

Wellow Neighbourhood Plan

Site Options and Assessment Final Report

Wellow Parish Council

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Quality information

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Abbreviations used in the report

Abbreviation

WPC	Wellow Parish Council
TVBC	Test Valley Borough Council
NFNP	New Forest National Park
DPD	Development Plan Document
Ha	Hectare
MHCLG	Ministry of Housing, Communities and Local Government
NP / NDP	Neighbourhood Plan or Neighbourhood Development Plan
NPPF	National Planning Policy Framework
PDL	Previously Developed Land
SHELAA	Strategic Housing and Economic Land Availability Assessment
TPO	Tree Preservation Order
SSSI	Site of Special Scientific Interest
SAC	Special Area of Conservation
SINC	Site of Important Nature Conservation
SPA	Special Protection Area

1. Executive Summary

The Wellow Neighbourhood Plan, which will cover the Wellow Parish area, is being prepared in the context of the adopted Test Valley Local Plan and the New Forest National Park Local Plan. Wellow Parish Council seeks to identify sites which are potentially suitable for allocation in the Neighbourhood Plan.

The current Development Plans for the Neighbourhood Area are the Test Valley Local Plan (2016) and the New Forest National Park Local Plan (2019). There is an emerging Local Plan in preparation and while the Neighbourhood Plan must be in conformity with the strategic policies of the adopted Local Plan, it should also take into account the emerging Local Plan policies and in particular the relevant evidence base studies.

West Wellow is classified as a 'Rural Village' in the adopted Test Valley Local Plan (2016). The spatial strategy is designed to direct growth to the higher order settlements, including the Major Centres and Key Service Settlements, whilst respecting existing settlement patterns and avoiding sprawl and coalescence. The Test Valley Local Plan sets out a housing requirement of 10,584 homes for the borough. The apportionment for Northern Test Valley is 7,092 which includes 648 within Rural Test Valley of which Wellow is a part. For Wellow Parish, no specific housing requirement has been set and it is not imperative that the Neighbourhood Plan allocates sites for development. There are no proposals in the Local Plan to allocate housing sites within the rural villages. However, through rural exception sites and development on infill sites as a result of the revised settlement boundaries, a contribution to the housing supply is justified. Additional housing may come forward as a consequence of community led initiatives either based on the proposed policy COM9 or Neighbourhood Planning.

The Parish is located in an environmentally sensitive area with restrictions on development. The New Forest Special Protection Area (SPA), Special Area of Conservation (SAC), and Site of Special Scientific Interest (SSSI) are within or in close proximity to the Parish. Therefore, opportunities for any large-scale development, particularly towards the south of the Parish are very limited.

This assessment considers 20 potential development sites in the Wellow Neighbourhood Plan Area, taking into account policies in the adopted development plan as well as national planning policy, to establish which, if any, of the sites are suitable for development. These sites include those assessed within the Test Valley Borough Council's (TVBC) Strategic Housing and Economic Land Availability Assessment (SHELAA) 2017 and 2019 versions. All sites identified are outside the National Park and there is no requirement for housing in the parts of the park within Wellow neighbourhood area. At the time of writing, the 2019 SHELAA Revision had not yet been published, and therefore AECOM had undertaken a full assessment of five sites identified in the TVBC 'Call for Sites'. The 2019 Revision has now been published in its entirety (July 2020), and therefore this site assessment has also taken into consideration the latest SHELAA conclusions.

The Parish Council is seeking to explore housing allocations in the Neighbourhood Plan to meet an estimated housing need of approximately 50 homes which is still to be qualified through a Housing Need Assessment. This would be predominantly for 'downsizers' (2-3 beds) and affordable housing for young people. The objectives of the housing allocations are to meet the identified housing need, ideally on smaller sites either as rural exception housing with an element of market housing or as market housing with the required affordable housing. Development proposals that would allow for improved connectivity for pedestrians between East and West Wellow are also a key objective of the Neighbourhood Plan - this and any other objectives arising from community consultation can be drawn on to select sites for allocation from the shortlist of suitable sites resulting from this assessment.

Adopted Local Plan policy dictates that development outside the existing settlement boundaries would be limited to Rural Exception Sites (for affordable housing), community led development and other limited uses. In order to allocate any of the identified sites for development, the settlement boundary would need to be redrawn either through the Neighbourhood Plan or a revised Local Plan. Therefore any Neighbourhood Plan policies would need to be in conformity with this policy and it is possible that the target of 50 homes cannot be met.

There are five sites which could be considered in further detail to ascertain whether suitable mitigation (see further information on constraints below), could be proposed to enable development (either in their entirety or in part), in accordance with the current Local Plan policy COM2. Specifically this policy allows for Rural Affordable Housing sites and Community-led Development

These are:

- SHELAA261: Land adjacent to Rowden Close
- SHELAA6: The Field at Crawley Hill
- SHELAA37: Land to Rear of “Iona”/”Bellevue Garage”, Crawley Hill
- SHELAA75: Land East of School Road
- SHELAA16 (EAST OF SCHOOL ROAD ONLY) Pottery Farm (East)

Two sites are considered to be potentially suitable for redevelopment of existing employment floorspace only, in accordance with Policy COM2. These are:

- SHELAA 178: Tanners Court, Tanners Lane
- SHELAA 230: Oak Dene Farm, Whinwhistle Road

A number of the potentially suitable sites (6, 37 and 75) would have to be accessed from the A36 which could prove to be unacceptable to the Highways Authority because of safety issues. This should be discussed with highways officers to understand whether it would be possible to create a safe access point to these sites.

The sites also have significant ecological and environmental constraints that would need to be explored with TVBC to understand if the constraints could be mitigated through development.

The remaining thirteen sites assessed sites were found to be unsuitable for allocation on the grounds of environmental constraints, availability, sustainability, policy constraints and/or potential adverse impacts on the landscape and biodiversity.

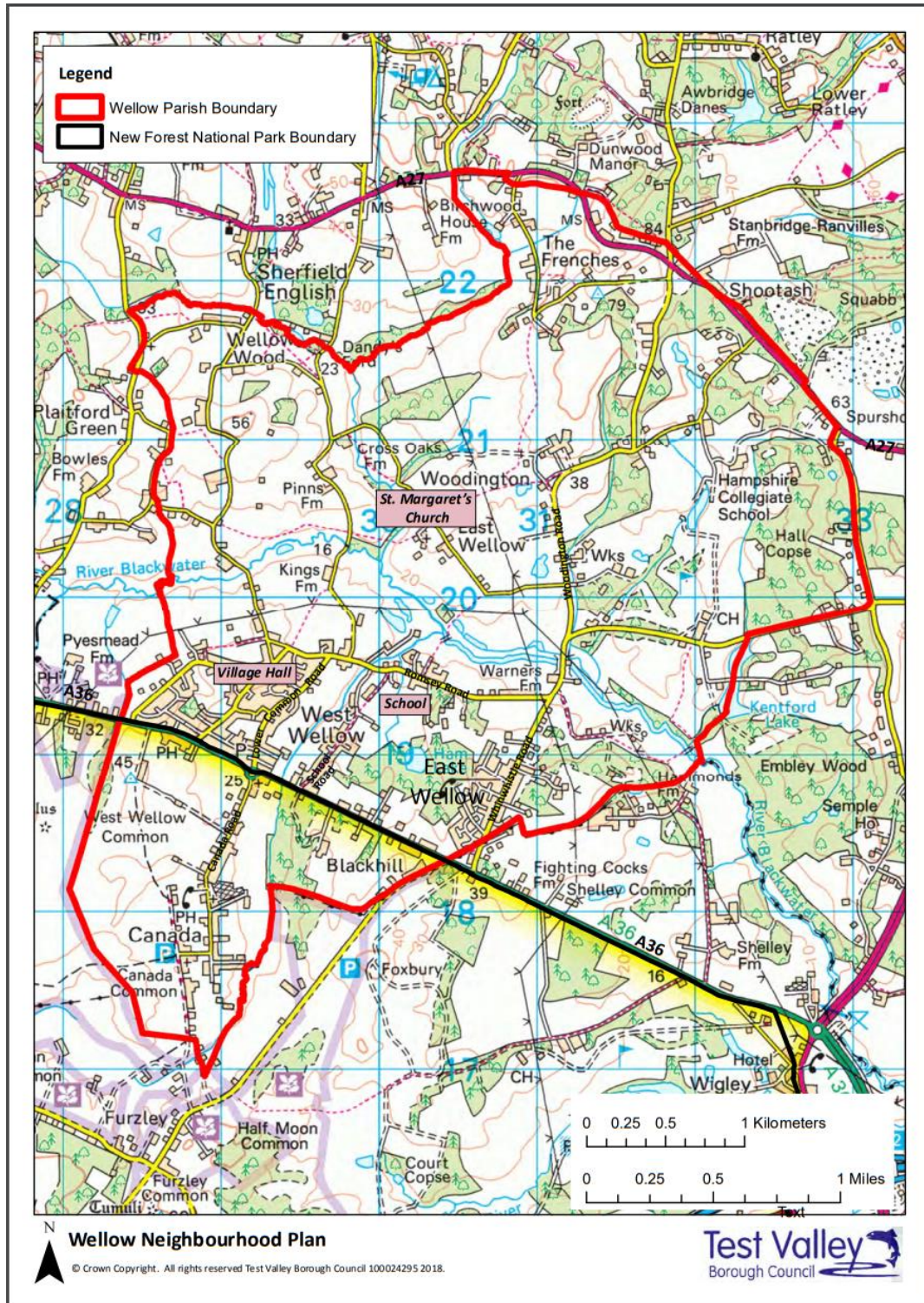
This assessment is the first step in the consideration of site allocations. From the shortlist of potentially suitable sites identified in this report, the Parish Council should engage with Test Valley Borough Council and the New Forest National Park Authority as well as the community to select sites for allocation in the Neighbourhood Plan which best meet the objectives of the Plan and the housing need for the plan area.

2. Introduction

Background

- 2.1 AECOM has been commissioned to undertake an independent site assessment for the Wellow Neighbourhood Plan (NP) on behalf of Wellow Parish Council (WPC). The work undertaken was agreed with the Parish Council and the Ministry of Housing, Communities and Local Government (MHCLG) in April 2020 as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 2.2 The Neighbourhood Plan, which will cover the whole parish of Wellow (see **Figure 1**), is being prepared in the context of the Test Valley Borough Council (TVBC) Local Development Framework and the New Forest National Park Authority Local Development Framework. Neighbourhood Plans can add value to the Local Plan policies for the neighbourhood area by including policies and proposals to address local place-based issues. The intention, therefore, is for the Local Plans to provide a clear overall strategic direction for development whilst finer detail can be determined through the Neighbourhood Planning process where appropriate.
- 2.3 The purpose of this site assessment is to establish whether the identified sites are appropriate for allocation in the Neighbourhood Plan for development, in particular whether they comply with both the National Planning Policy Framework and the strategic policies of the adopted Development Plan; and from this group of sites, identify which are the best sites to meet the objectives of the Neighbourhood Plan. The report is intended to help the group to ensure that the Basic Conditions considered by the Local Planning Authority and Independent Examiner are met, as well as any potential legal challenges by developers and other interested parties.
- 2.4 It is important that the site assessment process is carried out in a transparent, fair, robust and defensible way and that the same process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.

Figure 1: Wellow Neighbourhood Plan Area.



Source: Wellow Parish Council

3. Methodology

- 3.1 The approach to the site assessment is based on the Government's Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment (March 2015)¹, Neighbourhood Planning (updated February 2018)² and Locality's Neighbourhood Planning Site Assessment Toolkit³. These all encompass an approach to assessing whether a site is appropriate for allocation in a Neighbourhood Plan based on whether it is suitable, available and achievable for the use proposed. In this context, the methodology for identifying sites and carrying out the site assessment is presented below.

Task 1: Identify Sites to be included in the Assessment

- 3.2 The first task is to identify which sites should be considered as part of the assessment.
- 3.3 The Strategic Housing and Economic Land Availability Assessment (SHELAA) for Test Valley Borough Council was reviewed to identify sites within the neighbourhood area. At the time of preparation, the most recent publicly available SHELAA was made in 2017. A 2019 revision of the Test Valley SHELAA was in preparation at this time. Preparation of the Test Valley SHELAA Review began in November 2019 and closed in June 2020. The document was published in July 2020. The 2019 Revision supersedes the 2017 SHELAA. For the purposes of the Neighbourhood Plan, Wellow Parish Council drew attention to this 2019 TVBC call for sites through their website and social media channels.
- 3.4 For the purposes of this assessment, the Parish Council requested a list of sites from TVBC which were to be assessed in the 2019 SHELAA Revision. The list of sites included some sites that had been carried over from the 2017 SHELAA, and 5 new sites which were identified in the recent 'Call for Sites'.
- 3.5 Therefore, the sites that had been identified through the 2019 'Call for Sites' consultation which had not already been assessed through the SHELAA were appraised using AECOM's site assessment pro-forma. In addition, the conclusions from the SHELAA sites already assessed were considered and evaluated.
- 3.6 The SHELAA 2019 Revision was published in July 2020, and therefore AECOM have updated the assessment accordingly.

Task 2: Gathering Information for Site Assessments

- 3.7 A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan. It has been developed based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015)⁴ and the knowledge and experience gained through previous Neighbourhood Planning site assessments. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.
- 3.8 The pro-forma utilised for the assessment enabled a range of information to be recorded, including the following:
- General information:
 - Site location and use; and
 - Site context and planning history.
 - Context:

¹ Available at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

² Available at <https://www.gov.uk/guidance/neighbourhood-planning--2>

³ Available at <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

⁴ <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

- Type of site (greenfield, brownfield etc.); and
- Suitability:
 - Site characteristics;
 - Environmental considerations;
 - Heritage considerations;
 - Community facilities and services; and
 - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).
- Availability

Task 3: Site Assessment

- 3.9 The next task was to complete the site pro-formas. This was done through a combination of desk top assessment and site visits. The desk top assessment involved a review of the conclusions of the existing evidence and using other sources including Google Maps/Streetview and MAGIC maps in order to judge whether a site is suitable for the use proposed. The site visits allowed the team to consider aspects of the site assessment that could only be done visually. It was also an opportunity to gain a better understanding of the context and nature of the neighbourhood area.

Task 4: Consolidation of Results

- 3.10 Following a site visit, the desktop assessments were revisited to finalise the assessments and compare the sites to judge which were the most suitable to meet the housing requirement. It should be noted that, due to access constraints during the site visit, it was not possible to access SHELAA sites 224, 223 and 37.
- 3.11 A 'traffic light' rating of all sites has been given based on whether the site is suitable for development. The traffic light rating indicates 'green' for sites that show no constraints and are appropriate for development, 'amber' for sites which are potentially suitable if issues can be resolved and 'red' for sites which are not currently suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for development – i.e. the site is suitable, available and achievable. Task 5: Indicative Housing Capacity
- 3.12 The development capacity is the optimum quantum of development for each site, taking into account the site constraints and opportunities. Planning Practice Guidance states that this should be guided by Local Plan policies. The housing capacities for each site have been taken from the SHELAA as this has been guided by Local Plan policies. However, the Neighbourhood Plan allocation policy may include a lower capacity where the evidence, including this report, shows that the site is suitable for limited development due to identified constraints.

4. Policy Context

- 4.1 The Neighbourhood Plan policies and allocations must be in general conformity with the strategic policies of the adopted development plan, and it is recommended that consideration is given to the direction of travel of the emerging development plan so that policies are not superseded by a newly adopted Local Plan.
- 4.2 A number of sources have been reviewed in order to understand the context for potential site allocations. This includes national policies, local policies and relevant evidence base documents.
- 4.3 National policy is set out in the National Planning Policy Framework (2019)⁵ and is supported by Planning Practice Guidance⁶ (PPG). The NPPF is a high-level document which sets the overall framework for the more detailed policies contained in local and neighbourhood plans.
- 4.4 The key documents making up the adopted statutory development plan for Wellow are:
- The Test Valley Borough Revised Local Plan (2016)
 - The New Forest National Park Local Plan (2019)
- 4.5 The South-Western part of the Parish falls within the boundary of the New Forest National Park. The New Forest National Park Authority is therefore the sole planning authority for this part of the Parish. The remainder of the Parish lies within Test Valley, who are the sole planning authority for the part of the Parish outside of the New Forest National Park boundary.
- 4.6 Test Valley Borough Council are in the early stages of developing a new Local Plan, with an Issues and Options consultation undertaken between July and September 2018 and a Refined Issues and Options Consultation undertaken in 2020. The consultation acknowledges the amount of additional housing for the next Local Plan to accommodate will potentially include provision to be delivered through Neighbourhood Plans (and other community led development), and that Some current Neighbourhood Plans in preparation are assessing local housing need and are considering potential housing allocation(s) to meet this. Provision from Neighbourhood Plans would likely be focused on the latter part of the plan period (10-15 years) in order to allow time for delivery.
- 4.7 The Borough Council timetable for the production of the new Local Plan suggests that formal adoption is expected towards the end of 2024. As this plan is not yet at an advanced enough stage, it cannot be reviewed in this chapter.
- 4.8 Other documents considered in this assessment include the Wellow Village Design Statement (2010), the New Forest National Park Development Standards SPD (2012), the New Forest National Park Landscape Character Assessment (2013), the Test Valley Borough Landscape Character Assessment (2018 update) and the draft Wellow Character Assessment.
- 4.9 The Parish is subject to a number of policy constraints due to its partial location within the New Forest National Park. These policies are outlined in this chapter.
- 4.10 The relevant policies and findings of the above documents are highlighted below.

Planning Policy

National Planning Policy Framework (2019)

- 4.11 The policies of relevance to development in Wellow are set out below, but this report has regard to all other aspects of national planning policy where appropriate.

⁵ Available at www.gov.uk/guidance/national-planning-policy-framework

⁶ Available at www.gov.uk/government/collections/planning-practice-guidance

- 4.12 *Paragraph 77* sets out that, in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.
- 4.13 *Paragraph 78* adds that, to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.
- 4.14 *Paragraph 79* states that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
- There is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
 - The development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
 - The development would re-use redundant or disused buildings and enhance its immediate setting;
 - The development would involve the subdivision of an existing residential dwelling; or
 - The design is of exceptional quality, in that it:
 - Is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - Would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area.
- 4.15 *Paragraph 171* states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a high quality.
- 4.16 *Paragraph 172* suggests that great weight should be given to protecting, enhancing and conserving the landscape and scenic beauty of Areas of Outstanding Natural Beauty, the Broads and National parks. It is emphasized that scale of development in these protected areas should be limited, and that major development should only be permitted in exceptional circumstances.

The Test Valley Borough Revised Local Plan DPD (2016)

- 4.17 The policies of relevance to development in Wellow include:
- 4.18 *Policy COM1 - Housing Provision* sets out a housing requirement of 10,584 homes for the borough, 7,092 of which are to be delivered in Northern Test Valley including 648 in the Rural Test Valley.
- 4.19 *Policy COM2 - Settlement Hierarchy Development* outside the boundaries of settlements in the hierarchy will only be permitted if: a) it is appropriate in the countryside as set out in Revised Local Plan policy COM8-COM14, LE10, LE16- LE18 (see 4:20 – 4:26); or b) it is essential for the proposal to be located in the countryside.
- 4.20 *Policy COM7 - Affordable Housing* states that provision of affordable housing will be sought by the council on qualifying sites. A net gain of 15 dwellings will require provision of up to 40% affordable dwellings, 10-14 dwellings will require provision of up to 30%, 5-9 dwellings will require provision of up to 20% or equivalent off site provision, and 1-4 dwellings will require a financial contribution equivalent to up to 10% affordable dwellings.
- 4.21 *Policy COM8 - Rural Exception Affordable Housing* states that the council will permit rural affordable housing where evidence can be demonstrated that there is unmet need within the Parish for such affordable dwellings in a rural location.
- 4.22 *Policy COM9: Community Led Development* Community led development will be permitted if: a) the proposal is supported by evidence that there is a need for the development to maintain or enhance the sustainability of the settlement through the delivery of community benefit; and b) it is demonstrated that the community has been involved in the preparation of the proposal; and c) it is demonstrated that the community supports the proposal; and d) the proposal, if for

residential development, helps meet the affordable housing need of the parish in accordance with the thresholds contained within policy COM7 and local evidence and restrictions contained within policy COM8.

- 4.23 *Policy COM10: Occupational Accommodation for Rural Workers in the Countryside* Proposals for occupational accommodation for rural workers at or near where they work will be permitted provided that: a) where the proposal is linked to a new business in the countryside: the proposal is for temporary accommodation for a period of three years; i) there is an essential functional need for the dwelling based on evidence of that business; and ii) financial evidence has been submitted demonstrating the viability of the business and its intention to be established; and iii) the occupancy of the dwelling is restricted to those employed in the activity for which the dwelling was originally permitted; and iv) there is no other suitable and available existing accommodation within the area. b) where the proposal is linked to an existing business which has been established for three years or more: i) there is an essential functional need for the dwelling based on evidence of that business; and ii) financial evidence has been submitted demonstrating that the business is viable and established; iii) an existing dwelling, either on or closely connected to the business which would have been suitable, has not been sold separately from the unit or in some other way alienated from it within the past five years; iv) there is no other suitable and available alternative existing accommodation within the area; and v) the occupancy of the dwelling is restricted to those employed in the activity for which the dwelling was originally permitted. Where the proposal is for the removal of the occupancy condition this will be permitted provided that: c) it can be demonstrated that the dwelling is no longer required to meet the needs of the occupational workers engaged or last engaged in the activity for which the dwelling was originally permitted.
- 4.24 *Policy COM11: Existing Dwellings and Ancillary Domestic Buildings in the Countryside* In the countryside proposals for the extension of existing dwellings or the creation and extension of ancillary domestic buildings⁵⁵ will be permitted provided that: a) it is not used for any other purpose other than the incidental enjoyment of the existing dwelling or as a residential annexe to the dwelling; b) the size and design of the proposal would not be more visually intrusive in the landscape; and c) the design of the proposal is in keeping with the existing dwelling.
- 4.25 *Policy COM12: Replacement Dwellings in the Countryside* The replacement of an existing dwelling within the countryside will be permitted provided that: a) the existing dwelling is not currently the subject of temporary permission; and b) the size, siting and design of the proposal would not be more visually intrusive in the landscape.
- 4.26 *Policy COM13: Gypsies, Travellers and Travelling Showpeople* Development to accommodate gypsies, travellers and travelling showpeople will be permitted provided that:- a) it is located where services and facilities are accessible; and b) the potential occupants are recognised as gypsies, travellers or travelling showpeople; and c) the proposal helps meet the identified need; and d) evidence is provided to justify the reason for the proposal to be located in the Borough; and e) the site is of sufficient size to provide for accommodation; parking; turning and, where relevant, the servicing and storage of vehicles and equipment. Existing permanent authorised gypsy, traveller and travelling showpeople sites should be retained for the use of these groups unless it has been established that the sites are no longer required.
- 4.27 *Policy COM14: Community Services and Facilities Development* (including the change of use of existing premises) which involves the loss of local shops or public houses will be permitted if it can be demonstrated that: a) the use is no longer or cannot be made commercially viable; or b) the building can no longer provide suitable accommodation; or c) is no longer needed for the existing use. Development involving the loss of cultural and community facilities and places of worship will be permitted if it can be demonstrated that: d) there is no longer a need for that facility for its existing use or another community use; or e) the building can no longer provide suitable accommodation.
- 4.28 *Policy LE10: Retention of Employment Land and Strategic Employment Sites* On existing employment sites, allocated employment sites, or sites with planning permission for employment use, which have not yet been fully implemented, development for an alternative use will be permitted provided that: a) the land is no longer required to meet economic development needs of the area; or b) the current activity is causing, or could cause significant

harm to the character of the area or the amenities of residents; and c) it would not have a significant detrimental impact on the operation of the remaining occupiers of the site. On strategic employment sites identified in Annex E development for an alternative use will be permitted provided that: d) it would not have a significant detrimental impact upon the continued primary use of the site for employment; and e) criteria a), b) and c) have been satisfied.

- 4.29 *Policy LE16: Re-Use of Buildings in the Countryside* The re-use of buildings in the countryside for commercial use (including tourist accommodation) will be permitted provided that: a) the building is structurally sound and suitable for conversion without substantial rebuilding, extension or alteration; and b) the proposal would not result in the requirement for another building to fulfil the function of the building being converted; and c) the proposed use is restricted primarily to the building; and d) development would lead to an enhancement of its immediate setting. The re-use of buildings in the countryside for residential use will be permitted provided, in addition to criteria a) – d) above, that: e) the proposal is for occupational accommodation for rural workers; or f) it is demonstrated that every reasonable attempt has been made to secure commercial use (including tourist accommodation); or g) there is no other means of protecting and retaining the building which is of architectural or historic merit
- 4.30 *Policy LE18: Tourism Proposals* for tourist development will be permitted provided that: a) the proposal is located within a settlement; or b) where the proposal is located within the countryside: i) it utilises an existing building and meets the requirements of policy LE16; and ii) any extension or new buildings form part of an existing tourist facility; and iii) in the case of seasonal structures these are temporary in nature and do not have an adverse impact on the landscape; and iv) in the case of touring caravans and camping sites these are not prominent in the landscape. Proposals which involve the loss of serviced accommodation (Class C1) and non- serviced tourist accommodation, including caravan and camping sites, will only be permitted provided that it can be demonstrated that the existing living accommodation unit is no longer economically viable or required.
- 4.31 *Policy E1 - High Quality Development in the Borough* emphasises that only development of a high-quality design that supports local distinctiveness will be permitted throughout the borough. New development proposals should seek to; effectively integrate and relate to the existing area in terms of character, appearance, scale, materials and style; achieve a high level of connectivity; ensure efficient use of land; and, should not adversely impact any important views.
- 4.32 *Policy E2 - Protect, Conserve and Enhance the Landscape Character of the Borough* sets out measures to ensure the protection, conservation and enhancement of the borough. Development will only be permitted where it can be demonstrated that it will not create any adverse impact upon character and appearance of the area, does not result in the loss of any important local features, integrates positively with existing features, and is designed to ensure that the future retention of valued landscape features will not be prejudiced.
- 4.33 *Policy E5 - Biodiversity* states that development which seeks to enhance and protect biodiversity will be permitted. Development that could have an adverse impact upon local biodiversity and habitats may only be permitted where there is no evidence of a suitable alternative site, the benefits of the proposed location for development outweigh the negative impact to local biodiversity, and where mitigation and enhancement measures can be implemented.
- 4.34 *Policy E6 - Green Infrastructure* suggests that development will be permitted by the council where it can demonstrate conservation, protection and enhancement to the existing green infrastructure network, and avoidance of any adverse impact to the network.
- 4.35 *Policy LHW1: Public Open Space* states that the development of new housing resulting in a net population increase should account for the provision of public open space. Per 1000 population, the policy proposes an open space standard of at least 3 hectares, comprising the following (as net areas of usable open space):
- “outdoor sports facilities 1.0 hectares
 - parks and public gardens 0.4 hectares

- *informal recreation areas 0.8 hectares*
- *provision for children and teenagers 0.6 hectares*
- *allotments 0.2 hectares”*

New Forest National Park Local Plan (2019)

4.36 The policies of relevance to development in Wellow include:

- 4.37 *Policy SP1 - Supporting Sustainable Development* states that the National park Authority will promote and support sustainable development across the park. Sustainable development at the park should enhance the landscape through high quality design and positively contribute to the character and environment of the new forest.
- 4.38 *Policy DP2 - General Development Principles* states that all new development in the park should demonstrate high quality design and construction, contributing positively to local distinctiveness and character, and upholding and promoting the principles of sustainable development.
- 4.39 *Policy SP3 - Major development in the National Park* states that major development proposals will only be permitted in exceptional circumstances.
- 4.40 *Policy SP4 - Spatial strategy* states that within the settlement boundaries of Ashurst, Brockenhurst, Lyndhurst and Sway, development is supported in principle. Outside of these boundaries and allocated sites, development will only be permitted where a countryside location is essential, is an appropriate redevelopment of an existing building, is considered a rural exception site or meets specific locational needs of rural workers.
- 4.41 *Policy SP5 - Nature conservation sites of international importance* states that development will only be permitted at sites of international importance for nature conservation (including SPA, SAC and Ramsar Sites) unless there are ‘imperative reasons for overriding the public interest for development’. Proposals for development which would adversely impact priority habitats, protected species, and locally designated sites will only be permitted where there are no alternative solutions, effective mitigation of adverse impact can be demonstrated and maintained to achieve biodiversity net gain, and can demonstrate overriding reasons to offset harm caused.⁷
- 4.42 *Policy SP6 - The natural environment* emphasises that proposals should seek to maintain, protect and enhance the natural environment. The policy states that the authority will not permit any development which could result in any adverse impact upon a Site of Special Scientific Interest (SSSI) unless exceptional circumstances whereby the benefits of the development would outweigh the impact upon features of the SSSI can be clearly demonstrated.
- 4.43 *Policy SP7 - Landscape character* states that development will be permitted providing it can be demonstrated that the proposal will conserve and enhance the character of the landscape, can demonstrate that they are informed by the New Forest National Park Landscape Character Appraisal, will not adversely impact the character of open and undeveloped landscapes between settlements, and can demonstrate that the design, scale, layout and massing of the proposal will conserve and enhance the existing character of the landscape. In addition, landscape proposals should demonstrate that consistency with local character, and ensure use of native species.
- 4.44 *Policy SP9 - Green infrastructure* states that proposals seeking to create, maintain and enhance green infrastructure in the new forest will be supported. Proposals should seek to

⁷ The New Forest National Park ‘Mitigating recreational impacts on New Forest designated sites’ Supplementary Planning Document (SPD) July 2020 provides further guidance on policy SP5 focusing on development within the park that could generate recreational impacts on the New Forest internationally designated nature conservation sites. The SPD acknowledges the Authority will continue to work with Natural England and other neighbouring local authorities (as well as a range of relevant stakeholders) to develop a longer-term strategic approach to prevent adverse effects on the internationally designated nature conservation sites in the New Forest from potential development outside the park.

encourage accessibility, connectivity and relieve any recreational pressure on the New Forest's internationally important nature conservation sites.

- 4.45 *Policy DP10 - Open space* suggests that development should provide on-site open space to a minimum standard of 3.5 hectares of public open space per 1000 people, or provide for the enhancement of the existing open space.
- 4.46 *Policy SP15 - Tranquillity* requires that new development avoid or mitigate the creation of noise and light pollution, unacceptable environmental impacts, nuisance and visual intrusion.
- 4.47 *Policy SP16 - The historic and built environment requires* that development proposals maintain or enhance features of the historic built environment in the New Forest.
- 4.48 *Policy SP17 - Local distinctiveness* states that development which would harm the local character and distinctiveness of the National Park will not be permitted.
- 4.49 *Policy DP18 - Design principles* require that development achieve a high standard of design that responds to local context in terms of scale, layout, size, location, materials and details;
- 4.50 *Policy SP19 - New residential development* in the National Park states that 800 new dwellings will be delivered within the plan period, and proposals will be permitted where the site is allocated for housing in the local plan, the site is within the Defined Villages, the site is considered a rural exception site, or proposes housing for agricultural and estate workers.
- 4.51 *Policy SP28 - Rural exception sites* states that exceptions will be permitted for the development of small-scale affordable housing in or adjoining villages to meet an identified local need.

Supplementary Planning Documents

New Forest National Park Landscape Character Assessment

- 4.52 The New Forest National Park Landscape Character Assessment was approved by the New Forest National Park Authority in September 2013. The Assessment identifies the various pressures, trends and opportunities for various character areas across the National Park. Landscape Character Area (LCA) 10 covers the West Wellow Heaths and Commons. The northern edge LCA extends outside of the New Forest boundary into Test Valley.
- 4.53 Landscape types within the NP boundary include heathland and health associated smallholdings and dwellings.
- 4.54 The assessment suggests that the priority in this landscape area is to ensure the active protection of valued landscape features. In terms of securing the future protection of the LCA, the assessment outlines a number of management guidelines;
- 4.55 *Field Management and Boundary Features – protection of the mosaic of small scale fields across the area that are bound by healthy and well-managed hedgerows to protect the rural and historic landscape character.*
- 4.56 *Biodiversity – protection of heathland habitats through restoration work and grazing.*
- 4.57 *Forestry and woodlands – protection of the ancient and semi-natural woodlands of the LCA, and ensure the management and enhancement of the age and species diversity of plantations.*
- 4.58 *Development and settlement edge – protection of the existing pattern of small linear settlements and scattered dwellings, rural narrow lanes, and environment to ensure the rural character of the area is maintained.*
- 4.59 *Historic landscapes and features – protection and management of the area's historic features.*

Test Valley Landscape Character Assessment (2018)

- 4.60 The Test Valley Landscape Character Assessment, published in 2018, provides an update to the previous Test Valley LCA published in 2004. The LCA forms part of the evidence base for the Test Valley Local Plan.
- 4.61 Wellow falls within Landscape Character Area 1A West Wellow Heaths, which is classified as Heathland. The Neighbourhood Plan boundary also falls within LCA2 Embley Wood and Heathland which is classified as Pasture and Woodland Associated with Heathland, and LCA4A Sheffield English which is classified as Mixed farmland and Woodland – Small Scale.
- 4.62 For LCA 1A, Landscape Strategy and guidelines seek to protect and maintain the existing assets and to conserve and enhance the tranquillity and open heathland character. For LCA 2, strategy and guidelines seek to protect the distinctive landscape pattern and valued characteristics, enhance tranquillity and extensive wooded character. Finally, for LCA 4, the landscape strategy seeks to enhance the wooded seclusion of the area and valued characteristics.
- 4.63 The assessment sets out borough wide strategies and guidelines for the future management of the landscape. These strategies seek to protect landscape distinctiveness, agriculture, hedgerows, woodland and trees, biodiversity, the historic landscape, and ensure that new development does not create any adverse impact.

Wellow Village Design Statement (2010)

- 4.64 The Wellow Village Design Statement was adopted in 2010 by Test Valley Borough Council and 2011 by the New Forest National Park Authority. The design statement provides an appraisal of the landscape, valued areas and features of the built environment, and guidance to be considered in proposals for new development.
- 4.65 The Guidance states that in considering new development, due regard should be given to the impact upon the nearby New Forest National Park. It also states that any new development should respect and protect the rural character of the parish and preserve valued views, existing hedgerows, trees and footpaths.
- 4.66 Guidance also states that new development be kept within existing settlement boundaries unless exceptional circumstances apply. Development should also respect and reflect the character of its surroundings in terms of scale, size, density, materials and design.

Draft Wellow Character Appraisal (2020)

- 4.67 The Neighbourhood Plan Steering Group are in the process of preparing a Character Appraisal to inform the Neighbourhood Plan policies. The Draft report Part 2, Chapters 1 -6 were provided as background to the site assessment and have been used to inform the assessment. The draft report identifies natural features in the Neighbourhood Area such as 'Green Lungs' and wildlife corridors. Proposed Neighbourhood Plan policies that have been used as part of this assessment such as the proposed Local Green Space designations have not been through the Neighbourhood Plan Examination process and are not yet adopted so cannot be used to rule out possible sites for development in this assessment, but the assessment does make note of the proposed designations and these can be used to support the Parish Council's site selection process and developing Neighbourhood Plan policies.

5. Site Assessment

Identified sites

- 5.1 The sites to be considered through this site appraisal have been identified through:
- Test Valley Borough Council SHELAA (2017 and 2019).
 - The Test Valley SHELAA Review Call for Sites (2019/2020).
- 5.2 Figure 2 and Figure 3 below show the location of all sites included in the assessment.
- 5.3 The New Forest National Park Authority Strategic Housing Land Availability Assessment (2018) identifies one site (ref 98, Abbots Farm, Canada) within the neighbourhood area. This has been rejected at Stage 2 of the SHELAA as unsuitable for development due to its location within the 400m buffer for the New Forest SPA. In addition, as the site is not currently known to be available, it is not considered further in this report as a potential Neighbourhood Plan site allocation.

SHELAA 2017 Sites

- 5.4 The Test Valley Borough Council SHELAA (2017) considered 17 sites in the Wellow NP area, which were identified through 'Calls for Sites'. Each site assessed through the SHELAA was assessed in terms of suitability, availability and achievability.
- 5.5 All 17 sites assessed in the 2017 SHELAA within the Parish of Wellow were considered unsuitable for development.
- 5.6 The format of the Test Valley SHELAA does not explicitly state the reasons for these sites being unsuitable, however based upon key constraints it is considered that environmental constraints and factors such as proximity or location within the New Forest SPA Zone, Flood Risk and Alert Areas and proximity to the Mottisfont Bats SSSI/SAC Foraging Buffer area, in addition to the location of many of the sites outside of the defined settlement boundary, have contributed significantly to the conclusions.
- 5.7 Following the publication of the 2019 SHELAA Review, four sites identified for assessment within this assessment were not carried forward to the 2019 SHELAA review – these were 134, 209, 223 and 224.
- 5.8 This assessment considers these four sites and assesses them against the 2017 SHELAA conclusions and addresses the extent to which these can be carried forward to this assessment. It is, however, acknowledged that the latest availability of these sites is unknown.

SHELAA Review 2019 Sites

- 5.9 Preparation of the Test Valley SHELAA Review began in November 2019 and closed in June 2020. The 2019 Revision supersedes the previous version. The document was published online in July 2020. The 2019 revision assesses 15 sites in Wellow, with the principle of development outside of the settlement boundary rendering these unlikely to be achievable.
- 5.10 Prior to publication of the 2019 revision, for the purposes of this assessment, the Parish Council requested a list of sites from TVBC which are to be assessed in the 2019 Revision. The list of sites included sites that had been carried over from the 2017 SHELAA, and 5 new sites which were identified in a recent 'Call for Sites'. The new sites were subject to a full AECOM assessment, which now supplements the recently published SHELAA assessment of the sites.
- 5.11 At the request of the Parish Council, SHEELA16 has been assessed as two separate sites within this assessment.

Test Valley Borough Council Call for Sites

- 5.12 A 'Call for Sites' was undertaken as part of the Test Valley SHELAA 2019 Revision. This identified 5 sites which have been fully assessed in this report. The 5 sites are 257, 261, 290, 294 and 350.

Figure 2: SHELAA sites in Wellow North (Source: Wellow Parish Council)

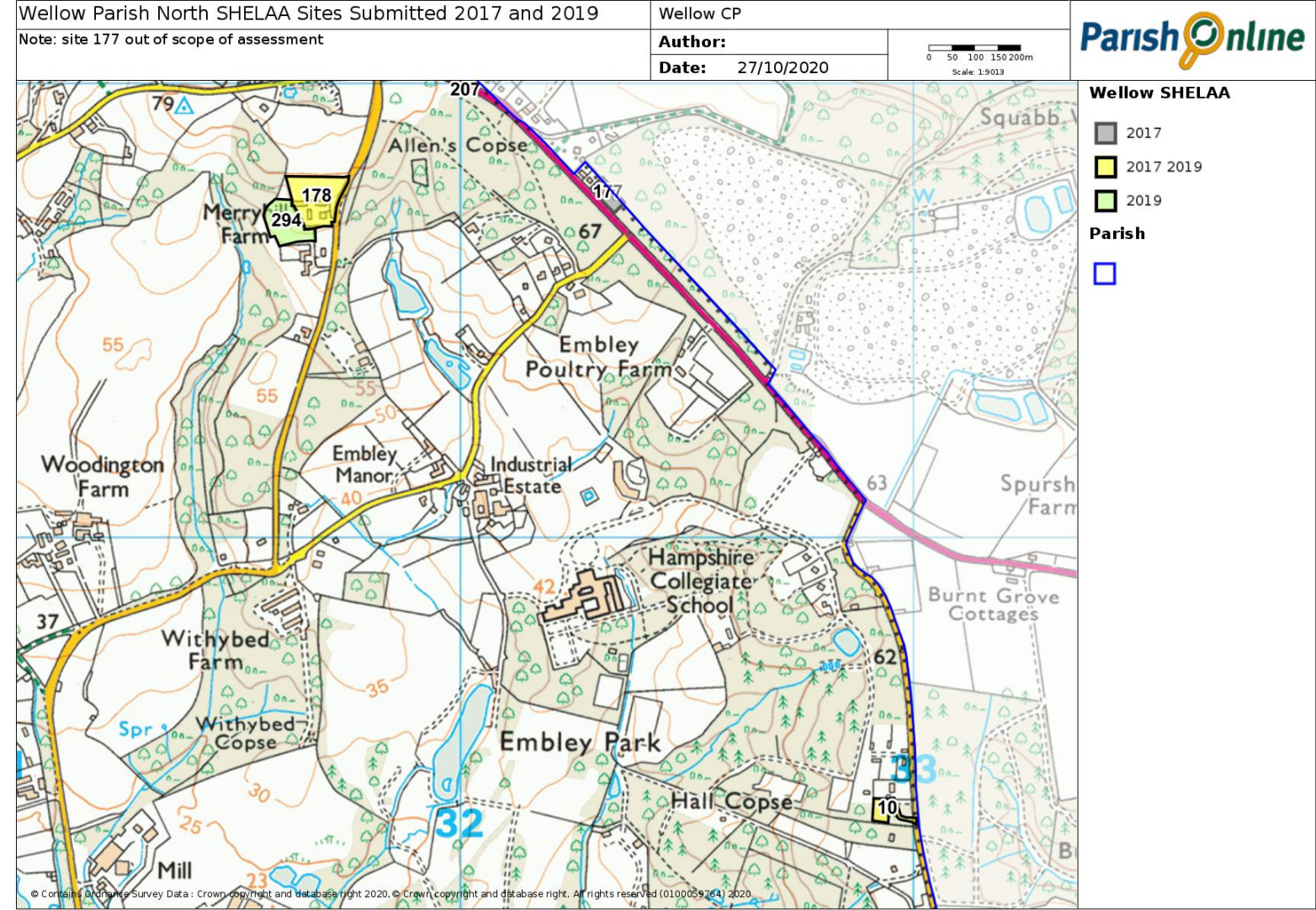
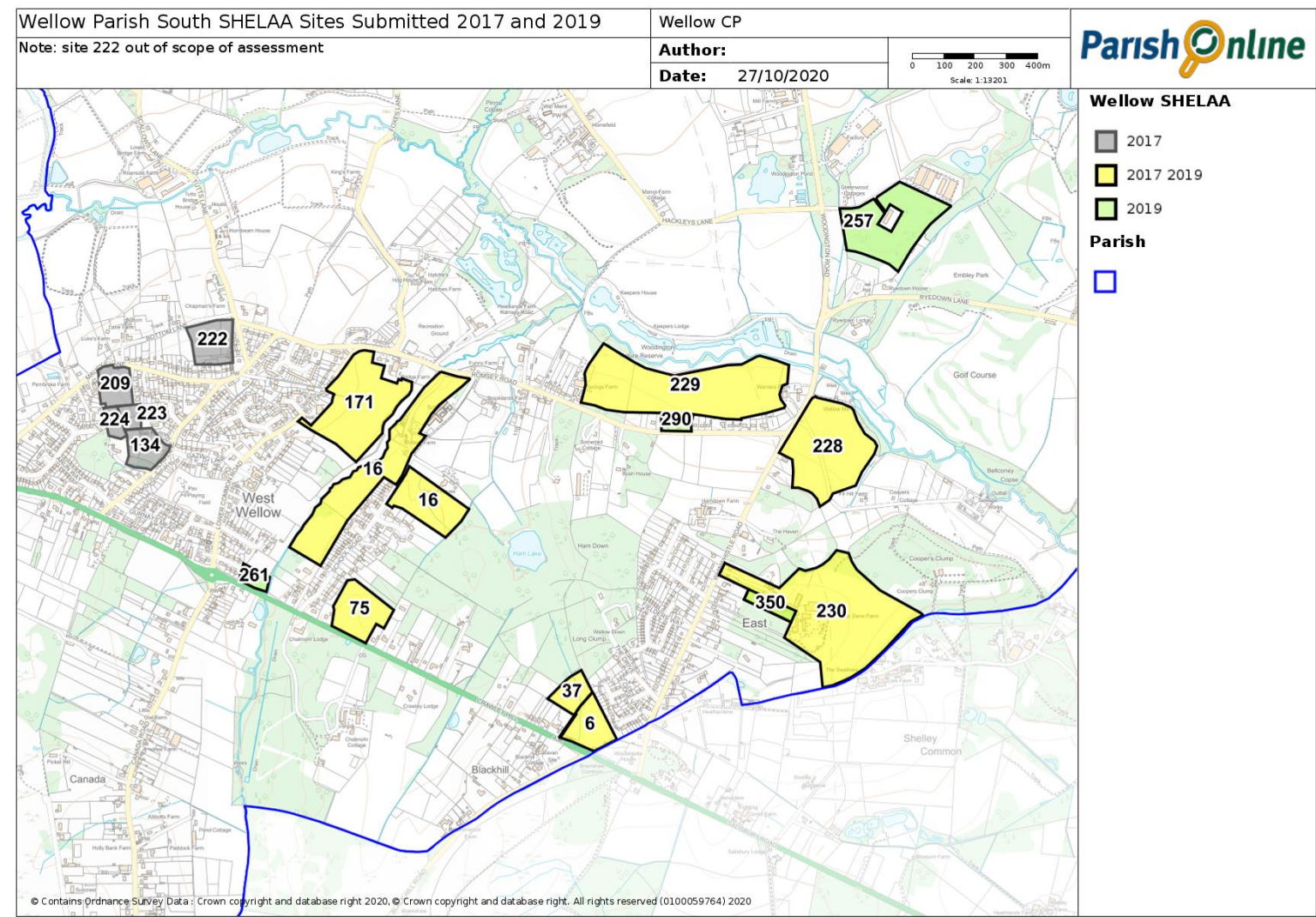
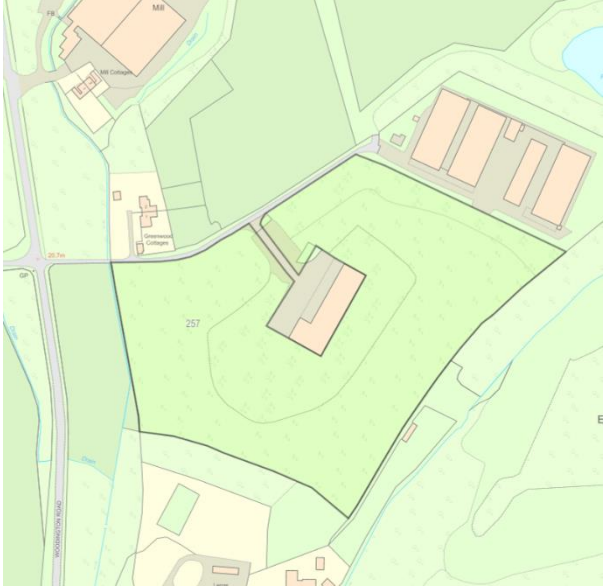


Figure 3: SHELAA Sites in Wellow South (Source: Wellow Parish Council)



Site assessment results

- 5.13 In total, 20 sites are assessed in this report. For each site assessed from the 2017/2018 SHELAA, TVBC's conclusions were reviewed and considered, and a judgement made determining whether the conclusions should be carried forward to the Wellow Neighbourhood Plan. For the sites which came forward through the 2019/20 TVBC Call for Sites, a full assessment was carried out, based on desktop research and a site visit, and presented in the proformas in **Appendix A**. Due to access constraints during the site visit, it was not possible to access SHELAA sites 224, 223 and 37.
- 5.14 The following tables provide a summary of the findings of the assessment of potential development sites within the Wellow Neighbourhood Plan area. The colour rating (red / amber / green) indicates whether the site is suitable for development and therefore appropriate for allocation in the Neighbourhood Plan. **Red** indicates the site is not suitable due to the identified constraints. **Green** indicates the site is suitable. **Amber** indicates the site is less suitable or may be appropriate for development if certain issues can be resolved or constraints mitigated. However, as all sites are within a Rural Village classification in the adopted Local Plan settlement hierarchy with no housing requirement set by the Local Plan and all are outside the settlement boundary, policy COM2 would apply which would limit development to rural exception (affordable) housing, community led development only or other types of housing appropriate to a rural area if the need for this type of housing could be demonstrated. Rural exception sites are not usually allocated in a neighbourhood plan, but can be identified as part of the neighbourhood planning process and policies can be included in the neighbourhood plan to influence rural exception site proposals.

Site reference and name: SHELAA 257 Greenwood Copse	
SHELAA reference: 257	
Method of identification: SHELAA 2019	
Site photo and map	
 	
Gross Site area (hectares)	5.2
Current use	Woodland
Proposed use	Employment (SHELAA)
SHELAA 2019 conclusions	The site is available and promoted for development by the landowner for Child day care uses. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of East Wellow which is identified as Countryside in the Local Plan Settlement Hierarchy. Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities. Constraints are listed in the SHELAA as: - Policy COM2 - Mineral Safeguarding - New Forest SPA Zone - Mottisfont Bats SSSI/SAC Foraging Buffer - Hbic Local Ecological Network
Neighbourhood Plan conclusions	Part of site is a priority area for deciduous woodland (National Forest Inventory) and is currently densely populated with mature trees. The site is also within a SSSI Impact Risk Zone (although not within the 400m zone that would preclude development). The site is some distance from a settlement boundary and is remote from local facilities and amenities. It is close to an existing employment site (warehouse/retail) but Test Valley Revised Local Plan Policy LE17 states development at existing employment sites will only be permitted where it can be contained within the existing employment site and therefore the site is currently unsuitable for development.
Rating (Red/Amber/Green)*	
Capacity of site for development	N/A

Site reference and name: SHELAA 261 Land adjacent to Rowden Close	
SHELAA reference: 261	
Method of identification: SHELAA 2019	

Site photo and map 	
Gross Site area (hectares)	0.5
Current use	Paddock
Proposed use	Housing
SHELAA 2019 conclusions	The site is available and promoted for development by the landowner, with interest from a developer. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of West Wellow which is identified as a Rural Village in the Local Plan Settlement Hierarchy. Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements. Constraints are listed in the SHELAA as: - Policy COM2 - SPA/SAC/Ramsar - New Forest SPA Zone - Village Design Statement - Hbic Local Ecological Network
Neighbourhood Plan conclusions	The site is located close to local facilities and amenities and is within close proximity to existing residential development. However, as the site is with a Rural Village in the Local Plan settlement hierarchy with no housing requirement set by the Local Plan and it is outside the settlement boundary, policy COM2 would apply which would limit development to rural exception (affordable) housing or community led development only, if the need for this type of housing could be demonstrated. The most likely point of access to the site would be through Rowden Close but this would need to be confirmed by the Highways Authority as acceptable. The site also has significant environmental constraints as it is a priority area for deciduous woodland, and it appears that access from Rowden Close would only be possible with removal of trees. The site is within the SSSI Impact Risk Zone but not within the 400m zone that would preclude development. The site therefore has environmental and physical constraints and would only be suitable for development if it can be demonstrated that these constraints could be mitigated or resolved. In addition, development would be limited to rural exception or community led housing so would not be appropriate for allocation in the Neighbourhood Plan. Potentially suitable for limited rural exception or community led housing.
Rating (Red/Amber/Green)*	
Capacity of site for development	SHELAA estimate is 9 dwellings

Site reference and name: SHELAA 290 Yew Tree Cottage Romsey Road	
SHELAA reference: 290	
Method of identification: SHELAA 2019	
Site photo and map	
 	
Gross Site area (hectares)	0.44
Current use	Garden land
Proposed use	Housing
SHELAA 2019 conclusions	The site is available and promoted for development by the landowner, but to date has had no interest from developers. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of East Wellow which is identified as Countryside in the Local Plan Settlement Hierarchy. Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities. Constraints are listed in the SHELAA as: - Policy COM2 - SPA/SAC/Ramsar - TPO - New Forest SPA Zone - Mottisfont Bats SSSI/SAC Foraging Buffer - Village Design Statement - Hbic Local Ecological Network
Neighbourhood Plan conclusions	The site has environmental constraints including location within SSSI Impact Risk Zone (although not within the 400m zone that would preclude development). The site is outside and disconnected from the settlement boundary and therefore in an unsustainable location for development. A proposal for three new dwellings was refused at the site previously due to concerns that the rural character of the surroundings would be negatively affected. Planning consent was approved for a replacement dwelling at the site. It is therefore considered that proposals that would result in a net gain of development at the site would not be granted planning permission. As a result, the site is considered unsuitable for development.
Rating (Red/Amber/Green)*	
Capacity of site for development	N/A

Site reference and name: SHELAA 294 Land at Merryhill Farm Tanners Lane	
SHELAA reference: 294	
Method of identification: SHELAA 2019	
Site photo and map	
 	
Gross Site area (hectares)	2.6
Current use	Agricultural
Proposed use	Housing
SHELAA 2019 conclusions	The site is available and promoted for development by the landowner, but to date has had no interest from developers. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is Shootash which is identified as Countryside in the Local Plan Settlement Hierarchy. Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities Constraints are listed in the SHELAA as: - Policy COM2 - SINC - SSSI - SPA/SAC/Ramsar - Ancient Woodland - Mineral Safeguarding - New Forest SPA Zone - Mottisfont Bats SSSI/SAC Foraging Buffer - Hbic Local Ecological Network.
Neighbourhood Plan conclusions	The site is within the National Habitat Network Enhancement Zone and a SSSI Impact Risk Zone (although not within the 400m zone that would preclude development). The site is adjacent to a Site of Important Nature Conservation. The site is disconnected from local facilities and amenities and therefore would likely be an unsustainable location for residential development. In addition, the site is located outside of and remote from the settlement boundary, and therefore in an unsustainable location for new housing. The officers report for the application for replacement dwellings at the adjacent site (now built out) indicates that permission is granted as it is compliant with criterion 'a' of Policy COM2 in that it is a type of development considered appropriate in the countryside. The proposed adjacent dwellings are also compliant with Policy COM12 which permits replacement dwellings in the countryside under certain criteria. It is therefore considered that proposals that would result in a net gain of development at the site would not be granted planning permission as it would not constitute replacement of existing dwellings.

	Due to the location outside of and remote from the settlement boundary, the site is considered unsuitable for development .
Rating (Red/Amber/Green)*	
Capacity of site for development	N/A

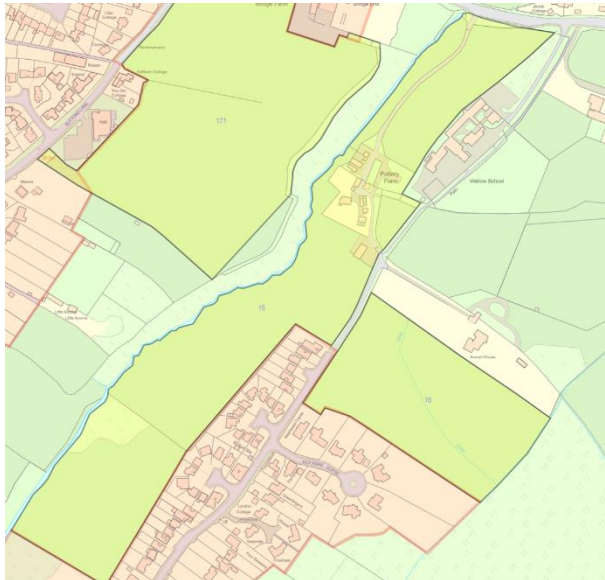
Site reference and name: SHELAA 350 Land adjacent to Oakdene Farm Whinwhistle Road	
SHELAA reference: 350 (also part of Site 230)	
Method of identification: SHELAA 2019	
Site photo and map 	
Gross Site area (hectares)	0.8
Current use	Telecommunications infrastructure and tree plantation
Proposed use	Housing
SHELAA 2019 conclusions	The site is available and promoted for development by the landowner, with interest from a developer. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of East Wellow which is identified as Countryside in the Local Plan Settlement Hierarchy. Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities. Constraints are listed in the SHELAA as: - Policy COM2 - SPA/SAC/Ramsar - Mineral Safeguarding - Village Design Statement - Hbic Local Ecological Network
Neighbourhood Plan conclusions	The whole site is classified as Broadleaved Woodland in the National Forestry Inventory and is a priority habitat area for Deciduous Woodland. The site is also within the National Habitat Network Expansion Zone and within a SSSI impact risk zone (although not within the 400m zone that would preclude development). The site is located outside of the settlement boundary, and therefore development would be limited to rural exception housing only. . There does not appear to be adequate access to the site currently and therefore it would not be suitable for development.
Rating (Red/Amber/Green)*	
Capacity of site for development	N/A

Site reference and name: SHELAA 6 The Field at Crawley Hill	
SHELAA reference: 6	
Method of identification: SHELAA 2019	
Site map (no photo available)	
Gross Site area (hectares)	1.86
Current use	Field/Agricultural
Proposed use	Housing
SHELAA 2019 conclusions	The site is available and promoted for development by the landowner, with interest from a developer. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of East Wellow which is identified as Countryside in the Local Plan Settlement Hierarchy. Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities. Constraints are listed in the SHELAA as: - Policy COM2 - SPA/SAC/Ramsar - New Forest SPA Zone - Village Design Statement - Hbic Local Ecological Network
Neighbourhood Plan conclusions	Access to the site would be directly from the A36, which would need to be confirmed with the Highways Authority to establish whether this point of access would be acceptable. It is possible that a combined access could be created for Sites 6 and 37. Dense vegetation, hedgerows and trees limit views to the site from nearby properties. The site has environmental constraints related to location in an SSSI Impact Risk Zone (although is just outside the 400m zone that would preclude development). The site has a varying topography, lowering with distance from the A36 Road. However, as the site is with a Rural Village in the Local Plan settlement hierarchy with no housing requirement set by the Local Plan and it is outside the settlement boundary, policy COM2 would apply which would limit development to rural exception (affordable) housing or community led development only, if the need for this type of housing could be demonstrated. The site is considered potentially suitable for partial development if the identified constraints, including access, could be resolved or mitigated. Development of a lower density that employs sympathetic design

	measures in order to protect the rural character of the area would be appropriate. Potentially suitable for limited rural exception or community led housing.
Rating (Red/Amber/Green)*	
Capacity of site for development	SHELAA estimate is 40 dwellings in years 1-5 of Local Plan adoption.

Site reference and name: SHELAA 10 Land South West of Halls Wood	
SHELAA reference: 10	
Method of identification: SHELAA 2019	
Site photo and map	
	
Gross Site area (hectares)	0.5
Current use	Field/Agricultural
Proposed use	Traveller Pitches
SHELAA 2019 conclusions	The site is available and promoted for development by the landowner, but to date has had no interest from developers. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of East Wellow which is identified as Countryside in the Local Plan Settlement Hierarchy. Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities. Constraints are listed in the SHELAA as: - Policy COM2 - Historic Park and Garden - SPA/SAC/Ramsar - Ancient Woodland - TPO - Mineral Safeguarding - New Forest SPA Zone - Mottisfont Bats SSSI/SAC Foraging Buffer - Hbic Local Ecological Network
Neighbourhood Plan conclusions	The site is considered unsuitable for development due to its distance from facilities and significant environmental constraints as listed in the SHELAA. The site is designated as ancient woodland with Tree Protection Orders on site, with dense vegetation and mature trees present along the site boundaries. The site is located adjacent to a lorry park and employment area, therefore would not be a suitable residential location.

	The site is also located outside of the settlement boundary, and therefore any development would be required to meet the exception criteria for rural villages defined in Policy COM2, whereby appropriate development includes windfall development, replacement dwellings, rural affordable housing sites, community-led development, small business uses and the re-use of buildings. The site is assessed in the SHELAA for travellers' pitches. It would not satisfy Local Plan Policy COM13: Gypsies, Travellers and Travelling Showpeople and would not therefore be suitable for this use.
Rating (Red/Amber/Green)*	
Capacity of site for development	N/A

Site reference and name: SHELAA16A Pottery Farm West⁸	
SHELAA reference: 16	
Method of identification: SHELAA 2019	
Site photo and map	
 	
Gross Site area (hectares)	Approximately 6.2 (9.5 in combination with SHELAA16B)
Current use	Pasture/Grazing
Proposed use	Housing
SHELAA 2019 conclusions (relating to both sites 16a and b)	The site is available and promoted for development by the landowner, but to date has had no interest from developers. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of West Wellow which is identified as a Rural Village in the Local Plan Settlement Hierarchy. Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements. Constraints are listed in the SHELAA (relating to both 16a and b) as: - Policy COM2 - SPA/SAC/Ramsar - Flood Risk Zone - New Forest SPA Zone - Mottisfont Bats SSSI/SAC Foraging Buffer - Hbic Local Ecological Network

⁸ TVBC SHELAA assesses Site 16 has been divided into SHELAA16A and SHELAA 16B for the purposes of the neighbourhood plan site assessment. The SHELAA conclusions listed for both parts of the site relate to Site 16 as a whole rather than the respective parts. It is therefore possible that some constraints relate to only one part of the site, not both.

Neighbourhood Plan conclusions	The site is situated in a reasonably sustainable location in proximity to local amenities and services and is also adjacent to existing residential development within the settlement boundary. However, as the site is with a Rural Village in the Local Plan settlement hierarchy with no housing requirement set by the Local Plan and it is outside the settlement boundary, policy COM2 would apply which would limit development to rural exception (affordable) housing or community led development only, if the need for this type of housing could be demonstrated. In addition, the site is constrained by its location partly within Flood Zones 2 and 3 which would restrict development. Access from either School Road or Romsey Road would be difficult to achieve. The site is identified as a green corridor in the Draft Character Appraisal (2020) with pockets of Tree Preservation Orders and forms a gap between the settlements and contributes to the woodland setting of this area. . . The site is within the SSSI Impact Risk Zone but not within the 400m zone which would preclude development. The site is considered unsuitable for development due to the significant constraints including visual and landscape impact, environmental constraints, flood risk and access. .
Rating (Red/Amber/Green)*	
Capacity of site for development	N/A

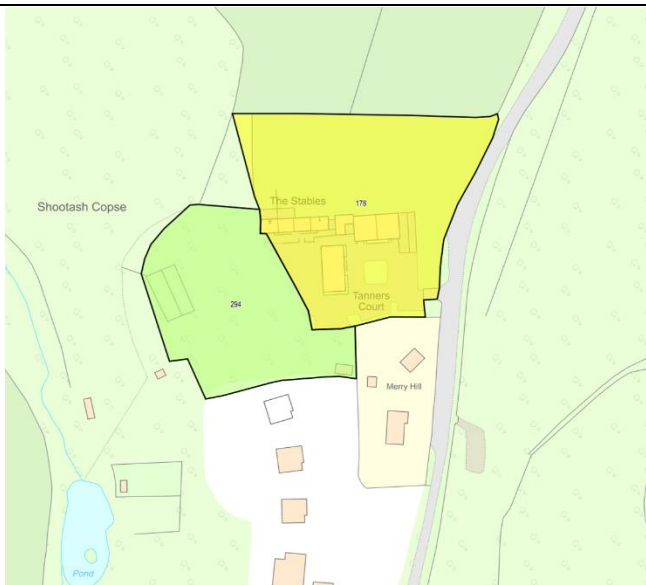
Site reference and name: SHELAA16B Pottery Farm East	
SHELAA reference: 16	
Method of identification: SHELAA 2019	
Site photo and map⁹	
 	
Gross Site area (hectares)	Approximately 3.3 (9.5 in combination with SHELAA16A)
Current use	Pasture/Grazing
Proposed use	Housing
SHELAA 2019 conclusions	The site is available and promoted for development by the landowner, but to date has had no interest from developers. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of West Wellow which is identified as a Rural Village in the Local Plan Settlement Hierarchy. Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements Constraints are listed in the SHELAA (relating to both 16a and b) as: - Policy COM2 - SPA/SAC/Ramsar - Flood Risk Zone - New Forest SPA Zone

⁹ Photo provided by Neighbourhood Plan Steering Group for Site 6b and has not been verified by AECOM

	Mottisfont Bats SSSI/SAC Foraging Buffer Hbic Local Ecological Network
Neighbourhood Plan conclusions	The site is situated in a reasonably sustainable location in proximity to local amenities and services and is also adjacent to existing residential development within the settlement boundary. However, as the site is with a Rural Village in the Local Plan settlement hierarchy with no housing requirement set by the Local Plan and it is outside the settlement boundary, policy COM2 would apply which would limit development to rural exception (affordable) housing or community led development only, if the need for this type of housing could be demonstrated. The site is within the SSSI Impact Risk Zone but not within the 400m zone that would preclude development. The site is bordered on the south west by dense vegetation, with a line of trees to the north east. The scale of site as submitted would be too large for development, given policy restrictions and the fact there are no natural boundaries to the site which would contain a smaller amount of development. There would also be visual and landscape impacts from development. It is possible that a limited amount of development (affordable housing or community led development) in the southern part of the site adjacent to and opposite existing housing could be suitable. A powerline runs parallel with the site; which may restrict development as well as access. The site is potentially suitable for a limited amount of rural exception housing or community led development if the identified constraints can be mitigated or resolved.
Rating (Red/Amber/Green)*	
Capacity of site for development	The SHELAA capacity for 16a and b together is 135 dwellings. 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.

Site reference and name: SHELAA37 Land to Rear of “Iona”/“Bellevue Garage”, Crawley Hill	
SHELAA reference: 37	
Method of identification: SHELAA 2019	
Site photo and map	
 	
Gross Site area (hectares)	2.64
Current use	Paddock
Proposed use	Housing
SHELAA 2019 conclusions	The site is available and promoted for development by the landowner, with interest from a developer. The site is located outside of the settlement

	boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of East Wellow which is identified as Countryside in the Local Plan Settlement Hierarchy. Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities. Constraints are listed in the SHELAA as: Policy COM2 SPA/SAC/Ramsar TPO New Forest SPA Zone Village Design Statement Hbic Local Ecological Network
Neighbourhood Plan conclusions	The site appears to have access from A36 adjacent to an existing property, however the acceptability of access at this point from the A36 would need to be confirmed with the Highways Authority. There is also the possibility of combining access with Site 6. The site is close to the village centre, the New Forest National Park, Southampton and the M27 to the East. The site is within a SSSI Impact Risk Zone (although not within the 400m zone that would preclude development) and there is a Tree Preservation Order on the site. As the site is with a Rural Village in the Local Plan settlement hierarchy with no housing requirement set by the Local Plan and it is outside the settlement boundary, policy COM2 would apply which would limit development to rural exception (affordable) housing or community led development only, if the need for this type of housing could be demonstrated. The site is considered potentially suitable for partial development if the identified constraints, including access, could be resolved or mitigated. If these constraints were resolved, development of a lower density that employs sympathetic design measures in order to protect the rural character of the area would be appropriate.
Rating (Red/Amber/Green)*	
Capacity of site for development	SHELAA estimate is 26 dwellings

Site reference and name: SHELAA178 Tanners Court, Tanners Lane	
SHELAA reference: 178	
Method of identification: SHELAA 2019	
Site map (no photo available)	
Gross Site area (hectares)	1.15

Current use	Industrial Units
Proposed use	Housing
SHELAA 2019 conclusions	The site is available and promoted for development by the landowner, but to date has had no interest from developers. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is Shootash which is identified as Countryside in the Local Plan Settlement Hierarchy. Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities. Constraints are listed in the SHELAA as: Policy COM2 Employment Land (LE10) SINC SSSI SPA/SAC/Ramsar Ancient Woodland Mineral Safeguarding New Forest SPA Zone Hbic Local Ecological Network
Neighbourhood Plan conclusions	The site is located outside and disconnected from the settlement boundary and is therefore in an unsustainable location for additional development. The site is adjacent to Ancient Woodland and a Site of Important Nature Conservation. A powerline crosses the site. The site is also populated with areas of dense vegetation, with trees scattered around the site. There are existing industrial/office buildings on site – it is possible that these could be converted or redeveloped for employment or residential under existing policy COM2 however, no additional development would be acceptable under Local Plan policy. It is therefore considered that the site is potentially suitable for development under policy COM2 if development related to the existing buildings on site.
Rating (Red/Amber/Green)*	
Capacity of site for development	N/A

Site reference and name: SHELAA75 Land East of School Road
SHELAA reference: 75
Method of identification: SHELAA 2019
Site photo and map  

Gross Site area (hectares)	2.4
Current use	Paddock
Proposed use	Housing
SHELAA 2019 conclusions	The site is available and promoted for development by a potential developer. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of West Wellow which is identified as a Rural Village in the Local Plan Settlement Hierarchy. Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements Constraints are listed in the SHELAA as: Policy COM2 SPA/SAC/Ramsar Land Ownership New Forest SPA Zone Village Design Statement Hbic Local Ecological Network.
Neighbourhood Plan conclusions	The point of access to the site is likely to be from the A36 which is a busy road and would need confirmation by the Highways Authority that access here would be possible. It is within walking distance to local amenities. The site is bordered by dense vegetation and trees, therefore views from nearby properties onto the site are limited. The site is within the SSSI Impact Risk Zone (but not within the 400m zone which would preclude development). There is also an electrical substation located at the corner of the site which may reduce the developable area. The site is with a Rural Village in the Local Plan settlement hierarchy with no housing requirement set by the Local Plan and it is outside the settlement boundary, policy COM2 would apply which would limit development to rural exception (affordable) housing or community led development only, if the need for this type of housing could be demonstrated. The site is considered potentially suitable for partial development of a lower density that employs sympathetic design measures in order to protect the rural character of the area. The acceptability of access from the A36 would also need to be confirmed.
Rating (Red/Amber/Green)*	
Capacity of site for development	SHELAA estimate is 35 dwellings.

Site reference and name: SHELAA171 Land South of Romsey Road
SHELAA reference: 171
Method of identification: SHELAA 2019
Site photo and map

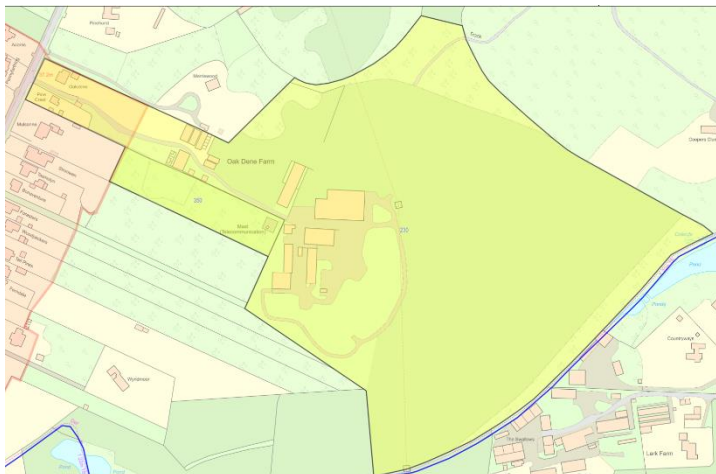
 	
Gross Site area (hectares)	5.82
Current use	Agricultural
Proposed use	Housing
SHELAA 2019 conclusions	The site is available and promoted for development by the landowner, who is also the potential developer. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of West Wellow which is identified as a Rural Village in the Local Plan Settlement Hierarchy. Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements. Constraints are listed in the SHELAA as: - Policy COM2 - Listed Building - SPA/SAC/Ramsar - Flood Risk Zone - New Forest SPA Zone - Village Design Statement - Hbic Local Ecological Network
Neighbourhood Plan conclusions	The site is a large greenfield site adjacent to a listed building and is proposed as two Local Green Spaces in the Neighbourhood Plan. A powerline crosses the site, which may limit the development potential of the site. An area of Flood Zone 2 runs adjacent to the site on the eastern side. The site is with a Rural Village in the Local Plan settlement hierarchy with no housing requirement set by the Local Plan and it is outside the settlement boundary, policy COM2 would apply which would limit development to rural exception (affordable) housing or community led development only, if the need for this type of housing could be demonstrated. Development of any part of the site would have landscape and visual impacts and would impact the rural character of this part of the settlement. There are no natural boundaries to contain a smaller amount of development. The site is considered unsuitable for development.
Rating (Red/Amber/Green)*	
Capacity of site for development	N/A

Site reference and name: SHELAA228 Land at Warners Farm East of Whinwhistle Road

SHELAA reference: 228

	The site is considered unsuitable for development
Rating (Red/Amber/Green)*	
Capacity of site for development	N/A

Site reference and name: SHELAA229 Land at Warners Farm West of Whinwhistle Road	
SHELAA reference: 229	
Method of identification: SHELAA 2019	
Site photo and map	
 	
Gross Site area (hectares)	7.8
Current use	Agricultural
Proposed use	Mixed use including housing
SHELAA 2019 conclusions	The site is available and promoted for development by the landowner, with interest from a developer. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of East Wellow which is identified as Countryside in the Local Plan Settlement Hierarchy. Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities. The number of dwellings proposed is a Council estimate calculated at 10 dwellings per hectare. Constraints are listed in the SHELAA as: - Policy COM2 - SSSI - SPA/SAC/Ramsar - Flood Risk Zone - Infrastructure/Utilities - Mineral Safeguarding - New Forest SPA Zone - Mottisfont Bats SSSI/SAC Foraging Buffer - Flood Alert Areas - Flood Warning Areas - Hbic Local Ecological Network
Neighbourhood Plan conclusions	This is a large greenfield site some distance from local facilities and amenities. It is adjacent to areas of Food Risk (Food Zones 2 and 3). There are pylons crossing the eastern part of the site and listed buildings on adjacent plots. As the site is located outside of and remote from the settlement boundary, it is unsuitable for development due to conflict with Local Plan policy.
Rating (Red/Amber/Green)*	
Capacity of site for development	N/A

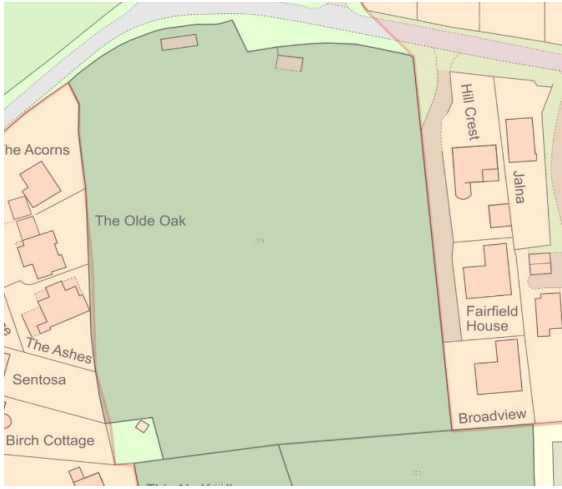
Site reference and name: SHELAA230 Oak Dene Farm, Whinwhistle Road	
SHELAA reference: 230 (also incorporates Site 350)	
Method of identification: SHELAA 2019	
Site photo and map	
 	
Gross Site area (hectares)	8.5
Current use	Agricultural
Proposed use	Housing
SHELAA 2019 conclusions	The site is available and promoted for development by the landowner, with interest from a developer. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of East Wellow which is identified as Countryside in the Local Plan Settlement Hierarchy. Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities. The number of dwellings proposed is a Council estimate calculated at 10 dwellings per hectare. Constraints are listed in the SHELAA as: - Policy COM2 - SINC - New Forest SPA Zone - Hbic Local Ecological Network
Neighbourhood Plan conclusions	Only a very small area of the site is located within the settlement boundary. The remainder of the site is outside of the settlement boundary, therefore policy COM2 would apply which would limit development to rural exception (affordable) housing or community led development only, if the need for this type of housing could be demonstrated. The site is considered unsuitable for development outside the footprint of the existing manufacturing/industrial businesses due to environmental and policy constraints but it may be possible for conversion or redevelopment of the existing businesses for change of use under Local Plan policy COM2. There are electricity lines crossing the site which may restrict development. The site is therefore considered potentially suitable for conversion or redevelopment of the existing businesses under Local Plan Policy COM2.
Rating (Red/Amber/Green)*	
Capacity of site for development	N/A

Sites assessed in the Test Valley 2017 SHELAA that were not included in the 2019 revision

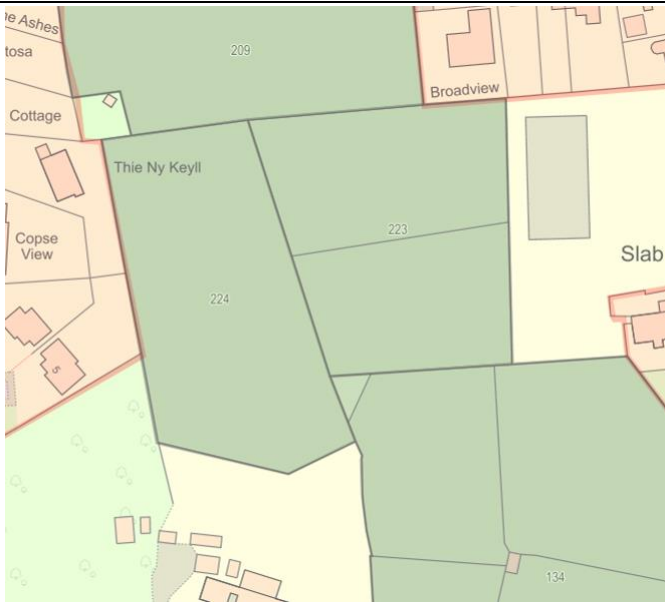
The following sites were not carried forward to the 2019 SHELAA and therefore it is not clear whether they are available for development. Evidence of availability would be expected before sites were proposed for allocation in the Neighbourhood Plan, so this is something that would need to be sought should any of the sites be considered.

Site reference and name: SHELAA134 Land at Maurys Mount, Slab Lane	
SHELAA reference: 134	
Method of identification: SHELAA 2017	
Site map (no photo available)	
Gross Site area (hectares)	1
Current use	Field/Agricultural
Proposed use	Housing
SHELAA 2017 conclusions	The site is located within the countryside on the edge of the village of West Wellow. The site is partially covered by a number of TPO areas. There are existing dwellings to the north, south and east of the site. There are local amenities within walking distance; as well as a bus stop close to the site located on Salisbury Road. A southern water sewer runs along the north of the site. The site entrance is along Slab Lane and is within easy reach of the A36 with access to Southampton and the M27 in the east and Salisbury in the west. The site is available and promoted for development by the landowner, and there is interest from a developer. Development of 26 dwellings (at 26dph) is proposed within 5 years.
Neighbourhood Plan conclusions	The site is considered unsuitable for development, due to environmental constraints as well as the proximity of the site to listed buildings. Power lines cross the site which may also limit development potential. The site is partly within the SSSI 400m zone which would preclude development. The site is not assessed in the Test Valley 2019 SHELAA revision, and therefore the availability of the site is unknown. The site is located within the 'Wellow Lung', a which is proposed as a Local Green Space in the draft Neighbourhood Plan and is considered to be a valued green space and wildlife corridor. As the site is with a Rural Village in the Local Plan settlement hierarchy with no housing requirement set by the Local Plan and it is outside the settlement boundary, policy COM2 would apply which would limit development to rural exception (affordable) housing or community led

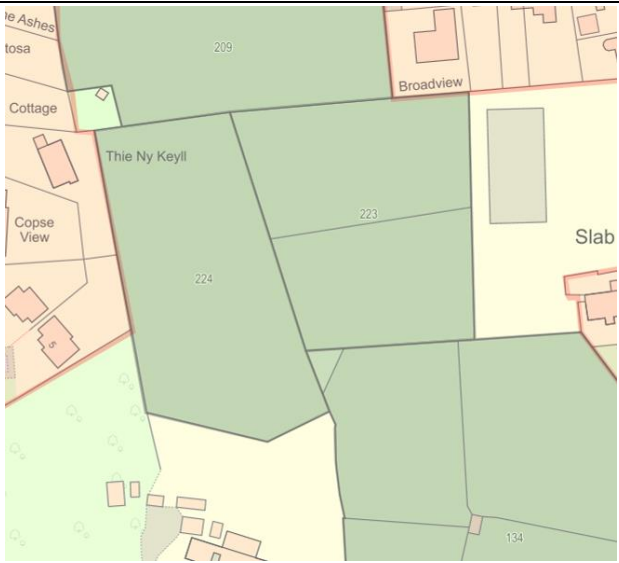
	development only, if the need for this type of housing could be demonstrated.
Other notes	In addition to the constraints noted above, availability of the site for development has not been confirmed and therefore the site would not currently be appropriate for allocation.
Rating (Red/Amber/Green)*	
Capacity of site for development	N/A

Site reference and name: SHELAA209 Land South of Maury's Lane	
SHELAA reference: 209	
Method of identification: SHELAA 2017	
Site photo and map	
 	
Gross Site area (hectares)	8.5
Current use	Field/Agricultural
Proposed use	Housing
SHELAA 2017 conclusions	The site is located within the countryside on the edge of the village of West Wellow. There are existing dwellings to the north, east and west of the site. There are local amenities within walking distance; as well as a bus stop close to the site located on Salisbury Road. The site entrance would be off of Maurys Lane which connects to Salisbury Road (A36) allowing for access to Salisbury in the west and the A3090 and M27 to the east which grant access to Romsey and Southampton respectively. The New Forest is to the south of Wellow. The site is available and promoted for development by the landowner, and there is interest from a developer. Development of 95 dwellings (at 30dph) is proposed within 5 years.
Neighbourhood Plan conclusions	The site is considered unsuitable for development due to environmental constraints and the proximity of the site to listed buildings. The site is within a SSSI Impact Risk Zone (although just outside the 400m zone which would preclude development). Powerlines are located along the site boundary. The site has a sloping topography. There is also some visibility onto the site from adjacent properties. The site is not assessed in the Test Valley 2019 SHELAA revision, and therefore the availability of the site is unknown. The site is located within the 'Wellow Lung', proposed as a Local Green Space in the draft Neighbourhood Plan and considered to be a wildlife corridor. As the site is with a Rural Village in the Local Plan settlement hierarchy with no housing requirement set by the Local Plan and it is outside the settlement boundary, policy COM2 would apply which would limit development to rural exception (affordable) housing or community led

	development only, if the need for this type of housing could be demonstrated. Additionally, an application (ref: 15/01613/OUTS) proposing ten dwellings was refused in 2015, partially due to the importance of the site in contributing to the rural character of Wellow.
Other notes	In addition to the constraints noted above, availability of the site for development has not been confirmed and therefore the site would not currently be appropriate for allocation.
Rating (Red/Amber/Green)	
Capacity of site for development	N/A

Site reference and name: SHELAA223 Land West of Slab Farm	
SHELAA reference: 223	
Method of identification: SHELAA 2017	
Site map (no photo available)	
Gross Site area (hectares)	0.51
Current use	Field/Agricultural
Proposed use	Housing
SHELAA 2017 conclusions	The site is located within the countryside on the edge of the village of West Wellow. There are existing dwellings surrounding the site. Overhead cables run through the site from north to south. There are local amenities within walking distance; as well as a bus stop close to the site located on Romsey Road. The site entrance has not been specified; there does not seem to be any access to the site, the closest driveway is to Slab Farm to the east of the site, this grants access to the A36 via Slab Lane and links Wellow to Salisbury in the west and Romsey, Southampton and the M27 in the east. The site is available and promoted for development by the landowner, and there is interest from a developer. Development of 15 dwellings (at 30dph) is proposed within 5 years.
Neighbourhood Plan conclusions	The site is considered unsuitable for development due to environmental constraints and physical constraints relating to the presence of pylons across the site and access limitations. The site is not assessed in the Test Valley 2019 SHELAA revision, and therefore the availability of the site is unknown. The site is located within the 'Wellow Lung' which is proposed as a Local Green Space in the draft Neighbourhood Plan and is considered to be a valued green space and wildlife corridor. As the site is with a Rural Village in the Local Plan settlement hierarchy with no housing requirement set by the Local Plan and it is outside the

	settlement boundary, policy COM2 would apply which would limit development to rural exception (affordable) housing or community led development only, if the need for this type of housing could be demonstrated.
Other notes	In addition to the constraints noted above, availability of the site for development has not been confirmed and therefore the site would not currently be appropriate for allocation.
Rating (Red/Amber/Green)*	
Capacity of site for development	N/A

Site reference and name: SHELAA224 Land North of Maury's Mount	
SHELAA reference: 224	
Method of identification: SHELAA 2019	
Site map (no photo available)	
Gross Site area (hectares)	0.5
Current use	Field/Agricultural
Proposed use	Housing
SHELAA 2017 conclusions	The site is located within the countryside on the edge of the village of West Wellow. There are existing dwellings surrounding the site. There are local amenities within walking distance; as well as a bus stop close to the site located on Romsey Road. The site entrance has not been specified; there does not seem to be any access to the site, the closest driveway is to Maury's Mount to the south of the site, which grants access to the A36 via Slab Lane and links Wellow to Salisbury in the west and Romsey, Southampton and the M27 in the east. The site is available and promoted for development by the landowner, and there is interest from a developer. Development of 15 dwellings (at 30dph) is proposed within 5 years.
Neighbourhood Plan conclusions	The site is considered unsuitable for development due to environmental constraints including partly being within the SSSI 400m zone which would preclude development and physical constraints relating to the significant access limitations. The site is not assessed in the Test Valley 2019 SHELAA revision, and therefore the availability of the site is unknown. The site is also located within the 'Wellow Lung', which is proposed as a Local Green Space in the draft Neighbourhood Plan and is considered to be a valued green space and wildlife corridor. As the site is with a Rural Village in the Local Plan settlement hierarchy with no housing requirement set by the Local Plan and it is outside the settlement boundary, policy COM2 would apply which would limit development to rural

	exception (affordable) housing or community led development only, if the need for this type of housing could be demonstrated. .
Other notes	In addition to the constraints noted above, availability of the site for development has not been confirmed and therefore the site would not currently be appropriate for allocation.
Rating (Red/Amber/Green)*	
Capacity of site for development	N/A

Table 1: Site Assessment Summary Table

Site Ref.	Location/ description	Assessment of suitability for allocation
SHELAA257	Greenwood Copse	Unsuitable for development
SHELAA261	Land adjacent to Rowden Close	Potentially suitable for limited development
SHELAA290	Yew Tree Cottage Romsey Road	Unsuitable for development
SHELAA294	Land at Merryhill Farm Tanners Lane	Unsuitable for development
SHELAA350	Land adjacent to Oakdene Farm Whinwhistle Road	Unsuitable for development
SHELAA6	The Field at Crawley Hill	Potentially suitable for limited development
SHELAA10	Land South West of Halls Wood	Unsuitable for development
SHELAA16a	Pottery Farm West	Unsuitable for development
SHELAA16b	Pottery Farm East	Potentially suitable for limited development
SHELAA37	Land to Rear of "Iona"/"Bellevue Garage", Crawley Hill	Potentially suitable for limited development
SHELAA178	Tanners Court, Tanners Lane	Potentially suitable for redevelopment (of existing businesses only)
SHELAA75	Land East of School Road	Potentially suitable for limited development
SHELAA171	Land South of Romsey Road	Unsuitable for development
SHELAA228	Land at Warners Farm East of Whinwhistle Road	Unsuitable for development
SHELAA229	Land at Warners Farm West of Whinwhistle Road	Unsuitable for development
SHELAA230	Oak Dene Farm, Whinwhistle Road	Potentially suitable for redevelopment (of existing businesses only)
SHELAA134	Land at Maurys Mount, Slab Lane	Unsuitable for development
SHELAA209	Land South of Maury's Lane	Unsuitable for development
SHELAA223	Land West of Slab Farm	Unsuitable for development
SHELAA224	Land North of Mary's Mount	Unsuitable for development

6. Conclusions

- 6.1 The assessment of sites in Wellow found that no sites in this assessment are considered currently suitable for allocation in the Wellow Neighbourhood Plan. Adopted Local Plan policy dictates that development outside the existing settlement boundaries would be limited to Rural Exception Sites (for affordable housing), community led development and other limited uses. In order to allocate any of the identified sites for development, the settlement boundary would need to be redrawn either through the Neighbourhood Plan or a revised Local Plan.
- 6.2 There are five sites which could be considered in further detail to ascertain whether suitable mitigation (see further information on constraints below), could be proposed to enable development (either in their entirety or in part), in accordance with the current Local Plan policy COM2. Specifically this policy allows for Rural Affordable Housing sites and Community-led Development
- 6.3 These are:
- SHELAA261: Land adjacent to Rowden Close
 - SHELAA6: The Field at Crawley Hill
 - SHELAA37: Land to Rear of “Iona”/“Bellevue Garage”, Crawley Hill
 - SHELAA75: Land East of School Road
 - SHELAA16 (EAST OF SCHOOL ROAD ONLY) Pottery Farm (East)
- 6.4 Two sites are considered to be potentially suitable for redevelopment of existing employment floorspace only, in accordance with Policy COM2. These are:
- SHELAA 178: Tanners Court, Tanners Lane
 - SHELAA 230: Oak Dene Farm, Whinwhistle Road
- 6.5 A number of the potentially suitable sites (6, 37 and 75) would have to be accessed from the A36 which could prove to be unacceptable to the Highways Authority because of safety issues. This should be discussed with highways officers to understand whether there it would be possible to create a safe access point to these sites.
- 6.6 The sites also have significant ecological and environmental constraints that would need to be explored with TVBC to understand if the constraints could be mitigated through development.
- 6.7 The remaining thirteen sites assessed sites were found to be unsuitable for allocation on the grounds of environmental constraints, availability, sustainability, policy constraints and/or potential adverse impacts on the landscape and biodiversity.

Affordable Housing

- 6.8 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. This assessment has included capacity estimates from the TVBC SHELAA which may not be an accurate estimate due to the various policy, physical and environmental constraints noted in this report. 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 housing¹⁰. They are therefore potentially suitable for Discounted Market Housing (e.g. First Homes¹¹), affordable housing for rent, or other affordable

¹⁰ see NPPF para 62-64

¹¹ The Government consulted on the First Homes Policy and a minimum of 25% of all affordable housing units secured through developer contributions will need to be first homes. They intend to bring this forward via a Written Ministerial Statement in due

housing types (see NPPF Annex 2). The proportion of affordable housing is usually set by the Local Plan but is expected to be above 10% unless the proposed development meets the exemptions set out in NPPF para 64.

- 6.9 The requirement for Affordable Housing provision on sites proposed for allocation in the Neighbourhood Plan should be discussed with the Local Planning Authority (usually your neighbourhood planning officer) to understand the specific requirements for the sites proposed for allocation.

Viability

- 6.10 The Parish Council should be able to demonstrate that any sites proposed for allocation are available for the development proposed, e.g. affordable housing or community led development and would need to be viable for this type of development in order that the development is not financially unprofitable. It is recommended that the Parish Council discusses site viability with TVBC. It is suggested that any landowner or developer promoting a site for development should be contacted to request evidence of viability, e.g. a site financial viability appraisal.

Next Steps

- 6.11 From the shortlist of potentially suitable sites, the Parish Council should engage with TVBC and the community to select sites for allocation in the NP which best meets the identified need for affordable housing and the objectives of the NP, including provision of a footpath between West and East Wellow.
- 6.12 The site selection process should be based on the following:
- The findings of this site assessment;
 - Discussions with the planning authority;
 - The extent to which the sites support the vision and objectives for the NP;
 - Whether the number of homes to be allocated is proportionate in terms of need and is well-related to the existing settlement and infrastructure;
 - The potential for the sites to meet identified infrastructure needs of the community; and
 - Neighbourhood Plan conformity with strategic Local Plan policy.

course. You can find more information here: <https://www.gov.uk/government/consultations/changes-to-the-current-planning-system/outcome/government-response-to-the-first-homes-proposals-in-changes-to-the-current-planning-system>

