



Wellow Neighbourhood Plan

Notes recording the main points agreed at the Neighbourhood Planning Team 'Zoom' meeting on Monday 19th October 2020

Attendees: Mike; Charles, Les, John S, Ivor, Kathy; Sharon (Bluestone).

Apologies: Gaye; Richard; Chris; Dick.

Key points are as follows

Introduction & General Update: Mike updated the meeting on the following points. • Parish Character Appraisal, Housing Needs Assessment and Policies have all moved on in the last month. • There is a new section in the Character Assessment regarding the New Forest Heritage area. • The policies are being updated by Bluestone. The Policies relating to Landscape were reviewed last week. The latest cleaned-up version of the policies is on the google drive, but doesn't include John's latest 'traffic' update. • Les has provided Sharon with all the Housing Needs information gathered and Sharon is discussing with Test valley, housing numbers. • There is no further movement on Footpaths; Charles and Mike plan to speak to Mr Goodbody. It was suggested that Mr Goodbody may have moved to Romsey. Charles to investigate.	Charles
Parish Character assessment • The final changes are being made by Sharon and the document should be available by the end of the week.	Sharon
Policies Update • Prior to the New Forest National Park being created, the extent was known as the New Forest Heritage Area. This area extended north of the River Blackwater in Wellow, but due to lack of public access, the National Park boundary was up to the A36. So, a new policy is being written in order to protect this high-quality landscape area between the New Forest National Park and the old Heritage Area boundary, as a 'buffer' to the New Forest. • Sharon will review the Landscape policies this week.	Sharon
Housing Needs Assessment • Sharon has been in discussion with Test Valley regarding the council providing a number of houses required to be built. But it appears the council are reluctant to provide a number at this moment in time. Therefore, we will come up with our own, as originally planned.	



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• Test Valley is changing the 'hierarchy' criteria, so this could affect the view of Wellow. It is hoped the new Heritage area policy will protect Wellow.	
Site Assessment • The Aecom sites report appeared to ignore 'accesses' to the SHELAA sites. Aecom have agreed to review this. • Les has completed an independent assessment of the sites using a Test Valley Council form. Overall, the results were the same but in some cases for different reasons. The sites on the A36 and Old Farm Copse, School Road, still appeared the best, but there is the problem of access onto the A36. • The land at the end of Rowden Close appears to be the most suitable but it is adjacent to a tributary to the River Blackwater so wouldn't be working in line with our River Blackwater policy. This area would be most suitable for affordable housing. • It was suggested that just a few could be built behind the Village Hall, but this would set a precedence to build across the whole field. It was suggested that if the Settlement boundary was changed to cover part of fields could building be just up to the new limit. • The land next to Meadow Close could be a 'rural exception' site. The land is owned by Sunny Fields Farms.	
Wellow Heritage Assets • More photos of listed building are required. Hopefully when the leaves are off the trees and the building are visible more photos will be taken. • The team have been asked to also photo new buildings that they like; examples are needed of different types of building materials, building shapes and frontages (fencing and vegetation).	Team
Business Survey • The survey is on Survey Monkey and Charles and Mike have done a test. There is some tidying up to do following this. Then Mike will send this out to the team to complete as a larger trial. There are 20 questions and it is hoped we can do this by the end of the month. Mike will also send out the front-page letter for the team to review.	Mike
Communication • John has reviewed the Website again and sent Mike a few notes of where it is out of date. • It is thought that our Neighbourhood Plan will go to TVBC for consultation in July 2021. Prior to this we need to do our own consultation within the parish. It is hoped that we can do this in March. The method will be by loading information to the website, printing leaflets and maybe a staged event online. Volunteers are needed to start coordinating this.	Team



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Next Meeting: Monday 16 th November via zoom	
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