



WEST DEAN & WEST TYTHERLEY

JOINT NEIGHBOURHOOD DEVELOPMENT PLAN



"The prize is to give those who know our villages best, and value them the highest, a significant say in what happens to them." Tom Fort 'The Village News'



REGULATION 16: SUBMISSION PROPOSAL
NEIGHBOURHOOD DEVELOPMENT PLAN (2021 – 2035)
Dated 30 November 2020

Published by the Parish Councils of West Dean and West Tytherley, Frenchmoor & Buckholt, under the UK Neighbourhood Planning (General) Regulations 2012

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FOREWORD BY MPs FOR SALISBURY AND ROMSEY & SOUTHAMPTON NORTH

The aim of the Localism Act 2011 was to give local people more say in planning decisions. Neighbourhood Planning is to ensure close communities such as West Dean and West Tytherley, even when straddling the county boundaries, would come together and take charge of their neighbourhood's future.

Planning is about protecting the areas, infrastructure and buildings we value but delivering homes that the community needs to thrive in the future. No-one wants to see this beautiful part of our countryside overdeveloped but equally we want it to remain somewhere that current and future generations can live, work or start a business.

This plan has been prepared by the two Parish Councils and the two local Council authorities, working closely together to complement the higher-level National Policies and Local Plans. We, as their representatives in government, will continue to work closely with our local communities to protect, sustain and enhance their neighbourhood.

The plan is comprehensive and covers all aspects of the built environment, landscape, biodiversity, conservation areas, health and links with social care, schooling, transport, and recreation requirements.

In line with the Government plan (New Plans for the future) it is forward looking and optimistic about our future. **{This will need to be updated at time of Referendum}**

Signed

Signed

The Right Honourable John Glen MP
Member of Parliament for Salisbury

The Right Honourable Caroline Nokes MP
Member of Parliament for Romsey &
Southampton North

FOREWORD BY THE CHAIR OF THE PARISH COUNCILS

On behalf of the two Parish Councils, we are pleased to introduce to you the West Dean and West Tytherley Joint Neighbourhood Development Plan (NDP), which is referred to as 'the NDP' throughout this document. It has been prepared for submission under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012, as amended by the National Planning Policy Framework (NPPF) June 2019.

The area covered by the NDP has been agreed formally by the local councils to cover the entire combined area of the two parishes {including Buckholt which was added in 2019.}

This NDP is a considerable achievement. It has been produced by a NDP Steering Group (NDPSG), made-up of local residents and Parish Councillors from both parishes with widespread consultation from within the area and beyond. Everyone involved in developing the NDP, particularly the NDPSG and its professional consultant, has worked hard to ensure the NDP reflects the views of community.

Since 2016 public meetings, a comprehensive survey, village fete stands (in both villages), have taken place to seek the views of the local residents, businesses and other stakeholders who have an interest in our neighbourhood area. The COVID 19 pandemic held up progress in the first half of 2020.

The aim of the NDP is to preserve the rural nature of the area, avoid urbanisation, while maintaining economic and social sustainability within the area. The NDP accepts that certain development will be required, and sets out a vision for the parishes up to 2035. It provides objectives for land use, with particular regard to housing and design, infrastructure, and movement within the area, while protecting the built and natural environment.

We would like to thank the NDPSG members and all those in the two Parishes who have contributed to its production. We hope that everyone within the two parishes will find this document a sound basis for positively shaping and managing change in the area for many years to come.

Signed

Signed

Fiona Collier
Chairperson
West Tytherley, Frenchmoor & Buckholt
Parish Council

Harry Urquhart
Chairperson
West Dean Parish Council

Note: Throughout the document West Tytherley, Frenchmoor & Buckholt Parish Council is abbreviated to WTPC and West Dean Parish Council to WDPC



1. WHAT IS A NEIGHBOURHOOD PLAN?

1.1 Introduction

The Localism Act 2011 introduced Neighbourhood Planning in England. It gives communities direct power to develop a land use and development plan, based on a shared vision for their neighbourhood. It enables communities, through their Parish Councils, to shape the growth of their local area. They are able to:

- Influence new housing and supporting infrastructure to be built;
- Influence the design, layout, and appearance of those new buildings;
- Support planning permission for the new buildings they wish to see go ahead.

The NDP which, following a referendum, becomes a statutory document, provides more detailed planning policies tailored to its defined area. It complements and amplifies the relevant Local Plans/Core Strategies within the government Neighbourhood Planning Guidance Ed.22 May 2019¹

Commented [HS1]: The link is for the Neighbourhood Planning Guidance and not the NPPF

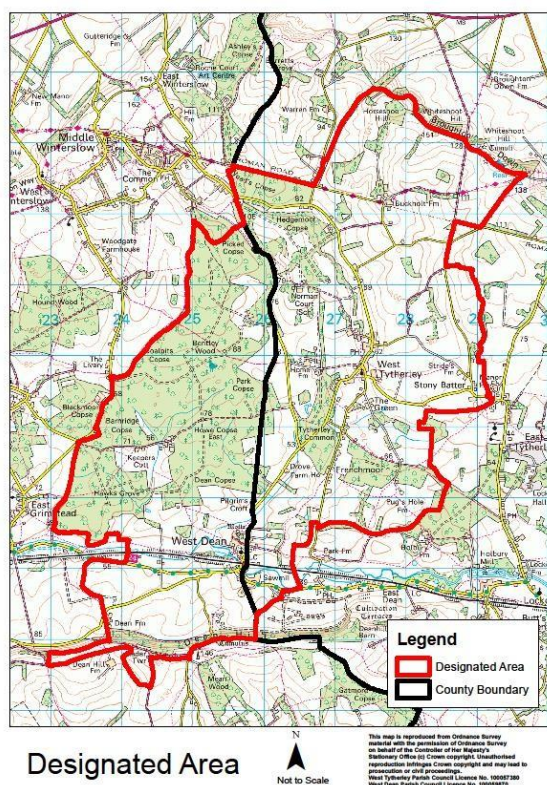
¹ <https://www.gov.uk/guidance/neighbourhood-planning--2>

1.2 The NDP Process

1.2.1 In 2016, West Tytherley and Frenchmoor Parish Council in Test Valley Hampshire and West Dean Parish Council (WDPC) in Wiltshire submitted a joint application to the local councils for the designation of a Neighbourhood Area covering the two parishes of West Dean and West Tytherley with Frenchmoor. This was subject to public consultation running from 12th February to 29th March 2016, following which the area was designated.

Former Buckholt civil parish was subsumed within West Tytherley and Frenchmoor Parish Council in 2019; it is now called West Tytherley, Frenchmoor and Buckholt Parish Council (WTPC) and thus a further application was submitted to both Local Councils in 2020 to widen the NDP area to include Buckholt (north of the Roman Road). Following public consultation ending 27th March 2020, the new area has been formally designated and the revised NDP area boundary is shown below in RED.

[MAP A1 (see Section 10) is larger scale showing the designated NDP Area and the two Conservation Areas (CAs) across the county boundary.]



- 1.2.2 The Plan preparation process has been led by both WDPC and WTPC acting jointly as the 'qualifying body' under the Regulations, with WTPC designated as lead parish. The preparation of the Plan was delegated to the NDPSG consisting of volunteers from both villages.
- 1.2.3 A summary of the statutory process is as follows:
- Step 1: Designate the neighbourhood area;
 - Step 2: Conduct survey, gather evidence and analyse the character and heritage of the area;
 - Step 3: Communicate with the electorate including public events (Fetes and Village Hall displays), Parish Council meetings, and social media;
 - Step 4: Prepare a draft neighbourhood plan;
 - Step 5: Pre-submission publicity & consultation;
 - Step 6: Submit draft neighbourhood plan to the local planning authority;
 - Step 7: Independent examination by appointed professional;
 - Steps 8 and 9: Referendum and making the Neighbourhood Plan (bringing it into force is known as making the Plan).
- 1.2.4 The NDP looks ahead to 2035 ~~but and~~ will be reviewed every five years.

1.3 Context

- 1.3.1 The National Planning Policy Framework (NPPF)² was first published by the UK government in 2012 and was last updated 19 June 2019. The NPPF sets out government planning policies for England and how they should be applied. Within this framework under the two relevant Planning Authorities (LPAs), Wiltshire Core Strategy³ (WCS) and Test Valley Borough Council Adopted Local Plan⁴ (TVLP) provide more specific planning guidelines within their areas.

Both LPAs consider West Dean and West Tytherley as small rural villages and neither authority has strategic plans to build further houses in them. They encourage Community Led development proposals for sustaining these rural settlements.

- 1.3.2 This joint NDP interprets national and local planning policies at the neighbourhood level and, when adopted by its LPA, is fully integrated into the Local Plan and shares its statutory power. It reduces the scope for discretion by adding clarity and objectivity in expressing the priorities and preferences of the residents of the neighbourhood. It should also reduce the degree of scepticism that local residents often harbour about the extent to which local priorities and preferences are side-lined in favour of a perceived greater good for the wider, district community.

Commented [HS2]: It would be helpful if a Planning Policy section was added here to set the scene in terms of the planning policy context for both Wiltshire and Test Valley plans. This could include more detailed text telling the story of how the NP has been derived in accordance with the strategic policy framework set by the WCS and TVBCLP and the National Planning Policy Framework (NPPF).

² <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

³ Wiltshire Core Strategy adopted January 2012

⁴ Test Valley Borough Council Adopted Local Plan January 2016

- 1.3.3 The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (SI 2017 No. 571) state that when a local planning authority is deciding whether to grant planning permission for a project that is likely to have significant impact on the environment, the Regulations require that it does so in the full knowledge of the likely significant effects and takes this into account in the decision making process. As there are currently no specific site development proposals contained in the NDP, it is proposed that the NDP itself will have no immediate or significant environmental impact. This had to be confirmed by the lead authority Test Valley Borough Council (TVBC), in consultation with designated organisations in a Screening Opinion Statement.
- 1.3.4 A Screening Opinion request for the draft NDP was submitted to TVBC and Wiltshire Council (WCC) on 27th March 2018⁵. Each had to determine whether or not a full Strategic Environmental Assessment and/or Habitats Regulation Assessment would be required. In accordance with the Regulations, Natural England, Historic England and the Environment Agency were consulted. The consultation commenced on 29th March 2018 for a five-week period to the deadline on the 3rd May 2018.
- 1.3.5 In the Councils' opinion, the submitted Plan would not be likely to have ~~immediate~~ significant environmental effects. On this basis, a Strategic Environmental Assessment was not required for the proposed West Dean and West Tytherley Neighbourhood Plan. This is supported by the response from Natural England. This decision was made on 16th May 2018 (See Appendix C for the Neighbourhood Analysis Study). Further screening was considered by the LPAs at the request of WCC following the change in designated area – March 2020.
- 1.3.6 The West Dean Village Design Statement (WDVDS) is a supplementary planning document to the Local Plans of TVBC and WCC. As part of the Local Development Framework (LDF) for the area, it forms an important element for consideration in decisions on land use planning, including design and location, affecting the area. The WDVDS is valid as policy where appropriate within this NDP (see Section 6 and TVBC website).
- 1.3.7 Both villages have designated Conservation Areas⁶ (CA~~s~~) and certain policies addressed by this NDP identify conditions to be met within, adjacent to and outside the CA boundaries.
- 1.3.8 This Regulation 16 draft plan is submitted to both the LPAs for consultation and independent examination (Step 6 at paragraph 1.2.3 above).

Commented [HS3]: This paragraph will require an update in light of the updated HRA and SEA

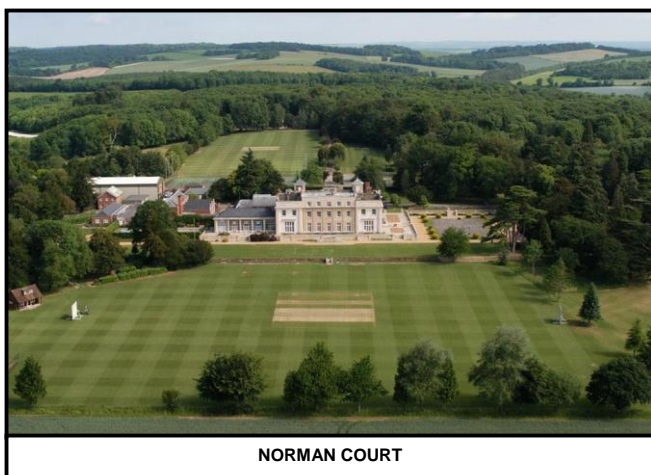
⁵ ~~Graham Smith~~ (TVBC Planning Officer) letter pp11.7 dated 16/05/2018 contains TVBC's formal response including a copy of the Neighbourhood Analysis Study

⁶ West Dean Conservation Area (dated 1990) [updated] and West Tytherley Conservation Area (dated 1991) [updated]

2. PORTRAIT OF A NEIGHBOURHOOD

2.1 The Two Villages

- 2.1.1 The villages of West Dean and West Tytherley are ancient rural villages each of which has been an important settlement within a single land holding dating back to medieval times but more recently defined as the Norman Court Estate. The two parishes straddle the county boundary between Hampshire and Wiltshire and the district boundary between TVBC and WCCG. The neighbourhood is located approximately seven miles from Salisbury and a similar distance from Romsey.



- 2.1.2 Situated in a broad valley of the River Dun, the village of West Dean developed below the chalk escarpment of Dean Hill, with the predominant chalk bedrock of the area giving rise to well drained, predominantly arable farmland bordered with hedgerows and wooded outcrops and woodland. The River Dun is prone to flooding⁷.
- 2.1.3 West Tytherley village lies two miles north of West Dean. The soil is clay upon a substratum of chalk. Stony Batter to the east lies on a mixture of clay, chalk and gravel. Frenchmoor, between the villages, is on clay. Like Frenchmoor, Buckholt to the north was a separate civil parish, with few dwellings and 1000 acres of farmland and woodland on clay soil and light loam, again with a chalk sub soil. Despite no visible waterway existing in West Tytherley, groundwater flooding takes place periodically⁸ in the lower parts of the village.

⁷ Last serious flooding in West Tytherley was in early 2014

⁸ Last serious flooding in West Dean was in 2013, however significant flooding occurs on a regular basis especially in winter.

2.2 History and Settlement

- 2.2.1 The origins of the settlements of West Dean and West Tytherley are pre-medieval. The WDVDS and the West Dean History Trail (see notice board in the village and website⁹) identifies numerous historic and archaeological sites including remains of a Roman settlement, a motte castle (scheduled monument) and two recorded but now demolished churches, the Church of All Saints and the old Church of St Mary of which the Borbach Chantry remains. Corresponding evidence for West Tytherley includes the remains of an early church and some surviving medieval houses. Both villages were self-supporting small rural communities linked by droves, byways and distant from towns. A late 18th century canal between Southampton and Salisbury via West Dean was never completed.
- 2.2.2 Local manorial holdings, local estates, particularly Norman Court (which owned most of the NDP area) and religious houses such as nearby Mottisfont Abbey were key to the pattern of ownership of the neighbourhood. This pattern persisted through to the 19th century when the Baring family purchased the Norman Court Estate and the Southampton to Salisbury railway was constructed. The wealth and status of the Barings derived from banking and mercantile activity and did not depend on the land for status or income.
- 2.2.3 For most of recorded history, the villages are almost exclusively a reflection of landownership and the church. The principal evidence of the inhabitants of the villages resides in the surviving historic houses. The earliest is Church Farmhouse, West Tytherley, parts of which dates to c.1300. West Tytherley also has other houses dating from the 16th century onwards. In West Dean, the Borbach Chantry, part of the now demolished medieval church, a Grade I listed building, dates from 1333; one house remains from Tudor times, another house (Bridge Cottage 1685) and the former rectory date from the 17th century and other houses in the village are from the 18th century onwards.

2.3 Character

- 2.3.1 The neighbourhood is quintessentially rural in character. WCC and TVBC classify West Dean and West Tytherley as rural villages. Almost 50% of the neighbourhood area is agricultural land and approximately 30% (800 ha) consists of protected woodland. Within the largely rural setting, there is rich biodiversity and protected flora and fauna supported by designated Sites of Special Scientific Interest (SSSIs), County Wildlife Sites (CWSs) and Site of Importance for Nature Conservation (SINCs)¹⁰.
- 2.3.2 Both villages are in rural areas but are socially active with particular regard to both the West Dean Club (located at Hillside Close) and King George's Hall in West Dean and King Edward's Hall and the Black Horse pub in West Tytherley. West Tytherley also has a community shop and a village primary school.
- 2.3.3 The road network consists of country lanes with limited pedestrian footpaths. There is limited street lighting in West Dean but, based on the NDP survey results, many villagers in both parishes value the darkness of the night skies.
- 2.3.4 In 1945, the Norman Court Estate was divided into over 100 lots and sold¹¹. This included farms, residential and business property e.g. East's Sawmill, Frenchmoor Timber Yard (now used for other business), Home Farm and woodland.

⁹ www.westdeanvillage.co.uk

¹⁰ Both CWS (used in Wiltshire) and SINC (used in Hampshire) are of equal standing, value and protection (see Map A1)

¹¹ <http://discovery.nationalarchives.gov.uk/details>

- 2.3.5 Before the 1939-45 war, the Admiralty requisitioned farmland on the edge of the villages of East Dean and West Dean to build a depot to store heavy weapons for the Royal Navy. Royal Navy Armaments Depot, (RNAD) Dean Hill employed over 60 civilian personnel and 30 Admiralty constables. In 1999 the MOD took control of the munitions stored, site management and its protection until 2004.
- 2.3.6 The depot closed in 2004. Most of the site was sold to a private owner in 2006. It was renamed Dean Hill Park (much of which is in the adjoining parish of East Dean) and the buildings were converted for commercial use. Most of the 154 hectare site reverted to conservation and grazing land, part of which accommodates a SSSI. The site remains an important source of local employment.

2.4 Community

- 2.4.1 The estimated population of the Wiltshire parish of West Dean in 2011 was 252. Based on the 2011 census, updated by Hampshire County Council's forecast in 2016, the population of West Tytherley parish (including Stony Batter, Frenchmoor and parts of West Dean) was 619. In 2019 the overall population (circa 890) of the neighbourhood area, including Buckholt, occupies 360 households. The population is expected to rise slightly to just over 900 by 2029 based on demographic projections by both local councils.
- 2.4.2 Based on local council data, supplemented by the NDP survey, estimated 2019 age ranges, varying somewhat between the two parishes, are: 0-19: 23%; 20-64: 52%; 65-85: 21% and 85 plus: 4%. The change in age ratio over 10 years is difficult to estimate. A small % increase in working families and the elderly living in both villages is anticipated.
- 2.4.3 The health standards are high with over 85% of the population reported to be in a good or very good state of health for their age. By comparison with the standards of Test Valley and Wiltshire districts the neighbourhood has a high standard of recognised education attainment as measured by the level 4 threshold.
- 2.4.4 Over 70% of the properties across the two parishes are owned by their occupiers. 16% of households are privately rented and 14% are social housing. The occupation density is low: 42% of households are occupied by more than two people and 25% are occupied by one person. Around 35 households (10%) have dependent children aged 0 to 4 while 93 households (26%) have dependent children of all ages (0-19).
- 2.4.5 In 2016 the average house price in West Tytherley was £800,000 and in West Dean was £480,000. By 2020 the average house price had increased to £852,000 in West Tytherley (+6.5%) and to £552,000 in West Dean (+15%). The number of houses in the area in the higher Council Tax bands is well above the average throughout Test Valley and South Wiltshire.
- 2.4.6 The number of people sustaining the existing amenities and infrastructure (see 2.7 below) is sufficient. While attendance at the two village fetes and use of the train station has dramatically increased in the last 5 years, the community village shop and West Tytherley CE Primary School are both viable. Overall there is a strong and thriving community spirit within a rural situation; however, modest increase in a younger population would better ensure long-term sustainability.

2.5 Economy

- 2.5.1 In the age range 16 to 74, the number of economically active residents (70%) is slightly less than the figures across the two county districts. The remaining 30% of those in this range are economically inactive including those in retirement, long term sick or disabled or those who look after the home and family.

- 2.5.2 Principal sources of employment in West Dean itself are Dean Hill Park (the majority of which lies in the adjacent parish of East Dean) and East Brothers Sawmill. The majority of those workers are from outside the area. Smaller businesses such as Windrush nursery employs 4 trained personnel. In West Tytherley, Norman Court provides educational facilities, events and a party venue, outdoor activities, and a Montessori Day Nursery. There is an Equestrian Stud, Frenchmoor Racing (garage) and small construction businesses. The West Tytherley CE Primary School and the community shop also provide some local employment.
- 2.5.3 The local agricultural economy supports a limited number of jobs 'on the land'. The nature and delivery of such labour that is required has also shifted to the employment of independent contractors. Nevertheless, farming still contributes significantly to the neighbourhood economy.
- 2.5.4 The remaining economic base comes from a variety of sources including small independent businesses and income from residents whose place of work is beyond the immediate area (i.e. in Salisbury, Southampton or London). 60% of those in employment travel to work outside the area.

2.6 Environment and Biodiversity

- 2.6.1 The River Dun, bounded by flora-rich banks, runs through the centre of West Dean. A wide range of wildlife thrives in and near the river. Although water vole burrows in the centre of the village have been flooded by a succession of high river levels in recent years, the voles are now re-establishing. Maintaining banks and natural cover to aid re-population and biodiversity is highly desirable.
- 2.6.2 The river habitat, together with suitable nearby nest sites, attracts a wide range of wildlife including Red Kite, Buzzard, Barn Owl, Little Owl, Goldcrest, Tree Creepers, Swifts, Swallows and House Martins. Bats and Hedgehogs live in the village centre and roost across the area. Foxes and Badgers visit by night; Roe and Fallow deer come to the fields and gardens around the village and Hares are seen from time to time. The substantial size of many of the present gardens provide habitat for slow worms, snakes, frogs, toads and newts to be maintained without difficulty.
- Less common mammals such as otters, Sika and Muntjac deer and less common birds, such as Hobbies, Nightingales and Woodlarks have been regularly seen or heard in the area (List of mammals and birds at section 6.3).
- 2.6.3 Although there is no river in West Tytherley, ponds, some quite large, exist in the woods and farmland surrounding the village, supporting a variety of aquatic species. There is a healthy population of uncommon and endangered species which relates directly to the protected environment in which they live.
- 2.6.4 Bentley Wood, which includes Frenchmoor Copse, forms one of the largest contiguous areas of woodland in the south of England. It contains broadleaved, mixed deciduous and evergreen trees, covering an area of over 665 hectares. It is a nationally important nature reserve, an SSSI, a working wood, and a very special place. It was originally purchased with funds made available by Lady Coleman, to be a place of recreation for peaceful activities, for those who lived in the surrounding villages. The principal features of the SSSI are the nationally uncommon invertebrates and butterflies e.g. Purple Emperor, Pearl-bordered Fritillary and Duke of Burgundy. The Wood is owned and managed by The Trustees of Bentley Wood Charitable Trust who are assisted by an Advisory Group of experts. Further assistance is provided by the Friends of Bentley Wood who exist to support the Trustees organise a full programme of events to allow maximum enjoyment of the SSSI.

2.7 Infrastructure

- 2.7.1 West Tytherley has two main roads, both unclassified. The first, 'Dean Road', 'The Village' and 'North Lane' runs north through the centre of the village, past the primary school, the Village Hall, The Black Horse Public House, the recreation ground and the Village Shop then north past Buckholt to Winterslow. The second forms a T junction with the first, south of the Village Hall and runs east along 'Church Lane' past the church and becomes 'The Coach Road' just beyond Church Farm. This leads to Stony Batter and East Tytherley. There are disjointed sections of pavement between the school and the shop, some on one side of the road and some on the other with narrow sections where there is no pavement. The same is true for 'Church Lane'. The roads are increasingly busy with traffic and there is limited prospect of having a continuous pavement; hence traffic calming measures are necessary to improve the safety of pedestrians, particularly children, cyclists and equestrians.
- 2.7.2 Other roads in West Tytherley include 'Dean Road' which runs south out of the village to West Dean. Other roads in the parish but outside the settlement boundary include 'Red Lane', 'Pugs Hole', 'Frenchmoor', 'Rectory Hill' and 'West Dean Road/Scouts Lane' which runs to the west of West Tytherley from 'South Lodge' to 'North Lodge'. 'Chalk Pit Lane' and 'Coopers Drove' were historic routes into West Tytherley.
- 2.7.3 West Dean is served by three unclassified access roads that converge at the Dun River Bridge, constructed in the 1930s, in the centre of the village: one runs north (to West Tytherley and Winterslow); one runs southeast to Lockerley; the third runs west to Alderbury. None of these roads has a pedestrian footpath and each has a 'pinch point' in need of traffic calming and pedestrian priority measures. From the river bridge, the road north to West Tytherley crosses the busy railway line at a level crossing.
- 2.7.4 A significant increase in the volume and size of vehicles using the roads into, through and out of the villages coupled with insufficient management of the highways to deal with drainage, particularly blocked ditches, has led to pot-holed roads and eroded verges. Car parking in both villages is inadequate. In West Tytherley around the village hall, school, pub, recreation ground and shop, there is some dedicated parking, but at peak times (school and recreation ground use) there is insufficient space and the road can become congested. In West Dean the main issue is limited parking for the much used railway station.
- 2.7.5 Immediately adjacent to the level crossing, on the east side, is Dean Station which is unmanned. There is a regular (hourly) stopping service west to Salisbury and southeast to Romsey, Southampton and beyond. The line is well used by through freight services that do not stop at Dean. Railway passenger numbers per annum have increased threefold over 17 years from approximately 8,000 in 2003 to 28,000 in 2020. In contrast, the local bus service attracts a low level of use. Nevertheless, the community bus service to Romsey (Wednesday mornings), and other linked local transport, providing for the elderly and infirm in the community, was acknowledged in the survey as important.
- 2.7.6 The neighbourhood is adequately served by mains water and mains electricity. The survey revealed dissatisfaction with the reliability of the mains electricity. The neighbourhood lacks mains gas and local treatment of sewage other than in Hill Side Close where the sewage is treated by the sewage works in Dean Hill Park.
- 2.7.7 Prior to 2020 telecommunications were limited to a restricted number of mobile telephone providers and slow broadband services (West Dean somewhat better than West Tytherley). By 2020 broadband had been significantly improved in both villages (Virgin Media FTTP in West Tytherley and BT mixed FTTC/P in West Dean¹²). The mobile telephone network is patchy. An upgrade and wider provision from masts on Dean Hill and a mast in West Tytherley are designed to improve the service across the area.

¹² FTTC means Fibre To The Cabinet and FTTP means Fibre To The Premises

- 2.7.8 Provision of certain social amenities varies between the villages: West Tytherley has a primary school, a village shop and a pub. West Dean has a village green and a Social Club. Both villages each have a parish church, village hall and a recreation ground.
- 2.7.9 The Windrush (on road to East Grimstead) pre-school provision caters for around 20 children and the West Dean Busy Bees Toddlers Group meet in the village Hall in West Dean and Twinkletoes is a parent and toddler group in West Tytherley. The Thorngate Care Group is a volunteer service, primarily for the elderly, providing transport for hospital, doctor, dentist and library and shopping visits. There is a Link service based in Whiteparish which provides cover in West Dean and West Tytherley.

2.8 Housing Needs

- 2.8.1 West Tytherley village has a defined settlement boundary set within its larger CA. West Dean village, split by the county boundary and the two LPAs and Parish Councils, also has its own CA but no defined settlement boundary (Wiltshire part removed by WCC as it is classified as a small village). (See Map A1¹³).

Outside the CAs, defined by TVBC as being in open countryside, there are small but significant groups of dwellings (e.g. Stony Batter, Frenchmoor, Moody's Hill and Hillside Close), as well as some individual houses. Both LPAs classify the two villages as small and rural with no strategic plans to build in the area. However both LPAs encourage development to sustain the communities, in particular affordable homes and development which is community led¹⁴.

The expected population growth is minimal (see para 2.4.1) and average housing prices are high (see para 2.4.5) in relation to those in need. Both villages have a high number of large 4-5 bedroom properties. The 2011 census established that 75% of households in both villages had 1 or 2 spare bedrooms.

- 2.8.2 Affordable Housing¹⁵ is a term used to describe different tenures that are more affordable to people who cannot buy or rent a home on the open market. The different types of affordable housing made available to those on the local council housing register are as follows:
- Social Rented - rented housing owned and managed by the Local Authority or Registered Providers (RPs).
 - Affordable Rented - rented housing let by RPs to households eligible for Social Rented housing. No more than 80% of the local market rent.
 - Intermediate Housing - homes at prices and rents that are above Social Rented but below market rents i.e. Low cost home ownership.
- 2.8.3 People who wish to downsize in the local area can privately purchase an available house or plot and also register under the "Right to Build"¹⁶ provisions. Development applications for more than one house at one site must provide for the appropriate integration of affordable housing and market housing in order to achieve an inclusive and mixed community. The LPAs¹⁷ will then negotiate a percentage number of affordable homes according to the total number of dwellings.

¹³ Maps are at Appendix A

¹⁴ Community Led Development proposals as expressed in TVBC COM9 must demonstrate (evidence/survey) that the community, led by the Parish Council(s), has been involved in the preparation of and supports the proposal. The proposals must benefit the community (e.g. support infrastructure and facilities) and meet the affordability housing needs.

¹⁵ Affordable Housing is defined in the NPPF 2012 Annex 2 Glossary

¹⁶ Right To Build Policy in the Self Build and Custom Housebuilding Act 2015 and Housebuilding and Planning Act 2016

¹⁷ TVBC COM 7 and WCS 43

- 2.8.4 A Housing Needs Survey (HNS) undertaken in 2008 in the two parishes (less Buckholt) identified a need for a small number of 2 to 3 bedroomed houses and bungalows for those wishing to downsize but remain in the local area. This survey [see TVBC website for full report] recommended a low cost housing mix scheme.
- 2.8.5 Following the 2008 HNS, Community Action Hampshire issued a report in May 2009 covering potential sites for Affordable Housing for Local People. It identified 8 sites across the two parishes as follows:
- 1 site on the NDP boundary and inside neighbouring Winterslow parish. In 2017 a development proposal on this site for 9 dwellings was approved by WCC. Now being built as Emperor's Copse.
 - 4 sites in West Tytherley were considered. 2 were concluded as having no potential, 1 was considered to have some potential but was limited by highway and access issues. The fourth site at Church Farm West Tytherley was considered as having potential and after a Parish Council led opinion survey in 2012, a development proposal (Church Farm) was made and considered¹⁸.
 - 3 sites, in vicinity of Hillside Close West Dean were considered as having some potential. No action or development proposal had been forthcoming by 2020.
- 2.8.6 The comprehensive NDP community survey (2016) highlighted a common perception among villagers that there is inadequate affordable housing for young families and retired persons wishing to downsize, both with local connections. West Dean, the smaller of the two villages, does not have a significant number of affordable/social housing whereas there are already some council and housing association dwellings in the centre of West Tytherley.
- 2.8.7 There are four sites registered on the TVBC Strategic Housing Economic Land Availability Assessment (SHELAA)¹⁹ but in early 2020 only one development application had been forwarded. The NDP supports the need to provide housing for future generations, but given the two LPAs do not have strategic plans for development (2.8.1 above), it does not allocate any specific sites for housing. Any future housing development would require being community led and be supported where appropriate by an up to date HNS.
- 2.8.8 In September 2020 the government issued a White Paper (Planning for the Future) which looks to fundamentally reform the planning system. These rules may have a significant impact on rural housing. [This Plan will need to take account of the new rules if they come into effect before the Referendum].
- 2.8.9 In September 2020 planning application for development on the Glebe Farm Site for a single large house was submitted [Need to Update this document to reflect the outcome of this development should it proceed to completion].²⁰

¹⁸ A community led development, at Church Farm West Tytherley, for 13 houses, of which 4 are classified affordable, was approved by TVBC in 2016 but has not yet commenced subject to resolution of a public right of way conflict.

¹⁹ TVBC SHELAA dated 2019 identifies four sites all in WTPC, albeit 2 of those (Glebe Farm and Woodside Farm) are on the edge of West Dean village

²⁰ Planning Application has been forwarded for a single house to be built replacing the old agricultural buildings at Glebe Farm West Dean in the Parish of West Tytherley (APPLICATION 20/01903/FULLS (Glebe Farm, West Dean SP5 1JL)

3. COMMUNITY INVOLVEMENT

3.1 Initial Steps

The early decisions to create a joint NDP were made by both WDPC and WTPC in autumn 2014, but it was not until the following year that both local councils engaged with the community. A Steering Group was formed in autumn 2015, and its first meeting held in December. Local Councils agreed the NDP area in July 2016 and this was extended in 2020 to include Buckholt. WTPC & TVBC are the lead authorities.

3.2 NDP Steering Group

The NDPSG have led the process in accordance with their Terms of Reference (See [http://wdwtplan.org.uk/Steering Group](http://wdwtplan.org.uk/Steering%20Group)). They have met regularly (once a month usually) and there is a record of every meeting available. They have kept both Parish Councils informed of their progress at Ordinary Parish Council Meetings, and more formally at Annual Parish Council Meetings. Moles Consultancy advised the NDPSG up to the start of Regulation 14.

3.3. Public Events

In 2016 the initial meetings were held in the Village Halls, and both Village Fetes included a dedicated NDP stand providing and gathering evidence for the way forward. NDP stands were set up at Village Fetes in 2017, 2018, and 2019.



VILLAGE FETE STAND 2018



VILLAGE HALL MEETING 2018

3.4 Survey

In July 2016, a NDP survey group was formed and the formal survey was agreed and issued to the community. Copies were delivered to 337 households in which over 95% of the voting population (voting age number) lived. 62% of West Dean households and 56% of West Tytherley households sent in at least one response. In some cases, more than one completed survey was received from a single household. In all, 259 separate survey forms were fully completed. The results were analysed and held by nominated persons but in accordance with the Data Protection Act non-attributable copies are available on the NDP website. The survey supports the Housing Needs identified at 2.8 above.

3.5 Timeline

A chronological NDP process timeline is part of the Evidence Base (section 6) is detailed in the Consultation Statement that is issued with this document.

3.6 Websites

A dedicated website was initially set up in 2016 <http://wdwtplan.org.uk/>. The two dedicated village websites have a separate tab for the Neighbourhood Plan.

3.7 Parish and Local Council Engagement

The Parish Councils have been kept fully informed of progress and regular updates are recorded with the minutes of the council meetings. At the two Annual Parish Assemblies, an NDP brief has been provided to the public.

Throughout the process, a record of the engagement and feedback from the community has been kept and is available. Hard copies of the completed NDP survey are held with an electronic summary of results [See the Consultation Statement and NDP website].

Other feedback includes inputs from the fetes, local stakeholders, Working Group studies, Individual local experts, West Dean History Trail, Village Hall events, Parish Council AGMs and Assemblies. See NDP website for details.



WEST DEAN ANNUAL PARISH ASSEMBLY 2019

3.8 Regulation 14 Consultation

Regulation 14 consultation took place between 16th May and 28th June 2019. The Draft NDP was sent to 72 consulting bodies and 42 local stakeholders. 160 hard copies were collected from Fetes, village shop, and individual SG members. A summary table of responses was produced and can be found in the Evidence base at 6.3. All returns (Electronic and hand written) are held in the NDP Depository (details to be found on the village websites).

3.9 Regulation 16 Consultation

The NDP process was put on hold due to COVID 19 pandemic from March to July 2020. It was agreed that no further action would be taken until productive business could be resumed. Between August and September 2020 the Regulation 16 draft was updated to reflect the consultation and PC comments prior to March 2020.



VIEW NORTH OVER THE NEIGHBOURHOOD FROM DEAN HILL

4. VISION & OBJECTIVES

4.1 Introduction

4.1.1 The West Dean and West Tytherley joint NDPSG, with guidance from Moles Consultancy, held a workshop on 28th July 2017 to discuss and formulate the draft vision and objectives for the NDP. The key aims of the NDP identified were to:

- Create local planning policies for West Dean and West Tytherley to which development proposals will need to adhere;
- Protect against inappropriate scale of development and to provide greater guidance on how the villages should be sustained in the future;
- Conserve and enhance the built and historic environment;
- Maintain safe, sustainable communities by bringing forward improvements to the infrastructure and facilities which are needed by the villages;
- Protect the rural and natural environment;
- Maintain or enhance lawful access to the countryside.

4.1.2 The vision and objectives herein were presented to both Parish Councils (PCs) in October 2017, seeking their support for the approach being taken by the SG. Both PCs agreed the vision and objectives were a sound basis for proceeding with the NDP. In 2018 and 2019 these objectives were consolidated, and agreed by the Parish Councils, to better guide the consequential policies (see evidence base).

4.2 Vision

The vision of West Dean and West Tytherley NDP seeks to capture the purpose and aspirations for the villages. It therefore forms the basis on which the objectives and proposed policies will be formulated.

The Vision:

Our parishes will remain safe and welcoming communities.

We will protect and enhance our exceptional rural, natural, and built environment, while promoting a thriving and sustainable future for all generations.

4.3 Objectives

4.3.1 The objectives provide a framework in which to deliver development, and other changes, that enhance the sustainability of West Dean and West Tytherley while conserving the natural environment, in a balanced approach to social, economic, and environmental factors. They reflect the nature of the villages and the direction the local community wants the plan to take, especially in securing the long-term future of those community and environmental assets most precious to local people. Most parishioners also welcome change that will enable the community to grow in a measured but sustainable way.

4.3.2 Objectives that seek to address our vision have been grouped into themes (which align to the survey sections and the three working groups). They were used to develop the Policies that form the basis of the Plan. They are:

- Environment and Landscape,
- Housing and Design, and
- Infrastructure and Community

To aid identification, Objectives (and their corresponding Policies) under each theme have been coded as follows:

Code	Objective and Policy Themes
EL	Environment and Landscape
HD	Housing and Design
IC	Infrastructure and Community

4.4 Environment and Landscape

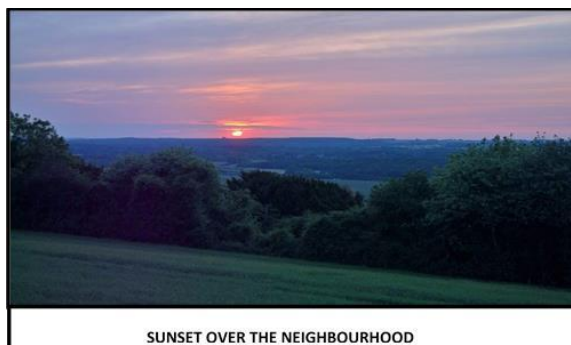
EL	Environment and Landscape Objectives
EL1	Conserve or Maintain and if possible enhance the character of the two villages and their setting in a beautiful rural landscape.
EL2	Preserve or enhance the historic environment.
EL3	Preserve and enhance the two Conservation Areas.
EL4	Conserve or Protect and enhance our distinctive landscape particularly including open views into and out of the villages which contribute to a sense of place and community.
EL5	Protect natural features such as trees and hedgerows.
EL6	Conserve and enhance the ecosystem and biodiversity of the <u>Plan</u> area ensuring that new development protects does not significantly impact on flora and fauna including habitats and movement corridors.
EL7	Preserve and if possible enhance designated areas, and their immediate surroundings, such as SSSIs, CWS, and SINC.
EL8	Preserve and maintain both agricultural and equestrian land, and other greenfield sites in the open countryside, including the related public rights of way.
EL9	Retain and protect open spaces and designate Local Green Spaces.
EL10	Minimise light (protect our night skies) and noise pollution.

Commented [HS4]: This is covered in EL4 and does not need repeating.

Commented [HS5]: This is addressed in TVBC local plan policy E5 and does not need repeating here.

Commented [HS6]: This is addressed in the local plans where there is a presumption against development within the open countryside therefore this is not needed in this plan.

Commented [HS7]: This is covered in IC2 and does not need repeating here.



SUNSET OVER THE NEIGHBOURHOOD

4.5 Housing and Design

HD	Housing and Design Objectives
HD1	New residential development in and adjacent to the villages should be community led ²¹ and support a mix of housing types including affordable homes that sustains the current and future needs of the community.
HD2	Identify the characteristics of infill development should be well designed to and minimise the impact on immediate neighbours.
HD3	Determine the policy for the use of garden and adjacent land within an existing house boundary for the construction of an additional dwelling or business building.
HD4	All New development should be designed and built to a high quality, be energy efficient and support carbon emission targets while respecting the character of the rural villages.
HD5	Integrate soft landscaping in new developments to help maintain and enhance the rural character of the villages.
HD6	No development on Flood Zones (2 and 3) where risk of natural flooding is likely and where water flora and fauna are to be protected. Ensure the integrity of blue infrastructure is maintained especially water drainage, sewage and water run-off which does not increase but rather reduces the overall risk of flooding or foul water.

Commented [HS8]: The wording of the objective in the regulation 14 document is preferred to this wording. Suggest reverting to the original wording of: *Provide a mix of housing types, including affordable homes that sustains the current and future needs of the community.*

Commented [HS9]: These objectives relate to new housing and general design principles – why are business uses included?

Commented [HS10]: This is more onerous than guidance in the NPPF, which includes a sequential test to be applied to development in Flood Zones 2&3. This is also addressed in TVBC LP Policy E7 on water management, and therefore does not need repeating in this plan.



NEW-BUILD AND RESTORED HOUSES IN WEST TYTHERLEY

²¹ See Footnote 12 and TVBC COM9

4.6 Infrastructure and Community

IC	Infrastructure and Community Objectives
IC1	New development must not adversely affect but enhance the wider infrastructure in the area and provide mitigation to any issues identified. Financial contributions ²² to be used directly for local needs.
IC2	Maintain or improve safe use of the public highways, bridleways, walkways and footpaths in the villages and through the open countryside.
IC3	New development should avoid on-street parking, meet parking standards and provide off street electric charging facilities within its curtilage . New development must should not adversely impact on the car parking and access to Dean Station, village halls, shop and school.
IC4	Support public or community transport, in particular the train service at Dean Station, the rural and school bus services and community organised transport for the elderly and infirm .
IC5	Introduce traffic calming and highway management to reduce the risk of accident caused by increased traffic volume and traffic speed, particularly at pinch points in the village centres.
IC6	Ensure the community benefits from sufficient or enhanced utilities and services including reliable electricity, clean water and state of the art communication (phone and broadband) infrastructure.
IC7	To sustain employment for the community, protect existing local businesses and develop new business premises which are appropriate to the rural setting without adversely affecting safety and infrastructure.
IC8	Protect or enhance community facilities in both villages the plan area including the village halls, recreation spaces, playgrounds, school and other education facilities, the pub and the village shop in West Tytherley.

Commented [HS11]: How will this be measured?

Commented [HS12]: Does this refer to the financial contributions that the Parish Council could receive?

Commented [HS13]: Who will deliver this?

Commented [HS14]: These groups do not need to be singled out, as this transport should be accessible to all residents.

Commented [HS15]: Infrastructure providers have a duty to provide these services to new development and therefore this does not need repeating here. It could be added to the community projects and aspirations section.

Commented [HS16]: The original wording of this objective in the Reg 14 plan is preferred to this wording: *Consider development opportunities and business premises to provide further employment within the villages while safeguarding existing employment provision for the community.*



FOOTPATH



DEAN ROAD



RECREATION GROUND

²² S106 and/or CIL

5. POLICIES

5.1 Introduction

- 5.1.1 This section sets out the policies to support and deliver our vision and objectives.
- 5.1.2 The Policies (following the same coding as the Objectives) are accompanied by a rationale for the policy referring, where necessary, to its conformity with the National Planning Policy Framework (NPPF) 2019 and the Local Plan(s) Test Valley Borough Local Plan 2011-2029 (adopted January 2016) and the Wiltshire Core Strategy (adopted January 2015).
- 5.1.3 The policies are set out in three groups as shown in the table below. ~~aiming to identify the planning criteria specific to the rural neighbourhood area.~~ A summary of key evidence documents are listed in Section 6 and a table identifying specific evidence relating to each policy is at Appendix C.

Policy Code	Policy Area
EL	Environment and Landscape covering the impact of any planning application new development on the natural environment.
HD	Housing and Design covering in more detail the bounds of any development led by the community to sustain the neighbourhood.
IC	Infrastructure and Community covering the infrastructure and community facilities required to support any development.

- 5.1.4 Section 7 identifies a number of community projects or aspirations which would further protect sustain and enhance the neighbourhood. They are not established policies but are identified as community projects that might be followed up by the Parish Councils or other authorities to meet ~~certain the wishes of the local community and the~~ objectives in the Plan.

5.2 Environment and Landscape

5.2.1 Open Countryside and Village Settings

The Neighbourhood area, across the southern county boundaries of Wiltshire and Hampshire is set in an ~~exceptional distinctive~~ landscape made up predominantly of mixed farmland and semi-natural woodland surrounding the two rural settlements of West Dean and West Tytherley both of which contain ~~bounded~~ CAs. There are outlying dwellings in Frenchmoor, Buckholt and Stony Batter and other open countryside²³.



Commented [HS17]: The policy titles are the same as the objectives, which can cause confusion and have overly long titles. Suggest that they are all shortened to reflect the purpose of the policy.

Commented [HS18]: Although some reference is made to higher level policies of both adopted local plans such as in the footnotes, it would be helpful if more explicit / detailed linking of higher level policies to the Objectives and policies within the plan.

Commented [HS19]: What does this mean?

²³ Open Countryside for planning purposes is defined as all areas outside the settlement boundary. ~~or conservation area of the villages.~~

5.2.2 Housing in a Rural Community

Housing needs in our neighbourhood are introduced at paragraph 2.8 describing the particular settlement hierarchy applicable to our rural area. NPPF²⁴ provides important planning policies, reinforced by the LPAs²⁵, to conserve and where possible enhance the natural environment. Nevertheless NPPF states that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. LPAs support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.

To promote sustainable development in rural areas, NPPF directs housing should be located where it will maintain or enhance the vitality of rural communities.

NPPF and LPAs²⁶ policy is to preserve our rural setting and provide public access along historic ways to the open countryside. The policy EL1 below, amplified by policies EL-2 to EL7, aims to preserve and where possible enhance the environment and rural landscape in our area. EL8, EL9 and EL10 provide further guidance on the limits for any development inside the settlements, local gaps between settlements and in the open countryside.

Policy EL1 ~~Maintain and if possible Conserve and~~ enhance the character of the two villages and their setting in a ~~beautiful~~ rural landscape.

Development proposals that conserve ~~and if possible, or~~ enhance the character of ~~both parishes and their settings the Plan Area~~ in a ~~beautiful~~ rural landscape will be supported. In particular development proposals should:

- i. reflect settlement pattern ~~of the neighbourhood~~ (nucleated, lineated or dispersed)²⁷
- ii. retain ancient woodland, ~~it's setting~~ or historic features within it and, where appropriate, ~~must~~ contribute to its on-going management.
- iii. ~~conserve the ecology and productivity of fields,~~ woodland, trees and hedgerows,
- ~~iii-iv. Retain~~ historic field boundaries, ~~and direct development away from medieval or earlier fields, especially where these form coherent field systems with other medieval features such as the Roman Road,~~
- ~~iv-v.~~ relate well to historic route ways and not divert them from their original course or damage their rural character by loss of banks, hedgerows, verges or other important features.
- ~~v-vi. consider Rural Exception Sites in open countryside in accordance with both Local Plan policies where there is a specific need. Any such development proposals need to strictly meet conform with other relevant all other NDP policies.~~

Commented [HS20]: What does this mean and how does it relate to maintaining/enhancing character?

Commented [HS21]: The first part of the criteria should help achieve this.

Commented [HS22]: This is addressed in the TVBC Policy COM8 and to a point in HD1, and does not need repeating here.

²⁴ NPPF para 170

²⁵ TVLP E1, E2, and E6 and WCS

²⁶ TVBC Policy E1, E2 and E3 and WCS Core policy 1, 51 and 52

²⁷ West Dean and West Tytherley parishes have different settlement patterns according to inside or outside the conservation areas, settlement boundaries and in outlying or dispersed areas

5.2.3 Heritage

In considering proposed development that conserves and, where possible, enhances the historic environment, the NPPF²⁸ addresses the balance required between preserving and sustaining heritage assets. While great weight should be given to conserving heritage assets, a development proposal leading to less than substantial harm has to weigh up the public benefits of the proposal including securing its optimum viable use.



The TVLP²⁹ and the WCS³⁰ both contain policies relating to heritage including the protection of listed buildings and scheduled ancient monuments. Designated historic heritage assets in the area (mostly in the two Conservation Areas) and their settings, include listed buildings, ~~historic public realm~~ the CA's and their settings³¹, sites of archaeological significance, ancient woodland and scheduled ancient monuments. Proposals for heritage assets, both designated and non designated will need to ~~They will be~~ preserved and enhanced ~~for~~ their historic significance, including the contribution made by their settings and their importance to local distinctiveness, character and sense of place.

There is evidence from both settlements dating back to the Bronze Age, and evidence of a Roman settlement in West Dean (4th Century). Both West Dean and West Tytherley are recorded in the Domesday (Book). Norman Court and West Dean were recorded as property of Waleran the Huntsman and his descendants between 11th and 16th Century. The oldest building in West Tytherley is Church Farm c 1300 and in West Dean the Borbach Chantry c1333. 17th to 20th Century period saw both settlements as part of the Manor of West Dean and subsequently Norman Court.

Heritage sites ~~(both Designated and Non Designated) and other Treasured Assets~~ have various layers of protection according to their type, location and ~~setting~~ and ownership. Specific non designated sites which the community wish to be conserved are afforded, when appropriate, protection by registering as an Asset of Community Value (ACV) (See Community Assets (para 5.4.6 and 5.4.7) or classified herein as a Local Green Space (EL9). A Table identifying Heritage Sites and Treasured Assets with their level of protection are found at Appendix B4.

The West Dean History Trail (Appendix B3) provides a detailed social history of the village. The trail is depicted on weatherproof information boards at the Village Green and in the Village Hall Car Park. Individual sites have their own information board. It is also shown in more detail on the village website: <https://westdeanvillage.co.uk/>

Commented [HS23]: These are not the same as heritage assets, and would be better renamed

Commented [HS24]: The text on archeology at para 5.2.9 in the Reg 14 document would benefit from being added in this section.

Commented [HS25]: This is about community facilities, which is separate from heritage. This might benefit from having its own heading and section.

²⁸ Paras 8, 20, 184, 193, 194, and 196

²⁹ Policy E9

³⁰ CP58

³¹ *Public realm* means shared public ground that are accessible between private land and buildings

Policy EL2 Preserve or enhance the historic environment

- i. Development proposals ~~must retain and, if possible, should preserve or~~ enhance the local distinctiveness and character of **designated heritage assets** such as ancient monuments, listed buildings, and **non designated heritage assets** ~~buildings of local interest (both the building and its location), whether for residential, community, or business purposes.~~
- ii. ~~Similarly, p~~Proposals for development that affect **non-designated heritage assets** will be considered taking account of the scale of any harm³² or loss and the significance of these assets. Applicants for planning should clearly demonstrate that any harm is both unavoidable and justified on the basis of the overall public benefits it delivers. They will need to be supported by evidence in line with the Character Appraisal and Historic Environment reports (see Evidence Base).
- iii. **Conversion of or additions to historic buildings** or features (including traditional farm buildings), whether for residential, community or business purposes, will normally be supported so long as the use is appropriate for the building and its location and subject to the character of the building being protected along with its setting.
- iv. Assessment and designation of known or potentially significant **archaeological sites** must be addressed by any development proposals to help prevent harm to areas of historic importance. Where appropriate the enhancement of archaeological sites for public understanding and appreciation will also be supported.

Commented [HS26]: The policy could identify and list the non-designated heritage assets that the policy will refer – ie those that are listed in the CA Appraisal and shown on the maps below as buildings of local interest .

Commented [HS27]: The language used should be consistent with the Local Plan and NPPF. This is the wrong test to apply. This is addressed in the TVBC LP Policy E9 on Heritage and does not need repeating here.

Commented [HS28]: What is a historic building, is it a listed building and non-designated heritage asset or something else. Keep the language consistent. What is an "appropriate use for the building and its location", what is the criteria to assess this? This is addressed in the TVBC LP Policy E9 on Heritage and does not need repeating here.

Commented [HS29]: The language used should be consistent with the Local Plan and NPPF. What does the last sentence mean to a developer or the Council? Archeological sites are designated heritage assets, therefore are covered in TVBC LP Policy E9 on Heritage and therefore this does not need repeating here.



MAP A2

Map A2 West Tytherley



MAP A3

Map A3 West Dean

³² Definition of 'Harm' = Change for the worse, here primarily referring to the effect of inappropriate interventions on the heritage values of a place (page 71 Conservation Principles, English Heritage, 2008 (Historic England))

5.2.4 Conservation Areas

A designated Conservation Area (CA) is an area of special architectural or historic interest. It includes individual buildings or sites but also core areas where groups of buildings, architectural style, settlement pattern, spaces, trees and setting are important to preserve. Conservation policies are designed to complement rather than substitute other planning policies. In considering planning applications particular attention is given to such matters as design, scale, location, use of materials and the effect on the street scene or landscape setting of the CA. West Dean Conservation Area was adopted in 1990 by Wiltshire and Test Valley councils. West Tytherley Conservation Area was adopted in April 1991 by Test Valley Borough Council. ~~The two adopted CAs are surrounded throughout the neighbourhood by SSSIs, CWSs, and SINCs. Over one third of the NDP area is protected woodland.~~

Policy EL3 Preserve ~~and/or~~ enhance the ~~two~~ Conservation Areas.

Development proposals, including extensions and alterations to existing buildings and structures, located within or adjacent to the designated CAs ~~are required will be supported provided they to~~ preserve ~~and/or~~ enhance the CA character and appearance. ~~New development and~~ should:

- i. ~~be suitably designed for the context within which they are set;~~
- ii. ~~ensure that the scale and massing of buildings relate sympathetically to the surrounding area;~~
- iii. ~~preserve the important views into and out from the CA and~~
- iv. ~~use building materials that respect and complement the character of the area (Housing and Design Policy HD4).~~

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Commented [HS30]: This could be added into the heritage paragraphs above.

Commented [HS31]: Should the design also relate to the building itself if and extension or alteration?

Commented [HS32]: Should the design also relate to the building itself if and extension or alteration?

Commented [HS33]: Should the design also relate to the building itself if and extension or alteration?

Commented [HS34]: This is addressed in policy EL4 and does not need repeating here

Commented [HS35]: This is covered in TVBC LP Policy E9, and as designated heritage assets is also addressed in policy EL2 above. This does not need repeating here and the policy should be deleted

5.2.5 Landscape

The Neighbourhood Area is ~~blessed located within~~ a distinctive rural landscape, ~~which harks back to a bygone era.~~ It includes ~~distinctive~~ natural features including a comprehensive linear network of trees and hedgerows, ditches and verges connecting green spaces, to several of which there are public rights of access, which have been established by long-term use. The undulating topography provides numerous vantage points for vistas across wide expanses of countryside and dense woodland. All trees, hedgerows and the open agricultural land provide vital carbon capture capability

5.2.6 Open Views

Planning policies and decisions should contribute to and enhance the natural and local environment by protecting valued landscapes³³. The Local Council plans³⁴ emphasise the important contribution that the countryside around settlements plays in defining the rural character and shaping the settlement pattern of the neighbourhood.

A key element in maintaining the character of the two villages and their rural environment is protection of the open areas within each settlement and views out from the conservation areas on their fringes. To be valued in NPPF terms it is not enough for a landscape to have some valued elements but rather it should have something that lifts it above the ordinary. The noteworthy features that meet this requirement includes the unique nature of the whole area, previously one estate, with expansive wooded areas that dominates the neighbourhood (Bentley Wood and others), historic settlements, medieval fields, hedgerows, droves and ancient byways between the two CAs.

Panoramic views of the open countryside between villages, particularly along public rights of way, contribute greatly in defining the whole rural neighbourhood area. Particular attention should be made not to harm the important views identified in the designated CAs.

³³ NPPF para 170

³⁴ TVBC Policy E3, paras 7.25 and 7.28, WCCS Policy 51

Policy EL4 Protect ~~and or~~ enhance our distinctive landscape including open views within and out of the villages, ~~that contribute to a sense of place and community.~~

~~Any development proposals (housing, commercial or agricultural) will need to ensure it protects and if possible enhances the important natural and rural views within and on the fringes of the two villages especially those identified in the designated CAs, the Plan Area. Views from green spaces and public rights of way across the entire neighbourhood should not be harmed or unduly spoilt by any development. The~~ important views are listed below, shown on **Maps A1, A2 & A3 at Appendix A and illustrated with photographs at Appendix D.**

Open Countryside

- OC1 North from Footpath WDE9/10 across the neighbourhood area
- OC2 East from West Dean Farm towards Dean Hill Ridge
- OC3 South West from Frenchmoor across Dun Valley and Bentley Wood
- OC4 Tree Tunnel Dean Road
- OC5 South from Standing Hill
- OC6 South East from Footpath 3 looking towards Stony Batter
- OC7 North East from Footpath 6 (Norman Court Drive)
- OC8 South from Buckholt Farm towards Dean Hill and Bentley Wood
- OC9 South West from top of Footpath 2 towards West Tytherley and Bentley Wood

West Tytherley

- WT1 Coach Road into village
- WT2 West Tytherley/Pugs Hole from top of Footpath 4
- WT3 South East from St Peter's Church down Coach Road
- WT4 West Tytherley Recreation Ground ~~(GREEN SPACE)~~
- WT5 from village centre looking north through the CA
- WT6 North East from Rectory Hill footpath 5 beyond the CA
- WT7 Open countryside beyond northern edge of CA
- WT8 South West from Chalk Pit Lane (public seat)

West Dean

- WD1 Across the Village Green ~~(GREEN SPACE)~~ both sides of River Dun
- WD2 West Dean Recreation Ground ~~(GREEN SPACE)~~ to St Mary's Church
- WD3 South East from Footpath 12 (Park Cottage Track)
- WD4 North from Footpath WDEA7/15/10 towards Bentley Wood
- WD5 South East from Rookery ~~(CA)~~
- WD6 West out of CA from top of Moody's Hill
- WD7 North from East Dean Road across River Dun/CWS towards Glebe Farm

Commented [HS36]: How does a view contribute to a sense of place and community?

5.2.7 Trees and Hedgerows

Trees, woodland and hedgerows are a defining characteristic of the neighbourhood and should be protected wherever possible. They fall into three sub categories: provide a boundary (legal position), linear habitat; enhanced views. They are particularly important for sustaining all forms of fauna and flora as well as absorbing CO2 from the atmosphere. Hedgerows may be of historical, archaeological or natural interest. In addition to providing a source of food and shelter they are an important linear feature, providing essential corridors along which wildlife travel and connecting non-linear habitats. New or replacement planting should be in character with the two parishes, taking into account the soil conditions, space for growth and an ability to manage the tree(s) over long periods. Trees of value are recognised through Tree Preservation Orders (TPOs). Hedgerow Retention Orders (Hedgerow regulations 1997) require works on hedgerows of over 20 metres on farmland to be notified to the local planning authority. Protected woodlands inside the ~~NDP Plan area but outside the two Conservation Areas~~ are:

- Bentley Wood - 665 hectares - SSSI under section 28 of the wildlife and Countryside Act 1981 as amended including Frenchmoor Copse
- Brickworth Down and Dean Hill – 118 hectares - SSSI under section 28 of the wildlife and Countryside Act 1981 as amended (part thereof.)
- Upper and Lower Noads Copse
- Hedgerows around Bentley Wood, in Stony Batter and along North Lane.
- Fine Wood in West Dean (CWS).

Policy EL5 Protect natural features such as trees and hedgerows.

- i. Development proposals should, ~~where possible, conserve and/or~~ enhance trees and hedgerows, and demonstrate that the proposals would not result in an unacceptable loss or damage to, existing trees, ~~or~~ woodlands or hedgerows during or as a result of development.
- ii. Wherever possible, development proposals must be designed to retain specifically identified trees and hedgerows of good ~~arboriculture~~ quality.
- iii. Development proposals that affect trees and hedgerows (existing or new planting) should demonstrate that they have been informed and guided by a full site survey including Ecological Impact Assessment where appropriate.
- iv. Any development requires a fully costed management plan for the long term maintenance of the trees and hedgerows without providing added financial burden to the Parish Council.
 - ~~vi-~~ Where replacement trees and hedgerows are proposed then:
 - ~~vi-a)~~ Appropriate local native species should be used (see table below);
 - ~~vi-b)~~ Plantings be spaced to allow growth into their natural size and shape;
 - ~~vi-c)~~ Succession planting should be planned for the long term;
 - ~~vi-d)~~ New high close boarded timber fences or walls will only be supported when there is an overriding need (e.g. security) and there is planting in front to soften the visual impact especially in a street scene within the CAs.

[See Appendix C for table showing the specific evidence on which this policy is based]
Suitable indigenous trees and hedgerow species for new developments are:

Alder	Beech	Black Poplar
Blackthorn Spindle	Cherry	Common Hornbeam
Crab Apple	Field Maple	Fruit Trees
Hawthorn	Hazel	Holly
Horse Chestnut	Juniper	Larch
Lime	Oak	Plane/Sycamore
Rowan	Silver Birch	Walnut
Whitebeam	Willow	Yew (no livestock)

Commented [HS37]: This criteria would be better suited to EL6 as it is an ecological requirement not a trees and hedgerow requirement. The two do go together but ecological protection is a standalone issue that's can be impacted by a variety of things.

Commented [HS38]: The Parish council will only be responsible for trees and hedgerows on its own land, therefore this will not be appropriate. This is usually dealt with by requiring applicants to demonstrate that development will not result in the loss of key landscape features either through direct pressure (siting) or indirect pressure (occupation) rather than costed management plans.

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Commented [HS39]: This criteria sets out a requirement for an overriding need to be demonstrated for close boarded fences but it would be difficult to justifiably refuse close boarded fences within the settlement areas on principle alone. The approach would be to assess the potential landscape/visual impact on a case by case basis rather than an in principle resistance to this type of development. There are also PD rights for close board fences therefore this policy might not apply in any case. This would sit better within Policy HD3 or HD4.

5.2.8 ~~Ecosystems and Biodiversity~~

The neighbourhood has a wide range of ~~ecosystems and~~ biodiversity including priority habitat such as protected woodland, hedgerows, ponds, the River Dun and other watercourses. There is a mix of chalk and clay soil and well managed arable and livestock pastureland. There is substantial private equine management including a stud.

One of the most notable environmental features of this neighbourhood is the legacy of long-term stability of its varied rural land use. At a time when habitat fragmentation is recognised as having a damaging impact on indigenous species, particularly small mammals, the relative stability and continuity of habitat management is increasingly relevant and worth preserving.

In the NPPF³⁵ Biodiversity Net Gain is referenced strongly in terms of planning policymaking and development decision-taking. Elsewhere references in the NPPF³⁶ suggest that delivery of biodiversity net gain should facilitate sustainable development and by implication not hinder it by causing unnecessary delays. Net gain for biodiversity is far more prominent in the updated NPPF (2018) than in previous policy guidance.

Both NPPF and the two local plans stress the need to protect the biodiversity and habitats of wildlife within the CAs and the surrounding countryside. There are significant SSSIs, CWSSs and SINCAs across the area (as seen at Appendix A1 to A3). These provide considerable protection in their own right and any development must have a positive impact on important habitats along with a suitable enduring management plan to retain them.

Policy EL6 Conserve and ~~where possible, enhance~~ the local environment, ~~ecosystem~~ and biodiversity ensuring that new development protects flora and fauna including habitats and movement corridors.

Development should ~~preserve~~ conserve and ~~if possible enhance well-established features of the environment, ecosystems, and~~ biodiversity, including mature trees, species-rich hedgerows, watercourses, and other ecological networks, together with the habitats alongside them, including ponds.

Open Countryside

Notwithstanding the protection given to development within the two CAs, the remainder of the NDP area, given its historic and rural nature, is still subject to careful consideration of the likely impact any development may have, particularly on the edge or immediately outside the CA boundary. ~~No development must~~ not harm habitat corridors, designated areas for protection and where the open views and setting need to be maintained or enhanced.

Policy EL7 ~~Preserve and if possible enhance designated areas and their immediate surroundings such as SSSIs, CWSSs and SINCAs. (See Map A1)~~
~~Preserve, and where possible, enhance protected areas outside the CAs such as woodland, SSSIs, CWSSs and SINCAs. Development within (or nearby where such development could adversely affect the site) these areas will not be supported and consideration must be given to the features in between them that act as stopping stones or habitat corridors for protected species. The level of protection and mitigation must be proportionate to the status of the habitat or species found therein.~~

Commented [HS40]: This is addressed in TVBC local plan policy E5 and does not need repeating here.

Commented [HS41]: This is addressed in TVBC local plan policy E5 and does not need repeating here, and therefore the policy should be deleted. The supporting text about could signpost to the relevant policies in the local plans.

³⁵ Para 174

³⁶ Such as para 175d

While NPPF policy is generally to avoid the development of isolated homes in the countryside, it provides guidance at [para 79](#) for circumstances where this might be appropriate. WCS has removed settlement boundaries from small villages given the general presumption against development outside principal settlements. However some modest development may be appropriate at small villages providing it is carefully managed³⁷. TVLP also consider development in open countryside may be acceptable if it meets the social and economic needs of the community.

Commented [HS42]: All NPPF paragraph numbers will need updating to reflect the paras in the July 2021 version.

Policy EL8 Conserve and maintain both agricultural and equestrian land, and other greenfield sites in the open countryside, including the related public rights of way

~~Development will only be supported on agricultural fields, equestrian land or other greenfield sites in the open countryside when special circumstances can demonstrate:~~

- ~~i. Overriding need for the development in proposed location (e.g. Rural worker)~~
- ~~ii. Re-use of old buildings which would enhance its immediate setting.~~
- ~~iii. Exceptional Design which is sensitive to the defining character of the area.~~
- ~~iv. The size is proportionate (no more than 25%³⁸ greater than any old building it might replace) and not in any way overwhelming in the open countryside.~~
- ~~v.i. Historic rights of way and their views are not impeded or harmed.~~

Commented [HS43]: This is addressed in the local plans where there is a presumption against development within the open countryside therefore this is not needed in this plan.

Commented [HS44]: This is covered in IC2 and does not need repeating here

Commented [HS45]: This is more onerous than either of the Local Plans. Development in the countryside is covered by the existing Local Plan policies of COM2 and CP2, and so does not need to be repeated here.

5.2.9 Green Spaces

The NPPF³⁹ introduced the concept of [Local](#) Green Space designation by way of providing protection for green areas that are demonstrably special and hold a particular significance for local communities. ~~More widely Test Valley Borough Council's Green Infrastructure Strategy July 2014 sets out how to protect and enhance green infrastructure including through policies in NDPs.~~

As identified in the list of ~~Treasured Assets~~ community facilities (Appendix B4) there are ~~certain important~~ green spaces that merit added protection than that afforded by their current ownership/status.

Commented [HS46]: This is not connected with the Local Green Space designation.

Each village has at its heart a recreation ground both in public ownership and management. As well as providing recreational facilities and a children's play area they provide an open space within the ~~designated~~ [Conservation Area](#) and merit the status of a [Locally designated](#) green space.

West Dean Village Green

The border between Hampshire and Wiltshire runs North – South through the village green right in the centre of the village. The river Dun flows through the middle of green which is bounded by the road bridge at the west end, and a footbridge at the east end. The two village roads form a junction at the south west corner of the green.

A byway, once in use as a ford (see 1945 photo below), crosses the river from the south and joins the road at the North West point. A footpath from the south crosses the footbridge and joins the byway on the north side of the river.

The village green, with its picturesque bridge is the historic focus of the village. Water voles live in the banks of the river and egrets, moorhens and ducks are frequent visitors.

³⁷ WCS CP 2

³⁸ TVBC COM 12 para 5.129 states notwithstanding other relevant policies any development over 50% increase will be resisted. This NDP, given the special rural nature of the entire area, sets a more stringent 25% quantifying the more general desire to avoid construction of substantially larger buildings (see WDVS page 15).

³⁹ Paras 99 to 101



There is a horse chestnut tree on the north side which was planted for the coronation of King George VI and another on the south side to mark the Silver Jubilee of Queen Elizabeth II. Near this tree is an oak planted to celebrate the Queen’s Diamond Jubilee.

Villagers enjoy events on the green such as the annual Hog Roast and Carols by the Christmas tree which is erected every year. There is a beacon that is lit on special occasions, and the green also has flower tubs, an information board for the Village History Trail, two benches and a picnic bench for passing cyclists and other visitors.

Policy ~~EL9 Retain and protect open spaces and d~~Designated Local Green Spaces

~~Development proposals partially or wholly on the identified Local Green Spaces will only be supported when it is essential to meet necessary utility infrastructure needs and no alternative feasible site is available.~~

The areas designated as Local Green Spaces, shown on the maps A2 ~~and A3~~ and appendix B1 are: ~~designated as~~

- ~~LGS3~~ West Tytherley Recreation Ground
- ~~LGS2~~ West Dean Recreation Ground
- ~~LGS1~~ West Dean Village Green ~~(See Appendix B1 for definitive area)~~

Development will be managed in a manner consistent with that applicable to designated Green Belt.

Commented [HS47]: The test what is permitted in a local green space designation are set out in the NPPF under the Green Belt paragraphs 143 to 147 and don't need to be repeated in policy, but the additional wording at the end of the policy would address this matter. As written if an application came forward for a pavilion or play equipment on the recreation ground this it would be contrary to policy and would have to be refused.

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Green Spaces

West Tytherley Recreation Ground (S)

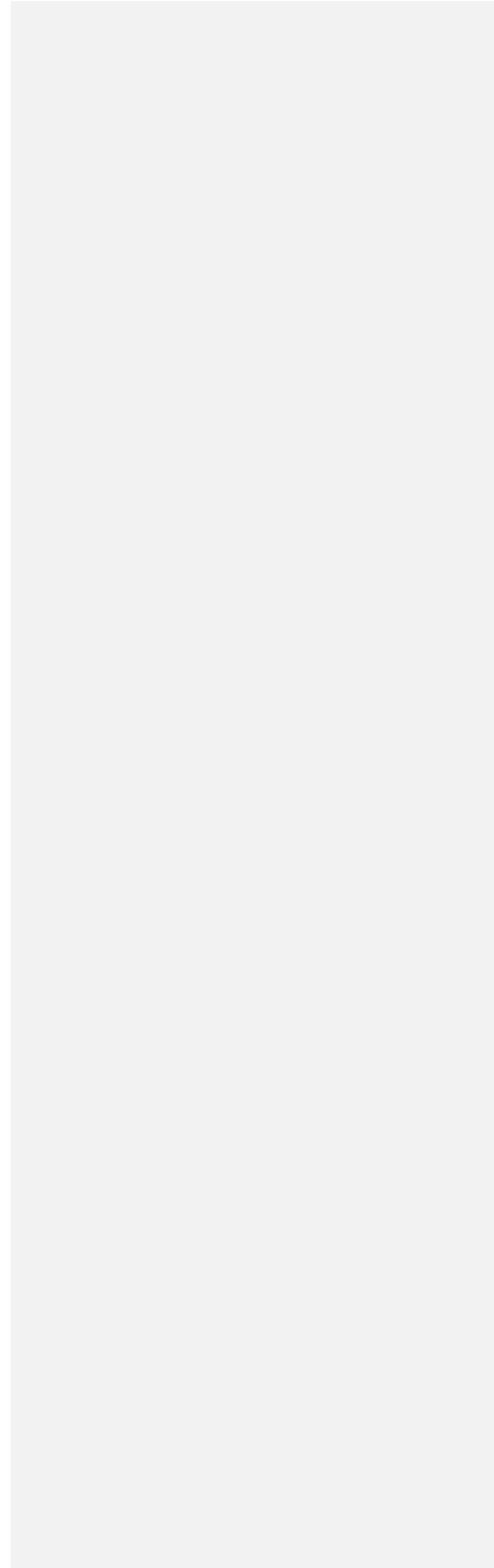


West Dean Recreation Ground

West Tytherley Recreation Ground (N)



West Dean Village Green



5.2.10 Lighting and Noise Pollution

Lighting: A main feature of the entire Neighbourhood area is the low light and dark skies (NDP survey highly favoured these characteristics). Light pollution must be strenuously resisted. Suitable external lighting is however necessary for health and safety reasons. There is some street lighting within the Conservation Areas. Lighting on dwellings should not increase the risk to road users at night.

Noise Pollution: The NDP survey and specific comments made at Regulation 14 raised the need to reduce noise pollution but it is not easily defined as a development criteria. Air source heat pumps and wind generators are noisy and could intrude on neighbouring dwellings whereas combine harvesters are very noisy but are a necessary part of rural life and sustainability. Businesses such as the pub or saw mill and private dwellings should not generate noise that is a nuisance particularly during quiet hours⁴⁰.

Policy EL10 Maintain our dark skies and minimise light and noise pollution

New lighting will be required to conform to the highest standard of light pollution restrictions in force at the time. Security and other outside lighting on private and public premises will be restricted or regulated to be neighbourly in its use including floodlighting.

Security and other outside lighting that adversely affects the amenities of other occupiers; or habitats; or which cause unnecessary light pollution which reduces the quality of the dark night sky will not be supported.

Any development must address where appropriate the broad range of planning considerations to reduce noise pollution such as:

- Restrictions on hours of business opening (in residential areas).
- Restrictions on the use of land within the curtilage of the premises
- Sound-proofing of the premises i.e. walls and ceilings.
- Double-glazing of windows and installation of self-closing doors.
- Prevention or restriction of live or amplified music.
- Installation and maintenance of any necessary equipment.
- Restriction on customer numbers/floor space.
- Restrictions on DIY machinery e.g. chain sawing wood.

Commented [HS48]: Much of this is not a land use planning matter, as they can either be carried out under permitted development (eg air source heat pumps) or are not development (eg combine harvesters). There are other measures available to individuals if there is a noise nuisance, through the environmental health legislation.

Commented [HS49]: Should this be two policies one for dark skies and one for noise?

Commented [HS50]: What are 'the highest standard of light pollution restrictions in force at the time' as referred to in the policy?
What is neighbourly in its use?

Commented [HS51]: What is the evidence for this? These considerations would be addressed as part of a planning application, if it were to be deemed that these issues would arise. This would be supported from consultation with the Councils Environmental Health officers, and does not need repeating here.

⁴⁰ **Quiet hours** are set times (usually 2300 to 0700); usually overnight, when inhabitants must be particularly respectful to their neighbours. This policy prohibits unnecessary or excessive noise if it is above 50 decibels.

Commented [HS52]: What is the evidence for this?

5.3 Housing and Design

5.3.1. West Dean

West Dean settlement, south of the railway crossing, is a cluster of dwellings around The Green between the bridge and footpath over the River Dun. There are houses on either side of the two roads out of the village west towards Salisbury and east towards East Dean & Lockerley.

There are 30 houses in Hillside Close opposite the large modern sawmill and there are 6 houses just off Moody's Hill. North of the railway line there is a mix of traditional and modern houses (some ex council provided) either side of Rectory Hill most of which are beyond the church. Dean House and Church Farm buildings are prominent.

There is limited access to many of the existing houses and a number of outlying dwellings.



West Dean ~~views photos~~ (clockwise from the top left):

1. West Dean Village Green (~~inside CA~~)
2. West Dean Village Hall and Church north from Railway Crossing (~~inside CA~~)
3. Rectory Hill looking south. (~~County and part CA Boundary runs down the centre~~)

Commented [HS53]: These are not the same as the important views, so to avoid confusion, suggest changing to 'photos'.

The eastern part of West Dean is within the parish of West Tytherley. Buckholt hamlet is a former civil parish.

5.3.2 West Tytherley, Frenchmoor and Buckholt

West Tytherley settlement is a cluster of mixed historic housing and modern family size houses, including affordable housing, on either side of the main street, North Lane and The Village, leading south past the shop, pub and school towards Dean Road, Church Lane, Red Lane, Frenchmoor Lane and the Coach Road to East Tytherley.

There are numerous listed buildings including the oldest house (Church Farm circa 1300). Norman Court (listed but outside the CA) and the old Rectory played an important role in the village. There are outlying ribbons such as Frenchmoor/Red Lane, which have a mix of old and newer houses; and Stony Batter is to the East and comprises a few older houses⁴¹.



West Tytherley ~~views~~ photos (from left to right):

1. Budden's Cottages (~~inside CA~~)
2. Pragnell Cottages (~~Council~~) (~~inside CA~~)
3. Village Shop
4. Collarmakers and Jessam cottage (Grade ~~2-II~~ listed) (~~inside CA~~)
5. Frenchmoor
6. Stony Batter

Commented [HS54]: These are not the same as the important views, so to avoid confusion, suggest changing to 'photos'.

⁴¹ Planning permission has been approved (2016), subject to certain conditions, for 13 houses to be built at Church Farm inside West Tytherley Conservation area

5.3.3 Development Criteria for the Area

The NPPF⁴² states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies including those who require affordable housing, families with children, older people, students, people with disabilities, and people who rent their homes and people wishing to commission or build their own homes. Neither of the two settlements, defined as rural villages, has been identified for strategic housing development in the TVBC or Wiltshire Council Plans⁴³.

The Councils' rural exception planning policies⁴⁴ require any development to

- Be community led or supported to meet local needs
- Relate number to size, character and setting of the settlement to include sufficient affordable housing
- Be located within or close to any supporting facilities
- Consider small business use
- Consider replacement or reuse of Buildings where appropriate
- Favour development, assuming all other criteria are met, when the social and economic benefits outweigh disadvantages of a countryside location.

5.3.4 Housing Scale and Mix

To assist rebalancing the size of housing units to cater for a range of budgets this NDP provides for some flexibility in the mix by focussing on units between one and three bedroom homes. The supporting evidence is that in general the types of site in the two parishes which are suitable for development may be in or adjacent to the CAs or constitute infill within a settlement boundary or built up area. However any overdevelopment seriously risks materially affecting the character and open nature of the existing settlements in the two parishes. Extensions to houses in the open countryside to accommodate more persons in a single household, while perfectly legitimate, do not satisfy the need for smaller separate and affordable dwellings to meet the demographic changes anticipated.

5.3.5 Development

A development at Church Farm West Tytherley consisting of thirteen houses, four of which are classified as 'affordable', has been approved (2018) within the settlement boundary of the village. Building has not yet commenced (2020) while a dispute over the status of an existing footpath within the plot remains unresolved.

5.3.6 Affordable Homes

Both villages have limited stock of smaller and affordable properties. This NDP seeks to address this balance by supporting modest development of new small and more affordable dwellings and protecting against the loss of existing smaller properties.

As explained in para 2.8, identifying housing needs in the neighbourhood area is multi-faceted. It is important to distinguish between the need for

- ~~Modest and affordable. Smaller~~ homes (e.g. for young families and ~~retired persons~~ those looking to downsize) which are purchased on the open market, ~~but below the average price for the area~~ and
- ~~Housing that is unaffordable~~ Affordable homes for those people ~~identified from a "means tested" Housing Need Survey and listed~~ on the LPA's Housing Register ~~who are unable to afford market homes.~~

There is a good case for both these requirements to sustain the neighbourhood but a fair balance has to be struck between them in any development housing sites. Any ~~Community~~ led housing developments should ensure this balance is fully considered by the Parishes.

Commented [HS55]: The plan cannot influence the sales prices of the properties, and should be deleted.

⁴² Para 61-63

⁴³ TVBC COM 2 and WCS policy 23

⁴⁴ TBVC COM7, COM8, COM9 and WCS policies 43 and 44

Policy HD1 ~~Development in and adjacent to the villages should be community led and support a mix of housing types including affordable homes that sustains the current and future needs of the community.~~

~~Community led or community supported housing development within or adjoining the settlement boundary or built up area of the villages should include a range of house types (market and affordable) tenures and should be with the majority being one to three bedroom homes. All housing developments should provide accommodation to meet the local needs of downsizers and those with disabilities.~~

Housing developments will need to comply with the affordable housing thresholds and requirements in force at the time of the application. ~~Residential development should ensure:~~

~~Adequate preference is given to anyone, regardless of age, with strong local connections. The criterion for 'local connections' in relation to affordable housing will be those people on the housing register who comply with the provisions of the relevant Councils Local Connection Housing Allocation Policy.~~

~~Local needs, which cannot be met with existing affordable housing stock within or adjacent to the village, will be addressed based on a current HNS and the Housing Register in both LPAs. Development should include smaller affordable homes with tenure provisions to ensure that they remain affordable in perpetuity or, if for sale, with restrictions to ensure that they remain affordable to future generations.~~

~~The needs of local retirees, the elderly and people with disabilities should be addressed, thus enabling them to remain independent within their community.~~

~~Any Self-Build proposal, which is in principle encouraged, meets the requirements of The Self-Build and Custom Housebuilding Act 2015 and Housing and Planning Act 2016.~~

Commented [HS56]: The wording of the policy in the regulation 14 document is preferred to this wording. Suggest reverting to the original wording of:
Provide a mix of housing types, including affordable homes that sustains the current and future needs of the community.

The heading of the policy is unduly restrictive and is not consistent with the NPPF or the Local Plan. For example how can an agricultural workers dwelling be a community led development? Development in settlements does not need to be community led in the LP it is as a matter of principle acceptable. The policy as written is also inconsistent with the NPPF.

Commented [HS57]: The policy needs to be clear on what would constitute a community-led scheme. The definition on pg. 56 is helpful but leaves open the interpretation on what would benefit the community. The policy seems to rely on the content of TVBLP policy COM9, therefore is there a need for a separate policy if COM9 is adequate?

Commented [HS58]: Wording from Reg 14 policy would benefit being added here.

Commented [HS59]: It is unclear what this criterion is trying to achieve. Is there a specific type of housing that is being sought?

Commented [HS60]: The allocation of affordable homes will be determined in accordance with each council's allocation policy at the time of letting. West Tytherley, Frenchmoor and Buckholt are all within the designated rural area. This ensures all AH is secured in perpetuity, and that owners of shared ownership homes cannot staircase their proportion of ownership up to 100%, therefore maintaining the AH stock. The text on self-build could be added to the supporting text signposting to the relevant acts.

5.3.7 Infill Policy

The NPPF⁴⁵ lays down criteria for making effective use of the land available. In particular brownfield sites, or those spaces available between existing dwellings within the settlement, can be used provided other relevant ~~Framework and NDP development plan~~ policies are met. Proposals may come forward for new dwellings as either infill between existing properties or sub-division of existing residential plots.

The NDP survey indicated that ~~a degree of some~~ infilling ~~was is~~ acceptable to the community providing neighbours ~~were are~~ safeguarded and local character is not adversely affected. Part of the village character is the spaces in between dwellings. The next two policies ensure that any new development meets these ~~requirements safeguards~~.

The degree to which infill development might be detrimental to an immediate neighbouring property is often subjective. In principle there should not be a significant reduction in value, privacy, quality of services, access, light over house and garden, noise, drainage or health and safety. ~~Significant garden space is also subjective but should be proportional on aesthetic social and habitable grounds.~~

Policy HD2 Identify the characteristics of infill development and minimise the impact on immediate neighbours

Within the ~~settlement boundary of West Tytherley and the built up frontage of the Wiltshire part of West Dean two core villages (built up areas) and outlying settlements such as Frenchmoor,~~ further development will be considered on brownfield sites and suitable small infill sites (i.e. sites within a continuously developed road frontage, with direct but safe access to the road) for housing or small business needs.

~~Any proposed infill development should ensure that immediate neighbours are not adversely affected due to:~~

- i. ~~Overlooking and overpowering structures~~
- ii. ~~Ill defined or aggravating boundaries including trees and hedges~~
- iii. ~~Light blocking~~
- iv. ~~Restricted access~~
- v. ~~Inadequate drainage or sewage for the additional structure~~
- vi. ~~Other conflicting utility provision~~

~~Any infill development should meet all the other policies (EL and IC) required in this joint NDP, especially as they apply to conservation, and also recognise the infill policy in both WCS and TVBCLP core settlement hierarchies.~~

Commented [HS61]: What does this mean in practice? How would a Planning Officer determine this?

Commented [HS62]: Policies HD2 and 3 should be combined, as they cover the same issues. Most infill will be on land that is currently used as garden.

Commented [HS63]: Infill is not permitted in Frenchmoor, as there is not settlement boundary and therefore is considered as countryside, where there is a presumption against development, other than for specific purposes as identified in TVBC LP policy COM 2.

Commented [HS64]: What is the evidence for this definition. The local plan does not define this but in COM2 states: 'within the boundaries of the settlements The principle of development and redevelopment will be permitted provided its appropriate to the other policies of the local plan.'

Commented [HS65]: This is the housing section of the plan but this refers to business needs.

Commented [HS66]: This is addressed in TVBC LP policy LHW4 on Amenity, and as this does not add any additional locally distinctive criteria, does not need repeating in this plan.

What is meant by overpowering structures, an aggravating boundary? Restricted access? Light blocking? All development will block light to some degree.

(v) This is a building regulation matter
(vi) What are other conflicting utility provisions and how would this be assessed?

5.3.8 Replacement and Extension of Existing Buildings

Providing the character, size and setting in a particular locality is fully respected, a case can be made for replacing existing, non-heritage buildings with new ones to meet local demands. In these cases, other policies (especially EL8: Limitations in the open countryside) for any new development must be fully met.

The extension of existing dwellings has, to a considerable extent, been a feature of home ownership in both parishes such that the smaller more affordable accommodation is lost, and it is important to protect against excessive loss of smaller housing stock. Nevertheless, as shown from the NDP survey, it is important to support those trying to meet the increasing demands of a growing family or those who wish to provide ~~semi-independent~~ accommodation for a dependent person. As per local plans, proposals for annexes to provide ancillary accommodation should demonstrate a functional link between it and the host dwelling. ~~The annex must be in the same ownership as the main dwelling and share utility services, access, vehicle parking and privacy amenity space. This requirement applies to dwellings both inside and outside the Conservation Areas.~~

Commented [HS67]: There is various case law about what constitutes an annex, and these criterion do not all have to be in place. This wording is also more onerous than that of TVBC LP Policy COM11, and therefore should be deleted.

⁴⁵ Chapter 11 paras 117 to 120

5.3.9 Live/Work Dwellings

The NDP survey strongly indicated that support would be given for residential buildings to be used for self-employed work from home provided it was proportionate and did not harm immediate neighbours and overall character and infrastructure of the community. Further guidance for sustaining the economy of the area is addressed at policy IC7.

5.3.10 Conversion or Additions to Heritage Assets

The criteria for protection of listed buildings and other heritage sites are covered in ~~Policy-EL2~~ ~~Test Valley Local Plan policy E9 and the Wiltshire Core Strategy CP58 above~~. However, there will be occasions when owners/developers wish to convert or add on to existing historic buildings to maintain or enhance their use especially where the right balance is struck between preserving our heritage versus sustaining the inhabitants in a modern environment. Much of our national heritage is evident in the visible changes in dwellings over hundreds of years as they adapt to differing needs ~~and civilisation~~.

Policy HD3 Determine the Policy for the use of garden and adjacent land within an existing house boundary for the construction of additional dwelling or business buildings.

Development proposals for new dwellings on sites that form part of an existing residential garden, or group of gardens, ~~must~~should:

- i. ~~Conserve-Respect~~ and compliment the character of the surrounding area.
- ii. Meet policy requirements for materials and design.
- iii. Provide garden space around all buildings ~~and where appropriate including any trees that are identified in Policy EL5 as appropriate to the area~~.
- iv. Retain existing features such as trees, ~~valued~~ hedgerows and walls that are characteristic of the streetscape and the local area.
- v. Provide ~~amenity space~~, vehicular access and onsite parking ~~both~~ for the new development ~~and existing dwelling (e)~~ on the site. ~~(See also policy IC3)~~.
- vi. ~~Ensure there is no adverse impact on the amenities of adjacent properties with overlooking, loss of privacy or and overshadowing.~~
- vii. ~~Avoid over development or cramping in relation to adjoining properties.~~

Proposals to create separate unit accommodation for dependent persons or ~~business use~~ will be supported provided that:

- a) ~~The accommodation is created wholly or partly within the existing dwelling or is an extension to that building;~~
- b) ~~The design and internal arrangement of the accommodation would allow it to be re-absorbed into the main dwelling when it is no longer required or~~
- c) The accommodation is created as a result of a conversion of an existing building within the curtilage of the main dwelling, and
- d) ~~That an applicant either enters into a legal agreement with the LPA or~~ a condition is applied to the planning permission ~~so~~ that the ancillary accommodation will not be let or sold separately from the main dwelling.

Commented [HS68]: Policies HD2 and 3 should be combined, as they cover the same issues. Most infill will be on land that is currently used as garden.

This policy appears to provide support for new dwellings within the garden area of existing dwellings located in the countryside, which is contrary to the Local Plan.

Commented [HS69]: Parking standards are addressed in both Local Plans - please see comments on Policy IC3.

Commented [HS70]: This is addressed in TVBC LP policy LHW4 on Amenity, and as this does not add any additional locally distinctive criteria, does not need repeating in this plan. What do the words overdevelopment and 'cramping' mean and how would this be assessed?

Commented [HS71]: This needs to be in a separate policy for businesses.

Commented [HS72]: This requires a design that will allow the annexe to be re-absorbed into the main dwellinghouse when no longer required as annexe, what is meant by this? How could this be achieved without moving the location of the annexe?

5.3.11 Design Materials

The NPPF⁴⁶ ~~emphasises the importance of the design of any new development which has to use high quality material and respect the character of the area~~ acknowledges that the creation of high quality, beautiful and sustainable buildings is fundamental to what the planning and development process should achieve. ~~The need remains to protect wherever possible the environment and landscape (see EL policies above), listed buildings, heritage sites, agricultural, equestrian and Greenfield sites.~~ There is a variety of different building mix of housing styles and ~~ages periods in both parishes across the Plan Area, and within and outside the two Conservation Areas.~~

Further guidance on quality of development required, especially design of buildings is provided by Test Valley Local Plan⁴⁷ and Wiltshire Core Strategy⁴⁸. The design guidelines in ~~the these~~ document cover materials, roofs and eaves, walls and boundaries, windows and other associated issues such as avoiding uniform rows, adequate access, off street parking, space and gardens, open landscape and protecting views. ~~The Design guidelines, as illustrated in the WDVDS, are adopted in this NDP to cover both parishes the Plan Area.~~



Developments with contemporary design appropriate to their location ~~in or outside the conservation area and with access appropriate to their rural setting~~ will be supported providing they are accompanied by an ~~acceptable~~⁴⁹ Design and Access Statement.

Commented [HS73]: It is recommended that the relevant parts of the WDVDS are included into the NP so that it is clear which elements of the plan are being incorporated into the document. In particular, the 'General Design of Buildings' on Page 14 would benefit from being added. This would add clarity to the text in the policy about the materials and types of features that are valued.

Commented [HS74]: This will be submitted with any planning application, for which the Parish councils and residents will be able to make representations on as part of the applications consultation process.

⁴⁶ Chapter 12 (para ~~124 to 130~~)⁶

⁴⁷ Policy E1 Para 7.6 to 7.16

⁴⁸ Policy 57

⁴⁹ ~~Acceptability with the appropriate Parish Council~~

Policy HD4 New Development should be designed and built to a high quality, be energy efficient and support carbon emission targets while respecting the character of the rural villages

Development proposals must demonstrate how they will contribute to the character of the area, incorporating design principles that reflect the local vernacular, particularly within the two Conservation Areas, ~~and those features and characteristics included in the WDVDS (They apply across the whole NDP area).~~ Proposals will be expected to demonstrate the following:

- i. Building form and style to complement the character of the area ~~including low roof lines~~ and details such as flint inserts, arched window details, dormer windows in a low roof, raised eaves and exposed woodwork. These are all distinctive local features which will generally be supported;
- ii. Use of locally distinctive building materials as appropriate to the location (brick, flint, thatch, clay tiles or slate). The use of flint, mellow red and blue brick, rendering painted white or cream, slate or thatch is encouraged. The use of grey and brown roofing materials is preferred, or if a red roof is appropriate a mellow mixed red ~~including reused tiles in A1 condition~~ would be acceptable;
- iii. Suitable boundary treatments, such as brick, flint, chalk or hedges of beech, hawthorn, privet or yew (see Policy EL54). Traditional topped walls (cob, thatch or tiled) should be maintained;
- iv. ~~Attention to design detail and~~ Discreet siting of service features such as bin stores; cycle stores; meter boxes, flues and ventilation ducts; renewable energy; lighting and satellite dishes should create places that are durable, safe and secure, functional, aesthetic and suitable for their location and use, ~~meeting the other relevant policies of the NDP.~~
- v. Designs must respect the connections between people and places, appropriate to the development's location, ~~and~~
- vi. make use of renewable energy and water saving technologies.
- ~~v.~~ ~~vii.~~ Non-Traditional design, which combines vernacular materials and forms with other materials, will be supported, provided that a clear rationale in the Design and Access Statement show how the proposed design ~~and access arrangements~~ have responded to, and been informed by, the site context.

Commented [HS75]: If the text of the VDS is added to the supporting text, then this text will not be needed and can be deleted.

Commented [HS76]: What constitutes a low roofline? How is it defined when determining a planning application?

If this policy relates to an extension it will need to relate to the parent building.

Commented [HS77]: Reused tiles are not always appropriate to use and how would A1 condition be assessed?

Commented [HS78]: The plan in read as a whole and this does not need repeating here.

Commented [HS79]: What does this mean and how would it be assessed?

Commented [HS80]: This is a separate issue to criterion v) and would benefit from being split out.

What does 'make use of' mean in planning terms? Reference to renewables and water is more aspirational rather than policy. What is the criterion trying to achieve, and how does this fit with national policy?

5.3.12 Soft and Hard Landscaping

~~As stated in the TVBC local plan⁵⁰, a~~Attractive landscaping and boundary treatment help a development to integrate successfully with the local area. Continuous and long-term management of the landscaping ~~must be possible~~will be required.

~~Development p~~Proposals for new development should include high quality outdoor space, appropriate to the nature of the development (i.e. either private garden or a shared amenity area) and must contribute to the local character using appropriate materials and landscaping, providing native tree cover and improved biodiversity.

The amount of land used for garden or amenity space must be commensurate with the size and type of dwelling and the character of the area, and should be of appropriate size (for play and recreation) and quality having regard to topography, shadowing from buildings and the landscape.

Policy HD5 Maintain ~~and or~~ enhance the rural character of the two villages by integrating soft landscaping in new developments

New landscapinge features will need early consideration in the design process to ensure they are well integrated into new developments. New development proposals will have identified, evaluated and correctly interpreted the landscape character of their location so as to produce the most appropriate design solution for the development. Landscape schemes should therefore:

- Integrate new development sympathetically with its surroundings
- Enhance the setting of new buildings
- Create a high-quality environment in which to live and work
- Provide minimum hard standing, water penetrable if possible, just sufficient for access and immediate use close to the building. (See policy HD6).

~~Developers will be~~Where required to a submit a landscape scheme will to accompany all development proposals, ~~particularly those in sensitive locations.~~

Commented [HS81]: This should be relocated to policy HD2.

Commented [HS82]: This criteria may be unreasonable as there will be cases where a landscaping scheme is not required and can be dealt with by condition.

⁵⁰ Para 7.25

5.3.13 Blue Infrastructure and Flooding Risk (see Map 4)

Blue infrastructure refers to any water elements, natural or manmade, (i.e. Rivers, canals, winterbournes, ponds, wetlands, floodplains, and water treatment facilities) that relate, either positively or adversely, to any proposed development ~~plans~~. Protection of the natural elements (see Policy EL6) ~~environment~~ and avoidance of flooding in buildings are the main ~~criteria-issues~~ to be ~~not~~ addressed.

Commented [HS83]: Are all of these present in the Plan Area?

The ~~two parishes are~~ Plan Area is susceptible to flooding from the River Dun ~~bursting its banks~~ around West Dean and groundwater flooding in both villages. ~~It~~ (in West Tytherley there is an extensive underground watercourse near the surface) ~~as well as and~~ surface water flooding across the area. The NDP survey highlighted the main concern of flooding given that in recent years (2013 and 2020) houses have been flooded causing evacuation of some occupants.

West Dean

In December 2013 the centre of the village was ~~seriously~~ flooded affecting 15 properties following an intense period of heavy rain falling onto already saturated land. Several houses had to be evacuated and families took temporary accommodation for up to 6 months. The River Dun broke its banks and surface water from rainwater run-off, coupled in some instances from rising ground water, caused ~~serious~~ flooding in houses in the lower part of the village settlement. Similar flooding occurred in 2020 albeit just avoiding ~~serious~~ ingress to dwellings.



RIVER DUN FLOODING IN 2013



RIVER DUN FLOODING IN 2020

West Tytherley

During the same winter 2013/2014 sustained episodes of rainfall led to a rise in the water table in the Hampshire Basin; this led to localised springs and groundwater rising to the surface in the West Tytherley valley.

Although there is no natural water course to accommodate this water, a local drainage system exists ~~which was~~ (originally a historic ditch but later replaced in 1960s by a concrete village drain (See Appendix B2). The drain runs from the northern boundary down North Lane, along the side of the recreation ground, behind the village hall and then through Church Farm, underneath the Coach Road where it discharges into an open ditch. The drain is designed to deal with water run off the highway and then existing houses. ~~However-but~~ is not adequate to deal with rainwater run-off from ~~the~~ subsequent ~~numerous~~ housing developments in the village at a time of increasing weather extremes. It requires regular maintenance to keep it open and it has had additional overflow inserts from upgrades of buildings such as the village school.

The approved Church Farm development application demonstrated that the run off from the development would be no greater than that currently experienced from the existing farm buildings and hard standing. Any development in the village would need to follow the local council plans for flood avoidance and water management but additionally take into account the impact on the existing ~~already inadequate~~ village drain system ~~which is at capacity~~.

The NPPF⁵¹ states the approach to take in managing flooding from all possible sources. Inappropriate development in areas at risk of flooding must be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime. In determining any planning applications, local planning authorities⁵² will ensure that flood risk is avoided at the proposed site and also not increased elsewhere. ~~Where required~~ Applications ~~should will need to~~ be supported by a site-specific flood-risk assessment.

Policy HD6 No Development on Flood Zones (2 and 3) where risk of natural flooding is likely and where water flora and fauna are to be protected.

Ensure the water drainage, sewage and water run-off does not increase but rather reduces the overall risk of flooding or foul water.

Planning applications must demonstrate how any new development will provide, through the installation of the necessary infrastructure, mitigation against flooding and drainage issues. A site-specific flood risk assessment should be produced taking full account of the ~~current up to date~~ Flood Zones illustrated at Appendix A4, and the specific drainage system in each village (See Appendix B2 for West Tytherley).

~~No development will be accepted in Flood Zones 2 and 3.~~

~~Any development in areas adjacent to Flood Zones 2 and 3, whether from the River Dun or high groundwater levels throughout the NDP area should provide fully costed flood management measures to prevent harm to the blue infrastructure generally and avoid an increased risk of flooding throughout the two parishes and in particular in the two CAs.~~

Sustainable Drainage systems (SuDS) should be used to manage water run-off from any new development. ~~Systems that retain rainwater for domestic use are encouraged.~~

Commented [HS84]: This is in conflict with and is dealt with in the NPPF and therefore does not need repeating in the plan.

Commented [HS85]: The Environment agency up to date flood zone maps, or data from a SFRA is used to determine what is within the Flood Zones. This would not include land adjacent to the Flood Zones 2 and 3.

The council cannot require the submission of fully costed management measures. The Council can seek flood mitigation measures where it is required but the cost is not a planning matter.

Commented [HS86]: This is more of an aspiration rather than a policy and would be difficult to require.

⁵¹ Paras 155, 163, and 165

⁵² TVBC policy E7 para 7.58 and WCS core policy 67

5.4 Infrastructure and Community

5.4.1 Overview

Our community vision is that our parishes will remain safe and welcoming and promote a thriving and sustainable future for all generations. To sustain the community's wellbeing, the rural and built environments (~~policies EL and HD above~~) require appropriate supporting infrastructure.

Any new development will have both a direct and indirect impact on infrastructure. The direct consequences of development and their acceptability are covered by the policies throughout this NDP. Indirect consequences (demographic and economic changes) that should also be considered, especially when the development is significant (e.g. multiple houses), are the additional or changing needs for education, transport, retail, recreation, medical and social care. Community infrastructure consists principally of Movement, Utilities and Community well-being.

Movement is achieved through safely walking, running, cycling, horse riding, using private vehicles, public or community transport.

Utilities cover satisfactory communications; energy supply; Blue Infrastructure management and water supply and other valuable utilities.

Community Wellbeing covers local businesses and community facilities such as shop, pub, village halls, recreation grounds and other treasured assets.

In this context, it's the Local Plans that will set out the contributions required. Both councils are CiL charging authorities, and therefore contributions towards infrastructure are dealt with via CiL.

5.4.2 Development Contribution to Infrastructure

NPPF states that Development plans should set out the contributions expected from development. This should include setting out the levels and types of housing provision required including appropriate infrastructure (i.e. for education, health, transport, flood prevention and water management, blue, green and digital infrastructure). Such policies should not undermine the deliverability of the plan. ~~Financial contributions (S106 and CIL) from developers should be identified and provided for local needs.~~

Commented [HS87]: In this context, it's the Local Plans that will set out the contributions required. Both councils are CiL charging authorities, and therefore contributions towards infrastructure are dealt with via CiL

Policy IC1 New development must not adversely affect but enhance the wider infrastructure in the area and provide mitigation to any issues identified. Financial contributions⁵³ to be used directly for local needs.

Any new development should set out the direct and indirect infrastructure implications for its build particularly with regard to its size and location within the settlement.

Ensure all financial contributions received by the Parish Council from developments (~~S106 and/or through~~ CIL) are used on projects and initiatives that benefit the community directly in particular the settlement in which the development is situated.

Commented [HS89R88]: This is also addressed in both the Local Plans in policies CP3 and COM15 and as this is not adding any locally distinctive element, should be deleted or moved to the community projects as aspirations section.

Commented [HS88]: This is not a land use planning issue, as it concerns how the Parish Councils will spend any CiL monies that they receive. Therefore, this would benefit from being moved into the community projects as aspirations section.

⁵³ S106 and/or CIL

5.4.3 Movement

The NDP survey identified the following issues:

- Public transport: the train service through West Dean is a vital service but the bus service (to Salisbury) does not always meet local needs. Test Valley runs a community bus on Wednesdays.
- Footways are narrow or non-existent in parts of the villages
- There ~~is~~ ~~has been an~~ ~~dramatic~~ increase in traffic movement (weight and frequency) through the neighbourhood area, adversely affecting road conditions and pedestrian safety.
- Footpaths and other rights of way are a vital part of community life.
- Insufficient parking available near to the railway station and in the centre of West Tytherley, in particular ~~(near village hall, school, pub and shop.)~~

The highway infrastructure for the neighbourhood area ~~is unsophisticated,~~ consists of unclassified rural roads, which limit capacity for large-scale development. The emphasis for future development is placed on safety for all road users, including pedestrians, cyclists, horses, dog walkers and the disabled.

A primary objective for the future management of the local road network is safety: it should provide safe passage for all road users, particularly the more vulnerable users such as pedestrians, cyclists and horse riders. This is increasingly relevant as the size of commercial and agricultural vehicles and volume of day-to-day and seasonal traffic increases. It is essential that pedestrian walkways and pavements are maintained and, where deficient, improved where possible to ensure they are suitable and safe for all users.

This requires deliberate management, including speed control, of vehicular traffic and positive discrimination in favour of non-vehicular users. Reduction of the volume of vehicular traffic would be desirable but this depends on the availability of effective community transport including local bus services.

The lack of pedestrian footpaths is particularly problematical in the villages, particularly at the 'pinch-points' that exist in both villages and around the school in West Tytherley and around Dean Railway station. In these narrow or congested areas there is little prospect of improving pedestrian safety by adding kerbed pavements, but traffic-calming measures are required.



Car parking for local facilities in both villages is inadequate at particular times. Dedicated parking space is limited. At peak times, inadequate space results in local road congestion. At Dean Station, the provision of parking has failed to keep pace with the increase in railway passenger numbers.

The Parish Councils actively monitor the local network of footpaths and bridleways reminding landowners, users and the relevant officers in the local councils if and when remedial action is required. It is a local policy to monitor, maintain and, when opportunities present themselves, improve designated and permitted footpaths and to extend and develop new footpaths in the neighbourhood area.

The physical, public infrastructure of the neighbourhood area can be directly linked to land use (e.g. a new pathway in the village across partly or wholly private property to improve pedestrian safety). Other projects or aspirations which do not directly involve land use (e.g. a better traffic management scheme) are still important elements to maintain community wellbeing. They are included in the Community Aspirations Section 7.

Chapter 9⁵⁴ in the NPPF gives strategic guidance for sustaining public transport. NPPF paras 102 and 104 and Local Plans highlight the need for transport issues to be considered from the earliest stages of plan-making and development proposals.

Any future development plans will have implications for public transport; however, NDP Infrastructure Objectives 5, 6 and 7 addressing train and bus services and traffic calming measures, which do not involve land use directly, are covered under Community Aspirations Section 7.

Policy IC2 Maintain or improve safe use of public highways, bridleways, walkways and footpaths within the villages and through the open countryside

1. Support will be given to highways or other transport improvements which facilitate safe access for pedestrians, disabled, mobility vehicles, runners, riders and cyclists through and between all parts of the village, and the linkages between outlying settlements.

~~2. All future housing~~ New developments must take full account of pedestrian safety. Pedestrian routes to community amenities such as the school, train station, community shop, churches, village halls and recreation grounds must be maintained or enhanced as required. ~~Routes for disabled and those with impaired movement should be considered.~~

~~3.2.~~ Development proposals that would ~~diminish-reduce~~ public access to the countryside will not be supported.

Commented [HS90]: This is addressed in TVBC LP policy T1 on Managing movement and WCS CP61 on transport and new development and does not need repeating here. It could be moved to the supporting text to signpost to both Local Plan policies on this issue.

Commented [HS91]: This could apply to employment as well as housing, therefore 'all' development would be more appropriate.

⁵⁴ Especially para 102 and 104

Policy IC3 New development should avoid on-street parking, meet parking standards and provide off street charging facilities within its curtilage. New development must not adversely impact on the car parking and access to Dean Station, village halls, shop and school.

~~All nNew residential development including alterations and extensions which provide extra bedrooms will be required to must provide resident and visitor car parking in accordance with the standards set out in the relevant Local Plan. spaces on site and avoid on street parking especially that restricts free flow of traffic.~~

The following parking standards apply:

1 to 2 bed: 2 spaces per unit

3 to 4 bed : 3 spaces per unit

Electric vehicle charging points are mandatory on site.

Development proposals ~~will that~~ increase the number of access points and involve an increase in traffic generation ~~and therefore~~ must demonstrate they do not further increase the risk to pedestrian safety or exacerbate parking stress in the region of West Dean Station, the shop and school in West Tytherley.

Policy IC4 Support public or community transport in particular the train service at Dean Station, the rural and school bus service and community organised transport for the elderly and infirm.

The Parish Councils, if necessary through a Transport Group, will keep under review the feasibility of coordinating and improving community transport including volunteer drivers.

Any new development, including affordable housing, must allow for easy access of occupants to local services (e.g. social care and medical).

Impact on parking arrangements at Dean Station needs consideration

Policy IC5 Introduce traffic calming and highway management to reduce the risk of accident caused by increased traffic volume and speed, particularly at pinch points in the village centres.

~~Development proposals will need to demonstrate that they do not further increase the risk to pedestrian safety or exacerbate parking stress in the region of West Dean Station, the shop and school in West Tytherley or along the main highways.~~

Commented [HS92]: This is an unreasonable requirement for extensions and alterations.

Commented [HS93]: What is the evidence for these standards? These are higher than the TVBC LP standards and the Wiltshire standards in LTP3, which are
1 space per 1 bed unit
2 spaces per 2 and 3 bed unit
3 spaces per 4 bed unit.
The wording should be for infrastructure for electric charging rather than points as all providers have different charging points.

Commented [HS94]: Not all developments will require a transport assessment. The governments guidance on Travel Plans, Transport Assessments and Statements states that :
Where the transport impacts of development are not significant, it may be that no Transport Assessment or Statement or Travel Plan is required.
What does 'parking stress' mean and how would this be measured ?

Commented [HS95]: This is not a land use planning matter and therefore would sit better in the community aspirations section.

Commented [HS96]: This is addressed in Policy IC2 and does not need repeating, and can therefore be deleted.

Commented [HS97]: It is inevitable that additional dwellings will increase traffic and use of local facilities but those facilities have their own car parking provision. Applicants have no control over this the consequence being that no development will comply with policy. This is not acceptable and should be deleted.

5.4.4 Utilities

It is vital that the whole community ~~both within the CAs and built up areas or in the hamlets and wider countryside settlements~~ have reliable and ~~state-of-the-art~~^{up to date} utilities covering energy supply; water management (Supply and drainage) and mobile and broadband communications.

The TVBC Local plan⁵⁵ and the Wiltshire Core Strategy⁵⁶, backed up by the NDP Survey, supports the principle of energy generating proposals which help mitigate and adapt to climate change within both settlements and the countryside.

The impact of climate change and green energy, in line with the national and local targets, will play a vital role in future development. Increasing consideration will be given to renewable energy sources including wind and solar generation. ~~Large scale wind farms are not considered appropriate and any solar panels/farms will need to be adequately screened.~~

~~High and low voltage~~^{The} electricity supply is provided by SSE. The neighbourhood area appears to be on the edge of the supply network and some of the overhead high voltage distribution is old and subject to occasional outages. There is no mains gas supply.

Mains Water is supplied to most households but there is no main sewerage system. Most dwellings have their own individual sewerage treatment arrangements (sewage treatment plant, septic tank or cesspit). There are local arrangements (e.g. Hillside Close) where a group sewerage arrangement is provided.

The NPPF⁵⁷ states that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G and beyond) and full fibre broadband connections. BT (West Dean) and Virgin Media (West Tytherley), as well as mobile phone operators, are installing greatly improved services across the ~~NDP~~^{lan} area. ~~Policies should set out how high quality digital infrastructure, with access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution).~~

⁵⁵ Para 7.50

⁵⁶ Core Policies 41 and 42

⁵⁷ Para ~~112~~¹¹⁴

Policy IC6 Ensure the community benefits from sufficient or enhanced utilities and services including reliable electricity, clean water and state of the art communication (phone and broadband) infrastructure.

- i. Proposed development should not create an unacceptable impact on the amenities of local residents nor on a feature of natural or biodiversity importance.
- ii. Development proposals must ensure that the supporting ground-based infrastructure (utility or communications) does not cause damage to, or reduce the effectiveness of, existing infrastructure, roads, or footpaths.
- iii. Design of new buildings that include green improvements, such as rainwater harvesting for household water usage, will be encouraged.
- iv. New development must demonstrate how it will provide, through the installation of the necessary infrastructure and ducting, the ability for occupiers to connect to high speed broadband. Mobile connectivity, including 5G when introduced nationally, will be essential.
- v. Particular care should be taken in any renewable project to mitigate the impact of power lines and pylons and sub stations on surrounding countryside and views.

Commented [HS98]: Utility providers have a duty to provide facilities and connections for new and existing premises.

This Policy refers to the potential impact resulting from utility connections but this is not usually within the remit of the LPA. Policy also refers to the requirement for all development to provide infrastructure for broadband connection but not all development will be residential or commercial in nature. Also query whether this is reasonable to make development acceptable in planning terms.

Commented [HS99]: This is addressed in policy HD2 and the Local plan policies and does not need repeating here.

Commented [HS100]: How will this be assessed?

Commented [HS101]: This would be assessed by the relevant policies in each Local Plan on Heritage, and does not need repeating here.

Commented [HS102]: This could be moved to Policy HD4 which covers design and energy efficiency, and does not need to be repeated here.

Commented [HS103]: This is a matter for the Mobile Operators, which may be achieved within their permitted development rights. This could be moved into the supporting text.

Commented [HS104]: There are no criteria for the siting of renewable energy projects, however this covers the power lines and pylons. This would be assessed as part of any application for a renewable project, and due to the absence of any criteria for the installation itself, therefore this element should be deleted.

5.4.5 Local Economy

Local employment (e.g. agriculture including agriculture, construction farm machinery, fencing, tree surgery, livestock, and equine activities) is available in support of agriculture and woodland management is present in the Plan Area. Construction (Plant) and support to the built environment is also available. There is a well-supported garage (Frenchmoor Racing). There are also small and specialised employment opportunities at Dean Hill Park and East Brothers sawmill in West Dean and at the shop and education facilities (West Tytherley School and Norman Court). Employment is provided at the Stud in West Tytherley. There are a growing number of small self-employment opportunities including those working from home and using the growing online retailing opportunities.

A large number of residents travel to their employment in the surrounding area and more widely across the country including London. They use either their own vehicles and/or public transport to and from their place of work.

Policy IC7 To sustain employment for the community, protect existing local businesses and develop new business premises which are appropriate to the rural setting without adversely affecting safety and infrastructure.

~~Development proposals within existing businesses and new small-scale businesses will be supported if they~~

- i. ~~protect our countryside while promoting rural businesses and employment for local people~~
- ii. ~~support farming in agricultural areas~~
- iii. ~~support woodland management with local people~~
- iv. ~~improve agricultural buildings and they are designed in accordance with best practice (e.g. insulated or ventilated dependent on use) and fit into the surrounding landscape.~~
- v. ~~utilise co-working space where appropriate (mindful of social distancing)~~

Commented [HS105]: All of West Dean and outside the settlement boundary of West Tytherley is considered the countryside. Therefore TVBCLP policy LE17 on existing sites would apply, as would LE16 on the reuse of buildings. As would WCS CP35 on existing employment sites and CP48 on reuse of buildings. As this policy doesn't add any locally distinctive criteria and is covered by existing policies, it is not required and should be deleted. The local plan policies could be signposted in the supporting text.

The policy covers all commercial development however the individual criterion need to have and/or as they will not all be relevant to every development. For example criterion (ii) requires development to support farming in agricultural areas.

This policy is supporting new business development in the countryside which is not consistent with the LP.

The first sentence of the policy is unclear, it would add clarity if the it referenced employment sites

(i) how do we ensure a business employs local people?

(ii) what does that mean?

(iii) what does that mean and how do we ensure local people are involved

(iv) what does that mean and ventilation is not a planning matter

(v) what is a co working space?

Where are 'new small-scale businesses' allowed to be located? I think this policy needs to link into and/or

quote the more strategic policies to clarify.

5.4.6 Community Facilities

The NPPF⁵⁸ promotes healthy and safe communities. To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities (such as local shops, village halls meeting places, sports venues, open space, cultural buildings, public houses and places of worship).

It is important that a sufficient choice of school places is available to meet the needs of the community. ~~Local planning authorities take a proactive, positive and collaborative approach to meet this requirement⁵⁹.~~

The NDP survey highly valued the Primary school in West Tytherley which is used by both villages, but it recognised that there is a direct relationship between maintaining this vital facility and sufficient number of families with young children requiring education. There is a vibrant Parents Association.



BLACK HORSE PUB



WEST TYTHERLEY CE PRIMARY SCHOOL

5.4.7 Community ~~Assets~~Facilities

Both settlements have vibrant and much enjoyed social, health and cultural activities. The Village Halls and the West Dean Social Club have a full social programme as well as offering wider uses in support of the community (West Tytherley School and Busy Bees toddlers club and Windrush in West Dean). Norman Court (house and school) offers a catering and event venue alongside its educational services.

Both village annual fetes raise significant funds and are widely recognised as some of the best in the ~~region~~area. They offer a wide range of entertainment and country pursuits as well as good food and drink.

A recently opened History Trail has been officially opened by the MP in West Dean. It traces the social history of the village in a user friendly and sophisticated way. (See Map 7) .There is a community shop and public house (The Black Horse) in West Tytherley, the latter being a grade ~~2-II~~ listed building.

⁵⁸ Chapter 8

⁵⁹ NPPF Para 94

The Assets of Community Value (England) Regulations 2012 aims to protect specific assets in the community. The NDP survey showed a significant majority valued a number of community ~~assets-facilities~~ of varying importance. The Heritage section (Policy EL2) lists heritage and Treasured assets to be suitably protected depending on their function [see Appendix B4]. ~~Of those tabled, the following community facilities are important to the community: merit singling out because of possible direct planning implications:~~

- Pub (WT) (see ACVs at policy IC8 below)
- Village Halls (WD and WT) ~~(see table of assets)~~
- Dining Hall (WT) – alongside WT village hall ~~(see table of assets)~~
- Community Shop ~~(see table of assets)~~
- Recreation Grounds ~~(see EL9 Local Green Spaces)~~
- West Dean Village Green ~~(see EL9 Local Green Spaces)~~

These ~~assets-facilities~~ are administered/entrusted to the ~~Local or~~ Parish Councils, the church or the community with the exception of the Black Horse Pub which is privately owned. The Pub has been registered as an Asset of Community Value (ACV)⁶⁰ with Test Valley Borough Council (No 48).

~~Registering these assets as ACVs under the Localism Act requires a process under the aegis of the PC or voluntary body. ACV and other Treasured and Heritage Assets are identified herein but with the exception of Local Green Spaces, the NDP is not the primary route to registration. It adds support through its evidence base. Registration of an ACV acts as a flag and reinforces refusal for a change of use.~~

Policy IC8 Protect or enhance community facilities in both villages including the village halls, recreation spaces, playgrounds, school and other education facilities, the pub and the village shop in West Tytherley.

- i. The Plan promotes provision for education places for every child in the parishes. Developer contributions (Community Infrastructure Levy, Section 106 payments or any mechanism) may be used to help fund appropriate modifications and/ or extensions to education or other facilities if required.
- ii. Proposals to encourage the retention, improvement or reuse of an Asset of Community Value will be strongly supported including retaining the existing local pub and shop in West Tytherley. However, any proposals that will result in either the loss of an Asset of Community Value or in significant harm to the integrity of an Asset of Community Value will not be supported.
- iii. Proposals to sustain or extend the viable use of existing community leisure and cultural facilities and the development of new facilities, will normally be supported if they comply with other policies in this Neighbourhood Plan. In particular, the Plan will encourage and support the shared use of facilities by schools and the community. Development proposals must consider and where appropriate, alleviate the adverse impact of any development on existing community and cultural facilities.

Commented [HS106]: This will need updating after the changes to policy EL2

Commented [HS107]: This is not the purpose of registering an asset of community value. If a facility has been registered, it ensures that the community are given a 6 month opportunity to purchase the asset for the benefit of the public. It does not reinforce the refusal for a change of use. Policies CP49 and COM14 in the local plans would be used to determine a loss of a community facility.

Commented [HS108]: This is a statement of the mechanisms involved in securing Education contributions rather than a policy. This should be added to the supporting text and removed from the policy.

Criteria (ii) is too restrictive - what happens if the business is unviable?

Commented [HS109]: This is covered by WCS CP49 and COM14 in the TVBC plan, and so a policy is not required.

⁶⁰ Asset of Community Value (ACV) = Building and/or land whose main use is for the social wellbeing of the community. The Land/Site is owned by a single owner or held in trust for the purposes of the community. Ownership/Trusteeship is the key to the degree of risk for losing each asset. ACV status adds weight to refusal of a planning application under some circumstances but does not provide carte blanche protection

6. KEY EVIDENCE BASE

- 6.1 The West Dean and West Tytherley NDP is based on views of residents, businesses, statutory consultees and other stakeholders gathered through consultation and a range of studies and working groups led by the NDPSG.
- 6.2 Considerable evidence was gleaned through the NDP Survey conducted in 2016 and subsequent public meetings and events.
- 6.3 NDP conforms to the NPPF, both Local Council Plans and other supporting policy documents. The policies in section 5 above are based on a wide range of evidence which includes but is not limited to the following:
- a) National Planning Policy Framework (NPPF) dated 2019
 - b) Wiltshire Core Strategy (WCS) adopted January 2015
 - c) Test Valley Borough Council Revised Local Plan (TVLP) 2016
 - d) West Dean Conservation Area Policy 1990
 - e) West Tytherley Conservation Area Policy 1991
 - f) West Dean Village Design Statement February 2009, adopted January 2011 by TVBC on 22 February 2010 and by WCC on 24 January 2013
 - g) NDP Survey 2016
 - h) Survey Results 2016/2017
 - i) NDPSG Working Group reports (E&L; P&D; T&S)
 - j) Parish maps of Public Rights of Way 2015
 - k) Neighbourhood Analysis Study 2018 (attached to the Screening Opinion Request)
 - l) Character Appraisal April 2018
 - m) List of Mammals and Birds
 - n) Green and Open Spaces (including detailed changes in recent years)
 - o) Historic Environment Report April 2018
 - p) Reg 14 NDP Consultation Draft Responses: v2 dated 30 July 2019
 - q) Record of Timeline throughout the process
 - r) Parish Meetings
 - s) Evidence from the Village Fetes
 - t) Letter to Stakeholders
 - u) NDPSG Terms of Reference
 - v) NDPSG Communications Plan
 - w) Evidence from the Regulation 14 consultation in 2019
 - x) PC comments on early draft Reg 16 dated Feb 2020
 - y) WDPC Planning Application Review Sept 2020
- 6.4 The Basic Conditions and Consultation Statement which accompany this Regulation 16 draft identifies in more detail the evidence on which this NDP is based. A table showing specific evidence for each policy is at Appendix C.

7. COMMUNITY PROJECTS AND ASPIRATIONS

- 7.1 The extensive survey work carried out to create this plan identified a number of issues and projects that residents feel are important but which cannot form part of the NDP especially where they do not directly relate to land use or the formal planning system. It is intended that these issues will be picked up and dealt with by the Parish Councils. Financial contributions received by the Parish Councils from any development plans (S106/CIL) should be considered to assist funding of these aspirations (see policy IC1 above).

- 7.2 The main watercourses in the plan area require tailored management plans to improve water quality, reduce flood risk, reduce water damage to metalled roads while enhancing wetland habitats and preventing soil erosion. This will require coordinated action in cooperation with the local councils, the Environment Agency, landowners and other agencies.

Community Project CP1

Parish Councils to liaise with the County Council Highways, DEFRA, Environment Agency and landowners to ensure the long term management of watercourses to prevent damage to roads, ensuring fully functioning ditches and culverts to allow safe discharge of excess rain and ground water and reduce flood risk.

- 7.3 Certain well used and treasured areas, through which foot or bridle paths pass, are privately owned and there is an aspiration that at least some of them become locally designated green ~~open~~ spaces.

Community Project CP2

Work with relevant landowners to develop the future management and protection of Green or Open Spaces identified considering support for local ecosystems and biodiversity.

- 7.4 Every effort is made to maintain the use of Dean Station by protecting the local train services that stop at ~~Dean-the~~ Station. Ancillary to this, attention must be given to further provision of designated parking provision to serve railway users.

Community Project CP3

Work with relevant transport agencies to further improve train services which will encourage and support the community to live in the neighbourhood area and thus sustain its vitality.

- 7.5 Both villages have considered the use of Speed Indicator Devices (SIDs) and West Tytherley have invested in a SID (2018/9). Other calming measures might be complemented by introducing improved or new footways for pedestrians that take a route away from the highway.

Community Project CP4

In conjunction with local highway authorities undertake a broad review of traffic calming options to reduce the traffic speed in and between the villages and develop an implementation plan.

- 7.6 Notwithstanding the Policy at IC2 and IC5 there are further ideas that need exploring to develop additional footways in both villages increasing the safety of pedestrians (and cycling and disabled transport).

Community Project CP5

Both Parish Councils to work with the appropriate landowners and other stakeholders such as the Parochial Church Councils to introduce new routes inside the settlements avoiding the need to walk along the highway where there is no pavement and at pinch points.

8. DELIVERY – Implementation, Monitoring & Review

~~8.1 Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like.~~

~~8.2 The Neighbourhood Plan, approved by the referendum, will be made part of the Test Valley and Wiltshire Development Plans. Its policies will therefore carry the full weight of the policies in the development plan and, in West Dean and West Tytherley, they will have precedence over the non-strategic policies of TVBC and WC's Local Plan unless material considerations indicate otherwise. Applications will then be determined by TVBC and WC using the policies contained in the final 'made' Plan.~~

~~8.38.1~~ The Plan will be monitored by the Parish Councils on an annual basis, using the planning data collected by Test Valley Borough Council and Wiltshire Council and any other data collected and reported at a parish level relevant to the plan. The Parish Councils will ~~be particularly concerned to judge~~ monitor whether its policies are being effectively applied in the planning decision process.

~~8.48.2~~ The extensive survey work carried out to create this plan identified a number of issues and projects that residents feel are important which cannot form part of the Neighbourhood Plan as they do not relate to land use. It is intended that these issues will be picked up and dealt with by the Parish Councils via a Community Action Plan(s).

~~8.58.3~~ The Parish Councils propose to ~~complete undertake~~ a ~~formal~~ review of the Plan at least once every five years or earlier if necessary, to reflect changes in the Local Plans or the NPPF (National Planning Policy Framework) and other local factors relevant to the Plan.

~~8.6 Given the Government white paper on "Planning for the Future" and the post BREXIT and COVID 19 world, this document will need to be reviewed (sooner than five years) in the light of any new national or local guidelines.~~

Commented [HS110]: This would benefit from being moved in the document, to before section 6

9. GLOSSARY OF TERMS

Affordable Housing	Housing provided to eligible households whose needs are not met by the market. Eligibility is determined based on local incomes and local house prices. Affordable Housing includes social rented, affordable rented and intermediate housing.
Affordable Rented Housing	Housing that must be rented at no more than 80% of the local market rent (including services charges, where applicable).
Ancient Monument	'Any scheduled monument and any other monument which in the opinion of the Secretary of State is of public interest by reason of the historic, architectural, traditional, artistic or archaeological interest attaching to it.' s61(12) <i>Ancient Monuments and Archaeological Areas Act 1979</i>
Ancient Woodland	'An area that has been wooded continuously since at least 1600 AD.' Annex 2: <i>Glossary, National Planning Policy Framework, Department for Communities and Local Government, 2012</i>
Archaeological Interest	'There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.' Annex 2: <i>Glossary, National Planning Policy Framework, Department for Communities and Local Government, 2012</i>
Architectural Interest	'To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms.' <i>Principles of Selection for Listing Buildings, DCMS, 2010</i>
Assets of Community Value (ACV)	<p>'A local authority must maintain a list of land in its area that is land of community value. The list maintained... by a local authority is to be known as its list of assets of community value.' s87 <i>Localism Act 2011</i>.</p> <p>'... a building or other land in a local authority's area is land of community value if in the opinion of the authority:</p> <p>(a) an actual current use of the building or other land that is not an ancillary use furthers the social wellbeing or social interests of the local community, and</p> <p>(b) it is realistic to think that there can continue to be non-ancillary use of the building or other land which will further (whether or not in the same way) the social wellbeing or social interests of the local community.' s88 <i>Localism Act 2011</i></p>
Building	'Building' includes any structure or erection, and any part of a building, as so defined, but does not include plant or machinery comprised in a building. s336 <i>Town and Country Planning Act 1990</i>
Character Area	A character area is a small area within the parish that has its own characteristics and features unique to it. Character areas are identified by issues such as layout, materials, design, age of the properties and the uses that have historically taken place.
Community Led Development (CLD)	Community Led Development proposals as expressed in TVBC COM9 must demonstrate (evidence/survey) that the community, led by the Parish Council(s), has been involved in the preparation of and supports the proposal. The proposals must benefit the community (e.g. support infrastructure and facilities) and meet the affordability housing needs.
Community Infrastructure Levy (CIL)	A levy that local authorities can choose to charge on new development. The charges are related to the size and type of the new development. The money collected can be spent on funding infrastructure which the Council has identified as being required.

Commented [HS111]: All references to be checked to ensure they are up to date, especially those that are from the NPPF which has now been updated.

Conservation	<ol style="list-style-type: none"> 1. 'The process of maintaining and managing change to a heritage asset in a way that sustains and where appropriate enhances its significance. <i>Annex 2: Glossary, National Planning Policy Framework, Department for Communities and Local Government 2012</i> 2. 'The process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations.' <i>p71, Conservation Principles, English Heritage, 2008</i> 3. 'All operations designed to understand a property, know its history and meaning, ensure its material safeguard and, if required, its restoration and enhancement.' <i>The Nara Document on Authenticity (ICOMOS 1994)</i>
Conservation Area (CA)	'A conservation area is defined as 'An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>
County Wildlife Site (CWS)	County Wildlife Sites are areas of land of recognised importance for wildlife, which fall outside the legal protection of the Sites of Special Scientific Interest (SSSI). CWS are used in Wiltshire and are equivalent/equal status to SINCS used in Hampshire.
Cultural Heritage Site	'A place, locality, natural landscape, settlement area, architectural complex, archaeological site, or standing structure that is recognized and often legally protected as a place of historical and cultural significance.' <i>ICOMOS Charter for the Interpretation and Presentation of Cultural Heritage Sites, ICOMOS, 2008</i>
Designated Heritage Site	'A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.' <i>Annex 2: Glossary, National Planning Policy Framework, Department of Communities & Local Government, 2012</i>
Designation	'The recognition of particular heritage value(s) of a significant place by giving it formal status under law or policy intended to sustain those values.' <i>p71, Conservation Principles, English Heritage, 2008</i>
Green Infrastructure (GI)	A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
Heritage	<ol style="list-style-type: none"> 1. 'All inherited resources which people value for reasons beyond mere utility. <i>Conservation Principles, English Heritage, 2008</i> 2. 'Heritage is a broad concept and includes the natural as well as the cultural environment. It encompasses landscapes, historic places, sites and built environments, as well as biodiversity, collections, past and continuing cultural practices, knowledge and living experiences. It records and expresses the long processes of historic development, forming the essence of diverse national, regional, indigenous and local identities and is an integral part of modern life. It is a social dynamic reference point and positive instrument for growth and change. The particular heritage and collective memory of each locality or community is irreplaceable and an important foundation for development.
Heritage Asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing). <i>Annex 2: Glossary, National Planning Policy Framework, Department for Communities and Local Government, 2012</i>
Historic Environment	'All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.' <i>Annex 2: Glossary, National Planning Policy Framework, Department for Communities and Local Government, 2012</i>
Historic Interest	'To be of special historic interest a building must illustrate important aspects of the nation's social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.' <i>p4 Principles of Selection for Listed Buildings, 2010, DCMS</i>
Intermediate Home	Homes for sale provided at a cost below market levels. These can include

Ownership	shared equity, shared ownership and equity loans.
Listed Building	<p>'...means a building which is for the time being included in a list compiled or approved by the Secretary of State under this section; and for the purposes of this Act -</p> <p>(a) any object or structure fixed to the building;</p> <p>(b) any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948,</p> <p>shall subject to subsection (5A)(a) be treated as part of the building.' s1(5) <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i></p>
Local Green Space (LGS)	<p>A green area of particular importance to a local community designated as such through a local plan or neighbourhood development plan. The designation should only be used:</p> <ol style="list-style-type: none"> 1. Where the green space is in reasonably close proximity to the community it serves; 2. Where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including a playing field), tranquillity or richness of its wildlife; and 3. Where the green area is local in character and it not an extensive tract of land. <p><i>Paragraph 76 and 77 National Planning Policy Framework, Department of Communities and Local Government, 2012</i></p>
Local Planning Authority (LPA)	A local planning authority (LPA) is the local government body that is empowered by law to exercise urban planning functions for a particular area. They exist in the United Kingdom and the Republic of Ireland. Wiltshire County Council (WCC) and Test Valley Borough Council (TVBC) are the two LPAs controlling the NDP area.
National Planning Policy Framework (NPPF)	The National Planning Policy Framework (NPPF) sets out the Government planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities. <i>Paragraph 1, National Planning Policy Framework, Department for Communities and Local Government, March 2012</i>
National Planning Practice Guidance (NPPG)	An online resource published by central Government which provides guidance on how to apply the NPPF.
Natural England	Natural England's general purpose is 'to ensure that the natural environment is conserved, enhanced and managed for the benefit of present and future generations, thereby contributing to sustainable development.' s2. <i>Natural Environment & Rural Communities Act 2006</i>
Right to Build	Right to Build is a piece of legislation that supports those who want to build their own homes. Prospective self-builders are asked to log their desire to build their own home with their local authority via the Right to Build Register
Rural Exception Sites	Rural Exception Sites are small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection.
Settlement Boundary	A spatial planning tool used to direct development into settlements and restrict it in the wider countryside, by mapping a boundary between the two.[Note WCS has removed settlement boundaries around small villages in the countryside; TVBC recognises and defines settlement boundary around West Tytherley]
Site of Special Scientific Interest (SSSI)	A site designated by Natural England as an area of special interest by reason of any of its flora, fauna, geological or physiographical features. s28 <i>Wildlife and Countryside Act 1981</i>

Site of Nature Conservation Interest (SNCI), Site of Importance for Nature Conservation (SINC) and regionally important geological site (RIGS)	These sites are designations used by local authorities in the United Kingdom for sites of substantive local nature conservation and geological value. [see also CWS above]
Social Rented Housing	Owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.
Strategic Environmental Assessment (SEA)	This is a generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal environmental assessment of certain plans and programmes, including those in the fields of planning and land use.
Strategic Housing Economic Land Availability Assessment (SHELAA)	The SHELAA is a technical document which seeks to provide information for LPAs on potential housing sites promoted by landowners/developers with details on whether they are available, suitable and achievable.
Strategic Housing Market Assessment (SHMA)	The SHMA forms part of the evidence base by setting out information on the level of need and demand for housing in housing market areas. In the case of Test Valley it is the South Hampshire SHMA.
Strategic Sites	These are sites which are considered central to achieving the needs of the Borough. The Local Plans includes a number of strategic sites in south Wiltshire and in Southern Test Valley but not inside the NDP area.
Supplementary Planning Documents (SPD)	These provide supplementary information in respect of the policies in Development Plan Documents. They do not form part of the Development Plan and are not subject to independent examination. Both Test Valley and Wiltshire Councils produce SPDs which can be found on the Planning pages of the Council's website.
Sustainability Appraisal (SA)	This is a tool for appraising policies to ensure they reflect sustainable development objectives (i.e. social, environmental and economic considerations). There is a requirement in the Planning and Compulsory Purchase Act that sustainability appraisals are undertaken for all Development Plan Documents.
Sustainable Development	<p>'Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.' Report of the World Commission on <i>Environment and Development: Our Common Future</i>, United Nations 1987</p> <p>Development MUST meet the needs of the present without compromising the ability of future generations to meet their own needs. It means meeting the following four objectives at the same time, in the UK and the world as a whole:</p> <ul style="list-style-type: none"> ▪ Social progress which recognizes the needs of everyone. ▪ Effective protection of the environment. ▪ Prudent use of natural resources. ▪ Maintenance of high and stable levels of economic growth and Employment
Windfall	Windfall sites are those sources of housing land supply which have not been specifically identified but are likely to be brought forward in the Local Plan period.

10. APPENDICES (Maps & Tables)

A. Area Maps

Map	Title	Content
A1	Joint NDP Area with both Conservation Areas outlined	CAs, Outlying areas, Public Rights of Way, SSSIs/SinCs/CWC.
A2	West Tytherley Conservation Area Heritage and Treasured Assets	Heritage Sites, Local Interest and Green Space (Rec Ground) Public Rights of Way
A3	West Dean Conservation Area Heritage and Treasured Assets	Heritage Sites, Local Interest and Green Spaces (Rec Ground and Village Green) Public Rights of Way
A4	Blue Infrastructure	Water Courses and Flood Zones Across the entire NDP area

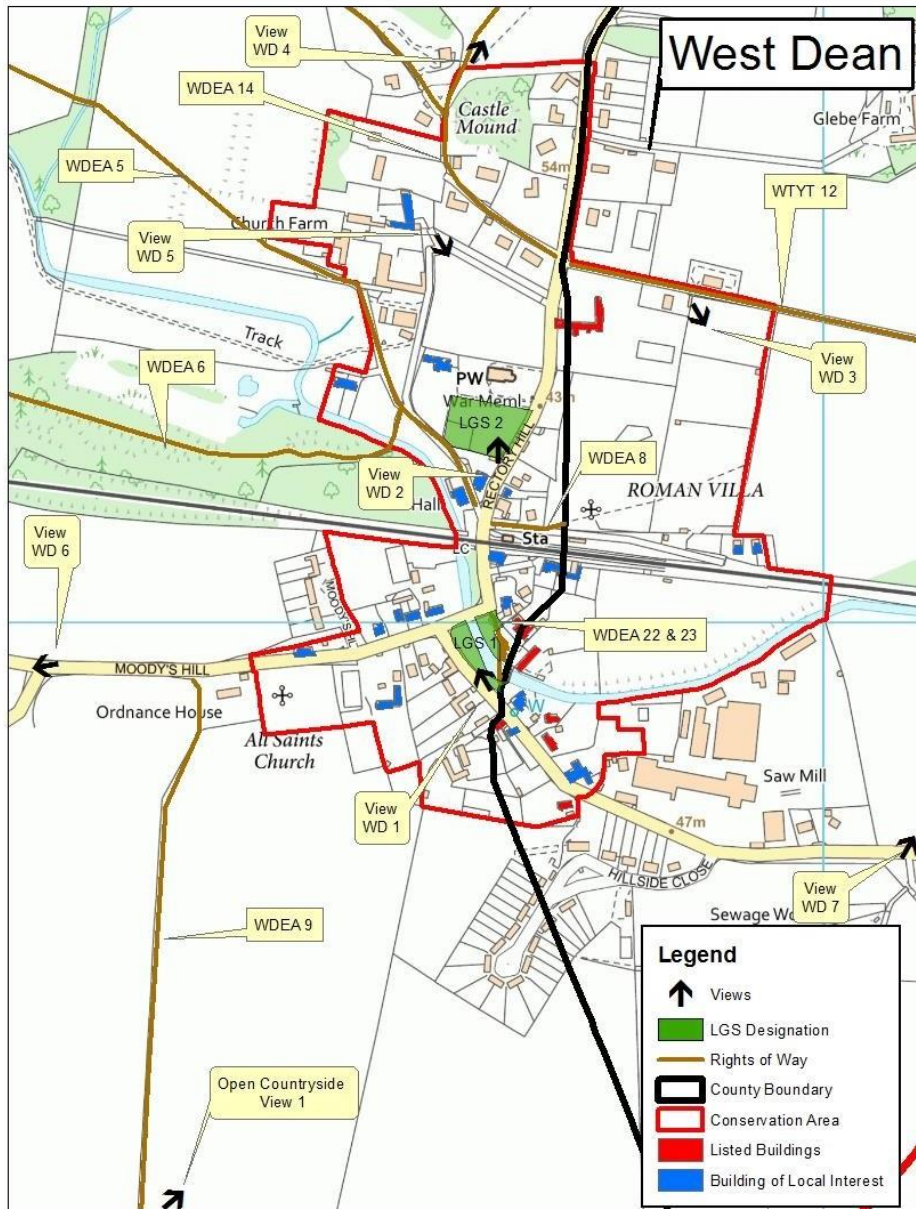
A1 Joint NDP Area



MAP A1

MAP A2

A3 West Dean Conservation Area



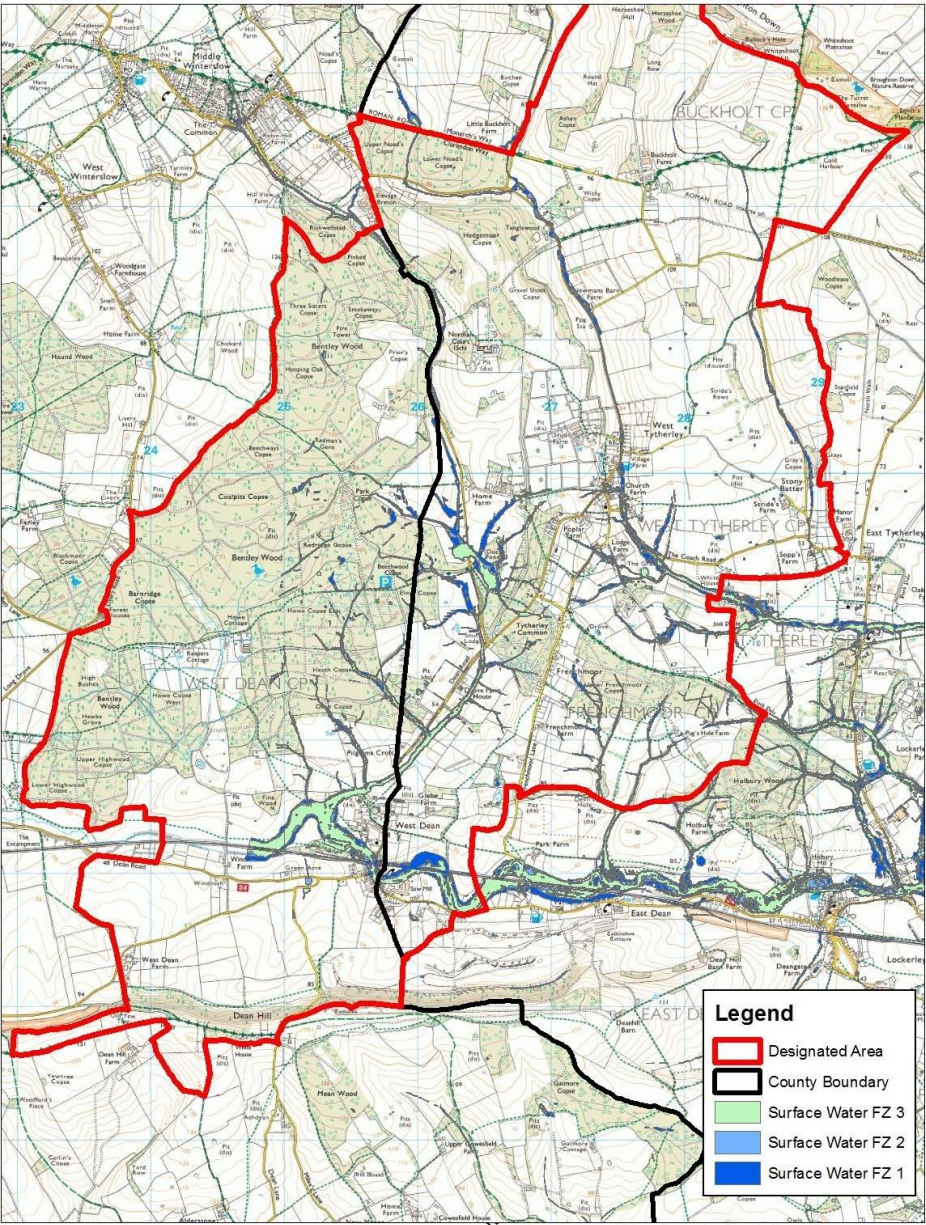
MAP A3

N
 Not to Scale

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 West Tytheray Parish Council licence number 100057380
 West Dean Parish Council licence number 100059870

A4 Blue Infrastructure including Flood Zones

Commented [HS112]: This map is missing the data for West Dean. TVBC can help with updating the map to show all the data for the whole of the Plan Area.

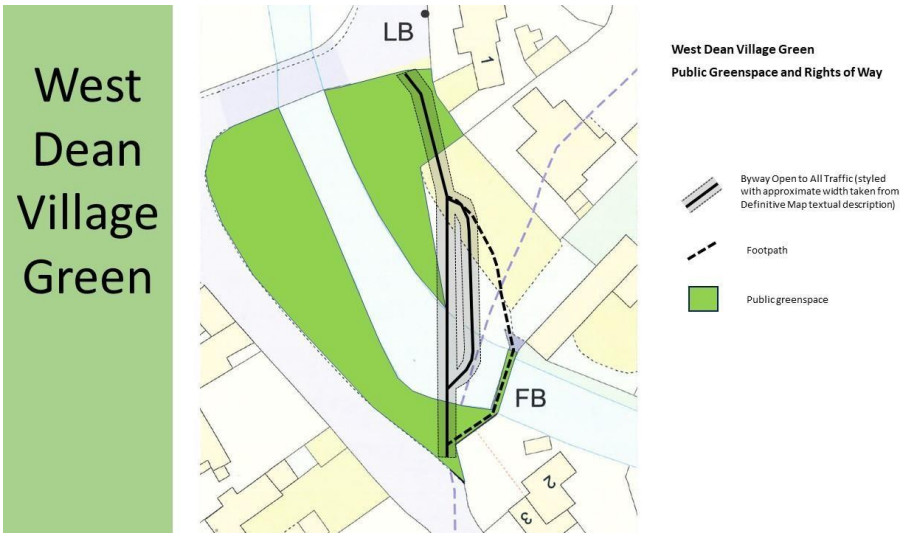


MAP A4

Not to Scale

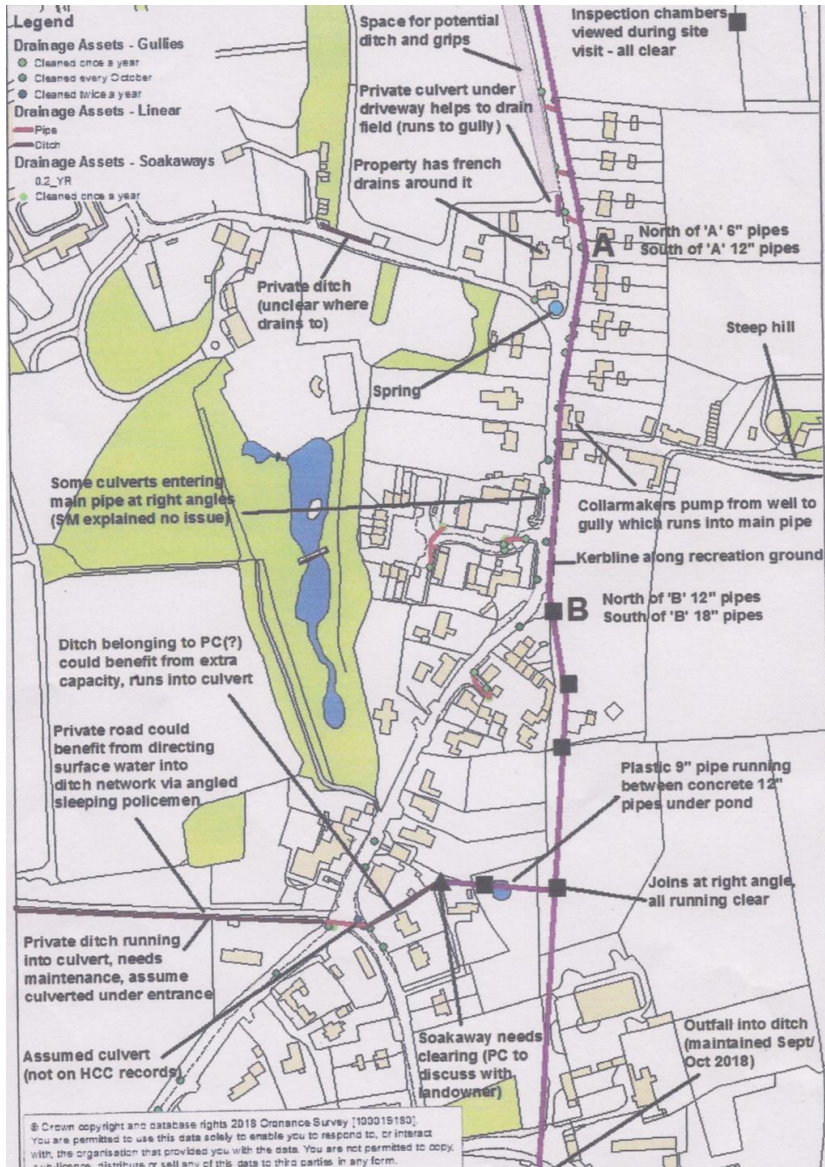
B Maps and Table supporting specific policies

B1 Village Green West Dean

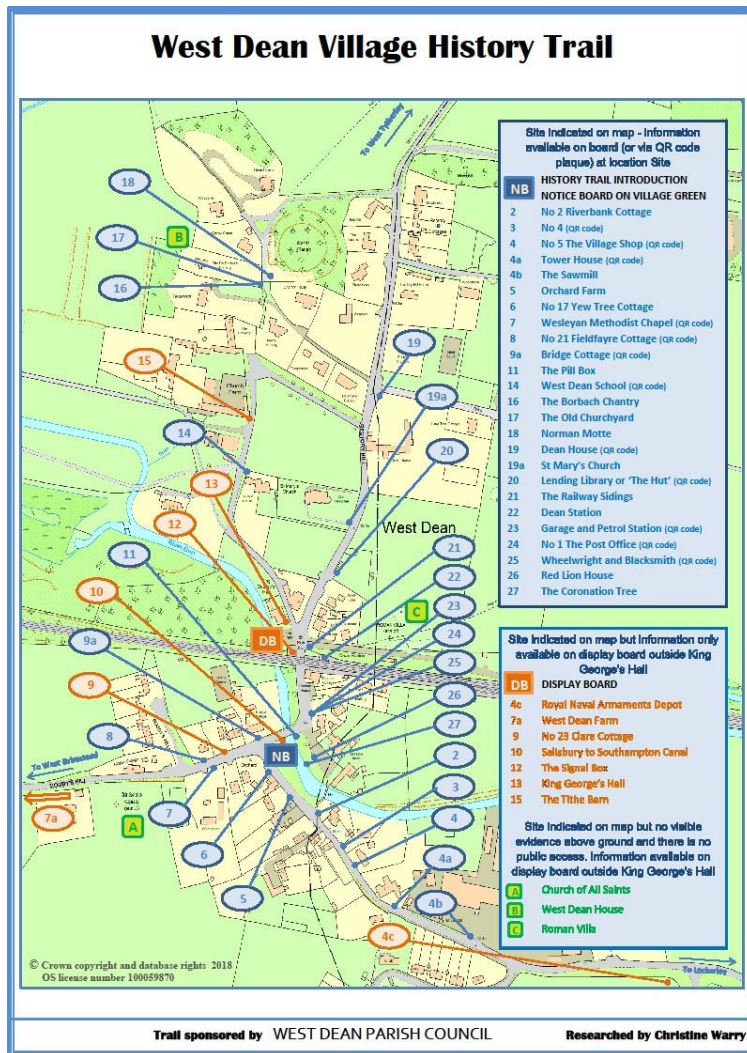


The Byway across the River Dun has not been in use for over 60 years but at the north end it remains a defining part of the footpath (across the footbridge) through the village green to the road. The river course has changed subtly and its banks are home to water voles.

B2 Drainage System West Tytherley



B3 History Trail West Dean



B4 Heritage ~~Sites-Assets~~ and ~~Treasured Community Assets-Facilities~~ (Designated and Non-designated)

Designated Heritage Sites and are shown on the maps at Appendix A. The definitive table of listed buildings and sites in both parishes can be found in The National Heritage List for England (NHLE) on the Historic England website and also on the Local Planning Authorities' websites. They are also described more fully in the Historic Environment Report and for West Dean in the West Dean History Trail.

In addition to designated sites, there are Treasured neighbourhood assets i.e. sites of local interest including neighbourhood features (e.g. facilities, vital services, woodland, green spaces, open views)) that maintain the rural character and provide services for the wellbeing of residents, who wish to protect them. Below sites and assets are classified according to their location, current status and related NDP policy.

Site / Asset	Location	Status	NDP Policy
All Listed Buildings (Designated sites)	Throughout CAs and NDP Area	According to Grade Listing.	Protected Designated Heritage Sites
Frenchmoor Copse	West Tytherley and Frenchmoor	Part of Bentley Wood Trust	Fully protected nationally & under policy EL 4, 5, 6, 7.
Brickworth Down and West Dean Hill	West Dean part of Dean Hill Park	SSSI	EL6
Upper and Lower Noads Copse	North West Tytherley	Part of Bentley Wood	EL6
Horseshoe Hill	Buckholt		EL6
Norman Court Wooded Downs Hedgemoor and Withy Copse	North of West Tytherley and eastern Buckholt	LCT 6 Enclosed Chalk and Clay woodland	EL5 and 6
Open Views	See separate maps	Identified in NDP with evidence base.	EL4
West Dean Club	Dean Hill in WT Parish	Leased by Dean Hill Park Run by the West Dean Club committee	Private ownership. Not a designated site.
Roman Road	North Tytherley and Buckholt	Archaeological Site and public right of way	Covered by national and Local planning
Roman Villa	West Dean CA	Archaeological Site	Covered by national and Local planning
Saxon Site	West of West Dean outside CA	Archaeological Site	Covered by national and Local planning
Medieval Field System	West of West Dean	Archaeological Site	Covered by national and Local planning
Castle Mound (Motte)	West Dean CA	Archaeological Site	Covered by national and Local planning
Black Horse Inn	West Tytherley CA	Grade 2 listed Public House	Registered as ACV no 48 TVBC
King George's Hall	West Dean village hall CA	TRUST DEEDS; VH Committee	Sufficiently protected
King Edward's Hall	West Tytherley village hall CA	Conveyance and TRUST DEEDS; VH Committee	Sufficiently protected

Commented [HS113]: This table would benefit from being split out into the Heritage Assets and Community Facilities.

Site / Asset	Location	Status	NDP Policy
C of E Primary School	West Tytherley CA	C of E and HCC plus Board of Governors	Sufficiently protected
School Dining Hall	West Tytherley CA	C of E with support linkage with the VH.	Sufficiently protected
War Memorial	West Dean inside churchyard	Grade 2 listed and War memorial Trust	Sufficiently protected
War Memorial	West Tytherley CA beside the school	Grade 2 listed and War memorial Trust	Sufficiently protected
Anglican Churches (Victorian) St Mary's and St Peter's	West Dean and West Tytherley CA	Church of England Grade 2 listed building including churchyard	Protected. Not suitable for ACV
Borbach Chantry and medieval churchyard	West Dean CA	Redundant Grade 1 church, Church Conservation Trust.	Protected. Not suitable for ACV
Medieval churchyard and site of earlier church.	West Tytherley CA	Archaeological Site	Protected. Not suitable for ACV
All Saints Church (site)	West Dean	Archaeological Site	Protected. Not suitable for ACV
Community Shop	West Tytherley	Test Valley BC: run by the community	Candidate for ACV but it must remain viable
Railway Station	West Dean	Great Western Railway/Network Rail	Protected
Telephone boxes	West Dean and West Tytherley	Heritage. No longer BT owned or in normal use.	At discretion of PC
West Tytherley Recreation Ground	WT Inside CA	Parish Council: TRUST DEEDS	GREEN SPACE designated EL7
West Dean Recreation Ground	WD inside CA	Parish Council: TRUST DEEDS	GREEN SPACE designated EL7
West Dean Village Green	WD inside CA alongside the R Dun	Common Land with right of way. See Appendix B1	GREEN SPACE designated EL7

C. Policy Evidence Table

Commented [HS114]: All references to the NPPF will need to be updated to reflect the July 2021 version.

Policy	Evidence for the Policy
EL1 Rural Landscape	<ul style="list-style-type: none"> TVBLP Objectives 2, 6 and 9; COM 8; E1, E2: WCS Policy 1, 51, 52 & 57. Hampshire Integrated Character Assessment TVBC Landscape Character Assessment prepared jointly by the Borough, HCC and the Countryside Agency Natural England support policy EL1 (see Reg 14 consultation response D) Character Appraisal April 2018 (see 6.3) Results and reports of community consultation including the NDP Survey Q 2a, 2c, 2e and other occasions such as village fetes (2017, 18 and 19) provided overwhelming support for maintaining rural nature, countryside, woodland, quietness and open spaces WDVDS Guideline p15: Landscape and Surroundings NDP SG EL working group report (see 6.3 (i))
EL2 Heritage	<ul style="list-style-type: none"> NPPF requirements for conserving and enhancing the historic environment TVBCLP objective 6 and policy E9 WCS core policy 58. Additional treasured assets are identified in the NDP survey, which residents wish to protect for community, aesthetic, heritage or functional reasons. [See Map A2 & A3 and Table B4]. NDP SG Historic Environment Report Apr 2018 and Working Group (EL & PD) report (6.3(i)) Policies covering Archaeology are fully covered in the NPPF, TVBCLP (EL5) and WCS strategic objective 5.
EL3 Conservation Areas	<ul style="list-style-type: none"> TVBCLP Policy E9 and WCS core policy 58 Results and reports of community consultation undertaken during preparation of the NDP including the NDP survey Designated Conservation Areas for the two villages, Historic Environment Report and WDVDS
EL4 Important views	<ul style="list-style-type: none"> TVBCLP Policy E3; WCS core policy 58 Designated West Dean and West Tytherley Conservation Areas, SSSIs, SinCs, CWCs. Village Design Statement (VD); EL WG Study (6.3(i))
EL5 Trees and Hedgerows	<ul style="list-style-type: none"> NPPF policies for protecting trees and hedgerows TVBCLP and WCSLP objectives (9 & 5) Results and reports of community consultation undertaken during preparation of the NDP including the NDP survey 2a and b covering: Likes and favoured sustainable description of the area, and 3d Treasured assets NDP WG (EL) Report; Conservation Areas: WDVDS Regulation 14 consultation: Natural England, Bentley Wood Trust, individual Parishioner comments (both settlements)
EL6 Ecosystem & Biodiversity	<ul style="list-style-type: none"> NPPF core principles in Part 11 for conserving and enhancing the natural environment and page 22 TVBCLP (Objective 10, Policy COM 11 & 12 and policy E2 and E5 and WCS 3.8)
EL7 SSSI, CWS and SinCs	<ul style="list-style-type: none"> HCC and TVBC Character Assessments including Biodiversity Action Plan for Test Valley. NDP Character Appraisal 2018 Results and reports of community consultation undertaken during preparation of the NDP including the NDP survey 2a and b covering: Likes and favoured sustainable description of the area, and 3d Treasured assets
EL8 Open Countryside Public Rights of Way	<ul style="list-style-type: none"> 5e for selection of sites (Brownfield over Greenfield) NDP WG (EL) Report Conservation Areas and WDVDS: Policy Opinions expressed at Village events e.g. Fetes Regulation 14 consultation: Natural England, Bentley Wood Trust, individual Parishioner comments

Policy	Evidence for the Policy
EL9 Local Green Spaces	<ul style="list-style-type: none"> NPPF Part 8 on promoting healthy communities TVBLP policies E2, E6 and LHW1 Green Infrastructure Study for Test Valley 2014-2019 Results and reports of community consultation undertaken during preparation of the NDP including the NDP survey 2a and from comments from parishioners at Regulation 14 on protecting the green spaces. WD working group report with maps supporting case for village green. (See Consultation Statement for full report).
EL10 Light and Noise Pollution	<ul style="list-style-type: none"> NPPF core principles TVBCLP (Objective 12) NDP Character Appraisal 2018 Results from NDP survey and evidence from parishioners at Regulation 14
HD1 Community Led Housing Mix including Affordable Homes	<ul style="list-style-type: none"> TVBCLP COM7 (Affordable Housing), COM 8 (Rural Exception Affordable Housing) and COM 9 (Community Led Development) WCS Strategic Objective 3 and core policy 23 (South Wiltshire) Conclusions from analysis of the NDP survey highlight the following: <ul style="list-style-type: none"> A modest addition to the housing stock in both settlements is needed to sustain the community. While a mix of housing was supported, not least to grow the economy, a majority were in favour of 2-3 bedroom homes, with particular consideration for young families, affordability and local retirement needs. There are a few potential sites or plots (brownfield) within the settlement areas but not identified in this plan. There is a clear demand for some 1-2 bedroom affordable or community housing for young persons or the elderly. There are variances in need between the two villages because of differing issues affecting current mix, access, flooding risk and density.
HD2 Infill sites	<ul style="list-style-type: none"> TVBCLP COM 2 WCS Core Policy 1 Results and reports of community consultation undertaken during preparation of the NDP including the NDP survey 5e covering: Likes and Housing Location NDP WG (PD) Report Conservation Areas: Policy WDVDS: Policy Views expressed at Village events e.g. Fetes Regulation 14 consultation: TVBC comment and individual Parishioner comments (both settlements but different circumstances for each)
HD3 Replacement or additions to existing building/garden Including Heritage Assets	<ul style="list-style-type: none"> TVBCLP LE 16,17 and COM 11,12 WCS Core Policy 23 Results and reports of community consultation undertaken during preparation of the NDP including the NDP survey covering: Dislikes: Garden grabbing and cramping NDP WG (PD) Report Designated Conservation Areas and WDVDS Views expressed at Village events e.g. Fetes Regulation 14 consultation:
HD4 Design	<ul style="list-style-type: none"> The design of buildings and use of materials provide the local areas with character and identity and should follow the guidelines in Village Design Statements (TVBCLP 7.13). West Dean has a Village Design Statement (WD VDS) that was adopted by both Wiltshire and Hampshire councils in 2013 as a supplementary planning document. The design features detailed in the WD VDS are relevant across the two parishes and thus the NDP designated area. NDP Survey Q 5f and responses to consultation Reg 14.
HD5 Landscaping	<ul style="list-style-type: none"> TVBCLP para 7.25 NDP Survey and Comments at Fetes

Policy	Evidence for the Policy
HD6 Blue Infrastructure Flood Avoidance	<ul style="list-style-type: none"> NPPF core principles TVBCLP (Policy E7) and WCSLP core policy 67 HCC and TVBC Character Assessments NDP Character Appraisal 2018 Results and reports of community consultation undertaken during preparation of the NDP including the NDP survey 3a and b covering: Infrastructure NDP WG (EL) Report Conservation Areas: Policy WDVDS: Policy Local Reports from the flooding experienced 2013/14 Views expressed at Village events e.g. Fetes Regulation 14 consultation: Natural England, Hampshire County Council (Strategic Planning Winchester), Bentley Wood Trust, individual Parishioner comments (both settlements) in particular I and Z2.
IC1 Wider Infrastructure S106/CIL	<ul style="list-style-type: none"> NPPF 20,104,108 and 112 TVBCLP COM 15 WCS CP3 NDP study parishioner priorities for Infrastructure, facilities and safety.
IC2 Public Rights of Way	<ul style="list-style-type: none"> NPPF Part 8 on promoting healthy communities;20,102,108-111 TVBCLP including policy T1 Hampshire integrated Character Assessment (footnote) Hampshire and Wiltshire Countryside access plans Results of community consultation including the NDP Survey 4e,4h and 4i Regulation 14 consultation
IC3 Parking	<ul style="list-style-type: none"> NPPF 105,110 TVBCLP including policy T1 and T2 Hampshire integrated Character Assessment (footnote) Hampshire and Wiltshire Parking policy Results of community consultation including the NDP Survey Part 4 (Transport and Safety) Regulation 14 consultation
IC4 Community Transport	<ul style="list-style-type: none"> NPPF 102, 103 Results and reports of community consultation including the NDP Survey Q 4e.
IC5 Traffic management	<ul style="list-style-type: none"> NPPF 91, 189-202 Results and reports of community consultation including the NDP Survey Q 4a, b, c, d, g & j
IC6 Utilities and Services	<ul style="list-style-type: none"> NPPF 91, 189-202 TVBCLP and WCSLP Objectives and Core Policies Hampshire integrated Character Assessment (footnote) Hampshire and Wiltshire Parking policy Results of community consultation including the NDP Survey Regulation 14 consultation
IC7 Local Economy	<ul style="list-style-type: none"> NPPF 83 TVBCLP and WCSLP Objectives and Core Policies Hampshire integrated Character Assessment (footnote) Hampshire and Wiltshire rural employment policy Results of community consultation including the NDP Survey Regulation 14 consultation
IC8 Community Assets	<ul style="list-style-type: none"> NPPF 83,94,96-101 TVBC and WCS policy for protection of community assets. NDP survey WG reports; Regulation 14 comment by parishioners

D. Important Views

OC1: North from Footpath WDE 9/10 across West Dean, Bentley Wood towards Norman Court (top left) and West Tytherley



OC2: East from West Dean Farm (main road) across farmland and Country Wildlife Site (CWS) below West Dean Ridge



OC3: South West from Frenchmoor (Footpath 12) across Dun Valley and Bentley Wood towards Dean Hill



OC4: Tree Tunnel Dean Road (Tytherley Common and Footpath 11)



OC5: South from Standing Hill (Home Farm) towards Dean Hill



OC6: South East from Footpath 3 (Strides Farm) at sunrise looking towards Stony Batter



OC7: North East from Footpath 6 (crossing Norman Court Drive)



OC8: South from Buckholt Farm (Footpath 21) towards Dean Hill across Bentley Wood



OC9: South West from top end of Footpath 2 (Buckholt/Broughton Down) towards West Tytherley and Bentley Wood



WT1: Coach Road into West Tytherley



WT2: West Tytherley/Pugs Hole, west from top of Footpath 4



WT3: Looking out from St Peter's Church down Coach Road to the South East



WT4: Looking across the West Tytherley Recreation Ground (Green Space) towards open countryside

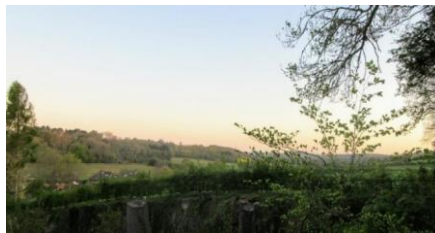


WT5: West Tytherley (Conservation Area) looking north from village centre (Jessam and Collarmakers Cottages) (See NDP Front Cover)

WT6: West Tytherley Footpath 5 (Rectory Hill) looking north east across open countryside beyond the conservation area



WT7: Open countryside beyond northern end of West Tytherley Conservation Area
From the air



WT8: South West looking over village from Chalk Pit Lane (seat) and bottom of footpath 2.



WD1: West Dean Village Green (Green Space) (see NDP Front Cover)
From Footbridge Looking North



From Right of Way West - see Map A3 West
Dean CA



WD2: West Dean Recreation Ground (Green Space) to St Mary's Church



WD3: South East from Footpath 12 (Park Cottage Track, West Dean)



WD4: North from West Dean CA (Footpath WDEA 7/15/10) to Bentley Wood



WD5: South East from the Rookery (Church Farm) in CA



WD6: West out of CA from Moody's Hill (Road to East Grimstead)



WD7: North from East Dean Road across River Dun and CWS towards Glebe Farm



BACK COVER

