

Addendum

Wellow Neighbourhood Plan, Site Options and Assessment Final Report, December 2020 (edited May 2021)

Issued: 20221021

Introduction

This addendum has been issued by the Neighbourhood Plan Steering Committee to clarify certain content and correct various errors and omissions that have been noted. These include items referred by the Steering Group to AECOM but not amended or not amended to the satisfaction of the Steering Committee.

The Final Report needs to be read in conjunction with this addendum.

Given the requirement for affordable housing identified in the Housing Needs Assessment, the Steering Group decided that an additional site, to be designated as a rural exception site, be selected (see Note 1 below). This was additional to the SHELAA sites assessed by AECOM. Since it was not possible at the stage reached to obtain an assessment from AECOM, the site was assessed by Bluestone Planning, consultants to the Steering Group. They used a similar methodology to that adopted by AECOM and reported in the same way. Their assessment of this site is added to this addendum.

Note 1: rural exception sites are for affordable housing in locations which would not normally be available for housing, for example, because the site lies outside the designated settlement area. Such sites are to meet the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion to ensure the viability of the development.

Note 2: the pages in the Final Report are not numbered, to identify the page, reference should be made the page number indicated by the Adobe reader.

Reference	Addition or amendment
Exec Summary, Para 6	The Report states, "<i>Development proposals that would allow for improved connectivity for pedestrians between East and West Wellow are also a key objective of the Neighbourhood Plan.</i>" No additional notes were added for any of the sites whereas SHELAA 6, 16, 37, 75, 178, 229, 230, 290, 350 are all sites which are constrained by poor cycle and pedestrian connectivity.

P24, SHELAA 261 Land Adjacent to Rowden Close – Conclusions	The Report states, <i>“In addition, development would be limited to rural exception or community led housing so would not be appropriate for allocation in the Neighbourhood Plan.”</i> This requires clarification and should read: This site would be appropriate for allocation in the Neighbourhood Plan for community led housing if it can be demonstrated that the constraints could be mitigated or resolved.
P32, SHELAA 16B Pottery Farm East – SHELAA 2019 Conclusions	The Report lists constraints for SHELAA 16 as a whole and has not differentiated between 16a and 16b. Constraints listed for 16b <u>should not include</u>: Flood Risk Zone Mottisfont Bats SSSI/SAC Foraging Buffer But <u>should include</u>: Flood risk from surface water (High risk in a small area on the north-eastern edge of site and narrow areas of low/high risk along the south-eastern edge.)
P32, SHELAA 16B Pottery Farm East – Neighbourhood Plan Conclusions	The Report states, <i>“The site is bordered on the south west by dense vegetation, with a line of trees to the north east.”</i> This should read: The site is bordered on the south-east by dense vegetation, with a line of trees to the north-east.
P32, SHELAA 16b - Pottery Farm East – Capacity of site for development	The Report states: <i>“An estimate of the capacity of Site 16b is 37 dwellings based on a developable area of 75% and a density of 15 dwellings per hectare.”</i> This should read: An estimate of the capacity of Site 16b is 24 dwellings based on a developable area of 75% and a density of approximately 10 dwellings per hectare. This density is in keeping with that of the adjacent area.
P34, SHELAA 178 Tanners Court, Tanners Lane - conclusions	The Report states <i>that the HBIC Local Ecological Network is a constraint.</i> a As stated in the Test Valley SHELAA Report on 178¹, “This site does not include any of the features identified in the [HBIC Local] ecological network”

¹ Test Valley Borough Council, Strategic Housing and Economic Land Availability Assessment (SHELAA), Appendix 4 Northern Test Valley Sites identified outside of Local Plan Settlement Boundary where a change in policy is required for development, 2020

P45, 6. Conclusions, Affordable Housing Para 6.8	The report states, <i>“Five of the sites considered in this assessment are potentially suitable for further consideration. Policy COM7 of the adopted Local Plan states that affordable housing provision will be sought on sites of over 5 dwellings”</i>. This refers to a superseded policy. It should read as in the revised COM7 policy wording found on page 14 of the Affordable Housing Supplementary Planning Document, September 2020². This indicates that Wellow is not in the designated rural area and therefore affordable housing is only sought on sites of 10 or more dwellings. This should read: Five of the sites considered in this assessment are potentially suitable for further consideration. Revised Policy COM7 as stated in Test Valley Borough Council’s Affordable Housing Supplementary Planning Document, September 2020 states that affordable housing provision will be sought on sites of over 10 dwellings. And the statement, <i>“However, based on the SHELAA figures, all five of these sites have the potential to accommodate 5 or more dwellings and would be required to include a proportion of affordable housing”</i> is no longer correct. The rest of the paragraph would only apply if developments of 10 or more houses were to be approved.
---	---

Site reference and name: Land west of Meadow Close, Romsey Road	
SHELAA reference: not applicable	
Method of identification: not applicable	
Site map and photo	
	
Gross Site area (hectares)	1.2 (estimated 1.0 developable)
Current use	Paddock
Proposed use	Housing

² See: <https://testvalley.gov.uk/planning-and-building/planningpolicy/supplementary-planning-documents/affordable-housing-supplementary-planning-document-ah-spd>

Constraints	Availability of this greenfield site is subject to negotiation with the landowner. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD but is adjacent to the village of West Wellow identified as a Rural Village in the Local Plan Settlement Hierarchy. Constraints include: - Policy COM2 - Settlement Hierarchy - New Forest SPA Zone (but outside 400m impact zone) - Within Mottisfont Bats SSSI/SAC Foraging Buffer - Surface water flooding - low risk of surface water flooding in a narrow zone running east - west across centre of the site.
Neighbourhood Plan conclusions	The site is located 0.6 miles from the village centre via footway and public road, primary school 0.3 miles, playing fields 0.2 miles, parish hall 0.3 miles, bus stop 0.7 miles on A36. Proximity to existing residential development to east and south. Site is outside the settlement boundary, policy COM2 would apply which would limit development to rural exception (affordable) housing or community led development only. The most likely point of access to the site would be through Meadow Close but this would need to be confirmed by the Highways Authority as acceptable. The site also has some environmental constraints, namely the Mottisfont Bats SSSI/SAC Foraging Buffer. Site is not identified by HBIC (Hampshire Biodiversity Information Centre) as a priority habitat or network opportunity area. There would be a need to mitigate the low risk of surface water flooding in central part of site. Some marginal impact on the view from Grove Down looking north-east depending on how much of the site developed. The site therefore has some environmental and physical constraints but its use would be limited to rural exception or community led housing and would only be appropriate for allocation on that basis in the Neighbourhood Plan. Potentially suitable for limited rural exception or community led housing.
Rating (Red/Amber/Green)*	
Capacity of site for development	9 dwellings (density as Meadow Close at 20 dwellings/hectare if less than half site developed.