

Wellow Neighbourhood Plan 2016 - 2036

Submission Draft



Consultation Statement

Version 3.0 August 2023

Contents

1	INTRODUCTION	3
2	AIMS OF THE CONSULTATION.....	3
3	BACKGROUND	4
3.1	The designated neighbourhood plan area.....	4
3.2	Initiation of neighbourhood planning.....	4
4	CONSULTATIVE PROCESS	4
4.1	Summary	4
4.2	Parish-wide consultations	5
4.2.1	Residents survey 2018	5
4.2.2	Business Survey 2019	6
4.2.3	Housing Needs Assessment	6
4.2.4	Policy Consultation autumn 2021	6
4.2.5	Regulation 14, Pre-submission consultation.....	7
4.2.6	Regulation 16, submission consultation	9
4.3	Meeting the statutory requirement	9
5	STRATEGIC ENVIRONMENT AND HABITAT REGULATION ASSESSEMENTS	9
	TABLES.....	10
	Table 1: Community Engagement.....	10
	Table 2: Statutory Consultees for Regulation 14	12
	Table 3: Regulation 14 consultation on the Pre-submission Draft Plan - comments received and response from Steering Committee.....	16

1 INTRODUCTION

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. It has been prepared by Wellow Neighbourhood Plan Steering Committee on behalf of Wellow Parish Council, with support from Test Valley Borough Council (TVBC); New Forest National Parks Authority (NFNPA) and Bluestone Planning LLP consultants to the Parish Council.

Section 15(2) of Part 5 of the Regulations sets out what a Consultation Statement should contain:

- (a) details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- (b) an explanation of how the community were consulted;
- (c) a summary of the main issues and concerns raised by the persons consulted;
- (d) a description of how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

2 AIMS OF THE CONSULTATION

The aims of the Wellow Neighbourhood Plan consultation were:

- To involve as much of the community as possible throughout all consultation stages of the Plan development so that the Plan was informed by the views of local people and other stakeholders from the start of the Neighbourhood Planning process;
- To ensure that consultation events took place at critical points in the process where decisions needed to be taken;
- To engage with as wide a range of people as possible, using a variety of approaches and communication and consultation techniques; and
- To ensure that results of consultation were fed back to local people and available to read (in both hard copy and via the Neighbourhood Plan website) as soon as possible after the consultation events.

In preparing the Wellow Neighbourhood Plan, the Steering Committee have consulted residents, local businesses, TVBC, NFNPA, and other interested parties. Further details of consultations are itemised in Table 1.

3 BACKGROUND

3.1 The designated neighbourhood plan area

The Wellow Neighbourhood Plan area encompasses the whole of Wellow Parish. For planning purposes, Wellow Parish is covered by Test Valley Borough Council (TVBC) north of the A36 trunk road and New Forest National Park Authority (NFNPA) to the south. Eighty-five percent of the area falls under TVBC, and 15% under NFNPA. The designated area has a population of around 3400 residents, mainly in three settlement areas, West Wellow, School Road and East Wellow all coming under TVBC. The population of the National Park area within the Parish is estimated to be around 380.

3.2 Initiation of neighbourhood planning

To ensure that any future development took place in keeping with the needs of the community, albeit within the framework established by the local plans, work was initiated in 2016 on a neighbourhood plan for Wellow Parish.

A meeting in the Village Hall in December 2016 was arranged to discuss the purpose of neighbourhood plans and to call for the involvement of volunteers. In 2017 a Steering Committee made up of residents and Parish Councillors started work on developing the plan.

4 CONSULTATIVE PROCESS

4.1 Summary

Throughout the creation of the Neighbourhood Plan, the Parish Council have updated residents of progress via articles in the Nightingale News (parish newsletter¹) and presentations at the Annual Parish Council Meetings. A website² was established to report on progress with the Plan and provide background on neighbourhood planning. Minutes of the Steering Committee have been made available on the website as have the results of surveys and other important documents.

A number of Parish-wide surveys were conducted to maximise participation, all surveys conducted by the Steering Committee were made available on-line using Survey Monkey whilst providing paper forms for those not having access to the internet. The only exception was the housing needs survey which was conducted by an external agency and was all paper based.

The main Parish wide surveys involving the residents were as follows:

- A residents survey conducted in autumn 2018 to gather views and opinions on what people liked and disliked about living in Wellow Parish and how they would like to see it develop.
- A Housing Needs Survey followed in 2019, a paper form was delivered by post to every residence regarding housing needs in the Parish.

¹ Discontinued in 2019, information continued to be carried on Parish website

² <https://www.wellownhp.org.uk/>

- A business survey in 2019 involving interviews with individual businesses and an online survey.
- The last major survey was a consultation on proposed policies to be included in the Plan, this was held in autumn 2021.

An open day in the Village Hall was planned for March 2020 to discuss vision, aims, objectives and the developing policies but had to be cancelled due to the COVID lockdown.

The statutory pre-submission consultation stage in accordance with Regulation 14 was from 6th January 2023 to 17th February 2023. Again responses could be made either on-line, by email or by post. *A further consultation under Regulation 16 to be reported on in due course.*

4.2 Parish-wide consultations

4.2.1 Residents survey 2018

The purpose of the 2018 survey was to understand residents' views on further housing development and how they would like to see the Parish evolve.

The survey was designed by the Wellow Neighbourhood Plan Steering Committee and copies of a questionnaire were printed and hand delivered to every residential property in the Parish, some 1400 in total.

Completed forms were returned to the Parish Office although the vast majority were completed on-line. Nearly 600 responses were received i.e. 40% of households (assuming one response per household).

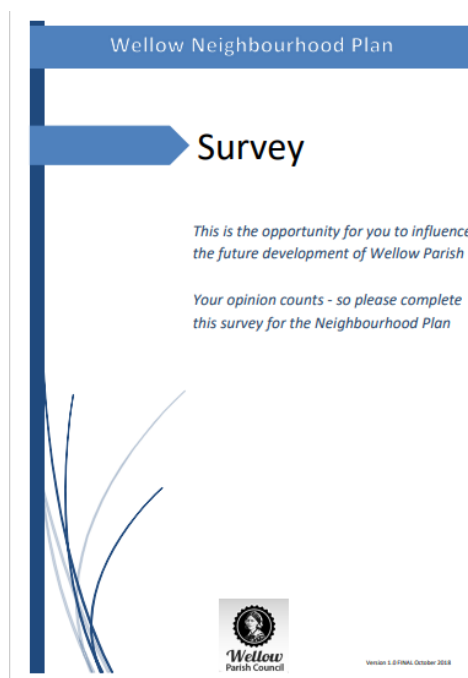


Figure 1 Cover of questionnaire distributed to all households

A leaflet (Figure 2) summarising the results of the survey was again, delivered to every household. The leaflet (click on: [Summary of Results of Parish-Wide Survey](#) to see a copy) directed residents to

more detailed results on the Neighbourhood Plan website (click on [Results from Parish-Wide Survey Autumn 2018](#)).

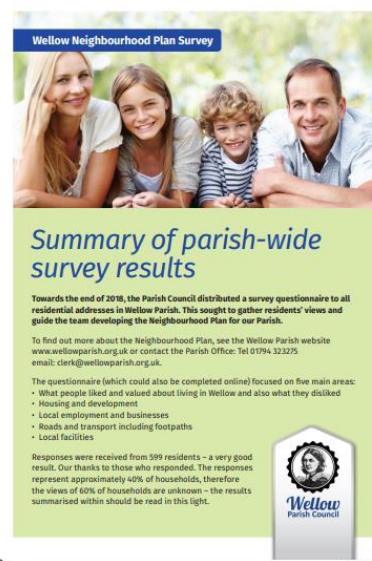


Figure 2: Front page of leaflet giving results of survey distributed to all households

4.2.2 Business Survey 2019

Within Wellow Parish there are over 100 businesses, employing an estimated 600 people. Some sixty businesses were visited or contacted in 2018 to understand their issues and aspirations. Businesses were invited to a meeting to discuss the results of the 2018 survey and further understand their requirements. An online business and employment survey was created and all businesses that could be identified were sent a letter promoting it in November 2020. This yielded 19 responses.

For further details please click on [Local Employment and Economy Summary](#).

4.2.3 Housing Needs Assessment

A Housing needs survey was undertaken in 2019/2020 by Action Hampshire at the request of the Steering Committee. The survey was to identify the housing needs of local people for the next five years or more. Action Hampshire sent a questionnaire to every household in the Parish in early November 2021, the closing date was 30th December.

A total of 550 questionnaires were returned, a response rate reckoned at 39%.

The final report from Action Hampshire was received in April 2020, this can be found by clicking on [Final Wellow Housing Needs Survey Report](#).

4.2.4 Policy Consultation autumn 2021

The Policy consultation was promoted via Facebook, Parish website and posters on the parish notice boards.



Figure 3: Notice about policy consultation posted to all addresses in Parish

The survey was online but hard copies of the survey were available at several collection points and could be returned to the Parish Office on completion. On November 13th 2021, during the consultation period, a community event was held at the Cricket Pavilion which over 100 people attended. Over 500 responses were received to the survey.

Residents were invited to a Zoom meeting to discuss the survey results. Around 40 residents “attended” this meeting. The results were also placed on the Parish website and advertised via Facebook. Click on [Wellow Neighbourhood Plan Policy Consultation Autumn 2022](#) to see the results.

4.2.5 Regulation 14, Pre-submission consultation

The Pre-submission consultation for the draft of the Wellow Neighbourhood Plan and associated documentation was held from 6th January to 17th February 2023. The consultation was online and promoted via Facebook, the Parish website and posters on the Parish notice boards.

In addition to the statutory consultees (see Table 2 for list), owners of land having sites (i) assessed as potentially suitable for housing development, (ii) allocated in the Plan and (iii) proposed as Local Green Spaces were contacted by post or email informing them of the consultation and any proposed policies or supporting text in the Plan relevant to their land ownership. A developer with an interest in a further site was also contacted. Some fifty businesses known to operate within the Parish were also contacted about the consultation



Figure 4: Notice of Regulation 14 Consultation

A total of 31 responses were received as on-line returns using a Survey Monkey form, attachments to the form or separate letters and emails. These responses came from residents of Wellow including local landowners, landowners from outside the Parish or their agents, representatives of organisations operating within the Parish and statutory consultees.

Responses in terms of numbers received were as follows:

- 16 from residents of the Parish
- 7 from statutory consultees
- 4 from agents for landowners/developers
- 2 from owners of land in the Parish but resident outside
- 2 from organisations operating in the Parish

Apart from general comments, there were over 80 detailed comments on the text of the Pre-submission draft.

The responses and comments received were logged. The Steering Committee then reviewed all comments and decided upon their response:

- Disagreed with reasons for their disagreement
- Agreed in principle or in part and if so, what amendments should be made to the draft Plan
- Agreed in full and the amendments to be made to the draft Plan

To view all comments received (precised where too lengthy to reproduce), the response by the Steering Committee and any amendments made to the draft Plan see Table 3.

4.2.6 Regulation 16, submission consultation

To be completed in due course when the consultation has taken place.

4.3 Meeting the statutory requirement

In the preparation of the Wellow Neighbourhood Plan residents and business owners have been encouraged to comment and raises issues or concerns through responding to surveys or via the Parish Council.

All statutory requirements have been met and additional consultation, engagement, and research has been completed. This Consultation Statement has been produced to document the consultation and engagement process undertaken and is considered to comply with Part 5, Section 15 of the Neighbourhood Planning (General) Regulations 2012.

5 STRATEGIC ENVIRONMENT AND HABITAT REGULATION ASSESSEMENTS

Given the inclusion of part of the New Forest National Park with its various designated areas in the neighbourhood plan area, the proximity of the rest of area to the Park and the existence of other environmentally sensitive areas elsewhere in the Parish, a key stage in the neighbourhood planning process was to determine whether a Strategic Environmental Assessment (SEA) and a Habitat Regulations Assessment (HRA) were required. The Local Planning Authorities, Test Valley Borough Council and New Forest National Park Authority had to determine whether these assessments were a requirement, a process known as ‘screening’.

In preparation for the screening, the neighbourhood plan team gathered the necessary evidence for submission to the local planning authorities. The evidence was presented in the form of a report. It provides a summation, mainly in map form, of the environmental and other evidence that has been amassed by the team as part of the evidence base. This can be accessed at [Wellow Neighbourhood Plan Screening Report Evidence Base](#).

A screening statement on the determination of the need for a Strategic Environmental Assessment and Habitat Regulations Assessment for the emerging Wellow Neighbourhood Plan was received in May 2022 from the New Forest National Parks Authority on behalf of both planning authorities. This can be accessed at: [New Forest National Park Authority Screening Statement](#)

The Steering Committee then engaged the services of the consultants AECOM to conduct the assessments. Their environmental reports can be found at [Wellow SEA Environmental Report](#) and [Wellow HRA Report](#)

TABLES

Table 1: Community Engagement

No.	Event or activity	Date
1	Open meeting organised by Phillip Parrot in the Village Hall; an overview of neighbourhood plans was given and thoughts and ideas were suggested and discussed.	01/12/2016
2	Presentation at the Village Hall at Annual Parish Council meeting, regarding Neighbourhood Plan (NHP)	01/04/2017
3	Parish Council Annual meeting. There were display boards to highlight the Wellow Neighbourhood Plan project. The Team was available to answer questions	25/04/2018
4	Nightingale News (parish newsletter) described what a neighbourhood plan is and how to get involved.	June 2017
5	Nightingale News explained what the Neighbourhood Plan Team had been working on.	Sept 2017
6	Communities Working Group leader - visiting businesses in Parish to discuss Neighbourhood plan and gather facts about nature of business and number of employees.	Nov 2017 - April 2018
7	Nightingale News listed three observations from the Chair of the NHP Steering Committee.	Dec 2017
8	Nightingale News told the residents that the Neighbourhood Plan Team were creating a community wide survey and were also reviewing the latest Strategic Housing & Economic Land Availability Assessments published by TVBC.	Spring 2018
9	Nightingale News informed the residents that the community wide survey was having its final review and requested that everyone complete the questionnaire.	Summer 2018
10	Survey questionnaire delivered to every household by members of the Steering Committee. Nightingale News asked that residents please complete the survey which had been delivered.	Autumn 2018
11	Wellow NHP Residents Survey takes place using the survey questionnaire and on-line via Survey Monkey	17/10/2018 - 30/11/2018
12	Nightingale News thanked residents for completing the survey.	Winter 2018
13	Wellow business owners meeting in village hall.	17/01/2019
14	Results of Residents Survey fed back to the community via a leaflet delivered to every household. Detailed results put on website	March 2019

No.	Event or activity	Date
15	Nightingale News outlined how the Survey results will be used	Spring 2019
16	At the Annual Parish Council meeting the Steering Committee Chair informed the attendees of the next stages of the Wellow NHP	24/4/2019
17	Wellow NHP team had stand at Church Fete	15/06/2019
18	Nightingale News had an article, with photo, regarding Wellow NHP presence at church fete	Summer 2019
19	Separate Neighbourhood Plan website established to carry information on progress on the Plan replacing Neighbourhood Planning page on Parish website	Summer 2018
20	Nightingale News explained Housing Needs Survey	Autumn 2019
21	Wellow NHP community event - cancelled	28th March 2020
22	Power point slides and information for community event placed on website	27th May 2020
23	Business Survey on website (Survey Monkey)	30th November
24	Draft Wellow Character Assessment loaded to website. Informal review using Survey Monkey conducted.	11th January 2021
25	Leaflet delivered to every property in Wellow during week beginning 18th October to advertise consultation questionnaire. Also advertised drop-in session on Saturday 13th November.	18th October 2021
26	Community Consultation Event held at Cricket Pavilion, Lower Common Road	13th October 2021
27	Community consultation results given via Zoom Meeting open to all residents	28th February 2022
28	Presentation on Neighbourhood plan at Annual Parish Council meeting.	27th April 2022
29	Promotion of Pre submission consultation through notices, website, FaceBook, letters/emails to landowners and businesses	December 2022 /January 2023
30	Pre submission consultation	6th Jan to 17th February 2023
31	Presentation on progress with Neighbourhood plan at Annual Parish Council meeting.	26 th April 2023

Table 2: Statutory Consultees for Regulation 14

Organisation	Contacted	Responded
<u>Parish Councils TVBC</u>		
Abbotts Ann Parish Council	Y	N
Ampfield Parish Council	Y	N
Amport Parish Council	Y	N
Andover Town Council	Y	N
Appleshaw Parish Council	Y	N
Ashley Parish Meeting	Y	N
Awbridge Parish Council	Y	N
Barton Stacey Parish Council	Y	N
Bossington Parish Council	Y	N
Braishfield Parish Council	Y	N
Broughton Parish Council	Y	N
Bullington Parish Council	Y	N
Charlton Parish Council	Y	N
Chilbolton Parish Council	Y	N
Chilworth Parish Council	Y	N
East Dean Parish Council	Y	N
East Tytherley Parish Council	Y	N
Enham Alamein Parish Council	Y	N
Facombe Parish Meeting	Y	N
Fyfield Parish Council	Y	N
Goodworth Clatford Parish Council	Y	N
Grateley Parish Council	Y	N
Houghton Parish Council	Y	N
Hurstbourne Tarrant Parish Council	Y	N
Kimpton Parish Council	Y	N
Kings Somborne Parish Council	Y	N
Leckford Parish Meeting	Y	N
Little Somborne Parish Council	Y	N
Lockerley Parish Council	Y	N
Longparish Parish Council	Y	N
Longstock Parish Council	Y	N
Melchet Park & Plaitford Parish Council	Y	N
Michelmersh & Timsbury Parish Council	Y	N
Monxton Parish Council	Y	N
Mottisfont Parish Council	Y	N
Nether Wallop Parish Council	Y	N

Organisation	Contacted	Responded
North Baddesley Parish Council	Y	N
Nursling & Rownhams Parish Council	Y	N
Over Wallop Parish Council	Y	N
Penton Grafton Parish Council	Y	N
Penton Mewsey Parish Council	Y	N
Quarley Parish Council	Y	N
Romsey Extra Parish Council	Y	N
Romsey Town Council	Y	N
Sherfield English Parish Council	Y	N
Shipton Bellinger Parish Council	Y	N
Smannell Parish Council	Y	N
Stockbridge Parish Council	Y	N
Tangley Parish Council	Y	N
Thruxton Parish Council	Y	N
Upper Clatford Parish Council	Y	N
Valley Park Parish Council	Y	N
Vernham Dean Parish Council	Y	N
Wellow Parish Council	Y	N
West Tytherley and Frenchmoor Parish Council	Y	N
Wherwell Parish Council	Y	N
<u>Parish Councils Other</u>		
Ashmansworth Parish Council	Y	N
Cholderton Parish Meeting	Y	N
Ludgershall Parish Council	Y	N
Rushmoor Borough Council	Y	N
Tidcombe & Fosbury Parish Meeting	Y	N
Tidworth Town Council	Y	N
West Dean Parish Council	Y	N
<u>Borough and Unitary Councils</u>		
Basingstoke and Deane Borough Council	Y	N
East Hampshire District Council	Y	N
Eastleigh Borough Council	Y	N
Fareham Borough Council	Y	N
Gosport Borough Council	Y	N
Hart District Council	Y	N
Havant Borough Council	Y	N
New Forest District Council	Y	N
Winchester City Council	Y	N

Organisation	Contacted	Responded
Southampton City Council	Y	N
West Berkshire Council	Y	N
<u>County Councils</u>		
Hampshire County Council	Y	N
Hampshire CC Economy, Transport and Environment (1)	Y	N
Hampshire CC Economy, Transport and Environment (2)	Y	N
Hampshire County Council Estates Practice	Y	N
Hampshire County Council Highways	Y	N
Hampshire County Council Property Services	Y	N
Hampshire County Council Transport Policy	Y	N
HCC Development	Y	N
Wiltshire Council	Y	N
<u>Utilities</u>		
British Gas	Y	N
BT	Y	N
Cholderton & District Water Company	Y	N
Mobile Operators Association	Y	N
National Grid	Y	N
National Grid Electricity Transmission	Y	N
Network Rail	Y	N
Bournemouth Water	Y	N
SSE Telecoms	Y	N
Scottish & Southern Energy	Y	N
Southern Gas Networks	Y	N
Southern Water	Y	Y
Virgin	Y	N
<u>Central and Local Government Agencies</u>		
Environment Agency (TVBC area)	Y	Y
Environment Agency (WC area)	Y	Y
National Highways	Y	Y
Natural England	Y	Y
New Forest National Park Authority	Y	Y
The Coal Authority	Y	Y
Historic England	Y	Y
Homes England	Y	N
NHS West Hampshire Clinical Commissioning Group	Y	N
North Wessex Downs AONB	Y	N
Tourism South East	Y	N

Organisation	Contacted	Responded
Unity (was Test Valley Community Services)	Y	N
<u>NGOs and other campaigning groups</u>	Y	
Campaign to Protect Rural England	Y	N
Hampshire Chamber of Commerce	Y	N
Hampshire and Isle of Wight Wildlife Trust	Y	N
National Trust	Y	N
<u>TVBC Councillors Blackwater Ward</u>		
Cllr Nick Adams-King,	Y	N
Cllr Gordon Bailey,	Y	N
<u>Hampshire County Councillor</u>		
Cllr Nick Adams-King,	Y	N
<u>New Forest National Park Authority Consultees</u>		
Bramshaw Parish Council	Y	N
Copythorne Parish Council	Y	N
Bournemouth, Christchurch and Poole Council	Y	N
Dorset Council	Y	N
New Forest District Council	Y	N
Wiltshire Council	Y	N
Campaign for National Parks	Y	N
Friends of the New Forest	Y	N
Forestry England	Y	N
National Trust	Y	N
New Forest Commoners Defence Association	Y	Y
Verderers of the New Forest	Y	N

Table 3: Regulation 14 consultation on the Pre-submission Draft Plan - comments received and response from Steering Committee

Note 1. Most comments quoted verbatim, where length precludes quoting the comment in full, *summaries and other notes are given in italics*. Some introductory text has been excluded where this repeats the full comment made below.

Note 2. The numbers against consultees where not named are to show where same person has submitted multiple comments.

Note 3. Detailed comments relating to specific sections, paragraphs, policies, tables and figures are presented in the order in which they occur in the Plan.

Note 4. Headings, sub-headings, policies, paragraphs and figures relate to the Pre-submission Draft Plan and not the Submission Draft – in many cases these have changed in latter draft.

Note 5. In a few instances personal names or details which would identify an individual which is given in comments have been redacted

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
General	Wellow Resident 7	An excellent thoughtful document that will serve West Wellow well. We are fully supportive, especially the proposal to re-adopt the concept of the New Forest Heritage area under its new name. This sets the right tone for the neighbourhood plan.	Acknowledged with thanks	None
General	Wellow Resident 10	It's taken too long to get to this stage but now you are here I'd like to congratulate all of you on the NP team on your efforts, and having been on the original NP Committee I know what is entailed. At its heart a Neighbourhood Plan should be a community-led project focussing on community issues and I believe you've achieved that very well. The Wellow Community should identify well with the aspirations, the identified issues and the associated Policies.	Acknowledged with thanks	None
General	Wellow Resident 10	I'm sure you are aware that NPPF is undergoing an update so where possible the Wellow NP should keep up to date. Your aspirations section is a very good concept which I believe could easily include a position with respect to some of the trends within NPPF. I would highlight: penalties for unplanned development, retrospective applications and habitual	Noted	None

Wellow NDP Consultation Statement – Submission Draft August 2023 Version 3.0

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
		offenders, need to protect agricultural land, and economic viability tests for sustainability of commercial development.		
General	Wellow Resident 10	My main concern with your current draft is with the wording of individual Policies: they should be worded such as to maximise the chance that the intended purpose can be achieved, and while some are very precise and forceful others are not so. Many local communities have adopted a much bolder approach to their local issues, for example second and holiday home ownership: we don't have that particular problem at present, but we do have others. My test of the policies as worded has been to look at past situations which have not gone the way the Community would like, and to ask whether these policies would have led to a different result and prevented permission being granted for the BlackWater Equestrian Indoor Arena?	As a matter of course we have taken professional advice on the wording of policies and we have made the wording as robust as is permissible. See responses to the detailed comments below.	See detailed comments below
General	Wellow Resident 10	I have also added comments against all the individual policies I feel are too weak and to show how the above could be incorporated. I would like to endorse the plan but as it stands, I would not do so even if this means a delay in getting it approved. A small delay now to strengthen its value is worth much more than early adoption as it is now, because further amendment will take years.	See responses to the detailed comments below.	See detailed comments below
General	Wellow Resident 14	The plan seems to be very comprehensive and well thought through. The presentation is very professional which adds to my confidence that the plan will be robust enough to survive any negative scrutiny. I thoroughly support this draft plan.	Acknowledged with thanks	None
General	Wellow Resident 20	I would like to thank the Neighbourhood Planning Team for the incredible amount of hard work that has been done over the last few years in the development of this Plan. I think the Plan has been produced to a very high standard.	Acknowledged with thanks	None

Wellow NDP Consultation Statement – Submission Draft August 2023 Version 3.0

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
		The Evidence base shows an enormous amount of detailed research both of the history and ecology and the environment of Wellow in addition to the wide range of public consultation through various surveys and consultation meetings with different groups across the community. The resulting plan, in my view, is an excellent balance between local opinion, The environmental needs and what is achievable through a Neighbourhood Plan within the context of the Legal Planning Framework. - Well done!		
General	Wellow Resident 21	The Vision and objectives have no measurable detail (nor allocation of responsibility) of what will be achieved and by whom to maintain and enhance facilities and benefits for Parishioners. The main beneficiaries of this Neighbourhood plan is TVBC who will use this to save their time and resources when creating a Local Plan.	Noted, once made, the Neighbourhood Plan will become a statutory planning document to be used by TVBC in their planning role. It will also contribute to the creation of the emerging Local Plan.	None
General	Wellow Resident 22	I strongly support the submission of this plan and I wish to congratulate the steering committee on their excellent efforts culminating in this well written, comprehensive and informed submission with the future of Wellow at its heart.	Acknowledged with thanks	None
General	Coal Authority	As Test Valley Borough Council lies outside the coalfield, there is no requirement for you to consult us and / or notify us of any emerging neighbourhood plans.	Noted	None
General	Historic England	We welcome the production of this neighbourhood plan and are pleased to see that the historic environment of your parish features throughout this draft. Although your neighbourhood area does contain a number of designated heritage assets, at this point we don't consider there is a need for Historic England to be involved in the detailed development of the strategy for your area, but we	Noted	None

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
		offer some general advice and guidance below, which may be of assistance <i>[not included here]</i>		
General	Natural England	Natural England is not able to provide specific advice on this application and therefore has no comment to make on its details. Although we have not been able to assess the potential impacts of this proposal on statutory nature conservation sites or protected landscapes, we offer the further advice and references to Standing Advice.	Noted	None
General	National Highways	<i>[Specific comments on policy on Local Green Spaces – see below]</i> In general terms, we consider that the remaining policies within the Plan are unlikely to result in a scale of development that would adversely impact on the safe and efficient operation of the A36. However, any development that comes forward within the Plan area that has the potential to impact on the A36 will need to be supported by a transport assessment in accordance with DfT Circular 01/2022 and planning practice guidance. Any impacts on the SRN which are considered severe or unacceptable in capacity or safety terms would require mitigation in line with current policy.	Noted	None
Introduction - Statutory Context (2.3.1)	Master Land & Planning for Irongate Developments Ltd. (for owners of SHELAA 75)	Only a draft neighbourhood Plan or Order that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. Our client considers that the representations below demonstrate that the WNP Regulation 14 Pre- Submission Draft Consultation does not meet the following Basic Conditions:	We consider that the basic conditions for a Neighbourhood Plan have been met (see the Basic Conditions Statement) and the SEA process has been correctly applied.	None

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
		<p>having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;</p> <ul style="list-style-type: none"> • the making of the neighbourhood plan does not contribute to the achievement of sustainable development; • the making of the neighbourhood plan breaches, and is otherwise incompatible with, EU obligations as the SEA process has incorrectly considered the reasonable alternatives. 		
Introduction – Planning Policy Context – Local Plan (2.5.8)	Gladman (promoters of SHELAA 171)	<p>Emerging local plan - in the latest consultation draft, the combined settlement areas in the parish were considered together as Wellow and identified as a second tier settlement in the hierarchy. This is due to the level of services and facilities along with level of access to public transport services. This elevation in the settlement hierarchy indicates the settlement's ability to accommodate growth noting that key environmental factors will be a consideration around quantum. Although it is not yet clear, as there is a chance that Wellow will need to plan for an additional level of need beyond that currently set out in the emerging neighbourhood plan, Gladman suggest that the WNP either increases the level of homes allocated or includes sufficient flexibility to allow adjustment to changes in circumstances.</p>	<p>We have questioned the application of the criteria for Tier 2 settlements when applied to Wellow in the emerging Local Plan. We believe these are incorrect particular in relation to the frequency of bus services</p>	None
The Parish – Parish Profile (3.2)	TVBC	<p>This could be removed or simplified for the Regulation 16 plan</p>	<p>Retain to provide a fuller background to the Plan</p>	None
The Parish – Parish Profile (3.2.2)	Wellow Resident 21	<p>Population data is all based on predictive modelling carried out by TVBC/HC with no reference to census real data. <i>[Note: respondent does not cite section or paragraph number - assume he is referring to these figures quoted in this paragraph]</i></p>	<p>TVBC data is a sound basis on which to go forward</p>	None

Wellow NDP Consultation Statement – Submission Draft August 2023 Version 3.0

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
Vision & Objectives – Vision (4.1)	Master Land & Planning for Irongate Developments Ltd. (for owners of SHELAA 75)	A neighbourhood plan must set out the period for which it is to have effect (section 38B(1)(a) of the Planning and Compulsory Purchase Act 2004). Neighbourhood plan policies remain in force until the plan policy is replaced. The WNP refers to a plan period to 2035 on the front page and within the vision on page 19. The WNP should be amended to confirm the start of the plan period so that the effectiveness of the policies can be monitored for the lifetime of the WNP.	Agreed, need to clarify Plan period – now fixed as 2036	Plan period amended to 2036
Vision & Objectives – Detailed Objectives (4.2 – Objective 1c)	Wellow Resident 10	To achieve this suggest Section 4.2 Objective 1c should be amended to include: “To conserve the rural character of the Parish, <i>its mosaic of agricultural land, woodland and other green spaces</i> , and in particular, that surrounding the margins of the designated settlement areas.”	Accepted proposed rewording of objective.	Amended
Vision & Objectives – Detailed Objectives (4.2 – Objective 3a)	Gladman (promoters of SHELAA 171)	Whilst Gladman note the objective to support a series of smaller developments rather than a single larger development, it is essential that the associated benefits that can be provided from a single larger scale development should be considered. In never seeking to explore potential opportunities of a larger scale development this limits from the outset what the neighbourhood plan can achieve in terms of supporting sustainable development.	Smaller sites selected because of Residents Survey and Housing Needs Survey, also advice from TVBC	None
Planning Policies – Sustainable Development (5.2)	TVBC	This information [<i>on National and Local Policy -- Alignment with NPPF and Local Plans</i>] could be removed to the end of each chapter, so that that plan reads easier.	It will be placed in a side box when the final submission Plan is laid out	Amended
Planning Policies – Sustainable Development	TVBC	This [<i>first sentence of policy</i>] is more akin to supporting text and should be deleted.	Agreed to be deleted	Amended - changed to supporting text

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
(5.2 Policy WP-S1)				
Planning Policies – Sustainable Development (5.2 Policy WP-S1)	TVBC	There is a repeat of bullet 5 [<i>point 4?</i>] and the paragraph below. Both are not required. Suggest amending criteria to include heritage assets.	Agreed that both can be dealt with in heritage with a note above in supporting text	Amended - changed to supporting text
Planning Policies – Sustainable Development (5.2 Policy WP-S1)	TVBC	If this is not a requirement, then this would sit better in supporting text: “Non-residential buildings should aim to meet the Buildings Research Establishment (BREEAM) – Excellent standard or similar approved equivalent”	Retain, it is a requirement for many LPAs	Amended - changed to supporting text
Planning Policies – Sustainable Development (5.2 Policy WP-S1)	Wellow Resident 10	Wellow’s designated countryside is under constant threat from developers and needs more robust protection if it is to be retained in the manner the community clearly wants. While COM2 of the LPA plan offers a level of protection, the Wellow NP needs better to emphasise this and to go further because it is clear the LPA plan is not delivering, yet there is no specific mention in the NP (Policy WP-S1).	Agreed	Supporting text amended at various points to emphasise the need for protection of the countryside
Planning Policies – Sustainable Development (5.2 Policy WP-S1)	Wellow Resident 10	Add “(f) If on agricultural land it can be clearly demonstrated that the land is incapable of sustainable farming”	Disagree, too restrictive	Amended - changed to supporting text

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
Planning Policies – Sustainable Development (5.2 Policy WP-S1)	Master Land & Planning for Irongate Developments Ltd. (for owners of SHELAA 75)	The policy relates to all development requiring planning permission, however not all criteria will be relevant to all types of proposal, as recognised in 5.22 and 5.2.3. It would be helpful if Policy WP-S1 provides a distinction between development types as envisaged at 5.2.4 to clarify which developments should be subject to assessment.	Not necessary to make an amendment, it is already clear	Amended - changed to supporting text
Planning Policies – Sustainable Development (5.2.7(c))	TVBC	What is 'land of low agricultural value'	To be clarified	Amended - see footnote 14 and further detailed text 5.3.36 in Submission Plan
Planning Policies – Sustainable Development (5.2 Policy WP-S2)	Master Land & Planning for Irongate Developments Ltd. (for owners of SHELAA 75)	What is meant by 'low agricultural value'? Does this equate to land not classified as best and most versatile agricultural land?	Need definition of "low agricultural value "	Amended - see footnote 14 and further detailed text 5.3.36 in Submission Plan
Planning Policies – Landscape Character & Value (5.3.17)	TVBC	This form of designation is considered strategic and is therefore beyond the scope of the Neighbourhood Plan.	We are not proposing any area outside of the Parish, therefore consider it to be local. We have only used the Examiner's comments directly discussing the Plan area solely and it is locally specific	None
Planning Policies – Landscape	TVBC	Policy L1A. This is covered in the NFNPA plan and does not need repeating in this plan.	Disagree, it is included to make a more comprehensive narrative	None

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
Character & Value (5.3 Policy WP-LIA)			rather out referencing to elsewhere	
Planning Policies – Landscape Character & Value (5.3.23)	TVBC	There is not a formal designation of this landscape, therefore it is not a valued landscape.	Agreed to amend and add more detail	Amended - further detail on valued landscapes in Wellow Heritage Area given
Planning Policies – Landscape Character & Value (5.3.26 Policy WP-LIB)	TVBC	This form of designation is considered strategic, and is therefore beyond the scope of the Neighbourhood Plan, and is addressed in Local plan policy E2 and does not need repeating in this plan. What is the evidence for bullet b)?	Agreed to call it the Wellow Heritage Area to be specific. We can remove the reference to Embley Park	Amended - further detail on valued landscapes in Wellow Heritage Area given
Planning Policies – Landscape Character & Value (5.3 Policy WP-L1B)	Gladman (promoters of SHELAA 171)	Gladman object to the designation of the New Forest Heritage Area as a valued landscape. This appears to be an attempt to extend the National Park to restrict development in the Parish. The WDCAG provides a useful summary of the areas previous consideration as an extension to the New Forest National Park but also sets out the reasons why they were discounted from consideration. There is therefore no evidence to support the designation of the area as a valued landscape in policy terms. <i>Summary of Gladman comment - policy will prejudice delivery of sustainable development. Emphasis on protection of landscape rather than seeking to integrate new sustainable development ""opportunities"" within the landscape etc - see the representation</i> Gladman recommend that this policy is deleted.	Disagree, not an attempt to extend National Park but more detail to be added	Amended - further detail on valued landscapes in Wellow Heritage Area given

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
Planning Policies – Landscape Character & Value (5.3 Policy WP-L1B)	Master Land & Planning for Irongate Developments Ltd. (for owners of SHELAA 75)	<p>"The policy seeks to elevate a sizeable central component of the plan area as a valued landscape in the meaning of paragraph 174(a) of the NPPF and titled the New Forest Heritage Area.</p> <p>The WNP is unsupported by any up to date evidence to demonstrate the landscape (proposed on figure 5-4.1) meets that threshold.</p> <p>The rationale derives from a long deleted and evidenced approach ending in 2005, which should not be automatically be applied today. The evidence base does not refer to, and provide an up to date assessment in accordance with, the Landscape Institute TGN 02-21: 'Assessing landscape value outside national designations.</p> <p>The policy, as drafted, does not allow for appropriate development at the settlements in the New Forest Heritage Area. As an example, the WNP recognises that development should be directed to West Wellow as this accords with the spatial strategy, whereby allocated sites are proposed, however the imposition of a new landscape designation and constraint would inhibit the sustainable growth of the settlement."</p>	Disagree with comment but agreed to change "New Forest Heritage Area" to "Wellow Heritage Area"	Amended - further detail on valued landscapes in Wellow Heritage Area given
Planning Policies – Landscape Character & Value (5.3.31)	Wellow Resident 10	<p>Agricultural Land. Wellow's designated countryside has been shaped over the years primarily by farming creating a patchwork of fields of agricultural land amongst ancient woodlands. This land is a key national asset as well as a local asset, never more so since WW2 than now, yet it has been systematically plundered over recent time for non-agricultural purposes. The NP states the land is mostly grade 3 or 4 (para 5.3.31) but this is based on very old and crude survey data which has not been updated since the 1988 reclassification grades splitting Grade 3 into 3a (good) and 3b (moderate), and</p>	Agreed, aim of the Plan is to cherish and protect our agricultural land	Amended - clarified in 5.5.36 of Submission Plan

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
		is totally unreliable (see Natural England Technical Information Note TIN049). The most recent available data for Wellow was carried out on Woodington Farm ("Land Classification: Woodington Farm, Soil Environment Services", May 2015) and this shows approx 50% is Grade 2. Even this analysis fails to indicate the true value of the land as Woodington Farm has over many years consistently produced Grade 2 levels of yield over a wide variety of crops (certified by previous owner), and with highest yields on land classified by Soil Environment Services as Grade 4! It is well understood that land grading analyses are at best only indicative as they cannot fully incorporate all the parameters (climate, rainfall, land topography etc). Also, grade 4 land is capable of producing productive grazing and animal feed as demonstrated in Wellow by Nightingale and other farms. The Wellow NP should cherish and protect our agricultural land.		
Planning Policies – Landscape Character & Value (5.3.33)	TVBC	This is a rural activity ... [<i>Equestrianism</i>]	Agreed but it requires planning permission and it is damaging to the landscape. There is a difference between grazing which does not require permission and equestrian uses which do.	None
Planning Policies – Landscape Character & Value (5.3.35)	TVBC	<i>Bullet 2</i> This would include equestrian uses ..	Agreed, some clarification needed	Amended - clarification on what are equestrian uses and what is agriculture
Planning Policies –	Wellow Resident 10	Also add a new policy specific to Agricultural Land stating that development returning land to agriculture (for example land in	Agreed in principle	Amended - new criteria added for equestrian development

Wellow NDP Consultation Statement – Submission Draft August 2023 Version 3.0

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
Landscape Character & Value (5.3.36)		equestrian use) will be encouraged and that development requiring a designated change of use away from agriculture will only be approved under exceptional circumstances (added as a new Policy ahead of WP-L2).		
Planning Policies – Landscape Character & Value (5.3.36)	Wellow Resident 10	Between Policies WP-L1 and WP-L2: insert a new Policy: “Agricultural Land” Provided proposals would not conflict with other Landscape policies: 1. Proposals within the Neighbourhood Area for the return to agricultural use of land currently designated for other purposes will be encouraged. 2. Proposals within the Neighbourhood Area resulting in a change of use of agricultural land to other purposes will only be acceptable where it can be clearly demonstrated that the land can be returned to agricultural use at a later date or where its value to agriculture is totally unsustainable.	Item 1: agree the proposal in principle Item 2: disagree, this would stifle development	Supporting text amended in paragraph 5.3.42 of Submission Plan on reversion to agricultural land when equestrian use ceases
Planning Policies – Landscape Character & Value (5.3 Policy WP-L2)	TVBC	Much of this policy is repeated elsewhere in the plan and does not need repeating. iv. ""Would not have an adverse impact on noise or light pollution, particularly within the Mottisfont Bats SAC foraging zone (as shown on figure 5-15)""; and - this is addressed in Policy L7 and does not need repeating here. Criteria vi) This would have to be addressed in a TA and does not need repeating here.	Disagree, it is included to make a more comprehensive narrative rather out referencing to elsewhere	None
Planning Policies – Local Green Spaces (5.4.2-18)	TVBC	This [paras on LGS background and criteria] does not need to be repeated in the Regulation 16 plan, but should form part of the evidence base for the policy.	Agreed in principle	Amended - diagram/flowchart substituted for text
Planning Policies – Local Green Spaces	TVBC	Wording [in first paragraph of policy] amended for clarity to: “The following sites as shown on Plan 5.8 are designated as Local Green Spaces. Development will be managed in a	Disagree, not appropriate and has been altered by Examiners previously as being incorrect	None

Wellow NDP Consultation Statement – Submission Draft August 2023 Version 3.0

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
(5.4, Policy WP-L3)		manner consistent with that applicable to designated Green Belt”		
Planning Policies – Local Green Spaces (5.4, Policy WP-L3)	Gladman (promoters of SHELAA 171)	<p><i>Summary of Gladman comment - need to demonstrate robust evidence, quotes from NPPF. Table in Evidence Base does not provide robust evidence - interest in part of LG3. Then cites examples from examiners' comments on LGS in other places - none in TVBC area or even Hampshire.</i></p> <p>Gladman therefore suggest that this LGS designation [LG3] is removed from the plan. In any event it is not Gladman's nor the landowner's intent to develop this part of the site and through any future development proposals this part of the site would remain permanently open. The designation is therefore unnecessary. The only event that the landowners would accept the designation in principle is as part of the allocation of land south of Romsey Road where this part of the development would be left open and enhanced.</p> <p>The only event that the landowners would accept the designation in principle is as part of the allocation of land south of Romsey Road where this part of the development would be left open and enhanced.</p>	Agreed, Local Green Space (LGS) 3 to be removed from Plan	Amended - LGS removed
Planning Policies – Local Green Spaces (5.4, Policy WP-L3)	Wellow Resident 2 (Landowner)	I would like to object to the proposed allocation of local green space LG3. This proposed local green space runs across land which myself and my family own. The land is privately owned and has no public interest. Much of the land is not visible to the public and it has no reason to be added to the Neighbour Plan under the Local green Space classification. I therefore do not feel this land meets the criteria to be added as a local green space. My Uncle Anthony Pointer wrote to you on behalf of the family after you wrote to all the family members last year objecting to the proposal and asking why it was being considered. I am not aware a reply was received? I am also	Agreed, Local Green Space (LGS) 3 to be removed from Plan	Amended - LGS removed

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
		concerned that there is an underlying agenda by the parish council to see a public foot path built from the proposed extension of Rowden's close along the proposed allocated Green Space LG3 and that allocating this land a local green space is the 1st step in that process. And that is the sole purpose of proposing this land as being proposed as local green space.		
Planning Policies – Local Green Spaces (5.4, Policy WP-L3)	Non-resident 4 (landowner)	<p>I wish to object to the proposed Local Green Space Ref LG3. [REDACTED]</p> <p>Although it is claimed to be a 'wildlife corridor' it has, to the best of my knowledge, never been visited or surveyed by any representative of the Parish Council. [REDACTED]</p> <p>[REDACTED] walk the fields regularly and we have never seen any unusual wildlife and no more fauna than can be seen anywhere else in Wellow or any other country location. The stream is rather overgrown and no longer supports a significant fish population. There is no public access and very little if any of the land can even be seen by the public at large. In my opinion no reasonable person could describe this land as being of 'particular importance to the local community' If, as I suspect, this proposal is being made merely to prevent any future development, I do not believe that to be a proper or ethical use of the provisions. Have any of the proposers declared an interest in this respect?</p> <p>Has this location ever been visited, inspected or surveyed on behalf of the Council please? If so, by whom and with who's permission? What special wildlife has been seen and recorded?</p>	Agreed, Local Green Space (LGS) 3 to be removed from Plan	LGS removed

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
		Also a separate letter from - photocopy of part of Q&A from The Open Spaces Society on Local Green Spaces Designation with hand-written comments relating to LG3.		
Planning Policies – Local Green Spaces (5.4, Policy WP-L3)	Non-resident 11 (landowner)	<p>The Landowners for a section of land associated to the proposed plan identified as proposed Local Green Space (LG3) have not been consulted nor formally approached or advised of the intention to include this area of land for the purposes of the neighbourhood plan.</p> <p>This section of land identified on the proposed Neighbourhood Plan is privately owned land, not common land or land freely available for access by unauthorised individuals or the public at large.</p> <p>There is no Evidence or Objective Assessment documentation included, provided or referenced within the Proposed Neighbour Plan submission that this section of land meets with the “Particular Circumstances” that qualify for this land to be proposed for Local Green Space Designation and Protection under The National Planning Policy Framework Guidance Notes. The plan appears to be based purely upon the personal views of the “Steering Committee” (or other parties with a “vested” interest) who have “schemed” to prepare this submission since September 2017, but hereby give notice 6 weeks prior to the submission of the plan!</p> <p>In view of the above, it is the express consent of all of the effected legal landowners associated to the section of land proposed under reference (LG3) that this area of the proposed submission is reviewed and the proposal omitted with immediate effect and NOT submitted against the wishes of the legal landowners [REDACTED]</p>	Agreed, Local Green Space (LGS) 3 to be removed from Plan	LGS removed

Wellow NDP Consultation Statement – Submission Draft August 2023 Version 3.0

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
		We (the Landowners) would hereby request the courtesy of acknowledgement from the “Steering Committee” of the objection to the inclusion of the section of land included in the LG3 proposal.		
Planning Policies – Local Green Spaces (5.4, Policy WP-L3)	National Highways	In summary we consider the land in our title included within the proposed site LG3 is operational highway land and should not be designated as Local Green Space. We therefore object to the inclusion of highways land within site LG3. We do not consider that the removal of highways land would prevent the designation of the remainder of the proposed site, nor materially detract from it. Should highways land remain within the proposed LG3 designation we will be required to object when the plan progresses through its statutory consultation and examination process. Further detail provided in attached letter.	Agreed, Local Green Space (LGS) 3 to be removed from Plan	Highways infrastructure is an exception to a LGS and has been accepted as such in numerous NP examinations. Notwithstanding this, the LGS has been removed
Planning Policies – Local Green Spaces (5.4, Policy WP-L3)	Nova Planning (for owners of SHELAA 261)the extent of the wildlife buffer [LG3] as illustrated at Figure 5-27, is overly onerous and unjustified. Whilst Wilson Designer Homes support the principle of a wildlife buffer/corridor adjacent to the watercourse it is important that this is defined as part of a masterplanning process, where the need to make efficient use of land for new homes is balanced against the ecological objectives for the site. It is considered that the wildlife buffer should include no more land than is necessary and contain only those features that are required to contribute to the biodiversity interests of the site and associated habitats.	Agreed, Local Green Space (LGS) 3 to be removed from Plan	LGS removed
Planning Policies – Local Green Spaces (5.4, Policy WP-L3)	Wessex Planning (for owners of Lynton site)	On 28th June 2022, I submitted an objection on behalf of my client, the prospective developers of the site known as Lynton, Crawley Hill, West Wellow to the proposed designation of Local Green Space (LG3). Particular concerns relate to the lack of evidence for the proposed designation, and the non-	Agreed, Local Green Space 3 to be removed from Plan	LGS removed

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
		conformance with the requirements for designation detailed in Paragraph 101 and 102 of the National Planning Policy Framework, and national planning guidance.		
Planning Policies – Local Green Spaces (5.4, Policy WP-L3)	Wellow Resident 7	<p>As the owner of two of these four meadows we are supportive of them being designated as local green space [LGS4] and thus excluded from further development. However, I would seek clarification of the following points.</p> <p>1) should one or other of the other meadows in LG4 and LG5 change their status in the future, we would like that option to be made available to us. This should include the meadows of Maury's Mount too and that should be codified to indicate that the status of LG4 and LG5 (fig 5.8) should be inextricably linked in perpetuity</p> <p>2) that designation of local green space status does not include allowing public access (there is no public access currently)</p> <p>3) that the land remains our property and that we retain the right to sell some or all of it should we wish (albeit without change of status)</p>	<p>We would respond to the specific points as follows:</p> <p>1) the land is considered in its entirety as a green lung and therefore all elements should be maintained together. LGS designation is for the length of the NHP.</p> <p>2) LGS designation does not include allowing public access.</p> <p>3) the land remains the property of the owner and they retain the right to sell.</p> <p>.</p>	None
Planning Policies – Local Green Spaces (5.4, Policy WP-L3)	Non-resident 16 (Landowner)	<p><i>Summary and key extracts from letter:</i></p> <p><i>History of long family ownership of land – refers to LG4</i></p> <p>It is striking the number of (or lack of them) properties being built recently and in the future plans compared to the years [70s, 80s, 90s] I quote. Councillors I have noted live in these houses and the need for development in the village is recognised as it is for the whole country now but the people who were lucky enough to purchase these homes object to development around their homes and want to have land adopted in the neighbourhood plan as green space until a minimum of 2035.</p>	This area is part of an area known locally as the Wellow Lung. The inclusion of this site meets the tests in the NPPF	None

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
		The Neighbourhood Plan in points 2.2.3 and 2.2.4 Clearly illustrates that the committee have chosen retained green sites “Not building close to our homes”. Our own independent Architect/Planning advisor reported back to us that in his view the field next to Hill Crest is a clear infill site which is surrounded by buildings/estates/ garden plots.		
Planning Policies – Local Green Spaces (5.4, Policy WP-L3)	Non-resident 16 (Landowner)	<p>Continued from above</p> <p><i>Arguments relating to being outside 400m buffer zone, important views – not considered in planning applications, councillors should feel guilt over not supporting the nation’s requirements for housing.</i></p> <p>I have also now read and discussed with my Planning advisor, much of the National Planning Policy Framework (NPPF) for Local Green Space Inclusion. I would like to quote the following clear definition of what constitutes inclusion of Green Space in a local plan. “The designation of Green Space should only be used where the land is not extensive, is local in character and reasonably close to the community. Also where it is Demonstrably Special, for example because of ITS BEAUTY, HISTORIC SIGNIFICANCE, RECREATIONAL VALUE (Including as a playing field) TRANQUILITY OR RICHNESS OF WILDLIFE” The Parish council have failed to take this into account when deciding that our field should be included. I ask that this is revisited now before it is submitted.</p> <p>4.2 (2) Detailed Objectives. We have always been willing to achieve points AB and C including when we submitted planning approval for our field in 2015.</p> <p>Nobody has demonstrated why our infill site field should be part of the Parish plan to keep green until minimum 2035.</p>		

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
		<p><i>Previous experiences with parish and planning committees, over focus on local residents' views whereas government inspectors give unbiased views. Application for development in the field in 2015 refused.</i></p> <p>We are discussing and planning what to do next with our field for which there are options but in the meantime, we wish to make clear that if our land is included in your plan then at every level of submission we will appeal and raise NPPF conditions.</p>		
Planning Policies – Local Green Spaces (5.4, Policy WP-L3)	Commoners Defence Association	<p><i>LG4 Land meadows to South of Maury's Lane.</i></p> <p>This parcel of land has been used for over 30 years by active commoners as back up land. Back up land is essential infrastructure for commoning and is used for times when animals have to come off the forest, and can also be used for making fodder. Back up land is vital for supporting commoners and commoning activities, without it commoners would be unable to run animals out on the Forestry England crown lands and neighbouring National Trust common lands.</p> <p><i>Section of letter omitted - gist in these reproduced paragraphs</i></p> <p>We therefore question if including this back up land under a local green space policy is the appropriate way forward, and whether there would actually be merit in having a policy to safeguard in its own right as back up land ? There may also be other areas of land within Wellow district which could also fall into this category and we would urge you to carry out further investigation.</p>	The LGS designation would ensure the continued use of back up grazing land. No change required	None
Planning Policies – Local Green Spaces (5.4, Policy WP-L3)	Non-resident 30 (Landowner)	I am writing to object to a green space order being place on my land at Maurys lane [LG4]. It is of no benefit to the village only the NEW HOUSES that have sprung up over the last few years. I already have trouble with people thinking they can wonder around the field ,dumping their hanging baskets,	LGS designation does not give a right to public access. The owner can continue to use the land for their faring activities. No change required	None

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
		dumping leaves even pulling my hedge out to get to their garden I receive rural payments as this is my back up ground for my farming activities and certain organisations are looking into this for me and I will fight to keep this off MY FIELD and if I do not win I will use it for MY and My FAMILIES enjoyment I.e noisy ponyclub events pop up camping and any other noisy events		
Planning Policies – Local Green Spaces (5.4, Policy WP-L3)	National Highways	National Highways does not object to the designation of site LG11 on the understanding that the designation only applies to the Council's title extent and does not encroach into neighbouring operational highway land. Further detail provided in attached letter.	LG11 applies to Council's title extent only. Highways infrastructure is an exception to a LGS and has been accepted as such in numerous NP examinations.	None
Planning Policies – Local Green Spaces (5.4, Policy WP-L3)	Carter Jonas (for Winchester Diocese)	We note that the table of proposed Local Green Spaces ("the table") which supports the pre-submission WNDP [<i>in the Evidence Base</i>] uses the criteria of paragraph 102 of the NPPF and other relevant guidance as referenced on page 41 of the WNDP to assess a number of sites that it is argued have the potential to be designated as Local Green Space. However, despite what is said at paragraph 5.4.7 of the draft WNDP there is no supporting evidence – or explanation – in the table, or anywhere else that we have found, therefore it is very difficult to understand or scrutinise the conclusions reached. We do not consider it appropriate to identify Woodland and Meadows near St Margaret's Church as Local Green Space [<i>LG15</i>] but suggest that if the allocation is to be pursued, additional evidence should be presented to justify the land identified in proposed policy WP-L3. Turning to what is identified in the table, hereunder the relevant part of the table [<i>Evidence Base</i>] is reproduced. There is no further commentary or evidence presented to support	Agreed, Local Green Space 15 to be removed from Plan	LGS removed

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
		the 'Y' or 'N' assessments, but the following conclusion can be read: "Woodland and meadow land on either side of a tributary of River Blackwater to the north of St.Margaret's Church. Important part of the setting of Church and also a tranquil have[n] for wildlife and flora".		
Planning Policies – Local Green Spaces (5.4, Policy WP-L3)	Carter Jonas (for Winchester Diocese)	We are concerned that the above conclusion does not support a Local Green Space designation. Each of the criteria is considered in the following paragraphs (along with how they relate to the criteria of paragraph 122 of the NPPF), but more than matters of detail, the summary cites matters which already fall within the remit of planning policies in the Local Plan, or national policy in the NPPF, therefore there is no need for the additional protection of a Local Green Space. <i>The letter then considers in detail the site area (they were in fact sent a detailed map earlier), proximity to communities, special to community and amenity value, local significance, tranquillity, etc - see letter"</i>	Agreed, Local Green Space (LGS) 15 to be removed from Plan	LGS removed
Planning Policies – Local Green Spaces (5.4, Policy WP-L3)	Carter Jonas (for Winchester Diocese)	We have considered the proposed Local Green Spaces listed in draft policy WP-L3 and also in the subsequent Figure 5-8 map. Whilst each proposed space might not be extensive in size, in its own right, there is the potential that the cumulative amount of land is excessive. Hereunder is a table where the total area of land proposed to become Local Green Space is considered: See letter for table - table includes area between Romsey Road to River Blackwater which was removed but included on map in draft Plan see note above. The total areas proposed for Local Green Spaces is over 20 hectares in both cases we therefore raise concerns that this is in fact in contravention of the PPG reference ID: 37-015-	Agreed, Local Green Spaces (LGS) 15 and 17 to be removed from Plan	LGS removed

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
		<p>20140306 and is an attempt at a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name.</p> <p>A way to avoid the WNDP breaching guidance and therefore not meeting the basic conditions on this point is remove at least the two proposed Local Green Spaces which do not meet the first criterion of NPPF paragraph 122, both of which are at St Margaret's Church.</p>		
Planning Policies – Local Green Spaces (5.4, Policy WP-L3)	Carter Jonas (for Winchester Diocese)	<p>We are not convinced that the appropriate planning policy approach has been chosen in the draft WNDP, because the overall assessment is that the site is important to the setting of heritage assets, and because of its biodiversity value. These are both matters that are already 'protected and Wellow Neighbourhood Development Plan (WNDP) – Pre-submission response: Diocese of Winchester Page 8 of 9 enhanced' through specific policies that exist in national and local policy and do not require the additional protection of a Local Green Space."</p> <p><i>Letter then goes onto cite various policies in the TVBC Local Plan Policy E9: Heritage, Policy E5: Biodiversity</i></p> <p>In conclusion, we consider it appropriate that "Woodland and Meadows near St Margaret's Church" is removed from policy WP-L3. This is because the site fails to meet criterion (a) of NPPF paragraph 122, as is set out in the supporting evidence to the WNDP, there does not need to be a more detailed case than this.</p> <p>However, the site is not demonstrated to be locally significant, or special, so if it were necessary to consider these matters further then the site fails to meet criterion (b) of NPPF paragraph 122. Wellow Neighbourhood Development Plan (WNDP) – Pre-submission response: Diocese of Winchester</p>	Agreed, Local Green Spaces (LGS) 15 and 17 to be removed from Plan	LGS removed

Wellow NDP Consultation Statement – Submission Draft August 2023 Version 3.0

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
		Page 9 of 9 6.3 Moreover, any summarised value identified in the site – heritage setting and biodiversity – is already ‘protected’ by national and local policy, there is no need for the additional layer of a Local Green Space designation."		
Planning Policies – Local Views (5.5)	TVBC	This heading [<i>Important Views</i>] should be moved to after 5.5.2	Agreed, heading to be moved	Heading moved
Planning Policies – Local Views (5.5.5)	TVBC	This [paragraph] does not relate to views and should be deleted	Agreed, to be deleted	Deleted
Planning Policies – Local Views (5.5.5)	TVBC	A photograph of each view would be helpful and add clarity	Agreed, photographs to be added	Photos added
Planning Policies – Local Views (5.5 Policy WP-L4)	TVBC	<i>Following amended (revision marks added by respondent)</i> Special attention should be made to preserving the views of moderate and significant value as defined on the Viewpoint Assessment and listed below. Development proposals will be expected <u>need</u> to demonstrate that they will not have an adverse impact on the <u>important</u> views set out below.	Agreed	Amended
Planning Policies – Local Views (5.5 Policy WP-L4)	Gladman (promoters of SHELAA 171)	This policy identifies 13 important views which the plan considers are important for the setting of Wellow and seeks for development to preserve these important views. To pass such a high bar any views should be clearly identified, including on an updated policy map, with the key characteristics and attributes detailed. This is essential to conform with national policy and guidance and case law regarding key views and valued landscapes. For a view to be	Agreed, a description of each view is needed and the reason why it was selected.	Annex L Important Views Assessment has been added with a detailed description of each view and an assessment of why the view is considered important.

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
		identified for protection there should be demonstrable physical attributes that elevate its importance out of the ordinary, rather than seeking to protect views of the open countryside due to there (<i>sic</i>) pleasant sense of place. This policy must allow a decision maker to come to a view as to whether particular locations contain physical attributes that would 'take it out of the ordinary' rather than selecting views which may not have any landscape significance and are based solely on community support. Continued below		
		Continued from above In this regard, Gladman object to the identification of view point 8 listed as 'From School Road looking north-west across to Buttons Lane'. The evidence base to support the policy does little to indicate why a view should be protected from School Road, other than providing a nice view of the surrounding fields. Gladman submit that development could come forward east of Buttons Lane without causing significant adverse impact on the setting of West Wellow and there is insufficient evidence to support the protection the view within this plan. Gladman therefore suggest this element of the policy is deleted.		
12Planning Policies – Local Views (5.5 Policy WP-L4)	Wellow Resident 10	Replace [Views] (2) and (3) with: Multiple distant and panoramic views from south through west to north along Footpath 6 and Footpath 5b (from Hackleys Lane to Kitts Merries Farm. (reason: other than Wellow Common this is the only area of open landscape views in the Parish). Amend list of important views to match.	Not agreed	None
Planning Policies – Local Views	Wellow Resident 27	Typo, [View] 3 should read Hackleys Lane and not Hockleys Lane as shown	Agreed	Amended

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
(5.5 Policy WP-L4)				
Planning Policies – Local Views (5.5.6, Fig 5-9)	TVBC	These photos should be labelled	Agreed, photos to be labelled	Amended
Planning Policies – Green & Blue Infrastructure (5.6 Policy WP-L5)	TVBC	What does this mean? [<i>"or introduce new landscaping and planting to that shown in figure 5-11"</i>]	Clarify by adding "native planting"	Amended
Planning Policies – Green & Blue Infrastructure (5.6 Policy WP-L5)	TVBC	<i>Clause (b)</i> How will this be assessed?	By appropriate and proportionate tree survey information	Amended
Planning Policies – Green & Blue Infrastructure (5.6 Policy WP-L5)	TVBC	<i>Clause (c)</i> What is the evidence for these standards?	Guidelines to be referenced	Amended - reference to Woodland Trust added
Planning Policies – Green & Blue Infrastructure (5.6 Policy WP-L5)	TVBC	<i>Following to be deleted:</i> "Planning conditions or legal agreements will be used to secure the above".	Agreed, to be deleted	Deleted

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
Planning Policies – Green & Blue Infrastructure (5.6 Policy WP-L5)	Nova Planning (for owners of SHELAA 261)	<p>.....at Policy WP-L5 where it includes at criterion c) a requirement for minimum levels of new tree planting as follows:</p> <p>i. Five saplings at a density of 1,100 saplings/hectare for each dwelling for residential development; or</p> <p>ii. For non-residential development, whichever is the greater of five trees for each parking space; or two trees per 50m2 of gross floorspace.</p> <p>Whilst the ambition of the policy is laudable, it is considered that the policy is too prescriptive. It is considered that the policy should be modified to ensure that it can be applied appropriately and proportionately. As drafted, it would apply in a universal way and would take no account of the ability or otherwise of each proposal to consider the individual layout and character of the site, the species to be planted and future management.</p>	Add justification	Added reference to Woodland Trust recommendations
Planning Policies – Dark Night Skies (5.7 Policy WP-L6)	Wellow Resident 10	In section 1, insert before (a), another clause: Reduction of existing light pollution levels. (justification: there are light pollution problems already that could be addressed, for example CVP has very bright 24x7 external lighting around car parks).	This is not part of Neighbourhood Plan. Would be retrospective action and not enforceable.	None
Planning Policies – Dark Night Skies (5.7 Policy WP-L6)	TVBC	The policy [<i>Dark Night Skies</i>] will only apply if a planning application is required.	Noted	None
Planning Policies – Biodiversity (5.8)	TVBC	This section [<i>Biodiversity</i>] can be slimmed down for the Regulation 16 plan	Shorten and make it more readable	Amended
Planning Policies –	TVBC	Unable to see the SAC on the map. A map showing the impact zones would also be helpful.	SAC and impact zones to be added	Added note, “see larger scale plan in appendix”

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
Biodiversity (5.8.1, Fig 5-13)				
Planning Policies – Biodiversity (5.8.2, Fig 5-15)	TVBC	The Buckhill meadow designation is not clear on the map.	Map to be improved	Map amended to make clear
Planning Policies – Biodiversity (5.8 Policy WP-L7)	TVBC	<i>[Refers to first para. of policy]</i> This in line with government policy and does not need repeating in the plan. The rest of the policy is not needed and could be added to the supporting text to signpost to the requirements	TVBC do not have a policy on this as yet, retain	None
Planning Policies – Biodiversity (5.8 Policy WP-L7)	TVBC	<i>Clause (c) following added:</i> "and is a qualifying development"	Requirement for change not clear	None
Planning Policies – Biodiversity (5.8 Policy WP-L7)	TVBC	This policy [WP-FI-Solent and Southampton Water SPA and Solent Maritime SAC] could be moved to this section of the Plan.	Agreed	Moved to section 5.8
Planning Policies – Biodiversity (5.8 Policy WP-L7)	TVBC	This should be a new policy [<i>Para beginning:</i> "New Residential development and overnight accommodation...."]	Agreed, create new policy	Policy WP-L9 created
Planning Policies – Biodiversity (5.8 Policy WP-L7)	TVBC	This should be a standalone policy [<i>Mottisfont Bats SAC</i>]. The wording included has been through the examination process and is consistent with other NP's	Agreed, create a standalone policy	Policy WP-L8 created in the Submission Plan
Planning Policies –	Master Land & Planning for Irongate	It is agreed that the WNP should encourage net gains in biodiversity, however:	Bluestone: what is the DEFRA bio-density metric?	Amended text

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
Biodiversity (5.8 Policy WP-L7)	Developments Ltd. (for owners of SHELAA 75)	(1) The policy should reference the method for calculating genuine and demonstrable gains for biodiversity, such as the DEFRA biodiversity metric. (2) The best opportunities to deliver gains should not be limited to the Parish Community Wildlife Plan (2014). Other evidence documents should be considered, such as local green infrastructure strategies, and strategic flood risk assessments. Criteria (g) and (h) relate to circumstances that may be identified for mitigation or compensation through an Ecological Assessment and using the DEFRA biodiversity metric. It is incorrect for the WNP to specify generic measures at the plan stage and instead each project should be assessed on a case-by-case basis.		
Planning policies - River Blackwater Buffer (5.9)	TVBC	What evidence is there to support this buffer?	Add further clarification in the text	Amended - further clarification added
Planning policies - River Blackwater Buffer (5.9.3-7)	TVBC	This [<i>these paragraphs</i>] should be in the evidence base for the Reg 16 plan and not repeated here.	Retain in the main text, they are not extensive	None
Planning policies - River Blackwater Buffer (5.9.10)	TVBC	<i>Delete the following:</i> "and the Neighbourhood Plan could perform a valuable service in highlighting this as an area of concern, and one meriting protection.""	Agreed, to be deleted	Deleted

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
Planning policies - River Blackwater Buffer (5.9 Policy WP-L8)	TVBC	There could be a conflict between these [(b) and (c)] criteria in the policy.	Agreed, modify wording	Amended - word “appropriate” to first sentence of policy to ensure no conflict
Planning policies - River Blackwater Buffer (5.9 Policy WP-L8)	TVBC	It is unlikely that this [<i>last paragraph of policy</i>] will form part of the Council’s CIL 123 list however, the Parish Council can use any CIL receipts it receives to make these enhancements.	To be moved out of policy and made a community aspiration	Moved from policy and made a separate community aspiration
Planning policies - River Blackwater Buffer (5.9 Policy WP-L8)	Gladman (promoters of SHELAA 171)	This policy seeks to protect an extensive buffer around the river Blackwater including its tributaries. Gladman query why the extent of area to be protected is so large and includes the entirety of the site being promoted by Gladman. The tributary is not publicly accessible in this location and seeking to protect the scale of area is not commensurate to the watercourse in this location. On the contrary, through our proposals Gladman are exploring making this area publicly accessible for the benefit of future residents and existing community. The policy is not currently supported by proportionate evidence and Gladman therefore suggest that the buffer around the watercourse is removed.	The policy is not to prevent development but to define an area of enhancement	None
Planning Policies – Flooding and Drainage Issues	Master Land & Planning for Irongate Developments Ltd. (for	The opening paragraph should be amended to read the following to remove the ‘e.g.’ reference and refer to the Natural England guidance as the types of development projects affected may change in the lifetime of the WNP:	The existing wording is a per the approved West Tytherley Plan and recommended by TVBC	None

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
(5.10 Policy WP-F1)	owners of SHELAA 75)	""Planning applications for development that will result in a net increase in nitrogen reaching the Solent Region International Sites, as defined by the Natural England Guidance dated 16th March 2022 or as amended, will be required to calculate the nitrogen budget and set out specific and appropriately located mitigation measures that will be implemented in order to ensure development is nutrient neutral from the start of its operational phase...		
Planning Policies – Flooding and Drainage Issues (5.10 Policy WP-F1)	TVBC	This policy could be moved to the biodiversity section of the plan.	Agreed	Policy moved to Section 5.8 of Submission Plan
Planning Policies – Flooding and Drainage Issues (5.10 Policy WP-F1)	Southern Water	Southern Water is the statutory wastewater undertaker for Wellow, and collects and treats wastewater arising from the settlements of East and West Wellow at its West Wellow Wastewater Treatment Works (WTW). With regard to possible mitigation options set out in the first bullet point of this policy, it is not clear under what circumstances development would need to ‘remove nitrogen draining from the development site’. If a development will connect to our wastewater network, this option would not be feasible for reasons set out in our Nutrients FAQs which accompanies this consultation response (see page 3, bullet 3).	Modify wording	As above
Planning Policies – Flooding and Drainage Issues (5.10 Policy WP-F1)	Gladman (promoters of SHELAA 171)	This policy is considered to be strategic in nature and best dealt with through the Local Plan Review. Whilst there is currently a policy void around this issue any planning applications that are currently affected by the nitrates and phosphate issue across the County and would need to accord	Retain policy	As above

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
		with current regulations and Natural England advice to be capable of achieving planning consent.		
Planning Policies – Flooding and Drainage Issues (5.10 Policy WP-F2)	Southern Water	<p>Southern Water supports the overall intention of this policy - in terms of flood risk, effective rainwater management is key to achieving not only a reduced risk of flooding, but could also have additional benefits such as alleviating pressure on storm overflows and potentially reducing demand on water resources. SuDS can be effective in small or large spaces and permeable paving, green roofs, rain gardens and rainwater harvesting can all help control runoff even where land availability is limited.</p> <p>Whilst newer foul sewers are designed to take wastewater only, the older combined sewer networks were originally designed to accommodate both wastewater and surface water. However over time, the expansion of towns and cities, in particular of ‘urban creep’ can exacerbate capacity issues. As stated in Water UK’s 21st Century Drainage Programme; “The country’s built environment is constantly changing and “urban creep” – home extensions, conservatories and paving over front gardens for parking – can all add to the amount of water going into our sewers and drains. Green spaces that would absorb rainwater are covered over by concrete and tarmac that will not. In fact, studies show that “urban creep” results in a larger increase in predicted flooding than new housing, because it adds more rainwater to these systems’. Southern Water would therefore recommend that SuDS should be required not only in all new development, commercial or residential, but also for any applications for example extensions or improvements to the public realm or public buildings such as schools and community centres. Examples of Southern Water’s work to reduce the impact of</p>	Retain policy	As above

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
		surface water on the sewerage network can be found here https://www.southernwater.co.uk/our-performance/storm-overflows/clean-rivers-and-seas-task-force .		
Planning Policies – Flooding and Drainage Issues (5.10 Policy WP-F2)	Southern Water	<p>Whilst criterion 2 of this policy is loosely aligned to the drainage hierarchy set out in Building Regulations H3, we feel that it is necessary to adopt a more definitive approach. DEFRA’s recently published Storm Overflows Discharge Reduction Plan (August 2022) sets an expectation on water companies to reduce year on year the amount of surface water connected to the combined network and state that ‘this should include limiting any new connections of surface water to the combined sewer network, and any new connections should be offset by disconnecting a greater volume of surface water elsewhere within the network’.</p> <p>Unless or until Schedule 3 of the Flood and Water Management Act 2010 is enacted, Southern Water cannot legally refuse developer applications to connect surface water to the combined network. We would therefore request under criterion 2 of this policy that an explicit restriction is made that precludes the option of connecting surface water to either the combined or foul sewer network.</p> <p>We therefore recommend the following amendments to criterion 2:</p> <p>2. All new developments will need to adopt a Sustainable Urban Drainage Scheme, where it is appropriate, or to make adequate provision for dealing with surface water disposal, as close to source as possible. Surface water will not be permitted to drain to the foul or combined sewer network, unless exceptional circumstances can be demonstrated.</p>	Agreed - accept the proposed wording	Amended as proposed

Wellow NDP Consultation Statement – Submission Draft August 2023 Version 3.0

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
Planning Policies – Flooding and Drainage Issues (5.10 Policy WP-F2)	TVBC	Policy F2 is covered in the local plan and does not need repeating in this plan Add “flood zones” to para 1 if F2 retained.	The policy contains locally specific surface water flooding information	None
Planning Policies – Flooding and Drainage Issues (5.10, Fig 5-19)	TVBC	What is the source of this map	Source, Environment Agency, to be added	Map caption amended
Planning Policies – Housing (5.11.1)	TVBC	Much of this section [Local Housing Needs - Test Valley Borough] can be slimmed down in the Regulation 16 Plan	Not agreed, retain in full but make the time periods consistent i.e. figures relate to 2011-29 but the Neighbourhood Plan extends to 2036	Future housing provision Section 5.15 now amended to reflect 2036 date
Planning Policies – Housing (5.11.9)	TVBC	This section [<i>Emerging Local Plan – Test Valley Borough</i>] will need shortening and updating for the regulation 16 version	Agreed, Reg 16 version we will have to take account of whatever stage the emerging local plan has reached.	Account has been taken, see 5.14.11 and following in the Submission Draft
Planning Policies – Housing (5.11)	Master Land & Planning for Irongate Developments Ltd. (for owners of SHELAA 75)	The PPG at ID: 41-040-20160211 confirms that neighbourhood plans are not obliged to contain policies addressing all types of development. However, where they do contain policies relevant to housing supply, these policies should take account of latest and up-to-date evidence of housing need. There is no defined and evidenced housing requirement for the designated neighbourhood area specified within the WNP. The strategic policy-making authorities have not established a housing requirement for the Wellow designated neighbourhood area in a development plan, as required by paragraph 66 of the NPPF. The Test Valley Revised Local Plan	A figure has been requested in writing (via email) on several occasions from TVBC, but no figure has been provided (this evidence can be provided as necessary)	None

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
		<p>was adopted 27th January 2016 and the neighbourhood area was designated 21st June 2016. While the Revised Local Plan (and the emerging Local Plan) defines a minimum target for the rural Test Valley this does not comprise a figure for the designated neighbourhood area.</p> <p>There is no available evidence that a request has been made for the relevant local planning authorities to provide an indicative figure to the neighbourhood planning body and their reply; such a figure would need to be tested at examination of the WNP as required by paragraph 67 of the NPPF and the PPG at ID: 41-009-20190509 and ID: 41-104-20190509.</p> <p>The PPG does foresee circumstances where neighbourhood planning bodies can themselves determine a housing requirement figure following the approach in the PPG at ID: 41-105-20190509, however they must first request one from the local planning authority and the local planning authority “be unable to do this”. The PPG envisages it will be in exceptional circumstances where a neighbourhood planning body will themselves determine a housing requirement figure, that will then need to be tested at examination.</p>		
Planning Policies – Housing (5.11)	Master Land & Planning for Irongate Developments Ltd. (for owners of SHELAA 75)	<p>It is noted that a locally prepared Wellow Parish Housing Needs Assessment (HNA) was published in February 2021. This concluded that 58 dwellings are required within the Local Plan period up to 2029 based on the ‘fair share’ approach. Once extant permissions and completions have been considered, it concludes that this leaves an outstanding total of 22 dwellings to 2029. We would comment on the HNA that:</p> <ul style="list-style-type: none"> • No reasons are provided in the WNP evidence-base and HNA to demonstrate why the LPA is unable to provide an indicative figure, thereby enabling a neighbourhood planning body led 	Agreed extend the dates beyond 2029	<p>Dates amended to 2036 to tie into the revised Local Plan</p> <p>The HNA dates to 2029 as at the time of preparation this was the end date of the Local Plan.</p> <p>The data has been extended further to meet the revised end date of 2036.</p>

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
		<p>approach to determine a housing requirement figure themselves, taking account of relevant policies, the existing and emerging spatial strategy, and characteristics of the neighbourhood area.</p> <ul style="list-style-type: none"> • The HNA relates to the period 2011 to 2029 whereas, the WNP does not define a plan period start date and looks ahead to 2035. 		
Planning Policies – Housing (5.11.17-26)	Wellow Resident 20	<p>I applaud the statements in here referring to the unsuitability of Wellow Parish to be placed in Tier 2 of the building hierarchy of the Test Valley Emerging Local Plan. This proposal by Test Valley in their Emerging Local plan totally ignores the environmental constraints so clearly set out in the Neighbourhood Plan evidence base together with a misunderstanding of the real facts about the level of services (particularly bus services) in Wellow. Thank you for making this clear in this section of the Neighbourhood Plan and I hope the Parish Council and as many members of the community as possible will continue to object to the suggestion by Test Valley that Wellow should be in Tier 2.</p>	Acknowledged with thanks	None
Planning Policies – Housing (5.11.31-36)	Wellow Resident 21	<p>Key topics highlighted in the housing needs survey such as the decline in habitation density outpacing new development are not included in the Neighbourhood Plan.</p> <p><i>[Note: respondent does not cite section or paragraph numbers - assume he is referring to these paragraphs]</i></p>	Disagree, these topics are covered	None
Planning Policies – Housing (5.11.31-32)	TVBC	<p>This should be in the evidence base for the Reg 16 plan and not repeated here.</p>	Disagree, retain to provide a comprehensive narrative without recourse to other sources	None
Planning Policies –	Wellow Resident 27	<p>The residents of Wellow have indicated a need for smaller properties suitable for older people to downsize to and for younger people to get on the property ladder. Will this plan</p>	Agreed. Proposed development sites are for smaller properties/ affordable housing.	None

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
Housing (5.11. 31-36)		deliver this type of properties? Property developers build large family houses as they generate the most profit and not necessarily what the village needs. If we are to free up family houses that are occupied by one of two people this problem needs to be addressed. A prime example is Oakland's in Lower Common Road a prime and central site in West Wellow close to amenities. Was four houses the best use of this land? the developer has now gone to appeal for a fifth house in the green open space at the front of the site. The needs of the village, no, financial gain of the developer. Will the land identified for possible development deliver the sort of housing Wellow needs?		
Planning Policies – Housing (5.11, Policy WP-H1)	TVBC	<p>The policy should also contain the housing figure that the plan is working towards, i.e., 22 dwellings as set out in the HNA. The wording of the policy could be amended to:</p> <p>""The number of homes built within Wellow over the plan period, should be about 22 homes, in line with the Housing Needs Assessment evidence; and</p> <p>"New housing development should provide dwellings of a type and size that meets the latest assessment of local needs. This includes providing dwellings with 1 to 3- bedrooms to meet the need for smaller properties. Larger dwellings will only be supported where there is up-to-date evidence of a local need for such homes."</p> <p>The text on 'different groups in the community such as, but not limited to: young people; local workers (including seasonal workers); small families; older residents including downsizers; and people with disabilities;' could be moved to the supporting text.</p> <p>What is the evidence for requiring the Nationally Described Space Standard for new developments?"</p>	Agreed, amend. Space Standards are a requirement that Planning Officers use	Amended and footnote added

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
Planning Policies – Housing (5.11, Policy WP-H1)	Gladman (promoters of SHELAA 171)	Gladman are generally supportive of this policy and the suggestions to meet the demands of Gladman community in housing development. However, this policy is also supported by a series of background documents and evidence without ever setting out through policy wording what the neighbourhood plan is seeking to plan for. This policy would benefit from this clarity being added with the site allocations policy then delivering this figure. In terms of the actual housing need to be planned for this is currently confusing. Whilst the plan period for the neighbourhood plan appears to be 2020-2035, neither aligning with the adopted nor emerging Local Plan periods, completions from the period 2011-2020 are used to reduce the level of housing to be planned for through the neighbourhood plan period. The housing needs assessment supporting the plan should be updated to reflect the plan period 2020-2035 and potentially beyond to align with the emerging Local Plan. In doing so, utilising the methodology of the assessment, indicates a level of growth in excess of that currently being planned for.	Amend policy and supporting text and add new tables to explain phased approach	Amended – policy modified and new tables added
Planning Policies – Housing (5.11. 39-44)	TVBC	This should be in the evidence base for the Reg 16 plan and not repeated here.	Disagree, retain to provide a comprehensive narrative without recourse to other sources	None
Planning Policies – Infill & Development (5.12.19)	TVBC	How will this be assessed? [<i>Plot size ratio</i>]	Include a reference to the Wellow Character Assessment Design Guide (WCADG)	Amended and new text within Design Code
Planning Policies – Infill &	TVBC	Much of the content of this policy is covered in the National design model guidance and does not need repeating in the plan.	Policy to be tightened up and reworked	As above

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
Development (5.12, Policy H2)		<p>[Numbers refer to criteria in policy]</p> <p>(3, 4) The plan is read as a whole and this does not need repeating here.</p> <p>(4) How will this work in practice?</p> <p>(6) What does this mean? How will this be assessed?</p> <p>(9) This is addressed in policy H1 and so does not need repeating here.</p> <p>[Last paragraph]</p> <p>This is better suited to supporting text rather than policy.</p>		
Planning Policies – Infill & Development (5.12. Policy WP-H2)	Gladman (promoters of SHELAA 171)	<p><i>Summary introductory paragraph citing NPPF</i></p> <p>Gladman suggest that flexibility should be added to this policy to also include instances where development of greenfield opportunities would be supported. Gladman recommend that Policy WP-H2 is modified to be consistent with the requirements of national policy to ensure flexibility and to enable the Plan to react in changes in circumstance over the plan period. Accordingly, the proposed wording is put forward for the Parish Council's consideration:</p> <p><i>The Wellow Neighbourhood Plan will support new development that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Applications that accord with the policies of the Development Plan and the Wellow Neighbourhood Plan will be supported particularly where they provide:</i></p> <ul style="list-style-type: none"> - <i>New homes including market and affordable housing; or</i> - <i>Opportunities for new business facilities through new or expanded premises; or - Infrastructure to ensure the continued vitality and viability of the neighbourhood area.</i> <p><i>Development proposals adjacent to the existing settlement will be supported provided that any adverse impacts do not</i></p>	No change to the principles of the current policy	As above

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
		<i>significantly and demonstrably outweigh the benefits of development.</i>		
Planning Policies – Replacement & Extension (5.13.8)	TVBC	What is the evidence for this [<i>limit of 30%</i>], other than its adjacent to the National Park?	The evidence is from the Housing Needs Assessment	Clarified in paragraph 5.17.8 of Submission Plan
Planning Policies – Replacement & Extension (5.13, Policy WP-H3)	TVBC	Criteria a) this would be addressed through National and Local Plan policies and does not need repeating here. If only the Plot is assessed this is too granular as this would also be assessed with the character of the area. Criteria b) What is the evidence for this, other than its adjacent to the National Park? Criteria c) and d) this is addressed in the National design model guidance and does not need repeating in the plan. Criteria e) and f) This is covered in other national and Local Plan guidance.	Cover in the Design Code	Now covered in Design Code
Planning Policies – Replacement & Extension (5.13.11-15, Policies WP-H3, H4, H5)	Wellow Resident 10	Housing. The overriding need is to change the balance of housing stock to increase the proportion of low-cost housing (starter homes, social housing, especially for rent, OAP housing). Where the plan identifies new land for housing it needs to be more prescriptive, first in satisfying this need and second in ensuring these houses remain in the appropriate category. Where housing extension etc. is limited to 30% increase in floor area (“to preserve the low-end housing stock”) this is no different from the LPA plan, so has no added value, yet Wellow’s need for such is greater than TVBC overall – our target should be much lower (eg 20%, and for new low cost housing extensions should not be allowed at all) and the criteria for exceptions should be much more rigid (Policies WP-H3, WP-H4, WP-H5).	Affordable housing allocated by this Plan will remain so as per Policy	None

Wellow NDP Consultation Statement – Submission Draft August 2023 Version 3.0

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
Planning Policies – Rep & Ext (5.13 Pol WP-H3)	Wellow Resident 10	Policy WP-H3: change (b) " . . . 30%" to: . . . 20%.	Cannot change as these are the percentages used by TVBC and NFNPA	None
Planning Policies – Replacement & Extension (5.13.12)	TVBC	What is the evidence for this [<i>pressures Wellow is under</i>] over and above the pressures in other parishes? What is the evidence for this [<i>limit of 30% in excess of the original dwelling</i>], other than its adjacent to the National Park? How many homes under 100 sqm are there in the parish that this could apply to? Policy H1 should address the size issue with the 1-3 bedroom criteria.	Disagree, see Housing Needs Assessment	None
Planning Policies – Replacement & extension (5.13 Policy WP-H4)	TVBC	Criteria 1a) this is covered in other guidance and does not need repeating here. Criteria 1b) see deletion. Otherwise the dwellings that do not contribute positively towards the landscape character, will be permitted. Criteria 2. What is the evidence for this, other than its adjacent to the National Park? Criteria 3. this would be dealt with by a planning condition. How will the completion of the development be assessed and monitored? 1 month doesn't appear to be a reasonable timeframe, and this would be dealt with by planning condition. Criteria 4 and 5. these are addressed in other policies and do not need repeating here. [Also deletion of "not" in 1b and replacement of completion with occupation in 3]	1a) Agreed include in Design Code 1b) Agreed 2. Cite HNA 3. Amended to three months and first occupation 4, 5. Agreed delete	Policy amended
Planning Policies – Rep &	Wellow Resident 10	Policy WP-H4: change (2) " . . . 30% to ensure a stock of smaller dwellings is maintained in the Parish" to: . . . 20%	Cannot change as these are the percentages used by TVBC and NFNPA	None

Wellow NDP Consultation Statement – Submission Draft August 2023 Version 3.0

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
Ext (5.13 Pol WP-H4)		unless on a large plot, to ensure a stock of smaller dwellings is maintained in the Parish.		
Planning Policies – Rural & Season (5.14 Pol WP-H5)	Wellow Resident 10	Policy WP-H5: insert between (b) and (c): For a permanent building, evidence of need over indefinite future.	Not agreed, existing wording deemed adequate	None
Planning Policies – Rural & Seasonal Workers Accommodation (5.14, Policy WP-H5)	TVBC	Policy H5 would not apply to most seasonal workers accommodation, as it is mostly provided under permitted development. Criteria c) this would not apply to seasonal accommodation, which by its very nature is temporary. This may be confused with housing for rural workers and there is no mechanism for housing with an agricultural occupancy restriction to be offered for rent or as affordable housing. Criteria d) this will not apply if the accommodation is permitted development.	This may not solely be referring to agricultural workers dwellings. Not all accommodation will fall under permitted development. This policy is to catch any application which may fall outside of these remits	None
Planning Policies -Sites Alloc for Hsing Devt (5.15)	TVBC	Much of this supporting text [<i>on sites allocated for housing development</i>] can be edited to be more succinct and moved to background evidence in the regulation 16 plan.	Amend and put some into Design Code	Amended – added to Design Code
Planning Policies -Sites Allocated for Housing Development (5.15.3)	Wellow Resident 20	Bullet 1 is rather confusing and could be worded better to make its meaning clearer	Agreed, bullet point to be reworded	Amended
Planning Policies -Sites Allocated for Housing	Wellow Resident 29	<i>From a separate letter submitted:</i> There was, however, one particular issue with one of the sites considered by AECOM. Site 16 (SHELAA 16) was originally assessed by Test Valley in 2017 as one site and was assessed as unsuitable for development. AECOM, however, were asked	The question of the location of the Mottisfont Foraging Buffer is substantially correct. However, as stated in the Plan, we are not proceeding with Sites 16a or 16b	None

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
Development (5.15.15)		<p>to assess site 16 as two different sites, 16a and 16b, split by the School Road track. AECOM reported their assessment in August 2020. Not surprising, AECOM concluded a number of common constraints for site 16a and 16b but also concluded some different constraints for the two sites. Both sites were, however, concluded as being considered unsuitable for development.</p> <p>This initial AECOM assessment reviewed 20 sites in total. It only concluded 4 sites as having development potential. All these sites were, however, directly along the A36. There were concerns in the steering group that these site options may not offer enough flexibility due to the A36 constraint. This caused the steering group to look again at the AECOM assessment of 16b. It was seen by the steering group that the assessment had incorrectly categorised 16b as being with the Mottisfont bat zone and within the New Forest SPA. As a result the steering group revised the assessment of 16b to having potential for development. A revised assessment was published in December 2020 with a revised category of 'amber'.</p> <p>Subsequently, however, it has been found that 16b is actually within the bat zone and the New Forest SPA error is present for nearly all the sites assessed. All of the other original AECOM conclusions on the reasons why 16b was unsuitable remained substantially unchanged and can be found in the Site Assessment Evidence Base final report. (in fact additional constraints were added in the revised final assessment report). In hindsight it is now realised that the reclassification of 16b was based largely on unsound information.</p>		

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
Planning Policies -Sites Allocated for Housing Development (5.15.23)	Agent (for landowner of SHELAA 16b?)	<i>In reference to what is presumed to be Site 16b since this is not made explicit:</i> The proposal does not support the land being proposed for development and an opportunity should be given to offer the land maybe , a lesser amount , and any restrictive details included on the proposed plan alienating the land for use as development later should be removed , ie flood or river flood designations. Flooding and land categorisation - land should be included for development Development policy - development	Decision made on valid evidence	None
Policies -Sites Allocated for Housing Development (5.15.23)	National Highways	Of the remaining sites which were assessed but not taken forward as allocations we would wish to make comments to inform any further consideration which may be given to their allocation or development potential in future. These sites, as identified in the Plan are: SHELAA 75 – land east of School Road; SHELAA 6 and 37 – field at Crawley Hill and land to the rear of Iona/Bellevue Garage, Crawley Hill; SHELAA 16(b) – land east of School Road, Pottery Farm. Site 75 and sites 6 and 37 combined appear to be dependent on the A36 to provide access with both having existing agricultural field accesses which would require substantial improvement to demonstrate that safe and suitable access could be provided in accordance with the NPPF and DfT Circular 01/2022. Any scheme for access improvements would also need to demonstrate compliance with design standards as set out in the Design Manual for Roads and Bridges. Site 16b is accessed via School Road, which forms a priority junction with the A36. This junction is currently subject to turning	Noted	None

Wellow NDP Consultation Statement – Submission Draft August 2023 Version 3.0

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
		restrictions and any emerging development in this location will need to demonstrate it is suitable for intensification of use. In all cases, we would expect any proposals that may come forward and which impact on the SRN to be supported by an appropriate assessment of traffic impact in accordance with DfT Circular 01/2022. Any impacts on the SRN which are considered severe or unacceptable in capacity or safety terms would require mitigation in line with current policy.		
Planning Policies -Sites Allocated for Housing Development (5.15, Policy WP-H6)	TVBC	[Referring to site WP2] The NPPF allows the inclusion of some open market housing on a rural exception site where it makes the scheme financially viable. The Policy should be amended to clarify that open market housing would only be approved where it enables the development from a financial viability perspective.	The Plan allocates this as a mixed affordable and open market site	None
Planning Policies -Sites Alloc for Hsing Devt (5.15, Policy WP-H6)	TVBC	This does not need repeating here as it is covered in other policies of the plan. [Section beginning: "Development in on these sites should respect the design principles and code set out in appendix A, In particular: <i>to the end of the policy</i>]	Amend and include in Design Code	Policy amended and relevant parts included in Design Code
Planning Policies -Sites Allocated for Housing Development (5.15 Policy WP-H6)	Wellow Resident 26	Among the conclusions of this document is the recommendation of two sites for residential development in Wellow, one of which is the land adjacent to Rowden Close (WP1). In this case the development of six to eight houses is foreseen in the document. This would presumably result in half of the houses being built backing onto the A36 with its attendant noise and pollution and its petrol station, much of which is the subject of objections to application 22/02275/FULLS (Lynton) on an adjacent site. The development would have a single point of access through Rowden close for, perhaps, 16 additional cars. Rowden Close is	Detailed planning applications are reviewed by TVBC. Rowden Close would not extend further than the suggested 6-9 houses.	None

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
		a short narrow road which already has traffic and parking difficulties as raised under separate planning application 22/03334/FULLS (2, Rowden Close). All of this would be in stark contrast to sites identified but not selected nearer to the heart of Wellow, for example, the site behind the village hall, where eight or more houses could be easily accommodated in a peaceful environment, far from the A36, with little impact on neighbouring residents and with potential for multiple points of access. The risk of further development here is equally applicable to the Rowden Close site. Given the amount of hard work that has gone into the preparation of The Wellow Neighbourhood Plan it would be unfortunate if the choice of Rowden Close were to become its legacy.		
Policies -Sites Allocated for Housing Development (5.15.22)	Wellow Resident 20	I think the last statement was meant to say "less insurmountable" rather than "more insurmountable"	Agreed, amend wording	Wording amended
Policies -Sites Allocated for Housing Development (5.15 Policy WP-H6)	Nova Planning (for owners of SHELAA 261)it is considered that the wording “approximately 6-8 new open market dwellings” is both imprecise and arbitrary. This is because the wording of the policy is unclear and it is inconsistent with the assessment work contained within the TVBC SHELAA 2019 and 2021, as well as the AECOM Assessment Report from May 2021, which identify a capacity for nine (9) new dwellings. It is also inconsistent with representations made by Wilson Designer Homes in previous consultations, which has shown that nine (9) dwellings can be accommodated on site in an arrangement that responds well to the character of the area and respects the constraints of the site. It is therefore considered that the quantum of development identified through the allocation should	Agreed clarify the wording.	Wording amended to “for up to 9 new open market dwellings”

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
		expressed more precise to provide sufficient clarity and flexibility for development to come forward that will meet the housing needs of the area.		
Policies -Sites Allocated for Housing Development (5.15 Policy WP-H6)	Nova Planning (for owners of SHELAA 261)	<p>It is also considered that the wording of the policy is too prescriptive in terms of the mix of homes, which is inconsistent with the evidence base. As worded, the policy makes provision for 2- and 3-bedroom properties only. Whilst it is acknowledged that the Wellow Housing Needs Assessment (February 2021), identifies greatest need for smaller 2- and 3-bedroom homes, it does not follow that all new homes must be 2- and 3-bedroom only, rather most homes built should be of this size. This would align with the findings of the Strategic Housing Market Assessment (January 2022) for Test Valley, which makes the following suggested mix:</p> <p><i>[Table Suggested Mix of Housing by Size and Tenure - Test Valley - see original letter]</i></p> <p>It is considered that the housing needs in Wellow are generally representative of Test Valley as a whole, where the mix requirements do highlight a need primarily for 2- and 3-bedroom homes. It is therefore considered that the policy wording should be adjusted to ensure that it more closely aligns with the evidence base by making provision mainly, but not exclusively, for 2- and 3-bedroom homes.</p> <p>Taking the above together it is considered that the revised policy wording should be as follows:</p> <p>Site WP1 – Land at Rowden Close for approximately up to 9-8 new open market dwellings, the majority of which should be to be a mix of 2-3 bedroom properties.</p> <p><i>(Revision marks as added by respondent)</i></p>	Amend to add some degree of flexibility	Amended to, “be a mix of 2-3 bedroom properties or in line with current local housing needs as identified.”

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
Policies -Sites Allocated for Housing Development (5.15 Policy WP-H6)	Nova Planning (for owners of SHELAA 261)	<p>Supporting policy WP-H6 (WP1) is Figure 5-27, which points to a draft design code document that is not available as part of this consultation. It appears that figure 5-27 represents an extract of this document but the associated annotation points to the Wellow Character Appraisal, which is said to contain “full details”. However, although the Wellow Character Appraisal includes more general design guidance for each of the identified Character Areas, it does not contain anything that could be said to be a design code. It appears the terminology of “design guide” may have been used interchangeably with “design code” through the draft plan and this needs to be reviewed for clarity.</p> <p>Wilson Designer Homes also has concerns about the status of the design code document because there has been no consultation with landowners/developers on the detail it contains. Whilst Wilson Designer Homes would generally support the aspiration of a design code in seeking to deliver a high-quality development, further discussions are necessary to ensure that the matters of detail do not undermine the deliverability of development as allocation in Policy WP-H6. Notwithstanding the need for consultation on any proposed design code, from the extract provided at Figure 5-27 it is considered that the development parameters it seeks to establish are too prescriptive. They are also inconsistent with the wording of the allocation itself. Wilson Designer Homes therefore object to the inclusion of Figure 5-27 at this stage. <i>[See letter for further details and proposed site layout and a plea that 5-27 should be changed to this]</i></p>	Agreed - include a Design Code in Plan	Design Code added at Appendix A
Policies -Sites Allocated for Housing	National Highways	WP1 – land adjacent to Rowden Close (SHELAA site 261). This site is adjacent to the A36 and has been identified as suitable for potentially 6-8 dwellings. The policy plan for the site	Noted	None

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
Development (5.15 Policy WP-H6)		indicates access to be provided via Rowden Close and on this basis National Highways would have no objection in principle to the development. However, given the proximity of the trunk road, any prospective developer will need to take account of the requirements contained within DfT Circular 01/2022 The strategic road network and the delivery of sustainable development, particularly in this case in relation to boundary treatments to ensure adequate noise and visual screening is provided by the development. National Highways soft estate should not be relied upon to contribute any mitigation as the management of our estate may from time to time affect any real or perceived benefits.		
Policies -Sites Allocated for Housing Development (5.15 Policy WP-H6)	National Highways	WP2 – land adjacent to Meadow Close (a rural exception site). This site has been identified as potentially suitable for 10 dwellings and is some distance from the A36. We therefore have no comment in relation to this site.	Noted	None
Planning Policies -Sites Allocated for Housing Development (5.15, Figure 5-27)	TVBC	Clearer diagrams are needed as they are difficult to read. Will also need an OS base 'policies' map showing the allocations	Enlarge plans and label as extracts from Design Code with OS base	Amended - plans enlarged and shown on OS base map
Policies -Sites Allocated for Housing Development (5.15 Policy WP-H6)	Gladman (promoters of SHELAA 171)	Gladman note the sites proposed for allocation and how these sites would be expressly supported for development through the adopted Local Plan. The decision has been taken not to provide for additional development as would be supported through the Local Plan and Gladman consider this to be a significant missed opportunity, especially in light of our earlier	Provide additional detail on site assessment.	Additional detail within the Housing Allocation Sites section. See further detail on changes below.

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
		<p>comments around housing need and that this is likely to be in excess of what is currently planned for</p> <p>In this regard, Gladman object to the assessment of land south of Romsey Road as currently contained within the Site Options and Assessment Final Report and the reasons for discounting the site for potential allocation. This will be addressed through Section 6 of this representation [Site submission - see their representation] Gladman suggest that an updated site assessment should be undertaken with the site considered as a reasonable alternative through the Strategic Environmental Assessment (SEA) supporting the consultation to ensure that the basic conditions can be met.</p>		
Policies -Sites Allocated for Housing Development (5.15 Policy WP-H6)	Master Land & Planning for Irongate Developments Ltd. (for owners of SHELAA 75)	<p>A neighbourhood plan can allocate sites for development, including housing. A qualifying body should carry out an appraisal of options and an assessment of individual sites against clearly identified criteria. A sustainable choice of sites to accommodate housing is recommended by the PPG (Reference ID: 41-103-20190509) as this will provide flexibility if circumstances change, and allows plans to remain up to date over a longer time scale.</p> <p>Our client's interest relates to site reference 'SHELAA75: Land East of School Road' which has not been proposed for allocation under Policy WP-H6.</p> <p>We object to the site selection process leading to the proposed allocations under WP1 and WP2 for the following reasons:</p> <ol style="list-style-type: none"> 1. The underlying housing requirement evidence has not been defined in accordance with the PPG to define a requirement for the plan period to 2035, as previously stated. An additional choice of sites should be provided. 	<p>The community expressed a preference of sites of around 10 dwellings and not larger scale development of around 24 dwellings</p> <p>The SEA acted upon the brief and the wishes of residents for small scale development to meet local needs.</p> <p>The Parish does not need to make large scale allocations</p> <p>Agreed further clarification of the housing figures required and for these to extend across the whole Plan period</p>	Amended - housing figures clarified, approach taken explained and extended for the full period of the Plan

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
		<p>2. The preparation of the WNP has not taken into account and acted upon the recommendations set out within the AECOM Site Options and Assessment (SOA) Final Report concerning scope for a partial development, lower density and evaluation of the potential for access from the A36 for SHELAA75 - see comments relating to the SOA below. A reduced quantum of development on SHELAA75 would also lead to the site according with the community preference for development sites to not exceed 24 homes</p> <p>3. The SEA (December 2022) does not establish reasonable alternatives in a proper manner given the failings of the WNP to actively pursue the recommendations of the SOA concerning the potential for a partial development, lower density, and evaluate the potential for access from the A36 for Option 2d.</p>		
Planning Policies – Des & Her (5.16.5)	TVBC	The locally important buildings and features could be identified in a policy as non-designated heritage assets.	They already have been, they are referenced in the policy and listed in Appendix F	None
Planning Policies – Design & Heritage (5.16.5)	Wellow Resident 20	<p>Bullet 8 refers to figure 5-28 for a picture of Home Orchard but the picture is not Home Orchard but New Orchard in Bottom Lane.</p> <p>As previously noted, the Picture 3 is not Home Orchard but New Orchard in Bottom Lane</p>	Agreed, this will be corrected	Corrected
Planning Policies – Des & Heritage (5.16.5)	TVBC	This is excellent locally distinctive work, and each character area should be a policy to guide development in each area.	Agreed, each Area should have a policy based on Key Findings and Guidance in the Character Assessment	Revised
Planning Policies – Des & Her (5.16 after Fig 5-32)	TVBC	See comments above about policies for each CA	As above	Revised

Wellow NDP Consultation Statement – Submission Draft August 2023 Version 3.0

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
Planning Policies – Des & Her (5.16, Policy WP-B1)	TVBC	This repeats form other policies in the plan. See comments above about separate policies for each character area.		Amended
Planning Policies – Des & Her (5.16, Policy WP-B2)	TVBC	Much of Policy B2 is addressed in the national model design guidance and doesn't need repeating here. See comments below about the locally distinctive materials and other design features that should be in the policy	See above, develop individual policies for each Character Area and subsume this into the individual policies	Now in Design Code
Planning Policies – Des & Her (5.16 after Fig 5-33)	TVBC	This is excellent locally distinctive evidence and should be incorporated into a design policy.	Defer to SB	Amended
Planning Policies – Special Character Areas (5.17)	TVBC	This [<i>Special Character Areas</i>] could be incorporated into the character areas policies	Agreed, assuming we develop policies for each Character Area	Now in Design Code
Planning Policies – Conver of Rural Buildings (5.18 Policy WP-B4)	TVBC	This [<i>Policy B4</i>] is covered in Local plan policy and does not need repeating in this plan."	Move to Design Code and amend supporting text	Moved to Design Code – made amendments to supporting text
Planning Policies – Conversion of Rural Buildings (5.18 Policy WP-B4)	Wellow Resident 10	"insert after para 1: Applications should provide evidence that the building can have no sustainable future within its existing designation (house, barn etc.)."	Not agreed, this is a wider scope than the NPPF allows	None
Planning Policies – Comm	Wellow Resident 10	I understand that West Wellow Methodist Church has recently closed.	This will be updated in the Plan	Updated

Wellow NDP Consultation Statement – Submission Draft August 2023 Version 3.0

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
& Leis Facils (5.19.5)				
Planning Policies – Comm & Leis Facils (5.19.5)	Wellow Resident 10	Delete the words “where appropriate” from the first sentence. (Reason: to drive such action more proactively).	Not agreed, too prescriptive	None
Planning Policies - Community & Leisure Facilities (5.19, Policy WP-C1)	TVBC	The policy could also identify the community facilities in the parish. The criteria in the policy are covered in other guidance and do not need repeating in this plan.	Add to Design Code	Added to Design Code
Planning Policies - Comm & Leis Facils (5.19, Policy WP-C1)	TVBC	Would this policy apply to a new house / extension in the village centre? Would a new house/ extension have to improve parking, enhance shopping facilities and encourage social interaction?	Plan states, “where appropriate”	None
Planning Policies - Communities & Leisure Facilities (5.19, Policy WP-C1)	TVBC	Is this all of the area shown on map 5-40, or just that in the centre insert?	Make clear in additional wording that the policy applies to the area shown on the insert map only	Amended - policy wording makes clear policy applies to inset map in Figure 5-38
Planning Policies – Infrastructure (5.20, Policy WP-C2)	TVBC	This [<i>the policy</i>] is a given and does not need to be repeated in the plan. The policy wording could be moved into supporting text.	Disagree, retain as a link to the projects listed in the Plan	None
Planning Policies – Infrastructure	Southern Water	Southern Water is the statutory wastewater undertaker for Wellow and as such has a statutory duty to serve new development within the parish.	Agreed	Amended - wording of policy includes proposal from Southern Water

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
(5.20.2 Policy WP-C2		<p>Although there are no current plans, over the life of the Neighbourhood Plan, it may be that we will need to provide new or improved infrastructure either to serve new development and/or to meet stricter environmental standards. It is therefore important to have policy provision in the Neighbourhood Plan which seeks to ensure that the necessary infrastructure is in place to meet these requirements.</p> <p>Whilst this policy supports development which seeks provision or funding for infrastructure, we would also look for policy to support the general provision of new or improved utilities infrastructure, by infrastructure providers. The NPPF (2021) paragraph 28 establishes that communities should set out detailed policies for specific areas including 'the provision of infrastructure and community facilities at a local level'. Also the National Planning Practice Guidance states that 'Adequate water and wastewater infrastructure is needed to support sustainable development'.</p> <p>Although the Parish Council is not the planning authority in relation to wastewater development proposals, support for essential infrastructure is required at all levels of the planning system.</p> <p>Proposed amendment - To ensure consistency with the NPPF and facilitate sustainable development, we propose an additional policy criterion as follows:</p> <p>"New and improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community subject to other policies in the plan"</p>		

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
Planning Policies – Employment Development (5.21.1)	TVBC	As in other sections, much of this information [<i>Organisations offering employment</i>] can be slimmed down in the Regulation 16 version.	Retain in full to provide a comprehensive narrative without recourse to other sources	None
Planning Policies – Employ Devt (5.21.7)	TVBC	What is the relevance of this paragraph in this section?	Retain the information but refer to Figure 5-41 showing the areas referred to	Amended - reference to figure added
Planning Policies – Employ Devt (5.21.13)	TVBC	This [<i>outdoor pursuits</i>] includes equestrian uses	This depends on the type of equestrianism, no change required	None
Planning Policies – Employ Devt (5.21.13)	TVBC	The presence of some of the businesses? [<i>their presence highlighted</i>]	Unclear of the meaning of the comment. Retain	None
Policies – Employ Devt (5.21, Policy WP-E1)	TVBC	This [<i>policy</i>] repeats Local Plan policy and does not need repeating in this plan.	Retain a part of a complete narrative	None
Policies – Employ Devt (5.21, Policy WP-E1)	TVBC	This [<i>local employment opportunities</i>] could include equestrian employment	It could include equestrian employment but it will need to conform to the criteria in the policy.	Paragraph added to policy at 3 referring to Policy WP-L2- Equestrian Facilities
Planning Policies – Accessibility Transport (5.22.2)	TVBC	How has this [<i>accident rates</i>] been measured?	This is indicated on Figure 5-42, reference to Figure to be added	Amended to include reference to Figure

Wellow NDP Consultation Statement – Submission Draft August 2023 Version 3.0

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
Planning Policies – Accessibility Transport (5.22.3)	TVBC	These <i>[agricultural and other business users]</i> are rural employment, which the plan supports elsewhere.	Difficulties need to be highlighted if the use by HGVs causes highway issues - the policy above is mindful of this	None
Planning Policies – Accessibility Transport (5.22.12)	TVBC	<i>Amended sub-heading (revision marks added by respondent):</i> Travel <u>Transport</u>	Agreed	Amended
Planning Policies – Accessibility Transport (5.22.13)	TVBC	What is the relevance of this section <i>[Passenger services]</i> of the plan?	Included as evidence of sustainability issues with the existing level of public transport	None
Planning Policies – Accessibility Transport (5.22.15)	Wellow Resident 22	Notice has been given by H.C.C. that this service 39 from Nomansland (via Wellow) to Romsey and return on Monday, Wednesday and Friday will be discontinued from 1st April 2023. That just leaves the X7 service to either Southampton or Salisbury which mainly operates every 2 hours. How can this be considered a good service.	Amend Plan here and in section 5.11 detailing why Wellow should not be in Tier 2 of the settlement hierarchy	Amended - reference to Romsey bus service removed
Planning Policies – Accessibility Transport (5.22, Policy WP-T1)	TVBC	Planning applications would have to demonstrate this in a Transport Assessment, and this does not need repeating in this plan.	Amend policy to only include criteria that are locally specific.	Amended
Planning Policies – Accessibility Transport (5.22, Policy WP-T2)	TVBC	<i>Bullet 1</i> These <i>[removal of banks, verges etc]</i> could be done without planning permission.	Retain for those instances where planning permission is required	None

Reference to item in Plan (para nos.)	Respondents and consultees	Summary of comments received	Steering Committee response to comments	Changes to Plan
Planning Policies – Accessibility Transport (5.22, Policy WP-T2)	TVBC	<i>Bullet 2</i> How will this [increase in vehicle movements] be measured? How would the conflict be assessed. Most new development will increase vehicle movements to some degree.	By reference to narrow rural lanes on Figure 5-42	None
Planning Policies – Accessibility Transport (5.22, Policy WP-T2)	TVBC	<i>Bullet 3</i> These [<i>coalescence of settlements</i>] are addressed in other policies and do not need repeating here.	Retain for comprehensiveness	None
Community Aspirations (6.1.2)	Wellow Resident 21	There is no reference to how CIL funds will be spent to maintain and enhance the facilities and well-being of Parishioners. <i>[Note: respondent does not cite section or paragraph numbers - assume he is referring to this paragraph]</i>	Not agreed, this is the responsibility of TVBC	None
Community Aspirations (6.1.2)	TVBC	<i>Table 2</i> Is this the date the aspiration was raised? It could be helpful to identify in this table who would be responsible for delivering the aspirations, e.g. Parish Council, HCC, etc.	Agreed, date aspiration raised made clear and responsibility added	Amended
Delivery, Review and Monitoring (7)	TVBC	It would be helpful to set out the frequency of the review. Suggest adding wording such as: "The Parish Council proposes to complete a formal review of the Plan at least once every five years or earlier if necessary, to reflect changes in the Local Plan or the NPPF (National Planning Policy Framework) and other local factors relevant to the Plan."	Agreed, wording to be added to the effect that: a yearly review on the usage of the Plan should take place every year at the Parish Annual Meeting	Amended to include date