



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’



REFERENDUM VERSION
NEIGHBOURHOOD DEVELOPMENT PLAN (2022 – 2035)
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FOREWORD BY MPs FOR SALISBURY AND ROMSEY & SOUTHAMPTON NORTH

To be agreed with the two MPs following the outcome of the REFERENDUM.

**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

To be agreed with the two chairpersons following the outcome of the REFERENDUM.

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.¹

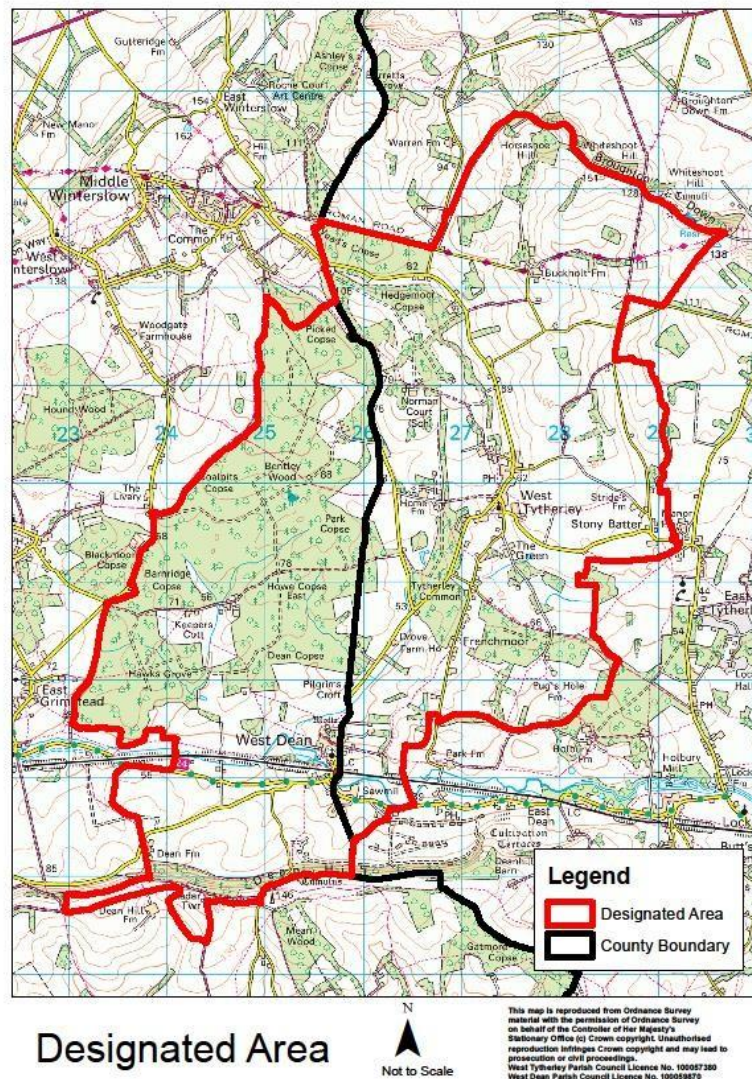
¹ <https://www.gov.uk/guidance/neighbourhood-planning--2>

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 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 20 July 2021. 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.

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.

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

- 1.3.4 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 Natural England, as the statutory consultation body were consulted on the Regulation 16 Plan for Habitats Regulations Assessment and Natural England, the Environment Agency and Historic England were consulted on the Strategic Environmental Assessment screening.
- 1.3.6 An Appropriate Assessment was undertaken for Mottisfont Bats Special Area of Conservation, New Forest Special Protection Area and the Solent Region International Sites (Special Area of Conservation, Special Protection Area and Ramsar).
- 1.3.7 In summary, in the opinion of Natural England, the Regulation 16 Plan as originally submitted was likely to have a significant effect on European sites in the absence of avoidance and mitigation measures. Therefore, further wording was advised for relevant policies within the Plan to address the impacts on the international sites.
- 1.3.8 The consultation response from Natural England, has indicated that providing the Plan is updated to include the advised mitigation wording as set out in Table 2 of the Appropriate Assessment, it can be concluded that the policies contained within the West Dean and West Tytherley Neighbourhood Plan would not lead to any adverse effects on the integrity of any European sites, either alone or in-combination with other plans. The proposed Neighbourhood Plan would not be likely to have significant environmental effects.
- 1.3.9 Natural England, the Environment Agency and Historic England, were consulted by the Council on the Strategic Environmental Assessment screening determination. Natural England, Historic England and the Environment Agency agreed with the screening determination of the Councils that the Plan is not likely to have significant environmental effects and therefore a SEA is not required.
- 1.3.10 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).
- 1.3.11 Both villages have designated Conservation Areas⁶ (CAs) and certain policies addressed by this NDP identify conditions to be met within, adjacent to and outside the CA boundaries.
- 1.3.12 This Regulation 16 draft plan is submitted to both the LPAs for consultation and independent examination (Step 6 at paragraph 1.2.3 above).
- 1.3.13 The Neighbourhood Plan has been considered in light of the review of the Local Plans which cover the Parishes. There are no substantive conflicts in the relationship between the emerging spatial strategy, the adopted Development Plan and this Neighbourhood Plan. When the Local Plans are adopted then this Plan will need to be reviewed to ensure that no conflicts occur.

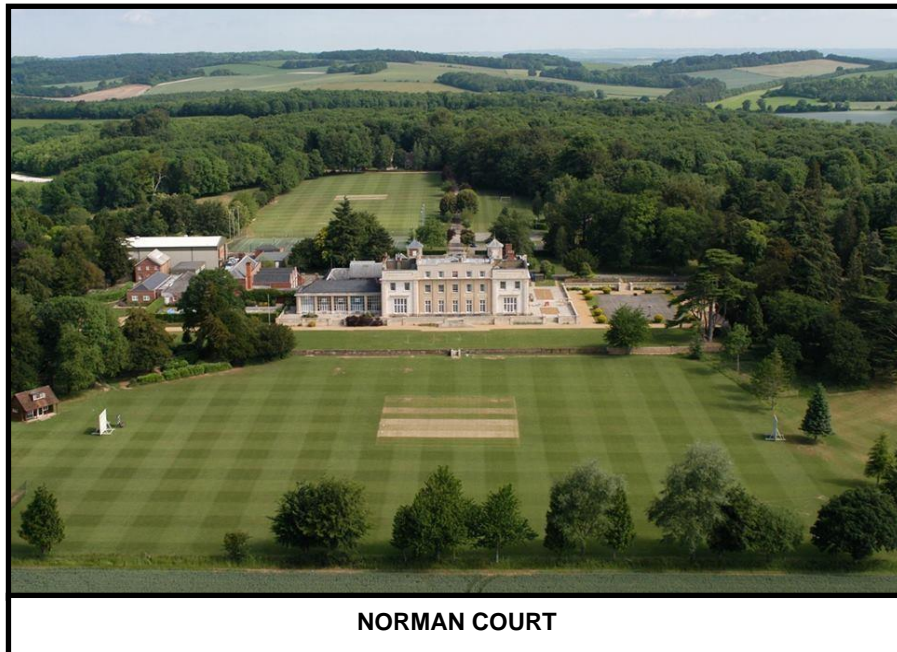
⁵ TVBC Planning Officer letter pp11.7 dated 16/05/2018 contains TVBC's formal response including a copy of the Neighbourhood Analysis Study

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 WCC. 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 a 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 2021 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. Any new government planning policy may have a significant impact on rural housing. This Plan will need to take account of any new rules should they come into effect.
- 2.8.9 In September 2020 planning application for development on the Glebe Farm Site for a single large house was submitted and subsequently approved.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 approved 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 Regulation 16 draft was formally issued to TVBC in November 2020. The NDP process was delayed by 6 months due to the Covid 19 pandemic. The Regulation 16 consultation took place from June to August 2021. The Independent Examiner's report was issued in December 2021 (see Section 6 Key Evidence Base paragraph 6.5).



**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:

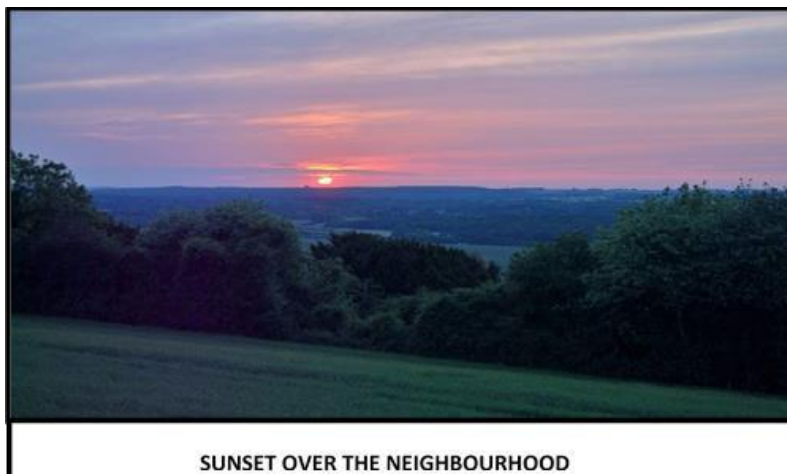
- Environment and Landscape,
- Housing and Design, and
- Infrastructure and Community

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	Maintain and if possible enhance the character of the two villages and their setting in a beautiful rural landscape.
EL2	Preserve the historic environment.
EL3	Preserve and enhance the two Conservation Areas.
EL4	Protect and enhance our distinctive landscape particularly 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 area ensuring that new development protects 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 SINCs.
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.



4.5 Housing and Design

HD	Housing and Design Objectives
HD1	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 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 ancillary building.
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.
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.



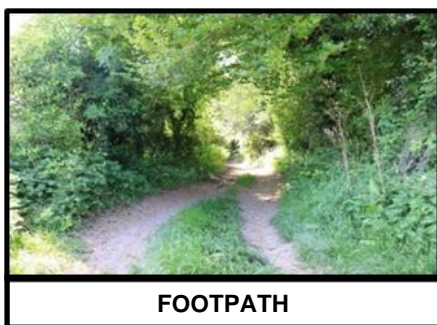
NEW-BUILD AND RESTORED HOUSES IN WEST TYTHERLEY

²¹ See Footnote 14 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 to be used directly for local needs.
IC2 *	Maintain or improve safe use of 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 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.
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 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 including the village halls, recreation spaces, playgrounds, school and other education facilities, the pub and the village shop in West Tytherley.

Note: While these 8 objectives are desirable, only 5 * (IC1, 2, 3, 6 and 8) are met by concrete policies in Section 5 (IC1 to IC5 respectively) ²²



FOOTPATH



DEAN ROAD



RECREATION GROUND

²² Objectives IC4 and IC5 led to Community Projects CP3 and CP4 (Section 7) and Objective IC7 relates to paragraph 5.6.5 (Economy)

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) 2021 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 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 objectives in the Plan.

5.2 Policies Map

Maps A1, A2 and A3 in chapter 10 identify the views and Local Green Space designations as referred to in policies EL4 and EL9. Once the Plan is made, these designations will form part of the Wiltshire Council and Test Valley Borough Council Policies Map.

5.3 Internationally Designated Sites

The Plan Area sits within the catchment of the internationally designated sites of Mottisfont Bats Special Area of Conservation, the New Forest Special Protection Area, the Solent and Southampton Water Special Protection Area and Solent Maritime Special Area of Conservation. Development in the Plan Area will only be supported provided the requirements under the Habitats Regulations are fully adhered to and impacts on internationally designated sites can be avoided or, where this is not possible, appropriately mitigated at the planning application stage. Where impacts on internationally designated sites are considered likely to occur, such impacts must be fully assessed and appropriately mitigated where required at planning application stage (see new Policies E11, E12 and E13).

5.4 Environment and Landscape

5.4.1 Open Countryside and Village Settings

The Neighbourhood area, across the southern county boundaries of Wiltshire and Hampshire is set in an exceptional 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.



5.4.2 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 NPPF²⁶ 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 LPAs²⁷ 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 EL2 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.

²³ Open Countryside for planning purposes is defined as all areas outside the settlement boundary or Conservation Area of the villages.

²⁴ NPPF paras 174-188

²⁵ TVLP E1, E2, and E6 and WCS

²⁶ NPPF para 78

²⁷ TVBC Policy E1, E2 and E3 and WCS Core policy 1, 51 and 52

Policy EL1 Rural Landscape

Development proposals that conserve or enhance the character of the Plan Area in a rural landscape will be supported. In particular development proposals for new dwellings or structures on sites that form part of an existing residential garden, or group of gardens should:

- i. reflect the settlement pattern of the neighbourhood (nucleated, lineated or dispersed)²⁸
- ii. retain ancient woodland, or historic features within it and, where appropriate, contribute to its on-going management.
- iii. conserve the ecology of fields, woodland, trees, hedgerows, and historic field boundaries.
- iv. 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.

5.4.3 Heritage

In considering proposed development that conserves and, where possible, enhances the historic environment, the NPPF²⁹ 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 TVLP³⁰ and the WCS³¹ 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 realm³², sites of archaeological significance, ancient woodland and scheduled ancient monuments.

²⁸ 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

²⁹ Paras 189, 190, 194, 196, 199 and 200

³⁰ Policy E9

³¹ CP58

³² *Public realm* means shared public ground that are accessible between private land and buildings

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 (Designated and Non Designated) and other Treasured Assets have various layers of protection according to their type, location, 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.

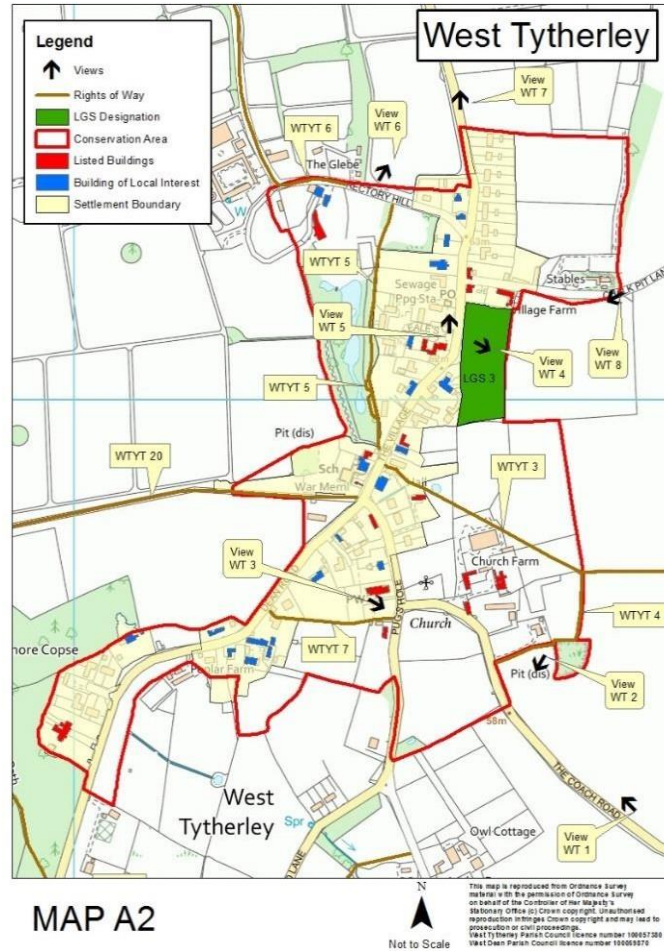
The West Dean History Trail (Appendix B3) provides a detailed social history of the village. The trail is depicted on weatherproof information boards at the Village Green and in the Village Hall Car Park. Individual sites have their own information board. It is also shown in more detail on the village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

Policy EL2 Heritage

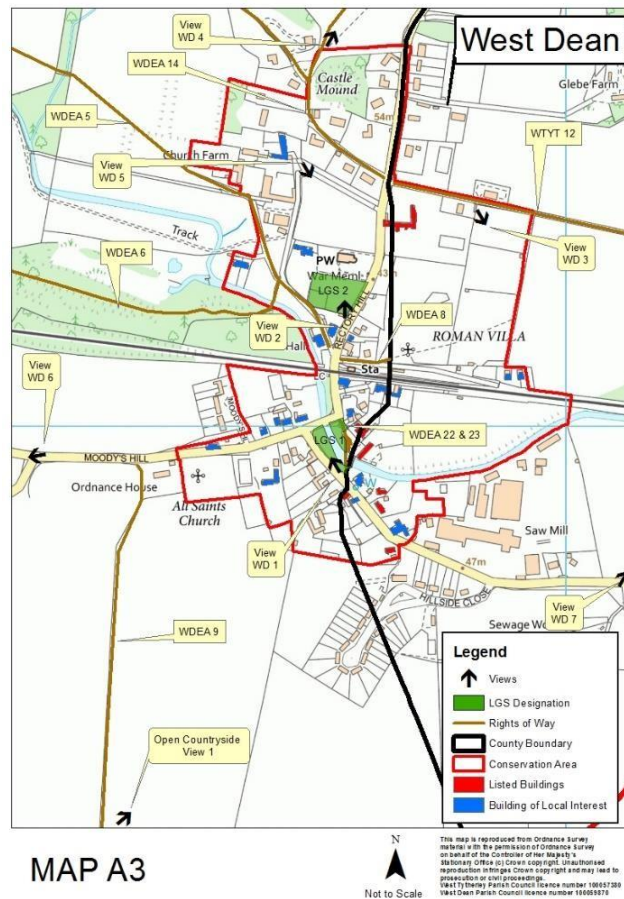
- i. Development proposals should preserve or enhance the local distinctiveness and character of designated heritage assets such as ancient monuments, listed buildings, and non-designated heritage assets.
- ii. Proposals for development that affect non-designated heritage assets will be considered taking account of the scale of any harm³³ 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.

³³ 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))

Map A2 West Tytherley (see larger scale at Appendix A2)



Map A3 West Dean (see larger scale at Appendix A3)



5.4.4 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 Conservation Areas
<p>Development proposals, including extensions and alterations to existing buildings and structures, located within or adjacent to the designated CAs will be supported provided they preserve or enhance the CA character and appearance. New development should:</p> <ul style="list-style-type: none"> 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).

5.4.5 Landscape

The Neighbourhood Area is blessed with 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

5.4.6 Open Views

Planning policies and decisions should contribute to and enhance the natural and local environment by protecting valued landscapes³⁴. The Local Council plans³⁵ 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 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.

³⁴ NPPF para 174

³⁵ TVBC Policy E3, paras 7.25 and 7.28, WCCS Policy 51

Policy EL4 Important Views

Development proposals will need to protect and enhance the important views within the Plan Area. Views from green spaces and public rights of way across the Plan Area should not be harmed or unduly spoilt by any development. The important views are listed below, and 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
- 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 both sides of River Dun
- WD2 West Dean Recreation Ground 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
- WD6 West out of CA from top of Moody's Hill
- WD7 North from East Dean Road across River Dun/CWS towards Glebe Farm

5.4.7 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 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 Trees and Hedgerows

- i. Development proposals should, where possible, conserve 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 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.

Where replacement trees and hedgerows are proposed then:

- a. Appropriate local native species should be used (see table below);
- b. Plantings be spaced to allow growth into their natural size and shape;
- c. Succession planting should be planned for the long term;
- 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:

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)

5.4.8 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 NPPF³⁶ protection and enhancement of biodiversity is referenced strongly in terms of planning, policymaking and development decision-taking. Elsewhere references in the NPPF³⁷ suggest that delivery of biodiversity net gain should facilitate sustainable development and by implication not hinder it by causing unnecessary delays.

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, CWSs and SINCs 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 Ecosystem and Biodiversity

Development should conserve and 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 harm habitat corridors, designated areas for protection and where the open views and setting need to be maintained or enhanced.

Policy EL7 SSSI, CWS and SINCs (See Map A1)

Preserve, and where possible, enhance protected areas outside the CAs such as woodland, SSSIs, CWSs and SINCs. 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 stepping 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.

³⁶ Para 174

³⁷ Such as para 179, 180

While NPPF policy is generally to avoid the development of isolated homes in the countryside, it provides guidance³⁸ 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 managed³⁹. TVLP also consider development in open countryside may be acceptable if it meets the social and economic needs of the community.

Policy EL8 Open Countryside and 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%⁴⁰ greater than any old building it might replace) and not in any way overwhelming in the open countryside.
- v. Rights of way and their views are not impeded or harmed.

5.4.9 Green Spaces

The NPPF⁴¹ introduced the concept of Green Space designation by way of providing protection for green areas that are demonstrably special and hold a particular significance for local communities.

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

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.

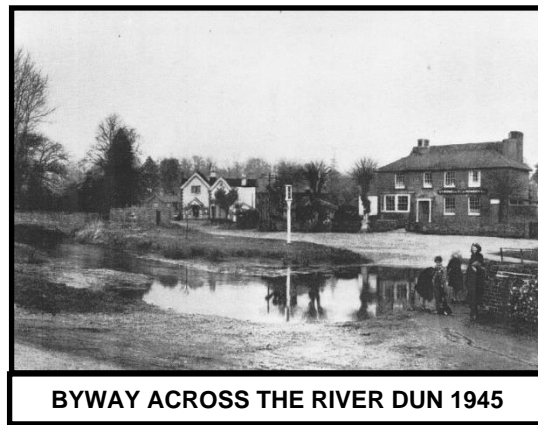
The village green, with its picturesque bridge is the historic focus of the village. Water voles live in the banks of the river and egrets, moorhens and ducks are frequent visitors.

³⁸ NPPF para 80

³⁹ WCS CP2

⁴⁰ 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 WDVDS page 15).

⁴¹ 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 Local Green Spaces

The areas designated as Local Green Spaces, as shown on Maps A2, A3 and in Appendix B1 are:

LGS1 West Dean Village Green

LGS2 West Dean Recreation Ground

LGS3 West Tytherley Recreation Ground

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

Green Spaces

West Tytherley Recreation Ground (S)



West Tytherley Recreation Ground (N)



West Dean Recreation Ground



West Dean Village Green



5.4.10 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 hours⁴².

Policy EL10 Light and Noise Pollution

New lighting will be required to conform to the appropriate 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.

5.4.11 Mottisfont Bats Special Area of Conservation

The Plan Area holds high potential for all species of bats due to its rural nature with interconnected woodlands and hedgerows. Of particular note is the potential for the area to support Barbastelle bats. This rare species breeds in woodlands near Mottisfont which are protected through the designation of the Mottisfont Bats Special Area of Conservation. The bats make use of a much wider area around the designated site and could potentially be foraging and breeding at satellite sites in the Plan Area. Consequently, new development will need to demonstrate that it has taken bats and this species in particular into account, identifying whether these bats may be using the development site and if so, the measures that will be put in place to protect and enhance their habitat.

⁴² 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.

Policy EL11 Mottisfont Bats Special Area of Conservation

Where direct or indirect impacts on suitable roosting, foraging and commuting habitats for Barbastelle bats are considered likely to occur, such impacts must be fully assessed, avoided and, where required, appropriately mitigated to prevent any adverse impacts on this internationally protected site at the planning application stage. This should be in full accordance with relevant best practice guidelines and must fully adhere to any updates to the guidance issued following the approval of this Plan.

Planning applications for development shall be supported by an appropriate level of ecological survey undertaken in accordance with best practice survey guidelines. This will establish the ecological baseline in respect of bats and thereby determine the need for, and inform the formulation of any avoidance, mitigation and where required as a last resort, compensation measures necessary as part of the project design, to ensure no adverse effect on the integrity of the Mottisfont Bats Special Area of Conservation (SAC) over the lifetime of the proposed development and to promote the conservation of bats generally.

Exterior lighting affecting roosting, foraging and/or commuting habitat for bats will need to conform with the latest best practice guidelines outlined by the Bat Conservation Trust and the Institute of Lighting Professionals (current guidelines being Guidance note 08/18 Bats and artificial lighting in the UK) due to the proximity to the Mottisfont Bats SAC.

The above information will be required to enable the planning authority to assess planning applications under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (or any subsequent amendments) and confirm there is no reasonable scientific doubt of any adverse effects to the SAC.

5.4.12 New Forest Special Protection Area

The New Forest Special Protection Area has been designated to protect certain bird species which occur frequently in the New Forest area but are otherwise rare or declining. Several of these species are however susceptible to recreational pressure. Consequently, the National Park Authority is working with authorities on its boundaries to address the impacts from walkers and dog walkers who arrive as day visitors and staying tourists. All development coming forward in the Plan Area has the potential to increase the number of day visitors to the New Forest. Wiltshire Council and Test Valley Borough Council are therefore addressing this through their own recreation mitigation strategies. Residential and tourism developments will therefore be required to contribute to the relevant authority's strategy through the Community Infrastructure Levy or Section 106 Agreements.

Policy EL12 New Forest Special Protection Area

New residential development and overnight accommodation within the New Forest SPA recreation buffer zone will need to mitigate against the recreation pressure on the New Forest Special Protection Area. This could be in the form of a financial contribution or provision of alternative natural green space for recreational use to the standard in force at the time of the application. Such mitigation measures must be secured for the duration of the development's effects and must fully adhere to any updates to the guidance issued following the approval of this Plan.

5.4.13 Solent and Southampton Water Special Protection Area and Solent Maritime Special Area of Conservation

The whole of the Plan Area lies within the catchment of the River Test which flows into the Solent where wildlife of marine, tidal and intertidal areas is protected by a number of international designations. Natural England has advised these designations are being adversely affected by the nutrients associated with sewage and agricultural runoff and that the restoration of these sites partly depends on ensuring new development does not generate any additional nutrient inputs. Natural England is placing particular emphasis on nitrogen as this is considered to have an overriding impact in these saltwater habitats. Hence all development proposals in the Plan Area will need to demonstrate they are nitrogen neutral in accordance with Natural England guidance. Test Valley Borough Council and Wiltshire Council who will carry out the necessary assessment of developments under the Habitats Regulations, may require developers to demonstrate that Natural England has assessed and agreed their calculations and mitigation proposals prior to an application being submitted and/or determined. In due course strategic mitigation schemes may become available which enable developers to purchase nitrogen credits to the value of the increased nitrogen levels their developments are calculated to generate.

Policy EL13 Solent and Southampton Water SPA and Solent Maritime SAC
<p>Applications for development that will result in a net increase in nitrogen reaching the Solent Region International Sites through e.g. additional units of overnight accommodation or increased intensity of farming will be required to confirm the nitrogen budget and set out specific and appropriately located mitigation measures that will be implemented in order to ensure development is nutrient neutral from the start of its operational phase. Such mitigation measures must be secured for the duration of the development's effects. A financial contribution to strategic mitigation measures may be an appropriate alternative to direct provision of mitigation. In this case it will be necessary to liaise with the relevant Council, Test Valley Borough Council or Wiltshire Council and Natural England to confirm an appropriate mitigation scheme to which the contributions will be directed and to ensure any contributions are sufficient to fully mitigate the impacts of the development on the Solent internationally designated sites.</p>

5.5 Housing and Design

5.5.1. 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 photographs (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)

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

5.5.2 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 houses⁴³.



West Tytherley photographs (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 listed) (inside CA)
5. Frenchmoor
6. Stony Batter

⁴³ Planning permission has been approved (2016), subject to certain conditions, for 13 houses to be built at Church Farm inside West Tytherley Conservation Area

5.5.3 Development Criteria for the Area

The NPPF⁴⁴ 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, people who rent their homes and people wishing to commission or build their own homes. Both villages have limited stock of smaller and affordable properties. Housing needs in the area are multi-faceted. It is important to distinguish between:

- Modest and affordable homes (e.g. for young families and retired persons) which are purchased on the open market but below the average price for the area, and
- Housing that is unaffordable for those people identified from the Housing Need Survey and listed on the LPA's Housing Register.

Both these requirements will be needed to sustain the neighbourhood but a fair balance has to be struck between them. Community led or supported housing developments should ensure this balance is fully considered by the Parishes.

5.5.4 Housing Scale and Mix

This NDP supports modest development of new, more affordable dwellings while protecting against the loss of existing smaller properties. This Plan provides for some flexibility in the mix by focusing on units of between one and three bedrooms. The supporting evidence is that, in general, the types of sites 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 do not satisfy the need for smaller separate dwellings to meet the demographic changes anticipated.

5.5.5 Development Sites

Neither of the rural villages has been identified for strategic housing development⁴⁵.

A development at Church Farm West Tytherley within the Conservation Area and consisting of thirteen houses, four of which are classified as 'affordable', was approved in 2016⁴⁶.

Building has not yet commenced (2021) while a dispute over the status of an existing footpath within the plot remains unresolved.

Until recently (2021), in the vicinity of West Dean, albeit in the Parish of West Tytherley, there were two examples of possible sites that might have been supported by the community if all the criteria herein had been met; one at Glebe Farm and the other at Dean Hill Park.

The Glebe Farm site has been granted approval (2021) for the construction of a single, large, property despite objection from both Parish councils and without the support of the community. This has removed a valuable site from further consideration. Dean Hill Park remains as a possibility.

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

⁴⁴ Paras 62, 78, 79, 80

⁴⁵ TVBC policy COM2 and WCS policy 23

⁴⁶ TVBC Reference No. 16/01607/FULLS

5.5.6 Affordable Housing on Rural Sites

The Wiltshire Rural Exceptions Policy⁴⁷ permits affordable housing on rural sites provided:

- There is clear support from the local community, and it will meet an identified and genuine local need.
- It is within, adjoining or well related to the existing settlement.
- Employment and services will be accessible from the site.
- It consists of 10 dwellings or fewer.
- Its scale and type is appropriate to the nature of the settlement and will respect the character and setting of the settlement.
- The affordable housing will always be available to meet local need.

The Test Valley Rural Exceptions Policy⁴⁸ permits affordable housing on rural sites provided:

- There is evidence that there is an unmet need within the Parish.
- The mix of housing meets the identified need.
- It is restricted in perpetuity to households with a connection to the Parish with a housing need.

Policy HD1 Community Led or Supported Housing Including Affordable Homes
Community led or community supported housing should include a range of one to three bedroom homes. Housing developments will need to comply with the affordable housing thresholds and requirements in force at the time of the application. All housing developments should provide accommodation to meet local needs including those downsizing, those employed in the local area and those with disabilities.

5.5.7 Infill Policy

The NPPF⁴⁹ 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 policies are met. Proposals may come forward for new dwellings as either infill between existing properties or sub-division of existing residential plots.

NDP survey indicated that a degree of infilling was acceptable to the community providing neighbours were 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 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.

⁴⁷ WCS Core Policy 44

⁴⁸ TVBC Local Plan policy COM8

⁴⁹ Chapter 11 paras 119 to 125

Policy HD2 Infill Sites

Within the 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 the living conditions of immediate neighbours are not adversely affected.

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

5.5.8 Replacement and Extension of Existing Building

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 policies⁵⁰ 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.

5.5.9 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 para 5.6.5.

⁵⁰ EL8: Limitations in the open countryside

5.5.10 Conversion or Additions to Heritage Assets

The criteria for protection of listed buildings and other heritage sites are covered in Policy EL2⁵¹. 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 Replacement or Additions to Existing Buildings/Gardens and Heritage Assets

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

- i. Conserve and compliment the character of the surrounding area.
- ii. Meet policy requirements for materials and design.
- iii. Provide garden space around all buildings 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 (s) 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 overshadowing.
- vii. Avoid over development or cramping in relation to adjoining properties.

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

- i. The accommodation is created wholly or partly within the existing dwelling or is an extension to that building;
- ii. The design and internal arrangement of the accommodation would allow it to be
- iii. re-absorbed into the main dwelling when it is no longer required or
- iv. The accommodation is created as a result of a conversion of an existing building within the curtilage of the main dwelling, and
- v. A condition is applied to the planning permission that the ancillary accommodation will not be let or sold separately from the main dwelling.

⁵¹ And in TVBC Policy 9 and WCS Policy CP58

5.5.11 Design Materials

The NPPF⁵² emphasises the importance of the qualifying design of any new development which has to use high quality material and respect the character of the area. The need remains to protect wherever possible the environment and landscape⁵³, listed buildings, heritage sites, agricultural, equestrian and greenfield sites. There is a variety of different building styles and ages in both parishes, within and outside the two Conservation Areas.

The National Design Guide sets out 10 characteristics that should be given consideration when planning development. These include Context, Movement, Nature, Built Form, Identity, Public Space, Homes and Buildings, Uses, Resources and Lifespan. Further advice is found in the National Model Design Code. Some of these characteristics are found in the West Dean VDS and also in the context part of this Plan at sections 1 and 2. Developments with contemporary design appropriate to their location will be supported providing they are accompanied by a Design and Access Statement which meets the criteria in the National Model Design Code and the policies herein.



⁵² Chapter 12 (para 126 to 136)

⁵³ See EL Policies at 5.4

Policy HD4 Design

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 reflect the advice in the National Model Design Code and the WDVDS and demonstrate the following:

- i. Building form and style to complement the character of the area including low roof lines (as illustrated in the WDVDS) 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 suitable reused tiles would be acceptable;
- iii. Suitable boundary treatments, such as brick, flint, chalk or hedges of beech, hawthorn, privet or yew (see Policy EL5). 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 Plan.
- v. Designs must respect the connections between people and places, appropriate to the development's location and make use of renewable energy and water saving technologies.

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.

5.5.12 Soft and Hard Landscaping

As stated in the TVBC local plan⁵⁴, attractive landscaping and boundary treatment help a development to integrate successfully with the local area. Continuous long-term management of the landscaping must be possible.

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 Landscaping

New landscape 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:

- i. Integrate new development sympathetically with its surroundings
- ii. Enhance the setting of new buildings
- iii. Create a high-quality environment in which to live and work
- iv. 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 required to submit a landscape scheme to accompany all development proposals.

⁵⁴ Para 7.25

5.5.13 Blue Infrastructure and Flooding Risk

Blue infrastructure (see Map A4) 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) and avoidance of flooding in buildings are the main criteria to be met.

The Plan Area is susceptible to flooding from the River Dun bursting its banks around West Dean and groundwater flooding in both villages (in West Tytherley there is an extensive underground watercourse near the surface) 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.



West Tytherley

During the same winter of 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 (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 but is not adequate to deal with rainwater run-off from 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 upgrade 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 village drain system which is at capacity.

The NPPF⁵⁵ 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 authorities⁵⁶ will ensure that flood risk is avoided at the proposed site and also not increased elsewhere. Applications should be supported by a site-specific flood-risk assessment.

Policy HD6 Blue Infrastructure and Flood Avoidance

Planning applications must demonstrate how any new development will provide, through the installation of the necessary infrastructure, mitigation against flooding and drainage issues. Water infrastructure provided by an appropriate statutory undertaker may, in exceptional circumstances, be supported where particular locational needs for essential engineering works in a flood zone have been clearly demonstrated.

A site-specific flood risk assessment should be produced taking full account of the up to date Flood Zones as illustrated at Appendix A4, and the specific drainage system in each village (See Appendix B2 for West Tytherley).

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.

⁵⁵ Paras 159 - 169

⁵⁶ TVBC policy E7 para 7.58 and WCS core policy 67

5.6 Infrastructure and Community

5.6.1 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.

5.6.2 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.

Policy IC1 Infrastructure
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.

5.6.3 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 a 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 (near village hall, school, pub and shop)

The highway infrastructure for the neighbourhood area is unsophisticated, consisting 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 pavements 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 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.

NPPF⁵⁷ gives strategic guidance for sustaining public transport. 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, train and bus services and traffic calming measures, which do not involve land use directly, are covered under Community Aspirations Section 7.

Policy IC2 Public Rights of Way

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. 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. Development proposals that would reduce public access to the countryside will not be supported.

Policy IC3 Parking

New development will be required to provide parking in accordance with the standards set out in the relevant Local Plan.

Infrastructure for electric charging is mandatory on site.

Development proposals that increase the number of access points and involve an increase in traffic generation 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.

⁵⁷ Chapter 9 paras 104 and 106

5.6.4 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 utilities covering energy supply; water management (Supply and drainage) and mobile and broadband communications.

The NPPF⁵⁸ states that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being.

The TVBC Local plan⁵⁹ and the Wiltshire Core Strategy⁶⁰, 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 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.

Policy IC4 Utilities and Services	
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, footpaths or cause harm to the Conservation Areas or Heritage sites.
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.

⁵⁸ Para 114

⁵⁹ Para 7.50

⁶⁰ Core Policies 41 and 42

5.6.5 Local Economy

Local employment (e.g. agriculture, farm machinery, fencing, tree surgery, livestock, and equine activities) is available in support of agriculture and woodland management. 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 and recreational 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 working from home and using the growing online retailing opportunities. Sustaining local employment is important⁶¹.

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.

5.6.6 Community Facilities

The NPPF⁶² 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 requirement⁶³.

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

⁶¹ See Objective IC7 (page 21)

⁶² Chapter 8 paras 92 and 93

⁶³ NPPF para 95

5.6.7 Community Assets and Activities

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. 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 listed building.

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 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 merit singling out because of possible direct planning implications:

- Pub (WT)
- Village Halls (WD and WT)
- Dining Hall (WT) – alongside WT village hall
- Community Shop
- Recreation Grounds
- West Dean Village Green

These assets are administered by or 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)⁶⁴ 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 IC5 Community Assets and Activities

- i. 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 significant harm to the integrity of an Asset of Community Value will not be supported, unless there is conclusive evidence that the retention of the Asset would not be viable.
- ii. 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 encourages and supports 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.

⁶⁴ 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 2021⁶⁵
 - 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 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 accompanied the Regulation 16 Consultation 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.

⁶⁵ The Regulation 16 documents referred to the 2019 version of the NPPF. This Plan refers, where appropriate, to the July 2021 version of the NPPF.

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 borough and county 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 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 Station. Ancillary to this, attention must be given to further provision of designated parking provision to serve railway users.

Community Project CP3⁶⁶

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 CP4⁶⁷

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.

⁶⁶ See Objective IC4 (page 21)

⁶⁷ See Objective IC5 (page 21)

- 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.
- 8.3** 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 monitor whether its policies are being effectively applied in the planning decision process.
- 8.4** 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).
- 8.5** The Parish Councils propose to complete 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.

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) Ancient Monuments and Archaeological Areas Act 1979
Ancient Woodland	'An area that has been wooded continuously since at least 1600 AD.' Annex 2: Glossary, National Planning Policy Framework, Department for Communities and Local Government, 2012
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: Glossary, National Planning Policy Framework, Department for Communities and Local Government, 2012
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.' Principles of Selection for Listing Buildings, DCMS, 2010
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.

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. Annex 2: Glossary, National Planning Policy Framework, Department for Communities and Local Government 2012 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.' p71, Conservation Principles, English Heritage, 2008 3. 'All operations designed to understand a property, know its history and meaning, ensure its material safeguard and, if required, its restoration and enhancement.' The Nara Document on Authenticity (ICOMOS 1994)
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' Planning (Listed Buildings and Conservation Areas) Act 1990
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.' ICOMOS Charter for the Interpretation and Presentation of Cultural Heritage Sites, ICOMOS, 2008
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.' Annex 2: Glossary, National Planning Policy Framework, Department of Communities & Local Government, 2012
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.' p71, Conservation Principles, English Heritage, 2008
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. Conservation Principles, English Heritage, 2008 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). Annex 2: Glossary, National Planning Policy Framework, Department for Communities and Local Government, 2012
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.' Annex 2: Glossary, National Planning Policy Framework, Department for Communities and Local Government, 2012
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.' p4 Principles of Selection for Listed Buildings, 2010, DCMS

Intermediate Home Ownership	Homes for sale provided at a cost below market levels. These can include 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) Planning (Listed Buildings and Conservation Areas) Act 1990</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.
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. National Planning Policy Framework, 2021
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. Natural Environment & Rural Communities Act 2006
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]

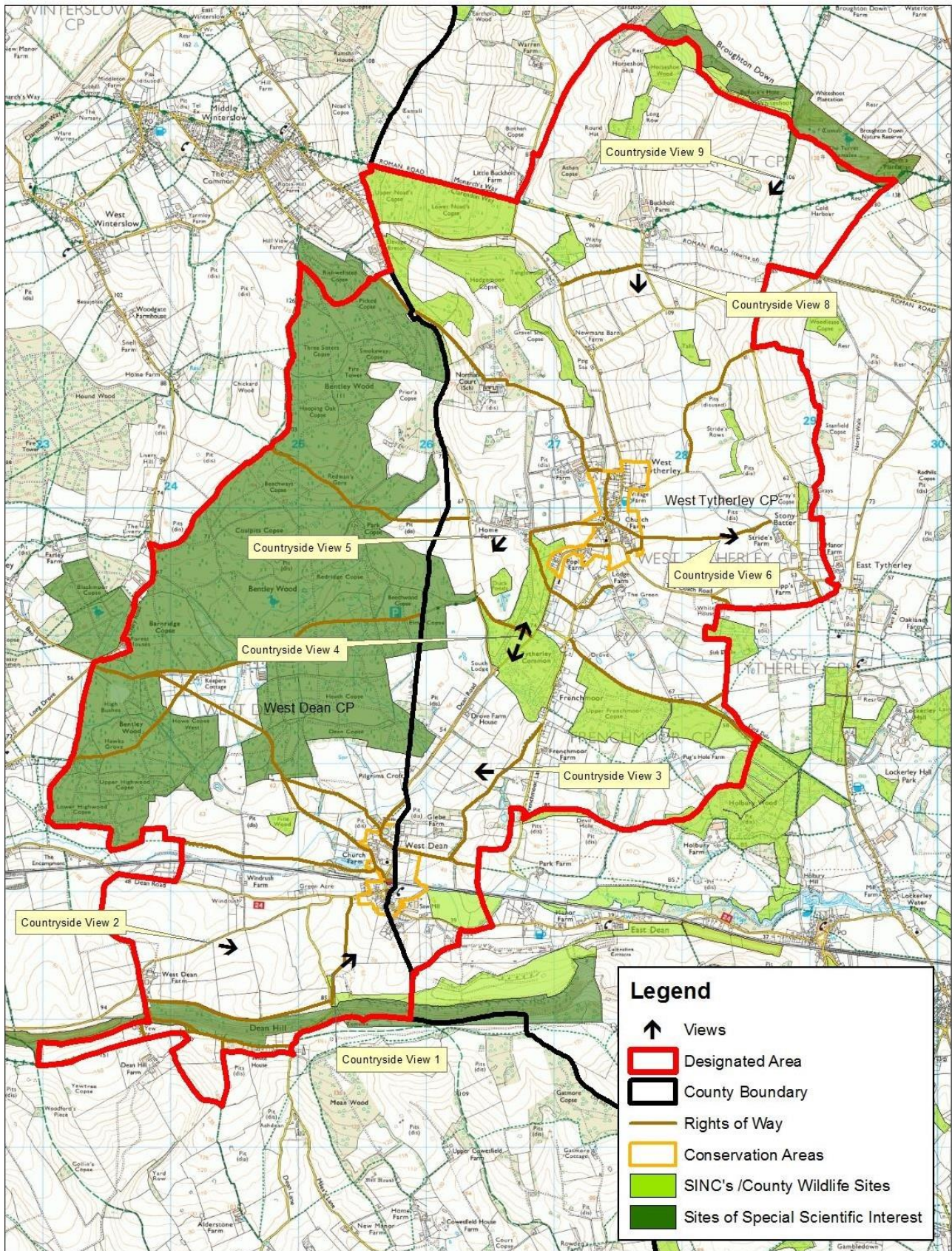
Site of Special Scientific Interest (SSSI)	A site designated by Natural England as an area of special interest by reason of any of its flora, fauna, geological or physiographical features. s28 Wildlife and Countryside Act 1981
Site of Nature Conservation Interest (SNCI), Site of Importance for Nature 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 Environment and Development: Our Common Future, 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

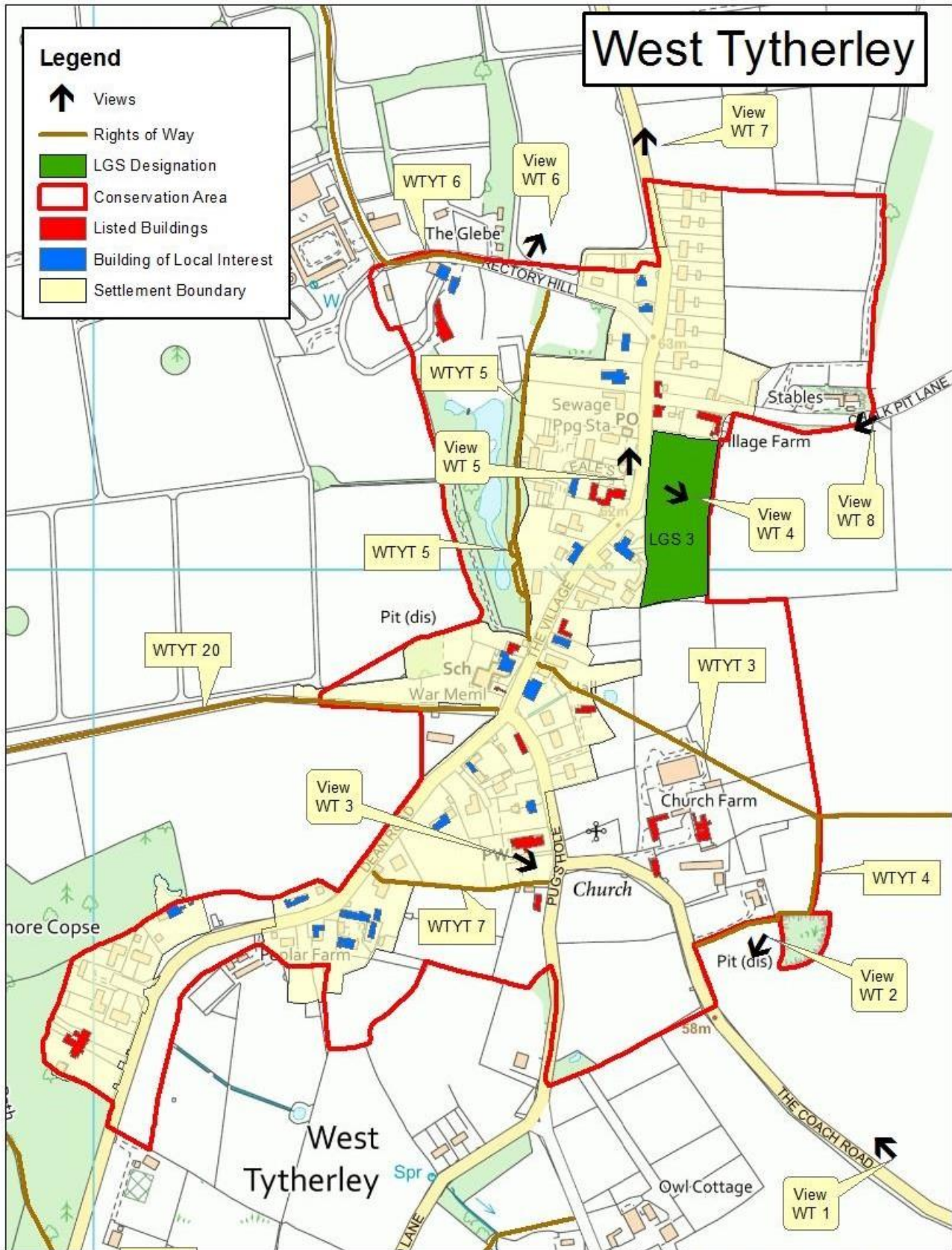


MAP A1

Not to Scale

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A2 West Tytherley Conservation Area

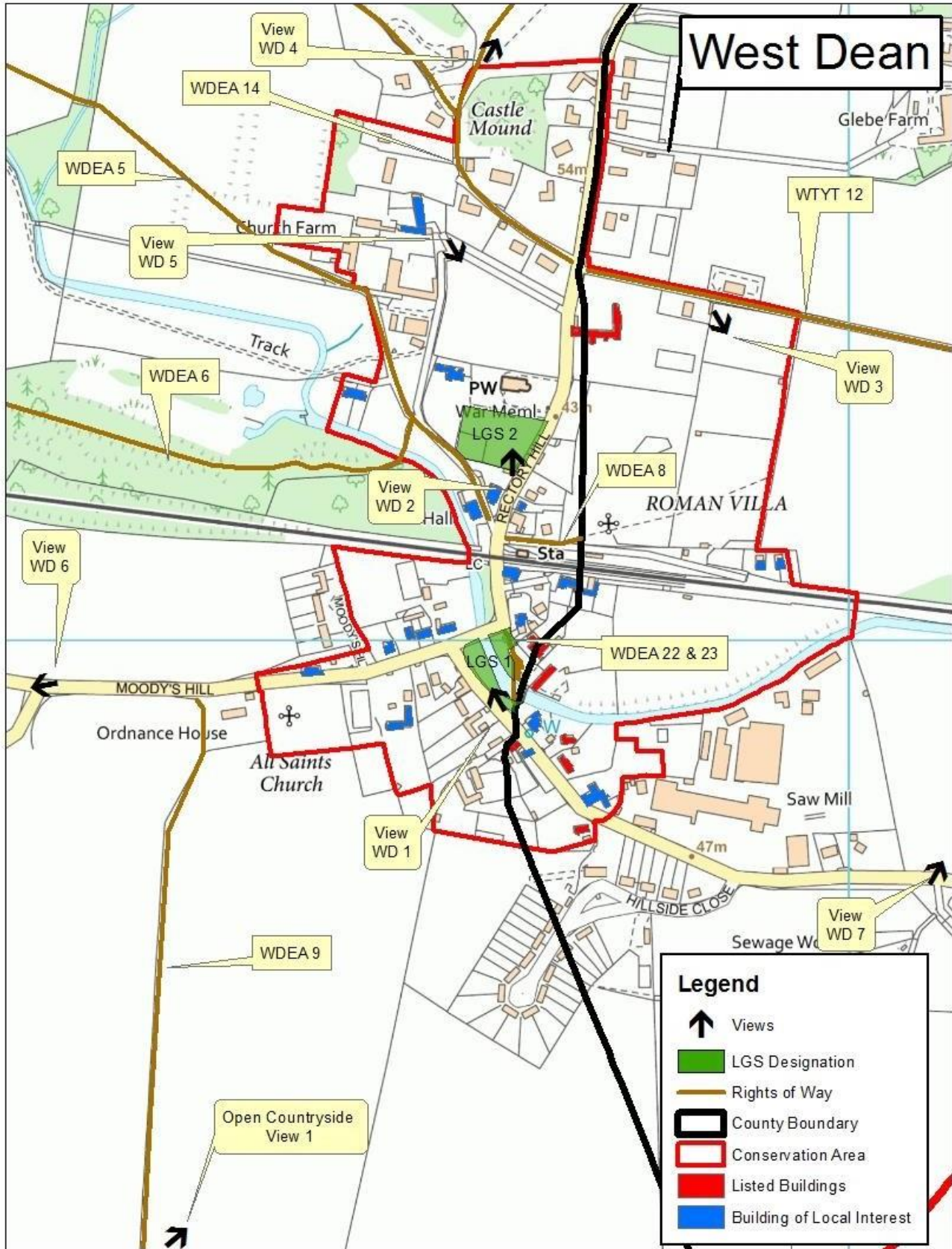


MAP A2

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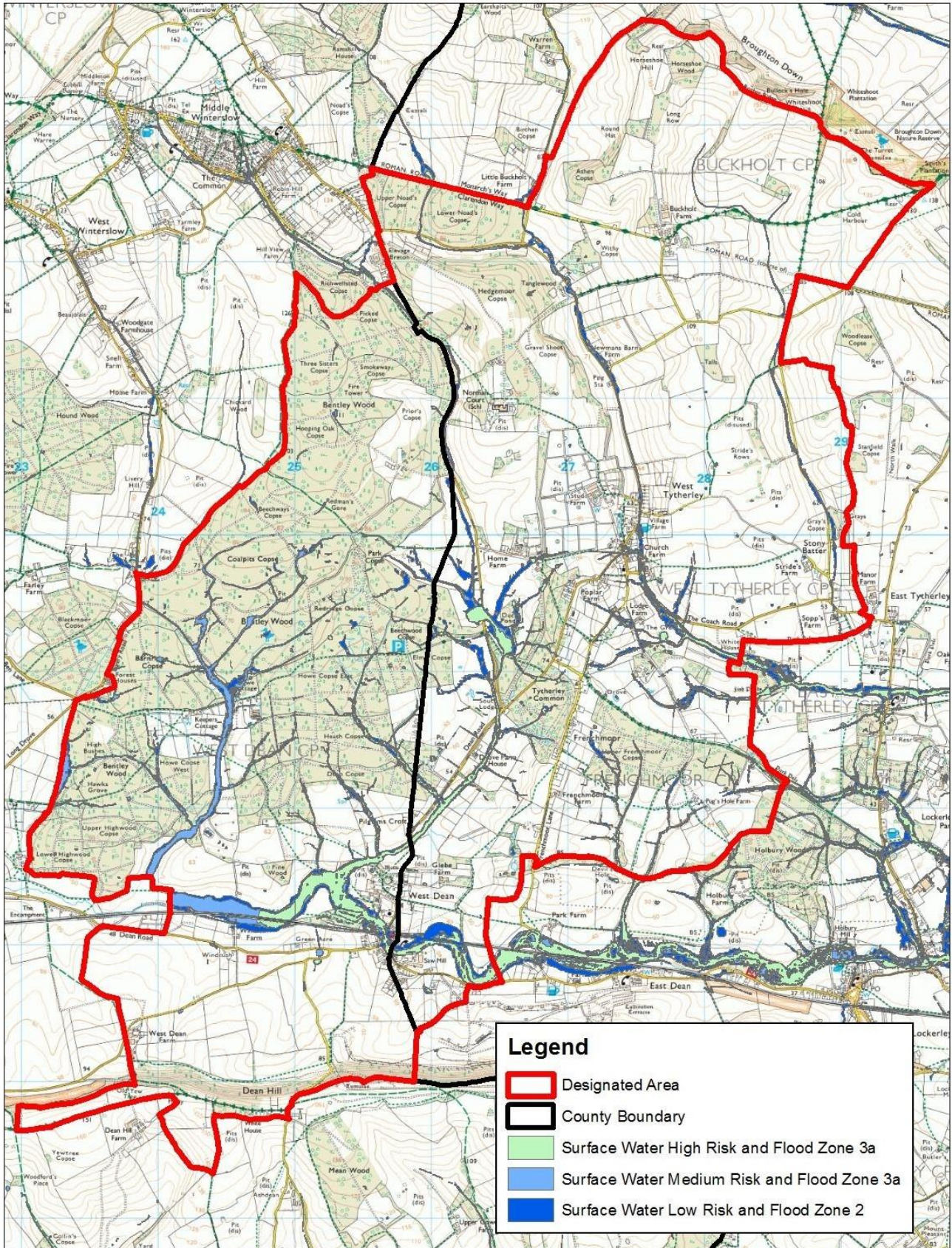
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A3 West Dean Conservation Area



MAP A3

A4 Blue Infrastructure including Flood Zones



MAP A4

Not to Scale

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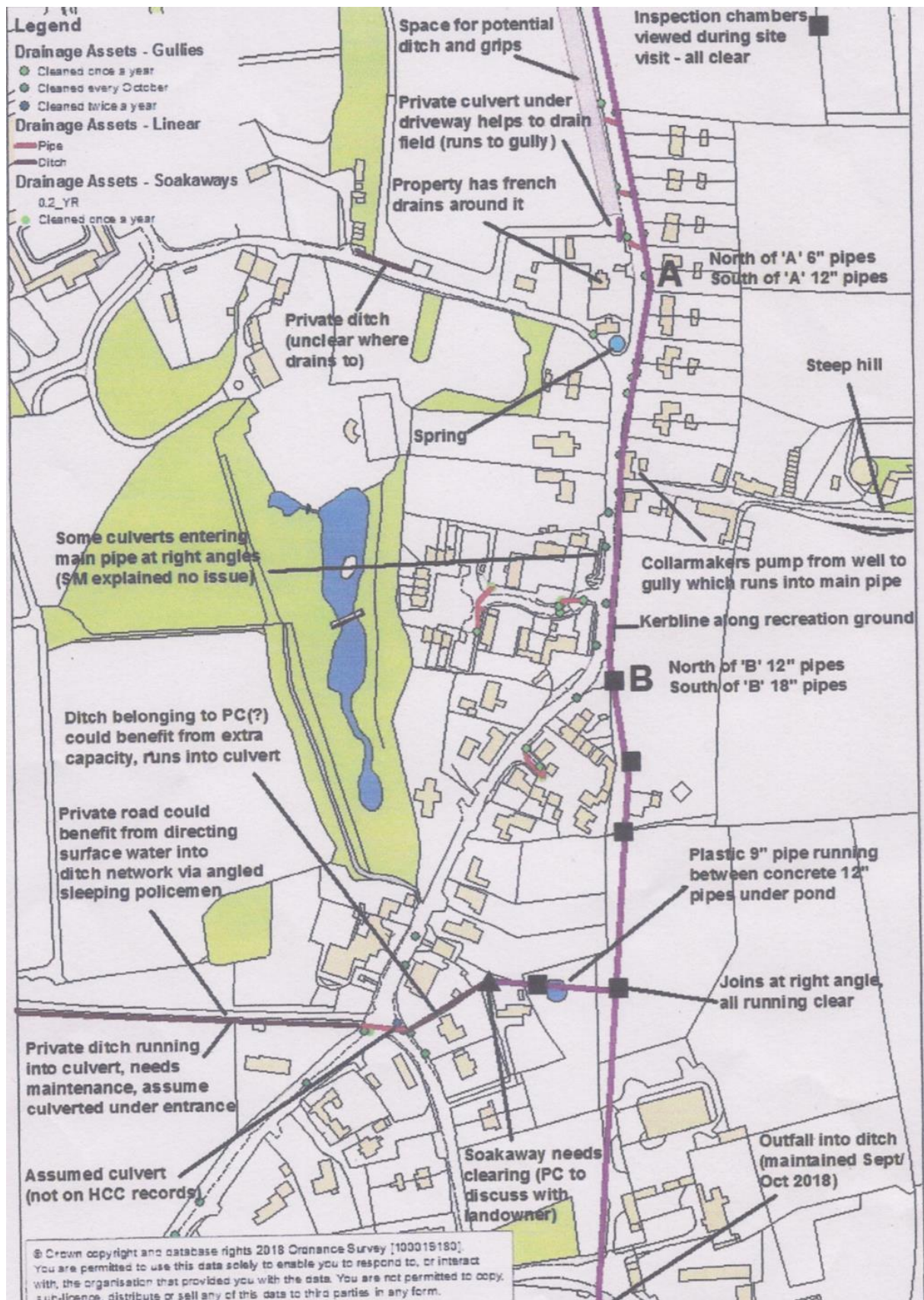
B. Maps and Table supporting specific policies

B1 Local Green Space 1: West Dean Village Green

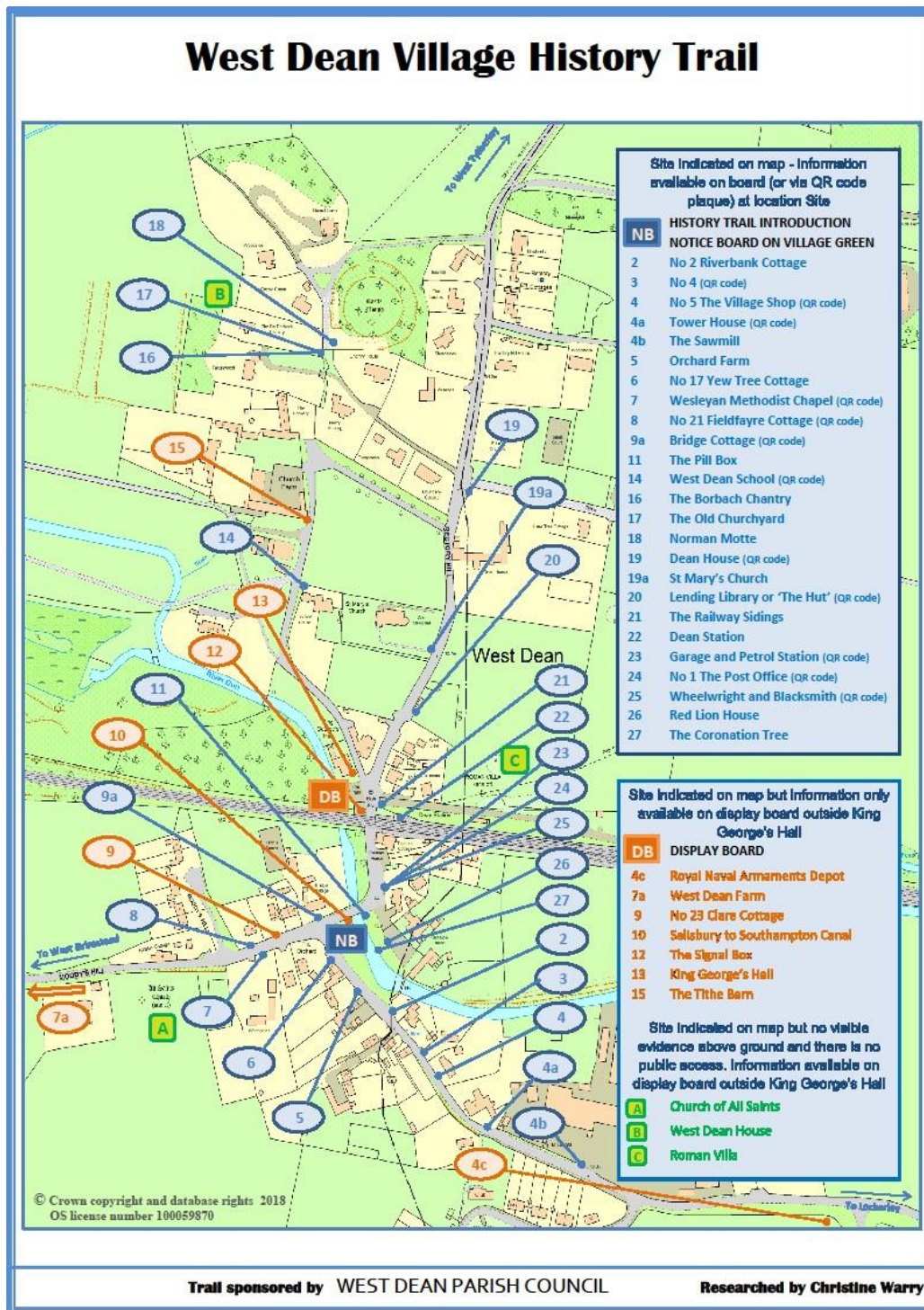


The Byway across the River Dun has not been in use for over 60 years but at the north end it remains a defining part of the footpath (across the footbridge) through the village green to the road. The river course has changed subtly and its banks are home to water voles.

B2 Drainage System: West Tytherley



B3 History Trail: West Dean



B4 Heritage Sites and Treasured Assets

Assets requiring protection fall into two main categories Heritage Sites (Designated) and Treasured Assets (including Non Designated Heritage sites). Heritage sites 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. Certain locally treasured assets while not designated heritage sites are protected because of their status (e.g. protected conservation sites such as SSSIs and CWSs, public rights of way, locally designated green spaces and buildings held in trust for public use such as the two village halls). Other treasured assets identified from surveys and public meetings (e.g. Community Shop and Open Views) are also identified. Reference to the two current Conservation Areas (CAs) is shown under Location.

Designated Assets

Site/Asset	Location	Status	NDP Policy
All Listed Buildings	Within the two CAs and throughout the Plan Area	Graded as per National Heritage List for England (NHLE)	EL2 and EL3
Black Horse Inn	West Tytherley CA	Grade 2 listed Public House	IC5. Registered as ACV no.48 TVBC
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 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 EL2 and national and Local planning
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 listed 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

Treasured Assets

Site / Asset	Location	Status	NDP Policy
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
C of E Primary School	West Tytherley CA	C of E and HCC plus Board of Governors	IC5. Sufficiently protected
School Dining Hall	West Tytherley CA	C of E with support linkage with the VH.	Sufficiently protected (ND)
Community Shop	West Tytherley	Test Valley BC: run by the community	IC5 Candidate for ACV but it must remain viable
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.
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 EL9
West Dean Recreation Ground	WD inside CA	Parish Council: TRUST DEEDS	GREEN SPACE designated EL9
West Dean Village Green	WD inside CA either side of the R Dun	Common Land with right of way. See Appendix B1	GREEN SPACE designated EL9
Bentley Wood	West Dean parish, west side of NDP area	Bentley Wood Trust; SSSI	EL4,5,6,7
Frenchmoor Copse	West Tytherley and Frenchmoor	Part of Bentley Wood Trust SSSI	EL 4,5,6,7.
Upper and Lower Noads Copse	North West Tytherley	Part of Bentley Wood SSSI	EL 4,5,6,7.
Brickworth Down and West Dean Hill	West Dean part of Dean Hill Park	SSSI	EL4,5,6,7
Fine Wood, Withy Copse and others	See Map A1 (light Green shading)	SINC and CWS Sites	EL4,5,6,7
Horseshoe Hill	Buckholt	SINC and CWS site	EL4,5,6,7
Norman Court Wooded Downs, Hedgemoor and Withy Copse	North of West Tytherley and eastern Buckholt	LCT 6 Enclosed Chalk and Clay woodland	EL4,5,6,7
Open Views	See separate photographs and maps	Identified in NDP with evidence base.	EL4 and Appendix D

C. Policy Evidence Table

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 (Chapter 16) 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 (WD); EL WG Study (6.3(i))
EL5 Trees and Hedgerows	<ul style="list-style-type: none"> NPPF policies for protecting trees and woodland 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 EL7 SSSI, CWS and SINCs EL8 Open Countryside Public Rights of Way	<ul style="list-style-type: none"> NPPF core principles in Chapter 15 for conserving and enhancing the natural environment. TVBCLP (Objective 10, Policy COM 11 & 12 and policy E2 and E5 and WCS 3.8) 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 and 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 and safe communities (paras 101–103) ▪ 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"> ▪ TVBCLP (Objective 12) ▪ NDP Character Appraisal 2018 ▪ Results from NDP survey and evidence from parishioners at Reg 14
EL11 Mottisfont Bat SAC EL12 New Forest Special Protection Area EL13 Solent and Southampton Water SPA Solent SAC	<ul style="list-style-type: none"> ▪ TVBC/WCC Strategic Environmental Assessment (SEA) and Habitats Regulations Assessments (HRA) screening in May to August 2021 ▪ Wording provided to the Examiner by TVBC/WCC in October 2021 ▪ Examiner included changes in December 2021
HD1 Community Led or supported Housing 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 ▪ Reg 14 consultation

Policy	Evidence for the Policy
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
HD6 Blue Infrastructure Flood Avoidance	<ul style="list-style-type: none"> ▪ NPPF paras 159 - 169 ▪ 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 Infrastructure	<ul style="list-style-type: none"> ▪ NPPF paras 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 and safe communities;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 paras 107,108 ▪ 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 Utilities and Services	<ul style="list-style-type: none"> ▪ 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
IC5 Community Assets and Activities	<ul style="list-style-type: none"> ▪ NPPF Chapter 8 ▪ TVBC and WCS policy for protection of community assets. ▪ NDP survey ▪ WG reports; Regulation 14 comment by parishioners ▪ TVBC Register of Assets of Community Vale (ACV) (Pub: No.48)

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



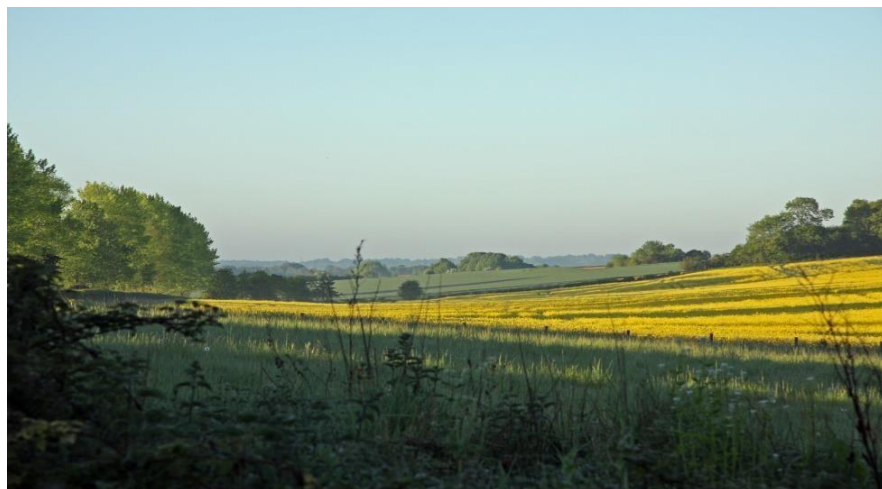
OC7: North East from Footpath 6 (crossing Norman Court Drive)



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 and north-west from the Chalk Pit Lane seat



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



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