

# Wellow Neighbourhood Plan 2016 - 2036

Submission Draft



Produced by the Wellow Parish Neighbourhood Plan Steering Committee

In conjunction with

Bluestone Planning LLP

v2.11 Sep 2023

**Commented [HS1]:** The Plan will commence in 2024 subject to a positive referendum, therefore the start date should be amended accordingly.

Table of amendments			
Version	Date	Author	Changes
V1.0	20203	SB	First draft
V1.1.	20200408	LR, MF, JS	Team comments and typo mark up
V1.2	20200408	LR	Original objectives mapped to policies
V1.3	20200415	LR	Table of figures required added
V1.4	20200615	SB	List of Policies added/ changes to wording/ typos amended
V1.5	20200805	SB	Insert policy supporting text
V1.6	20200915	ALL	Updated text from all and comments
V1.7	20201021	ALL	Updated text from all, comments and new sections
V1.8	20201123	SB	Formatting for review
V1.9	20210402	SB	Policy updates
V1.10	20211227	SB	Policy update following review
V1.11	18032222	SB	Policy update following review
V2.0	10/05/2022	SB	Update after JS, LR and SH comments
V2.1	30/05/2022	SB	New Plans
V2.2	01/06/2022	SB	Further revisions
V2.3	21/11/2022	PK	Further revisions
V2.4	07/11/2022	PK	HRA and SEA revisions
V2.5	08/11/2022	SB	Further revisions and amended plans
V2.6	21/12/2022	PK	Further revisions following SC meeting
V2.7	03/01/2023	SB	Pre-Submission Draft
V2.8	18/04/2023	SB	Amendments following Pre-Submission Consultation
V2.9	03/07/2023	SB	Final amendments
V2.10	01/08/2023	SB	Submission Draft
V2.11	01/09/2023	PK	Minor amendments to Submission Draft

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at: <https://www.wellownhp.org.uk/evidence-base-2/> or click on the links below

- A. [Wellow Parish Character Appraisal and Design Guide](#)
- B. [Housing needs assessment and survey](#)
- C. [Site assessment and addendum](#)
- D. [Survey of local employment and businesses](#)
- E. [Evidence for Strategic Environmental Assessment screening report](#)
- F. [List of Heritage Assets](#)
- G. [Local Green Space Assessment](#)
- H. [List of Infrastructure Projects and Community Aspirations](#)
- I. [New Forest National Park Local Plan Inspector's Report](#)
- J. [Ecology - List of Sites of Importance for Nature Conservation \(SINCs\), information from Hampshire Biodiversity Information Centre and Wellow Wildlife Plan](#)
- K. [Community consultations and Survey](#)
- L. [Important Views Assessment](#)

## 1. FOREWORD

### Wellow Neighbourhood Plan – Submission Draft

I am delighted to introduce the Wellow Neighbourhood Plan which covers the whole of Wellow Parish including that part of the Parish in the New Forest National Park. The Plan has been developed for the benefit of the residents and others who have a stake in the Wellow community. The policies contained in the Plan build on those in the Test Valley and New Forest Local Plans and will allow us to influence development of the Parish whilst preserving and enhancing all that is best in the natural and built environment of Wellow.

In formulating the Plan we have tried to accommodate the wishes of the community as far as possible. Our initial survey in 2018 of residents' views enabled us to shape a vision of the Parish and how it should evolve in the future. We envisage the Parish as a thriving, safe, sustainable, and friendly community retaining a village feel. The close relationship with the New Forest National Park will be respected and cherished and the rural character will have been enhanced whilst absorbing some further housing development. The local economy will continue to be supported and the sense of community strengthened.

The Neighbourhood Plan has been developed by a Steering Committee of residents and Parish Councillors reporting to the Parish Council. All have given of their time voluntarily and have endeavoured to produce a viable Plan of real benefit to the community.

We are grateful for the advice and support given to the Steering Committee from our independent planning consultant, Sharon de Brú of Bluestone Planning. We would also like to thank Sarah Hughes, Test Valley Borough Council and David Illsley, New Forest National Park Authority for their guidance and support. In particular, we would like to thank David Jesinger for the use of the drone images. We should also not forget the Wellow Parish Clerks for their considerable assistance over the past years,

Finally, we would like to thank all the residents and businesses who have taken time to respond to surveys and provided comments and thus contributed to this Plan.

Julian Pease

Chair of Wellow Parish Council

July 2023

### A note on sources

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## List of Policies

### Sustainable Development

- Policy WP-S1 – Renewable Energy

### Landscape Character and Value

- Policy WP-L1A – Landscape Character in the National Park
- Policy WP-L1B – Landscape Character outside of the National Park
- Policy WP-L2 – Equestrian Facilities
- Policy WP-L3 – Local Green Spaces
- Policy WP-L4 – Important Views
- Policy WP-L5 – Green and Blue Infrastructure
- Policy WP-L6 – Dark Night Skies
- Policy WP-L7 – Biodiversity
- Policy WP-L8 – Mottisfont Bats
- Policy WP-L9 – New Forest SPA
- Policy WP-L10– The River Blackwater Buffer
- Policy WP-L11 – Solent and Southampton Water SPA and Solent Maritime SAC

### Flooding and Drainage

- Policy WP-F1 – Flooding and Drainage

### Design and Heritage

- Policy WP-B1 – Non-Designated Heritage Assets and Locally Important Features
- Policy WP-B2 – Design and Character
- Policy WP-B3 – Special Character Areas

### Housing

- Policy WP-H1 – Housing Need
- Policy WP-H2 – Sites Allocated for Housing Development
- Policy WP-H3 – Infill and Redevelopment
- Policy WP-H4 – Dwelling Extensions
- Policy WP-H5 – Replacement dwellings
- Policy WP-H6 – Seasonal Workers Accommodation

### Highways & Infrastructure

- Policy WP-T1 – Accessibility, Road Safety and Sustainable Transport
- Policy WP-T2 – Quiet Lanes

### Community and Employment

- Policy WP-C1 – West Wellow Village Centre Improvements
- Policy WP-C2 – Infrastructure / Community Aspirations
- Policy WP-E1 – Employment Development

## 2. INTRODUCTION

### 2.1. What is a neighbourhood plan?

- 2.1.1. A Neighbourhood Plan can bring a community together to influence future development in their area and provide and respond to the specific needs of their local area. The Government's Planning Practice Guidance website explains that "Neighbourhood planning provides a powerful set of tools for local people to plan for the types of development to meet their community's needs and where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area."<sup>1</sup>.
- 2.1.2. Not only does it allow for appropriate development to be brought forward but it can influence what new development should look like and how the landscape and townscape quality and character can be preserved and enhanced.

### 2.2. What can be included?

- 2.2.1. An adopted or 'Made' Neighbourhood plan as part of the wider statutory Development Plan for the area is restricted to dealing with the development and use of land. In this regard, applications for development decisions must be determined in accordance with the development plan unless material considerations indicate to the contrary<sup>2</sup>.
- 2.2.2. Whilst there is this particular restriction, there is also the ability to look at wider Parish matters, which often become clear during public consultation. As long as these issues are clearly identified as separate community aspirations, they can also be identified in the Neighbourhood Plan. This provides the community with a clear overall vision of what has been identified as a priority and how these aspirations and land use planning matters may be linked together in an overall vision for the future. These are identified in Section 6 of this Plan.
- 2.2.3. The survey and consultation work carried out from the very beginning of the Neighbourhood Plan process has highlighted a number of land use issues that are of concern to the local community, including the management of development within Wellow Parish, the impact that development may have on the character of the area and the landscape, the desire to preserve the separation of the settlements from each other and from surrounding settlements, the form and appearance new development should take, the need to protect and enhance the natural assets in Wellow Parish and the effect new development will have on the existing social and community infrastructure.
- 2.2.4. The Parish Council has reflected the concerns of residents in developing a vision for the future of Wellow Parish and a comprehensive set of objectives for future planning in the Parish. These are set out in section 4.

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<sup>1</sup> [MCLG, 'Planning Practice Guidance' Last Updated 01-10-19, Paragraph: 001 Reference ID: 41-001-20190509, Revision date: 09 05 2019](#) <sup>2</sup> [Section 38\(6\) of the Planning and Compulsory Purchase Act 2004](#)

## 2.3. Statutory context - basic conditions

2.3.1. Under the terms of the governing legislation<sup>1</sup>, neighbourhood plans must comply with what are known as 'Basic Conditions'. These Basic Conditions are as follows:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan)
- The making of the order (or neighbourhood plan) contributes to the achievement of sustainable development
- The making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the Development plan for the area of the authority (or any part of that area)
- The making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, retained EU obligations
- Prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan)

**Commented [HS2]:** This information will not be needed in the final version of the plan and should be deleted.

## 2.4. Statutory context - designation

- 2.4.1. The Parish Council is the qualifying body responsible for the preparation of the neighbourhood plan and ultimately, they are submitting the plan to the Test Valley Borough Council (TVBC) and New Forest National Park Authority (NFNPA) for examination. The term 'qualifying body' is defined by the Localism Act 2011, meaning it is the body with responsibility for neighbourhood planning in the designated neighbourhood area.
- 2.4.2. The Parish Council made a formal application to designate a Neighbourhood Planning Area on the 17<sup>th</sup> March 2016 and this was confirmed on the 21<sup>st</sup> June 2016.

## 2.5. Planning Policy Context

### National Policy

- 2.5.1. The National Planning Policy Framework (NPPF), published by the government in 2018 and revised in July 2021<sup>2</sup>, is an important guide in the preparation of local plans and neighbourhood plans. It sets out the Government's policy in relation to land use planning matters.
- 2.5.2. On 22 December 2022 the Department for Levelling Up, Housing and Communities published their proposed revisions to the National Planning Policy Framework. A consultation process was undertaken and closed on 2nd March 2023. At the time of writing, no date for the implementation of the revised NPPF has been given, but this document will be updated accordingly.
- 2.5.3. The Neighbourhood Plan must demonstrate that it has had regard to, and is consistent with the provisions of the NPPF as a whole. The relevant paragraphs of the current NPPF are set out alongside the policies contained within the Neighbourhood Plan in section 5.

**Commented [HS3]:** This will need updating to refer to the December 2023 NPPF.

**Commented [HS4]:** These will need updating to refer to the December 2023 NPPF paragraph numbers

<sup>1</sup> 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

<sup>2</sup> The National Planning Policy Framework 20<sup>th</sup> July 2021 <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

- 2.5.4. As stated in the NPPF, the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs as set out in Resolution 42/187 of the United Nations General Assembly<sup>3</sup>.
- 2.5.5. The planning system has three overarching national objectives as described in the NPPF (paragraph 8) and it is set out below how this applies to the Parish:
- a) an economic objective – this NDP seeks to provide policies which assist in building a strong, rural economy. Through business surveys and talking to business owners this Neighbourhood Development Plan (NDP) seeks to assist with the future needs in the Parish.
  - b) a social objective – Wellow is a Parish with a number of disconnected settlements but retains a good community spirit with a range of services and facilities. The aim of the Plan is to ensure that the Parish is better and safely connected via appropriate infrastructure, maintains and enhances its service provision to all residents and to provide a sufficient number and range of homes to redress any imbalance which currently exists.
  - c) an environmental objective – being partly within and on the edge of the New Forest National Park, it is imperative that our natural environment is at the heart of our Plan and improving biodiversity is an important focus.
- 2.5.6. The Parish has a wide variety of nationally recognised historic environments and structures, which have been assessed in our Wellow Character Appraisal and Design Code (WCADC). This work follows the recommendations as set out in the National Design Guide<sup>4</sup>, which also highlights how to make effective use of land whilst retaining the prevailing character of the area.
- 2.5.7. Development must make best use of natural resources and policies seek to minimise waste and pollution. In this era of a climate change emergency, mitigating and adapting to climate change, and reducing carbon emissions is becoming continually a greater challenge. In this regard, we have opted for policies which not only meet the development needs of the area as identified through our Parish surveys but have been worded such that they can be focused on future sustainability requirements with the flexibility to evolve.
- 2.5.8. The NPPF acknowledges that local circumstances need to be taken into account, this NDP has been prepared to add further local information to the strategic policies of Test Valley Borough Council and The New Forest National Park Authority, to reflect the local context, character, needs and opportunities of each area.

#### Local Plan

- 2.5.9. The Development Plan for the Parish currently comprises the Test Valley Borough Local Plan Review (TVBLPR) 2011-2029<sup>5</sup> and the New Forest National Park Local Plan (NFNPLP) 2019. The emerging Test Valley Local Plan will, when adopted, replace the revised Local Plan. At the time of writing, the issues and options work has been undertaken and strategic policies have been produced in the Regulation 18 Stage 1 Test Valley Local Plan 2040<sup>6</sup>. In

**Commented [H55]:** This is not needed in the Neighbourhood plan, and should be deleted.

<sup>3</sup> Resolution adopted by the General Assembly 42/187. Report of the World Commission on Environment and Development <http://www.undocuments.net/a42r187.htm>

<sup>4</sup> National Design Guide <https://www.gov.uk/government/publications/national-design-guide>

<sup>5</sup> Adopted Test Valley Borough Revised Local Plan DPD 2011-2029 <https://www.testvalley.gov.uk/planning-and-building/planningpolicy/localdevelopment-framework/dpd>

<sup>6</sup> Draft Test Valley Borough Local Plan 2040 <https://www.testvalley.gov.uk/planning-and-building/planningpolicy/local-developmentframework/draft-local-plan-2040> 9 Village Design Statement 2010



respect of adopted policy, specifically in relation to Wellow Parish, ~~the~~ The Parish does not lie within an area planned for significant growth.

### 3. THE PARISH

#### 3.1. General description

- 3.1.1. Wellow Parish is a rural Parish situated in Test Valley Borough with part of the Parish to the south falling within the New Forest National Park for Planning purposes. It was described in the 2010 Village Design Statement (VDS)<sup>9</sup> as effectively comprising three sections: The northern section between the A27 and the River Blackwater, the middle section between the Blackwater and the A36 and the southern section to the south of the A36. It is considered that whilst change has taken place since that time, the categorisation area has remained the same. The Neighbourhood Plan area (shown below) covers the entire Parish as shown in Figure 3.1.



Figure 3-1 Map of Designated area (Parish boundary in red)

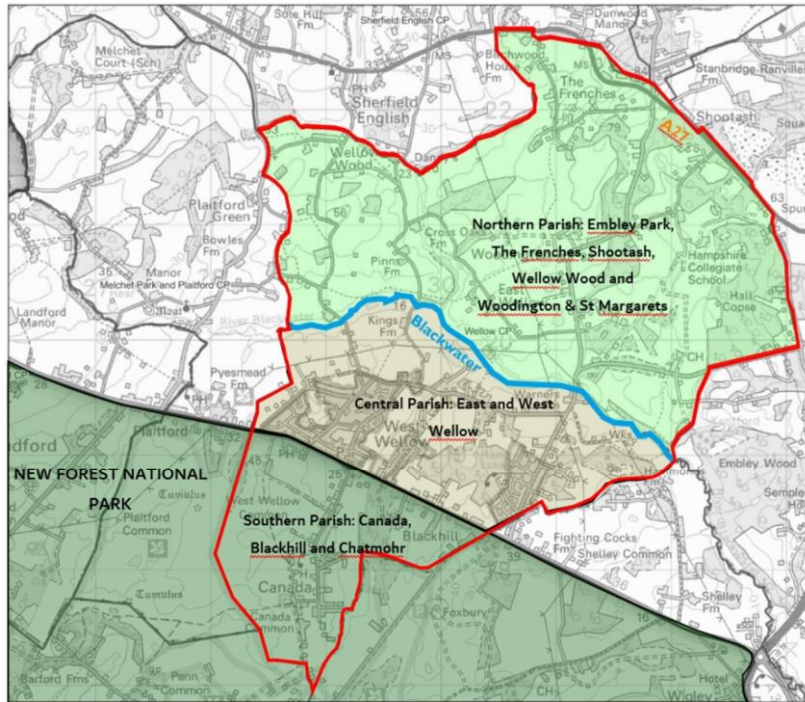


Figure 3-2 Map of the Parish as originally set out in the Parish Plan <sup>10</sup>

- 3.1.2. The northern section is predominantly rural, populated with scattered farms, the Grade I Listed Parish Church and small hamlets such as The Frenches, Shootash and Wellow Wood. It also contains Embley Park which contains a Grade II listed building, a listed park and garden, in addition to being notable as being the former home of Florence Nightingale.
- 3.1.3. The central section contains the two larger settlement areas of East and West Wellow, with the latter being the larger. The main services and facilities are found here including the primary school (centrally located between each settlement), a number of shops and a public house.
- 3.1.4. The southern section comprises the hamlet of Canada, the Chatmohr Estate and Blackhill as well as the common land, all falling within the New Forest National Park. More limited services and facilities are found here including places of worship and a further public house.

### 3.2. Parish Profile

Wellow is one of the 59 Parishes in Test Valley. It has an area of 1,564 hectares which represents

<sup>10</sup> <https://www.testvalley.gov.uk/assets/attach/3974/Wellow-Parish-Plan.pdf>

2.5% of the total area of Test Valley.

### Residents

- 3.2.2. The population of Wellow Parish in 2020 according to the projected figures in the 2021 Parish profile produced by TVBC was 3,409 increased from 2016 population of 3,335. This projection will increase slightly by 2027 to 3,483 (a rise of 0.6%)<sup>7</sup>.

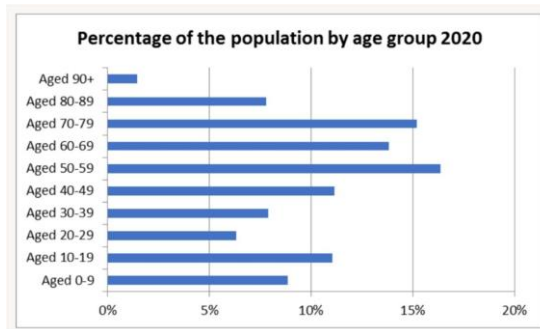


Figure 3-3 Age of Parish Population

### Ethnicity

- 3.2.3. The largest ethnic group in Wellow is “White British and Other” at 97.0% of the Parish’s population. That compares with a figure of 95.9% for Test Valley as a whole and 95.0% for Hampshire.

### Households

- 3.2.4. As of the last Parish Profile figures provided by TVBC in 2020, Wellow Parish has 1401 households, which is an increase from the 1,326 households in 2011. The current figure represents 2.5% of Test Valley’s 56,252 households. With 51.3% of homes owned outright, and 33% of homes owned with a mortgage. The majority of properties (84.2%) are owned by those who live in them. This is higher than the Test Valley average of 70.4%. 7.3% of Wellow households are privately rented, and 6.4% are socially rented. This compares to 12.9% and 14.4% respectively across Test Valley.

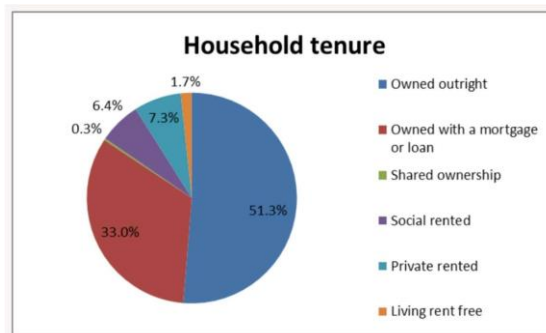


Figure 3-4 Households by Tenure

- 3.2.5. 43.2% of Wellow’s households are occupied by two people, and 21.2% by one person. 35.6% of the Parish’s households are occupied by more than two people. Wellow has 83 households with dependent children aged 0 to 4. That represents 6.3% of the Parish’s

<sup>7</sup> Wellow Parish Profile 2021 <https://www.testvalley.gov.uk/assets/attach/4020/Wellow.pdf>

households. 339 households in the Parish have dependent children of all ages. That represents 25.6% of the Parish's households.

#### House prices and Council Tax Banding

- 3.2.6. According to Zoopla, the average house price in West Wellow is currently (July 2023) is £732,857, an increase from March 2016 where the average was £534,574. This represents a percentage change of approximately 37% in the last seven years. In comparison, in Hampshire, the current average value of a property is £411,054.

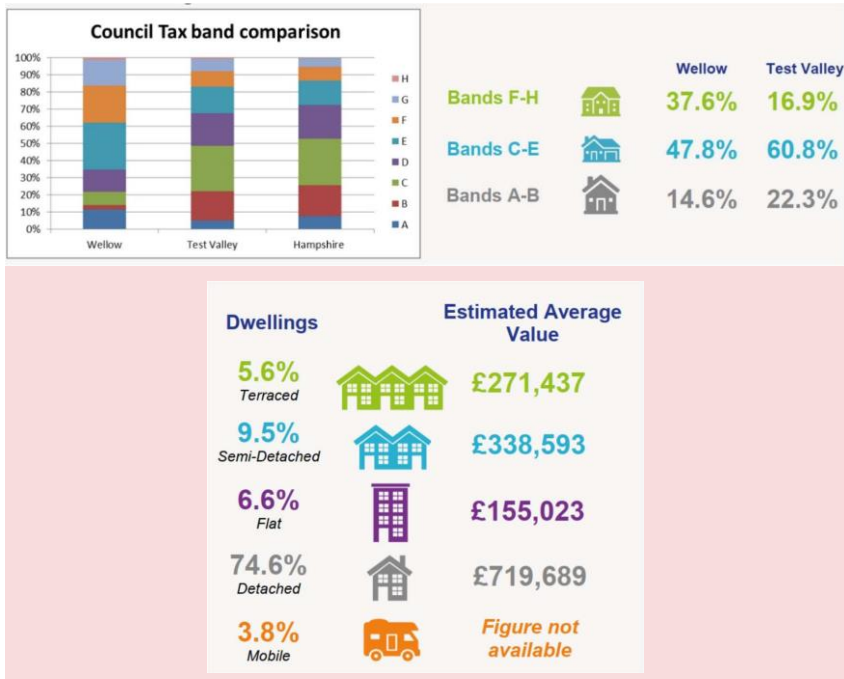


Figure 3-5 Properties by Council Tax Band and price brackets (Wellow Parish Profile 2021)

- 3.2.7. As highlighted in the Parish Profile of 2021, 14.6% of Wellow properties are at the lower end of the property market (Bands A and B). This compares to 22.3% for Test Valley as a whole. 47.8% of the Parish's properties are in the middle range of the property market (Bands C to E). This compares to 60.8% across the whole Borough. 37.6% of Wellow's properties are at the higher end of the property market (Bands F to H). This compares to 16.9% of all Test Valley properties.

#### Education

- 3.2.8. According to the 2011 Census, 38.5% of Wellow's residents have achieved level 4 qualifications (degree or equivalent) and above compared to 30.5% in Test Valley as a whole. 17.6% of Wellow's residents have no qualifications which is lower than the Test Valley average figure by 0.8%.

#### Employment

- 3.2.9. 67.4% of Wellow residents aged 16-74 are economically active, compared to 73.4% of Test Valley residents. This includes people in full, part and self-employment, those who are actively seeking a job, and full-time students. The remaining 32.6% of residents aged 16-74 are economically inactive, compared to 26.6% of Test Valley residents. This includes people who are retired, longterm sick or disabled, or who look after the home and family.

#### Health

- 3.2.10. According to the 2011 Census, 84.5% of Wellow residents said they felt that they were in very good or good health. This is slightly lower than the average for Test Valley (84.6%). 3.4% of the population rated their health as bad or very bad, which is lower than the borough average (3.8%) and the average for England (5.5%).

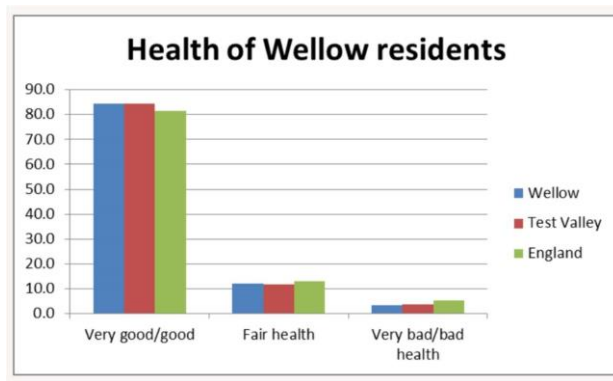


Figure 3-6 Health of Residents (in %)

**Commented [HS6]:** This is background information used to inform previous drafts of the plan, but this should be deleted and added to the evidence base.

## 4. VISION & OBJECTIVES

### 4.1. Vision

4.1 Following public consultation events, the following Vision and Objectives were established:

“In 2036 Wellow Parish will be a thriving, safe, sustainable, and friendly community retaining a village feel. The close relationship with the New Forest National Park will be respected and cherished.

It will have maintained and enhanced its rural character whilst absorbing some further housing development. These small sustainable developments will have been designed to be sympathetic to the surrounding countryside and provide for a balance of dwelling types specifically designed to meet local needs. Green spaces will have been preserved between developments.

The local economy will be supported through the facilitation of modest business growth where appropriate to the rural setting. Community facilities will have expanded and become more varied to meet changing local needs.

The sense of community will be strengthened through improved interconnectivity between its main areas of settlement. This will have been achieved primarily through the development of a network of safe pedestrian, cycle and equestrian routes..”

### 4.2. Detailed Objectives

#### 1. Conserving and enhancing biodiversity, the rural character and natural landscape of the Parish

- a) To ensure that all development must result in a biodiversity net gain for the Parish
- b) To support appropriate planting which must be sympathetic to the rural character
- c) To conserve the rural character of the Parish, its mosaic of agricultural land, woodland and other green spaces, and in particular, that surrounding the margins of the designated settlement areas
- d) To minimise the impact of development (including cumulatively) on the rural and landscape character of the Parish, The New Forest National Park and the River Blackwater, such that any development will be sympathetic to and not erode the landscape setting, nor intrude on familiar and valued views both within and outside of the New Forest National Park
- e) To identify, maintain and continue to augment valued and important local green spaces and seek their protection, particularly where this supports the improvement of biodiversity
- f) Reducing the risk of flooding in the Parish by improving water conservation to meet future needs
- g) Where appropriate, maximising the supply of energy from renewable sources
- h) Encouraging sustainable/good design and construction practice for conserving energy and resources
- i) Minimising the effects of pollution (including light pollution) and waste generation of all kinds and encouraging re-use of materials where possible
- j) Ensure nutrient neutrality as a result of development

2. Meeting the housing needs (including having a balance of house types, tenure, affordability and sizes) whilst endeavouring to maintain a sustainable level of amenities and facilities for all residents of the Parish from younger families and the next generation through to the increasing number of older residents

- a) To accommodate new development (including appropriate temporary accommodation), which satisfies local housing needs and enables amenities required locally to be sustained.
- b) To provide the type and size of development required to meet local housing needs including accommodation suitable for young families and smaller more manageable dwellings for people wishing to downsize
- c) To make provision for additional community amenities, where these are sustainable, as the population size increases and the age profile of the Parish evolves

3. Enabling appropriate development in sustainable locations, such that these do not detract from the character of the Parish

- a) To accommodate further housing through a few smaller developments rather than one or more large developments
- b) To enable appropriate housing development of a minor scale - with actual permitted numbers being dependent on the context and identified need
- c) To sustain and support a range of thriving business activities and services of a scale appropriate to the rural setting
- d) To encourage economic activity (including working from home) and appropriate farm diversification
- e) Support appropriate built development in areas not vulnerable to flooding or other constraints

4. Improving the built environment and minimising the impact on the natural environment

- a) Improving the environment by promoting the use of appropriate sustainable building techniques and renewable energy
- b) Promote high quality development which will be distinctive by using building design, techniques and materials in keeping with the Wellow Character Appraisal and Design Guide (WCADC ) and New Forest National Park Design Guide (as appropriate)
- c) Help to create positive, accessible and safe places for people to live, work and enjoy
- d) Protect and enhance the historic and special character of the Neighbourhood Plan area
- e) To better reveal the significance of designated heritage assets and buildings and features of local importance and their setting, through identification, recording and appropriate protection and enhancement of those settings
- f) Promoting the appropriate and effective reuse of previously developed land
- g) To continually review potential infill and redevelopment sites and assess the capacity of such sites

5. Promoting road safety, mitigating future impacts, and improving interconnectivity within the Parish by making existing pedestrian, equestrian and cycle routes safer and developing new routes

- a) To extend the network of public rights of way network, particularly between the designated Settlement Areas,
- b) To improve highway safety, junction access and reduce danger arising from vehicle speeds on the A27 and A36
- c) To ensure that within new developments existing pedestrian and cycle connectivity is not impaired and access to planned or proposed routes is not blocked or inhibited.
- d) To allow better and safer pedestrian, cycle and equestrian access, particularly between the designated Settlement Areas.
- e) To encourage the use of sustainable transport modes (including public transport) and enhance access to Public Rights of Way and cycle routes
- f) To ensure any proposal for new development includes an analysis of its traffic generation and impact on road safety and provides acceptable and appropriate mitigation to any issues identified
- g) To support proposals which (subject to compliance with other Neighbourhood Plan policies), improve public car parking and access in the vicinity of Wellow School, the local shops and other community facilities





## 5. PLANNING POLICIES

### 5.1. Policy Background

- 5.1.1. This section of the Neighbourhood Plan sets out policies on themes of particular importance to the Plan's objectives. The text accompanying the policy, sets out how each contributes to one or more objectives, how it relates to national and local policy, with an overview of the evidence base to support the policy and where to find more detailed information.
- 5.1.2. The Planning Policies are designed to be consistent with the National Planning Policy Framework (NPPF) and with the Core Policies in the Test Valley Borough Revised Local Plan (TVBRLP) and New Forest National Park Local Plan (NFNPLP), as applicable, providing further local information or greater detail where the circumstances of the Wellow Neighbourhood Plan area justify that it might be better. In a very few instances, for emphasis or clarity purposes, a Neighbourhood Plan policy may partially repeat certain extracts from the Local Plan.
- 5.1.3. Where there are non-land use planning based community aspirations, these have been highlighted separately in section 6 and do not form part of the Neighbourhood Plan policies but show the direction in which the Parish wish to proceed in the future.
- 5.1.4. The sustainability matrix table below sets out the following topics in the Neighbourhood Plan (left axis) and highlight how each aspect addresses the objectives listed in the previous pages (top axis). The full text and sustainability matrix of the objectives can be found within the [evidence base](#).

Topics	Objective 1 Biodiversity, the rural character and natural landscape	Objective 2 Meeting the housing needs	Objective 3 – Enabling appropriate development in sustainable locations	Objective 4 - Improving the built environment and minimising the impact on the natural environment	Objective 5 Road safety, mitigating future impacts, and improving interconnectivity
Sustainable Development	✓	✓	✓	✓	✓
Housing		✓	✓		
Countryside and the Natural Environment	✓		✓	✓	
Flooding and Drainage	✓			✓	
Built Environment		✓	✓	✓	
Community		✓	✓		
Employment			✓	✓	
Transport / Highways			✓		✓

Table 1 Sustainability Matrix of Topics and Objectives

## 5.2. Sustainable Development

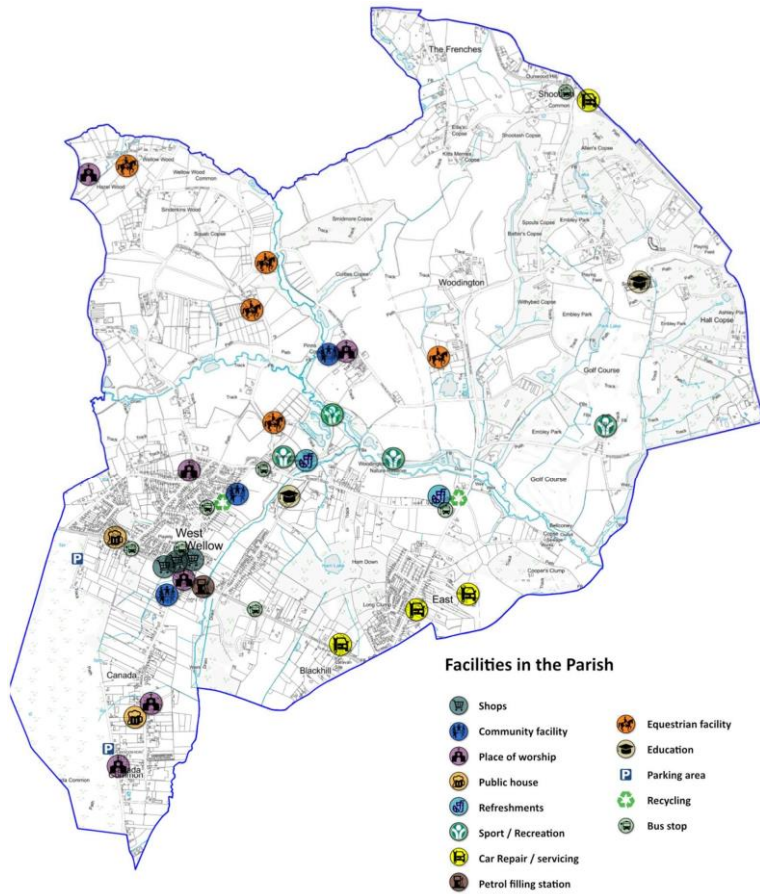
### Sustainable Development Objectives –

- 4 (a) Improving the environment by minimising the impact through the use of appropriate sustainable building techniques and renewable energy
- 5 (e) To encourage the use of sustainable transport modes (including public transport) and enhance access to Public Rights of Way and cycle routes

**Commented [HS7]:** This comment applies to all the objective boxes in the plan. The prominence of the box takes away from the prominence of policy. Suggest that a less prominent box be used.

#### Achieving sustainable development

- 5.2.1. In terms of being a sustainable Parish, Wellow is home to a number of small-scale services and facilities befitting its size and rural location and these are shown on figure 5-1 overleaf.
- 5.2.2. Sustainable development is intertwined in every aspect of planning, and sustainability features in the policies as a whole below, rather than one specific policy.
- 5.2.3. Sustainability may not be obviously apparent and may take a number of forms. This may for example include development which strengthens the vitality and viability of the Parish by either proposing new services and facilities or provides new residents as users of existing facilities.
- 5.2.4. Other small-scale development such as extensions or replacement buildings may not be able to further the objectives of sustainable transport or necessary infrastructure, but cumulatively may support existing services.
- 5.2.5. The design of new buildings is one area where applications are to be accompanied by sufficient information to show that efficient energy use and the use of renewable energy have been considered. This is set out in Policy WP-B2 – Design and Character and referred to in the Design Code in [Appendix A](#) (in addition to being referred to throughout the Plan).
- 5.2.6. Proposals which include sustainable measures in excess of current Building Regulation standards will be viewed more favourably (subject to compliance with other NDP policies).
- 5.2.7. For non-residential buildings it is considered that the Building Research Establishment Environmental Assessment Method known as BREEAM ‘excellent’ standard should be aimed for (or future equivalent). It is recognised that in smaller non-residential properties this may not be feasible or viable. Where this is the case, adequate justification should accompany any such application to show what alternative measures are proposed, which are appropriate to the circumstances.



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Figure 5-1 Plan of Services and Facilities within the Parish

5.2.8. In determining the acceptability of planning applications, the Design Code ([Appendix A](#)) requires that the following points should be used to guide the delivery of sustainable development. Where planning permission is required and in compliance with other relevant NDP policies, development proposals should show how they:

- Contribute to the vitality and viability of Wellow Parish; and
- Make development easily accessible by sustainable modes of transport to all local facilities (as shown on figure 5-1), particularly in areas of the Parish which are poorly linked; and
- Provide the necessary infrastructure and ducting to enable communications services including high speed broadband to be delivered to new homes; and

- Minimise energy use and its overall carbon impact during construction and thereafter, including promoting sustainable construction techniques, the use of passive solar gain and high quality, thermally efficient materials; and
- Have included methods for renewable energy which are in keeping with the character of the area (as set out in the Wellow Character Appraisal and Design Code (WCADC) [Appendix A](#)<sup>12</sup>) as well as heritage considerations (see Policy WP-B1 – Non-Designated Heritage Assets and Locally Important Features).
- Have provided appropriate grey water recycling and rainwater harvesting as well as consideration of appropriate future requirements with regard to water usage.

5.2.9. Non-residential buildings should aim to meet the Buildings Research Establishment (BREEAM) – Excellent standard or similar approved equivalent.

#### Planning for Climate Change

5.2.10. Paragraph 151 of the NPPF states that Plans (including Neighbourhood Plans) should help increase the use and supply of renewable and low carbon energy and heat. This Neighbourhood Plan considers that there may be potential for suitable renewable energy development, where it can be demonstrated that adverse impacts are adequately mitigated (including cumulative landscape and visual impacts).

5.2.11. It should be noted that because of their [potential](#) greater visual impact and impact on the New Forest National Park, wind turbine farms or standalone turbines will not generally be supported.

5.2.12. For further information on agricultural land value and classification please see paragraph 5.3.38 below and the latest government information on agricultural land classification (ALC)<sup>8</sup>

5.2.13. The policy below sets out the position on potential renewable energy development in the Parish.

How the Neighbourhood Plan policies below are consistent with both National and Local Policy (NPPF and Local Plans)

<sup>12</sup> [Wellow Parish Character Appraisal and Design Guide](#)

- NPPF – Relevant Paras
- 7, 8 9, 10, 11, 12, 13, 14, 15, 16, 29, 30, 79, 101, 104, 105,

<sup>8</sup> <https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-developmentproposals-on-agricultural-land#about-alc-grades>

106, 112, 126, 153, 154, 155, 182

- Adopted TVBLPR policies –
- Policy SD1: Presumption in Favour of Sustainable Development
- Adopted NFNPLP policies –
- SP1 Supporting sustainable development
- SP14 Renewable energy

National and  
Local Policy  
Alignment with  
NPPF and Local  
Plans

**Commented [HS8]:** This comment applies to all the policy boxes in the plan. It is welcomed that these have been moved to the end of the policy supporting text, but the prominence of the box takes away from the prominence of policy below. Suggest that a less prominent box be used.

## Policy WP-S1 – Renewable Energy Development

Applications for renewable energy development will be supported where they are on previously developed land, non-agricultural land or land of low agricultural value<sup>9</sup> where:

- a) The proposal is sensitively sited such that there is no adverse impact on any designated heritage asset (including their setting), identified views (policy WP-L6), the New Forest National Park and its setting (see WP-L1B) or any area of nature conservation importance; and
- b) The proposal's visual impact has been fully assessed and the landscape sensitivity addressed (in accordance with latest Guidance)<sup>10</sup> and appropriately mitigated; and
- c) The installations are removed when no longer in use and the land is restored to its previous use; and
- d) It would not adversely affect the ~~amenities~~ amenity or safety of local residents or other users of the countryside (including those using the Public Rights of Way network); and
- e) The proposal would not adversely affect the existing rural road network or require significant changes, which would affect the character of the surrounding area.

<sup>9</sup> <https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-developmentproposals-on-agricultural-land>

<sup>10</sup> <https://www.landscapeinstitute.org/technical/glvia3-panel/> and <https://www.gov.uk/government/publications/landscape-sensitivityassessment>

### 5.3. Landscape Character and Value

#### Landscape Character and Value Objectives –

- 1 (a) To ensure that all development results in a biodiversity net gain for the Parish
- 1 (b) To support appropriate planting which must be sympathetic to the rural character
- 1 (d) To minimise the impact of development (including cumulatively) on the rural and landscape character of the Parish, The New Forest National Park and the River Blackwater, such that any development will be sympathetic to and not erode the landscape setting, nor intrude on familiar and valued views both within and outside of the New Forest National Park
- 1 (e) To identify, maintain and continue to augment valued and important local green spaces and seek their protection, particularly where this supports the improvement of biodiversity
- 1 (i) Minimising the effects of pollution (including light pollution) and waste generation of all kinds and encouraging re-use of materials where possible
- 3 (b) To enable appropriate development of a minor scale in keeping with the historic growth of the Parish - with actual permitted numbers being dependent on the context and identified need
- 4 (a) Improving the environment by promoting the use of appropriate sustainable building techniques and renewable energy
- 4 (b) Promote high quality development which will be distinctive by using building design, techniques and materials in keeping with the WCADG and Design Code and Design Guide and New Forest National Park Design Guide (as appropriate)
- 4 (d) Protect and enhance the historic and special character of the Neighbourhood Plan area

- 5.3.1. The Wellow Parish Character Appraisal and Design Guide (WCADC) [Appendix A](#)<sup>16</sup>) sets out full details of the landscape character in and around the Parish as originally set out in the Test Valley Landscape Character Assessment (TVLCA)<sup>11</sup> (updated in 2018, based on work previously undertaken in 2004), with the key valued characteristics, detractors and issues to inform the Neighbourhood Plan. In summary, the Parish covers 1,565 hectares (3867.199 acres) in southern Test Valley<sup>18</sup>. The Parish falls within the following landscape character areas (LCAs): LCA1A West Wellow Heaths, LCA2A Embley Wood and Heathland and LCA4A Sherfield English (see figure 5-2 below).

<sup>11</sup> Test Valley Borough Landscape Character Assessment <https://www.testvalley.gov.uk/planning-and-building/treesandlandscape/landscapecharacter-assessment-documents> <sup>18</sup> Interactive Map

- 5.3.3. The West Wellow Heaths LCA (within the New Forest National Park) is a gently undulating landscape with domed hill top commons (Canada/ Wellow Common) and shallow valleys, creating an open barren landscape with wide views from the few high points across to the south.

- 5.3.4. The Embley Wood and Heathland LCA has close links with the West Wellow Heaths. The southernmost part of this character area, to the south of the A36, is within the New Forest National Park.
- 5.3.5. The LCA is a mixture of areas of semi-open landscape including a golf course which contrast with areas of an enclosed landscape of mature woodlands, small hedged fields, and areas of scrub and heathland.
- 5.3.6. Embley Park forms a strong influence within this landscape with its associated designed features including lakes, woodlands, lodges and once open areas of parkland.
- 5.3.7. The Sherfield English LCA stretches from the aforementioned village down to West Wellow and includes Woodington, The Frenches and Wellow Wood.
- 5.3.8. It is an area of low-lying land which carries a network of meandering water courses flowing into the River Blackwater, which then flow on into the River Test. It has a covering of scattered small woodlands, with some aligning in a linear fashion to the watercourses. It is characterised by areas of small-scale fields with good hedgerows dominate this character area. There are however also larger areas of open arable fields with poor quality and often sparse hedgerows, as seen to the north east of West Wellow. Other open areas are also seen north-east of West Wellow, where an area of market gardening provides a patchwork of texture. Polytunnels are also visible within this area.
- 5.3.9. There are small knolls rising to around 50m AOD (above ordnance datum) provide local elevated areas, with some allowing long views across to the New Forest National Park.

#### The New Forest National Park

- 5.3.10. Prior to April 2005 and the designation of the National Park, a large part of the Parish was situated within the New Forest Heritage Area (see figure 5-3). The Countryside Agency (CA) published a consultation paper entitled The New Forest National Park Draft Boundary (2005). It set out the approach to designation and the broad area of land that potentially met such criteria. This is of significance to the Neighbourhood Plan (NP) in relation to landscape quality and character and potential policies.
- 5.3.11. It examined a wider area than currently covered by the National Park designation and looked at the landscape in detail. The following seven-month Public Inquiry that took place resulted in the Inspector's Report ([Appendix I](#))<sup>19</sup>, which brought together the Landscape Assessor's recommendations/ case for the Countryside Agency, the case for the relevant objectors and the findings of the Inspector. Part 6 of the report examined the various areas of greater contention around Wellow Parish. Of particular relevance is the land between the A36 and A27 (the areas marked as pale orange and yellow on figure 5-3).
- 5.3.12. Numerous parties raised objection to the exclusion of this land from the National Park. These parties included: The New Forest Consultative Panel, New Forest Commoners' Defence Association, Test Valley Borough Council, the National Trust, the Association of National Parks and the New Forest Committee as well as many others.

Whilst the full detail of the relevant sections of this report is set out in the Wellow Character Appraisal and Design Code, the most pertinent paragraphs are highlighted below:

<sup>19</sup> [NFNP Local Plan Inspectors Report](#)



“Wellow is part of an extensive belt of typical New Forest ‘ancient forest farmland’ and ‘heath associated estates’ landscapes stretching south to Landford, west almost to Redlynch and east to Wellow. The boundary here includes high quality typical forest landscapes, including a superb ancient wood pasture, a wood pasture common, a historic designed parkland landscape which originated as a medieval deer park, an exceptionally secluded and attractive small river valley (the upper Blackwater), sunken lanes and satellite commons which could be brought back into use for grazing. This whole area has a good network of paths and lanes and offers outstanding opportunities to experience the diversity of the mosaic of New Forest landscapes. Consequently, it makes an essential contribution to the markedly superior recreational experience offered by the New Forest as a whole. It would make no sense to sever this extensive tract of land by using the A36 as the National Park boundary.”

- 5.3.14. It should be noted that the Inspector disagreed with proposing the area (shown in yellow on figure 5-3) for National Park status for two main reasons. Firstly because of a lack of open public access (unlike the land to the south of the A36), as well as difficulties within defining a suitable boundary which would follow any identifiable features. He did not however disagree with the findings that the landscape was largely of high quality within the former Heritage Area and was considered to be a transitional area, with further transition north of the River Blackwater.
- 5.3.15. At the time there was considerable disappointment with the decision that the boundary of the National Park should follow the A36 rather than the River Blackwater.
- 5.3.16. The New Forest Heritage Area designation was one which stood for many years having been included in Local Plans up to the 1990s. Since the removal of the Heritage Area designation, the Parish outside of the National Park has been subject to significant development pressure. In landscape terms this has led to clear degradation of the landscape quality in many areas.
- 5.3.17. The community have expressed throughout the consultation process a strong desire for the Heritage Area to be reinstated. Given the Landscape Character Assessment, the National Park Local Plan Inspectors comments and the Landscape Assessor at the time, it is considered that this should be a realistic prospect. Particularly when considered with the fact that this area has been subjected to such development pressure in recent years and would benefit from a policy encouraging its restoration.

# Extent of Area Considered for New Forest National Park Designation

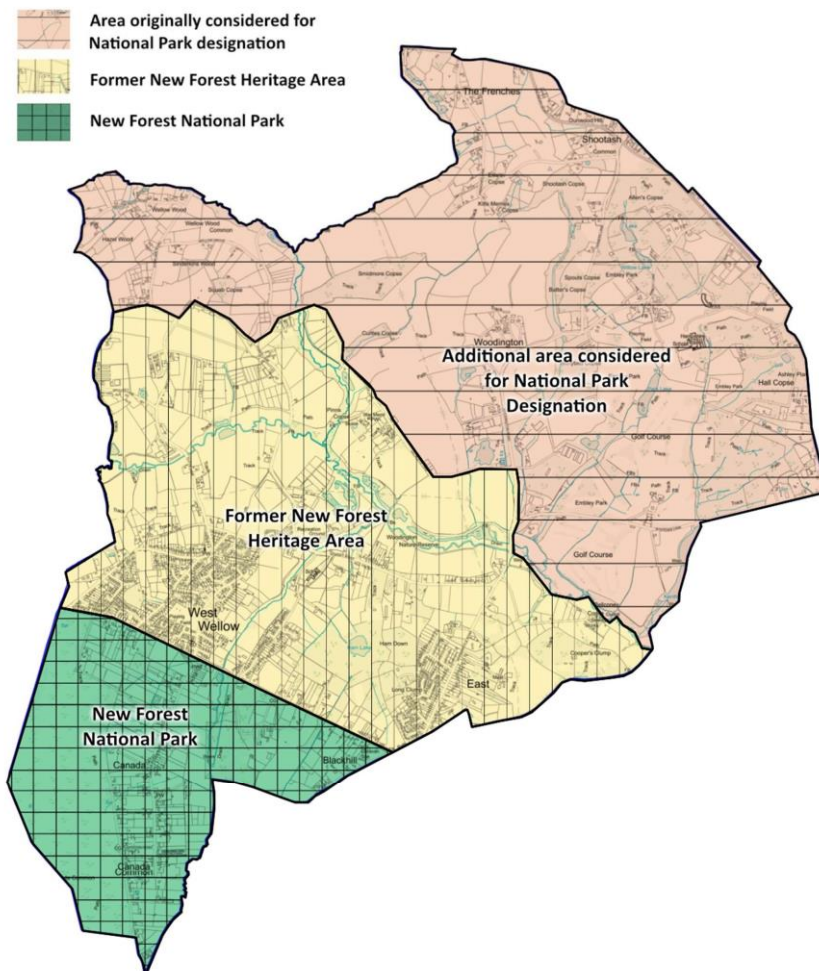


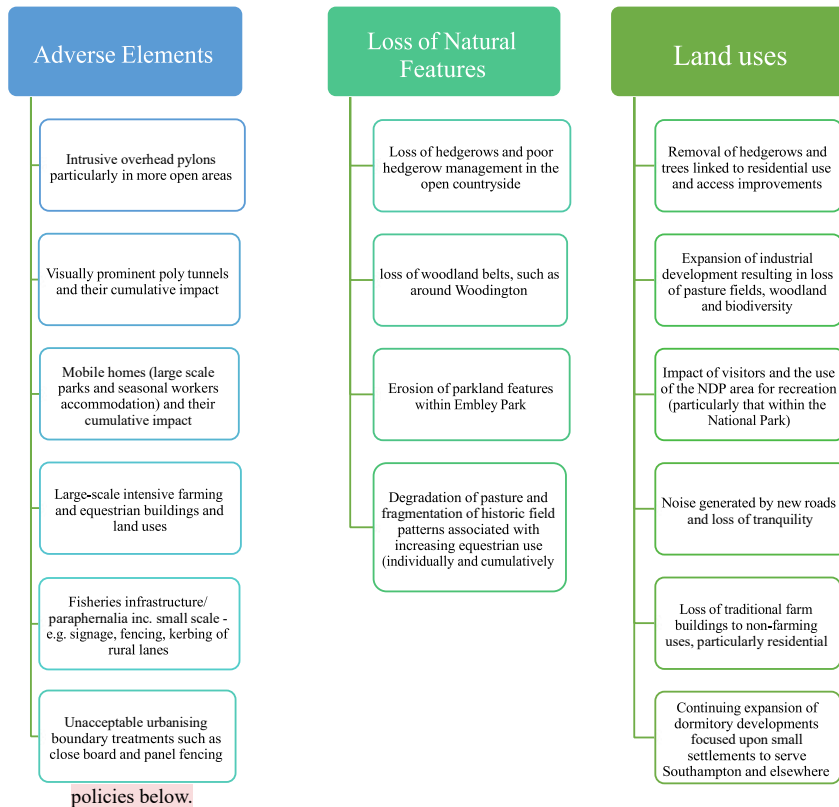
Figure 5-3 Plan of the New Forest Heritage Area and Originally Proposed National Park Boundary and Additional Area Considered for inclusion in the National Park

5.3.18. NPPF paragraphs 118 and 170 – 177 deal with the effects of development on the landscape and biodiversity, establishing a wide range of criteria against which development will be assessed and also the means by which policies in development plan documents can protect these important assets.

5.3.19. It is key to sustain the sensitive landscape setting of the villages and preserve and enhance the areas of natural landscape and agriculture existing between the settlement areas, whilst also conserving the existing network of trees, hedgerows, watercourses, public community spaces and rights of way so as to protect and enhance wildlife sites/habitats/biodiversity.

5.3.20.

A number of issues are raised within these areas (shown in Table 2), these have been incorporated into the range of



policies below.

Table 2 - Table of Landscape Issues

5.3.21. The Neighbourhood Plan contains the Parish areas to the south of the A36 of Canada, Blackhill and Chatmohr, which are located within the New Forest National Park.

5.3.22. The land within the National Park contains the following landscape character types:

- West Wellow Heaths (West Wellow Common / Canada Common)
- Heathland with Associated Smallholdings and Dwellings

**Commented [HS9]:** This is interesting history of the National Park, with the decision as to what land met the criteria having been made when the NP was designated. The designation of land as a new landscape designation, is a strategic decision, that is not within the remit of a Neighbourhood Plan, and would sit with the Local Plan process. Therefore, the policy and supporting text should be deleted as the policy is not in conformity with the Local Plan.

The policies in this section below are consistent with both National and Local Policy (NPPF and Local Plans)

•NPPF – Relevant Paras

- 79, 80, 92, 98, 99, 100, 101, 102, 103, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 153, 154, 155, 156, 157, 158, 174, 175, 176, 178, 179, 180, 181, 185

•Adopted TVBLPR policies –

- E2: Protect, conserve and enhance the landscape character of the borough
- E5: Biodiversity
- E6: Green infrastructure
- Policy E7: Water Management
- LHW1: Public open space

•Adopted NFNPLP policies –

- DP8: Safeguarding and improving water resources
- DP10: Open space
- DP34: Residential character of the Defined Villages
- DP49: Re-use of buildings outside the Defined Villages
- DP51: Recreational horse keeping
- DP52: Field shelters and stables
- DP53: Maneges
- SP5: Nature conservation sites of international importance
- SP6: The natural environment
- SP7: Landscape character
- SP9: Green infrastructure
- SP14: Renewable energy
- SP15: Tranquillity
- SP16: The historic and built environment
- SP17: Local distinctiveness

National and  
Local Policy  
Alignment  
with NPPF  
and Local  
Plans

## Policy WP-L1A – Landscape Character Within the National Park

Development proposals within the National Park should have regard to conserving and enhancing the landscape character of the Plan Area as set out in the WCADC and the New Forest National Park Landscape Character Assessment. Within these areas the following support will be afforded to:

- Protecting the character and pattern of the small linear settlements, smallholdings and dwellings found within the Canada, Blackhill and Chatmohr areas;
- Maintaining the rural character of the landscape and its setting including the visual links between settlements and the countywide setting;
- Protecting the character of rural lanes, encouraging native planted boundary treatments and minimising the impact of lighting and street signage;

**Commented [SH10]:** This is covered in the NFNPA plan and does not need repeating in this plan.

- d) Maintaining levels of tranquillity;
- e) Minimising the impact of tourism and recreation on the Commons.

5.3.23. The area of land adjacent to the National Park as shown in pale yellow on figure 5-3 which was the former New Forest Heritage Area and is an important setting to the National Park, is considered to be a valued landscape (see the WCADC).

5.3.24. It should be noted that there is an inconsistent approach to local landscape designations, which is set out by the Landscape Institute:

“the absence of local landscape designations in England does not necessarily indicate there are no landscapes worthy of local designation... and lack of designation does not mean that a landscape has no value.<sup>12</sup>”

5.3.25. This is important in the case of the land outside of the National Park (as identified by the Examiner) and as TVBC currently have no other alternative landscape designation in the Local Plan, there is nothing to classify a scale of landscape importance.

5.3.26. The Landscape Institute states: “A ‘valued landscape’ is an area identified as having sufficient landscape qualities to elevate it above other more everyday landscapes.”

5.3.27. Since the removal of the Heritage Area designation in 2005 and the following erosion in landscape character in some areas, there is a real concern that development proposals are individually or cumulatively degrading the landscape quality and character, and / or adversely impacting upon the setting of the National Park.

5.3.28. It is clear from the Inspector’s Report ([Appendix I](#))<sup>21</sup>, that the land to the north of the Heritage area within Wellow Wood, The Frenches and Shootash and Embley Park character areas (see Fig 5-4.1) contain tranquil areas (see fig 5-4.2) of important landscape, sufficiently different to the National Park and of value in their own right.

5.3.29. The Grade II Listed Embley Park is recorded as a late C18 informal woodland and shrub garden which was then extensively planted as parkland and with woodland during the C19. It should be noted that it is on the Historic England’s Heritage at Risk Register. The site contains 126 hectares comprising 8 hectares of formal and woodland gardens and 118 hectares of golf course, open agricultural and school land, and woodland. The wider open and wooded park has multiple owners and accumulative development pressures particularly due to piecemeal development proposals, which have taken place. There is a need to widen the understanding of significance and conservation to sustain its value.

It should be noted that in the response from Historic England to the Pre-Submission Draft Plan, it was stated:

“The plan could also include consideration of any Grade II listed buildings or locally designated heritage assets which are at risk or in poor condition, and which could then be the focus of specific policies aimed at facilitating their enhancement.”

5.3.31. In this regard, specific reference has been made to Embley Park below.

**Commented [HS11]:** This is interesting history of the National Park, with the decision as to what land met the criteria having been made when the NP was designated. The designation of land as a new landscape designation, is a strategic decision, that is not within the remit of a Neighbourhood Plan, and would sit with the Local Plan process. Therefore, the policy and supporting text should be deleted as the policy is not in conformity with the Local Plan.

<sup>12</sup> The Landscape Institute’s Guidelines for Landscape and Visual Impact Assessment (GLVIA3) - paragraph

5.26 <sup>21</sup> [NFNP Local Plan Inspectors Report](#)

## Policy WP-L1B – Landscape Character Outside of the National Park

The Neighbourhood Plan identifies the former New Forest Heritage Area (within the Parish), as the Wellow Landscape Heritage Area valued landscape, as shown on figure 5-4.1. Within this area, development proposals should ensure the characteristics which define the landscape as valuable (see the WCADC and Test Valley Landscape Character Assessment) are reflected in the proposals, including:

- a) The retention of the distinct rural character
- b) The role it plays in providing a setting to the National Park.

Support will be given for development(s) which reduce the adverse landscape impact of:

- intensive farming,
- equestrian uses,
- major industrial uses,
- recreation uses,
- renewable energy development on the landscapes.

The Grade II Listed Embley Park is recorded as being on the Historic England's Heritage at Risk Register<sup>13</sup>. Support will be given for development proposals which do not result in a further loss of native trees, but enhance the woodland character, better reveal the significance of the Park and sustain its value for the future.

**Commented [HS12]:** The designation of land as a new landscape designation, is a strategic decision, that is beyond the scope of a Neighbourhood Plan, and would sit with the Local Plan process. It is addressed in Local plan policy E2 and does not need repeating in this plan. Therefore, the policy and supporting text should be deleted as the policy is beyond the scope of a Neighbourhood Plan. What is the evidence for bullet b)?

<sup>13</sup> <https://historicengland.org.uk/advice/heritage-at-risk/search-register/results/?searchType=HAR&search=embley+park>

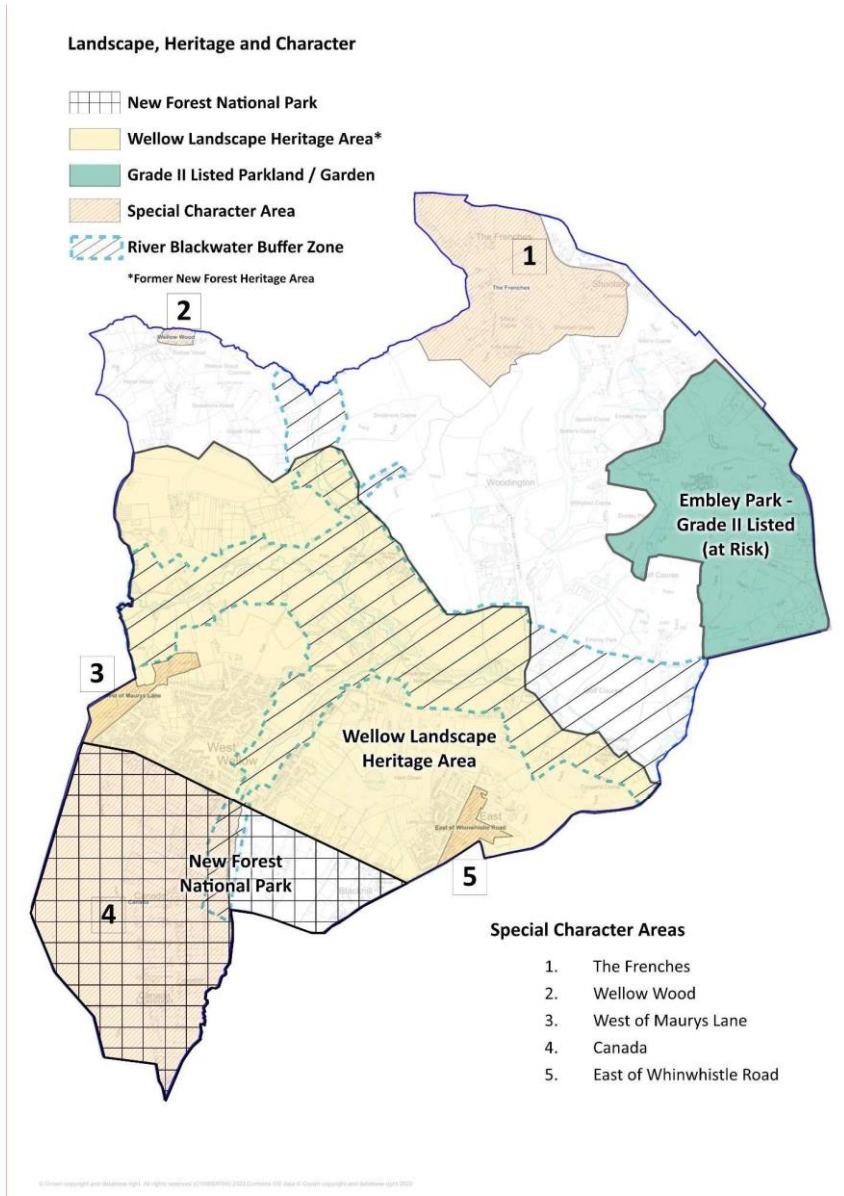


Figure 5-4 .1 Landscape, Heritage and Character

**Commented [SH13]:** The designation of land as a new landscape designation, is a strategic decision, that is not within the remit of a Neighbourhood Plan, and would sit with the Local Plan process. Therefore, the policy and supporting text should be deleted as the policy is not in conformity with the Local Plan.



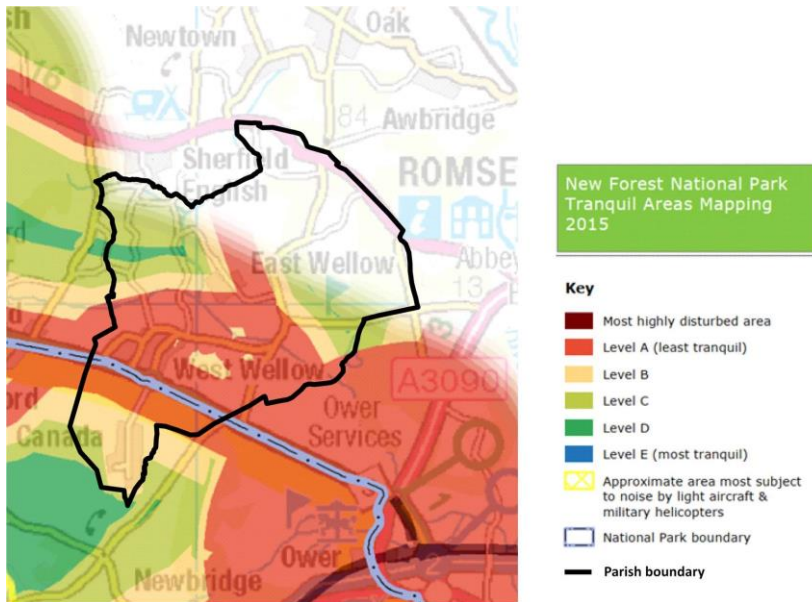


Figure 5-4.2 – Tranquillity mapping within the Parish as set out in the Character Appraisal as set out in LUC report entitled New Forest National Park, Tranquil Areas Mapping, 2015. Whilst it only covers part of the Parish, it is clear that the northern areas become more tranquil away from major roads

5.3.32. It is therefore considered that there is sufficient evidence for continued landscape designation which befits its status.

5.3.33. In view of the above, the original Heritage Area designation should be renamed as the Wellow Landscape Heritage Area (Valued Landscape), which follows the original boundary designation, with the remaining area to the north seen as a transitional buffer from the New Forest as considered by both the Landscape Assessor and Inspector.

5.3.34. It was considered by the Landscape Assessor that if either areas of land were included within the National Park, these areas could be improved. In this same regard, there is merit in creating policies within the Neighbourhood Plan to support the restoration of these areas and or to prevent further degradation of the landscape, which has clearly occurred since the introduction of the National Park.



### Landscape Change Over time



Figure 5-5 – Aerial photos of the land to the north of the settlement areas taken in 2005 (top) and 2021 (bottom) highlighting the degradation of the landscape

5.3.35. The equestrian use of land within the Parish has been steadily increasing over the last twenty years or so and is now widespread throughout (see Figures 5-5 and 5-6) although there is a concentration within the area immediately north of the West Wellow settlement area stretching north to Wellow Wood. This is largely the area covered by Area 11 in the Wellow Character Appraisal.

**Commented [SH14]:** This is interesting history of the National Park, with the decision as to what land met the criteria having been made when the NP was designated. The designation of land as a new landscape designation, is a strategic decision, that is not within the remit of a Neighbourhood Plan, and would sit with the Local Plan process. Therefore, the policy and supporting text should be deleted as the policy is not in conformity with the Local Plan.



**Equestrian development and field fragmentation examples**

Figure 5-6 Location of some of the equestrian uses located within the Plan Area. It is clear to see the pattern of field subdivision and fragmentation which has occurred

#### Equestrian uses

- 5.3.36. The proliferation of equestrian use is due to several factors. The agricultural quality of the majority of land within Wellow Parish is poor and at best moderate to good. The Agricultural Land Classification (ALC) system divides land into five categories according to versatility and suitability for growing crops. Grades 1, 2 and 3 are referred to as “Best and Most Versatile” land with 4 being described as “poor quality agricultural land” and 5 “very poor-quality agricultural land”. The agricultural land within Wellow Parish was originally categorised as 4 or 3 at best. This classification has not been updated for many years and from recent soil tests within the Parish, it is believed this is now significantly outdated and quality has improved. Despite this, the original grading has led landowners to diversify into more profitable enterprises than traditional farming, be it providing equestrian facilities directly, or selling land for equestrian purposes. Demand appears to be high due to the comparatively low value of the land.
- 5.3.37. Wellow is ideally situated for equestrian activity. Being close to the M3 and M27 it is easily accessible and there is a large population catchment within a one-hour drive time including Southampton, Winchester, Basingstoke, Salisbury, Bournemouth and Portsmouth. Equally significant is the proximity of the New Forest National Park which provides excellent unrestricted horse-riding territory.
- 5.3.38. Equestrian activity has had a dramatic effect on the character and visual appearance of the landscape within the Parish. Individual fields have been subdivided into equestrian paddocks in most cases with ranch type fencing and in the case of the commercially run equestrian establishments large indoor arenas have been constructed. Where land has been acquired for private equestrian use numerous stables, stores and associated buildings have

been constructed. Whilst much of this change requires planning permission, there are few instances where such permission has been sought.

**Commented [HS15]:** This is a rural activity ...

5.3.39. It should be noted that agricultural land can be used for the grazing of animals (including horses). If any horses on such land are provided with an element of care, such as supplemental feed, covered with a rug, provided with a field shelter or the land is used for the exercise of horses, then the predominant use of the land may no longer be regarded as agriculture, but equestrian activity which requires planning permission. It is this latter use which is of concern.

**Commented [SH16]:** This is a tricky area of planning, and what does and doesn't require planning permission, will vary depending on the proposal.

5.3.40. The Wellow Neighbourhood Plan conducted a Parish wide survey of residents in 2018. This found that of the factors why people chose to live in Wellow rural location and closeness to the countryside was the most popular. Similarly, when asked what people value most about living in Wellow rural location and closeness to the countryside ranked the highest factor with 99% of respondents identifying it as important or very important. In addition, 99% of respondents felt preserving the countryside and natural environment was important or very important.

5.3.41. The NPPF states at paragraph 83

“Planning policies and decisions should enable:-

- The sustainable growth and expansion of all types of business in rural areas both through conversion of existing buildings and well designed new buildings
- The development and diversification of agricultural and other land based rural businesses
- Sustainable rural tourism and leisure development which respect the character of the countryside...”

**Commented [SH17]:** Equine uses could apply to each of these categories, as they are rural businesses, could be part of farm diversification, and be part of rural tourism and leisure, therefore they could accord with the NPPF.

5.3.42. Future equestrian use of land within the Parish should not result in a further proliferation of large-scale areas of paddocks which are broken down into smaller paddocks. The provision of stables and other associated buildings should be kept to the minimum and should be sensitive to the location and surrounding area. Riding arenas both indoor and outdoor should not dominate the landscape or require extensive external lighting. All buildings should relate in siting and scale to those in the area and respect existing views. Where a change of use takes place from agricultural land and the equestrian use ceases, it would be beneficial in landscape terms, if the land could revert to former agricultural use and field pattern.

**Commented [SH18]:** Fences to not need planning permission, and so smaller paddocks can be achieved without permission.

## Policy WP-L2 – Equestrian Facilities

Proposals within the Neighbourhood Area for development of, or associated with, equestrian facilities will be supported provided that it can be shown that the activity;

Would not conflict with Development Plan policies and in particular:

- i. Would not adversely affect identified areas of nature conservation importance (see figure 5-15); and
- ii. Would not adversely affect the quality and character of the landscape and those aspects identified in policy WP-L1A and 1B; and
- iii. Would not result in an unacceptable fragmentation of the existing field pattern or the loss of trees and hedgerows; and

**Commented [SH19]:** This policy will only apply to proposals that require planning permission, and so may not address the issue of the change of character of the area.

**Commented [SH20]:** If planning permission was required, this would need to be addressed for any type of development, and does not need repeating in the policy.

**Commented [SH21]:** If planning permission was required, this would need to be addressed for any type of development, and does not need repeating in the policy.

- 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
- v. Would not adversely impact the identified views in WP-L6 or affect the amenities of local residents or other users of the countryside; and
- vi. Should be well related and appropriate to the highway network to provide adequate and safe access, without highway obstruction or adverse impact on narrow rural lanes (see policy T1 and T2). Such applications should be accompanied by a Transport Assessment appropriate to the scale of development, demonstrating that the road network is capable of accommodating the additional activity proposed.
- vii. Where a proposal is for equestrian development or use and requires the change of use of agricultural land, it should be considered that should such use cease, said land should revert to its original use.

**Commented [SH22]:** This is addressed in Policy L8 and does not need repeating here.

**Commented [SH23]:** This would be addressed through policy XXX and doesn't need repeating here.

**Commented [SH24]:** This would have to be addressed in a TA and Local Plan Policy T1 and does not need repeating here.

**Commented [SH25]:** This would not be enforceable and should be deleted.

## 5.4. Local Green Spaces

- 5.4.1. Many residents chose to live in Wellow for the rural location and to be close to the countryside. The Residents of Wellow have clearly demonstrated through the Residents' Survey that they value the rural aspect of the Parish and appreciate the trees, hedgerows and wildlife. It should also be noted that such green spaces are key to people's health and well-being.

Aspects of the natural environment	Important	Very important	Important + very important
Green spaces supporting the rural feel of the Parish	22%	76%	98%
The trees and hedgerows	30%	68%	98%
Local wildlife and habitat	25%	72%	97%
Being in or near to the New Forest National Park	23%	72%	95%
The network of public footpaths giving access to the rural parts of the Parish	32%	62%	94%

Table 3 Parish Survey Results

- 5.4.2. The purpose of this policy is to introduce protection to those areas of land that are of particular value to the community within the Parish which meet the relevant criteria for designation as Local Green Spaces.
- 5.4.3. In order for a site to qualify for designation as a Local Green Space (LGS), it must meet each of the criteria set out in paragraphs 99 to 101 of the NPPF which describes details on Local Green Space designation. The table below highlights the considerations and criteria.
- 5.4.4. Local Green Spaces Considerations for Potential Designation

**Commented [HS26]:** This does not need to be repeated in the plan, but should form part of the evidence base for the policy.

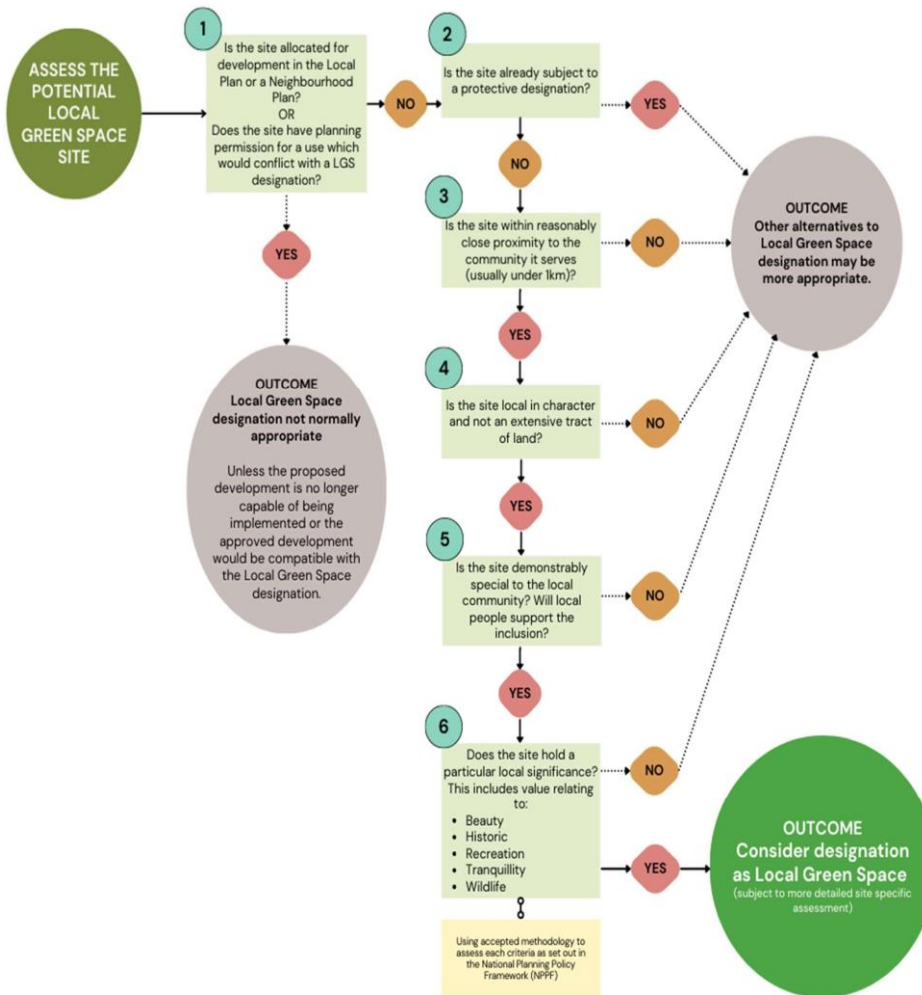


Figure 5-7 Flow Diagram for Local Green Spaces

5.4.5. It should be noted that a LGS enjoys protection akin to that of Green Belt, There are however defined exceptions which are considered to be "very special circumstances". Designation on agricultural land for example imposes no new restrictions or obligations on landowners.

5.4.6. Any designation does not in itself confer any rights of public access over that which exists at present.

- 5.4.7. From the results of the survey and the public consultation exercises the following Local Green Spaces are proposed below in Policy WP-L3. Further details of each Local Green Space is found in the LGS evidence base document in [Appendix G](#).
- 5.4.8. It is also worthy of note that The NFNP Authority commissioned, along with neighbouring Councils, a supplementary guidance which considers mitigation for recreational impacts of development on the New Forest Special Protection Area (SPA), Special Area for Conservation (SAC) and Ramsar sites. The results show that the periphery of the New Forest is being eroded and habitats destroyed by the number of local people regularly visiting the area. To mitigate this, the research recommends alternative recreational greenspaces and routes outside the New Forest SAC/SPA/Ramsar
- 5.4.9. The residents of Wellow have family walks and exercise their dogs along the lanes and footpaths in the Parish and enjoy the rural environment and sense of space. The space is provided by the breaks in housing in Maurys Lane, Slab Lane and Lower Common Road/Buttons Lane. The wide verges in Foxes Lane and the views across the fields and River Blackwater from the footpaths and lanes; all add to the rural environment which the residents value. In the past residents have been involved in planting trees such as in Slab Lane, Fielders Way, the Buxton Land and clearing the pond in Foxes Lane, which gives a sense of ownership. Without these Local Green Spaces more residents will visit Wellow Common, part of the New Forest SAC/SPA/Ramsar sites.

## Policy WP-L3 – Local Green Spaces

The following sites as shown on Policy Maps 5.8 and 5.8.1 are designated as Local Green Spaces: The Local Green Spaces shown on the 'Map of Local Green Spaces' (figure 5-8 and detailed map 5.8.1) and in the list below will be protected for the benefit of the community. Development will not be permitted on Local Green Spaces except in very special circumstances. Development will be managed in a manner consistent with that applicable to Green Belt

Ref.	Name/Description
1.	Recreation Ground, Lower Common Road
2.	Hatches Farm Recreation Ground; Romsey Road
3.	Corner Buttons Lane and Wheatears Drive
4.	Meadows to south of Maurys Lane
5.	Maurys Mount; Slab Lane
6.	Foxes Lane Pond
7.	Glade of trees on Slab Lane
8.	War Memorial; Romsey Road
9.	Wide verges Foxes Lane
10.	Corner Fielders Way and Whinwhistle Road
11.	Buxton Land on corner A36 and Canada Road
12.	Carlo's corner, Romsey Road and Whinwhistle Road
13.	Kingsmead, from ditch to road frontage; Lower Common Road
14.	Wellow Wood Common

**Commented [HS27]:** This does not need to be repeated in the plan, but should form part of the evidence base for the policy.

**Commented [HS28]:** References should match those on the maps, eg, LGS1, LGS2 etc.



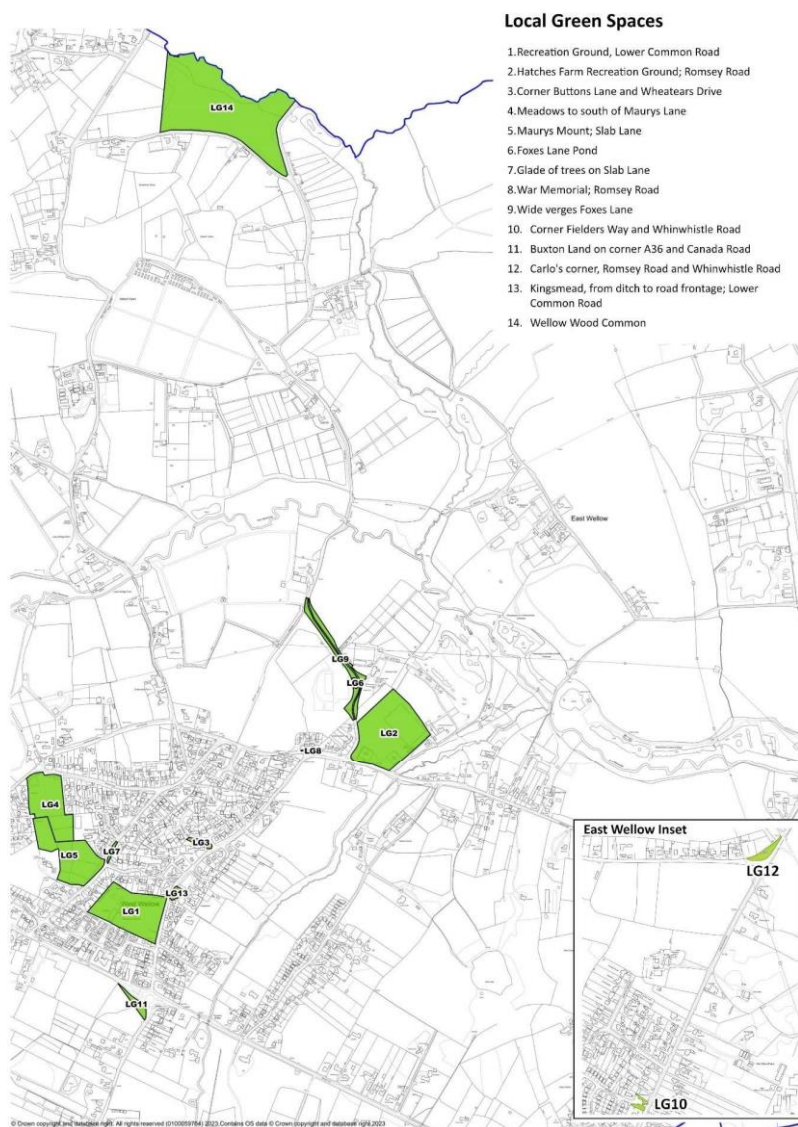


Figure 5-8 Overview Map of Local Green Spaces in the Parish

**Commented [HS29]:** Clearer maps would be helpful, and they should be labelled as policies maps. TVBC can help with mapping if required.



Figure 5.8.1 – Detailed Map of Local Green Spaces in West Wellow



Figure 5-9 Examples of the various Local Green Spaces which are Important to the Parish (Aerial Photo courtesy of David Jesinger, the copyright holder)

## 5.5. Important views

- 5.5.1. The topography of Wellow is such that there is an absence of significant hills affording dramatic panoramic views. However as identified in the WCADC Wellow is a rural Parish where the relief ranges from 20 – 80 metres AOD (above ordnance datum). The highest land is to the north- east around Shootash from where it drops down to the River



Blackwater which bisects the Parish flowing west to east. To the south of the river the land rises again to 46m south of the A36 at Wellow Common.

- 5.5.2. The three identified Landscape Character Types (LCT) namely West Wellow Heaths, Embley Wood and Heaths and Sherfield English have different characteristics, although they are all undulating and as such provide pleasing rural views which can be found throughout the Parish.
- 5.5.3. Wherever they occur, be it across Wellow Common, over the Blackwater valley or in or around the settlement areas, views and especially rural views are important to the residents of Wellow Parish and need to be respected when development is being considered.
- 5.5.4. Further information on the Important Views and the reasons for their inclusion can be found in the Evidence Base [Appendix L](#), the list of views and their location is shown overleaf.

## Policy WP-L4 – Important Views

Development proposals will need to demonstrate that they will not have an adverse impact on the important views set out below and on [figure Policy Map 5-11](#).

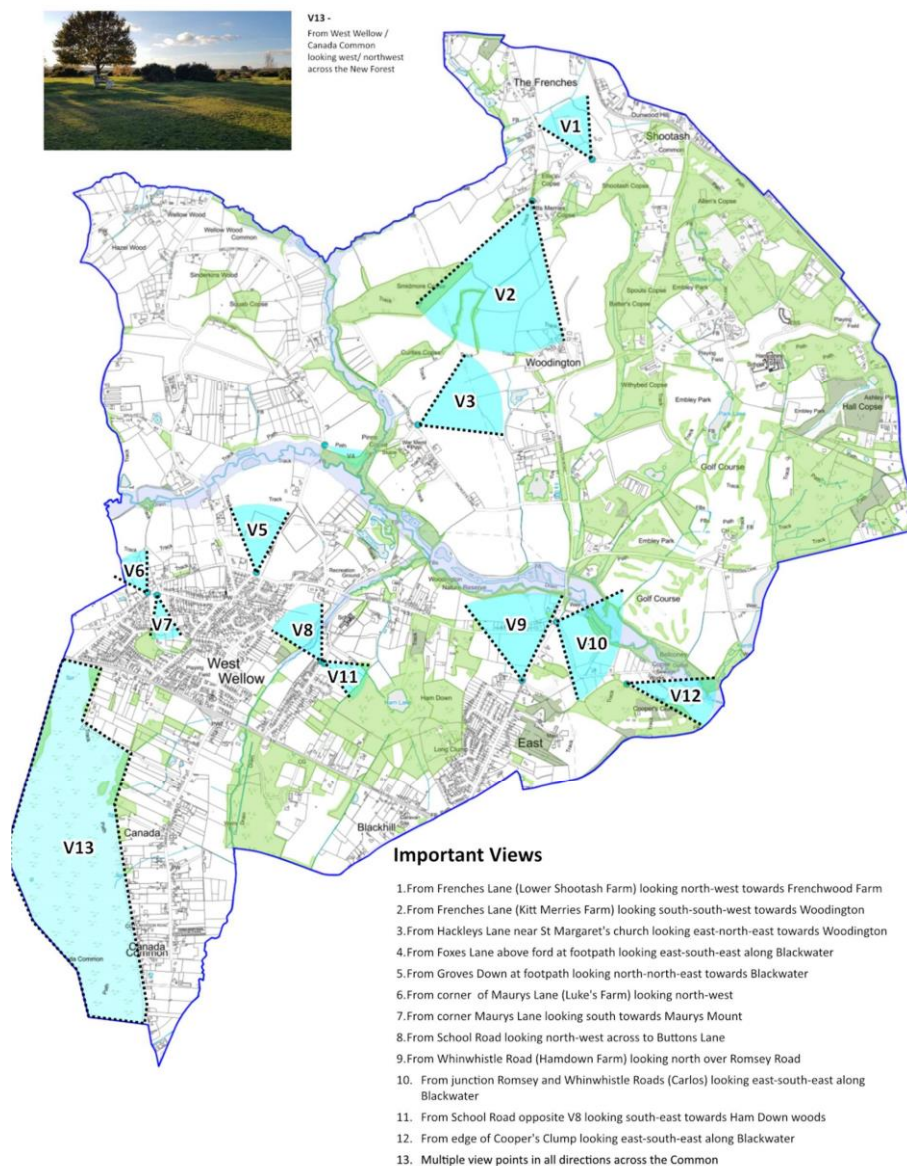
1. From Frenches Lane (Lower Shootash Farm) looking north-west towards Frenchwood Farm
2. From Frenches Lane (Kitt Merries Farm) looking south-south-west towards Woodington
3. From Hackleys Lane near St Margaret's church looking east-north-east towards Woodington
4. From Foxes Lane above ford at footpath looking east-south-east along Blackwater
5. From Groves Down at footpath looking north-north-east towards Blackwater
6. From corner of Maurys Lane (Luke's Farm) looking north-west
7. From corner Maurys Lane looking south towards Maurys Mount
8. From School Road looking north-west across to Buttons Lane
9. From Whinwhistle Road (Hamdown Farm) looking north over Romsey Road
10. From junction Romsey and Whinwhistle Roads (Carlos) looking east-south-east along Blackwater
11. From School Road opposite V8 looking south-east towards Ham Down woods
12. From edge of Cooper's Clump looking east-south-east along Blackwater
13. Multiple viewpoints in all directions across the Common

**Commented [HS30]:** References should match those on the maps and photos, eg, V1, V2 etc.

## WELLOW NEIGHBOURHOOD PLAN



Figure 5-10 The Important Views



Policy Map Figure-5-11 Location of Important Views

## 5.6. Green and Blue Infrastructure

- 5.6.1. The Parish contains important green and blue infrastructure (GBI), which is the network of individual elements of natural space and features within the settlement areas and countryside. The green elements include mature tree groups, woods, forests, parks and

fields in the open countryside. The blue elements include rivers and their tributaries, ponds and areas of wetlands water meadows. These connected elements deliver quality of life and environmental benefits for communities and the nature that thrives within them as a result. The network is shown below.

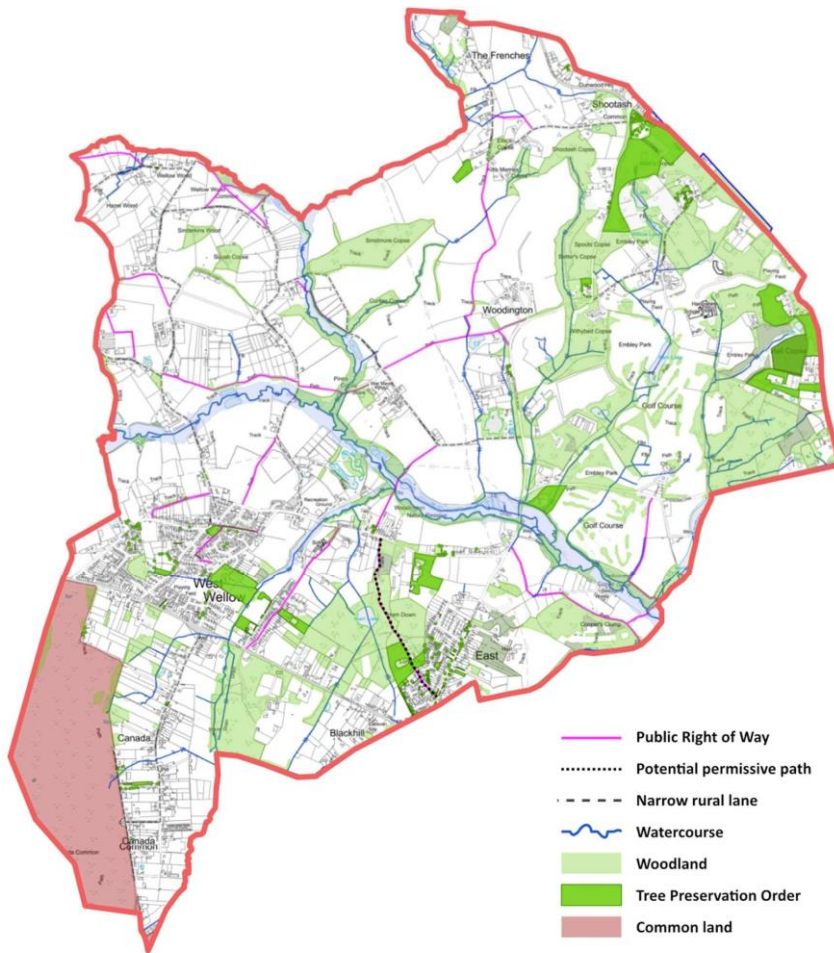


Figure 5-12 Green and Blue Infrastructure Assets

## Policy WP-L5 – Green and Blue Infrastructure

Proposals which enhance or create new Green and Blue Infrastructure and or introduce new native landscaping and planting to that shown in figure 5-12 will be supported where:

- a) there is no unacceptable loss of, or damage to existing watercourses, bodies of water, trees or woodlands during or as a result of development;
- b) appropriate and proportionate tree survey information is provided as part of planning applications;
- c) trees not to be retained as a result of the development are replaced in line with Woodland Trust recommendations at a ratio of at least 3:1; and
- d) additional, where appropriate, new trees shall be planted at a minimum of:
  - i. Five saplings at a density of 1,100 saplings/hectare for each dwelling for residential development; or
  - ii. For non-residential development, whichever is the greater of five trees for each parking space; or two trees per 50m<sup>2</sup> of gross floorspace.

Where development affects a Public Right of Way (as shown in figure 5-12), the application will be expected to show how the development will impact the right of way and describe any mitigation measures needed to address any adverse impacts on users of that right of way.

**Commented [HS31]:** What does this mean? Planting of trees does not require planning permission and therefore this policy will not apply.

**Commented [HS32]:** Is this on or off site?

**Commented [HS33]:** Does this mean 5 saplings per dwelling for individual applications and 1,100 saplings for larger residential applications?

### 5.7. Dark Night Skies

- 5.7.1. Paragraph 180 of the NPPF sets out that planning policies should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In particular with relevance to light pollution, this should be limited to ensure minimal impact upon local amenity, intrinsically dark landscapes and nature conservation.



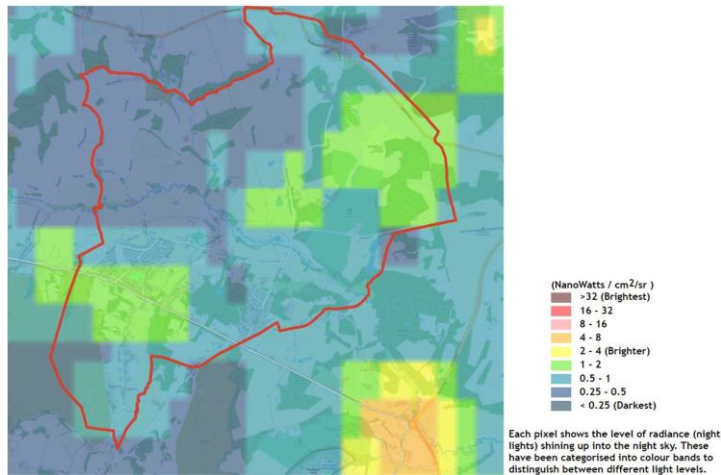


Figure 5-13 Dark Skies Mapping

5.7.2. Evidence from the CPRE's online mapping website, England's Light Pollution and Dark Skies, indicates that Wellow Parish as a whole enjoys low levels of light pollution (between 0.25 and 2 nanowatts / cm² / steradian and consequentially enjoys relatively dark skies at night, especially in the southern and northern parts of the Neighbourhood Plan area, as Figure 5-13 demonstrates.

## Policy WP-L6 – Dark Night Skies

1. Applications for development that conserves and enhances relative tranquillity, in relation to light pollution and dark night skies, and comply with other relevant policies will be permitted, provided it can be demonstrated that they meet or exceed the Institute of Lighting Professionals guidance and other relevant standards or guidance (CIE 150:2003 Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations, or any equivalent replacement/updated guidance) for lighting within environmental zones, and have regard to the following hierarchy:

- The installation of lighting is avoided;
- If lighting is installed it is necessary for its intended purpose or use and any adverse impacts are avoided.

If it is demonstrated that (a) or (b) is not achievable, then adverse impacts are to be appropriately mitigated.

2. To be appropriate, lighting for development proposals should ensure that:

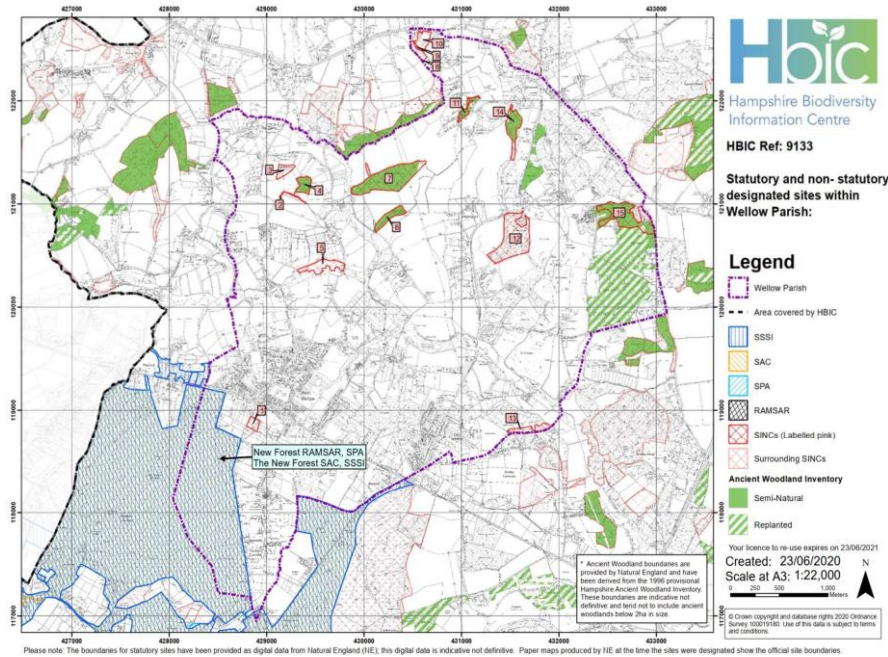
- The measured and observed sky quality in the surrounding area is not reduced;
- Lighting is not unnecessarily visible in nearby designated and key habitats;
- The visibility of lighting from the surrounding landscape is avoided; and
- Future building design that results in increased light spill from internal lighting is avoided, unless suitable mitigation measures are implemented.

**Commented [HS34]:** How and who will assess this?

## 5.8. Biodiversity

- 5.8.1. The Parish contains a wide variety of statutory and non-statutory designated sites as shown in figures 5-14 and 5-15. These range from local wildlife sites and sites of importance for nature conservation (SINC) (for a list of all SINC's see [Appendix J](#))<sup>23</sup> and sites of special scientific interest (SSSI) to the international nature conservation designations relating to The New Forest including a special Area of Conservation (SAC), Special Protection Area (SPA), and Ramsar site.

**Commented [HS35]:** This section needs to be slimmed down, as some is background evidence that doesn't need to be repeated.



**Commented [HS36]:** The SAC is not legible on the map. A map showing the impact zones would also be helpful. TVBC can help with mapping if required.

Figure 5-14 Extract from Hampshire Biodiversity Information Centre plan of statutory and non-statutory designated sites (see [evidence base](#) for larger scale plan)

It should also be noted that the River Blackwater in the Plan Area (see section 5.9) flows into the River Test, which in turn leads into the Solent and Southampton Water SPA and Ramsar Site, the Solent Maritime SAC and SSSI.

<sup>23</sup> <https://www.wellownhp.org.uk/evidence-base-2/#j-ecology--list-of-sites-of-importance-for-nature-conservation-sincs-informationfrom-hampshire-biodiversity-information-centre-and-wellow-wildlife-plan>

**Watercourses**

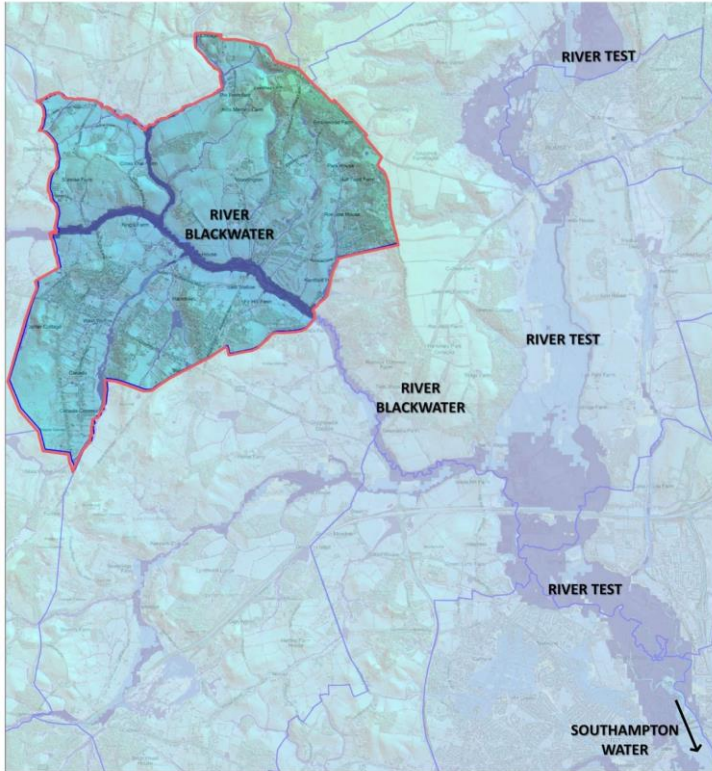


Figure 5-15 Plan of watercourses in the Plan Area and wider context



## Environmental Designations in the Parish

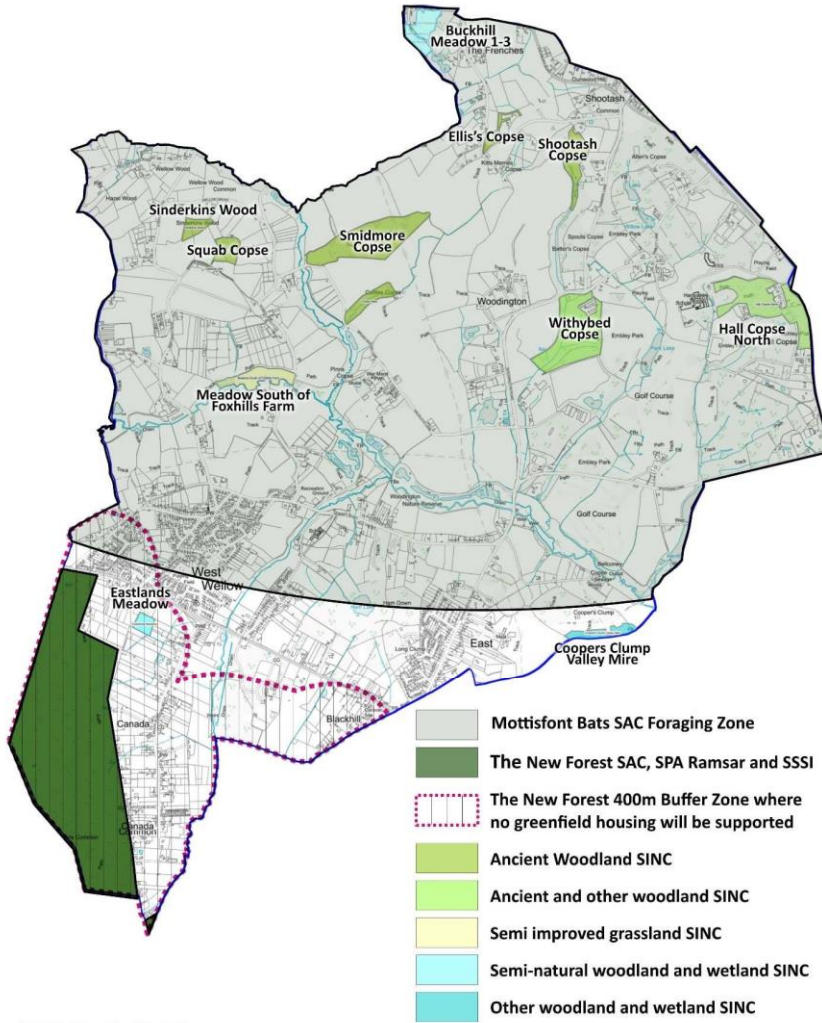


Figure 5-16 Map of statutory and non-statutory designated sites within the Parish overlaid with details of all Sites of Importance for Nature Conservation (SINCs) and other relevant designations

5.8.3. Given the wide variety of designations including those of international importance, it is clear that

the Parish is home to a wide range of significant and often rare wildlife, habitats and species, which benefit from a high level of protection under international nature conservation directives.

- 5.8.4. The ecology evidence base document ([Appendix J](#)) includes a range of information provided by the Hampshire Biodiversity Information Centre including details of the Sites of Importance for Nature Conservation (SINCs) and their qualifying criteria. Protected and notable species currently on the HBIC database. Any declining and near threatened species currently on the Hampshire Biodiversity Information Centre<sup>14</sup> (HBIC) database, Priority Habitat information, Broad Habitat information, 'Ecological Network Mapping' and Biodiversity Opportunity Areas.
- 5.8.5. In addition to this, in 2014 the Parish and residents undertook the Wellow Community Wildlife Plan<sup>25</sup>. The Plan sets out that much of Wellow would have historically been part of the open forest. Indeed, Wellow Common remains within the open forest and continues to support nationally important heathland habitat types such as acid grassland and acid flushes supporting heathland specialist species such as purple moor grass *Molinia caerulea*, mat-grass *Nardus stricta*, lousewort *Pedicularis* sp, bog asphodel *Narthecium ossifragum*, cotton grass *Eriophorum* sp and various sedges and rushes.
- 5.8.6. The original 2014 habitats plan of the parish has been updated and the latest version can be found in [appendix J](#).

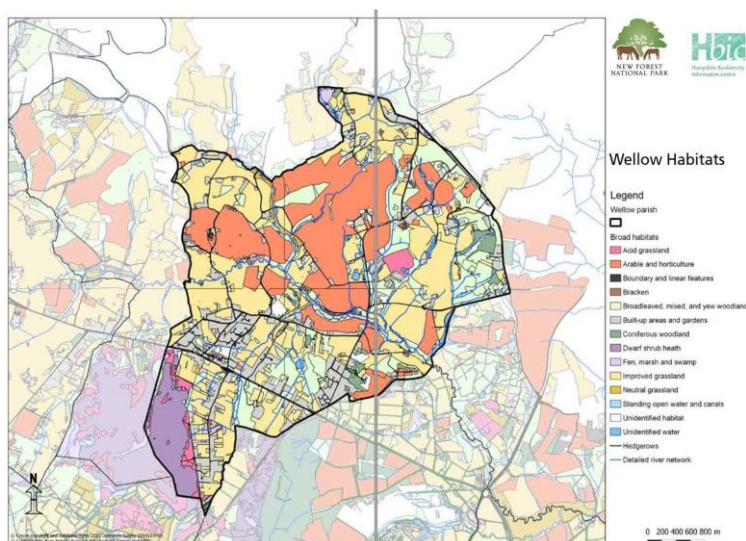


Figure 5-17 Extract of the map of habitats within the Parish (taken from Wellow Wildlife Plan (2014))

The Parish supports a considerable amount of farmland, including pasture, arable fields and hedgerows.

- 5.8.8. There are numerous woodlands throughout the Parish, these mostly take the form of small copses, but along with hedgerows form important wildlife corridors in the area, and provide valuable habitats for varied wildlife including birds, bats, woodland flowers, butterflies and many insects and other invertebrates.

<sup>14</sup> <https://www.hants.gov.uk/landplanningandenvironment/environment/biodiversity/informationcentre>  
<sup>25</sup>

Wellow Community Wildlife Plan (2014), Community Wildlife Plans project with help from Wellow residents and supported by Wellow Parish Council

- 5.8.9. The Parish also has several pockets of ancient semi-natural woodland. The most common tree in these copses is usually Oak, with frequent Ash and Beech, and often Sweet Chestnut and wild Cherry among the larger trees.
- 5.8.10. Trees provide nesting and roosting sites for birds, bats, amphibians and invertebrates.
- 5.8.11. Both Embley Park and the adjacent Wellow Golf Club have considerable areas of lightly managed grassland around the fringes of playing fields and grounds, all of which must provide good wildlife habitats for a diversity of animals and plants.
- 5.8.12. The majority of the SINC's in Wellow are woodland, but two are grassland habitats and three wetland areas. These are valuable wildlife resources in the landscape and it is important these sites are managed sensitively for wildlife.
- 5.8.13. HBIC manage the Road Verges of Ecological Importance (RVEI) project, whose objective is to locate and identify management requirements of ecologically important road verges in Hampshire. Although there appear to be no designated RVEIs in Wellow, the Parish Council manage six verges under licence agreements from HCC Highways Department. The agreement ensures the verges are cut after wildflowers have set seed.
- 5.8.14. NPPF paragraph 177 is clear in setting out that the presumption in favour of sustainable development does not apply where development could affect the integrity of these areas.
- 5.8.15. Consequently, the key principles that have emerged and which have informed the development of policies are:
- Achieving a net biodiversity gain through a variety of alternative approaches to managing the impact of development on species, areas of ecological value and habitats
  - Landscaping and greening the environment through management of the green and blue infrastructure network and the public rights of way that pass through the network
  - Encouraging tree and hedgerow planting
  - Ensuring the replacement of vegetation and habitat lost through development □  
Managing surface water run-off
- 5.8.16. Wildlife corridors connecting the array of wildlife areas have been proposed and are shown overleaf. It is also intended that these link into other Neighbourhood Plan areas connected to the Parish to become a wider resource. The Parish are actively discussing this approach with surrounding Parish Councils.

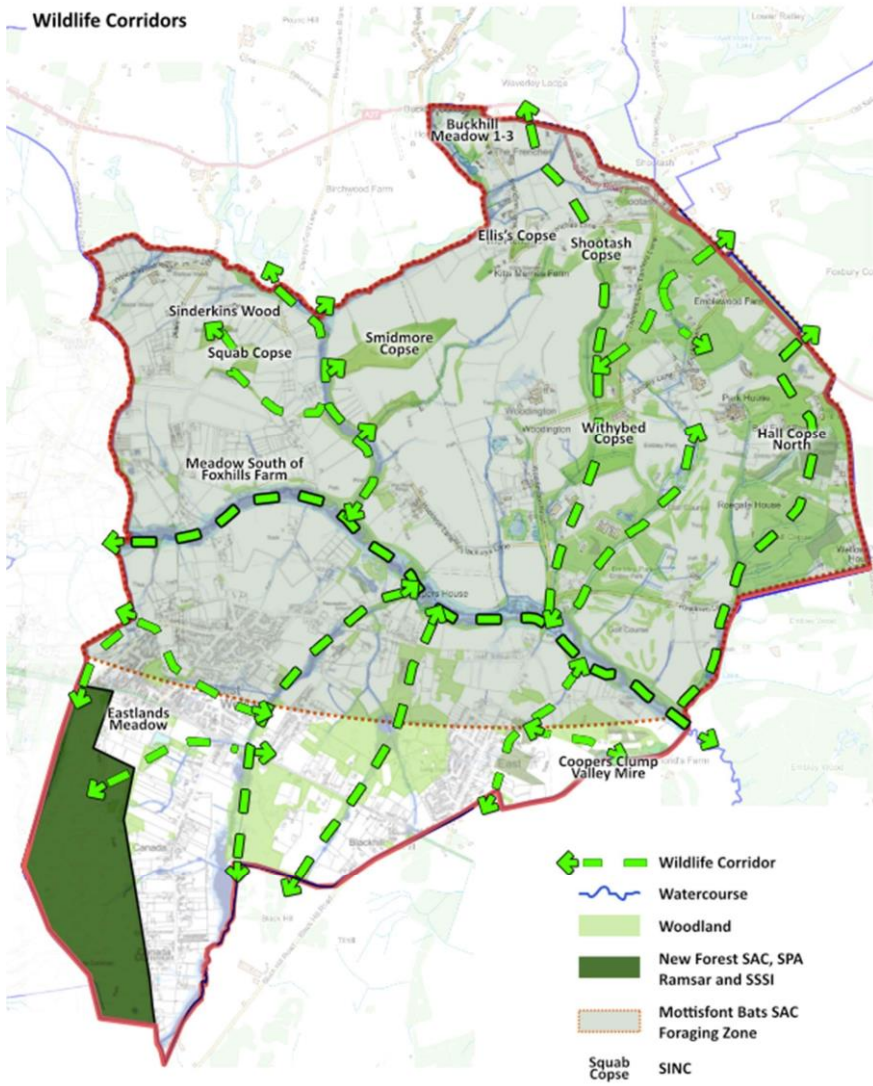


Figure 5-5 Plan of the Wildlife Corridors linking the various Environmental Designations (including the New Forest), the River Blackwater and Ancient Woodland

## Policy WP-L7– Biodiversity

Development proposals which conserve, enhance and provide a net gain of at least 10% in the biodiversity of Wellow (in line with recommendations set out in the Parish Community Wildlife Plan (2014) and any successor documents), and comply with all other relevant Development Plan policies and appropriate biodiversity metrics will be supported.

Such proposals should clearly demonstrate that regard has been had to:

- a) The requirements of the Habitats Regulations (or their successor), in particular the need to carry out an ‘Appropriate Assessment’ where development could potentially adversely affect any European site (SAC/SPA/Ramsar) and ensure that there are no adverse impacts to any European sites or that they are adequately mitigated. (see figure 5-14 and 5-16);
- b) The requirement to carry out an Ecological Impact Assessment if the proposal affects a statutory designation (see figure 5-16 for designations within the Parish) and is a qualifying development; and
- c) The need to protect and take opportunities to enhance the biodiversity of Wellow including existing habitat networks and wildlife corridors as shown on figure 5-18.
- d) The protection of statutorily designated sites, including irreplaceable habitats such as ancient woodland. Development which would have an adverse impact on irreplaceable habitat should be refused unless the need for and benefits of the development in that location clearly outweigh the loss and a suitable compensation strategy exists.
- e) Avoid the unnecessary loss of mature and veteran trees, hedgerows or other natural assets, particularly within wildlife corridors as shown on figure 5-18;
- f) Where the loss of scrubland is unavoidable, the proposals shall retain sufficient areas of vegetation on the site linked to adjacent habitats, wildlife corridors or hotspots to allow wildlife to pass around or through the site;
- g) The provision of one or more of the following: Owl boxes; bat boxes; and bird boxes should be installed as an integral part of any new or replacement dwellings.

**Commented [HS37]:** This is in line with government policy and does not need repeating in the plan

**Commented [HS38]:** The rest of the policy is not needed and could be added to the supporting text to signpost to the requirements.

**Commented [HS39]:** These would need to be undertaken for qualifying development and does not need repeating in the plan.

**Commented [HS40]:** This is addressed in Local Plan Policy E5 and does not need repeating in the plan. This could be signposted in the supporting text.

**Commented [HS41]:** A map showing the buffer zone would be helpful. The Council can assist with mapping if required.

### Mottisfont Bats Special Area of Conservation

5.8.17. ~~Of particular interest are two species of bat. The Bechstein's bat, is one of the rarest species of bats in the UK, and has been recorded in the Wellow area. These are tree-roosting species, where they roost in cracks and crevices as well as holes available in trees. Of further note is~~ There is also the potential for the area to support Barbastelle bats. This rare species breeds in woodlands near Mottisfont which are protected through the designation of the Mottisfont Bats Special Area of Conservation. It is one of only six known maternity sites in the UK and therefore extremely important. The bats make use of a much wider area around the designated site and could potentially be foraging and breeding at satellite sites in the Plan area. Consequently, new development will need to demonstrate that it has taken bats and this species in particular into account, identifying whether these bats may be using the development site and if so, the measures that will be put in place to protect and enhance their habitat. ~~Of particular interest are two species of bat. The Bechstein's bat, is one of the~~



rarest species of bats in the UK, and has also been recorded in the Wellow area. These are tree roosting species, where they roost in cracks and crevices as well as holes available in trees.

## Policy WP-L8—Mottisfont Bats Special Area of Conservation

Development proposals on greenfield sites and sites that support or are in close proximity to suitable commuting and foraging habitat (including mature vegetative linear features such as woodlands, hedgerows riverine and wetland habitats) should have due regard to the possibility that barbastelle bats will be utilising the site. Such proposals will be required to incorporate necessary surveys and ensure that key features (foraging habitat and commuting routes) are retained, in addition to a suitable buffer to safeguard against disturbance.

Where direct or indirect impacts on suitable roosting, foraging and commuting habitats for Barbastelle bats are considered likely to occur, such impacts must be fully assessed, avoided and, where required, appropriately mitigated to prevent any adverse impacts on this internationally protected site at the planning application stage. This should be in full accordance with relevant best practice guidelines and must fully adhere to any updates to the guidance issued following the approval of this Plan.

Planning applications for development shall be supported by an appropriate level of ecological survey undertaken in accordance with best practise survey guidelines. This will establish the ecological baseline in respect of bats and thereby determine the need for, and inform the formulation of any avoidance, mitigation and where required as a last resort, compensation measures necessary as part of the project design, to ensure no adverse effect on the integrity of the Mottisfont Bats Special Area of Conservation (SAC) over the lifetime of the proposed development and to promote the conservation of bats generally.

Exterior lighting affecting roosting, foraging and/or commuting habitat for bats will need to conform with the latest best practice guidelines outlined by the Bat Conservation Trust and the Institute of Lighting Professionals (current guidelines being Guidance note 08/18 Bats and artificial lighting in the UK) due to the proximity to the Mottisfont Bats SAC.

The above information will be required to enable the planning authority to assess planning applications under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (or any subsequent amendments) and confirm there is no reasonable scientific doubt of any adverse effects to the SAC.

In addition to the above, it should also be noted that there is a requirement to provide mitigation in accordance with Policy E5: Biodiversity of the Test Valley Local Plan 2011-2029 and the New Forest SPA Mitigation – Interim Framework 2014 (or any subsequent updates of these documents), where development is proposed within 13.8km of the New Forest SAC, SPA and Ramsar sites (i.e. within the Parish).

### New Forest Special Protection Area

5.8.19. The New Forest Special Protection Area has been designated to protect certain bird species which occur frequently in the New Forest area but are otherwise rare or declining. Several of these species are however susceptible to recreational pressure. Consequently, the National Park Authority is working with authorities on its boundaries to address the impacts from walkers and dog walkers who arrive as day visitors and staying tourists. All development

**Commented [HS42]:** This should be a stand alone policy for the Mottisfont Bats Special Area of Conservation. The wording included has been agreed with Natural England through the examination process and is consistent with the wording in other NP's.

**Commented [HS43]:** A map showing the buffer zone would be helpful. The Council can assist with mapping if required.

coming forward in the Plan area has the potential to increase the number of day visitors to the New Forest. The ~~surrounding local councils~~ National Park Authority and Bournemouth Council are therefore addressing this through their own recreation mitigation strategies.

5.8.20. Residential and tourism developments will therefore be required to contribute to the relevant authority's strategy through the Community Infrastructure Levy or Section 106 Agreements as set out in the policy below.

## Policy WP-L9—New Forest Special Protection Area

New residential development and overnight accommodation (including seasonal workers accommodation) within the New Forest SPA recreation buffer zone will need to mitigate against the recreation pressure on the New Forest Special Protection Area. This could be in the form of a financial contribution or provision of alternative natural green space for recreational use to the standard in force at the time of the application. Such mitigation measures must be secured for the duration of the development's effects and must fully adhere to any updates to the guidance issued following the approval of this Plan.

## 5.9. River Blackwater Buffer

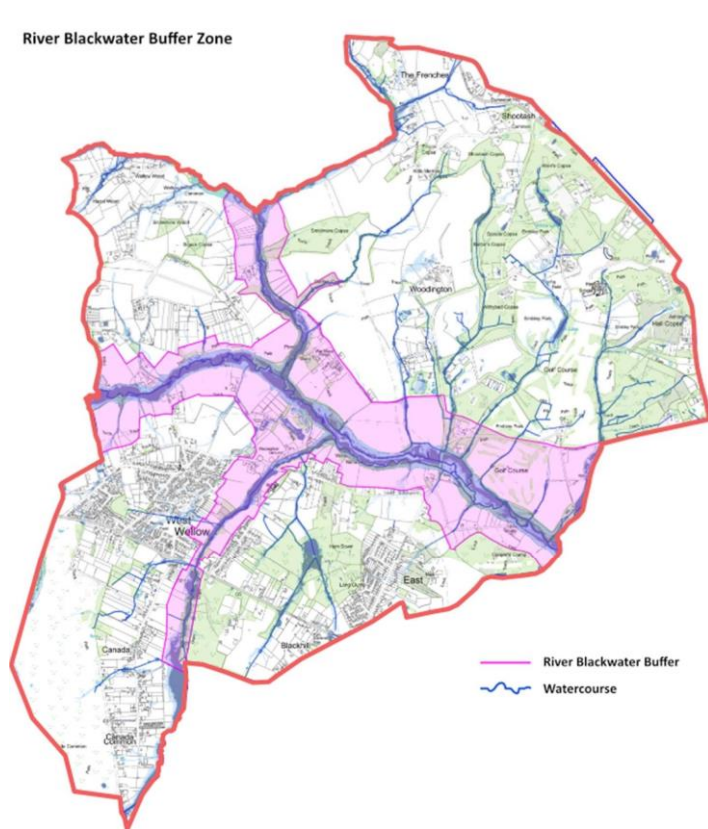


Figure 5-19 Plan of the River Blackwater Buffer

**Commented [HS44]:** What evidence is there to support this buffer?

- 5.9.1. The River Blackwater runs from west to east through the centre of Wellow and several tributaries run into it both from the north and the south, all of which also provide vital wildlife corridors. Several ponds and lakes, including fishing lakes as well as ditches, are associated with the Blackwater and provide a valuable freshwater resource.
- 5.9.2. The catchment of the River Blackwater occupies a lateral valley of the watershed of the River Test. There are calcareous soils along parts of the northern margins of the Blackwater catchment, and corresponding alkaline flora.
- 5.9.3. Connections between woodlands along the Blackwater (including the culverted routes) could provide very important linkages between habitats for birds, mammals, insects and plants. These provide the main wildlife highways along which many animals move to interconnect the various areas suitable for their mode of life, and help them to access more hedgerows that provide them with the finer parts of their migration pathways. Within Wellow there are many smaller pockets of special habitats in clumps of trees and larger gardens, which can be reached from these wildlife corridors.



- 5.9.4. Members of the Blackwater Conservation Group monitor the levels of some important chemical nutrients in the river water that can influence the wildlife, as well as making occasional surveys of the invertebrate inhabitants that give an indication of the health of the river in addition to providing the food of fish and ultimately of other river animals. The Blackwater has been shown to be an important river for fish, and in particular most of the Sea Trout that enter the River Test to spawn choose to migrate up the Blackwater to the smaller tributaries here where they lay their eggs, and where the fry spend their early life.
- 5.9.5. Contamination of the river by pollutants will endanger the life in the river and interfere with the natural food web that exists here. There is already serious concern that the amount of sediment that enters the river from surrounding fields (as well as some from the bank erosion mentioned earlier) is the major cause of the decline in abundance of insect life in rivers on which fish depend; such sediment is often very evident in the Wellow stretch of the Blackwater.
- 5.9.6. Excess nutrient (principally nitrogen and phosphorus compounds) run-off from agricultural land can enrich the river and distort the food web here, and there is serious concern about the amount of nitrogen entering Southampton Water and disturbing the balance of nature there. Developments in Wellow should not increase the amount of soil or nutrients washed into the Blackwater or its tributaries from the adjacent fields.
- 5.9.7. The buffer area shown on figure 5-19 is based on a number of different factors including the extent of tributaries leading into the river, ground and geological conditions, topography and proximity to sites of wildlife value.

## Policy WP-L10 – The River Blackwater

Development proposals alongside the River Blackwater and within the buffer areas (as shown in figure 5-19) should protect and enhance the waterside character, biodiversity, heritage value and setting as appropriate.

Support will be given to proposals which also:

- a) Ensure that there will be no adverse impact upon watercourses through pollution, contamination and/ or flood risk; and
- b) Provide appropriate physical and visual links (including views along the river), which support opportunities to improve the quality of the river and the river banks as a valuable wildlife corridor to the New Forest; and
- c) Demonstrate the proposals will not lead to harm to the setting or landscape character of the riverside.

Major development within the defined riverside buffer, shall be accompanied by a landscape and visual impact assessment which demonstrates that proposals will not give rise to adverse landscape and visual effects.

### Community Aspiration

Where compliant with the CIL Regulation 122 tests (or any equivalent successor), financial contributions will be sought from new developments towards improving the quality of the riverside

**Commented [HS45]:** What evidence is there to support this buffer?

**Commented [HS46]:** There could be a conflict between these two criteria.

environment including river infrastructure, open spaces, biodiversity, rights of way, and links to the riverside from the surrounding area.

Solent and Southampton Water Special Protection Area and Solent Maritime Special Area of Conservation

- 5.9.8. The whole of the Plan Area lies within the catchment of the River Test which flows into the Solent where wildlife of marine, tidal and intertidal areas is protected by a number of international designations. Natural England has advised these designations are being adversely affected by the nutrients associated with sewage and agricultural runoff and that the restoration of these sites partly depends on ensuring new development does not generate any additional nutrient inputs. Natural England is placing particular emphasis on nitrogen as this is considered to have an overriding impact in these saltwater habitats.

Hence all development proposals in the Plan Area will need to demonstrate they are nitrogen neutral in accordance with Natural England guidance. Test Valley Borough Council or the National Park Authority will carry out the necessary assessment of developments under the Habitats Regulations, may require developers to demonstrate that Natural England has assessed and agreed their calculations and mitigation proposals prior to an application being submitted and/or determined. In due course strategic mitigation schemes may become available which enable developers to purchase nitrogen credits to the value of the increased nitrogen levels their developments are calculated to generate.

**Commented [HS47]:** It is unlikely that this will form part of the councils CIL 123 list however, the PC can use any CIL receipts it receives to make these enhancements.

## Policy WP-L11 – Solent and Southampton Water SPA and Solent Maritime SAC

Applications for development that will result in a net increase in nitrogen reaching the Solent Region International Sites through e.g. additional units of overnight accommodation or increased intensity of farming will be required to confirm 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. Such mitigation measures must be secured for the duration of the development's effects. A financial contribution to strategic mitigation measures may be an appropriate alternative to direct provision of mitigation. In this case it will be necessary to liaise with [the relevant Council, the National Park Authority or Test Valley Borough Council](#) and Natural England to confirm an appropriate mitigation scheme to which the contributions will be directed and to ensure any contributions are sufficient to fully mitigate the impacts of the development on the Solent internationally designated sites.

Development proposals will only be supported if they can achieve nutrient neutrality regarding the Solent Maritime, Solent & Southampton Water and the Solent ~~and Dorset Coast~~ European sites. Assuming the developer's nutrient neutrality calculation confirms that mitigation is required, it is likely that some or all of the following may need to be undertaken.

If mitigation is required, the following should be explored:

- Provide measures that will remove nitrogen draining from the development site or discharged by the Waste Water Treatment Works (WwTW) (such as wetland or reedbed).
- Increase the size of the Open Space provision for the development on agricultural land that removes more nitrogen from this source or establish changes to agricultural land in the wider landholding in perpetuity that removes more nitrogen from this source.
- Use Nutrient Neutrality – Off Site Mitigation Financial Contributions Framework<sup>15</sup> to help offset an increase in nitrogen off-site. Acquire, or support others in acquiring, agricultural land elsewhere within the river catchment area containing the development site (or the waste water treatment discharge if different), changing the land use in perpetuity (e.g. to woodland, heathland, saltmarsh, wetland or conservation grassland) to remove more nitrogen from this source and/or, if conditions are suitable, provide measures that will remove nitrogen on drainage pathways from land higher up the catchment (e.g. interception wetland).

<sup>15</sup> [Background \(testvalley.gov.uk\)](#) (Assessed 25/02/2022)

## 5.10. Flooding and Drainage Issues

### Flooding and Drainage Objectives –

- 1 (f) Reducing the risk of flooding in the Parish by improving water conservation to meet future needs
- 1 (i) minimising the effects of pollution (including light pollution) and waste generation of all kinds and encouraging re-use of materials where possible
- 3 (e) Support appropriate built development in areas not vulnerable to flooding

#### 5.10.1.

Whilst Local Plan Policy E7 looks at water management and the NPPF sets out information on directing new development to areas with the lowest risk of flooding from any source, the purpose of the policy below is to identify those areas within the Parish that are at risk of flooding, whether that is from fluvial sources or surface water. Applicants are also advised to check the soil and geology conditions<sup>16</sup> to see if there are any issues to adopting a Sustainable Urban Drainage Scheme (SuDS) approach. Further information can be found on <https://www.bgs.ac.uk/geologyprojects/suds/>.

5.10.2. Criterion 2 of the Neighbourhood Plan policy reflects the expectation on water companies to reduce year on year the amount of water connected to the combined network.

5.10.3. Figure 5-20 and the inset 5-20A highlight that there are a number of areas in the Parish with surface water flooding issues which may not be apparent to those looking to submit development proposals. Where issues with flooding exist, new development should not exacerbate current problems.

- NPPF – Relevant Paras
- 155, 156, 157, 158, 159, 160, 161, 162
- Adopted TVBLPR policies –
- Policy E7: Water Management
- Adopted NFNPLP policies –
- DP12: Flood risk

National and  
Local Policy  
Alignment  
with NPPF  
and Local  
Plans

<sup>16</sup> Check conditions at <https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/>

## Policy WP-F1 – Flooding and Drainage

1. Development proposals should demonstrate that it will not exacerbate the existing risk of flooding, taking into account the flood zones, flooding history, surface water problems and ground conditions in the Parish as shown in figure 5-20 and 5-20A.
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.
3. Where a sustainable drainage scheme is proposed, this should be capable of regular maintenance so that its effectiveness can be maintained into the future.

**Commented [HS48]:** Policy E7 in the local plan addresses flooding and does not need repeating in this plan. This policy should therefore be deleted.

5.10.4. The maps overleaf highlight the areas within the flood zones 1-3. Locations in flood zone 1 have a low probability of flooding. This means in any year land has a less than 0.1% chance of flooding from rivers or the sea.

5.10.5. Locations in flood zone 2 have a medium probability of flooding. This means in any year land has between a 1% and 0.1% chance of flooding from rivers.

5.10.6. Locations in flood zone 3 have a high probability of flooding. This means in any year land has a 1% or more chance of flooding from rivers. The main flood zones within the Parish are alongside the River Blackwater and its tributaries.

5.10.7. With regard to surface water flooding, low risk means that this area has a chance of flooding of between 0.1% and 1% each year. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding.

5.10.8. Medium risk means that this area has a chance of flooding of between 1% and 3.3% each year. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding.

5.10.9. High risk means that this area has a chance of flooding of greater than 3.3% each year. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding.

**Commented [HS49]:** This could be moved to the Glossary and definitions section.

## Areas Prone to Flooding from Rivers and Surface Water

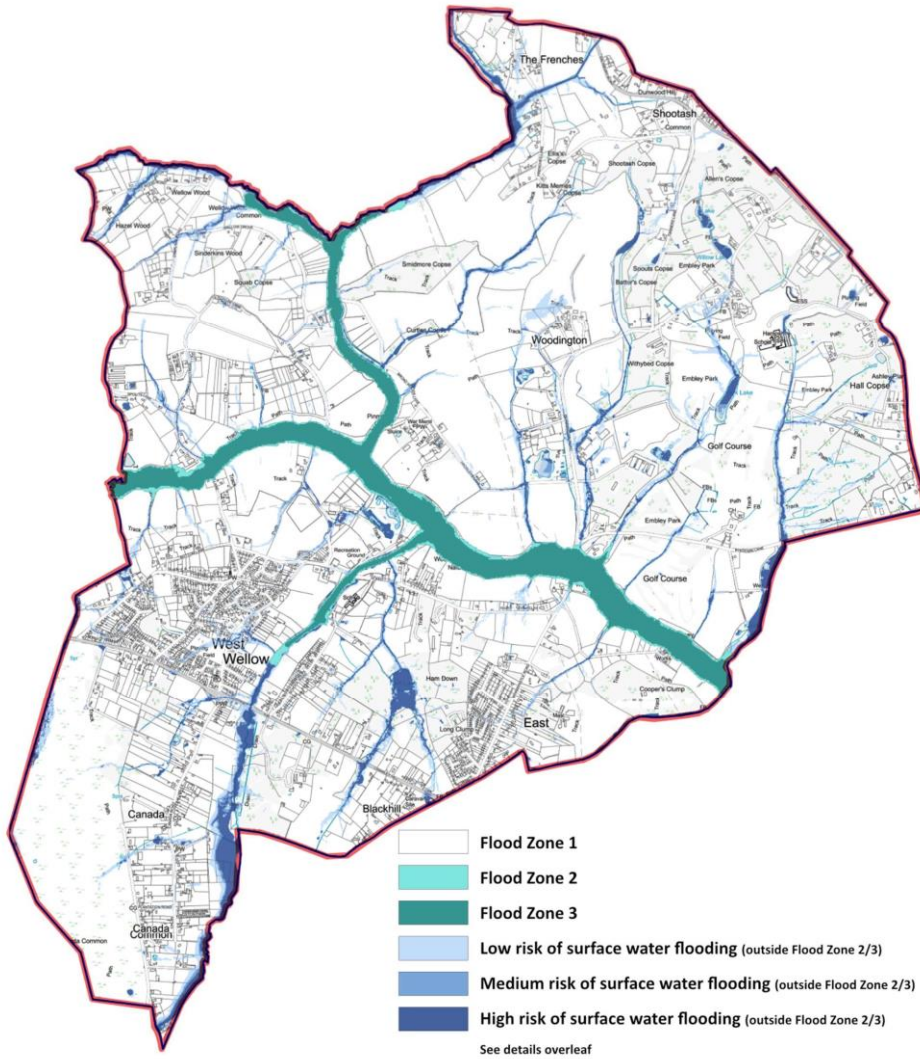


Figure 5-20 Plan of Flooding from Surface Water and Rivers from Parish Online utilising Environment Agency Mapping Data

**Detail of Areas Prone to Flooding from Surface Water**

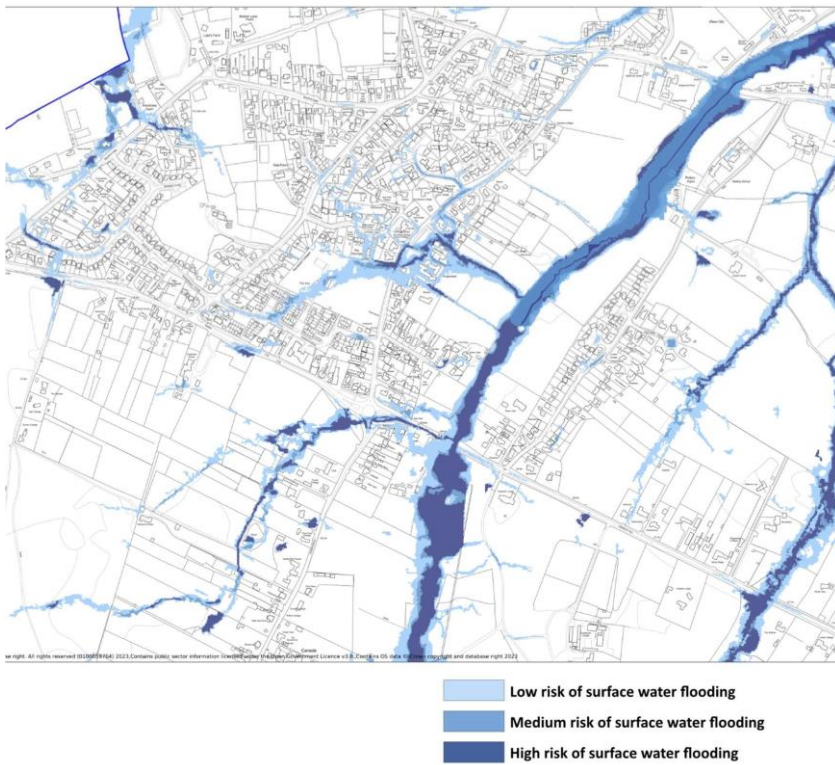


Figure 5-20 (A) Detail Plan of Flooding from Surface Water from Parish Online utilising Environment Agency Mapping Data

## 5.11. Design and Heritage

### Design and Heritage Objectives –

- |       |   |
|-------|---|
| 1 (b) | To support appropriate planting which must be sympathetic to the rural character  |
| 4 (a) | Improving the environment by promoting the use of appropriate sustainable building techniques and renewable energy 5 (g) maximising the supply of energy from renewable sources 1 (h) Encouraging sustainable/good design practice by conserving energy and resources |
| 4 (b) | Promote high quality development which will be distinctive by using building design, techniques and materials in keeping with the Village Design Statement/ WCADC and Design Code and Design Guide and New Forest National Park Design Guide (as appropriate)         |
| 4 (c) | Help to create positive, accessible and safe places for people to live, work and enjoy  |
| 4 (e) | To better reveal the significance of designated heritage assets and buildings and features of local importance and their setting, through identification, recording and appropriate protection and enhancement of those settings                                      |
| 5 (d) | To allow better and safer pedestrian, cycle and equestrian access, particularly between the designated Settlement Areas   |

### Heritage

5.11.1. Wellow has 47 listed buildings and structures spread throughout the Parish. The extracts below are taken from the Wellow Parish Character Appraisal (which lists each asset individually). Of particular note are:

- the group of buildings in the Woodington Character Area focused around St. Margaret's Church and vicarage;
- the former home of Florence Nightingale currently occupied by Embley School, which is also a Grade II registered park and garden. The area has a number of other listed properties including lodges, farm buildings and cottages;
- dwellings, mainly in West Wellow, dating to the sixteenth and seventeenth centuries, built originally for farm workers or as larger farmsteads;
- farm buildings and barns built following enclosure of the open fields.

5.11.2. Embley Park itself was first established in the late eighteenth century and further developed in the mid nineteenth and early twentieth century. It consists of an impressive house with a sixteenth century core, now much extended with formal gardens, open parkland and woodland. The estate came into single ownership in the late eighteenth century before being bought by the Nightingale family in 1825.

5.11.3. The Park and gardens are listed by English Heritage as being "at risk". Although a Conservation Management Plan covers the school, the historic character is said to be vulnerable to additional facilities.



5.11.4. St. Margaret's Church dates back to 1215 and is a Grade I listed building. It is built of mixed flint and stone with a plain tile roof. The interior has medieval plasterwork including wall paintings.



Figure 5-22 Heritage Assets around the Parish - 1. St Margaret's Church, 2. Embley Park, 3. New Orchard, 4. Bridge Farm, 5. Fleet Green and 6. Brook Cottage

### Heritage Assets in the Parish

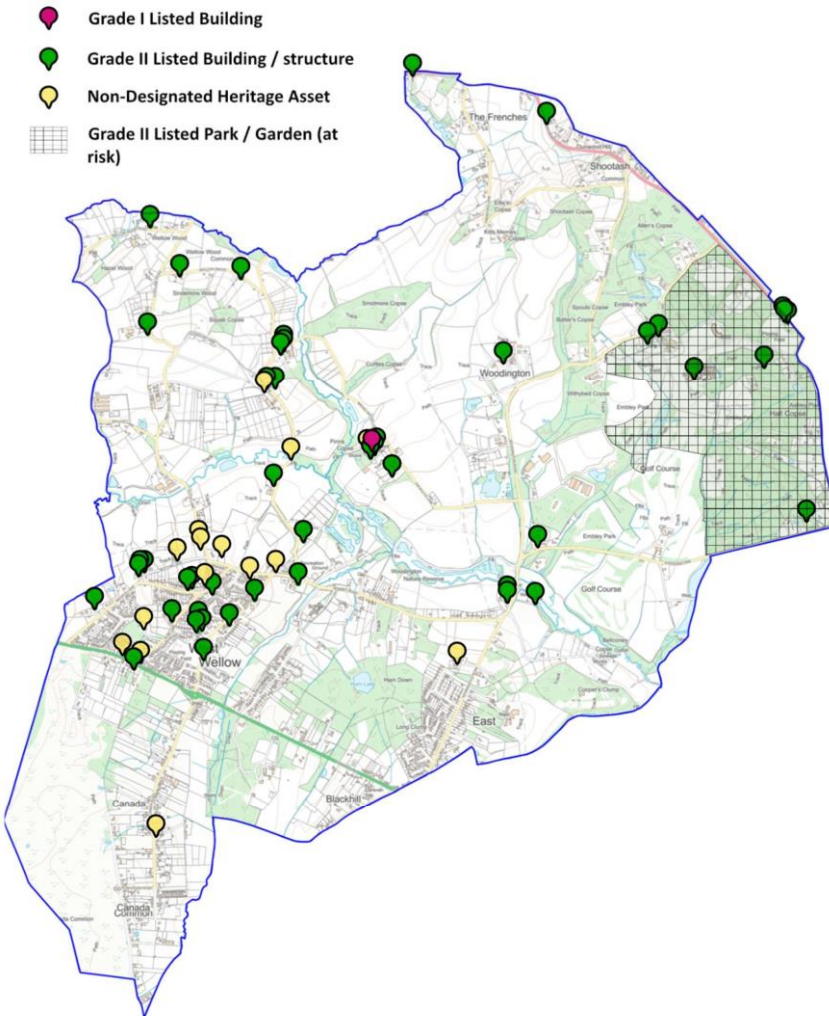




Figure 5-23 Location of heritage assets throughout the Parish (see Wellow Character Appraisal for full size plans and list of buildings / structures)

Heritage Assets in West Wellow

-  Grade II Listed Building / structure
-  Non-Designated Heritage Asset

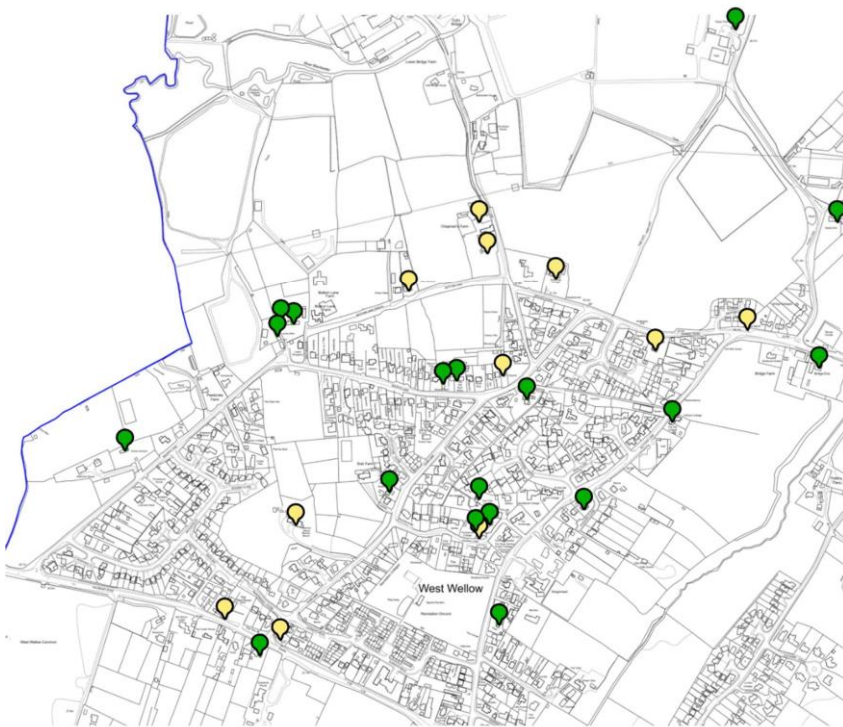


Figure 5-24 Location of heritage assets in West Wellow (see for full size plans and list of buildings / structures)



Figure 5-6 Wellow Manor

5.11.5. Some of the most notable properties still publicly visible today are:

- The Vicarage (now known as Old Gables) is Grade II listed, built in the 18<sup>th</sup> Century and constructed from brick (with blue headers), part render, with a plain tile roof.
- Wellow Manor (see figure 5-31) dates in part to the 16<sup>th</sup> Century with later extensions throughout. Constructed of brick in English bond, with a plinth and 1<sup>st</sup> floor detailing and a slate roof.
- Luke's Farm – Maurys Lane – the barn, farmhouse and granary are Grade II listed.
- Tarrant's Farm – Maurys Lane – the barn and farmhouse are Grade II listed.
- Bridge Farm (see figure 5-28)- dating to the 17<sup>th</sup> Century, timber frame farmhouse with brick and wattle panel infill with thatched roof. Grade II Listed
- Gazing Lane – group of listed buildings – Providence Cottage, Rose Farmhouse and Yew Tree Cottage.
- Buttons, Buttons Lane – a 16<sup>th</sup> century, timber framed and thatched cottage – Grade II listed.
- Home Orchard (see figure 5-28) – 18<sup>th</sup> Century (potentially earlier) brick with pebbledash and thatched cottage
- There are a number of historic farms in the area, although many of the original buildings are no longer in existence.

5.11.6. Whilst some properties remain in excellent condition and retain many historic features, a number have either lost features over time or have had their setting eroded by inappropriate development.

5.11.7. There are also a number of buildings and structures identified in the Character Appraisal, which are considered by the residents of the Parish to be of local importance for value relating to age, appearance or historic association such as:

- Maurys Mount – constructed in the late Victorian period, but unlisted. A substantial country home situated in open fields in the centre of West Wellow.
- Red Rover Public House – built in the 18<sup>th</sup> Century, but unlisted. Originally a small roadside inn situated alongside the current A36.

5.11.8. For the full list and detailed descriptions, see separate Heritage Evidence Base document ([Appendix F](#)).

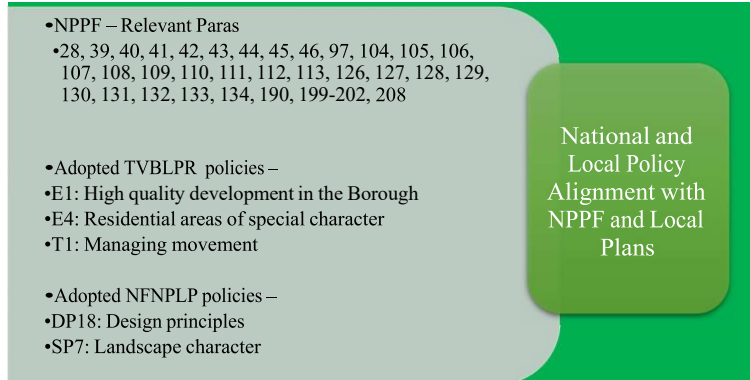
5.11.9. Historic England states<sup>28</sup> that ‘non-designated heritage assets can be identified in a number of ways, including:

- Local heritage lists
- Local and Neighbourhood Plans
- Conservation area appraisals and reviews
- Decision-making on planning applications

5.11.10. The document acknowledges that such a designation is not as strong as those for designated heritage assets, but that they are still important. The NPPF also sets out that the significance of a non-designated heritage asset should be taken into account when determining an application affecting such an asset. Any harm to or loss of the asset will require a balanced judgement depending on the scale of any harm or loss and the significance of the heritage asset.

5.11.11. Policy WP-B1 seeks to protect the significance identified locally important assets and their setting as appropriate. The significance, can be defined (in accordance with the NPPF) as ‘the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic’<sup>28</sup>. It may also extend to the setting of the asset, particularly if this was also important and remains so to date. Historic England state that ‘conservation is the process of maintaining and managing change to heritage assets in a way that sustains and, where appropriate, enhances their significance.’<sup>28</sup>

How the following Neighbourhood Plan Heritage policies align with national and local policy in Local Plans



**Commented [HS50]:** This background text is not needed in the final version of the plan, and can be deleted.

<sup>28</sup> Local Heritage Listing: Identifying and Conserving Local Heritage, Historic England Advice Note 7 (Second Edition)  
<https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag301-local-heritage-listing/>

## Policy WP-B1 – ~~Non-Designated Heritage Assets and~~ Locally Important Features

Development proposals should demonstrate how they preserve and enhance the features which positively define the character of the settlements in the Plan Area and their setting, taking into consideration the features of landscape importance in which they are set (figure 5-4.1) and the findings from each of the character area of the WCADC (see [Appendix A](#)) as set out above in the table of characteristics for each character area.

A number of non-designated heritage assets have been identified in Figures 5-23 and 5-24 and [Appendix F](#). These assets and their settings (as appropriate), should be protected from harm or loss depending on their significance as described.

**Commented [HS51]:** This should be a separate policy

**Commented [HS52]:** This could be retitled 'Local Character Areas' as this is what the policy is referring to.

**Commented [HS53]:** This is excellent locally distinctive work, and each character area should be a policy to guide development in each area.

**Commented [HS54]:** This repeats form other policies in the plan. See comments below about separate policies for each character area.

**Commented [HS55]:** This should be a separate policy with the NDHA listed in the policy and cross referenced to the map.

### Wellow Village Design Statement

- 5.11.12. The Wellow Village Design Statement (VDS)<sup>17</sup> was produced by residents in 2010 to take account of the special nature and character of the Parish. In particular, highlighting the special characteristics of buildings and the environment to ensure that any new development is in harmony with its setting and makes a positive contribution.

### New Forest National Park Design Guide

- 5.11.13. Published in January 2022 and adopted as a Supplementary Planning Document (SPD)<sup>18</sup>, the aim of the Design Guide is to help achieve high standards of design in development proposals while retaining and enhancing the distinctive character of the New Forest.

### National Design Guide

- 5.11.14. Further overarching guidance is also contained within the recent government publication 'The National Design Guide' (2019)<sup>19</sup>.

### Wellow Parish Character Appraisal and Design Guide

- 5.11.15. The Neighbourhood Plan is supported by the Wellow Parish Character Appraisal and Design Code for the individual character area (as summarised in [Appendix A](#)).

- 5.11.16. The WCADC was produced to supersede the VDS and should be read in conjunction with both LPA Design Guides and Landscape Character Assessments. It is intended that the processes as set out within the Guide should be followed and the details provided by this appraisal should be used to inform future development.

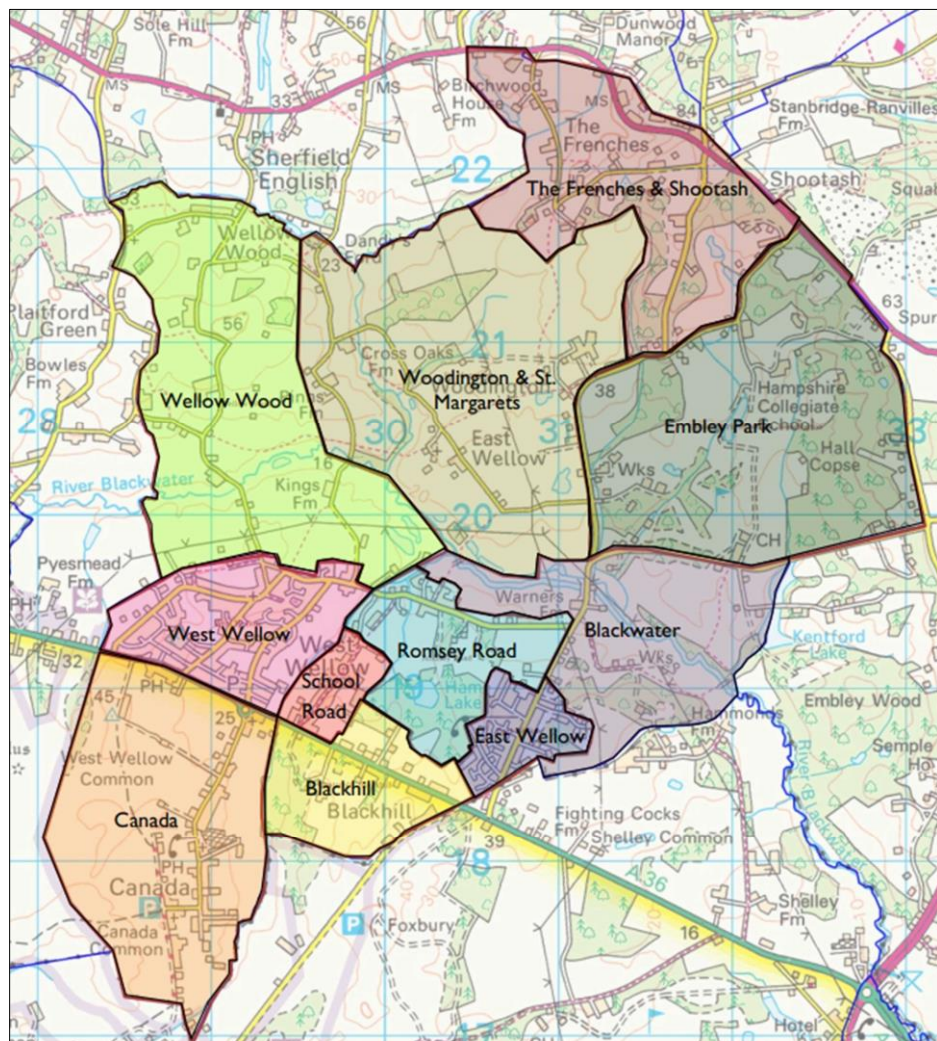
- 5.11.17. The appraisal divides the Parish into 12 different character areas as shown in figure 5-32 overleaf, with a further detailed breakdown of the characteristics.

<sup>17</sup> <https://www.testvalley.gov.uk/planning-and-building/planningpolicy/village-design-statements/wellowvds>

<sup>18</sup> <https://www.newforestnpa.gov.uk/planning/design-guide/>

<sup>19</sup> <https://www.gov.uk/government/publications/national-design-guide>





Submission Draft Sep 2023



## Table of Characteristics for Each Character Area



### Character Area 1: West Wellow

#### Main Characteristics

- **DESIGN / APPEARANCE** - A historic base of medieval and Victorian cottages with 20th Century infill and small scale modern estate development.
- **USES** - Mixed commercial and residential- contains village centre
- **LAYOUT** - No one predominant layout-dependent on age of properties. Older dwellings on a historic linear layout, with mid 20th Century onwards in depth estates
- **HEIGHT/ SCALE** - Largely 2 storey
- **DENSITY** - ranging from less than 5 DPH to 29 DPH
- **TPOLOGY** - Principally detached or semi-detached with generous gaps between properties
- **VEGETATION AND PLANTING** - High levels of frontage vegetation and areas of roadside trees with high amenity value including areas of TPOs (tree preservation orders)
- **FEATURES / ISSUES** - Contains 'Wellow Green Lung' important east-west open space
- Village centre could be better organised
- **DESIGNATIONS** - Partly within the National Park 400m Buffer Zone where no greenfield housing will be supported. Partially within the Mottisfont Bats SAC foraging zone- where appropriate lighting and native species to be retained



### Character Area 2: Canada

#### Main Characteristics

- **DESIGN / APPEARANCE** - Mix of properties predominantly cottages and Victorian villas within the New Forest National Park. Largely red brick / rendered properties with plain clay tile and slate roofs
- **LAYOUT** - Loose knit layout, with little in-depth residential development
- Quiet rural lanes with no footways or street lighting
- **HEIGHT/ SCALE** - Predominantly two storey
- **DENSITY** - Low density ranging from less than 3 DPH to 14 DPH (for permanent dwellings)
- **TPOLOGY** - larger detached dwellings in good to substantial sized plots
- Some former horticultural areas which have become dilapidated or unused, but remain low key in terms of visibility from the public realm
- Distinct parcels of agricultural / horticultural land which reflect the history of the area
- **VEGETATION AND PLANTING** - Smaller pockets of woodland planting, largely dominated by more open heathland.
- Properties enclosed by hedges, boundary walls and post and rail fencing
- **DESIGNATIONS** - within National Park & 400m Buffer Zone where no greenfield housing will be supported.
- Partially within SAC, SPA, RAMSAR, SSSI



**Character Area 3: School Road**

**Main Characteristics**

- **DESIGN / APPEARANCE**- Mid to late 20th Century housing
- **LAYOUT**- Linear settlement / to the east of School Road set in larger landscaped plots / at the northern end, properties often set in compact culs de sac particularly
- Clear building lines along School Road. Properties to the east are well set back in their plots
- **HEIGHT/ SCALE**- 1to 1.5 storey dwellings with limited 2 storey dwellings
- **DENSITY**-Density ranging from 14 DPH on the western side of School Road to 7 DPH on the eastern side.
- **TPOLOGY**- predominantly detached bungalows (often with converted roof spaces) and chalets
- **VEGETATION AND PLANTING**- Significant tree lined frontage with mature trees set in and around rear gardens, providing amenity value
- Front boundaries predominantly planted, with close board fencing an uncommon unwelcome feature
- **FEATURES / ISSUES**- Access issues on to the A36
- **DESIGNATIONS**- Partially within the Mottisfont Bats SAC foraging zone- where appropriate lighting and native species to be retained



**Character Area 4: Romsey Road**

**Main Characteristics**

- **DESIGN / APPEARANCE**- historic route to Romsey
- with the village school, farms and scattered of older cottages interspersed with mid 20th Century housing.
- **LAYOUT**- Pockets of linear ribbon development distinctly separate and based on the location of historic properties. In depth development usually related to agriculture / former outbuildings
- **HEIGHT/ SCALE**- 1and 1.5 storey
- **DENSITY**- An average density of less than 10 DPH
- **TPOLOGY**- Detached, family homes set in good sized plots. Mix of dwelling types, largely of their time
- **VEGETATION AND PLANTING**- Contained by extensive planting within the wooded areas to the west
- **FEATURES / ISSUES**- Open to views across to Hamdown Farm in the east
- Busy route as alternative to A36
- Older smaller properties subject to significantly larger replacement homes and large scale redevelopment, which could lead to sprawl in the countryside.
- **DESIGNATIONS**-Largely within the Mottisfont Bats SAC foraging zone- where appropriate lighting and native species to be retained



**Character Area 5: Blackhill** Also known as Crawley Hill/  
Crawley and Blackhills

#### Main Characteristics

- **DESIGN / APPEARANCE**- a distinct tree lined route along the A36 with glimpsed housing beyond. The Blackhill Road is within the National Park and is more open to heathland beyond. Buildings date from early to late 20th Century, with some older Victorian properties remaining
- **USES**- Housing, Farms and Business Uses
- **LAYOUT**- Substantial gaps between buildings. Properties along the A36 are set well back behind extensive tree cover. Properties along Black Hill Road are set back in their plots and open fronted with views over The New Forest
- **HEIGHT/ SCALE**- two storeys in height
- **DENSITY**- Set in generous plots with an average density of less than 5DPH
- **TPOLOGY**- Predominantly large, detached dwellings (except Chatmohr Estate- containing main dwelling and small business park)
- **VEGETATION AND PLANTING**- contained by the landscape and planting
- **FEATURES / ISSUES**- The majority of buildings have been extensively extended or replaced over time
- More visible suburban frontage boundary fencing (less so toward the junction with Blackhill Rd) to counteract noise issues
- **DESIGNATIONS**- within National Park & 400m Buffer Zone where no greenfield housing will be supported.
- Adjacent to SAC, SPA, RAMSAR, SSSI



**Character Area 6: East Wellow / Whinwhistle Road**

#### Main Characteristics

- **DESIGN / APPEARANCE**- the main Whinwhistle Road has a character of glimpsed built form, which is well screened by vegetation. To the west there has been modern, in-depth estate development, which is more suburban with less planting. No dominant style or appearance- dating from 1960s onwards (with a small number of pre- and immediate post war), unified by the substantial levels of landscape screening
- **USES**- Housing and Business Uses
- **LAYOUT**- Whinwhistle Road- linear route. Modern culs-de-sac: Hamdown Crescent, Lodge Vale, Fielders Way areas.
- **HEIGHT/ SCALE**- Whinwhistle Road- 2 storey.
- Hamdown Crescent area-1storey. Lodge Vale/ Fielders Way- mix of 1, 1.5 and also some 2 storey
- **DENSITY**- Density ranging from 12-24 DPH on the western side of Whinwhistle Road to 4 dph on the eastern side.
- **TPOLOGY**- Whinwhistle Road- large, detached dwellings. Modern culs-de-sac- Hamdown Crescent area prevalence of single storey dwellings set in smaller plots. Lodge Vale/ Fielders Way smaller detached / link-detached and semi-detached
- **VEGETATION AND PLANTING**-Wooded setting. Tree lined roads providing distinct character
- **FEATURES / ISSUES**- Some remaining extensive plot sizes, with smaller homes often backing onto open land or woodland. Risk of in-depth development in the open countryside to the east.
- Rural aspect and far reaching views to the north
- **DESIGNATIONS**-Partly within the Mottisfont Bats SAC foraging zone- where appropriate lighting and native species to be retained



Character Area 7: Blackwater

**Main Characteristics**

- **DESCRIPTION**- Land surrounding the River Blackwater and its tributaries,
- **USES**- Predominantly individual farmsteads and associated cottages, Commercial fisheries and lakes associated. Contains part of Wellow Golf Course
- **VEGETATION AND PLANTING**- Trees line roads / lanes leading onto extensive woodlands
- **FEATURES / ISSUES**- Rural roads and lanes with few urban features
- Poor quality agricultural land
- Large areas are prone to flood
- Adverse impact arising from neighbouring uses into the river and its tributaries
- Poor management of the river and banks
- **DESIGNATIONS**- River Blackwater flows into the River Test SSSI and on to the Solent area SPA/ SAC/ Ramsar sites. Also in the Mottisfont Bats SAC



Character Area 8: Embley Park

**Main Characteristics**

- **DESCRIPTION**- Registered Park and Garden (at Risk) with numerous listed buildings and structures.
- Scattered properties and larger scale business uses which are well contained by woodland.
- **USES**- Embley School, Golf Course, business uses and housing / Gypsy and Traveller's pitches
- **TPOLOGY**-Typical estate style cottages and housing, predominantly 2 storey housing individual detached plots.
- **LAYOUT**- Small pockets of development, very low density centred around Embley House and farmsteads
- **VEGETATION AND PLANTING**- Mature, parkland landscape
- **FEATURES / ISSUES** - Golf course in central area, creating an obvious man-made landscape
- Commercial development to the west- completely screened by trees, but could become prominent if tree screen reduced
- Gypsy and Traveller's pitches to the east of the Listed Parkland which have resulted in the significant loss of trees, with no replanting or landscape mitigation.
- **DESIGNATIONS**- within the Mottisfont Bats SAC foraging zone- where appropriate lighting and native species to be retained



**Character Area 9: The Frenches / Shootash**

**Main Characteristics**

- **DESIGN / APPEARANCE**- Individually designed properties with no dominant style or appearance unified by the substantial levels of landscape screening, set in the open countryside with rolling landform and views.
- **LAYOUT**- Small pockets of development, centred around farmsteads and rural winding lanes
- **DENSITY**- Significant scale dwellings set in large plots less than 5 DPH
- **VEGETATION AND PLANTING**- Plots contained by woods and farmland.
- **FEATURES / ISSUES**- Numerous Agricultural Barns, some converted to commercial use
- Views into the character area are of glimpsed built form, well screened by vegetation
- Rural roads and lanes with few urban features
- **DESIGNATIONS**- within the Mottisfont Bats SAC foraging zone- where appropriate lighting and native species to be retained



**Character Area 10 & 11: Woodington & St Margarets / Wellow Wood**

**Main Characteristics**

- **DESIGN / APPEARANCE**- Individually designed properties with no dominant style or appearance unified by the substantial levels of landscape screening. A largely agricultural landscape with clusters of buildings and dwellings usually relating to agriculture.
- **USES**- Extensive equestrian uses, extensive solar farm, extensive polytunnels, St. Margaret's Church and rural dwellings
- **LAYOUT**- Small pockets of development, centred around farmsteads and rural winding lanes
- **FEATURES / ISSUES**- St. Margaret's Church and the grave and memorial to Florence Nightingale
- Potential adverse landscape impact from visually intrusive uses and structures.
- **DESIGNATIONS**- within the Mottisfont Bats SAC foraging zone- where appropriate lighting and native species to be retained

## 5.12. Conversion of Rural Buildings

- 5.12.1. The design of the conversion of rural buildings is key to maintaining the character of the wider area, particularly where such buildings are visible in the open landscape. Whilst many buildings can be converted under permitted development rights, where the design and appearance of buildings is to be considered, such buildings should be appropriate to the local context, with historical features retained and restored as suitable. Further information is found within the Design Code in [Appendix A](#).

### Policy WP-B2 – Design and Character

New development including redevelopment and conversions should be to a high standard of design, in keeping with the character of the area. Development must demonstrate how proposal respects the identified characteristics of the area in which it is located (see figure 5-26) and the Table of Characteristics above and how it accords with the Design Code in [Appendix A](#).

Where the proposed development is significantly different from the surrounding identified character, adequate justification should be provided to support the proposal.



## Materials and Detailing

Good quality materials are those which will stand the test of time, by being robust, durable, visually attractive and interesting, sustainable and that complement the local vernacular.

The examples below highlight those materials and design elements appropriate to the area:

- Brick - red/ orange
- Painted render in light coloured shades such as cream and white
- Timber cladding, natural colour - not painted in bright colours
- Modern sheet metal wall or roof coverings should be used only in modern interpretation. Consideration should be given to colour and reflection. Matt colours may be preferable.
- Plain Tiles red/orange/brown
- Welsh Slate or other high quality alternative
- Timber / Metal windows
- Original features to be retained where possible
- Agricultural features to be retained. The insertion of domestic features should be resisted such that the original function of the building can be understood
- Contemporary design must be informed by a detailed contextual analysis.
- Designers should create proposals which will complement and enhance Wellow with designs which are positively distinctive and rooted in an understanding of their context.

## Landscaping

Consideration should be given to landscape details. It is recommended that:

- Hedgerow should be native species
- Gates should not dominate landscape or streetscape - timber 5 bar gate are encouraged in a rural setting
- Fencing should be low key and where prominent, softened with planting
- Front gardens in rural settings could contain picket fences or estate railing with a hedge behind



Figure 5-27 Extract from Design Code listing Materials and Detailing context for the Plan Area



### 5.13. Special Character Areas

**Commented [HS56]:** Photos showing each area would aid the reader of the plan, and demonstrate why they are special in character.

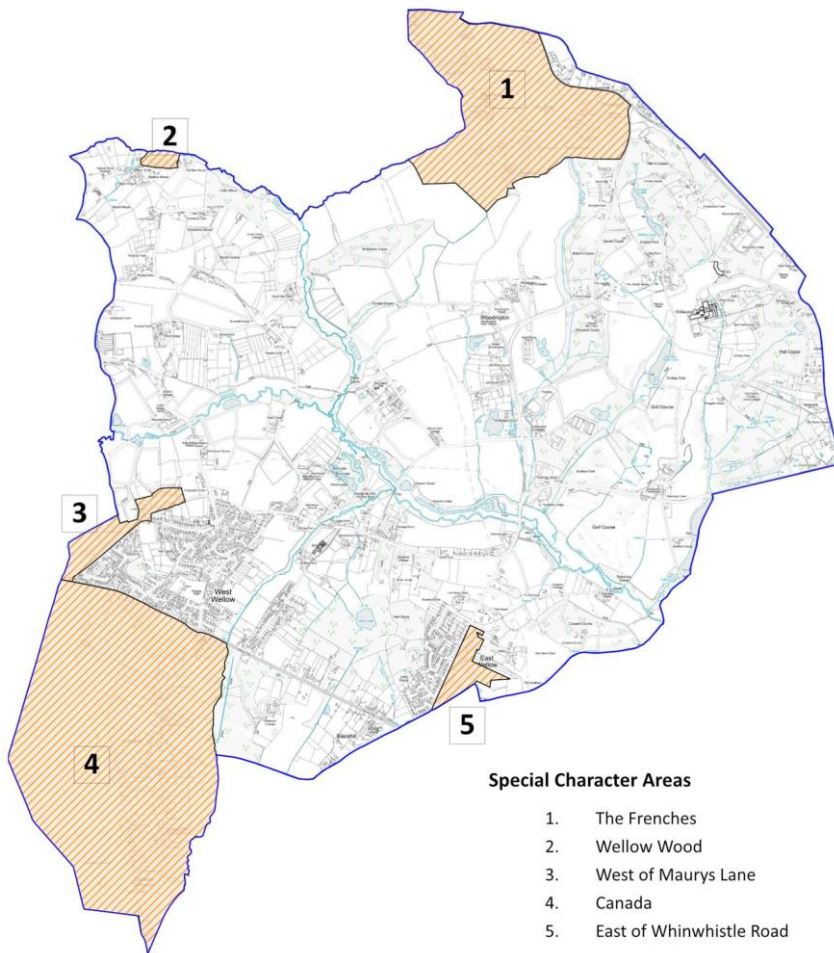


Figure 5-7 Map of Special Character Areas within the Parish as set out in the Character Appraisal

5.13.1. Those character areas identified in the Wellow Character Appraisal as being of special character are defined as such because they contain features, characteristics or elements which are particularly distinctive to the Neighbourhood Plan area. Figure 5-28 depicts the special character areas as identified within the Character Appraisal.

#### Special Character Area 1 – The Frenches

- The area contains the highest point in the Parish with the topography sloping steeply to the west. This gives for some excellent view points across the valley and to the extensive woodland beyond (as highlighted by Important View 1 & 2).

- It is a quiet, rural landscape with limited development, which is well contained by mature woodland.

#### Special Character Area 2 – Wellow Wood

- A small pocket of development set in distinct rural landscape, which contains a number of buildings of Local Importance as well as the Grade II listed Wellow Wood Cottage.
- The area is at risk of being urbanised, as it is coming under pressure from inappropriate substantial redevelopment, replacement dwellings and extensions which cumulatively reduce native planting and space between dwellings resulting in sprawl in the open countryside. Much of the area has already been lost in this way and further protection is required to ensure future development is sensitive to the rural character.

#### Special Character Area 3 – West of Maurys Lane

- The rural edge of West Wellow as approached from the West. The area contains four Grade II Listed buildings and one locally important building. Important Views 6 & 7 are visible from this area and it also lies immediately adjacent to the Site of Special Scientific Interest at Plaitford (outside the plan area).
- It is a low key, informal rural landscape with a number of historic farms. Inappropriate development here would cause an adverse impact not only to the setting of these designated heritage assets, but also would infill the gap between settlements and could introduce a harsh urban form in this area. The area is a wildlife corridor between the Wellow ‘Green Lung’ and the New Forest SSSI at Plaitford and the SAC, SPA and RAMSAR to the south.

#### Special Character Area 4 – Canada

- Located within the New Forest National Park, where although stricter development policies apply, there are concerns that this area has already been subject to a number of inappropriate and discordant replacement dwellings and redevelopment schemes in recent years.
- The area comprises two main routes with linear development consisting of predominantly detached cottages, Victorian villas and small bungalows. These are interspersed with limited commercial uses, farm buildings and places of worship. Any indepth development largely relates to agriculture or horticultural uses. The latter in particular is often in decline

5.13.2. Further details are set out in the Design Code in [Appendix A](#).

## Policy WP-B3 – Special Character Areas

Within Residential Areas of Special Character (as identified on figure 5-28):

1. The Frenches,
2. Willow Wood
3. West of Maurys Lane
4. Canada
5. Land east of Whinwhistle Road

Where planning permission is required, development (including extensions, alterations, sub-divisions and redevelopment), will be permitted provided that it is in accordance with the Design Code for the specific area ([Appendix A](#)).

Matters include the development's size, scale, layout, type, siting, detailed design and appearance, which will need to be compatible with the special character of that Area in terms of the features, characteristics or elements which are particularly distinctive to the Special Character Area.

**Commented [HS57]:** This is a really good locally distinctive policy. The other character areas could have similar type of policy.

## 5.14. Housing

### Housing Objectives –

- 1 (c) To conserve the rural character of the Parish and, in particular, that surrounding the margins of the designated settlement areas
- 1 (d) To minimise the impact of development (including cumulatively) on the rural and landscape character of the Parish, The New Forest National Park and the River Blackwater, such that any development will be sympathetic to and not erode the landscape setting, nor intrude on familiar and valued views both within and outside of the New Forest National Park.
- 2 (b) To provide the type and size of development required to meet local housing needs including accommodation suitable for young families and smaller more manageable dwellings for people wishing to downsize
- 3 (a) To accommodate further housing through a few smaller developments rather than one or more large developments
- 3 (b) To enable appropriate housing development of a minor scale - with actual permitted numbers being dependent on the context and identified need
- 4 (b) Promote high quality development which will be distinctive by using building design, techniques and materials in keeping with the Village Design Statement/ WCADC and New Forest National Park Design Guide (as appropriate)

### Local Housing Needs - Test Valley Borough

5.14.1. The current housing requirement for the Borough contained in the adopted TVBRLP (2011-2029) is a minimum of 10,584 homes. It should be noted that the Local Plan however, does not provide a specific housing needs figure for Wellow Parish.

5.14.2. The Settlement Hierarchy set out in Local Plan Policy COM2 classifies West Wellow as a rural village in 'Northern Test Valley', and given this categorization, Wellow could currently be expected to support some limited windfall development, replacement dwellings, community-led developments and the re-use of buildings. The Local Plan does not presently contain any strategic housing allocations for the Parish.

### Policy COM1: Housing Provision 2011 – 2029

The housing requirement for the Borough is a minimum of 10,584 homes. Their delivery will be met through completions, commitments, unplanned development and the allocation of strategic sites.

Area of the Borough		Minimum Housing Requirement for 18 year Plan Period (per annum figures provided in brackets)	
Andover	Northern Test Valley	6,444 (358)	7,092 (394)
Rural Test Valley		648 (36)	
Southern Test Valley		3,492 (194)	
Borough Wide Total		10,584 (588)	

Figure 5-29 Extract from Adopted Test Valley Local Plan Review 2016

5.14.3. The NPPF (paragraph 65) requires strategic policies to set out a housing requirement for designated neighbourhood area which reflects the scale of development and any relevant allocations. The Neighbourhood Plan Steering Group have not been provided with a specific number of dwellings to accommodate within the Plan by the Local Planning Authorities, but it is anticipated that the Parish will provide a number of dwellings appropriate to the size of the Parish and level of services and facilities provided.

5.14.4. National Planning Policy Guidance (NPPG) provides further detail on how housing requirement for a neighbourhood area should be set. Housing figures could be a minimum number and increased as a result of local evidence, a range, or a target figure.

5.14.5. TVBC have confirmed that the minimum requirement for housing up to 2029 in the rural part of the 'Northern Test Valley' (which includes Wellow Parish) is 648 dwellings (36 per annum).

#### Local Housing Needs – New Forest National Park

5.14.6. It should be noted that the New Forest National Park also forms part of the Parish to the south of the A36 and this is not covered by TVBC figures. In this instance, it reduces the Parish population by approximately 380, once this area is excluded.

5.14.7. The New Forest National Park Local Plan sets out that an additional 800 dwellings will be delivered within the New Forest National Park between 2016 and 2036. These will comprise:

- the development of sites allocated for housing in the Local Plan
- extant planning permissions
- land previously unallocated or unidentified (windfall development) within the 'Defined Villages'
- appropriate rural exception sites
- housing for New Forest Commoners, estate workers and tied agricultural dwellings

5.14.8. It should be noted that no part of Wellow Parish falls within a 'defined Village' and there are no Local Plan allocations.

5.14.9. As part of the Park Authority's Local Plan review (which took place between 2015 – 2019), Natural England confirmed that they would not support greenfield housing site allocations within 400 metres of the internationally protected New Forest Special Protection Area (SPA), Special

Area of Conservation (SAC) and Ramsar site. Figure 5-30 below highlights the extent of the 400m zone in pink.

#### Designations Affecting Housing in the Parish

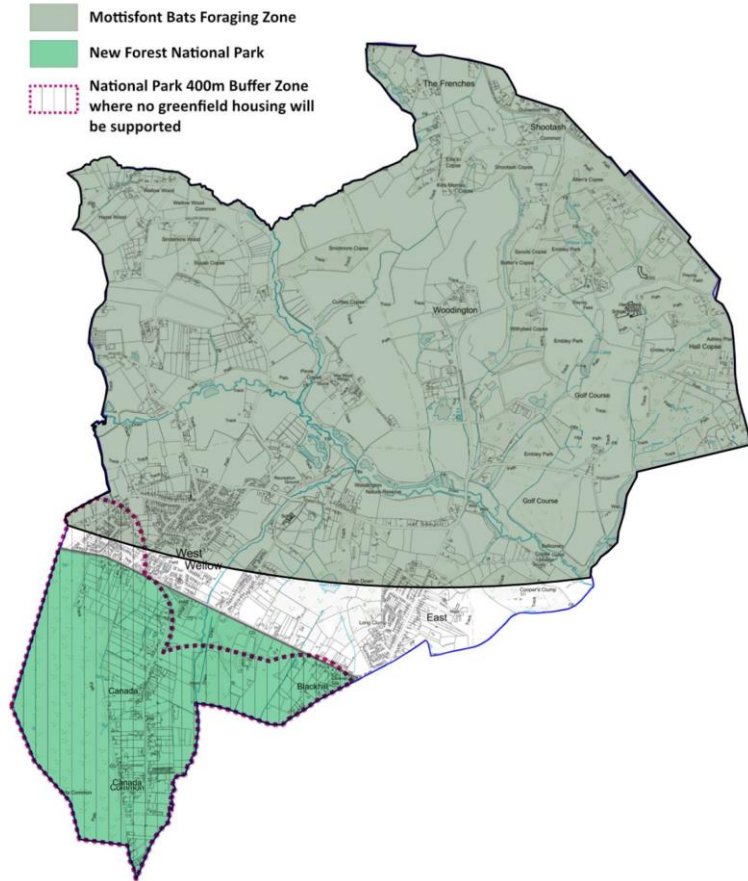


Figure 5-30 Extent of National Park 400m zone where no new greenfield housing allocations will be supported

5.14.10. The Local Plan does not support unrestricted, open market housing outside the main villages of the National Park and therefore there is a restrictive policy approach taken to new housing in the Wellow area of the National Park. Essentially only rural exception sites of 100% affordable housing, Commoners' dwellings or replacement dwellings are allowed in recognition of the New Forest's status as a nationally protected landscape.

#### Emerging Local Plan - Test Valley Borough

5.14.11. The emerging revised Test Valley Local Plan known as the Local Plan 2040, contains only strategic policies at this stage of the Regulation 18 process, with further detailed policies to be consulted upon later in the year. As the policies have not yet been subject to public consultation nor examination, they cannot be given weight at this stage. It is understood that

at the time of writing, further detailed policies contained in Part 2 of the Regulation 18 Plan will be published at the end of 2023.

5.14.12. Notwithstanding this however, the Neighbourhood Plan Steering Committee are keen to ensure where possible that the Neighbourhood Plan is consistent with the direction that emerging policy is taking. It should be noted that any significant and unexpected changes to the current approach, may require a review of the Neighbourhood Plan.

5.14.13. Currently, as a rural village in the adopted Local Plan, it is not considered that the Parish is considered appropriate for large scale development, particularly given the number of constraints and the potential for cumulative adverse impact on the international designations.

#### Plan Period

5.14.14. The current Test Valley Local Plan (adopted January 2016) covers a plan period of 2011-2029. The proposed plan period for the Local Plan 2040 starts in 2020, although it should be noted that it was previously suggested an end date of 2036 in the Refined Issues and Options Local Plan. The plan period has been amended to reflect the change in the timescale to prepare the Local Plan and the need to be in conformity with national policy, which requires a minimum of 15 years from the date of adoption of the plan.

5.14.15. The lack of clarity over the Plan Period has caused some issues with housing data below, however data figures have been extended annually to ensure future conformity. As TVBC has the earliest Plan period dating from 2011, any housing data below has been examined from this period onwards to date.

5.14.16. The New Forest National Park Local Plan runs between 2016 – 2036, therefore given that there are two different Local Plans for conformity, it is likely that a review of the Neighbourhood Plan, may be triggered by either Local Plan containing policies which update or contradict those within this document.

#### Housing Data

5.14.17. To understand the specific needs of the parish and its current and potentially future residents, a number of different surveys, assessments and evaluations were undertaken. These include a Housing Needs Survey (HNS), which was produced by Action Hampshire. This was undertaken to identify additional local housing need in a number of respects. The Housing Needs Survey was conducted via questionnaire to all 1404 households in the Parish in late 2019. The questionnaire asked about the resident's present home, their household's future housing needs and the differing needs of individual family members.

5.14.18. A Housing Needs Assessment (HNA) was also undertaken in 2020. The report used a four-step approach in accordance with the information set out in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) at the time of preparation. This set out that the indicative figure for a neighbourhood area "should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the planning authority."

5.14.19. Further information on the Housing Needs Survey and Assessment can be found in [Appendix B](#)<sup>32</sup>, with further details set out below.

#### Housing Need

5.14.20. The HNS asked 'What type of housing, if any, do you think is needed in the Parish?' The results showed a clear requirement for first time buyers and housing for older people to downsize (chosen by almost two thirds of respondents). Affordable homes to buy and family



housing were chosen by 48% of respondents. Affordable rented housing was chosen by 39% of respondents.

5.14.21. The main evidence for the demand for affordable housing in Wellow Parish comes from the HNS, further community consultation and the Test Valley Borough Council Housing Register. Questions in the HNS asked about family members who wished to move, but stay in the Parish. Of the small number of respondents answering yes, these were adult children wanting to move out and to start a first home. The preference was for home purchase followed by affordable rent with one-bedroom accommodation as the popular choice.

5.14.22. As of March 2020, the Housing Register indicated that there were 37 households listed with Wellow as a preference. It should be noted however that this does not necessarily mean an actual need to be located in the Plan Area and no real conclusions can be reached as to a real need unfortunately. Equally, this should be balanced by the fact that no affordable homes have been built since 2011.

5.14.23. The evidence base highlights that there is a disproportionate level of large homes compared with smaller homes and this may be a factor affecting residents finding suitable accommodation to meet their needs within the Parish.

5.14.24. The average occupancy rate was 2.1 people per household. The Survey points to underoccupation, nearly half the houses occupied by two people have three or more bedrooms. There was no evidence of over-occupation.

5.14.25. In this regard, it is considered clear from the evidence that there is a need for smaller dwellings in the Parish. Therefore, a policy which requires applications for a net gain in dwellings, should be accompanied by a housing need statement to highlight how the development would meet the local housing needs. Any statement does not need to be lengthy but proportionate to the proposal to show how the needs of the Parish have been considered in the application. This statement could be incorporated into a Planning or Design and Access Statement and as a minimum should provide details of how the development meets the needs at the time.

#### Housing Affordability

5.14.26. The Parish Profile shows that 84.3% of residents in Wellow Parish own their homes (either outright or with a mortgage).

5.14.27. The average property price is much higher than Test Valley's average. This is likely due to the average size of houses being larger, the amenity value of living in a rural area in close proximity to the New Forest and ease of access to the motorway / trunk roads and large employment centres.

5.14.28. The Strategic Housing Market Assessment (SHMA) dated 2014<sup>33</sup> uses a widely adopted rule that,

<sup>32</sup> [Housing Needs Survey and Assessment](#)

<sup>33</sup> <https://www.testvalley.gov.uk/housingandenvironmentalhealth/housing/housing-development/housing-policy-and-research>

“a household is considered able to afford to buy a home if it costs 3.5 times the gross household income”. Applying the widely accepted rule, even with both members of a household fully employed, the maximum affordable house price would be only sufficient to purchase one of the few flats in the Parish, but most housing in the Parish would be completely unaffordable and unavailable.

5.14.29. Rental affordability is also a problem, with the majority of rental properties unaffordable for those on average incomes. Given the level of market rents in Wellow it is unlikely to be enough to rent a two-bedroom flat at the very most, more likely a one-bedroom flat, which there is an extremely limited supply.

5.14.30. It is considered that there is a need for affordable housing within the Plan Area and given that it is unlikely that large scale housing developments would be appropriate in this sensitive location, it is prudent to consider the allocation of a rural exception site for affordable housing.

How the Neighbourhood Plan Housing policies align with National and Local Plan Policies

NPPF – Relevant Paras

•59, 60, 61, 62, 63, 66, 77, 78, 79, 84, 118

Adopted TVBLPR policies –

- Policy COM1: Housing Provision 2011 – 2029
- Policy COM2: Settlement Hierarchy
- Policy COM7: Affordable Housing
- Policy COM8: Rural Exception Affordable Housing

•Policy COM9: Community Led Development

•Policy COM10: Occupational Accommodation for Rural Workers in the Countryside

•LE16: Re-use of buildings in the countryside

Adopted NFNPLP policies –

- SP4 Spatial strategy
- SP19 New residential development in the National Park
- SP27 Affordable housing provision within the Defined Villages and on allocated sites
- SP28 Rural exceptions sites
- SP29, SP30, DP31 Dwellings for New Forest estate workers, Agricultural and forestry workers, New Forest commoners'
- DP35 Replacement dwellings
- DP36 Extensions to dwellings

National and  
Local Policy

Alignment  
with NPPF

and Local  
Plans

## 5.15. Future Housing Provision

5.15.1. Since the 1990s, housing in the Parish has largely come forward on small scale sites, many of which have been within the settlement boundaries (see figure 5-33). In addition to infill and redevelopment sites within the settlement boundary, the Housing Needs Assessment, Housing Needs Survey and public consultation has highlighted that there is an additional need to provide dwellings to specifically meet local housing needs. As set out above, the housing need priorities for the Parish are:

- First time buyers – at a discount - House prices are unlikely to be affordable for first-time buyers on average incomes;
- Older persons seeking to downsize into a property which is adaptable for the future;

- Affordable homes (The housing Department at TVBC have confirmed in writing that at the time of writing, they would like to see at least 9 affordable dwellings to meet local needs) ☐ Housing for young families

5.15.2. A clear need was expressed by residents during the consultation process for:

- Bungalows (for those seeking to downsize) ☐ Smaller dwellings 2 -3 bedroom

5.15.3. The Housing Needs Assessment concluded that if the Parish were to take a “fair share” of the Borough housing requirement (which is proportionate to the number of existing dwellings in each of the rural parishes of ‘Northern Test Valley’), and then factoring in locally specific considerations (and constraints) and relevant market signals, this would amount to a requirement in the Parish of 3.2 dwellings per annum or 80 additional dwellings up to 2036.

5.15.4. There is concern however that due to a difference in Local Plan period end dates between the current TVBC Local Plan of 2029 and the New Forest National Park of 2036 and the need to be in general conformity, could lead to a mismatch in housing provision requirements in the Parish.

5.15.5. This Plan has a period up to 2036 to tie in with the New Forest National Park Local Plan. However, as there is uncertainty after 2029 for the part of the Parish within Test Valley, it is considered that a phased approach to housing delivery within the next five years would provide more certainty and also tie into the Test Valley Local Plan period ending in 2029.

5.15.6. At this time, a review of the Neighbourhood Plan will be required, as the new TVBC Local Plan will be in place and the Neighbourhood Plan housing number/ phasing should be reassessed to ensure that the projected delivery and requirements remain in conformity with the Local Plans covering this area.

5.15.7. The current number of existing housing constructed and committed in the Parish has been measured by looking at how many new dwellings have been constructed (or with extant permission), between 2011 to 2021 (date of HNA). In this regard, at last assessment in February 2021, approximately 36 new dwellings had already been built (all within the TVBC area solely and not the New Forest).

5.15.8. Table 4 below highlights the number of dwellings required as a result of the HNA up to 2029 and then projected beyond if matters remain unchanged. It then highlights the number of dwellings that would need to be allocated once existing commitments have been taken into account.

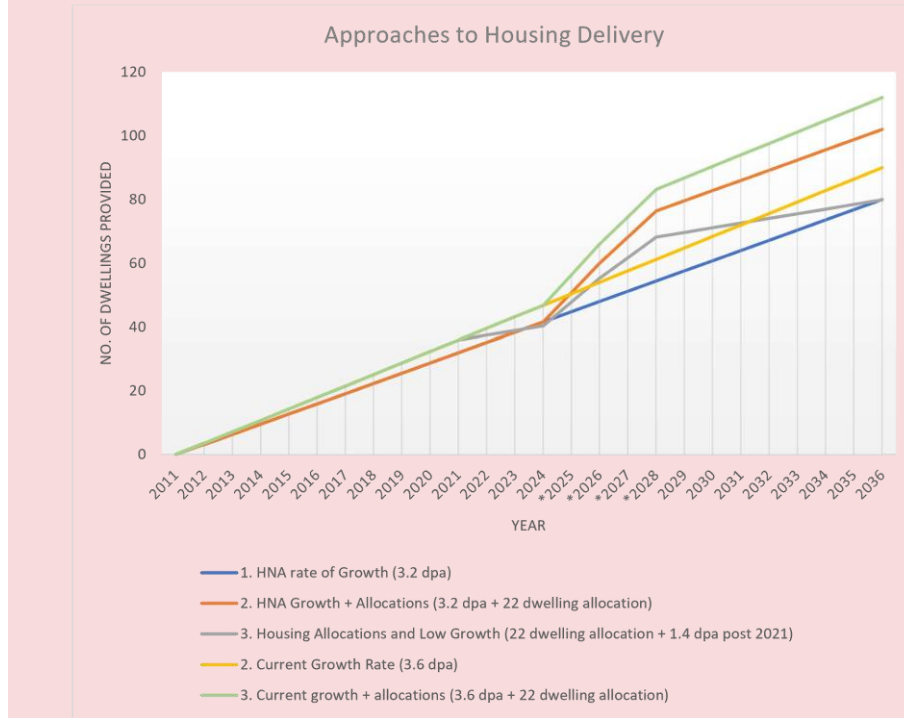
HOUSING REQUIREMENT	
A) Housing Need 2011-2036 (based on HNA Feb 2021)	80
B) Dwellings built 2011-2021 (i.e. up to date of HNA)	36
C) Outstanding requirement 2011-2036 (A-B)	44
SUPPLY	

D) Neighbourhood Plan Allocations 2022 – 2036. (NB this will be delivered in phase 1 i.e. up to 2029)	22
E) Remaining windfalls required 2022-2036 (C-D)	22
F) Total Supply 2022 - 2036	44
G) Windfall potential 2022-2036 based on past rates 2011-2021 (3.6 dwellings per annum))	54

Table 4 - Housing Requirements During the Plan Period with a Phased Approach

- 5.15.9. If the current building rate within the Parish were to continue (36 dwellings over 10 years), this would equate to 3.6 dwellings per annum. If this rate were to be projected forward, it would result in a total of 90 dwellings accommodated in the Parish up to the Neighbourhood Plan end date of 2036 (see figure 5-31 below).
- 5.15.10. Theoretically therefore, the Parish could meet its targets by not allocating additional housing sites. This however is reliant on further 'windfall sites' or unidentified infill and redevelopment sites coming forward, which may not be the case given the existing settlement boundaries.
- 5.15.11. The consideration therefore is how many can the Parish provide for its local need rather than the trend for 4 and 5+ bedroom executive style homes? It would appear reasonable that a mixed approach of allocation to meet local need and organic growth over time would result in housing provision which meets and potentially exceeds the 3.2 dwellings per annum figure set out in the HNA. It provides a mix of dwelling types and a growth level, which is proportionate to the current size of the settlements and the level of sustainability, when balanced with the number of environmental constraints.
- 5.15.12. In view of the above, with housing allocations to meet the first phase requirement to 2029 and continued organic development as an approach to housing provision, gives a sufficiently large buffer (see G in Table 4 above), that even if the build rate should drop to less than half of the current rate, it would still meet the HNA requirement to 2036 (see figure 5-31 below).
- 5.15.13. It should be noted that a lower rate of building is envisaged due to economic conditions. This approach will allow for an appropriate re-evaluation after the first five years of the NP.

5.15.14. The various different rates of housing delivery relating to each approach are outlined in Figure 5.31 below with the HNA rate of 3.2 dwellings per annum as the baseline.



\*It is anticipated that the housing allocations would deliver additional housing between 2025-2028

Figure 5-31 - Housing Provision Projections by Approach

5.15.15. Parishioners, were asked if they continued to agree with this approach of allocations of smallscale residential development to meet local needs within the Plan Area. Following public support expressed during public consultation, it was decided to proceed on this basis.

5.15.16. Within the proposed housing allocations, at least 9 dwellings should be affordable dwellings (as per TVBC Housing Department requirements), with the remainder open market, but meeting the needs of the priorities of the Parish as set out above.

**Commented [HS58]:** Much of this section can be slimmed down in the final version of the plan, as its background information.

## Policy WP-H1 – Housing Need

The number of homes built within Wellow during ~~phase 1 of the plan period (up to 2029)~~, should be about 22 homes, in line with the Housing Needs Assessment evidence; and

1. New housing development should provide dwellings of a type and size that meets the latest assessment of local needs. This includes providing single storey dwellings and those 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; and
2. to ensure that properties are built with sufficient levels of space to accommodate their intended occupants, they should comply with the ~~Nationally Described Space Standard~~<sup>20</sup> or its successor.

~~The Future~~ housing need ~~thereafter~~, should be based on a review of the Neighbourhood Plan housing data following the adoption of the Test Valley Borough Local Plan 2040.

**Commented [SH59]:** What is the evidence for requiring the Nationally Described Space Standard for new developments?

### Housing Allocation Sites

5.15.17. A number of different sites were put forward either by TVBC as part of its call for sites process in 2019 and 2017, from developers and landowner contacts with the Steering Committee or the Parish Council, through public consultation suggestions or via the Parish Council.

5.15.18. A site assessment was undertaken by independent consultants AECOM ([Appendix B](#)). A further site (for affordable housing) was suggested later and considered separately and has been added as an addendum<sup>21</sup> For a plan of sites put forward in proximity to the settlement areas see figure 5-32 below.

5.15.19. The brief to AECOM was that the following community consultation, the Parishioners were looking for small scale sites in line with both the findings of the Parish surveys and the housing figures presented in the Housing Needs Survey and Assessment.

5.15.20. Furthermore, an application on land at Lynton (to the east of site 261 at Rowden Close), for 9 dwellings had recently been withdrawn. Notwithstanding this, a subsequent planning application for 7 dwellings on the same site was approved by the Local Planning Authority on 7<sup>th</sup> August 2023.

Figure 5-32 below highlights those sites outside the settlement boundary that were considered as part of the overall site finding process.

The sites shown in red on figure 5-32 were not considered to be appropriate for the reasons provided in the AECOM report and no further assessment was undertaken on these sites.

Of the five amber coloured sites shown below on figure 5-32, these were considered as having

<sup>20</sup> <https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard>

<sup>21</sup> <https://www.wellownhp.org.uk/wp-content/uploads/2022/10/Wellow-Neighbourhood-Plan-Site-Assessment-Final-Report-AECOM-May2021-Addendum-20221021-FINAL.pdf>

some potential merit depending on the various site constraints being overcome or appropriately mitigated in some way. In this regard, the same was also concluded with regard to the potential affordable housing site identified in purple below.

5.15.24. Further work was undertaken in terms of a more detailed assessment for each site as highlighted on figure 5-33 (except Land at Lynton), looking at constraints and opportunities in more detail as identified in the evidence base documents. Whilst each site does have constraints that need to be overcome prior to development, these are less insurmountable than others. An addendum was also issued and a further statement regarding the sites and the issues with Site 16<sup>22</sup>.

5.15.25. Of the sites with potential, the community were duly consulted and were asked to list in order of preference (residents could also put forward any of the discounted sites or any other site in the Parish for completeness). Of the sites suggested, 66% (248 respondents) considered land at Rowden Close most preferable, with 57% (215 respondents) expressing a preference for land at Meadow Close. Other sites scored less than 50% and consequently were not put forward for inclusion.

5.15.26. It should be noted that during the pre-submission consultation process, one site listed as 171 (land adjacent to the village hall), was substantially revised by the promoters for a much lower capacity. This was achieved by reducing the site size and using the remainder as public open space. Notwithstanding the revision, the site was still considered to be significantly larger scale than the 'sites of around 10 dwellings' that the community expressed a preference for. It was also noted that during public consultation (albeit for a large scale development), that only 11% of respondents commented on this site as being appropriate for residential development (there were some respondents that did suggest it would be more suitable for a smaller number and these were included in the percentage above). Due to the lack of support in general however, it was not carried forward.

5.15.27. The sites as preferred by the community, would have a capacity in line with the aforementioned approach to housing delivery.

<sup>22</sup> <https://www.wellownhp.org.uk/wp-content/uploads/2022/10/Wellow-Neighbourhood-Plan-note-to-accompany-publication-of-theAECOM-report-on-site-assessments-FINAL-2021021.pdf>



# WELLOW NEIGHBOURHOOD PLAN

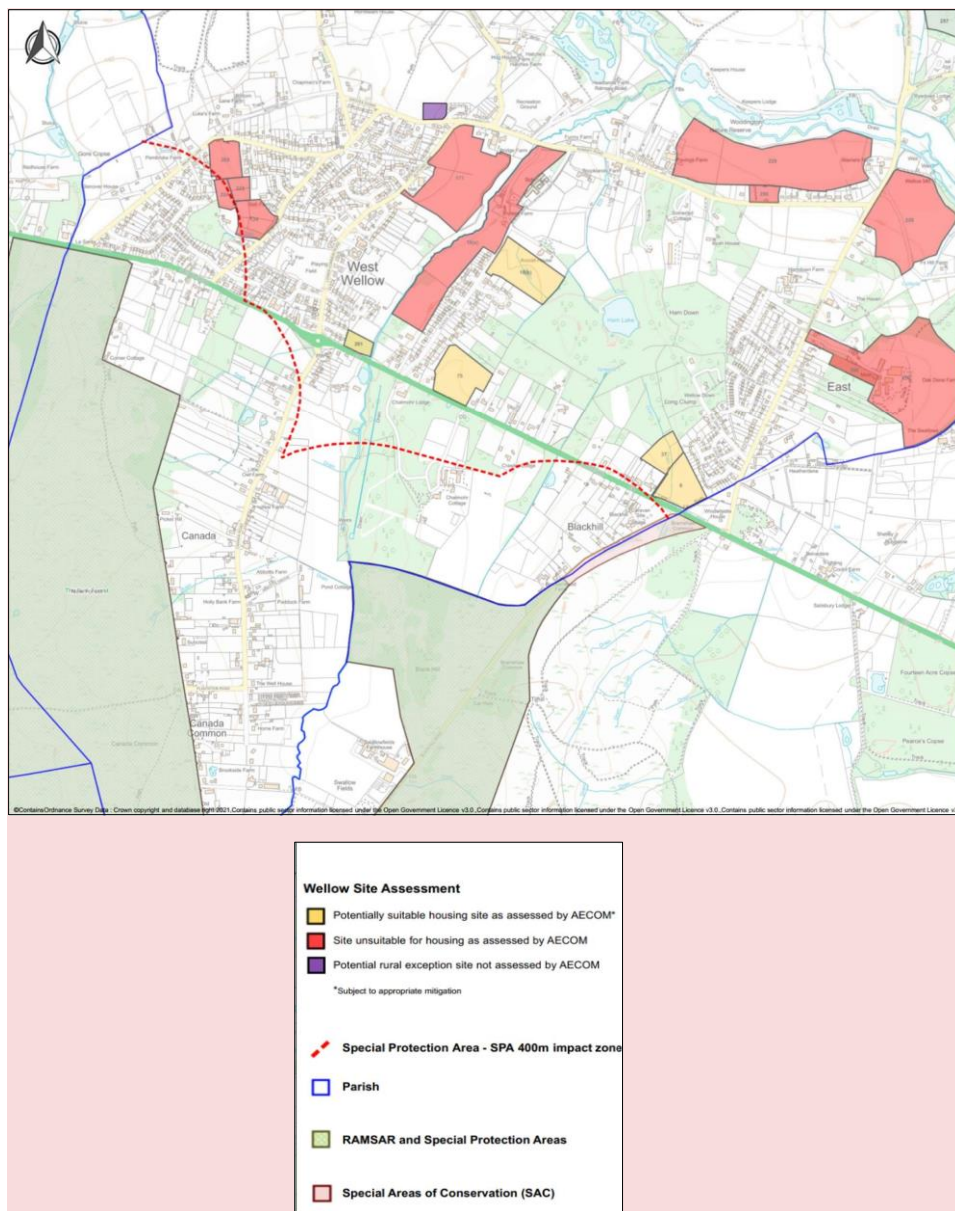


Figure 5-32 Map of assessed sites which are adjacent to the main settlement areas -for further details see evidence base

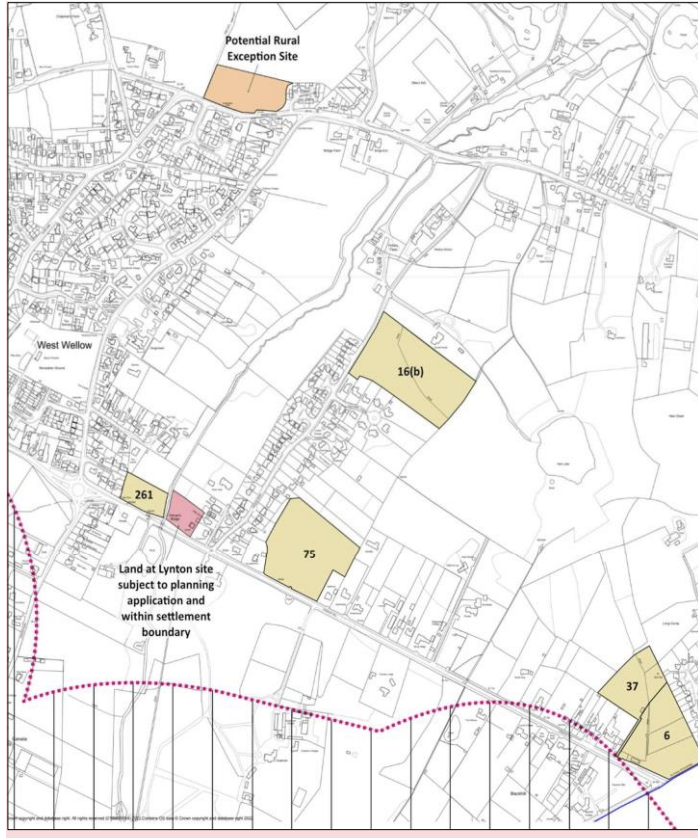


Figure 5-33 Map of sites with potential prior to further assessment/ subject to a planning application

**Commented [SH60]:** This is background evidence that does not need repeating in the final version of the plan.

5.15.28. In this regard, the Design Code ([Appendix A](#)) contains detailed analysis of these sites and their potential capacity given their constraints. From the above, the following policy has been derived. The approximate figures allow for some flexibility depending on housing mix and size of properties proposed.

## Policy WP-H2 – Sites Allocated for Housing Development

The land shown in ~~Figure on policies map~~ 5-34 below outlined in red ~~is are~~ allocated for the following residential development:

Site WP1 – Land at Rowden Close for approximately 9 new open market dwellings to be a mix of 2-3 bedroom properties or in line with current local housing needs as identified.

Site WP2 – Land adjacent to Meadow Close for approximately 10 new affordable dwellings and around 2 open market houses to be a mix of 2-3 bed homes in line with current local housing needs as identified.

Development in on these sites must adhere to the Design Code set out in [Appendix A](#).



[Policies Map X](#) Site WP1 – Land at Rowden Close



**Policies map X Site WP2 – Land adjacent to Meadow Close**

Figure 5-34 Extracts from Design Code for sites WP1 and WP2 (see for details)

## 5.16. Infill and Redevelopment

- 5.16.1. In paragraph 69 of the NPPF, it is emphasised how important small and medium sized sites are to meeting the housing requirement of an area. Paragraph 70 goes on to state that Neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites (sites no larger than one hectare).
- 5.16.2. The pattern of development as analysed in the WCADC highlights that many of the smaller dwellings within the Parish have been redeveloped for much larger properties or sites with substantial rear gardens have been amalgamated to enable the development of 'executive' sized homes.
- 5.16.3. Whilst many replacement dwellings and small infill plots have clearly been successful in design terms, there appear to be a number which are designed solely in response to a client brief as opposed to being in keeping with site and its surroundings.
- 5.16.4. Where such infill and replacement dwellings are proposed, the key findings and design guidelines of the specific character area of the WCADC in which the site is located should be followed.
- 5.16.5. In many areas where there is a consistent design approach, appearance or style of building which predominates, developers should carefully consider how a new development will sit in its surroundings, taking note of adjacent properties and landscape features.
- 5.16.6. Where redevelopment is taking place on many of the substantially sized plots (or amalgamation of plots), there is often no one single theme or consistent design in an area. In these instances, there may be the opportunity for the creation of high quality, individual

dwelling. In all instances however, the design should be rooted in an understanding of the context of the site.

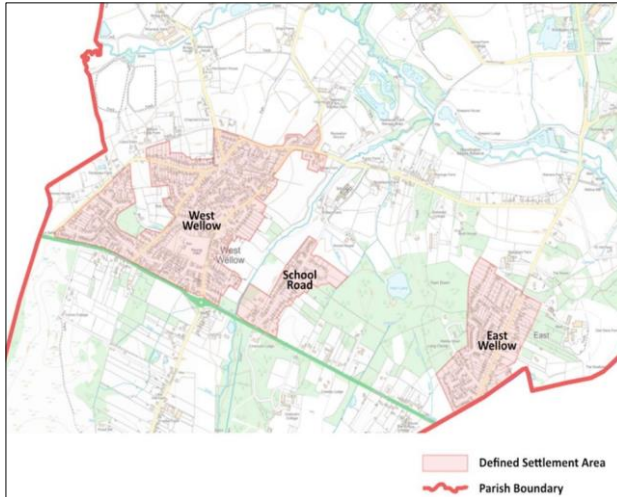


Figure 5-35 Map of the built up areas with a defined settlement boundary (as set out in the TVBRLP 2016)

- 5.16.7. Contemporary development is welcomed where it is adequately supported and justified within a Design and Access Statement, having undertaken a contextual analysis as part of the design process.
- 5.16.8. Density is a particular issue which is covered in detail in the WCADC. Many of the areas are extremely low density. Whilst it is acknowledged that the best use of land must be made, any development must be in keeping with the character of the area.
- 5.16.9. A key factor in the replacement of any dwelling or infill development will be the built form to plot size ratio, which should remain consistent with other dwellings in the area.
- 5.16.10. Important gaps between buildings should not be diminished, nor should key vegetation be removed, particularly in the identified tree lined streets and lanes, which are identified within the WCADC.
- 5.16.11. The Parish has a number of settlement areas, which are diverse in nature and because of their location can be highly visible in the landscape, where there are gaps in vegetation. Buildings which are currently concealed or partially visible in the landscape on the edge of the settlements, should not be replaced by buildings which are more visually intrusive. Development must respect the findings of the WCADC and not adversely impact on key views identified.
- 5.16.12. Equally development which is inappropriate for a countryside location as set out in the Adopted Local Plan Policy COM2 will not be supported.

**Commented [SH61]:** How will this be assessed?



## Policy WP-H3 – Infill and Redevelopment Sites

Planning permission will be supported in line with the Design Code for the Parish and specific character areas for:

- Infill and residential redevelopment including self-build within the Local Plan designated settlement ~~areas boundary~~ (as shown in figure 5-35);
- Community-led housing projects and cooperative and affordable housing proposals adjacent to the settlement boundary;

Development must reflect the requirement for a mix of accommodation to meet local needs, both now and in the future including the provision of affordable homes (as set out in Local Plan policy).

**Commented [SH62]:** This is addressed in Local Plan policies COM2, COM8 and COM9, and doesn't need repeating in the Neighbourhood Plan

**Commented [SH63]:** This is addressed in policy WP-H1 – Housing Need, and does not need repeating here.

### 5.17. Replacement Dwellings & Extensions to Dwellings

#### Dwelling Extensions

- 5.17.1. The TVBC Local Plan policy allows for extension to buildings in the countryside as well as identified built up areas under policies COM11 and COM2 respectively (see figure 5-35). The former specifies that the size and design of the proposal is to not be more visually intrusive in the landscape; and the design of the proposal is in keeping with the existing dwelling.
- 5.17.2. Within the New Forest National Park, extensions which are appropriate to the existing dwelling and its curtilage are permitted under policy DP36. There is an important exception however which specifies that extensions must not increase the floorspace of the existing dwelling by more than 30%. There are exemptions for genuine family needs relating to those working in the immediate locality. In these circumstances the total internal habitable floorspace must not exceed 120sq m.
- 5.17.3. As set out in the New Forest National Park Local Plan (NFNPLP), The New Forest has a locally distinctive character and proposals to either create large scale extensions or incrementally extend dwellings in a nationally designated landscape can erode the quality of the landscape and the original built form of the area.
- 5.17.4. In addition, as mentioned in the housing needs section above, the loss of the smaller housing stock is creating an imbalance to the population and affordability.
- 5.17.5. In the case of the Canada and Blackhill areas, extension limits apply here in particular, as outside the Defined Villages, extensions in these locations are likely to have a greater impact on the protected landscape of the National Park.
- 5.17.6. In the same regard, the remainder of the Parish through its proximity to the National Park is currently viewed as an easier location to extend small properties with a view to creating a substantial sized dwelling with the benefits of direct access to the National Park.

- 5.17.7. This is highlighted by the Housing Needs Survey (HNS) results which showed that 57% of residents lived in a property with 4+ bedrooms and only 9% lived in a property with 2 bedrooms. Given that a significant proportion of original housing stock consisted of cottages, bungalows and smaller dwellings, this highlights how they have evolved over time to leave few options for those looking for more affordable, smaller properties.
- 5.17.8. In this regard, given the demand for smaller housing highlighted in both public consultation, the HNA, the pressures that the Parish is under and the potential increased impact on the New Forest as a result of larger homes, it is considered that a limit of 30% in keeping with that of the New Forest is appropriate in those areas outside of the National Park, but within the Plan Area.
- 5.17.9. Whilst many extensions in the Parish can be undertaken via permitted development rights, it is understood that the Local Planning Authorities will use appropriate planning conditions to ensure that permitted extensions are not used in conjunction with national Permitted Development Rights to undermine the aims of maintaining a stock of smaller dwellings.

**Commented [SH64]:** This is not standard practice in the Borough, but is in the NFNPA

## Policy WP-H4 – Dwelling Extensions

Proposals requiring planning permission for extensions to existing dwellings must be in accordance with the Design Code in [Appendix A](#).

These will be supported provided they accord with the following criteria:

- a) Such proposals should not lead to over-development of the site nor increase the floorspace (gross internal area (GIA)) of the original dwelling by more than approximately 30%\* (to ensure the stock of smaller dwellings in the Parish is maintained).
- b) Particular care should be taken to ensure that extensions do not diminish the special historical or architectural qualities of any designated or non-designated heritage assets (as shown on figure 5-22 to 5-24).

\*Where the extension is designed to form a residential annexe, an exception may be made subject to further justification to set out why the limit should be breached

**Commented [SH65]:** How will this be assessed?

**Commented [SH66]:** What is the evidence for this, other than its adjacent to the National Park?

**Commented [SH67]:** This is covered in other national and Local Plan guidance and does not need repeating.

### Community Aspiration:

It is recommended that householders undertaking extensions under permitted development rights review the Character Appraisal and Design Guide for advice on what types of development would be in keeping with the character of their area.

### Replacement Dwellings

- 5.17.10. Many of the same arguments above apply to replacement dwellings. The TVBC Local Plan policy allows for replacement of dwellings in the countryside as well as identified built up areas under policies COM12 and COM2 respectively. The former specifies that the existing dwelling must be permanent (i.e. not subject to a temporary permission) and that the size and design of the proposal is to not be more visually intrusive in the landscape.
- 5.17.11. The NFNPLP sets out that replacement dwellings should be of a similar footprint, scale and size as



the existing dwelling, with one of the aims being to reduce the loss of smaller homes through replacement by substantially larger dwellings.

- 5.17.12. As per dwelling extensions, given the pressures that the Parish is under and the potential increased impact on the New Forest as a result of larger homes, it is considered that a limit of 30% in excess of the original dwelling would be appropriate in this location when applied to dwellings under 100sq m in gross internal floorspace. This is in keeping with policies set out in the NFNPLP including DP35.

**Commented [SH68]:** What is the evidence for this over and above the pressures in other parishes?

- 5.17.13. Whilst many original dwellings can be increased in size through permitted development rights the key to maintaining the stock of small dwellings is to apply the restriction on replacement dwellings to the original size of the dwelling (see definitions below).

**Commented [SH69]:** What is the evidence for this, 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.

## Policy WP-H5 – Replacement dwellings

The development of replacement dwellings will be supported where:

1. It is in accordance with the Design Code in [Appendix A](#); and
2. The dwelling to be replaced:
  - a) is not listed individually or as part of an identified non-designated heritage asset (see figure 5-23 and 5-24 and [Appendix F](#) to this Plan);
  - b) is not considered to contribute positively towards the landscape character or built environment in which it is located as shown in the relevant character area (see figure 5-26); and
3. The proposal will not result in an increase of floorspace (gross internal area (GIA)) of a small dwelling (under 100 sq. m based on size of the original dwelling<sup>23</sup>) by more than 30%, to ensure a stock of smaller dwellings is maintained in the Parish; and
4. It is located on the original footprint. Where valid reasons prevent this from occurring, the original dwelling must be removed from the site within 3 months of the first occupation of the replacement dwelling.

**Commented [SH70]:** Criteria 2a) this is covered in other guidance and does not need repeating here. Criteria 3. What is the evidence for this, other than its adjacent to the National Park? Criteria 4. this would be dealt with by a planning condition. 3 months doesn't appear to be a reasonable timeframe, and this would be dealt with by planning condition.

## 5.18. Seasonal Workers Accommodation and Temporary Accommodation

- 5.18.1. Paragraph 80 of the NPPF sets out that the development of isolated homes in the countryside should be avoided unless there are specific circumstances.

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- c) the development would re-use redundant or disused buildings and enhance its immediate

<sup>23</sup> Either the size of the dwelling as built or as it was on 1 July 1948 if it was built before then.

- 
- setting;
  - d) the development would involve the subdivision of an existing residential dwelling; or
  - e) the design is of exceptional quality, in that it: -
    - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
    - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.“
- 5.18.2. The Parish has a large percentage of employment opportunities relating to the land (including New Forest commoners, estate workers) and forestry. There is also a significant requirement for seasonal workers for fruit and vegetable growing.
- 5.18.3. A potential solution to encourage the rebalancing of the housing stock, could include the subdivision of larger properties into smaller dwellings. This would be supported where the resulting building maintains its original character.
- 5.18.4. The development of previously developed land may be appropriate in certain circumstances for residential redevelopment where it does not cause adverse impact. Such sites will need to be appropriately assessed to ensure that any impacts can be adequately mitigated. The proximity to the New Forest National Park, may however preclude development in many circumstances.
- 5.18.5. The conversion of redundant agricultural and forestry buildings where not already covered by permitted development rights is supported subject to certain criteria. It must be proven that the building is genuinely redundant and is of traditional form, construction or design (this excludes all modern metal framed barns and pole barns). The existing structure must be able to accommodate all works required without the building of load bearing components or substantial rebuilding. Any new materials, alterations and or landscaping proposals should ensure that they are in keeping with the context of the area as set out in the WCADC.
- 5.18.6. Those dwellings classed as ‘exceptions’ cover those dwellings associated with agriculture (including New Forest Commoners and estate workers) as well as forestry. The criteria for these are set out in the relevant Local Plans in TVBC Policy COM10: Occupational Accommodation for Rural Workers in the Countryside and NFNPA Policies SP29, SP30, DP31 Dwellings for New Forest estate workers, Agricultural and forestry workers, New Forest commoners.
- 5.18.7. It should also be noted that such seasonal and temporary accommodation will be treated the same in terms of impacts upon the New Forest and other International Nature Conservation Designations in the wider area including nutrient neutrality as for permanent housing stock (please see Policies WP-L7, WP-L9 and WP-L11).

## Policy WP-H6 – Seasonal Workers and Other Temporary Accommodation

Applications for accommodation for seasonal workers will be supported, subject to the following criteria:

- a) the need for such accommodation within the Parish can be demonstrated and would be considered essential to the current or future operation of a business in the Plan Area; and
- b) the accommodation is secured via a legal obligation to the business concerned for the purposes of staff accommodation; and
- c) that should the business need for the accommodation cease, that it will be removed (in relation to temporary accommodation) or in the case of permanent dwellings, be required to be offered for sale or rent as affordable housing; and
- d) The design (see WCADC [Appendix A](#)) and nature of the accommodation should be appropriate to both the context of the character area in which it is located as well as the nature of the business. Where such accommodation is considered to have an adverse visual impact on the character of the area, proposals will only be supported where adequate mitigation measures are provided.

**Commented [SH71]:** The policy only refers to seasonal workers, so this part of the title could be removed.

**Commented [SH72]:** Policy H6 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.

## 5.19. Accessibility, Road Safety and Sustainable Transport

### Highways and Transport Objectives –

- 4 (c) Help to create positive, accessible and safe places for people to live, work and enjoy
- 5 (b) To improve highway safety, junction access and reduce danger arising from vehicle speeds on the A27 and A36
- 5 (c) To ensure that within new developments existing pedestrian and cycle connectivity is not impaired and access to planned or proposed routes is not blocked or inhibited.
- 5 (d) To allow better and safer pedestrian, cycle and equestrian access, particularly between the designated Settlement Areas

5.19.1. Wellow Parish is essentially rural in character, with the road network still clearly defined in the most part by what are or were quiet country lanes serving the original settlement pattern of West Wellow village and the scattered farms in the central and northern parts of the Parish to its north, augmented by the addition of the turnpikes that became the A36 and the A27.

5.19.2. The A36 gives good access to Salisbury to the west and to Southampton and the M3 to the east, while the A27, gives access from the north of the Parish to Salisbury and Romsey. Both roads however bring problems, including high accident rates at the junctions with the connecting side roads.

**Commented [SH73]:** How has this been measured?

5.19.3. Whilst the other Parish roads are generally quiet in terms of traffic generation, there are also a number of agricultural and other business users situated on these country lanes which generate a number of HGV movements which are incompatible with pedestrians, cyclists and horse riders.

**Commented [SH74]:** These are rural employment, which the plan supports elsewhere.

5.19.4. Links between different areas of the parish for pedestrians, cyclists and horse riders are in need of improvement, as are the bus services, as illustrated in the sections below

#### Community concerns

5.19.5. The responses to the 2018 Parish-wide Survey of Residents showed the importance of the good road links we have to motorways and local towns, this factor being high on the list of the top six reasons why respondents chose to live in Wellow, as well as fifth highest on the list of what people most value about living in Wellow.

5.19.6. However, the Survey results also highlighted the level of concern over traffic safety, volumes and noise, and the limited non-car links and facilities. (These concerns were repeated in subsequent consultations, but 5.19.7 to 5.19.9 are the 2018 responses.)

5.19.7. At the top of responses to the question “What do people most dislike about living in Wellow?” was “A36 – heavy volume of traffic, noise and pollution and difficulty of access”. Second was “Lack of public transport - poor bus service”; Fourth was “Traffic Speeding and dangerous driving”; fifth was “Heavy traffic on our lanes and destruction of verges”; and sixth was “Lack of safe footpaths and bridleways”. Only Creeping urbanisation at third was not a transport issue on people’s top six things they disliked about living in Wellow.

5.19.8. Added to this, “Increased traffic and impact on road safety” was the most selected response of all to the question about concerns about further development, with 75% of respondent stating this as a concern.

5.19.9. Where these concerns have land use and planning implications, they have been addressed in policies WP-T1 below. In this regard, any planning application which generates traffic movements which utilises the existing junctions onto the A36 as the primary means of access, would need to demonstrate that there is sufficient junction capacity, that the road geometry is either acceptable or can be made acceptable for the road speed as existing (currently 40mph) and there would be no severe harm to the function of the highway network

5.19.10. Community concerns not directly related to land use, such as accidents and vehicle speeds, have been included under Community Aspirations.

#### Road Safety and Junctions

5.19.11. Concerns about road safety are fully supported by the accident statistics (see figure 5-36) referenced from Department of Transport Statistics (available at [www.CrashMap.co.uk](http://www.CrashMap.co.uk)). In the ten years 2009 to 2018 there were 46 reported accidents on the A36 and its junctions

within the Parish, of which the Whinwhistle junction (which is situated just outside the parish) is the most dangerous with one fatal, three serious injury and 17 slight injury accidents in the period. According to the analysis tools available to the team, this junction is at or near its capacity in peak hours. Excess traffic speed is also a general issue.

#### Road Traffic Incidents\* and Constrained Junctions / Routes

-  Incident with slight injuries
-  Incident with serious injuries
-  Incident with fatal injuries
-  Narrow rural lane
-  Constrained junction
-  Parking problems reported by survey

\*Reported incident data from 2000-2021

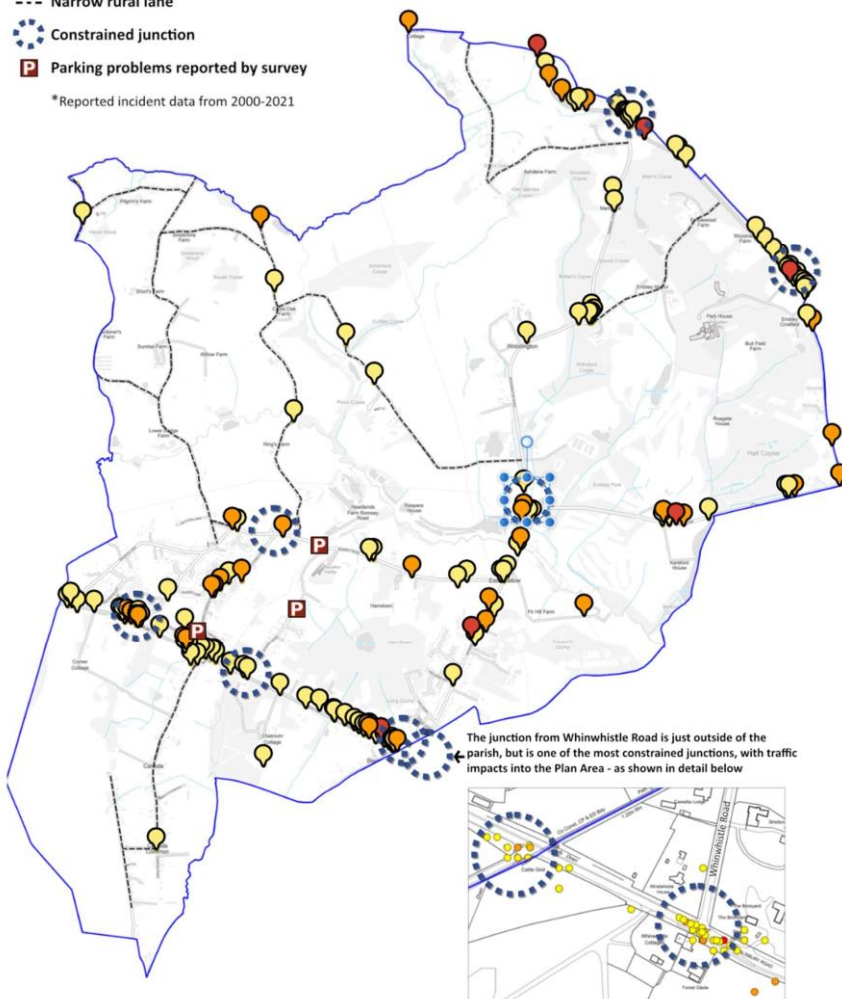


Figure 5-36 Road Traffic Incidents Reported Since 2000 (dept of Transport), Constrained Junctions and Routes

#### HGV Generation and ~~Travel~~ Transport Plans

- 5.19.12. Some agricultural, commercial and equestrian activities in the north/central parts of the Parish already generate volumes of HGV which cause problems on the lanes that feed them. Any application for increased or significant new such uses should be accompanied by a transport plan, including mitigation and routing proposals, and if necessary, limiting hours of HGV movements.

#### Public Transport

- 5.19.13. Opportunities for public transport are becoming progressively more problematic with the removal of many routes and services. At present, there is an approximately two-hourly bus service in the day from Monday to Saturday along the A36 between Salisbury and Southampton up until mid-afternoon, then hourly until around 18.30.
- 5.19.14. The return service is worse, being approximately two-hourly until around 13.30. Then there is an over three hours wait until nearly 17.00. This bus is then followed by two further buses at approximately hourly intervals. A declining service and every more limited hours of operations makes the potential for commuting by bus to work in Southampton, Salisbury, Romsey or indeed, anywhere beyond extremely difficult.
- 5.19.15. The nearest rail station is in Romsey, with services to Salisbury and the Southampton conurbation, including Southampton Parkway with its onward fast connections to London. Journeys to work outside the Parish are therefore ~~effectively restricted to mostly by~~ car ~~currently at present~~. It should be noted however that there is no connecting bus service to Romsey station.

#### Non-motorised links and Sustainable Transport

- 5.19.16. There is a good level of non-motorised movement already in the Parish, with many people walking to the shops, the school and to the New Forest. There is also significant equestrian activity as well as pedestrian and cycling, and with it there is the demand for improved facilities for all of these modes. Facilities and links for non-motorised movements within the Parish are currently inadequate.
- 5.19.17. Links to and from the New Forest part of the Parish are constrained by the A36, for all non-vehicular modes. Crossing points with facilities are limited to one location and other non-designated crossing points are difficult due to traffic volumes and speeds. Horse riders in particular, which approach primarily along Maury's Lane, Lower Common Road and Whinwhistle Road and have difficult crossings to make without facilities.
- 5.19.18. Within the main part of the village pedestrian and cycle links are also poor, with sections of Romsey Road being particularly dangerous and uninviting for these users, and the numerous pedestrian/cyclists in Canada Road often not being given adequate respect by motorists in terms of speed or clearance.
- 5.19.19. There is a particular issue with links from East Wellow to West Wellow, the only two connections between Whinwhistle Road and Lower Common Road being Romsey Road and the A36. Romsey Road, which leads to the school, is busy for its width, with sections with bends, no footway, and a 30mph limit that is too often not adhered to. In the case of the A36, there is a combined-use footway and cycle track along its north side, but this is only some 0.9 to 1.2 metres wide and immediately adjacent to the kerb. It is therefore inadequate for combined use anyway and is made unpleasant to use by the close proximity of frequent heavy lorries doing 40 mph with noise, draft and pollution that these generate. Proposals that would support additional pedestrian and cycle links from East Wellow to the village centre and/or to the school would be supported

**Bus Routes and Stops within the Parish (not inc School Services)**

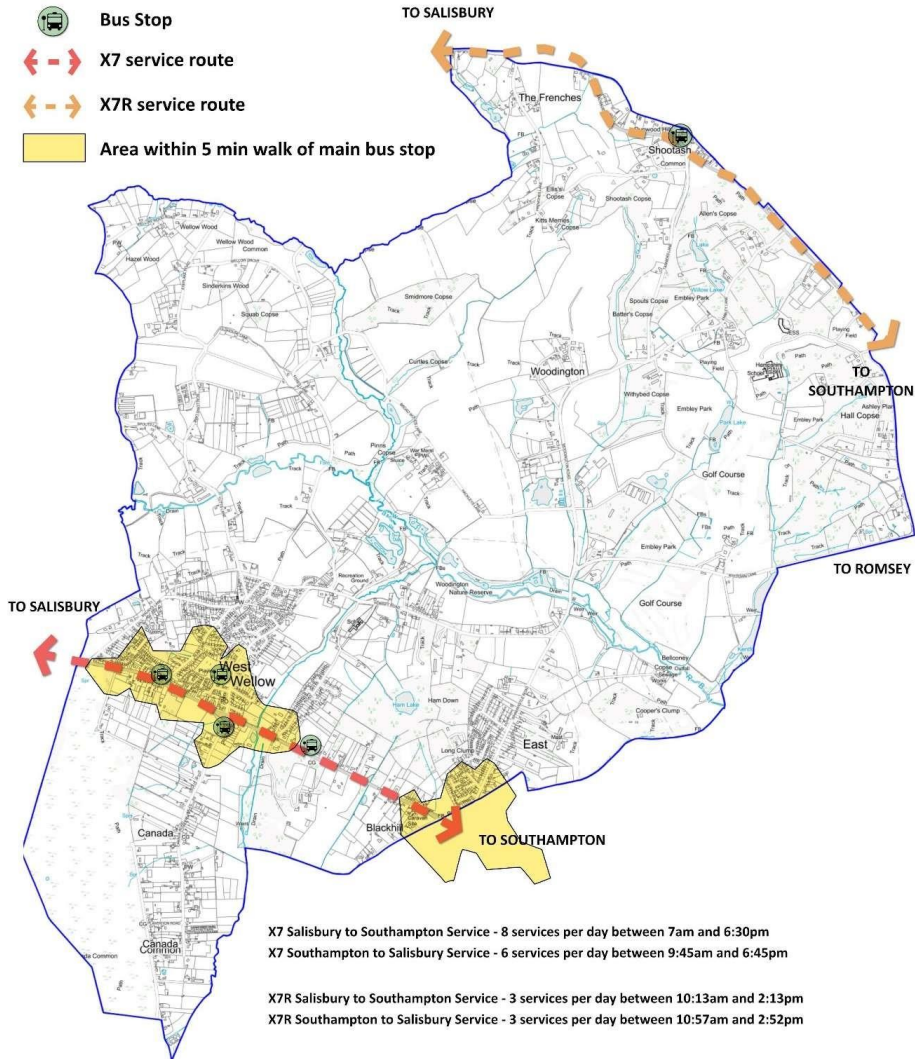
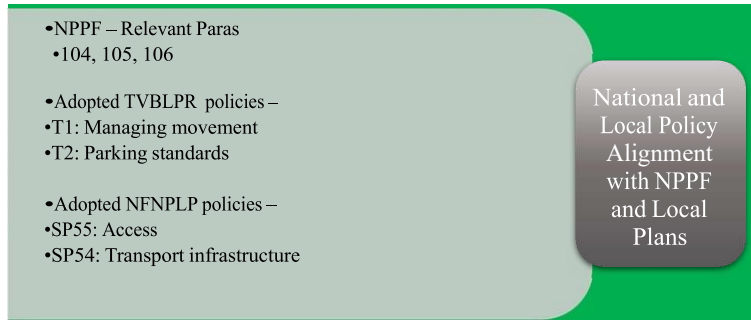


Figure 5-37 Bus Routes in the Plan Area

**How the Neighbourhood Plan policy aligns with National and Local Plan Policies**





## Policy WP-T1 –Accessibility, Road Safety and Sustainable Transport

Development proposals should demonstrate how consideration has been given to:

- Road safety impacts arising from new development, including traffic flow and speeds in the Parish and the capacity and operation of the local highway network;
- The effect on existing pedestrian and cycle access throughout the Parish and to interconnect with adjacent routes outside the Plan area.
- Future links and crossing points between the areas north and south of the A36 to local facilities;
- Encouraging sustainable means of transport and reduced reliance on private cars, including where appropriate the ability to share all transport infrastructure between all road users;
- Locations where the existing road system is constrained such as the junctions onto the A36 and other areas as shown in figure 5-36;
- The provision of sufficient off-road parking including visitor spaces to serve the development, particularly where the identified narrow rural road network would not permit on-street parking - in accordance with adopted parking standards;
- Locating development where it provides safe and convenient walking and cycling routes to local services and facilities in addition to public transport services (shown in figure 5-37), to destinations further afield;
- The promotion of travel plans in new business development with the inclusion of lorry routing agreements where appropriate.

Proposals which fail to demonstrate the above will not be supported.

Where mitigation measures are proposed to improve road safety, these should avoid adverse noise impacts or the introduction of urbanising features as set out in the Design Code ([Appendix A](#)).

**Commented [SH75]:** Planning applications would have to demonstrate this in a Transport Assessment, and this does not need repeating in this plan.

## Policy WP-T2 – Quiet Lanes Policy

Development proposals should preserve, and where practicable enhance, the rural character of the lanes in the Parish.

In particular, those lanes identified in figure 5-36 as "Narrow Rural Lanes" are considered to be quiet, narrow single-track rural lanes

Development proposals on these lanes will be supported provided that, individually or cumulatively, they would not result in:

- The removal of banks, verges, hedgerows or trees of amenity value which line the lanes;
- An increase in vehicle movements or parking along the lanes which would conflict with the use of the lane by walkers, horse riders and cyclists;
- A form of development which would be out of character with the area as identified in the WCADC;
- An extended linear form of development along a road outside of the settlement boundary; • The coalescence of the settlements.

**Commented [SH76]:** This could be done without the need for planning permission.

**Commented [SH77]:** How will this be measured? How would the conflict be assessed. Most new development will increase vehicle movements to some degree.

**Commented [SH78]:** These are addressed in other policies and do not need repeating here

## 5.20. Community, Leisure & Employment

### Community and Leisure Objectives –

- |       |   |
|-------|---|
| 2 (a) | To accommodate new development (including appropriate temporary accommodation), which satisfies local housing needs and enables amenities required locally to be delivered  |
| 2 (c) | To make provision for additional community amenities, where these are sustainable, as the population size increases and the age profile of the Parish evolves   |
| 4 (c) | Help to create positive, accessible and safe places for people to live, work and enjoy  |
| 5 (d) | To allow better and safer pedestrian, cycle and equestrian access, particularly between the designated Settlement Areas   |
| 5 (g) | To support proposals which (subject to compliance with other Neighbourhood Plan policies), improve public car parking and access in the vicinity of Wellow School, the local shops and other community facilities |

- 5.20.1. The Parish contains a range of services and facilities, however the majority of these are focused upon West Wellow (as shown in figure 5-38 with Parish wide facilities shown on figure 5-1). There are individual facilities spread across the Parish as a whole and many are difficult

to access due to lack of footpath, pavements or safe non-vehicular routes. In particular, East Wellow is poorly served and has limited connectivity to West Wellow other than for vehicle users.

- 5.20.2. On Lower Common Road in West Wellow there are a number of independent shops and services including a green grocer, a butchers, a florists, beauty treatments, hardware and general store and a pharmacy. Further along Salisbury Road there is a chain convenience store with the Red Rover Public House beyond. Another public house, The Rockingham Arms is found in Canada, which is extremely popular in the summer months with tourists.
- 5.20.3. The school is situated to the north of West Wellow which is away from the majority of housing and is more difficult to access on foot. This location means that many parents drive and create parking issues in the surrounding roads and lanes. In the same area is the Hatches Farm sports ground containing football pitches and tennis courts. Beyond this is the Headlands Farm Coffee Shop, which is associated with adjacent fishery to the north, but open to the general public.
- 5.20.4. Romsey Road contains the long-standing Carlo's Ices, ice cream parlour and tea rooms. This has been a popular attraction in the area for many years and caters for coach parties.
- 5.20.5. There are a number of places of worship in the area including the Canada Common Methodist Church, Canada Road Gospel Hall, Wellow Christian Centre, West Wellow Methodist Church (recently closed) and St. Margaret's Church (Church of St Margaret of Antioch) on Hackleys Lane. The latter contains the grave of Florence Nightingale, which is also attracts tourists.
- 5.20.6. In terms of leisure provision, the area has numerous fisheries, equestrian and sports facilities (including Cricket Club and playground), as well as the New Forest itself. When combined, this makes the area attractive for leisure and tourism. The latter in particular is problematic for many reasons as discussed in the relevant sections of this Plan.
- 5.20.7. Whilst there is no planned village centre in terms of shops and services, there is a cluster of businesses on Lower Common Road (as mentioned above and shown in the inset map in figure 538). In public consultation it was repeatedly raised that the shops were difficult to access, parked cars were difficult to negotiate and that there was no formal parking area. There was no link between the parking area to the rear of the Nisa Local convenience store and the shops immediately adjacent to the east. There is also no crossing to the shops on the eastern side of the road.
- 5.20.8. The shops and services are much valued by the community. Therefore, any proposals which are submitted which would enhance provision in this area and make social interaction easier (such as public seating) and separation between pedestrians and parked cars would be supported in principle.

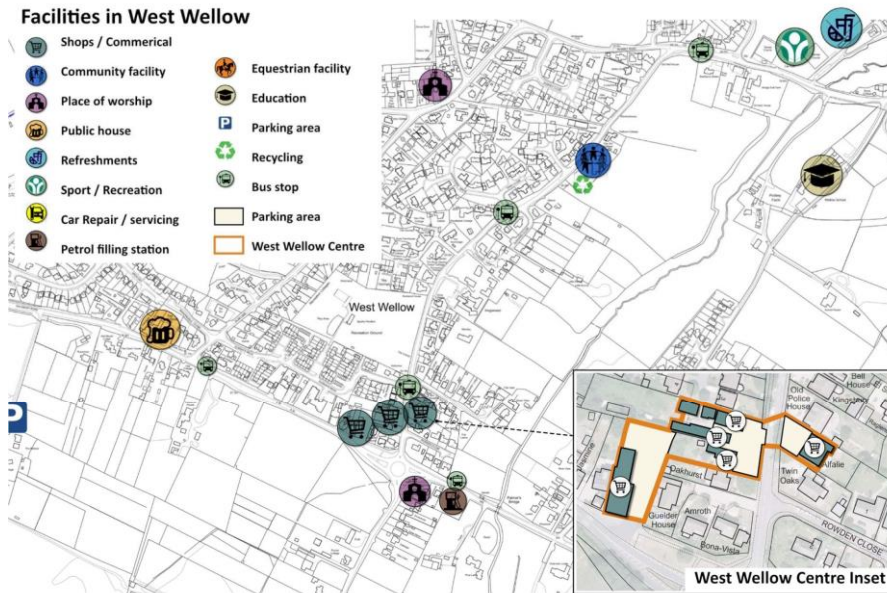


Figure 5-38 Community Facilities Plan – Detailed View of West Wellow

## Policy WP-C1 – West Wellow Village Centre Improvements

Development proposals in the village centre of West Wellow (as shown on the inset in figure 5-38) should, where appropriate maximise opportunities to:

- Improve parking and access provision and highway safety for pedestrians, cyclists and road users;
- Facilitate enhanced shopping provision, services and local facilities
- Create spaces that encourage social interaction and inclusivity for all members of society

Proposals shall have regard to the guidance and Design Principles for the village centre as set out in the WCADC ([Appendix A](#)).

**Commented [SH79]:** 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?

**Commented [SH80]:** 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.

## 5.21. Infrastructure

5.21.1. The policy below has been developed to provide a context within which proposals can come forward for the improvement of various schemes of importance to the community. Funding for such improvements could be secured from a variety of sources. This may include the Parish Council's use of the local element of any monies secured through the Community Infrastructure Levy and legal agreements.

5.21.2. Not all of the principles identified are land use based however; those that are not are nevertheless important to the community and these are rightly referred to as Community Aspirations. Some of the aspirations include:

- transport and highways improvements to enable more crossings on the A36 to allow those walking, cycling or riding to cross safely;
- Improvements to and better management of the River Blackwater and its banks;
- The upkeep of public footpaths;
- A new footpath connecting East and West Wellow
- Creation of green and wildlife corridors;
- Support for greater bus frequency and services

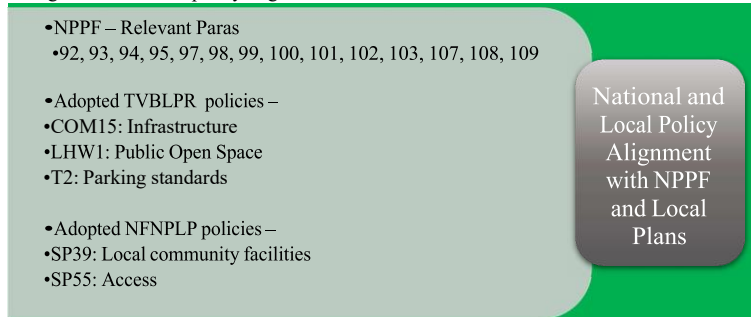
### Policy WP-C2 – Infrastructure Provision

1. Active support will be given to development which is consistent with the other policies in this Neighbourhood Plan where it secures the provision or funding of infrastructure that directly mitigates the effects of the development.
2. 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

A list of the priorities is set out in [Appendix H](#)<sup>38</sup> of this Neighbourhood Plan.

**Commented [SH81]:** This is a given and does not need to be repeated in the plan. The policy wording could be moved into supporting text.

How the Neighbourhood Plan policy aligns with National and Local Plan Policies



## 5.22. Employment Development

### Employment Objectives –

- 3 (c) To sustain and support a range of thriving business activities and services of a scale appropriate to the rural setting
- 3 (d) To encourage economic activity (including working from home) and appropriate farm diversification
- 4 (c) Help to create positive, accessible and safe places for people to live, work and enjoy
- 5 (d) To allow better and safer pedestrian, cycle and equestrian access, particularly between the designated Settlement Areas
- 5 (g) To support proposals which (subject to compliance with other Neighbourhood Plan policies), improve public car parking and access in the vicinity of Wellow School, the local shops and other community facilities

<sup>38</sup> [List of Infrastructure projects and community aspirations](#)

#### Organisations offering employment located in Wellow Parish

5.22.1. It is estimated from the research and surveys (see [Appendix D](#)<sup>39</sup>) that there are at least 93, most probably over 100, businesses in the Parish. These range from small part-time businesses with one employee operating out of someone's house to much larger operations with 30 – 40, mainly full-time, employees. The horticultural sector also employs an unknown number of seasonal workers. The educational sector is also significant because of the presence of Embley School and Wellow Primary School.

Number in employment living in the Parish who work in the Parish

5.22.2. According to the 2011 Census, 1,653 people were economically active i.e. people in full-, part- and self-employment, those who were actively seeking a job, and full-time students.

5.22.3. From the residents' survey based on approximately 40% of households, 19% of those in paid employment worked in Wellow (no distinction was made between full and part-time working). This would tend to indicate that the number people living in and working in the Parish is somewhere around 250-300 allowing for that fact the residents' survey was not a random sample, being economically active does not equate to paid employment and the total employment figures are from 2011.

**Commented [SH82]:** As in other sections, much of this information can be slimmed down in the final version.

<sup>39</sup> Survey of Local Employment and Businesses

**Location and Types of Business Clusters**

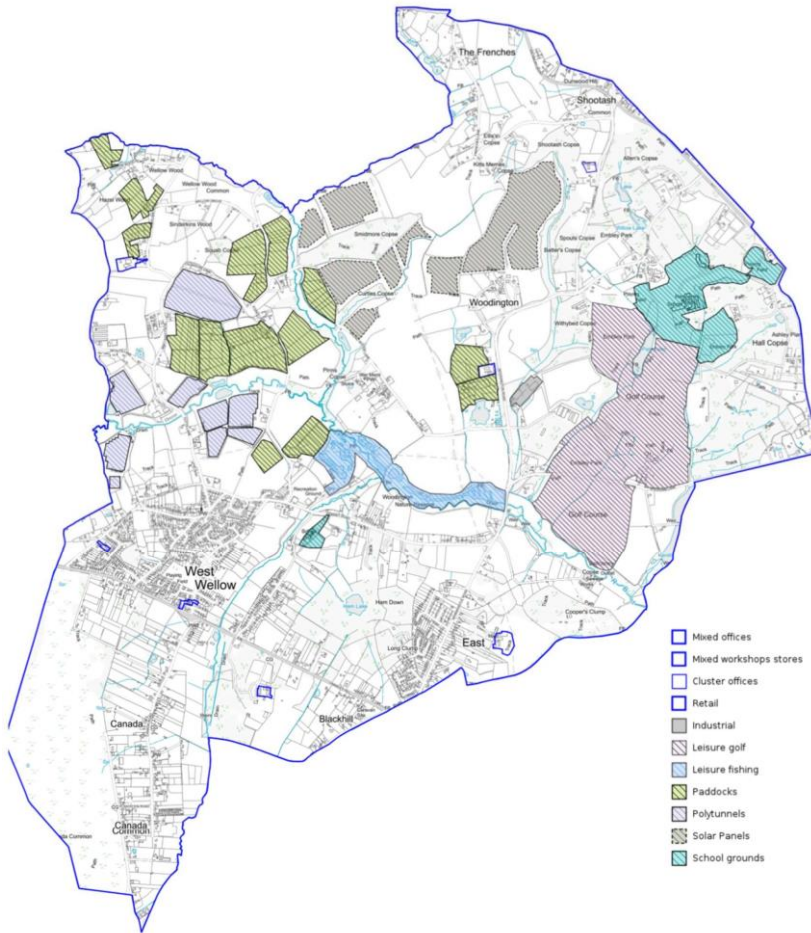


Figure 5-39 The location, range and diversity of business clusters

**Employment Profile**

5.22.4. According to the Test Valley Borough Council Parish Profile 2021, 67.4% or 1,653 of Wellow residents aged 16-74 were economically active in 2016, including people in full, part and selfemployment, those who are actively seeking a job, and full-time students. This is compared to 73.4% of Test Valley residents. The remaining 32.6% residents of age 16-74 were economically inactive, compared to 26.6% of Test Valley residents. This includes



people who are retired, longterm sick or disabled, or who look after the home and family. Nearly a third of Wellow's residents

(32.4%) have achieved level 4 qualifications and above, which is 1.9% higher than Test Valley as a whole. 14.8% of Wellow's residents have no qualifications compared to 18.4% in the district.

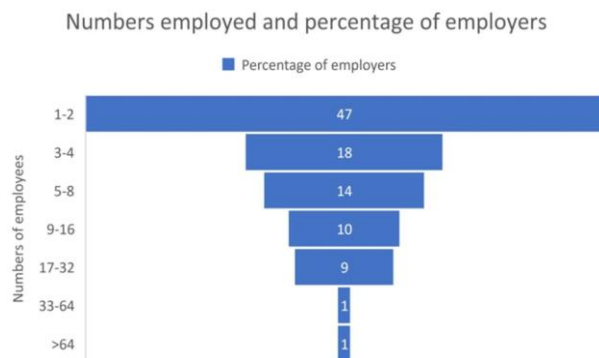


Table 5 Numbers employed and percentage of employers for businesses in Wellow Parish

Type of location	No of businesses	%	Types of businesses
Embley Park	1	1	Prep and senior school
Dispersed settlement (Shootash & The Frenches)	4	4	Poultry, motor repairs and IT
Others within Settlement Area	5	5	Woodworking, IT, timber supply, public house, parish council
West Wellow village centre	7	8	Retail – groceries, butchery, hardware, beauty, hairdressing, pharmacy
Home-based in Settlement Area	9	10	Aromatherapy, consultancy, plumbing, arboriculture, chauffeuring
Partially built-up areas in south of Parish	9	10	Pre-school, primary school, plant nursery, garages, catering, public house, campsite, firewood
Business centres	12	13	Finance, charities, advertising, surveying, estate agency, IT
Former farms	19	18	Woodworking, feedstuffs, engineering, pet services, fabrication, motor repairs and sales, kitchen fitting, timber supply, IT
Dispersed rural locations	28	31	Pipe manufacture, equestrian, poultry farming, solar energy, hospital pipeline equipment, fishing, livestock farming, fruit farming, golf, fitness, pools, paving, motor repairs

Table 6 Types of location of businesses and numbers and types of business

## Issues

- 5.22.5. Businesses have had a considerable impact upon the rural parts of the Parish associated with the decline in traditional agricultural activity since the latter part of the twentieth century and the introduction of new businesses, particularly in this century. Fruit farming and associated polytunnels, equestrianism, leisure activities (the golf course and fisheries) have made significant changes to the rural landscape. Most recently the development of a solar farm in the Woodington area is having a further impact.
- 5.22.6. The area of Wellow Parish is 1565 Hectares of which approximately two-thirds, or approximately 1000 Hectares, can be loosely described as rural Wellow (Character Appraisal Areas 7 Blackwater, 8 Embley Park, 9 The Frenches and Shootash, 10 Woodington and St Margaret's and 11 Wellow Wood). Just over 10% of this area is used for commercial leisure activities primarily the golf course and fisheries (this does not include equestrian activities or non-commercial playing fields and club fisheries). At least a further 6% is paddocks. Polytunnels are about 3% of the area and 45% is likely to be occupied by solar panels. Schools occupy another 3% all of which is highlighted in figure 5-37. In total these cover over a quarter of rural Wellow and have had, and are having, a considerable impact on the landscape in terms of character, habitat, and biodiversity as shown on figures 5-5, 5-6, 5-12 and 5-16.
- 5.22.7. A further consequence of having so many businesses in the rural area is the resulting traffic using a network of country lanes that has not evolved in terms of connectivity and width since the nineteenth century. Whilst most businesses either have minimal requirements or use light commercial vehicles -predominantly transit vans, several of the larger businesses use, or have deliveries from, HGVs such as the timber merchants, the pipe factory, the fruit farm and some equestrian establishments.
- 5.22.8. However, it is not only a question of deliveries but also the traffic generated by people travelling to and from work. Within the more settled southern third of the Parish, the impact is less obvious, the businesses tend to be smaller and more inconspicuous although there are exceptions such as the timber merchants at Bridge Farm.
- 5.22.9. Factors influencing the establishment of businesses in Wellow include owner already living in the Parish, home-based, availability of suitable sites, lower costs, ready market in the Parish and ease of access to the motorway and main roads.
- 5.22.10. Many of the businesses in the rural part of the Parish may be small in terms of employment but they have had a considerable impact on the rural landscape for example the fisheries, the golf course, the paddocks associated with equestrian establishments and most recently, a solar farm. The fruit farm, a larger employer particularly of seasonal labour, has had perhaps the greatest visual impact through the extensive use of polytunnels.
- 5.22.11. The community seems to recognise the value of having local businesses and is generally supportive of further development in the Parish and not against the conversion of farm buildings or the construction of further buildings. However, this is not at any cost since the rural aspect of the Parish is much valued by the residents who are unlikely to welcome major and intrusive developments. Making specific land available within the Parish for businesses did not seem to have much support amongst businesses.
- 5.22.12. Agriculture and outdoor pursuits are the most favoured by residents in respect of further development; tourism and open storage had only minority support – in the case of the latter there was only 16% agreeing. There was some feeling, in probably a minority of businesses, that their presence was not appreciated and that residents raised objections to further development. They also found that planning was an obstacle to further expansion.

**Commented [SH83]:** What is the relevance of this paragraph in this section?

**Commented [SH84]:** This includes equestrian uses

## Policy WP-E1 – Employment Development

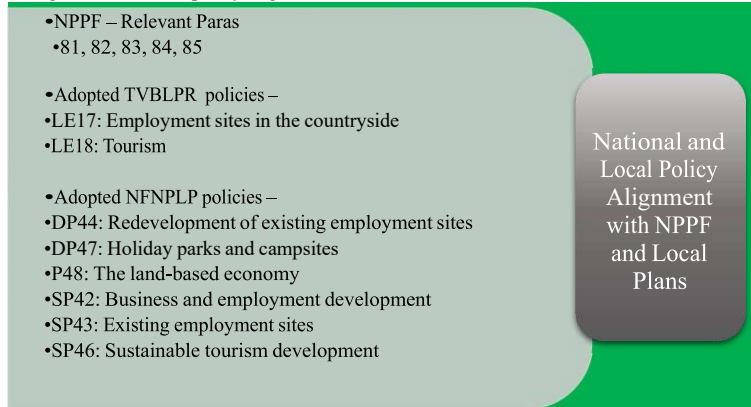
1. Proposals will be supported for uses offering local employment opportunities including use for research and development, light industry and small-scale offices where:
  - a) It does not significantly harm the residential amenity of dwellings in the immediate locality of the site concerned;
  - b) It respects the character, appearance and landscape quality of the area and does not lead to extensive open storage in the countryside;
  - c) They do not have a significant adverse impact on, biodiversity, green infrastructure or existing economically viable uses as described in this plan, and wherever possible enhance landscape (in particular within the former Heritage Area and Blackwater Buffer), biodiversity and green infrastructure.
  - d) There is sufficient capacity in the local highway network to accommodate the vehicular traffic generated by the proposed development and will have no adverse impact upon the rural and narrow country lanes; and
  - e) It provides a transport management plan to ensure sustainable modes of transport are used where possible as well as ensuring that appropriate traffic routing where applicable.
  - f) There is satisfactory access and car parking arrangements can be achieved.
  - g) It accords with the other policies in this Neighbourhood Plan, in particular those dealing with the location of development and protection of gaps between settlements.
2. Provision for working spaces which encourage homeworking and creative small businesses will be supported where it does not conflict with a residential location.
3. Where proposals include equestrian related development, please refer to Policy WPL2 – Equestrian Facilities.

**Commented [SH85]:** This could include equestrian employment

**Commented [SH86]:** Why is this being singled out?

**Commented [SH87]:** This repeats Local Plan policies LE17 and LE17 and does not need repeating in this plan, or are adressed in other policies in this plan and do not need repeating as the plan needs to be read as whole.

## How the Neighbourhood Plan policy aligns with National and Local Plan Policies



## 6. ADDITIONAL COMMUNITY ASPIRATIONS

### 6.1. Introduction

- 6.1.1. A community aspiration is a matter which is not related to the development and use of land. Some of these matters are set out above, but identified separately, however the majority are set out in the section below and they do not form part of the statutory development plan.

#### Community Aspirations for Transport and Highways

- 6.1.2. Excess traffic speed is a general issue, as identified in the survey. In some cases there would be safety gains from reducing the current speed limits, and a case could be made for this by the shops in Lower Common Road, Romsey Road outside the school and in Canada Road, as well as on the A36, though there are of course counter arguments about increased journey times and annoyance to drivers. We also have locations within the Parish where the speed limits are too frequently broken, as illustrated by the table below, showing data extracted from HCC traffic surveys.

Road and faster Direction of travel	Speed Limit	Average speed in fastest daytime hour	85% percentile in same hour
A36 (West) (2001)	40 mph	44.7 mph	50.2 mph
Romsey Rd near Carlo's (West) (2016-present)	30 mph	36.8 mph	43.0 mph

Whinwhistle Rd near. Hamdown Crescent (South) (2015 - present)	30 mph	39.4 mph	48.0 mph
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Table 7 - Vehicle Speed Data

Table of Community Aspirations and Infrastructure Projects

Aspirations and Projects from Consultations	Date Aspiration Raised	Responsibility
Aspirations		
Coffee/Tea shop	2018	N/A
*Now in place		
Somewhere to meet	2018	Private Sector/ Charity/ Parish
or a drop in centre		
Other shops	2018	Individual businesses
including take-away		
Post office	2021	Individual businesses / Post Office
Reduce speed limit on	2021	National Highways
A36 to 30 mph		
The River	2021	NFNPA
Blackwater and its		
environment to be		
the boundary for the		
New Forest		
National park.		
Swimming pool,	2018	Individual businesses
maybe combined		
with gym facilities		
Infrastructure Projects		
Replacement		
maintenance shed	Parish Council	Parish Council
for the cricket club	request	
Improve pedestrian	2021	National Highways / HCC
crossing points at		
A36/ Blackhill		
Road and Hatches		
Farm car		
park/Romsey Road		
for school children		
Footpath along	2021	HCC
Romsey Road.		

Better and more footpaths (footpath/cycle way linking East and West Wellow) Improve parking at shops Traffic calming measures and better access onto A36 Much improved bus service Youth club and other facilities for young people Allotments Better access to River Blackwater Take down pylons and place electricity cables underground	2018	HCC / individual landowners
	2021	Individual businesses
	2018	National Highways
	2018	Bus Companies / HCC / Charity
	2018	Charity
	2018	Parish Council Private Landowner
	2021	Private Landowner
	2021	National Grid / Developers

Table 8 - Community Aspirations and Infrastructure Projects

## 7. DELIVERY, REVIEW AND MONITORING

### 7.1. Introduction

- 7.1.1. To be effective, Wellow Neighbourhood Plan must be deliverable and be capable of being monitored. This chapter sets out the delivery and monitoring strategy and plans that support the Neighbourhood Plan and its delivery over time. It also sets out guidance for the regular review of the Neighbourhood Plan from time to time.
- 7.1.2. There are specific rules in place as to how the various responsibilities and initiatives identified and the policies may be implemented and managed.
- 7.1.3. This document therefore must be seen as work in progress and will develop and evolve as the key responsibilities and issue arise. However, following initial dialogue with the Parish Council, it wishes to continue taking a highly pro-active approach in monitoring delivery of the policy objectives.
- 7.1.4. What is clear is that implementing the provisions of the Neighbourhood Plan, monitoring the success, reviewing the Plan and ensuring issues are addressed and followed up will require resources.

### 7.2. Ongoing Policy Management / **Review** & Monitoring

- 7.2.1. In addition to the aforementioned review of housing figures at the end of the 2029 TVBC Local Plan period set out above, the details below set out the proposed arrangements for monitoring the effectiveness of the policies in this Neighbourhood Plan, as well as details of those best placed to undertake the monitoring. This will rely upon sharing of data between the LPAs and Parish Council in order for the monitoring and review process to operate efficiently.
- 7.2.2. It is envisaged that a yearly review of effectiveness should be undertaken by the Parish Council at the Parish Annual Meeting. It is considered that the following sources will inform the potential need for any review and act as a performance indicator:
- Planning history records
  - Delegated reports for applications
  - Review information initially submitted with a planning application - upon receipt of application/ officer reports / applicant submissions
  - Site by site assessment as applications are submitted
  - Parish Rights of Way and cycle way updated survey
  - Review of emerging Local Plan
  - Adoption of a new Local Plan
  - Changes to the NPPF
  - Changes to National Design Guidance
  - Changes to Local Design Guidance at LPA

**Commented [SH88]:** 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.



## 8. GLOSSARY AND DEFINITIONS

**Affordable housing:** housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers). Including affordable housing for rent, Discounted market sales housing and Other affordable routes to home ownership.

**Ancient woodland:** An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

**Best and most versatile agricultural land:** Land in grades 1, 2 and 3a of the Agricultural Land Classification. <https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land#alc>

**Brownfield land:** See Previously developed land (PDL).

**Conservation (for heritage policy):** The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

**Design code:** A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area.

**Design guide:** A document providing guidance on how development can be carried out in accordance with good design practice.

**Designated heritage asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

**Development plan:** Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force.

Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.

**Environmental impact assessment (EIA):** A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

**Essential local workers:** Public sector employees who provide frontline services in areas including health, education and community safety – such as NHS staff, teachers, police, firefighters and military personnel, social care and childcare workers.

**Existing Dwelling** – see original dwelling

**Green and Blue infrastructure (GI):** A network of multi-functional green and blue spaces (waterways, bodies of water) and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.

**Habitats site:** Any site which would be included within the definition at Regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.

**Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

**International, national and locally designated sites of importance for biodiversity:** All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

**Landscape character:** Distinct pattern or combination of elements that occur consistently in parts of the landscape.

**Landscape quality:** Term used to indicate value based on character, condition and aesthetic appeal.

**Local housing need:** The number of homes identified as being needed through the application of the standard method set out in national planning guidance.

**Local Green Space (LGS):** A designation providing special protection against development for green areas of particular importance to local communities and close to the community it serves. The spaces are considered demonstrably special to the local community.

Designating a green area as Local Green Space would give it protection consistent with that in respect of Green Belt, but otherwise there are no new restrictions or obligations on landowners.

**Local planning authority (LPA):** The public authority whose duty it is to carry out specific planning functions for a particular area.

**Major development:** means development involving any one or more of the following—

- a) the winning and working of minerals or the use of land for mineral-working deposits;
- b) waste development;
- c) the provision of dwellinghouses where—
  - (i) the number of dwellinghouses to be provided is 10 or more; or
  - (ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i);
- d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
- e) development carried out on a site having an area of 1 hectare or more;

**National Planning Policy Framework (NPPF):** The revised National Planning Policy Framework sets out the government's planning policies for England and how these are expected to be applied.

**National Planning Policy Guidance (NPPG):** The National Planning Practice Guidance adds further context to the National Planning Policy Framework (NPPF) and it is intended that the two documents should be read together. It is an online resource which is continually updated.

**Original Dwelling (for the purposes of extensions and replacement dwellings):**

- The existing dwelling means the dwelling as it existed on 1 July 1948, or as the dwelling was originally built or legally established, if the residential use postdates 1 July 1948
- References to a dwelling with a gross internal floor space of 100 sq. metres is as it existed on 1 July 1948, or as the dwelling was originally built or legally established, if the residential use post-dates 1 July 1948
- The floorspace of original, existing and small dwellings will be measured as the total internal habitable floorspace of the dwelling but will not include floorspace within

conservatories attached outbuildings and detached outbuildings (irrespective of whether the outbuilding's current use is as habitable floorspace)

- The floorspace of proposed extensions will include conservatories and attached outbuildings and any habitable floorspace provided within a detached outbuilding
- A conservatory is defined as having not less than three-quarters of the area of its roof and not less than one-half of the area of its external walls made of clear or translucent material

Neighbourhood Plan (NP or NDP): A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.

New Forest National Park Authority (NFNPA):– the Local Planning Authority for the majority of the parish

New Forest National Park Local Plan (NFNPLP) 2016 – 2036

Non-strategic policies: Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.

Nutrient Neutrality: 'a means of ensuring that development does not add to existing nutrient burdens [to the surrounding water environment] and this provides certainty that the whole of the scheme is deliverable in line with the requirements of Regulation 63 of the Conservation of Habitats and Species Regulations 2017'.

There are three stages to calculating the Nutrient Neutrality for a proposed development:

1. Calculate total nitrogen load from development wastewater.
2. Adjust nitrogen load to account for existing nitrogen from current land use.
3. Adjust nitrogen load to account for land uses with the proposed development.

Older people: People over or approaching retirement age (although planning conditions often relate to those over 55), including the active, newly retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.

Planning condition: A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning obligation (can be known as a S106 agreement): A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Previously developed land (PDL): Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

Priority habitats and species: Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

Ramsar sites: Wetlands of international importance, designated under the 1971 Ramsar Convention.

Renewable and low carbon energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Rural exception sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

Special Areas of Conservation (SAC): Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.

Special Protection Areas (SPA): Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.

Site of Special Scientific Interest (SSSI): Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Strategic environmental assessment (SEA): A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment. Strategic policies: Policies and site allocations which address strategic priorities in line with the requirements of Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004.

Sustainable transport modes: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, ultra low and zero emission vehicles, car sharing and public transport.

Transport assessment (TA): A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies measures required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport, and measures that will be needed deal with the anticipated transport impacts of the development.

Transport statement (TS): A simplified version of a transport assessment where it is agreed the transport issues arising from development proposals are limited and a full transport assessment is not required.

Travel plan: A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives and is regularly reviewed.

Test Valley Borough Council (TVBC):– the Local Planning Authority for the majority of the parish

Test Valley Borough Revised Local Plan (TVBRLP) DPD - 2011 - 2029

Visual impact: change in the appearance of the landscape as a result of development. This can be positive (improvement) or negative (detraction).

Wildlife corridor: Areas of habitat connecting wildlife populations.

Windfall sites: Sites not specifically identified in the development plan

#### List of Abbreviations / Acronyms

ALC - agricultural land classification  
 BREEAM - Building Research Establishment Environmental Assessment Method  
 CA - Countryside Agency  
 CIL - Community Infrastructure Levy CPRE - Campaign to Protect Rural England  
 DPA - dwellings per annum  
 DPH - dwellings per hectare  
 GBI - green and blue infrastructure  
 HBIC - Hampshire Biodiversity Information Centre  
 HCC - Hampshire County Council HGV - Heavy Goods Vehicle HNA - Housing Needs Assessment HNS - Housing Needs Survey  
 LCA - Landscape Character Assessment LCAs - landscape character areas LCT - Landscape Character Types  
 LGS - Local Green Space  
 LPA - Local Planning Authority  
 NDP - Neighbourhood Development Plan (also NP) NFNPA - New Forest National Park Authority NFNPLP - New Forest National Park Local Plan NP - Neighbourhood Plan (also NDP)  
 NPPF - National Planning Policy Framework  
 NPPG - National Planning Policy Guidance RVEI - Road Verges of Ecological Importance  
 SAC - Special Area for Conservation SHMA - Strategic Housing Market Assessment SINC - sites of importance for nature conservation  
 SPA - Special Protection Area  
 SPD - Supplementary Planning Document SSSI - sites of special scientific interest SuDS - Sustainable Urban Drainage Scheme TVBC - Test Valley Borough Council  
 TVBLPR - Test Valley Borough Local Plan Review TVLCA - Test Valley Landscape Character Assessment  
 VDS - Village Design Statement  
 WCADC - Wellow Character Appraisal and Design Code  
 WwTW - Waste Water Treatment Works