 4	Person 5	Person 6

**D32 Would you regularly support a village shop, either by shopping there or by helping to run it?**

**Tick those that apply**

- Yes
- No
- Maybe

Household / Person 1	Person 2	Person 3	Person 4	Person 5	Person 6

**Comments on Section D - please add relevant question number**

**E - TRANSPORT AND HIGHWAYS**

Please could you answer all questions in this section

Comments can be made at the end of the section

You can choose to give 1 response for your household or answer individually

**E33 How many vehicles are there in the household?**

**E34 Which of the following is your main means of travel?**

**Tick those that apply**

- Car
- Bicycle
- Motor cycle
- Bus
- Taxi
- Walking

Household / Person 1	Person 2	Person 3	Person 4	Person 5	Person 6

**E35 Do you think that there are traffic problems in the parish related to?**

**Tick all those that apply**

- General congestion
- On road parking
- Lorry traffic
- Traffic speed
- Farm traffic
- None of the above

Household / Person 1	Person 2	Person 3	Person 4	Person 5	Person 6

**HOLWELL NEIGHBOURHOOD PLAN  
HOUSEHOLD SURVEY - SEPTEMBER 2016**

**E36 Do you find it easy and safe to walk around Holwell?**

**Tick those that apply**

- Good - it is easy and safe to get about on foot
- Reasonable
- Poor - it is not easy or not safe to get about on foot
- No Opinion

Household / Person 1	Person 2	Person 3	Person 4	Person 5	Person 6

**Comments on Section E - please add relevant question number**

**F - ENVIRONMENT**

**Please could you answer all questions in this section**

**Comments can be made at the end of the section**

**You can choose to give 1 response for your household or answer individually**

**F37 How important is the quality of the countryside around Holwell to you?**

Comments

**F38 Which elements of the countryside around Holwell do you value?**

Comments

**F39 What do you think should be done to enhance and protect the local environment?**

**Tick all those that apply**

- More recycling
- Energy Saving in buildings
- Improved public transport
- Help with Car Sharing
- More employment locally
- Reduce amount of traffic
- Better access to footpaths/bridleways
- Nothing
- Other

Household / Person 1	Person 2	Person 3	Person 4	Person 5	Person 6

**F40 Which commercial (larger scale) Renewable Energy Schemes would you consider acceptable in the parish?**

**Tick all those that apply**

- Wind (eg one of more large wind Turbines)
- Sunlight (eg field of solar panels)
- Biomass (eg district heat and power boiler burning wood)
- Other
- None

Household / Person 1	Person 2	Person 3	Person 4	Person 5	Person 6

**Comments on Section F - please add relevant question number**

**THANK YOU FOR COMPLETING THIS QUESTIONNAIRE, RESULTS OF WHICH WILL BE PUBLISHED LATER IN 2016**

## Appendix C11.3 – Village Hall Survey:

### HOLWELL VILLAGE HALL SURVEY - SEPTEMBER 2016

Questions in this questionnaire relate to the reasons why Holwell needs a Village Hall, the way in which the community choses to use the Village Hall, the facilities the Village Hall should provide and its location

#### SECTION 1 WHY DOES HOLWELL NEED A VILLAGE HALL

Please could you answer all questions in this section

Comments can be made at the end of the section

Strongly disagree    Disagree    No opinion    Agree    Strongly agree

H01	A village/community hall is vital to promoting good community relations					
H02	A village/community hall is very important in ensuring that a wide range of community activities are available to residents					
H03	A thriving village/community hall has an important function in promoting social inclusion in our community					
H04	It is very important to ensure that the needs of young people are catered for in the management of a village/community hall					
H05	It is very important that the needs of an ageing population are catered for in the management of a village/community hall					
H06	As a resident of Holwell, I believe that it is very important for the village to have a thriving village/community hall					

#### SECTION 2 WHAT SHOULD THE COMMUNITY USE THE VILLAGE HALL FOR

Please could you answer all questions in this section

Comments can be made at the end of the section

H07	<b>What activities do you attend in the village hall?</b> Short mat bowls Table Tennis Women's Institute meetings Music Evenings Table Top Sales U3A Class Get Fit, Stay Fit classes Dance Fit classes Harvest Supper Quiz Nights National Celebrations Parish Council Meetings Elections Other	
H08	<b>Do you think the current activities cater for most residents (age, gender, disability etc)?</b> Yes, they cater for a range of residents No, there are residents who are not currently included Unable to comment	

**HOLWELL VILLAGE HALL SURVEY - SEPTEMBER 2016**

**H09 If they were available, how likely is it that you would attend activities such as**

	Most unlikely	Unlikely	Don't know	Likely	Strongly likely
Film nights					
Tea/coffee drop in sessions					
Horticultural association					
Social events/dances					
Bridge Club					
Bingo					
Other					

**H10 Would you consider using the Hall for a private party or event?**

YES	
NO	

**Comments on Section 2 - please add relevant question number**

**SECTION 3 THE FACILITIES FOR THE VILLAGE HALL AND ITS LOCATION**

Please could you answer all questions in this section

Comments can be made at the end of the section

**H11 We need to know what you like or dislike about the current facilities. Please give your opinion of the facilities below**

	Inadequate	Poor	Satisfactory	Good	Excellent	No Opinion
Accessibility						
Main Hall						
Stage						
Kitchen						
Toilets						
Car Park						

**H12 How do you rate the current care and repair of the Village Hall?**

	Inadequate	Poor	Satisfactory	Good	Excellent	No Opinion
Cleanliness (kitchen)						
Cleanliness (general)						
Maintenance (minor repairs)						
Maintenance (decorating)						
Grounds - hedges						
Grounds - grass cutting						
Car Park						

**H13 Where do you think the Village Hall should be located**

On its current site	
On another site (please detail proposed locations in the comments box at the end of Section 3)	

**H14 Which of the following options for the Village Hall would you like the Village Hall Management Committee to look at  
NB costs for each option would be clearly communicated and consulted with parishioners prior to any decision being made**

Refurbishing the existing village hall	
Refurbishing & extending the existing village hall	
Building a similar size hall on the current plot	
Building a larger hall on the current plot	
Building a larger hall on a different plot at the same location	
Building a hall at a different location	
Other option	

**Comments on Section 3 - please add relevant question number**

Thank you for completing this survey

Feedback will be published later in 2016

## **APPENDIX C12 - FREQUENTLY ASKED QUESTIONS (FAQ) 2**

**September 2016**

This paper is the **second of a series** of answers to questions surrounding the Neighbourhood Plan preparation and delivery for Holwell Parish

### **1. WHERE ARE WE IN THE PROCESS?**



### **2. HOW LONG DOES IT TAKE TO GET THE PLAN IMPLEMENTED?**

At this stage, we hope to finalise the draft Holwell Neighbourhood Plan by June 2017 after consultation with parishioners during which you will all have a chance to comment on the proposals. The draft plan would then go through the formal process required and we hope it would be finalised by the end of 2017.

### **3. HOW LONG WILL THE PLAN LAST?**

A neighbourhood plan when adopted will be part of the Local Development Framework. The relevant Local Plan for Holwell runs from 2011 to 2031 but is already being reviewed. When considering the time frame of a neighbourhood plan, the robustness of the evidence and the desirability of a review need to be taken into account. If a local community would like to refresh its plan further consultation will be required followed by an examination and referendum.

### **4. WILL THE PARISH COUNCIL STILL BE CONSULTED ON PLANNING APPLICATIONS ONCE THE NEIGHBOURHOOD PLAN IS IN PLACE?**

Yes, neighbourhood plans are part of the Local Development Framework and will be used by officers together with the Local Plan and national policy when assessing applications for development. The only time the parish will not be consulted is if a parish have also prepared a neighbourhood development order in addition to their neighbourhood plan. These grant planning permission for specified developments in a neighbourhood area, for example, household extensions, shops fronts or green energy proposals.

## **5. WHAT IS THE NEXT STAGE THAT RESIDENTS WILL BE INVOLVED IN?**

We will be asking you for more detailed information on a range of issues to ensure we have evidence on which to base the policies for the plan, i.e. what policy (ies) should we have on housing numbers and types, what policy (ies) should we have on areas that should be left unspoilt, etc.

We will be delivering a survey/questionnaire to every household in Holwell in September/October which we would ask you all to complete - even if you think that development is not an issue for you. A member of the Parish Council or the Neighbourhood Plan Working Group will be available to talk through the questions and help with completing the questions.

## **6. GOVERNMENT DEFINITION OF AFFORDABLE HOUSING**

Source, DCLG, November 2014

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.

If you require any more information please

- visit the Parish Council website [www.holwellparishcouncil.co.uk/neighbourhoodplan](http://www.holwellparishcouncil.co.uk/neighbourhoodplan),
- write to us at [holwellneighbourhoodplan@gmail.com](mailto:holwellneighbourhoodplan@gmail.com)
- contact a Parish Councillor or member of the Working Group

## APPENDIX C13

### FEEDBACK (HOUSEHOLD QUESTIONNAIRE)

#### RESPONSE RATES

126 QUESTIONNAIRES RETURNED 74%

292 PEOPLE COVERED

270 INDIVIDUALS GAVE A RESPONSE 73%

127 RESPONSES TO THE VILLAGE HALL QUESTIONS

Census figures 2011 for Holwell      Households = 169   Population = 369

#### POPULATION SUMMARY

**This is what you told us about the people who live here**

Ages of Holwell residents			How long have people lived in Holwell	
0 to 10	21	7%	Between 0 & 5 years	22%
11 to 15	10	3%	Between 5 & 20 years	40%
16 to 20	17	6%	Between 20 & 40 years	29%
21 to 30	20	7%	Over 40 years	10%
31 to 40	10	3%		
41 to 50	31	11%		
51 to 60	60	21%		
61 to 70	77	26%		
71 to 80	30	10%		
80 +	15	5%		

#### RESPONSES

We had an excellent response rate with 3 out of 4 households participating

This included responses from all sectors of the population, from the young to the old

- Some people chose not to answer all questions & you can check the respondent numbers at the top of each graph
- Where you could choose more than one answer, the graph will be marked as Multiple Answers

#### POPULATION SUMMARY

**You also told us that**

- Two thirds of our population live in 1 or 2 person households
- For the major of respondents, this is their only home
- 9% (11 responses in total) say someone in their household may be looking for accommodation in Holwell in the next 5 years – mainly children of existing families, needing affordable types of accommodation

#### HOUSING SUMMARY

Some of the questions we asked were about the type and amount of housing we might need to plan for in our neighbourhood plan

We found out that 11 households had someone that may be looking for accommodation in Holwell in the next 5 years – mainly children of existing families, needing affordable types of accommodation (either to rent or to buy)

Most people (about three quarters of those responding to the questionnaire) agreed that we should have some housing, but there wasn't a strong consensus on how many homes, though it is safe to say that only a few (less than 20%) wanted more than 10 homes. Small-scale (1 or 2 dwellings) on infill sites within the village would seem to be an option worth exploring further

#### HOUSING SUMMARY 2

**We asked you :**

What type of development would be acceptable

- 26% - single dwellings in controlled locations
- 25% - small groups of 5 or less
- 18% - conversion of farm buildings
- 26% - infilling
- 4% - larger groups of housing

Where would you like to see development

- 29% - within a Defined Development Boundary
- 44% - infill
- 20% - extend built up area
- 7% - elsewhere

#### POPULATION SUMMARY

The responses showed that about half of the population are aged in their 50s and 60s

It also showed that quite a large number of us – about 2 in every 5 households – had lived here for 20 or more years – so we have quite a stable population

#### EMPLOYMENT

Most people want to see Holwell as a working community – which would suggest opportunities for local businesses to establish and grow may be as important as housing

As a population, we work in a lot of different trades, with different skills, in different places

1 in 5 told us they are self-employed.

There is no 'major employer', and few existing businesses are expecting to expand in the short-term

## EMPLOYMENT

We asked you :

**About occupations and employment status**

10% Agriculture	33% employed
14% Professionals	20% self-employed
12% Students	31% retired
34% other or none	6% students/apprentices

Response levels of less than 10% for other options suggested

**How you work / travel**

41% work at home  
 36% commute up to 20 miles  
 73% use cars as their main way of getting to work

66% see Holwell as working community

## VILLAGE HALL

We asked you 6 questions about why Holwell needs a hall and between 84% and 92% of respondents said they agreed or strongly agreed that

- A hall promotes good community relations
- A hall can ensure a wide range of activities for residents
- A thriving hall can promote social inclusion
- A hall should meet the needs of both young and ageing populations
- A thriving village/community hall is important to our village

## COMMUNITY AMENITIES AND FACILITIES

We asked you :

**Whether you want a recreation space, what it should be used for and where should it be located**

70% would like a recreation space of which  
 36% propose it is used as an amenity  
 22% propose it is used for sports  
 36% propose it is used as a children's play area

89% want any recreation area near the Village Hall

**Whether you would regularly support a shop**

55% would support one  
 29% may support one  
 16% would not support one

## VILLAGE HALL

We asked you whether you used the hall and 80% of those who responded said yes of which the largest number was for the elections (21% of responses)

You gave us feedback about the regular activities that you attend weekly or monthly events

We asked about the current activities and nearly 40% said they thought the activities suited most people and there were some suggestions of which film nights and social events were most popular

NB People could select more than one option for these questions so responses represent the most frequently selected options

## ENVIRONMENT

91 out of 103 respondents said that the quality of the countryside around Holwell was very important, extremely important or important to you

We have consolidated all your comments on the environment for you to review

The options that most people thought may enhance and protect our local area were better access to footpaths/bridleways and improved public transport but there was interest in other options which need further investigation

There was also interest in renewable energy schemes and these would need further study

## VILLAGE HALL

We received 127 individual responses to the questionnaire with your feedback on why Holwell needs a community/village hall

You also told us your thoughts on its use, its facilities and the direction you think the Village Hall Management Committee should look at for the future of the hall

## VILLAGE HALL

We asked for your thoughts on what the Village Hall Management Committee should review regarding the facilities and location of the hall

Your thoughts about the location of the village hall indicated a significant majority of those who responded to the question like the hall located on the current plot/at the current location

Responses indicating the options the VH Management Committee should review are

23% said refurbish existing hall
19% said refurbish and extend existing hall
16% said build similar size hall on current plot
20% said build larger hall on current plot
11% said build larger hall on different plot/same location
9% said build hall at different location
2% wanted another option

NB People could select more than one option for these questions so responses represent the most frequently selected options

# FEEDBACK ON ENVIRONMENT FROM HOUSEHOLD QUESTIONNAIRES

## F38 - WHICH ELEMENTS OF THE COUNTRYSIDE AROUND HOLWELL DO YOU VALUE? 103 SETS OF COMMENTS

The green fields, trees and hedges

Peace and quiet, fresh air, open spaces

All of it

The wild flowers & woods & fields

Seeing large open spaces for wildlife

Unspoilt and undeveloped

Hedgerows, farmers fields with livestock not horse paddocks / Not burning damp straw

Views, peace and quiet

Respondent 1 - trees, hedgerows, wildlife, footpaths / Respondent 2 - trees, hedges, wildlife, footpaths, clean air. Ability to run/walk/cycle

Access to footpaths across fields etc /Blackmore Vale area and views – unspoilt

Open space / Views

Hedging and ditching needs to be kept up as county reduces the services, We need good visibility on the roads and measures taken to diminish flooding in wet weather

The quietness and pace of life

Fields and livestock

Moved from a very built up (sic), busy with people and traffic and constant noise / Came to Holwell for a new calm, peaceful life

Ancient trees

Green spaces, forest, trees, birds, general wildlife, views

Hedges, trees, views, tranquillity, no light pollution, farmland, wildlife

Farming environment / Walking opportunities / Cycling

Footpaths

green open spaces, traditional farming

Hedgerows and general agricultural practices.

The changing views of the countryside as seasons change

Open spaces, animals, walks quiet!!

Peacefulness

Farmland / Peace and quiet

No streetlights = no light pollution

Wildlife

The land that I farm !!

View, trees, tranquillity, lack of light pollution

Privacy.

Tranquil area. Building new properties best industrial has to enhance an area. New houses should embrace renewable energy i.e. solar tiles for roofs. Can't just build and not protect the environment too.

All of it. Fields and open spaces. Quiet.

Quiet, rural, small community We moved here because it's the way it is! No building on green land!

Peace and tranquillity.

the fields, woodland and nature.

open views. Footpaths. Quiet. Wildlife.

the farmland and woodlands.

Country walks.

Freedom to walk the footpaths.

Being able to sit in our garden and enjoy the peace and quiet, whilst listening to the birds.

The peace, the colour, and wildlife.

**GREEN FIELDS**

**VIEWS AND PEACE**

**WILDLIFE - PEACE AND QUIET**

**BIO DIVERSITY. WOODLAND, MANAGED FIELDS AND HEDGEROWS**

**PEACE AND QUIET. SCENERY. AIR QUALITY**

**LOVE THE DROVE**

**ACCESS TO FOOTPATHS, UNSPOILT, WILDLIFE**

**ALL OF IT**

**GOOD HEDGE CUTTING AND ROADSIDE MAINTENANCE**

**THE FARMLAND. THE OPEN SPACES/VERGES**

**WE APPRECIATE EVERYTHING ABOUT IT**

**PUBLIC RIGHTS OF WAY**

**VIEWS - BUT MASSIVELY ERODED AS FIELD BOUNDARIES NO LONGER BEING TRIMMED**

**UNSPOILT RURAL AREA**

**THE LILY POND IF IT WAS CLEARED AND PUT BACK TO HOW IT WAS. BEING SO CHOKED UP WITH BULLRUSH ETC IN CANNOT TAKE EXCESS WATER**

**SPACE, BRIDLEWAYS AND FOOTPATHS**

**FOOTPATHS, PEACE, FLORA AND FAUNA**

**WILDLIFE AND VIEWS / NO LITTER**

**Views, trees, footpaths**

**Open fields Views**

**agricultural including livestock**

**Woodland, footpaths**

**Green fields, hedgerows, air quality, peace and quiet**

**Open fields, woodlands, pastoral/agricultural feel**

**All of it!!!**

**Space and beauty**

**Nature, birds, animals, plants, habitat, clean air, not much light pollution, open spaces**

**Open aspects**

Peace and quiet, Friendly sociable people who know the value of "what we have"

To be able to look out on open green fields / Being in an open rural farming area

Hedgerows, wild life, wild flowers green spaces. Farming communities, rural life

The general openness

Footpaths through fields, Wildlife. Starry nights with no light pollution Privacy

Sunrise/sunset

Farming land is proper countryside.

Open fields, trees, wildlife.

Lovely views Peacefulness

The open space that surrounds our property - which we would like to remain

Trees Pathways/footpaths

Trees, fields, lack of industry

All of it

Green field, space

The wildlife and quiet (most of the time)

Views

Wildlife / Not being overlooked by others

Having a lovely garden containing many flowers and enough fruit and vegetables to feed us and our friends and family for most of the year

Open spaces - farm land

The hedgerows/fields/trees/footpaths

Country lanes away from Kings Stag to Alweston rat run - safe and more peaceful

Walks and views

I value the work employment opportunities locally for all ages which makes council houses to rent important and NOT SOLD OFF (as worked in the past) and keeps families in the village and children for local schools

Footpaths Attractive walking areas free of rubbish, litter, dumped vehicles, etc

Every part of it!

We would like the footpaths and bridleways to be useable! It would considerably improve the value of the local countryside

Wildlife, peace and quiet, no light pollution. Village environment

The footpaths and open fields

Open spaces, public footpaths, uninterrupted viewed from house, looing our over fields rather than houses

Natural agriculture

Peace and quiet

Rural, peaceful, working.

Rural views and public footpaths.

Farming communities.

Hunt free days.

The fact that it is worked and so kept how it is.

**APPENDIX C14****SITE ASSESSMENT FORM APRIL/MAY 2017**

<b>SITE ID</b>		
Survey Date:		
<b>GENERAL INFORMATION</b>		
Existing use		
Landform (eg flat / sloping (direction))		Steep / Sloping / Rolling / Flat
Character of site / immediate area		Intimate / Tight / Open / Exposed / Modest / Grand Uniform / Simple / Harmonious / Diverse / Regular / Formal / Random Calm / Busy / Angular / Curved / Sinuous
Visibility / prominence from surrounding areas		<input type="checkbox"/>
Important views out / views to key landmarks		<input type="checkbox"/>
<b>SITE FEATURES</b>		
Possible wildlife habitats		<input type="checkbox"/> Animals – <input type="checkbox"/> Habitats –
Possible historic interest		<input type="checkbox"/> Features – <input type="checkbox"/> Archaeology – <input type="checkbox"/> Cultural associations –
Natural features worthy of retention		<input type="checkbox"/> Trees <input type="checkbox"/> Hedges <input type="checkbox"/> Water <input type="checkbox"/> other
Built structures / walls worthy of retention		<input type="checkbox"/>
<b>POSSIBLE CONSTRAINTS</b>		
Utilities		<input type="checkbox"/> Pylons <input type="checkbox"/> Drains
Flood risk / ground conditions		<input type="checkbox"/> Stream / river <input type="checkbox"/> Marshy / waterlogged
Potential pollution / contamination		
Neighbouring land uses		<input type="checkbox"/> Residential / sensitive <input type="checkbox"/> Unneighbourly
<b>ACCESSIBILITY</b>		
Vehicular access points / connections		
Pedestrian access points / connections		
<b>OVERALL ASSESSMENT</b>		
Useable area		Entire area Part area (describe) None
Mitigation requirements		



**APPENDIX C16****SITE ASSESSMENT CONSULTATION INFORMATION**

**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)
<b>GREEN SITES</b>	<b>5 = Highly suitable – 1 = Highly Unsuitable</b>
Plot between Hillanddale & 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
<b>AMBER SITES</b>	<b>5 = Highly suitable – 1 = Highly Unsuitable</b>
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

## Holwell Neighbourhood Plan Site Options Consultation Questionnaire July 2017- ADDENDUM

We received 5 further sites for consideration and based on your knowledge of all the sites, do you think any of these are suitable and should be considered?

Site reference	Suitability Score (please circle)
<b>GREEN SITES</b>	5 = Highly suitable – 1 = Highly Unsuitable
Westbourne	5 4 3 2 1 Don't Know
<b>AMBER SITES</b>	5 = Highly suitable – 1 = Highly Unsuitable
Adj Coombe House	5 4 3 2 1 Don't Know
Elm Tree Farm	5 4 3 2 1 Don't Know

**2. Rejected site options – RED (tick if you think these should be considered)**

	Crouch Lane (behind Stonewater site)		Roselawn, Stony Lane
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<b>Name</b>	
<b>Contact details</b>	

## **APPENDIX C17**

### **EXAMPLE OF SITE ASSESSMENT OPTION CONSULTATION FORM**

#### **Plot Adjacent to the Rectory (South side)**

##### **SITE DESCRIPTION**

This is a modest, flat infill plot last used as a paddock. The site is visible from the rear and at the Pulham Road junction. The site is close to the junction. Its frontage measures 20.25m

##### **PROPOSED USE**

Housing

##### **ACCESS**

There is existing access for both vehicles and pedestrians

##### **ENVIRONMENT AND LOCAL FEATURES**

There is a Grade 2 listed building off Holwell Drove that can be seen from the rear, however given the existing settlement line the site is not likely to be prominent.

This is unimproved land, parts of which are marshy so there is the possibility of wildlife habitats. There are also trees to the rear and unmanaged hedges.

##### **TRANSPORT DEVELOPMENT LIAISON**

A hedge obstructs the available visibility (splays need to comply with Manual for Streets)

##### **OTHER**

We have been told that there has previously been planning permission granted on this plot for 1 open market house; however this permission would have lapsed.

##### **OVERALL SUMMARY**

Rated as a Green Site (scores well against initial selection criteria)

##### **Plus Points**

Set within existing settlement line  
Unused plot

##### **Possible Concerns**

Impact on neighbouring property  
Impact on setting of Grade 2 building at the rear of the site  
Close to road junction

##### **Mitigation measures proposed**

Retain hedges and trees, other than required to ensure safe vehicular & pedestrian access  
Possible overlooking issues to be avoided through careful siting and design  
Ecology survey to check for protected species

## APPENDIX C18

### PRE SUBMISSION CONSULTATION RESPONSE FORM – MAY 2018

#### Holwell Neighbourhood Plan – Pre Submission Consultation, May 2018

This response form is intended to assist people in responding to the pre submission consultation. You can choose to comment on all or any of the policies, and there is a section at the end for general comments (and you can add extra pages). Alternatively you can write or email in, but please refer to the policy or page that you are commenting on, and be clear what changes you think should be made and why. Please keep your responses as concise as possible.

We also ask that you include your name and address (and organisation if you are responding on their behalf) to help us have a clear audit trail of who responded on what issues, and allow us to contact you for further clarification if necessary. If you are responding as an individual, we do need permission under data protection laws to hold any identifying personal information (i.e. a combination of your name and address / email) for the purposes of finalising this Neighbourhood Plan – so if you do not give your permission please leave your contact details (\* asterisked) blank and we will record your return as anonymous in the consultation summary. Please return this form by **9<sup>th</sup> July 2018** to a Parish Councillor or member of the Working Group or email it to [Holwellneighbourhoodplan@gmail.com](mailto:Holwellneighbourhoodplan@gmail.com)

SECTION	Your comments on the policies and supporting text	
<b>THE NEIGHBOURHOOD PLAN</b> <i>If you object say what changes should be made and why</i>	<input type="checkbox"/> Support <input type="checkbox"/> Object <input type="checkbox"/> Comment	
<b>DEVELOPMENT - HOUSING</b> <i>If you object say what changes should be made and why</i>	<input type="checkbox"/> Support <input type="checkbox"/> Object <input type="checkbox"/> Comment	
<b>DEVELOPMENT - EMPLOYMENT AND BUSINESS</b> <i>If you object say what changes should be made and why</i>	<input type="checkbox"/> Support <input type="checkbox"/> Object <input type="checkbox"/> Comment	
<b>TRANSPORT, INFRASTRUCTURE &amp; COMMUNICATIONS</b> <i>If you object say what changes should be made and why</i>	<input type="checkbox"/> Support <input type="checkbox"/> Object <input type="checkbox"/> Comment	
<b>LANDSCAPE, ENVIRONMENT AND DESIGN</b> <i>If you object say what changes should be made and why</i>	<input type="checkbox"/> Support <input type="checkbox"/> Object <input type="checkbox"/> Comment	
Please use the space below to add to/make any other comments or add extra pages. Please make clear any changes you think should be made to the plan		
<input type="checkbox"/> I support the plan as drafted <input type="checkbox"/> I generally support the plan but would like to see minor changes as detailed above <input type="checkbox"/> I do not support the plan and it needs fundamental changes	Name and address  Email	

## Pre Submission Consultation of the Holwell Neighbourhood Plan

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May 2018

We have now prepared a Pre Submission version of Holwell's Neighbourhood Plan which is available for formal review before it is submitted for independent examination.

The period of formal consultation starts on **Monday 21st May and concludes on Monday 9th July 2018** during which time we are required to make the Plan available to people who live, work or carry on business in the area so they can review and comment. Copies of the documents will be available on the website at <http://holwellneighbourhoodplan.co.uk/> and in hard copy from members of the Parish Council and the Neighbourhood Plan Working Group.

There is a response form intended to assist people in responding to the pre-submission consultation. You can use it to comment on all or any of the policies, and there is a section at the end for general comments (and you can add extra pages). Alternatively you can write or email in ensuring you refer to the policy or page that you are commenting on, and be clear what changes you think should be made and why. Please keep your responses as concise as possible. Consultation on the Pre Submission Plan document will also be held with a range of statutory bodies and with our local Planning team.

There will be opportunities to review and discuss the content of the documents in person by attending one of the Open Sessions at the Village Hall during June 2018 on Saturday 2<sup>nd</sup> Thursday 14<sup>th</sup> and Saturday 16<sup>th</sup> June.

If you require any more information please

- visit the website <http://holwellneighbourhoodplan.co.uk/>
- write to us at [holwellneighbourhoodplan@gmail.com](mailto:holwellneighbourhoodplan@gmail.com)
- contact a Parish Councillor (details can be found on the Holwell Parish Council web site <https://www.holwellparishcouncil.co.uk/>)
- contact a member of the Neighbourhood Plan Working Group, see below

Sally-Anne Holt (Chair), Bruce Duncan (Chair, Holwell Parish Council), Diana Gibbs (Holwell Parish Council) Steve Atchison, Neil Peirson, Colin Evans, Dave Hollex, Patrick Constable, Jo Edmondson (Holwell Parish Councillor), Libby Wilton (Holwell Parish Councillor)