Wellow Neighbourhood Plan

Annual Parish Meeting Update
How will Wellow benefit from a Neighbourhood Plan?

- Local influence on planning and development in Wellow
- Articulate a shared vision for the parish
- Indicate where any new homes, sport facilities, recreation activities, shops and other businesses should best be located
- Influence how much housing might be built, where it might be located and of what type
- Identify and protect important green spaces and other treasured attributes that enhance life in the parish
Key topics for this update

- Community Engagement
- Housing and Development
- Vision & Themes
- Your Team
Community Engagement

Community Engagement Strategy Document

RESIDENTS - SURVEY, NIGHTINGALE TIMES, EVENTS, SOCIAL MEDIA

BUSINESSES - MEETINGS, ENCOURAGE AND SUPPORT NETWORKING SOCIAL MEDIA

LANDOWNERS/AGENTS - WHO ARE THEY AND WHAT ARE THEIR ASPIRATIONS?
From the survey what do people value most about living in Wellow?

**Commonest reason**
- Rural aspect of the village and nearness to the countryside

**But these were also important - order based on how often cited**
- Friendly village community and atmosphere
- Closeness to the New Forest
- Peace and tranquillity
- Good road links and proximity to local towns
- Local amenities
What do people most dislike about living in Wellow?

**Commonest dislike**
- A36 – heavy volume of traffic, noise and pollution and difficulty of access

**Other common dislikes - order based on how often cited**
- Lack of public transport – poor bus service
- Creeping urbanisation - developers trying to expand and ruin our village - too much Infilling in gardens
- Traffic speeding and dangerous driving
- Heavy traffic on our lanes, noise and destruction of verges
- Lack of safe footpaths and bridleways and other areas for walking

Wellow Neighbourhood Plan - Survey - results
What happens after the survey?

SURVEY

THINGS FOR THE PARISH COUNCIL TO CONSIDER

ANALYSIS

CURRENT SITUATION DOCUMENT

Evolving evidence base that will help inform local policies
Housing & Development

- TVBC SHELAA Document
- Key findings from the survey
- Objective assessment of housing need
- Settlement boundaries & implications
- Road & infrastructure impacts
<table>
<thead>
<tr>
<th>Size of developments</th>
<th>Suitable</th>
<th>Very suitable</th>
<th>Suitable + very suitable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mix individual houses &amp; smaller developments</td>
<td>43%</td>
<td>44%</td>
<td>87%</td>
</tr>
<tr>
<td>Individual houses</td>
<td>41%</td>
<td>42%</td>
<td>83%</td>
</tr>
<tr>
<td>Smaller developments of less than 10 houses</td>
<td>47%</td>
<td>34%</td>
<td>81%</td>
</tr>
<tr>
<td>Small developments of 10 - 24 houses</td>
<td>39%</td>
<td>12%</td>
<td>51%</td>
</tr>
<tr>
<td>Medium developments of 25 – 49 houses</td>
<td>15%</td>
<td>4%</td>
<td>19%</td>
</tr>
<tr>
<td>Large developments of 50 – 74 houses</td>
<td>3%</td>
<td>3%</td>
<td>6%</td>
</tr>
<tr>
<td>Larger developments of 75 – 100 houses</td>
<td>1%</td>
<td>2%</td>
<td>3%</td>
</tr>
</tbody>
</table>

Respondents were asked to rate suitability of each size of development. The percentage that rated each of these suitable or very suitable is shown. This means that other respondents rated it unsuitable or not very suitable. For example, 51% in the table equates to 49% of respondents rating this unsuitable or not very suitable.

**Commentary**

Shows a strong preference for smaller developments and individual houses and increasing opposition to larger and larger developments such that 82% of respondents rate large developments of 50 – 74 houses very unsuitable and 91% rate developments of 75 – 100 houses very unsuitable.

Suitability of different sizes of housing developments in the Parish – suitable or very suitable
Only five people aged under 40 answered this question at all and of those only two wanted to move within the Parish, both were under 24.

Of the 203 people that responded that they would like to move in the Parish:

49 people (24%) would like to move from a 3-4 bedroom to a 2-3 bedroom property.

24 people (13%) would like to move from a 5+bedroom to either 3-4 or 2-3 bedroom property.

17 people (8%) would like to move from larger properties to 1-2 bedroom properties.

17 people (8%) want to move from 2-3 bedroom to another 2-3 bedroom property.

57% of these are in the 65-79 age group and 39% are in the 40-64 age group.

Approximately half of these are 65 and older with rest in the 40-64 age group.

Over half of these are 65 or older.

47% of these are 65 or older. Of the remainder 41% are 40 or over.

Commentary
From this analysis, the indications are that at least 53% of the 203 who thought their next move is likely to be within the Parish are looking to downsize (or stay in the same size). Perhaps not surprisingly, this tends to be most marked in the 65s and over.

Is the trend to downsizing?
Relatives unable to return to Wellow because of the affordability of property?

Commentary
At 17% (93 respondents) those with relatives unable to return to Wellow looks surprisingly high. It would need to be followed up if TVBC are to conduct a housing needs survey.
Shared vision & themes

Audience participation time
Your Neighbourhood Plan team

Skills we have:

- Project management/PMO
- Use of mapping tools
- Highway management
- Broadband deployment
- Residential & commercial property development
- Knowledge of Wellow going back over 40 years
- Sports management, analysis & representation … and many more

Skills we need:

- Planning policy development
- Impact of environment regulations
- Impact of National Park
- More on history of Wellow
- Drafting/writing skills
- Advertising/publicity expertise
- … and more
Big thanks to the Neighbourhood Plan team for their work on behalf of the community in 2018/19