

**TVBC LOCAL PLAN REGULATION 18 PART 2 SUBMISSION on behalf of  
Stratland Estates Ltd**

**Land at Maurys Mount, Slab Lane, West Wellow**

**SHELAA site 134**

**Objections to:**

**SUSTAINABILITY APPRAISAL**

**POLICY SS1 Settlement hierarchy**

**POLICY SS6 Meeting the housing requirement**

**Proposals map**

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**Summary of objections**

**1. Sustainability Appraisal and Site Selection Process**

- The assessment of the land at Maurys Mount, Slab Lane, West Wellow (site 134) has been unreasonably curtailed at Stage 4 of the appraisal process due to the reclassification of the overall settlement as a Tier 3 settlement. No real justification for the reclassification has been provided. **Objection**
- In Tier 3 settlements, no allocations are proposed apart from those that come forward as community schemes or through a neighbourhood plan process. There is limited justification to demonstrate that this approach will deliver the necessary housing in an area where high levels of housing need are apparent. **Objection.**

**2. Spatial Strategy**

- Policy SS1 Settlement Hierarchy. The proposed settlement hierarchy is the cornerstone of TVBC's approach to delivering its spatial strategy

and sustainable development. West Wellow has been reclassified as a Tier 3 settlement, despite being regarded as a Tier 2 settlement at the Reg 18 Stage 1 stage. The only justification for the change is that the settlement is more commensurate with a Tier 3 settlement. This has not been properly explained or justified in the draft plan or the SA. The consequence of changing the Tier level is that the Maurys Mount site would otherwise have been included in the Stage 5 assessment process being immediately adjacent to, and in fact surrounded by, the settlement boundary. **Objection**

- The failure to allocate housing through the LP process where a Neighbourhood Plan is in place or being prepared will mean an under-provision of housing in these areas, particularly as up to date housing requirements have not yet been fed through to the NP process. Objection to the SA para (5.107) and policy SS1

### 3. Housing Distribution

- Policy SS6 Meeting the Housing Requirement. The delivery of the housing requirement in the LP relies upon a small number of large sites which is not consistent with the advice in the NPPF (2023) paragraph 70 in terms of providing a range and choice of sites. **Objection.**
- Policy SS6 Meeting the Housing Requirement. The Plan should be amended to include the land at Maurys Mount for housing. **Objection.**

### 4. Proposals Map.

- The omission of SHELAA 134 as an allocated site should be rectified. **Objection**

## Background

The site at Maurys Mount, West Wellow has been promoted for development for a number of years and a planning application was submitted in 2016 for the development of 26 units. Following local opposition, the application was withdrawn with the intention of seeking its inclusion as an allocation in the Local Plan process.

The site as a whole, measures approximately 1.39 ha and, of this, just over 1 ha is open paddock. The remainder of the land to the south west and south of the site comprises woodland and hedgerow. This woodland and hedgerow provides substantial screening of the site from Slab Lane and neighbouring properties.

The site is bounded by existing residential development on three sides. To the south-east of the site is a residential development called The Beeches, which comprises six detached properties with access from Slab Lane. To the north-east of the site are properties called Leaside, Slab Cottage and Slab Farm. Slab Cottage is a Grade II listed building. To the south and south-east of the site, on the opposite side of Slab Lane, are a number of semi-detached cottages and flats, known collectively as Recreation Cottages. These properties all back on to the Wellow recreation ground.

The site gently slopes from north to south, and there is an existing access to the fields from Slab Lane. To the north of the site are open fields which are part of Slab Farm. Together with the application site, these are almost entirely enclosed by residential development, running along Maury's Lane to the north. In terms of sustainability, the site would rank highly due to its location and the proximity of services and facilities.

The Parish of Wellow comprises East and West Wellow, together with the the smaller settlements of Canada, Embley, The Frenches, Shootash and Wellow Wood. The total population of the Parish is estimated to be just over 3500 people, but the largest settlement is West Wellow, and this is the largest village in Test Valley.

Almost all the main services in the Parish are found within West Wellow. These include a post office (now within the convenience store), some small shops, a filling station, a village hall, the recreation ground and Wellow School.

### **Category of settlement**

The size and character of the settlement makes it inappropriate as a Tier 3 settlement and there is little justification (in the SA or the LP) for the change from Tier 2 for which it was originally promoted in the LP and previous local plans. The effect of the change is that the LPA can argue that there is no need to make provision in Wellow as it is in the same category as other smaller villages and rural areas. This is likely to mean a serious under provision in housing delivery over the plan period in a well populated area of the Borough. The specific consequence of changing the Tier level for the Maurys Mount site is that it would otherwise have been included in the Stage 5 assessment process being immediately adjacent to, and in fact surrounded by, the settlement boundary. On this basis it would have scored highly on sustainability grounds.

The change to the category of the settlement (West Wellow) in the SA and Policy SS1 of the LP from Tier 2 to Tier 3 is not soundly argued and is unjustified.

**Objection** to the SA (para 5.84) and policy SS1.

### **Site allocations**

There is an identified need for new housing in the Wellow area but the approach in the Local Plan is to not allocate sites in rural areas and to rely on Neighbourhood Plans for delivery. The draft Wellow Neighbourhood Plan assesses the Housing

Need to be for a total of 44 units of which 22 require new allocations. The NP timescale is however 2011 to 2036, which is out of step with the Local Plan in terms of the time period, and the assessment is not based on the most recent assessment of Borough wide housing needs in the Local Plan. The NP is therefore significantly underproviding for housing needs in the area, and the LP should not rely on it to properly address the housing need in this area. In addition, the NP is only proposing small sites of under 10 units, which would not be shown as allocations in the LP.

The housing site appraisal in the SA should therefore be reviewed and amended to include all qualifying sites in the West Wellow area and appropriate allocations should be made to provide for the likely overall assessed need in the area.

**Objection** to the SA (para 5.107), Policy SS6 and the proposals map

## **Conclusion**

There is no reasoned justification for changing West Wellow from a Tier 2 settlement to a Tier 3 and the consequence of this is that the housing needs of this area will be underprovided for. The NP for the area will not address this as it is not using housing need figures for the LP process, and does not cover the whole plan period.