



Wellow Neighbourhood
Development Plan
Regulation 16 Consultation Response Form

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

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

The consultation ends at Noon on Monday 18 December 2023.

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

Guidance Note:

This response form has two parts:

Part A – Contact Details and Future Notification

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

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

Part B – Your representation(s)

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

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

Part A – Contact Details and Future Notification

Contact Details

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

*Please note: these sections must be completed.

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

Future Notification

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

Yes:

☒

No:

☐

Part B – Representation

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

To which document does this representation relate?

(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		
Wellow Design Code	✓	Site WP1 – Land Off Rowden Close, West Wellow (Pages 99 to 101)
Basic Conditions Statement		
Consultation Statement		
Designated Area Map		

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

Wilson Designer Homes strongly supports the decision of the Neighbourhood Plan Group to maintain the land at Rowden Close as an allocation in the Regulation 16 Neighbourhood Plan.

Policy WP-H2 refers to the Design Code that will be appended to the Neighbourhood Plan. Wilson Design Homes has no issue in principle with reference to the Design Code within Policy WP-H2, but considers that the wording as drafted is too direct and has suggested that the wording be amended to better reflect the status of the Design Code. Please also see separate representations on the Wellow Neighbourhood Plan.

Whilst Wilson Designer Homes would generally support the aspiration of the Design Code in seeking to deliver a high-quality development, further discussions are necessary to ensure that the matters of detail do not undermine the deliverability of development as allocated in Policy WP-H2. This reflects the same concerns that Wilson Designer Homes expressed during the Regulation 14 consultation earlier this year.

Paragraphs 129, 132 and 133 emphasise the need for policy makers to engage stakeholders effectively in developing design policies and codes for their areas. Paragraph 008 (ref ID: 26-008-20191001) of the Planning Practice Guidance highlights that design codes are best prepared in partnership to secure agreed design outcomes and maintain viability. Unfortunately, it is considered that the Wellow Design Code has not been subject to sufficient consultation, having only been published for the first time through this Regulation 16 consultation. As such Wilson Designer Homes has concerns that it is being given significant status as part of the Wellow Neighbourhood Plan despite not having

been subject the same level of consultation, particularly as it includes detailed requirements that often expand on the policies of the Neighbourhood Plan.

Set out below are Wilson Designer Homes comments specifically in relation to the Site Design Code for Site WP1 - The land off Rowden Close, West Wellow (pages 99 to 101 inclusive).

Constraints Plan (Page 100)

This plan incorporates a mix of specific GIS based constraints (i.e. TPO areas and points), and more generalised constraints (i.e. wildlife corridors) that have yet to be defined by detailed site assessment work. It is therefore considered that the Plan should be retitled "Indicative Constraints Plan". This would convey a more initial high-level assessment of potential constraints, thereby allowing the identified constraints to be tested more fully at the planning application stage.

Regarding the wildlife corridors, these appear to be derived from figure 5-18 of the Neighbourhood Plan document, which is a high-level parish-wide plan showing the broad alignment of the assumed corridors. The Design Code uses this as part of a more focused site constraints analysis and in doing so converts what is otherwise a high-level policy aspiration into a specific site constraint. The annotation wording seeks to address this by stating that the plan annotation "does not show an exact route", despite the lines on the plan appearing to do just that. Wilson Designer Homes considers that the routing of the wildlife corridors on this plan, intended only as a broader policy aspiration, lacks any evidential justification at this stage. Accordingly, it is considered that the key to the Constraints Plan should be updated to describe the wildlife corridors as "indicative only", allowing this to be tested more fully at the planning application stage.

Design Code (Page 101)

The Design Code at page 101 comprises of a list of criteria against which development will be assessed and an accompanying high-level parameter plan. Set out below are Wilson Designer Homes comments against each of the criteria including reference to the Parameter Plan as appropriate.

1. *The western part of the site is allocated for residential development for up to 9 dwellings.
Building heights should be limited to 2 storeys to limit urbanising impact.
Dwellings should be no larger than 3 bed, with the potential for single storey dwellings in line with Parish housing needs
Bat and bird boxes should be integrated into buildings with hedgehog access provided under garden fences.*

Criterion 1 includes a direct conflict with the wording of Policy WP-H2 of the Neighbourhood Plan in so far as it states that the dwellings should be no larger than 3-bed. This goes beyond the Neighbourhood Plan, which identifies that the site should include a mix of homes in line with local housing needs. It is considered that the wording of this should be brought in line with the Neighbourhood Plan for consistency. See also representations on the wording of Policy WP-H2.

2. *Access will be taken from Rowden Close via roundabout onto A36 with potential for a pedestrian access from the existing footway on the A36*

No comment.

3. *The area to the east should be enhanced to form part of the wildlife corridor relating to the River Blackwater buffer southwards to the New Forest*

No comment.

4. *Appropriate native landscaping used to soften the visual impact alongside the A36 - to be native species*

No comment.

5. *Any mature broad-leaved trees along boundary should be retained to help screen the development. New planting should be added within the wildlife buffer.*

Whilst the aspiration of this criterion is supported, it assumes that all existing trees are in good health and worthy of retention. It is considered that the wording of this criterion should be softened to allow decision makers to have regard to the recommendations of arboricultural experts and consultee feedback at the formal planning application stage. Accordingly, it is considered that this criterion should be caveated with the following prefix: "Where possible and appropriate..."

6. *Existing surface water flooding issues to be investigated and adequately mitigated prior to development*

This matter is adequately addressed by policy WP-F1 of the Neighbourhood Plan, the policies of the adopted Test Valley Revised Local Plan and the NPPF. It is considered that criterion 6 should be deleted.

7. *The opportunity to enhance wildlife access under the A36 into the New Forest should be investigated and incorporated as appropriate.*

This criterion relates to matters beyond the allocation boundary which are outside of the control of Wilson Designer Homes. It is considered that criterion 6 should be deleted.

8. *An enhanced footpath/cycle link should be provided alongside the A36*

It has not been established at this stage whether such improvement works would be necessary to make the development off Rowden Close acceptable in planning terms. Whether such works are ultimately required is subject to formal consultation with the Local Planning and Highway Authorities at the planning application stage. If such improvement works are required, then this would be secured by legal agreement at that time. It is considered that this criterion currently lacks justification and should be deleted.

9. *Buildings should be sited/ oriented to prevent overlooking of neighbouring properties with a garden appropriate for the intended occupants.*

No comment.

5. *Brook to be enhanced and/or potentially pond to be provided.*

The aspiration to provide ecological mitigation and enhancement is supported, however the reference to the inclusion of a pond lacks justification and should be deleted.

Wilson Designer Homes objects to the high-level parameter plan in its current form for the reasons previously made at the Regulation 14 Consultation stage and as set out below.

The extent of the wildlife buffer is overly onerous and unjustified. Whilst Wilson Designer Homes support the principle of a wildlife buffer/corridor adjacent to the watercourse, it is important that this is defined as part of a masterplanning process, where the need to make efficient use of land for new homes is balanced against the ecological objectives for the site. It is considered that the wildlife buffer should include no more land than is necessary and contain only those features that are required to contribute to the biodiversity interests of the site and associated habitats.

Wilson Designer Homes has prepared a detailed masterplan for the site based upon initial site assessment work and an understanding of site constraints. This layout is enclosed with this representation and has previously been provided to the Neighbourhood Plan Group. The more detailed site layout shows how the site could be developed in an arrangement that is consistent with the existing pattern of development at Rowden Close, including a spacious layout with generous landscaping and a substantial wildlife buffer, alongside a balanced mix of homes with wellproportioned private gardens. It is considered that the layout work represents a positive approach to the development site that appropriately balances the need to make efficient use of land whilst addressing the ecological objectives of the allocation and emerging Design Code.

It is considered that the parameter plan included in the Design Code should be amended to accord with the masterplanning work prepared by Wilson Designer Homes, or alternatively described as illustrative only. This will make sure there is sufficient flexibility for Wilson Designer Homes and decision makers to properly assess all environmental and technical considerations at the application stage.

Taking the above changes together, Wilson Designer Homes consider that the proposed amendments to the Design Code would secure a robust framework and clear design expectations for the site without being overly prescriptive at this early stage. It is also considered that changes are necessary in order for the Code to be positively framed, justified and effective.

Data Protection

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

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

Signed

Date 18th December 2023

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.

If you require any assistance in completing this form or require further information, please contact the Neighbourhood Planning team.



Internal hedges



Native shrubs to biodiversity enhancement area



Native tree planting throughout site



Marginal planting within wildlife/ecological Buffer



HOUSE SCHEDULE

- plot 1 - detached - 4 bed
- plot 2 - detached - 4 bed
- plot 3 - detached - 4 bed
- plot 4 - detached - 3 bed
- plot 5 - detached - 3 bed
- plot 6 - detached - 2 bed
- plot 7 - detached - 2 bed
- plot 8 - semi-detached - 2 bed
- plot 9 - semi-detached - 2 bed



Locally distinctive building materials

project
LAND OFF ROWDEN CLOSE
WEST WELLOW

client
WILSON DESIGNER HOMES

drawing
PROPOSED SITE PLAN

date Feb 23	scale 1:500	sheet A3	job no. 1560
----------------	----------------	-------------	-----------------

stage P	drawing no. 02	rev
-------------------	--------------------------	-----

