

Decision Statement

On behalf of West Dorset District Council, 13 December 2018

West Dorset District Council is satisfied that the Holwell Neighbourhood Plan as modified meets the basic conditions, is compatible with the Convention rights, and complies with the definition of a neighbourhood development plan.

A referendum will therefore be held on 7th February 2019.

Background

The Holwell Neighbourhood Area was designated on the 17th June 2014 in accordance with Part 2 of the Neighbourhood Planning (General) Regulations 2012 (the 'Regulations'). The relevant body is confirmed as the Holwell Parish Council and the designated Neighbourhood Area covers the same area as Holwell parish.

In August 2018 Holwell Parish Council submitted its draft neighbourhood plan and supporting material to West Dorset District Council. The district council were satisfied that the documents submitted met the requirements of Regulation 15 of the 'Regulations'. The Parish Council were notified of the district council's conclusion and informed that the plan could proceed to examination.

The submitted documents were made available for consultation from Thursday 6 September 2018 until 19 October 2018, and independent examiner Mr Andrew Mead, was appointed. The examiner's report was received on 28th November 2018.

In summary, the examiner's report concluded that the Holwell Neighbourhood Plan would meet the Basic Conditions and other legal requirements, subject to the modifications as set out in **Appendix A** of this decision statement.

The neighbourhood plan has been amended to include the modifications recommended by the examiner and minor formatting amendments.

West Dorset District Council considered each of the recommendations and modifications contained in the examiner's report and agreed the amendments at its [Strategy Committee](#) on 13 December 2018. In considering the conclusions of the independent examiner, the Council agreed that the legal requirements and basic conditions had been met.

The council is therefore satisfied that the plan as amended...

- (i) meets the basic conditions (as set out in Schedule 4B to the Town & Country planning Act 1990); and
- (ii) is compatible with the Convention rights (within the meaning of the Human Rights act 1998); and

- (iii) complies with the provision concerning Neighbourhood Development Plans made by or under Sections 38A and 38B of the Planning and Compulsory Purchase Act 2004, and

...can now proceed to a referendum.

The area covered by the Holwell Neighbourhood Plan

The neighbourhood plan area covers the parish of Holwell only.

Details of the Neighbourhood Plan Referendum

The independent examiner considered that it was appropriate for the referendum to be held over the neighbourhood area.

The referendum will therefore be held over the neighbourhood area; the same area as the parish of Holwell. The referendum for the Holwell Neighbourhood Plan will be held on 7th February 2019.

Where to find more information...

Copies of this decision statement, the Examiner's Report and the Holwell Neighbourhood Plan (as proposed) can be viewed online at <https://www.dorsetforyou.gov.uk/howell-neighbourhood-plan> or at Council Offices:

- **West Dorset District Council offices**, South Walks House, South Walks Road, Dorchester DT1 1UZ which is open 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.30pm on Fridays.
- **Sherborne Town Council offices**, The Manor House, Newland, Sherborne, Dorset, DT9 3JL

A copy of this statement is automatically sent to the Neighbourhood Forum who submitted the plan and anyone who has asked to be notified of this decision.

Appendix A: Modifications / Recommendations from Examiner’s report

Below are the recommendations and modifications taken from the Examiner’s report.

Appendix: Modifications

Proposed modification number (PM)	Page no./ other reference	Modification
PM1	Appendices P5, P6 & P7.	Delineate the Policy Maps Appendices P6 and P7 as Insets on Appendix P5 and delete the policy details for those Insets from Appendix P5.
PM2	Appendices P5, P6, P7, P9 & P13.	Include Appendices P5, P6, P7, P9 & P13 as Policy Appendices within the Plan. Combine the other Appendices into separate supporting information.
PM3	Policy H1.	Alter the first sentence to “ Provision is made for up to four new build, open market houses ... ”. Add to the list of sites selected for new build, open market housing: “ Site adjacent to Gunville House ”. Delete the final sentence of the policy.
PM4	Policies EB1 a) and EB2 (second bullet point).	Add the qualification “... severely ...” to “... detrimental to the living conditions of residents ...”.
PM5	Policy C1.	Delete: “... well-related to an existing building...”. Insert: “... within or on the edge of the built-up area of Holwell, which includes The Borough, ... ”.
PM6	Policy E1.	Delete the second sentence. Amend the third sentence by the deletion of “... adversely impact on their visual quality, or undermine or ...”.
PM7	Policy E3.	Rephrase as follows: “... having regard to the contribution the asset makes to the historic and architectural character of the area balanced against the scale of any harm or loss taking into account the potential to avoid the harm through changes to the scheme design. ” Delete the final phrase of the policy: “and the likely public benefits of the proposed

		development.”
PM8	Appendices P5 & P13.	Delete the numbers from the trees at Map References 115 and 116 on Appendix P5. Delete the reference to the trees from Appendix P13.