

11th December 2023

TVBC Planning Department, Mr G Milton ,

Beech Hurst , Weyhill Road , Andover, Hants , SP10 3AJ.

Re. Meadow to South of Maury's Lane ,

Overview

I am appalled at the manner in which my land has been put on the schedule for consideration as a Green Space.

This is a privately owned plot of land in a most inappropriate location for the development of a Green Space location. It is also an integral part of my Commoning life and Income for the last 40 years. Your proposal will affect the Use and Value of my Land .

This would significantly impact my way of life and the inheritance of my family.

Green Space

I would like to know when your so called 'Comprehensive Local Green Space Assessment' took place as I know nothing of this and neither do the many friends and residents of Wellow I know !

I did attend a meeting to do with this issue, where we were told what you planned to do but none of my questions were answered and nor were those of other concerned parties.

If that was your 'Comprehensive Assessment'. It is a disgrace to the offices of the Parish Council and the privileges you enjoy.

I am the Owner of this land , it has been in my Family for generations , and unless we are now living in a Totalitarian state it is unacceptable that you can dictate to change my use of my land . I am not and have not contravened any laws or bylaws .

I have had no plausible reason why this change is deemed necessary or what effect it has on the use of my land.

No one has actually identified the type of Green Space you are proposing

From my brief research it would appear my land has none of the criteria required to be a Green Space .

## Location

It seems clear to me that there is something extremely wrong in the selection of this land and it appears to me from what I can deduce, that the vested interests of a very few would benefit from this action.

1. It is located outside the Village Boundaries !
2. Using the shops as the Centre of Wellow Village the plot is 1 mile via the A36 , and .9 miles avoiding the A36 and using a route via Gurneys Mead and Slab lane. This is not easily accessible for most of the Village,
3. It is of interest and very important to note that access and parking to several hundred acres of common land is only ½ a mile from the same shops !
4. There is no Public access or Public rights of way over this land. Although several immediate neighbours seem to think that they have some rights of access, dumping Garden waste , Destroying established Hedgerow boundaries , or even Cutting Hedge boundaries on this land. They claim to facilitate their view ! They do not have Rights to a view.
5. There have been numerous what I would describe as spurious complaints about our activities there, spurious as the Enforcement officer brought in failed to substantiate any of the issues raised.
6. It seems to me the perpetrators of these complaints and acts of vandalism seem to have influence over the councils decisions .

It seems to me that a conspiracy of neighbours who seem to think that they have some rights over the use of this land . A local Councillor lives close by and I think is complicit. At least he has never identified himself to me or presented his case to me.

To the West boundary there are 3 large House , an infill development .

To the East there are 4 Houses again an infill development.

To the South there is a field that I believe has been granted planning to fill with Solar panels. Although indicated on your plan as belonging to me it does not !

## Access

Access is limited to one Farm Gate leading in to Maury's to Lane

1. Maury's lane is basically a bypass around Wellow Village for Traffic heading in the direction of Romsey or Awbridge , or from Awbridge and Romsey heading in the direction of Salisbury. So it has a consistent flow of Traffic which is generally light vehicles but does include a rigid Lorries . It is a 'Through way' !

2. The access to the field is on a bend in the Road. This in turn makes it a Hazardous entrance for pedestrian or even cycle traffic.
3. There are no pedestrian paths on Maury's Lane and the road is not wide enough to accommodate a cycle lane.
4. There are no parking facilities in the vicinity.

#### Summation

Spurious reasons have been given for designating this site a Green Space as a site for the enjoyment of the village even though it meets none of the written criteria.

It is clear from the descriptions I have read that Green spaces are designated to then make it easier for a later change of use !

Given the evidence above I can only assume there is some ulterior motive for this and that a further intervention would be required .

Having designated this a Green Space my understanding is that it is then easier for the council to effect further changes.

Within a .5 of a mile of this location and closer to the Village centre is an Access road to Several Hundred acres of the New Forest National Park.

Views ,

Some of the adjacent properties seem to feel they are entitled to Views.

They are not , and Views are not a criteria for a Green Space.

Cutting down generations old hedgerows is a pure act of Vandalism.

Even if Views were a valid reason for change, the Views from the Field itself are extremely limited , to the West established hedgerow over which the Houses have a view of the Field.

To the East the Same , to the North the Boundary is marked by trees of some 10 meters plus in height rendering the views nil in Summer and very limited in Winter. These trees are protected by preservation orders .

Income

It needs to be noted that this land is also a part of my Income.

My Commoning interests and Income are dependant on the retention of this land.

It is not in your remit to interfere with my income and my commoning way of life.

If any further incursions onto my Land or property occur I will take action against the individual or the Council for recompense and compensation for the interruption to my life.

In this regard I believe that section 8 of the Human rights act could be applied.

### Conclusions

I have not been invited to join or had any involvement in your 'Comprehensive Local Green Space Assessment'. It would appear I am not the only one.

I would like to see this assessment and who was a party to it .

It clearly was not comprehensive or even a proper assessment.

I have been given no tangible reasons why this land is at all suitable as a Green Space. It meets none of the advised criteria.

I have been told by your representatives that it will make no difference to me , this is not true.

Mr G Milton of TVBC offered no tangible reasons why this change should take place except to Mumble something about Views which does not apply .

It forms an integral part of my living and income.

It is not easily accessable by the majority of the people of Wellow.

There is no adjacent pedestrian walk or cycle way.

The Access can is Hazardous for pedestrians and cyclists alike should you then go for change of use.

There is no parking in the vicinity .

It provides NO VIEWS across the Forest or any other aspect of the local area.

It is less than 1/2 mile from several hundred acres of National Park.

Forgive me for being a cynic but what is clear is that this is nothing but a Land Grab for some purpose tht is not being divulged f to me !

Either the people involved have some vested interests and it seems certainly very likely some immediate neighbours have a vested interest in this change .

Have the council allowed more building than they are entitled to without creating enough green space and are using my Land as a cheap get out ?

There is something very wrong here !

I feel it was deliberate act to limit my time to review this.

This Land has been in my family for generations , and I want some serious explanations from the Parish and Borough Councils as to how you have arrived at the conclusion this would be a suitable Green space .

Why I have been given very limited notice to respond to your proposal !

In addition I know many people in the Village none of whom appear to be aware of your letter or proposal !

Please don't send me platitudes about NPPF and how robust the process is, it clearly is not !

It is also clear that your 'Comprehensive local Green Space Assessment' ! Is a total fabrication, I know of no one resident who is aware of this Assessment !

I understand there are various types of Green Space, no one has identified what Category of Green Space this is. It is clear there are specific conditions and applications that apply to each type of green Space so why have you not identified which one this is? What is clear that declaring a Green space paves the way for easy change of use in the future !

I want to see the 'Comprehensive Assessment' you made on my Land , who was consulted and involved in it !

Yours sincerely

Mrs M Francis

cc Wellow Parish Council , Village Hall , Buttons Lane , West Wellow,  
Romsey , SO51 6BR.

Mr T Smith , Head of Planning , TVBC.Andover.

Local government officer , Hampshire County Council .

Carolyne Noakes MP,