



Wellow Neighbourhood
Development Plan
Regulation 16 Consultation Response Form

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

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

The consultation ends at Noon on Monday 18 December 2023.

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

Guidance Note:

This response form has two parts:

Part A – Contact Details and Future Notification

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

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

Part B – Your representation(s)

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

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

Part A – Contact Details and Future Notification

Contact Details

	1. Personal Details (or Client Details if applicable)**	2. Agent's Details (if applicable)
Title*	Mr	
First name*	Ian	
Last name*	Elkins	
Job title (where relevant)	Retired	
Organisation (where relevant)	N/A	
Address*		
Postcode*	PL25 3SF	
Telephone Number		
Email Address		

*Please note: these sections must be completed.

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

Future Notification

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

Yes:

No:

Part B – Representation

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

To which document does this representation relate?

(please **tick only one document per Response Form** and indicate the section / policy number / paragraph number to which your comments relate to)

Consultation Document	Tick	Section/ Policy/ Paragraph
Wellow Neighbourhood Plan	x	All
Wellow Design Code		
Basic Conditions Statement		
Consultation Statement		
Designated Area Map		

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

I as a Land owner in the Parish of West Wellow wish the following comments to be taken into account in conjunction with the submission of Wellow Neighbourhood Development Plan.

I wish to formally object to the current plan. I will list below the parts that after research are either incorrect or do not comply with objectives set out for a New Neighbourhood plan.

1. Green space adoption in Neighbourhood Development Plans are quoted in various papers as "Of Historic interest, have local significance activities and support the community"
- Our land(next to Hill Crest, Maury's lane) has No Historical interest nor can be used for recreational activities as it is a privately owned enclosed field, even though some residents choose to dump their garden waste on it and rip out our hedges to gain better views from their garden. With these facts you should take into account that according to published Government inspectors "nobody is entitled to a view and this shouldn't be used as a reason for adopting land as Green space"
When we applied in 2015 for planning to build on our land we had all surveys completed to ensure that no wildlife would be affected, Newts, Bats, Mice ,Birds etc. In the reports no evidence was found and the only recommendation from the reports were that hedges should be maintained in the field for birds and other wildlife. Local residents who have illegally removed some of our hedges should be investigated for the damage they have done.
2. It is stated in the plan that views would be affected if the land didn't remain as green space.
- As pointed out above Government inspectors have stated that this isn't a reason for adopting land as green space. Even if it were the case (which it isn't) WHY was planning granted for two Large detached houses to be built in the rear garden of Hill Crest and at the bottom of our land 6 properties replaced 1 static Railway carriage. This doesn't show consistency from a planning point of view. I now find out that land attached to ours and owned by " Bay House" formally Murrays Mount has permission to fill the field with Solar panels. This again is not consistent with comments re views.
It is quite clear to me that residents next to our land have requested that our land is entered on the plan as green space for no other reason than being NIMBY's.
OUR LAND SHOULD THEREFORE BE REMOVED FROM THE GREEN SPACE PLAN

3 It is stated in the latest submission of the Neighbourhood plan that Landowners may object to the Examiners appointed. - As

the Examiner is being appointed by Wellow Parish council/ Borough council and National Park authority, I strongly object to these bodies appointing the examiner.

It is my request that Government Examiners are used. I wish to reiterate a point I communicated in previous communication to Parish council but conveniently omitted from reports to date. The re development of my deceased mother's bungalow in Maury's lane was objected to by Parish council, refused by Borough planning but on appeal approved by the Government inspector.

4. I note in the latest report that National Highways reported on various proposed sites in the area.

- Why were National Highways not requested to investigate our land at Maury's Lane? I take it local decisions had been made of its suitability beforehand.

5. I note in the latest report that once the examiner reports back his findings it will be put to a parishioner vote and if more than 50% approve it will be passed.

- This is another reason I strongly object to who is choosing the examiner.

6. I have recently found that my relation living at Slab Cottage, which backs on to the Green Space proposal had no idea of what is planned. Had I not been informed by my co-owners I would also have no idea what was being planned. I realise I now live in Cornwall but am registered as owner of part of this land, which was obtained with the objective of building a retirement home next to Hill Crest which was the house I was born and grew up in.

7. I and co-owner of land (Mrs Margaret Francis) have since residential planning was refused for our land, considered alternative uses to ensure we create income. We will be considering various options once we know the outcome of the plan adoption but please be aware that in our opinion the adoption of our land as Green Space should be a non-starter as in no way does it fit the criteria for adoption. We must assume that all involved (Councils/planning/ Residents) hoped it could be pushed through quietly so locals would be happy their views would be protected.

I will not accept any decision to make our land Green Space until it has been verified at a very high level of Government. If that does happen finally, we will endeavour to use our land for whatever is most profitable, which probably wouldn't be to locals choice

Data Protection

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

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

Signed *J Elkins* Date 15/12/2023

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