

#59

COMPLETE

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Page 2: Part A: Your Details

**Q1** Mr

Title

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**Q2**

Name

First Name Charles

Surname Payne

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**Q3**

Organisation (if responding on behalf of an organisation)

Wellow Neighbourhood Plan Steering Committee

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**Q4**

If you wish your comments to be acknowledged and to be kept informed of progress, please provide your email or postal address below:

[REDACTED]

**Q5**

If you are an agent or responding on behalf of another party, please give the name/company/organisation you are representing:

Chair of the Wellow Neighbourhood Plan Steering Committee

Page 3: Part B: Your Comments

**Q6**

Please use this comment box to make any general comments you may have

We welcome the recognition of the role of Neighbourhood Plans in identifying local needs and shaping the way that these needs are met, for instance in site allocations.

**Q7**

Comment 1 Document Reference:

Draft Local Plan 2040, section 3.16

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**Q8**

Comment 1:

In the development of the Wellow Neighbourhood Plan we have assessed a large number of sites for their suitability for housing, many of these have been SHELAAs. We have also engaged consultants to make professional assessments using standard methods. A number of sites were the subject of a community consultation which was used as the basis for the inclusion of sites in the draft Neighbourhood Plan. One of these is a rural exception site for affordable housing. The results of the assessments and the consultation can be made available.

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**Q9**

Comment 2 Document Reference:

Draft Local Plan 2040 section 3.24

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**Q10**

Comment 2:

We note that the draft Plan states that, "The ranking of each settlement in the hierarchy does not indicate whether there is suitable land for development in that location, or that environmentally it would be appropriate."

Wellow is allocated to Tier 2 in the proposed Settlement Hierarchy (although we would dispute the inclusion of Wellow in this tier). We would argue that, because Wellow is partially in the New Forest National Park and bordering it elsewhere, there are strong environmental reasons why development should be constrained.

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**Q11**

Comment 3 Document Reference:

Draft Local Plan 2040 section 3.30

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**Q12**

Comment 3:

For reasons argued in more detail below, we do not believe that Wellow should be grouped with communities such as North Baddesley, Nursling and Rownhams, Stockbridge and Valley Park. Our location bordering the New Forest, National Park, the irregularly timed and infrequent local bus services and the lack of safe pedestrian and cycle routes within the Parish between the dispersed settlement areas and the facilities and services all concentrated in West Wellow indicate that we are not the equivalent of these other communities and should not be in Tier 2 of the settlement hierarchy.

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**Q13**

Comment 4 Document Reference:

Draft Local Plan, Section 3.36

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**Q14**

Comment 4:

You request comments on the proposed Settlement Hierarchy. We do not believe that your identification of services is accurate in respect of Wellow - in particular, the frequency and irregular timing of local bus services.

There is an approximately two-hourly 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.

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.

There is also a bus service to Romsey on Monday, Wednesday and Friday mornings with two buses to Romsey and only one back, two and a half hours after the first bus has arrived. There is a bus service along the A27 at Shootash, between Southampton and Salisbury via Romsey, which is two-hourly from mid-morning until early afternoon. However, to use this service requires a two-mile walk along roads with no path or pavement for those in the main settlement areas in the Parish.

For those attempting to commute to work in Totton or Southampton, there is a bus at West Wellow at 07.19 but not another until 09.24. If commuting to Salisbury, then there is a bus from West Wellow at 7.28, if you miss that the next bus is 09.47. Hardly the basis for commuting to work in Southampton, Salisbury, Romsey or indeed, anywhere.

The Settlement Hierarchy Assessment paper, Table 3 shows Public Transport as "H" for Wellow indicating a high level service - "a high level includes a public transport service half hourly, hourly or includes a journey to and from key work locations". It might rate as "M" but certainly not "H".

In terms of facilities, Wellow has no Post Office, the nearest Post Offices are at least 4 miles from the centre of Wellow but this does not seem to be essential for a Tier 2 Settlement and yet it is the facility that the community most requires from our community consultations. Unless you are available on a Monday, Wednesday or Friday mornings to take a bus, you have no sustainable and safe way of reaching a nearby Post Office.

No account seems to be taken of the relationship of the facilities to the settlement pattern. For example Wellow's facilities are nearly all in West Wellow but there are several other settlements, Canada and East Wellow in the Parish. In the case of East Wellow which is over a mile from the centre of West Wellow, there is no safe pedestrian or cycle route between the two – no pathway along the Romsey Road and a narrow unmaintained pavement along a busy A36 with a 40 mph speed limit. Likewise Canada has no safe pedestrian route to West Wellow.

Also, there is no consideration of environmental constraints. Part of Wellow falls within the New Forest National Park and so is not covered by the Local Plan but it means that the part of Wellow falling within the Test Valley Local Plan abuts right up against the National Park which should place serious constraints on development with the settlement areas and adjacent areas. The possible impacts of the environment on settlements in the hierarchy are acknowledged in 3.24 but why is this not considered in the ranking?

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**Q15**

Comment 5 Document Reference:

Draft Local Plan, Section 5.22

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**Q16**

Comment 5:

Table 5.3 does not identify a "Rural Test Valley" as opposed to the remainder of the area. Has this concept now been abandoned? If so, why?

In the Housing Topic Paper there is the same table (Table 3) with an explanation that the current housing supply, "(as at 1 April 2021) includes past completions (2020/21) plus future supply comprising: existing commitments from outstanding permissions, Adopted allocations, prior approvals and Use Class C2 self-contained units; from identified capacity from sites within the Strategic Housing and Economic Land Availability Assessment (SHELAA) where there is a policy presumption in favour of residential development ..... and an allowance for future windfalls (sites currently unidentified but assumed future capacity expected to come forward)."

This statement about windfalls is of concern as we do not know how much this actually includes, some clarification of the statement is needed.

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**Q17**

Comment 6 Document Reference:

Draft Local Plan, Section 5.27

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**Q18**

Comment 6:

We note that, "Account will also be made for the opportunity of provision of housing to be delivered through Neighbourhood Plans ..... particularly to meet the housing need of individual local communities." We believe that is the best way forward such that the views and specific needs of that community can be accommodated – literally and metaphorically.

We also note that, "The need for housing requirements figures for designated neighbourhood plan areas will also be considered."

We agree with this approach but would wish that the figures were the subject of a consultation with the community within the plan area and not just given out from the Borough. Such an approach would have been beneficial in formulating the Wellow Neighbourhood Plan.

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**Q19**

Comment 7 Document Reference:

Draft Local Plan, Section 5.33

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**Q20**

Comment 7:

Based on our experience in Wellow, we believe that allowing a small element of market housing would help incentivise land-owners to release their land for affordable housing.

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**Q21**

Respondent skipped this question

Comment 8 Document Reference:

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**Q22**

Respondent skipped this question

Comment 8:

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**Q23**

Respondent skipped this question

Comment 9 Document Reference:

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**Q24**

Respondent skipped this question

Comment 9:

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**Q25**

Respondent skipped this question

Comment 10 Document Reference:

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**Q26**

Respondent skipped this question

Comment 10:

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**Q27**

No

Would you like to make further comments? If you select yes, you will be taken to a new page to allow you to make further comments. If you select no, you will be taken to a page to upload documents and confirm you would like to submit your response.

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Page 13: Part C: Further Documentation

**Q216**

Respondent skipped this question

If you would like to upload any documentation to support your response, please do so here.

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**Q217**

I have completed my response

Tick here to confirm you'd like to submit your response

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