



Wellow Neighbourhood
Development Plan
Regulation 16 Consultation Response Form

Please return your completed response form to Test Valley Borough Council via either:

- E-mail: Neighbourhoodplanning@testvalley.gov.uk **or**
- Post: Planning Policy, Beech Hurst, Weyhill Road, Andover, SP10 3AJ.

The consultation ends at Noon on Monday 18 December 2023.

Please review the Data Protection section, and sign and date at the end of this response form.

Guidance Note:

This response form has two parts:

Part A – Contact Details and Future Notification

Please provide your personal contact details. If an agent is appointed to represent you, then they would need to provide their full contact details in addition to your Title, Name and Organisation (if applicable). This information is required to enable the Independent Examiner to contact you for further information if required during the examination of the Neighbourhood Plan.

Consultees can request to be notified once Test Valley Borough Council and the New Forest National Park Authority have decided to 'make' the Wellow Neighbourhood Development Plan, following the Independent Examination and referendum. This decision is the final statutory stage in adopting a Neighbourhood Plan. Please indicate whether or not you wish to be notified.

Part B – Your representation(s)

If you are responding using this form, please use a separate Part B form for each different part of the Plan that you respond to (for example, one form per document or per policy).

Please use the table to set out which document and which part of that document your comments relate to. If your comment is on a specific element please set this out in the table. Your comments should then be written in the box – please state if you have included any attachments as part of your comments.

Part A – Contact Details and Future Notification

Contact Details

	1. Personal Details (or Client Details if applicable)**	2. Agent's Details (if applicable)
Title*	Mr	Mr
First name*	Stuart	Jacob
Last name*	Wilson	Goodenough
Job title (where relevant)	Director	Director
Organisation (where relevant)	Wilson Designer Homes	Nova Planning Limited
Address*	C/O Agent	
Postcode*	C/O Agent	PO17 5JA
Telephone Number	C/O Agent	
Email Address	C/O Agent	

*Please note: these sections must be completed.

**If an agent is appointed, please provide the client's Title, Name and Organisation.

Future Notification

Do you wish to be notified of the planning authorities' decision to 'make' the Wellow Neighbourhood Development Plan? (Please tick):

Yes: No:

Part B – Representation

Please use a separate Part B form for each document/paragraph/policy that you are making representations about.

To which document does this representation relate?		
<i>(please tick only one document per Response Form and indicate the section / policy number / paragraph number to which your comments relate to)</i>		
Consultation Document	Tick	Section/ Policy/ Paragraph
Wellow Neighbourhood Plan	✓	WP-H2
Wellow Design Code		
Basic Conditions Statement		
Consultation Statement		
Designated Area Map		

Please write your comments in this box: *(Please attach an additional page to your response if required)*

Wilson Designer Homes strongly support the decision of the Neighbourhood Plan Group to maintain the land at Rowden Close as an allocation in the Regulation 16 Neighbourhood Plan. The site was identified as the preferred location for a small-scale housing scheme through public consultation and it is a sustainable location for development within the Plan area. Wilson Designer Homes is committed to bringing forward a high-quality residential development at this site which will provide much needed new homes whilst delivering a development which accords with all relevant policies of the development plan and respecting the sensitive setting of the site.

The Sites Assessment and Allocation for Neighbourhood Plans toolkit report prepared by Locality provides a clear and detailed methodology for the site selection process. The comparative merits of individual sites have been assessed through the 2019 and 2021 Strategic Housing and Economic Land Availability Assessment (SHELAA) conducted by Test Valley Borough Council, and later by Aecom in the Site Options and Assessment report (May 2021) on behalf of Wellow Neighbourhood Plan Steering Group, which provides a more detailed assessment of site constraints. Wilson Designer Homes support the use of a robust methodology.

Wellow is a sustainable location for housing given the existing facilities and services found in the village. Land at Rowden Close is both deliverable and achievable in accordance with national policy – 1) it is adjoined by existing residential development and forms a logical extension of the existing pattern of development on the settlement edge; 2) It is well related to existing facilities and amenities in the village; 3) the site has no insurmountable constraints which would prevent its development for housing; and 4) its delivery is not complicated by land ownership issues. As such, the site represents a suitable site for housing.

Wilson Designer Homes supports the allocation of the site for approximately 9 open market dwellings which reflects the findings of the TVBC SHELAA 2019 and 2021, as well as the AECOM Assessment Report from May 2021. It is also consistent 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 is appropriate.

However, whilst Wilson Designer Homes welcomes and supports the allocation of the Site, it is considered that the wording of the policy remains too prescriptive regarding the mix of homes. It is acknowledged that the wording has evolved since earlier consultations to better link the policy to the associated evidence base this has introduced a degree of conflict within the policy. The policy as worded is now unclear whether the requirement to provide 2- and 3-bedroom homes or to accord with demonstrable local housing needs takes primacy. It is considered that the policy could be simplified as follows:

“Site WP1 – Land at Rowden Close for approximately 9 new open market dwellings to ~~include~~ ~~be~~ a mix of ~~23~~ ~~bedroom~~-properties ~~or~~ in line with ~~current~~-local housing needs as identified”

This would ensure that the policy responds positively to the evidence base including both the Wellow Housing Needs Assessment (February 2021) and the findings of the Test Valley Strategic Housing Market Assessment (January 2022), which together identifies greatest need for 2- and 3-bedroom homes. It is considered that the simplified policy wording above, which points to the local housing needs, will ensure that the aspiration for 2- and 3-bedroom properties is achieved, without the policy becoming unnecessarily prescriptive, and this would also remove the internal conflict within the policy itself.

Additionally, Wilson Designer Homes has concerns with the tailpiece of policy WP-H2 which refers to the Design Code appended to the Neighbourhood Plan. Wilson Designer Homes has no issue in principle with reference to a Design Code within Policy WP-H2, but considers that the wording as drafted is too direct. It is considered that the wording should be amended as follows:

“Development in on these sites must ~~adhere~~ ~~have~~ regard to the Design Code set out in Appendix A.”

Paragraph 129 of the NPPF states that “all guides and codes should be based on effective community engagement”. Unfortunately, it is considered that this has not occurred in this instance. Wilson Designer Homes therefore has concerns that the Design Code document is being given significant status despite not having been subject to any meaningful consultation on the detail it contains until this late stage as part of the Regulation 16 consultation – this is the first time it has been published.

Whilst Wilson Designer Homes would generally support the aspiration of a design code in seeking to deliver a highquality development, further discussions are necessary to ensure that the matters of detail do not undermine the deliverability of development as allocated in Policy WP-H2. This reflects the same concerns that Wilson Designer Homes expressed during the Regulation 14 consultation earlier this. Please also see separate representations regarding the Wellow Design Code.

Taking the above changes together, Wilson Designer Homes consider that the policy would be positively framed, justified and effective.

Data Protection

Data Protection: The comments you submit will be used to inform the Neighbourhood Plan process and will be held for the lifetime of the Neighbourhood Plan. Please note that your comments will **not** be treated as confidential and will be made available for public inspection. However, contact details will not be made public and will not be passed to external parties, apart from the Examiner, without permission. For further information on how we use your personal data please visit <http://www.testvalley.gov.uk/gdpr>

Please tick the box to confirm you are happy for your comments to be used in this way

Signed

Date 18th December 2023

<p>Please return the completed forms by: Email: Neighbourhoodplanning@testvalley.gov.uk Post: Neighbourhood Planning, Test Valley Borough Council, Beech Hurst, Weyhill Road, Andover, SP10 3AJ.</p>	<p>For more information: Telephone: 01264 368150 Website: www.testvalley.gov.uk.</p>
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If you require any assistance in completing this form or require further information, please contact the Neighbourhood Planning team.