



Wellow Neighbourhood Plan



Notes recording the main points agreed at the Neighbourhood Planning Team 'Zoom' meeting on Monday 15th June 2020

Key points are as follows

Locality Grant application Locality has approved the grant application for the full amount including the small amount that was left over from the last financial year's grant which we had to return. The total grant is £9250.	
Locality Technical support The Locality Consultants (Aecom) are reviewing the SHELAA sites in the Parish. We have had several discussions with them and provided information about our objectives etc. We are expecting a draft report by the end of week commencing 22/6. They are willing to have further discussions before a final report is provided for us.	
Correspondence with NFNP and TVBC Discussions about housing need for the parish with TVBC have continued and we have received a proposal from their housing office for a suitable number of affordable homes which was based on their interpretation of the housing needs survey and the housing register information. Mike circulated this report to the team before the meeting. As we know that TVBC are expecting us to provide new homes in Wellow as part of the plan, there have been some further exploratory discussions with TVBC regarding their expectations for total numbers of housing for Wellow including market housing. Current thinking suggests that a total of 50 new dwellings over the life of the plan including the affordable homes noted above might be acceptable to TVBC. NFNP has also been contacted about this and have emphasised the importance of the Natural England 400m protection Zone for the internationally protected New Forest Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar site in terms of the locations of anything proposed and have suggested we involve them in any decisions about sites. They have also provided a map of the zone. The action though, remains with us to summarise our findings together with all relevant evidence of both the need and the constraints of the parish and put forward our proposal.	Mike & Les
Parish Character assessment A draft copy of areas 1 – 6 has been placed on the google drive for the team to read. Sharon provided an overview of the work completed and explained how there is a standard practice for these assessments. Specific points raised were that dwellings per hectare is key data and can be used to	



Wellow Neighbourhood Plan



prevent inappropriate development. Also, in Canada, the photos show large areas of underused agricultural buildings; so, a policy will be required to cover future use of that land. Sharon asked for feedback; please send this to Kathy and Mike, by Friday 26th June; so, it can be collated and passed to Sharon. Also, Sharon asked if anyone has any better photos.	Team
Bio diversity Les is currently transferring a habitat map to Parish on-line, so there is a version just covering the Parish. Hampshire Bio diversity Information Centre has been contacted and asked for data in Wellow and for information about wildlife corridors to the New Forest. We had a very positive response to provide us with all the information they had about the Parish. This is expected this week.	
Update on Policies progress Sharon is waiting for the Bio diversity information and will then be ready to send out the next draft of the Policies. It was suggested that some of the objectives will now need tweaking.	Sharon
How the New Forest Visitor Survey could impact Wellow The survey was conducted in 2018/19 and the results released in May 2020. The aim was to understand the impact of new housing development in and around the New Forest. It is expected that 130,000 new dwellings may be built within 25km of the New Forest in the period up to 2036. So, an increase in visits is predicted to be 11.4%. From the car park surveys (includes Canada Common) 56% of people questioned come to walk dogs, and 26% come for walking. It was noted that dog walking is focussed at the periphery of the New Forest. The impacts are disturbance to wildlife, fire, contamination (litter, dog fouling, people and dogs playing in water etc), trampling and harvesting (fire wood, fungi). All these will increase with more visitors. Possible mitigation options when developments are proposed are: -Provide alternative green spaces outside the New Forest and improve existing ones. Probably not relevant to Wellow. -Improve routes. This supports our requirement for new footpaths. - Developments should be limited within 1 – 2 km of New Forest as it has a larger impact than developments further away. The Report suggests that a greenspace, associated with large developments near the New Forest has	



Wellow Neighbourhood Plan



little impact on the number of visits. This is something that could be considered when deciding on suitable development sites. The findings of this report are additional evidence to be considered for our final proposal on housing numbers and locations.	
Foot paths There has not been a response from the land owner of Ham Down. A hand written letter is going to be sent, next. It was suggested a stamped addressed return envelope be included!	Charles/ Mike
TPOs A layer has been created on Parish on-line to show TPOs for individual trees and groups of trees. There are areas where there are surprisingly few TPOs. It was suggested that an application is made for some of the oak trees along Maureys Lane.	
Green spaces More green spaces have been added to the list; these include footpaths, River Black Water and tributaries. There are now 26 sites. These will be entered onto the template provided by Sharon.	Kathy
Business survey It was decided a while ago that a business survey should take place. An example of a survey has been provided and Peter has kindly volunteered to look at it to identify relevant questions for Wellow Businesses. It was suggested that the survey be performed on Survey Monkey. Mike to forward Peter the questions.	Peter
Heritage assets of Wellow A list of assets that are not 'listed' needs to be compiled. It was suggested that something is put up on the Website and Facebook so residents can name possible assets. Wellow History Society can be contacted and books on Wellow reviewed. A volunteer is required to coordinate this.	Team
Next Meeting It was suggested that our team meetings revert back to the third Monday of every month; at 7:30pm. The meetings will probably be via zoom initially. The next Project meeting will be Monday 20th July; at 7:30pm.	