

UPDATING INFORMATION IN MADE PLAN – INITIAL EVIDENCE

Housing Policy H1: Amount and Location of New Housing defined 4 sites selected for development in Holwell between April 2017 and March 2031.

In the Plan documents on housing growth, we outlined the impact of the introduction of permitted development rights for the conversion of agricultural barns to housing, and the recent approval of an exception site for affordable housing and discovered there were 20 dwellings with planning consent at the time the plan was being prepared. Six of these properties have been completed with a further 14 affordable houses being delivered by Stonewater Housing that are due for completion in June 2021.

Application No	Property	Housing outcome	Status
WD/D/14/002191	Sandhills Farm, Stock Hill Lane, Holwell	3 dwellings	Construction complete
WD/D/15/002295	land at Crouch Lane adjoining the Pre-School	14 dwellings – as 100% affordable housing	Construction ongoing
WD/D/17/001369	land adjacent Hill Street Farm, Stony Lane, Holwell	1 AOC dwelling	Construction complete
WD/D/16/002059	Watkins Farm, Watkins Farm Access Road, Holwell	1 dwelling	Construction complete
WD/D/17/000081	Barn At Lower Elsworth, Crouch Lane, Holwell	1 dwelling	Construction complete

Total = 20 dwellings

There were 4 sites selected for new build, open market housing and we have contacted the various landowners and can update residents on progress to date:

1 Site between Roseacre & Newhaven, Fosters Hill.	Landowner advises planning application pending
2 Plot adjacent to The Rectory, Pulham Road.	Landowners advise they will be seeking planning permission but not immediately
3 Westbourne.	Subject to approved planning application, construction work now underway
4 Site adjacent to Gunville House	Landowner advises planning application pending

Total = 4 additional dwellings

Furthermore, since the Plan was made there has been other housing agreed through the planning process through conversion of agricultural buildings and for commercial purposes.

Application No	Property	Application details	Outline	Status
WD/D/19/002775	Cornford Hill Farm	Change of use of agricultural buildings into 2 dwellings (Class Q)	Approval granted	Conversion underway
WD/D/20/001027	Cornford Hill Farm	Conversion of farm buildings into 1 x 3 bed dwelling and amenity space (replaces 1 of the houses in the Class Q application)	Approval granted	Conversion underway
WD/D/19/001465	Field at Cornford Hill Farm	Siting of 1 mobile home for agricultural worker	Approval granted	In place
WD/D/19/001161	Westrow Farm	Erect new garage building, alterations to existing buildings including 1 dwelling	Approval granted	Unknown
WD/D/16/002599	Vale View Farm, Packers Hill	Erection of a new building for use as a craft bakery with associated offices, storage etc.	Approval granted	Unknown

Total = 3 new dwellings, 1 annex / holiday unit + 1 mobile home and 1 new commercial building.

For the Plan documents, we used data from the 2011 Census which showed we had a total of 160 houses in Holwell Parish and 171 households. The Electoral Roll for Holwell (source 5th December 2017) updated
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 SEPTEMBER 2020

using Council Tax information for new properties) indicates a total of 174 properties in the Parish and there are a further 21 dwellings with planning approval but not completed.

There is therefore a potential total of 195 houses planned for Holwell.

Affordable Housing Need

As at July 2020 Dorset Council have informed us that there were 2 households with a connection to Holwell on the Dorset Home Choice register, one requiring 1 bedroom home, and one requiring 2 bedroom home. This does not include households in adjoining parishes (which was considered in the approval of the Crouch Lane affordable housing scheme).

Sustainability

[Sustainable communities are defined as incorporating 4 things; local economies (e.g. promoting local shops, Post Offices, local businesses and local jobs), environmental protection (e.g. promoting local renewable energy, protecting green spaces), social inclusion (protecting local public services and alleviating fuel poverty and food poverty) and democratic involvement (encouraging local people to participate in local decision making).]

Since the Neighbourhood Plan was made in 2019, we have seen a further decline in provision of various elements of sustainability for Howell such as public transport and local services that impact negatively on the population.

- Holwell no longer has a regular bus service so journeys to schools, college, shops and medical provision as well as employment must all be made by car. This has the effect of limiting residents' access to facilities and makes them dependant on having a car to access all services. There is a community service which is available on demand and for an annual fee.
- The post office in Bishops Caundle has now been reduced to an outreach service only 1 morning a week with similar provision in most locations that are within a reasonable distance for Howell residents
- The phone box in the village has been the subject of two attempts by BT to remove it, both 2019, and again in 2020. The emergency provision that this offers residents in an area of poor signal and worse broadband provision is the basis for our request to reject the planning application. The current planning application requesting its removal is still pending in August 2020.
- The Post Office have removed one of the four post boxes in Holwell during 2020.
- However, the Village Hall have purchased the land to the rear of the building which was previously rented and its use as a car park is ongoing. They have also leased an adjacent piece of land for use as a recreation ground.

There is currently an issue regarding the impact of Coronavirus on the Hall which has been closed since March 2020 due to the national restrictions. A proposal is still awaited regarding potential re-opening but with a largely elderly population, many of whom would be considered to be in the vulnerable category either through age or illness, the prospect of all users returning is the subject of ongoing discussion. The Hall Management Committee are in the process of fund raising for a new hall, as requested by a vote from the residents in 2018, but this work is also in abeyance due to the economic climate and the impact of the pandemic.

Environmental Matters

A volunteer has kindly taken responsibility for working with Dorset Council's Rights of Way team to review the rights of way (footpaths, bridleways) formally identified in the Definitive list for Holwell issued in 2017 and help residents report issues when they arise.

Population

There are no official update statistics in relation to Holwell pending the new census in 2021. We continue to base our assumptions on the Census 2011 figure of 370 heads.

Employment

Awaiting update

Planning Reforms

Over the summer the Government published its ideas on reforming the planning system. This is talking about quite a radical shake-up of Local Plans, and Neighbourhood Plans are still seen as an important tool for local communities to set out what they would like to see built in their areas. There is very little detail on the "how", and it is not clear whether this will limit Neighbourhood Plans to design matters only. But what we do know is that any changes aren't likely to be made before next summer (2021) as the legislation needed will take time to go through Parliament. So we will continue to monitor this situation in terms of its implications for our area and our Plan.