

**West Dean & West Tytherley Neighbourhood Plan
Request for Screening Opinion for Strategic Environmental Assessment (SEA) and
Habitats Regulations Assessment (HRA)**

Introduction

This statement has been prepared by Test Valley Borough Council and Wiltshire Council (as responsible authorities) to determine whether or not a Strategic Environmental Assessment (SEA) and/or a Habitats Regulations Assessment are required for the draft West Dean & West Tytherley Neighbourhood Plan following the submission of a screening opinion.

The Regulations advise that where the responsible authority determines that the plan is unlikely to have significant environmental effects (and, accordingly, does not require an environmental assessment), it shall prepare a statement of its reasons for the determination. This statement fulfils that requirement.

Context

The preparation of a Neighbourhood Plan involves a series of stages as required by legislation before it can be 'made'. To be 'made', a Neighbourhood Plan must meet certain Basic Conditions. These include that the making of the plan *"does not breach, and is otherwise compatible with, EU obligations"*.

One of these obligations is Directive 2001/42/EC 'on the assessment of the effects of certain plans and programmes on the environment'. This is often referred to as the strategic environmental assessment (or SEA) Directive. The SEA Directive seeks *"to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes."* The SEA Directive is transposed into UK law through the Environmental Assessment of Plans and Programmes Regulations 2004 (the 'SEA Regulations') and it is these Regulations that the neighbourhood plan will need to be compatible with.

Another key obligation is Directive 92/43/EEC 'on the conservation of natural habitats and of wild fauna and flora', often referred to as the Habitats Directive. This has been translated into UK law via The Conservation of Habitats and Species Regulations 2017. Under the 'Habitats Regulations' an assessment referred to as an Appropriate Assessment must be undertaken if a Neighbourhood Plan is likely to have a significant effect on a European protected wildlife site.

Under both the SEA and Habitats Regulations it is the Council's role to advise whether further work is required once the first stage, a screening assessment, has been undertaken by the Parish Council on its Neighbourhood Plan.

Process

A screening report has been produced by West Dean & West Tytherley Parish Council (Annex A). This was submitted to the Councils on the 27th March 2018. The report concluded that a full SEA would not be required. In accordance with the regulations, Natural England, Historic England and the Environment Agency were consulted on the findings of the screening report. The consultation started on the 29th March for a five week period (deadline of 3rd May 2018). A summary of the responses received and the Council's response is outlined in Table A. Copies of the responses are included at Annex B.

Table A: Summary of Responses

Consultation body (date of response)	Consultation response (summary)	Test Valley BC & Wiltshire Council response
Environment Agency <i>6th April</i>	We note that the plan will not include any site allocations. We therefore consider that the Neighbourhood Plan would not have a significant environmental effect and as such would not require an SEA in relation to the issues in our remit.	Response noted
Natural England <i>26th April</i>	It is our advice, on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests are concerned (including but not limited to statutory designated sites, landscapes and protected species, geology and soils), there are unlikely to be significant environmental effects from the proposed plan. As the plan does not include any allocations for development we can confirm an HRA is not required	Response noted
Historic England <i>3rd May</i>	Confirm that, given: the stated expectation that the plan will not allocate sites for development; and the objectives to sustain, conserve or positively manage the area's heritage assets, of which there appears to be good awareness, we do not feel that there are likely to be significant environmental effects that would require Strategic Environmental Assessment. Reserve the right to request that the need for SEA is reviewed later in the plan development process if we feel that the plan has changed in its potential scope or effect.	Response noted

Conclusion

Having regard to the letter and associated documents submitted on behalf of the Parish Council (Annex A), the consultation responses from Natural England, Environment Agency and Historic England indicated that having regard to the matters within their remit, the proposed Neighbourhood Plan would not be likely to have significant environmental effects.

The Councils have had due regard to the statutory consultee responses and the criteria within Schedule 1 of the SEA Regulations in coming to a view on whether the proposed Neighbourhood Plan is likely to have significant environmental effects. Based on the summary of the proposed Neighbourhood Plan (as provided with the letter and documents),

it is the Council's opinion that the Plan would not be likely to have significant environmental effects. On this basis, a Strategic Environmental Assessment would not be required for the proposed West Dean and West Tytherley Neighbourhood Plan.

With regards to the Habitats Regulations and whether an Appropriate Assessment is required, the Councils concluded that the proposed Neighbourhood Plan is not likely to have a significant effect on European designations. This is supported by the response from Natural England.

This was confirmed to the Parish Council in a letter dated 16th May 2018 (see Annex C).



From The Chairman, West Dean and West Tytherley
Joint Neighbourhood Development Plan

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27th March 2018

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**SCREENING OPINION REQUEST: WEST DEAN & WEST TYTHERLEY NEIGHBOURHOOD DEVELOPMENT PLAN (NDP)
ASSESSMENT OF THE CONTRIBUTION OF THE NDP TO THE ACHIEVEMENT OF SUSTAINABLE DEVELOPMENT**

One of the basic conditions that a draft neighbourhood development plans (NDP's) must meet if they are to proceed to a referendum is that it needs to contribute to the achievement of sustainable development.

In order to demonstrate that a draft NDP contributes to sustainable development, sufficient and proportionate evidence should be presented on how the draft neighbourhood plan guides development to sustainable solutions.

There is no legal requirement for a neighbourhood plan to have a sustainability appraisal. However, it may be possible that environmental assessments in line with European obligations may be triggered.

During the production of a neighbourhood plan it is necessary for the plan maker (qualifying body) to provide sufficient information for the responsible authority (the local authority) to determine whether an environmental assessment is required. As such the West Dean and West Tytherley NDP Steering Group, on behalf of the two Parish Councils, would like to formally submit this report and attachments as a screening opinion request on whether an environmental assessment is required for this Plan.

For completeness we include a summary of the key aspects of the Plan below so that this decision can be best informed. This should be read in conjunction with the Vision and Objectives document (Attachment 1) which has been approved by both Parish Councils and the Neighbourhood (both parishes) Analysis document (Attachment 2).

Extent of the Area

This is a joint Plan as per the area designation and includes the parish boundaries of West Tytherley and West Dean, which means that it falls in part in Test Valley Borough Council and in part in Wiltshire Council. West Tytherley includes the former civil parish of Frenchmoor and later in the process will include also the former civil parish of Buckholt (currently being formally processed with the local authority). The area designation includes Frenchmoor but will have to be formally extended to include Buckholt when that process is formally concluded.

Baseline information

Housing

The NDP will not be allocating any housing or employment development sites. It will set a framework to ensure that any new housing and development is designed and built to a high quality and respects the existing character of the rural villages.

Biodiversity

The Plan seeks to conserve, and where possible enhance / restore and connect, habitats, species and/or sites of biodiversity interest ensuring that new development protects wild animal and plant life including habitats and appropriate movement corridors. Beyond the two conservation settlement areas of West Dean and West Tytherley well over one third of the entire area is defined as a SSSI or a SINIC.

Wellbeing

Promote safe places, encourage and promote healthy lifestyles for the local population in both settlements.

Flooding

Promote and encourage infrastructure improvements to help mitigate concerns about flooding and drainage issues.

Heritage

Conserve and enhance the historic environment in relation to buildings, landscapes and places of local cultural value.

Landscape, Heritage and Settlement Character

Preserve and enhance the character of the villages and their setting of a beautiful rural environment and ensure that the existing open countryside is maintained.

Intention of the Neighbourhood Development Plan

The NDP will not be allocating any housing or employment development sites. The Plan seeks to protect the Archaeological, Historical and Environmental Assets and enhance and maintain the exceptional rural, natural and built environment of the two villages.

The key aims of the NDP are to:

- Create local planning policies for West Dean and West Tytherley which development proposals will need to adhere to;
- Protect against inappropriate scale of development and to provide greater guidance on how the villages should be developed in the future;
- Conserve and enhance the built and historic environment;
- Bring forward action on facilities and improvements, which are needed by the villages and
- Create sustainable communities.

Signed:

Alan Bannister

Chairman West Dean & West Tytherley NDP SG

On behalf of the two Parish Councils (West Dean and West Tytherley)

Attachments:

1. **West Dean and West Tytherley Vision and Objectives version 1A dated 26 Nov 2017**
2. **Neighbourhood Analysis Study Document**



WEST DEAN AND WEST TYTHERLEY
NEIGHBOURHOOD DEVELOPMENT PLAN
VISION AND OBJECTIVES

Agreed in principle by
West Dean and West Tytherley Parish Councils
1 November 2017

Introduction [1]

**Vision of the West Dean and West Tytherley
Neighbourhood Development Plan** [2]

**Objectives for the West Dean and West Tytherley
Neighbourhood Development Plan under themes:** [3]

- a. Environment and Landscape**
- b. Transport, Facilities and Services**
- c. Planning and Development**

1. Introduction

The West Dean and West Tytherley joint Neighbourhood Development Plan (NDP) Steering Group (SG), 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 are to:

- Create local planning policies for West Dean and West Tytherley which development proposals will need to adhere to;
- Protect against inappropriate scale of development and to provide greater guidance on how the villages should be developed in the future;
- Conserve and enhance the built and historic environment;
- Bring forward action on facilities and improvements, which are needed by the villages and
- Create sustainable communities.

Analysis of the neighbourhood wide survey and community engagement (fetes, public meetings, annual parish assemblies and Vision Meeting) in 2016 and 2017 is the basis for the issues identified.

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 as a sound basis for proceeding with the NDP.

2. Vision of the West Dean and West Tytherley Neighbourhood Development Plan (NDP)

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 is:

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.

3. Objectives for the West Dean and West Tytherley Neighbourhood Development Plan

The Vision above is an important statement of what West Dean and West Tytherley parishes aspire to overall but more specific objectives are needed to deliver this.

The objectives provide a framework to deliver development and other changes that conserve and enhance the sustainability of West Dean and West Tytherley, 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. They also accept and welcome change that will enable the community to grow in a measured but sustainable way. A number of objectives which seek to address the issues identified have been grouped into themes (which align to the survey sections and the three individual working groups). They will be used to develop the policies that form the basis of the Plan. Some objectives may appear in more than one section.

OBJECTIVES (not in priority order) under each theme are proposed as follows:

3a. Environment and Landscape: Objectives

1. Preserve and enhance the character of the villages and their setting of a beautiful rural environment and ensure that the existing open countryside is maintained.
2. Conserve and enhance the historic environment in relation to buildings, landscapes and places of local cultural value.
3. Protect our existing conservation areas as well as the green and woodland spaces across the entire NDP area.
4. Conserve and enhance any sites of archaeological significance, sensitive ecology and landscape designation.
5. Conserve and protect our distinctive landscape which contributes to a sense of place and community, including natural features such as hedges, ditches, verges and trees.
6. Conserve and enhance the environment, ecosystem and biodiversity, ensuring that new development protects wild animal and plant life including habitats and appropriate movement corridors.
7. Improve the safety and quality of footpaths and bridleways.
8. Protect the natural rural views into and out of the villages.

3b. Transport, Facilities and Services: Objectives

1. Protect and improve train services which stop at Dean Station.
2. Provide community transport and/or improve and maintain a good bus service.
3. Undertake a programme of traffic calming and management both generally and specifically, to reduce the traffic speed in the villages.
4. Improve and maintain the footpaths in and between the villages.
5. Maintain the walkways and paths and ensure they are suitable and safe for everyone.
6. Seek and support continuous improvements in the provision of high-speed broadband and communications infrastructure for homes and businesses, providing that the siting and appearance of the proposed apparatus seek to minimise impact on the visual amenity, character or appearance of the surrounding area.
7. Ensure that the village benefits from sufficient utilities and services including reliable electricity and clean water.
8. Retain and maintain the local primary school (WT) and support wider education facilities.
9. Promote and encourage infrastructure improvements to help mitigate concerns about flooding and drainage issues.
10. Consider development opportunities and business premises to provide further employment within the village while safeguarding existing employment provision for the community.
11. Promote and support community activities in both settlements, including retaining the existing local pub and shop in West Tytherley.
12. Provide adequate appropriate car parking and access at Dean Station and also close to the village hall/school in West Tytherley.
13. Maintain the existing recreation grounds and promote new facilities where required or suitably sited.
14. Ensure that all financial contributions received by the Parish Council from developments (S106 and/or CIL) are used on projects and initiatives that meet the identified needs of the community.

3c. Planning and Development: Objectives

1. Provide a modest mix of housing types that sustains the current need and meets the future need of the community.
2. Identify the characteristics of infill development and minimise the impact on immediate neighbours.
3. Ensure that any new housing and development is designed and built to a high quality and respects the existing character of the rural villages.
4. Identify specific considerations for any new housing such as energy efficiency, affordability and other social housing needs.
5. Maintain and enhance the wooded and rural character of the village by encouraging the integration of soft landscaping in new developments.
6. Protect and enhance our listed buildings and heritage assets.
7. Protect agricultural, equestrian and other Greenfield areas.
8. Ensure any new housing and development (multiple) is community led and sympathetic to the conservation areas and their setting.
9. Determine the policy on the use of garden or adjacent land within an existing house boundary for the construction of additional dwelling or business building(s).
10. Protect our dark skies and minimise light pollution. Noise pollution from individual premises must be kept to an acceptable level.

Further changes in national policies may impact on Local Plans. Currently neither of the two Local authorities is planning on building on allocated sites in our area. There has been a recent Test Valley Borough Council update to the Strategic Housing & Economic Land Availability Assessment (SHELAA) but while noting any sites listed within the NDP area they will not be identified in the NDP. Nevertheless we must define the future need(s) for the community more precisely to satisfy our vision of a thriving and sustainability future for all generations. TVBC in their Local Plan classify WT parish as a 'Rural Village' within which the following development is acceptable:

- Windfalls
- Rural Affordable Housing sites
- Replacement buildings (within guidelines)
- Community Led Development
- Small business uses
- Re-use of Buildings (within guidelines)



WEST DEAN & WEST TYTHERLEY

JOINT NEIGHBOURHOOD DEVELOPMENT PLAN

NEIGHBOURHOOD ANALYSIS STUDY

West Dean and West Tytherley

Neighbourhood Development Plan

March 2018

‘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.’ (Our Vision)



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1.0 Introduction

- 1.0 The West Dean and West Tytherley Neighbourhood Development Plan (WDWTNDP) is being prepared in accordance with the Neighbourhood Planning Regulations 2012, the Planning & Compulsory Purchase Act 2004 and the European Directive on Strategic Environmental Assessment 2004. This Plan is a joint Plan which covers the neighbourhood area of West Dean and West Tytherley and falls within the Planning responsibility for two Local Councils namely Wiltshire District Council and Test Valley Borough Council.
- 1.1 Neighbourhood planning provides communities with the power to establish their own policies to shape future development in and around where they live and work. *“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need”* (Paragraph 183, National Planning Policy Framework)
- 1.2 The purpose of this report is to summarise the character of the parish and the context within which the WDWTNDP will be prepared and to establish the baseline data of the Strategic Environmental Assessment (SEA), by which the Plan will be assessed and refined.
- 1.3 There already exists a great deal of published data for the parish and this document aims to bring together the relevant data for developing the plan. In order to effect real change, it is essential that the Plan is backed up with evidence and extensive community engagement.
- 1.4 The data contained in this document is intended to help with discussing issues like:
 - Where are we now?
 - What change has taken place?
 - What changes would we like to see in the future and hence throughout the plan period?
- 1.5 The Neighbourhood Plan area has been designated and follows the parish boundary. **See Figure 1** below.

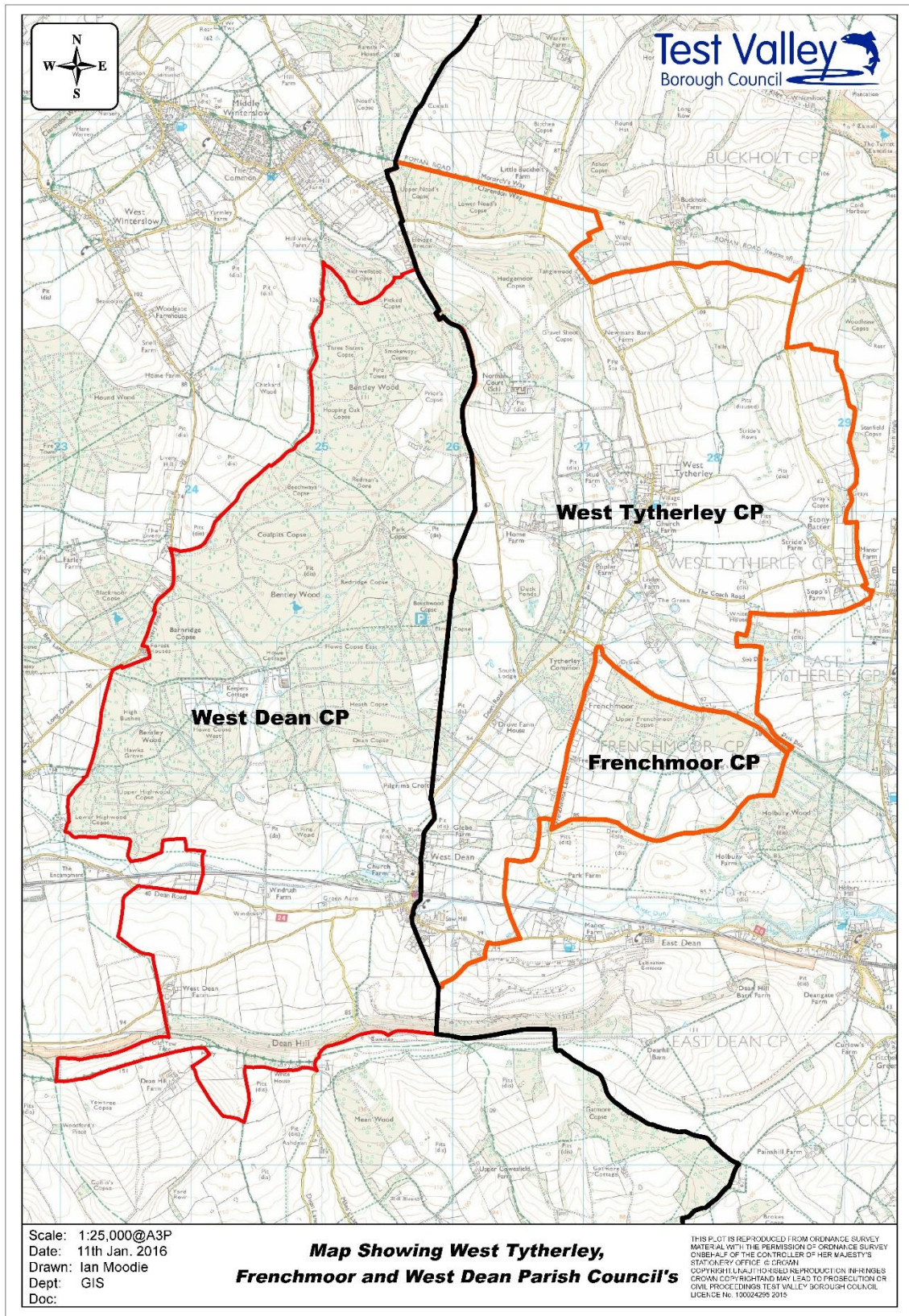


FIGURE 1: AREA DESIGNATION

2.0 Spatial Characteristics of the Neighbourhood

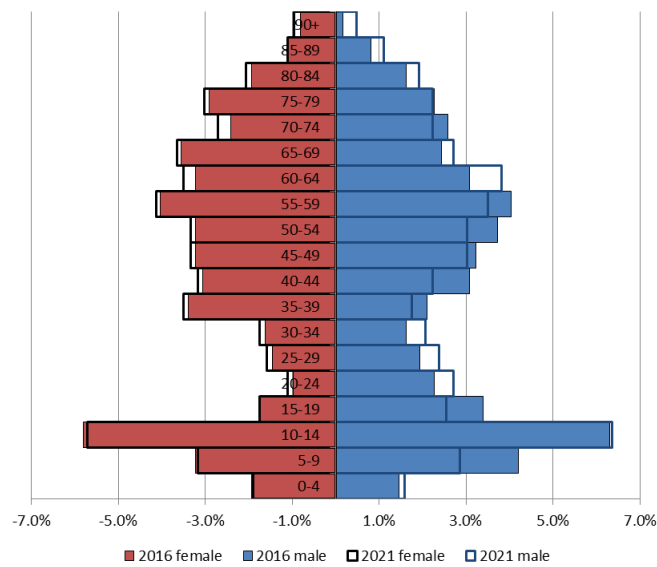
- 2.0.1 Straddling the county boundaries of Wiltshire and Hampshire, the neighbourhood area comprises the two parishes of West Dean and West Tytherley. The two village settlements are surrounded by almost exclusively agricultural land and woodland including Special sites of Scientific Interest (SSSIs). The area, including the settlements, is linked historically with earlier estates (last of which was the Norman Court Estate).
- 2.0.2 West Dean is an ancient rural village, seven miles from Salisbury and the same distance from Romsey. Situated in a broad valley of the River Dun, the village developed below the chalk escarpment of Dean Hill, with the predominant chalk bedrock of the area giving rise to well drained turf, woodland vegetation and arable fields bordered with hedgerows and wooded outcrops.
- 2.0.3 West Tytherley, also an ancient village, lies two miles north of West Dean. The northern part including Stony Batter (flint and chalk), lies on chalk whereas the southern part and Frenchmoor are on clay. Although there is no visible waterway in West Tytherley, flooding has taken place in the lower parts of the village due to rising ground water.
- 2.0.4 Well over a third of the area comprises Bentley Wood (around 1800 acres) held in trust and a nationally important nature reserve. Fields around both villages are mainly arable and grazing, with more sheep than cattle in the West Tytherley and Stony Batter area. There are an increasing number of fields in equestrian use including a stud in West Tytherley. The woods tend to be birch and beech to the north and oak and ash to the south interspersed in part with coniferous trees.

2.1 Population

West Tytherley and Frenchmoor

- 2.1.1 The estimated 2016 population of West Tytherley and Frenchmoor parishes is 619. This is expected to rise by 2021 to 629 (an increase of 1.6%). West Tytherley and Frenchmoor's resident population is 50.2% female and 49.8% male.
- 2.1.2 Young people (0-19) currently make up 29.8% of West Tytherley and Frenchmoor's population; this is expected to fall to 28.1% by 2021.
- 2.1.3 Young adults (20-39) currently make up 16.3% of the parishes' population; this is expected to rise slightly to 16.4% by 2021.
- 2.1.4 Middle aged residents (40-64) currently account for 36.0% of West Tytherley and Frenchmoor's population; this is expected to fall to 35.0% by 2021.
- 2.1.5 Those aged 65 and over make up 24.0% of the parishes' population; this is expected to rise to 26.6 % by 2021.
- 2.1.6 Those aged 85 and over currently represent 3.1% of the population; this is expected to rise to 4.5% by 2021.

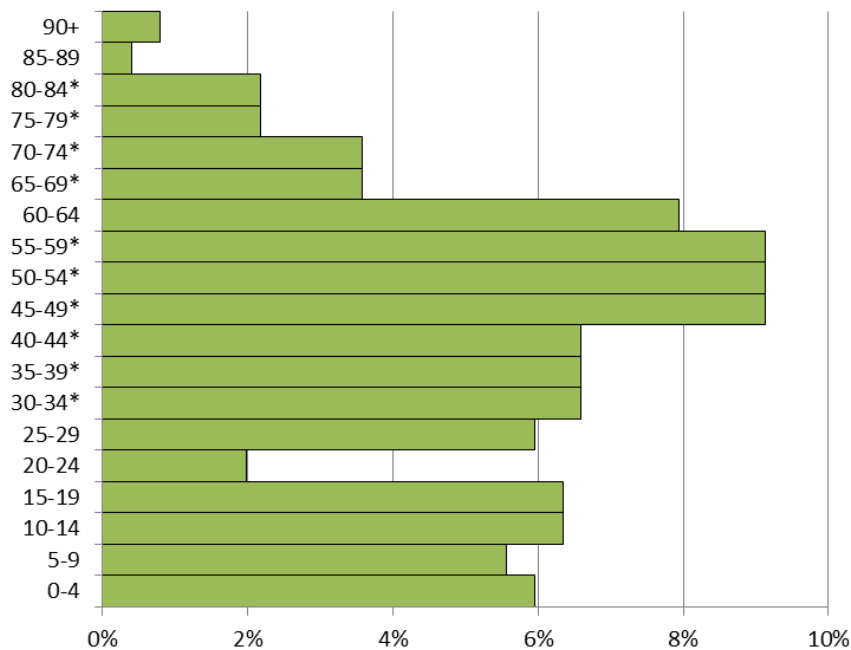
Age of West Tytherley and Frenchmoor population



West Dean

- 2.1.7 At the 2011 Census, the population of the Wiltshire parish of West Dean was 252. In 2011, young people (0-19) made up 24.2% of West Dean's population.
- 2.1.8 Young adults and middle aged residents (20-64) made up 63.1% of the parish's population.
- 2.1.9 Those aged 65 and over made up 12.7% of the population. Those aged 85 and over represented 1.2% of the population.

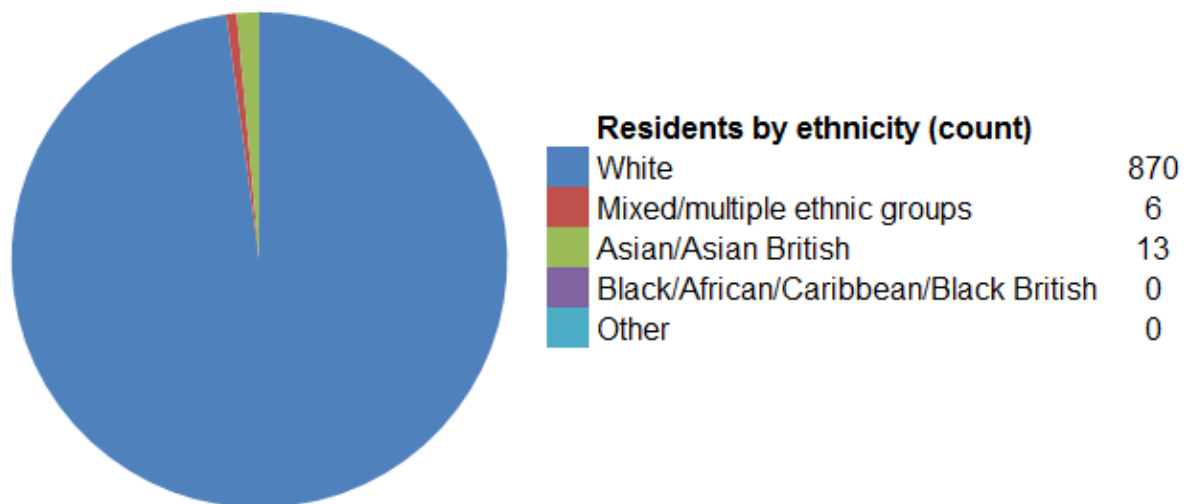
Age of West Dean population



*These values are estimates based on the averages of wider age ranges.

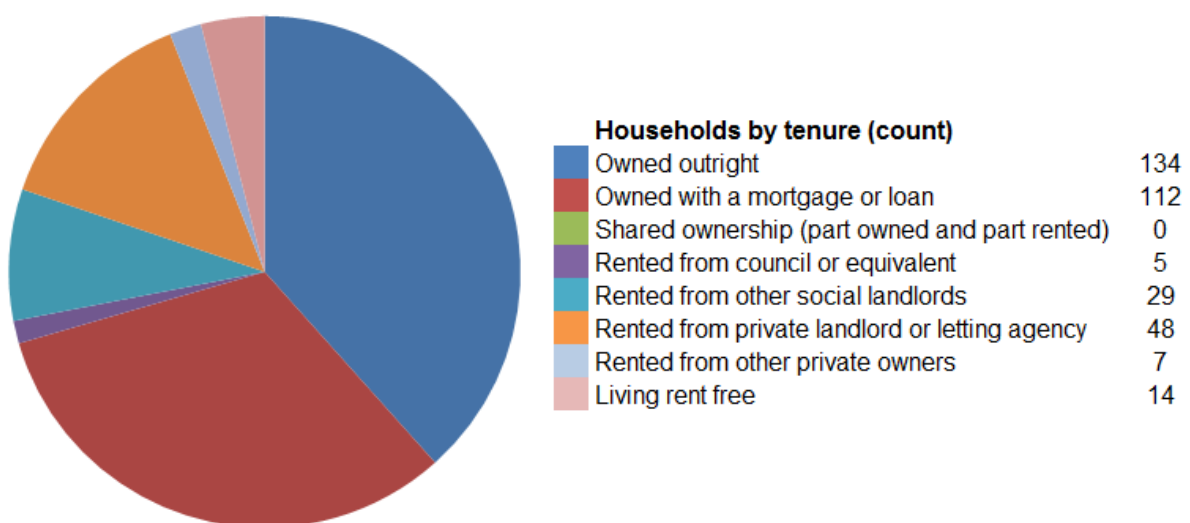
2.2 Ethnicity

- 2.2.1 The largest ethnic group in West Dean and West Tytherley is “White” at 97.9% of the parishes’ population. That compares with a figure of 95.9% for Test Valley as a whole and 95.0% for Hampshire, and 96.6% for Wiltshire. The second largest ethnic group (2.0%) is “Asian/Asian British”. That compares with 2.0% for Test Valley as a whole and 2.7% for Hampshire, and 1.3% for Wiltshire.



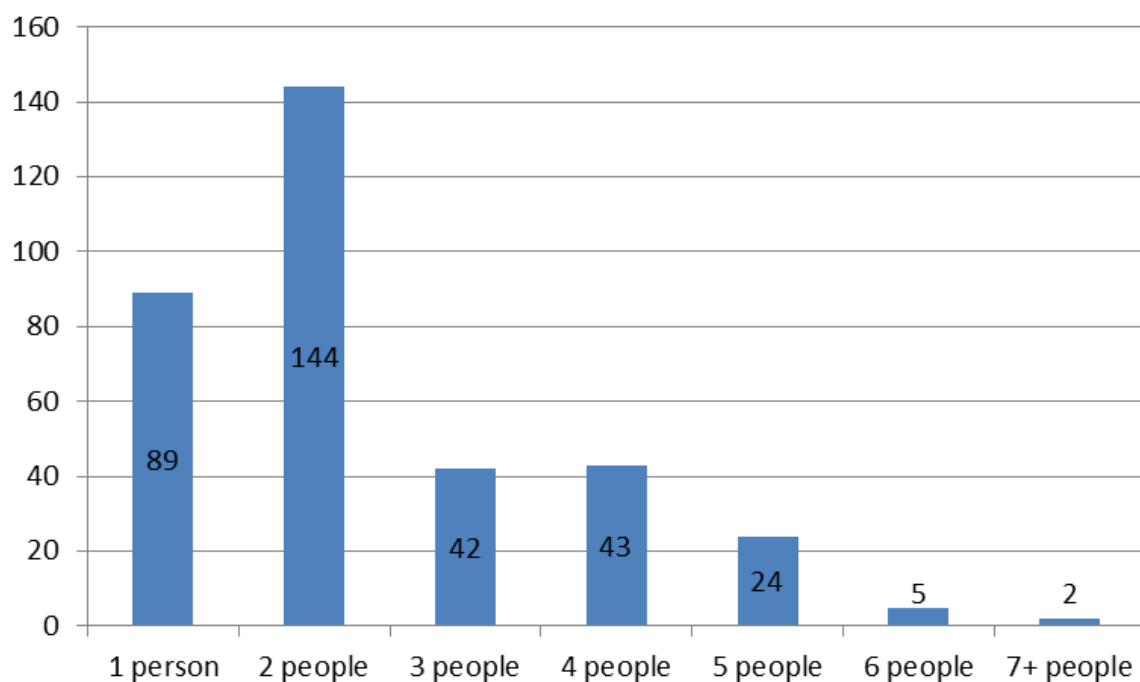
2.3 Households

- 2.3.1 West Tytherley parish has **245 households**, and West Dean has **104 households**. Together, the parishes have **349 households**. The household split by tenure is shown below (tenure refers to the financial arrangements under which a home is occupied).



- 2.3.2 The majority of properties across the two parishes (70.5%) are **owned by those who live in them**. This is slightly higher than the Test Valley average of 70.4% and higher than the Wiltshire average (67.5%).
- 2.3.3 15.8% of West Dean and West Tytherley households are **privately rented**, and 9.7% are **socially rented**. 12.9% of Test Valley properties are privately rented and 14.4% are socially rented. In Wiltshire, 15.4% of properties are privately rented, and 14.7% are socially rented.

Households by number of residents



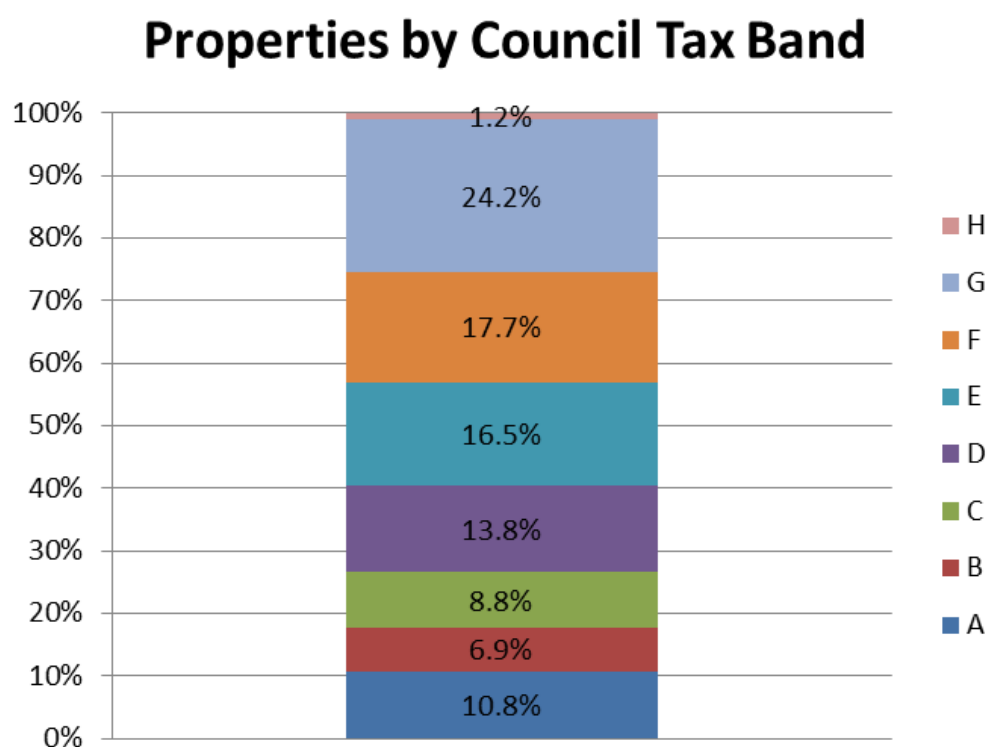
- 2.3.4 41.3% of West Tytherley and West Dean's households are occupied by two people, and 25.5% by one person. 33.2% of the parishes' households are occupied by more than two people
- 2.4 West Dean and West Tytherley has 37 households with **dependent children aged 0 to 4**. That represents 10.6% of the parishes' households.
- 2.5 93 households in West Dean and West Tytherley have **dependent children of all ages**. That represents 26.6% of the parishes' households.

2.4 House prices

- 2.4.1 According to Zoopla, the average house price in West Tytherley (as of April 2016) is **£801,968**. This has increased by 21.2% in the last five years.
- 2.4.2 It is estimated that **39.4% of households in central rural Test Valley cannot afford to buy a private property**. The central rural area includes the wards of Dun Valley, Blackwater, Broughton and Stockbridge, and Kings Somborne and Michelmersh.
- 2.4.3 According to Zoopla, the average house price in West Dean (as of April 2016) is **£487,317**. This has increased by 22.5% in the last five years.

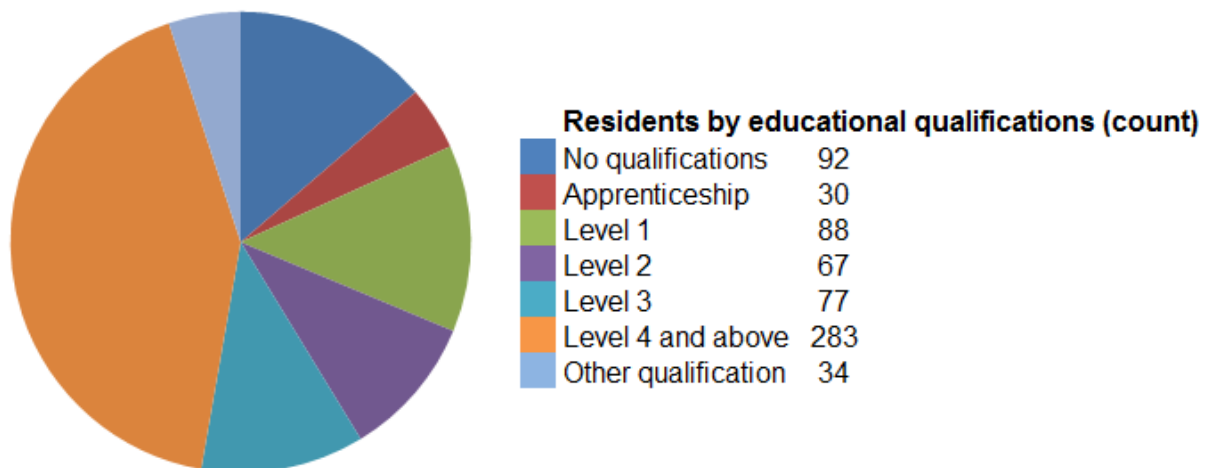
2.5 Council Tax Bands

- 2.5.1 17.7% of West Tytherley and Frenchmoor properties are at the **lower** end of the property market (Bands A and B). This compares to 22.2% for Test Valley as a whole.
- 2.5.2 39.1 % of the parish's properties are in the **middle** range of the property market (Bands C to E). This compares to 60.8% across the whole borough.
- 2.5.3 43.1% of West Tytherley and Frenchmoor's properties are at the **higher** end of the property market (Bands F to H). This compares to 17.1% of all Test Valley properties.



2.6 Education

- 2.6.1 42.2% of West Tytherley and West Dean's residents have achieved **level 4 qualifications** and above, compared to 30.5% in Test Valley and 29.5% in Wiltshire. 13.7% of West Tytherley and West Dean's residents have **no qualifications**, compared to 18.4% in Test Valley and 18.6% in Wiltshire.



No qualifications	No academic or professional qualifications.
Level 1	1+O level passes, 1+CSE/GCSE any grades, NVQ level 1, Basic/Essential skills, NVQ Level 1.
Level 2	5+O level passes, 5+GCSEs (grades A*-C), 1 A level, 2-3 AS levels, City and Guilds Craft, NVQ level 2.
Level 3	2+A levels, Higher School Certificate, NVQ level 3, City and Guilds Advanced Craft, BTEC National.
Level 4/5	Degree (e.g. BA, BSc) higher degree (e.g. MA, PhD, PGCE), NVQ levels 4 and 5, qualified teacher, nurse or accountant status, BTEC Higher.
Other qualification	Level unknown, vocational/work-related qualifications, foreign qualifications.

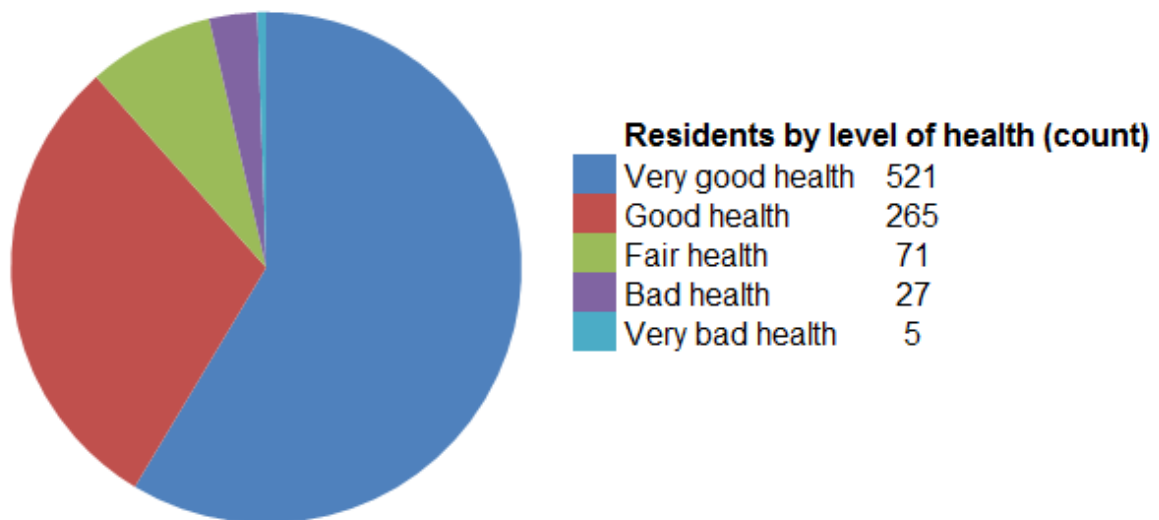
2.7 Employment

- 2.7.1 71.9% of West Tytherley and West Dean's residents aged 16-74 are **economically active**, compared to 73.4% of Test Valley residents and 73.9% of Wiltshire residents. This includes people in full, part and self-employment, those who are actively seeking a job, and full-time students.

- 2.7.2 The remaining 28.1% of residents aged 16-74 are **economically inactive**, compared to 26.6% of Test Valley and 26.1% of Wiltshire residents. This includes people who are retired, long-term sick or disabled, or who look after the home and family.

2.8 Health

- 2.8.1 West Dean and West Tytherley have 27 (3.0%) residents that report being in **bad health** and 5 (0.6%) residents that report being in **very bad health**.



3.0 Neighbourhood concerns and needs

3.1 Summary of NDP Survey

[These results (themes) are grouped under the heading of the three working groups.]

3.1.1 ENVIRONMENT AND LANDSCAPE

- The present rural and peaceful nature of our area should be largely maintained.
- Conservation in greenfield and woodland areas should not be compromised.
- Concern about inappropriate development avoiding urbanisation.
- Maintain the conservation area around the two settlements.
- Preserve the heritage assets and those that make a positive contribution to the community.
- Protect the agricultural and equestrian usage.
- Minimise unsympathetic change.

3.1.2 TRANSPORT, FACILITIES AND SERVICES

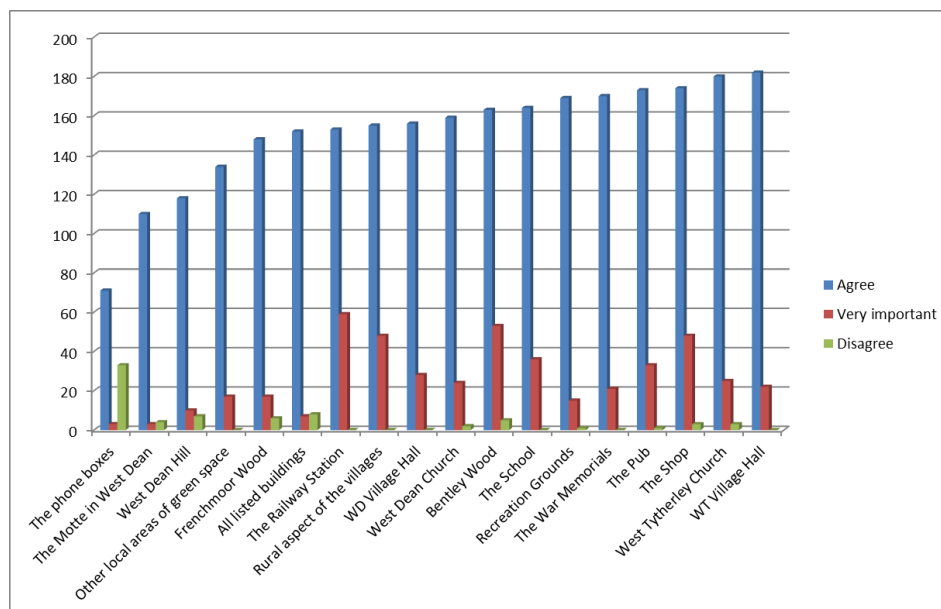
- Poor broadband and patchy mobile phone (4G) coverage.
- Concern over increase in traffic and inadequate parking in certain areas. (see para. 3.7.5 below)
- Good train service (WD) but poor public transport. (Consider community led transport.)
- Promote/protect safe pedestrian and cycling routes (including footpaths.)
- Promote/protect recreation facilities.
- Maintain school and community shop.
- Concern over inadequate sewage and drainage in the settlements (flooding protection.)

3.1.3 PLANNING AND DEVELOPMENT

- Need to ensure sustainable development is achievable.
- And development should be community led and of a modest scale.
- Rural affordable (needs defining) dwellings favoured.
- Meaningful number of properties for the young and elderly.
- Small business use acceptable.
- Need to identify the acceptable features of replacement buildings and infilling.
- Acknowledge that in WT the community led Church Farm development has been approved.
- Any development has to meet the local rules for safe access.

3.2 Heritage

- 3.2.1 The present settlements are of at least medieval origin as shown by the motte castle in West Dean, a scheduled monument, and the former now demolished church, and in West Tytherley again by a now demolished early church and some remaining houses. Both villages were self-supporting small rural communities distant from towns, religious houses, through routes and navigable water. The key institutions would have been the Manors, the Estates and the Churches. This pattern persisted from the beginnings of their recorded history through to the early 19th century when the existing landowners were supplanted by the Baring family. Their great wealth was based on banking and mercantile activity and were thus not dependent on the land for their status or income.
- 3.2.2 For most of history the details known about the villages are almost exclusively of landownership and the church. The principal evidence of the inhabitants of the villages resides in the surviving historic houses, the earliest of which is Church Farmhouse, West Tytherley the earliest parts of which date to c.1300. West Tytherley also has other houses dating from the 16th century onwards. Dean House in West Dean dates from the 17th century, the other early houses in the village are from the 18th century onwards.



- 3.2.3 The features include landscape features and most of the built features are also heritage assets. What is clear from the strong support for protection of these features is that most of them are highly valued by people across the NDP area and not just by those in the village where they are located.
- 3.2.4 Features with a symbolic importance like the war memorials and the parish churches are strongly supported. Bentley Wood which is such an extensive feature and is also accessible is supported by over 80% of respondents.
- 3.2.5 Many of the features combine functional uses and are also heritage assets like the village halls, the pub, the railway station and the school. These are supported by between 69% and 79% of respondents. Those features that do not have community functional uses are less strongly supported with West Dean Motte having 42% support and Listed Buildings 59% support.

3.3 Flood Risk

- 3.3.1 There is a defined Flood Plain in both settlements albeit only West Dean has an identifiable watercourse (River Dun and its tributaries). The flood risk in West Tytherley may be less self-evident than in West Dean but arises because of a concentration of springs that erupt during periods when the land becomes saturated rather than the River Dun. Regarding the latter there were serious floods in 2013 which caused the river to rise well above the boundary identified in the flood plain map. These caused extensive flooding in the middle of the village to the extent that some people had to be moved out for more than 6 months. At the same time in 2013 there were floods in West Tytherley due to rising ground water although not as serious as in West Dean.

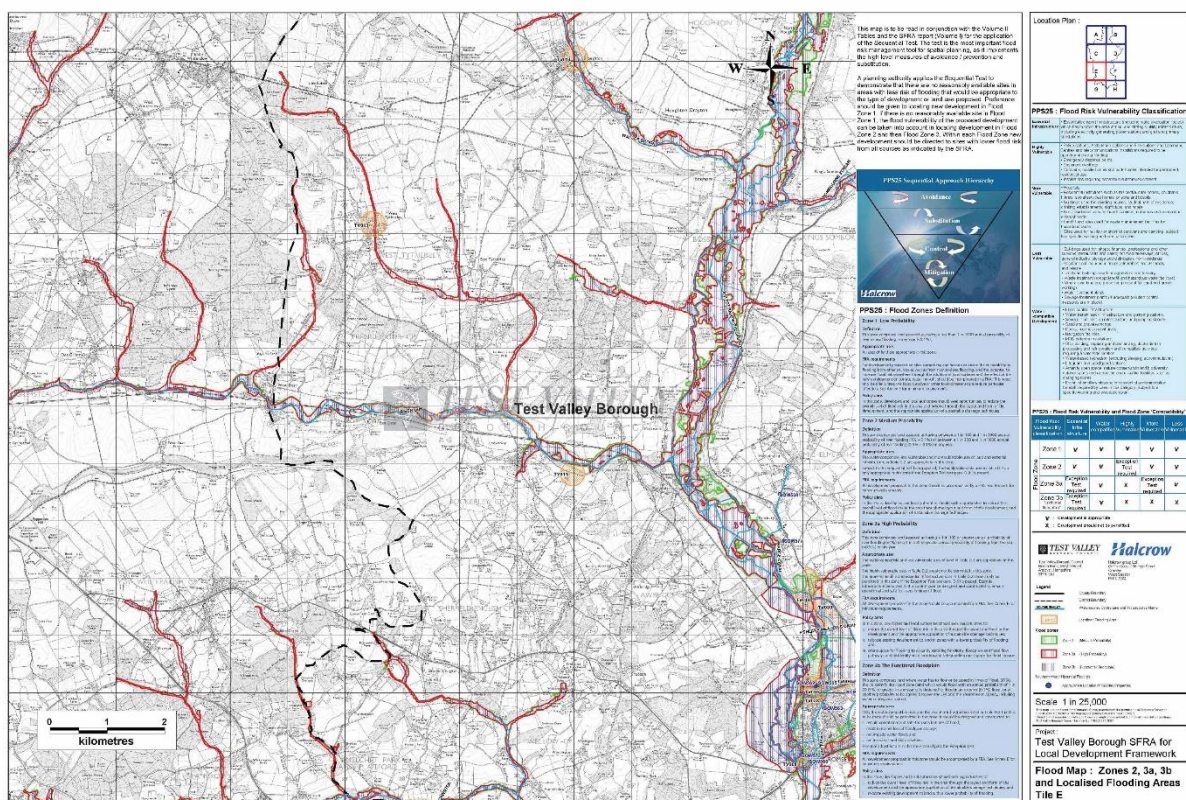


FIGURE 2 FLOOD MAP

3.4 Land cover

- 3.4.1 The major land cover feature in the plan area is woodland. Most of West Dean parish is taken up by Bentley Wood with a small belt of wood land on the slopes of Dean Hill on the southern limits. Woodland also dominates the northern part of West Tytherley as well as a belt of land to the south of the village across Tytherley Common and Frenchmoor.

- 3.4.2 In West Tytherley west of North Lane there are irregular arable fields on the Norman Court estate interspersed with the woodland. Either side of North Lane and north of the Coach Road land are mostly arable divided into fairly large fields compared to the wider district. These mostly have hedge boundaries. Significant areas in West Tytherley are for equestrian use. The southern parts of the parish have small hedged fields in mixed pasture and arable use. To the south and west of West Dean village the arable fields are much larger and open with few hedge boundaries.

3.5 Environment

- 3.5.1 The River Dun runs through the centre of (the village) West Dean bounded by flora-rich banks. Fauna in and near the river is increasing. The water voles in the centre of the village were flooded out by a succession of high river levels in recent years, though they are now re-establishing. Providing banks and cover to aid fauna repopulation is desirable.
- 3.5.2 The river habitat, together with suitable nest sites, draws swifts, swallows, and housemartins. Bats and hedgehogs live in the village centre; foxes and badgers visit it by night; roe and fallow deer come to the fields and gardens around the village; hares are seen from time to time. The substantial size of many of the present gardens enables areas suitable 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 e.g. hobbies, nightingales and woodlarks have been seen or heard regularly in the area.
- 3.5.3 Although there is no river in West Tytherley, there are a number of ponds, some quite large, in the woods and on the farmland supporting a large variety of aquatic species.
- 3.5.4 As well as Bentley Wood being an SSSI, much of the remaining woods are defined as either SSSIs or Sites of Importance for Nature Conservation (SINCs).

3.6 Housing Need

- 3.6.1 Housing Need Surveys can be used to gauge both affordable and open market housing need within a parish. They can be used for neighbourhood planning or to help justify the delivery of affordable housing in rural communities via Policy COM8 of the Test Valley Local Plan. The surveys can also be used by communities to work with landowners to help deliver community-led development schemes under Policy COM9 of the Test Valley Local Plan.
- 3.6.2 A housing need survey has not been undertaken in the last five years but the NDP community survey (2016) highlights concerns by villagers that there is inadequate affordable housing. The NDP survey identified a desire for a modest number of smaller affordable houses and retirement and warden-assisted accommodation. West Tytherley already has a higher number of housing association and council owned properties than West Dean, the smaller of the two settlements.
- 3.6.3 The Plan supports the need to provide housing for future generations but does not allocate any housing sites as part of the Plan production. Instead, it aims to guide potential development to maintain and enhance the built and natural environment of both parishes.

- 3.6.4 In West Tytherley Planning has been approved for 13 houses (4 are to be affordable) on the brown field site at Church Farm [16/01607/FULLS dated 14.07.2016]. This was a community led project and followed a comprehensive survey among the community. Indeed the survey matched the desires and fears identified in the wider NDP survey of 2016.

3.7 Infrastructure

- 3.7.1 West Tytherley has one road from West Dean which passes through the centre of the village and goes north towards Buckholt and on to Winterslow. There are parts of this road in the village, particularly just past the school up to the Black Horse public house, where there is no pavement. The road also narrows there, so there is no prospect of pavements being laid. Traffic calming measures are the only likely viable option. There is a junction from the main road next to the Village Hall, opposite the school, which goes off in the direction of Lockerley and on to Romsey (The coach Road). Again, there are no pavements and no prospect of any being constructed, given the narrowness of the existing road.
- 3.7.2 West Dean is served by one country lane running north/south and one which enters from the east and ends at a T-junction in the middle of the village. There are only two other metalled roads, Hillside Close and Moody's Hill. Neither are 'through' roads. Otherwise, houses are grouped along unpaved roads or bridleways.
- 3.7.3 There are no pavements in the village, except for a very short stretch on the road bridge over the river and in Hillside Close.
- 3.7.4 As regards West Dean, all three roads from West Tytherley, Salisbury and Lockerley have 'pinch points' on their way down into the village centre where there is only room for one set of pedestrians, or one car. Some vehicles take up the whole carriageway making it very dangerous indeed for other road users.
- 3.7.5 There is inadequate parking in the centre of both villages. In West Tytherley around the school, pub, recreation ground and shop there is some dedicated parking, including for pub, disabled and residents, 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 lack of adequate car parking for the railway station. Passenger numbers have increased three fold in the last 13 years (from approx. 8,000 in 2003 to over 25,000 in 2016).

4.0 Land Constraints

- 4.1.1 There are many constraints in the villages but for purposes of land constraints, this Plan is particularly concerned with protecting and enhancing the built and natural environment. Both settlements are within defined conservation areas and include a number of listed buildings.
- 4.1.2 Notwithstanding the land constraints there is a desire, backed up by the survey and reflected in the vision, to promote a thriving and sustainable future for all generations. Existing facilities in West Tytherley such as the school and community shop are under pressure (numbers just below a sustainable level) to maintain viable services. Modest increase in population in both villages would greatly help with sustaining the future neighbourhood.

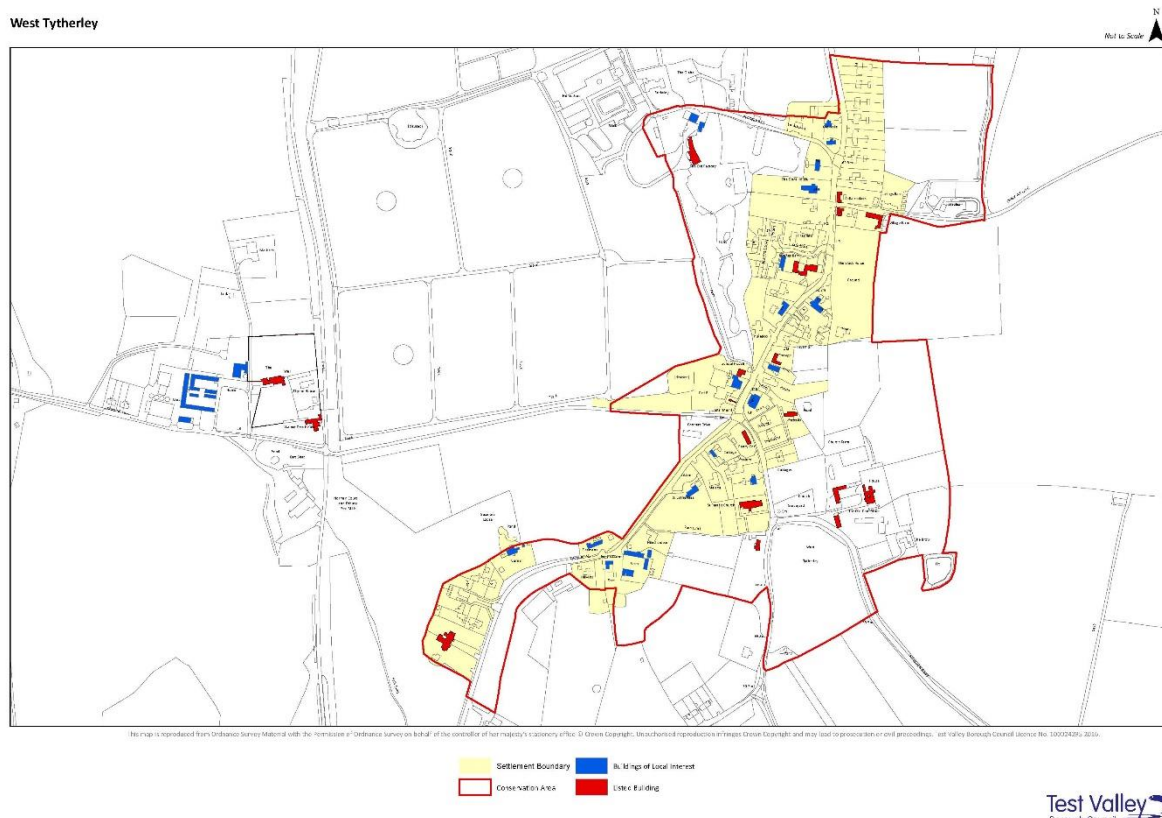
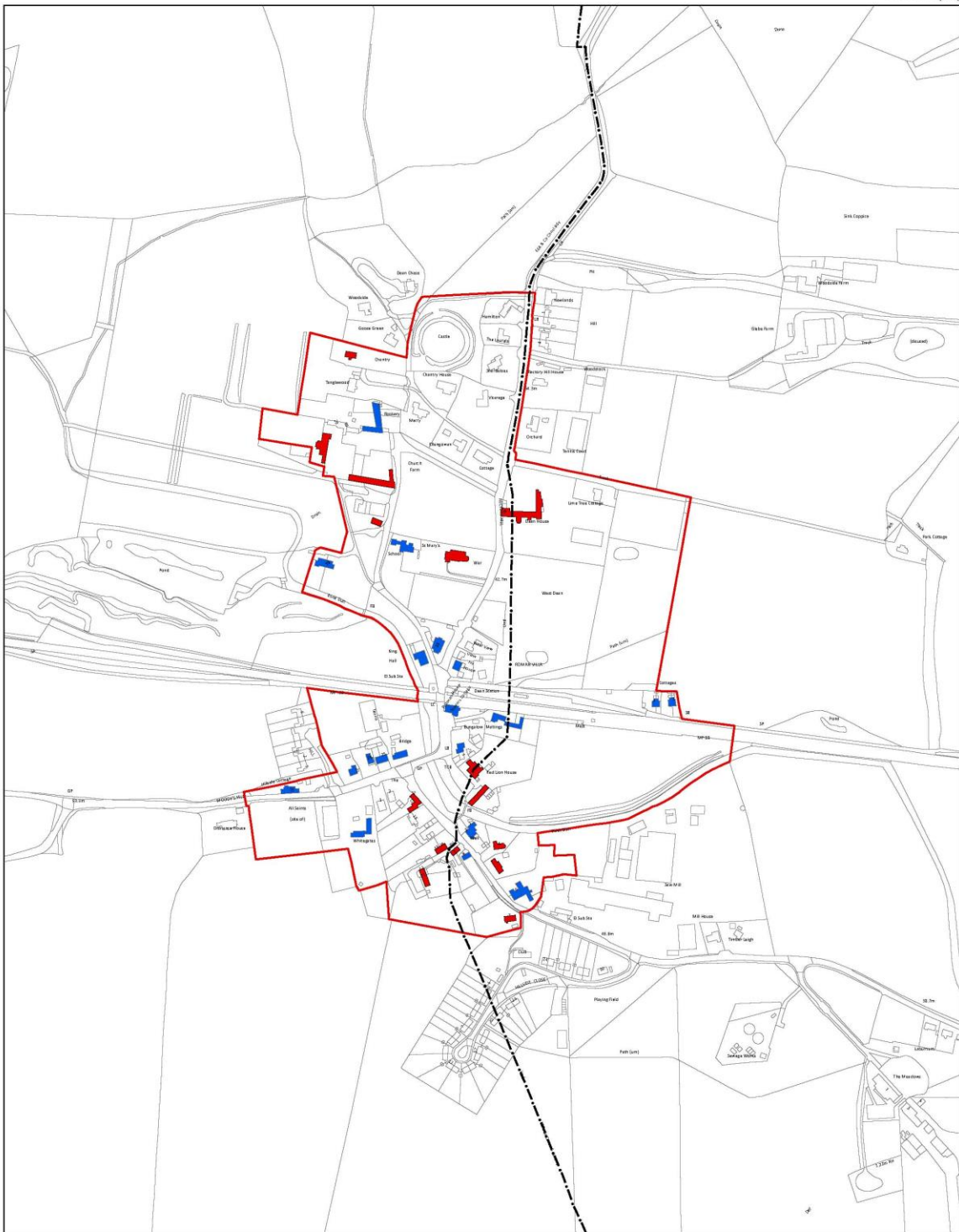


FIGURE 3 WEST TYTHERLEY CONSERVATION MAP



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- Conservation Area
- Listed Building
- Buildings of Local Interest
- Borough Boundary

FIGURE 4 WEST DEAN CONSERVATION MAP

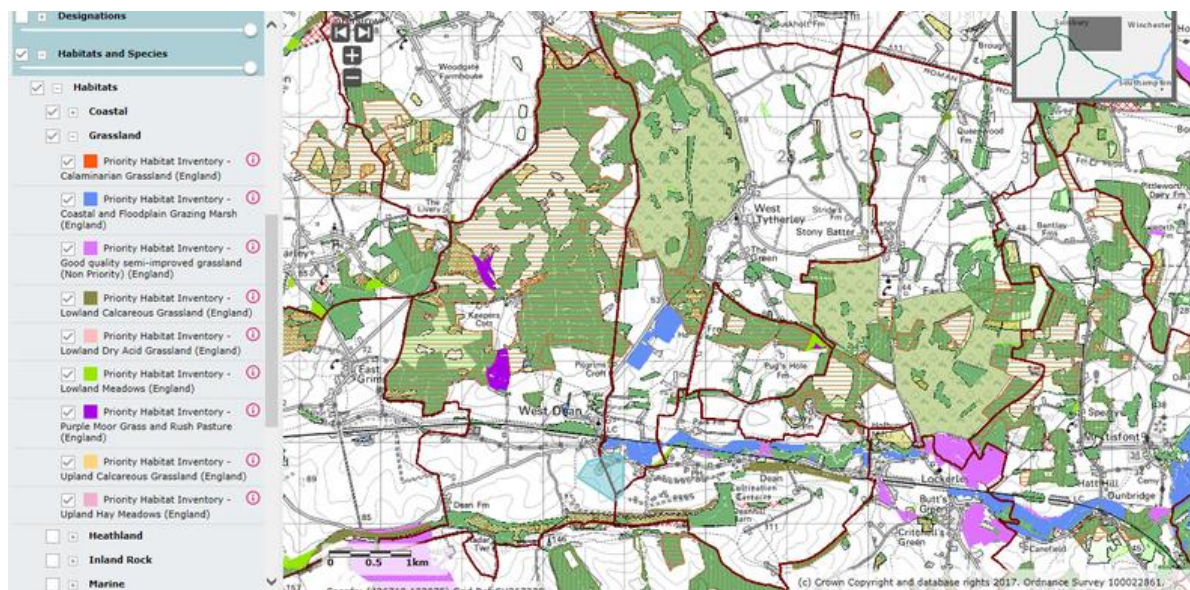


FIGURE 5 HABITAT TYPES

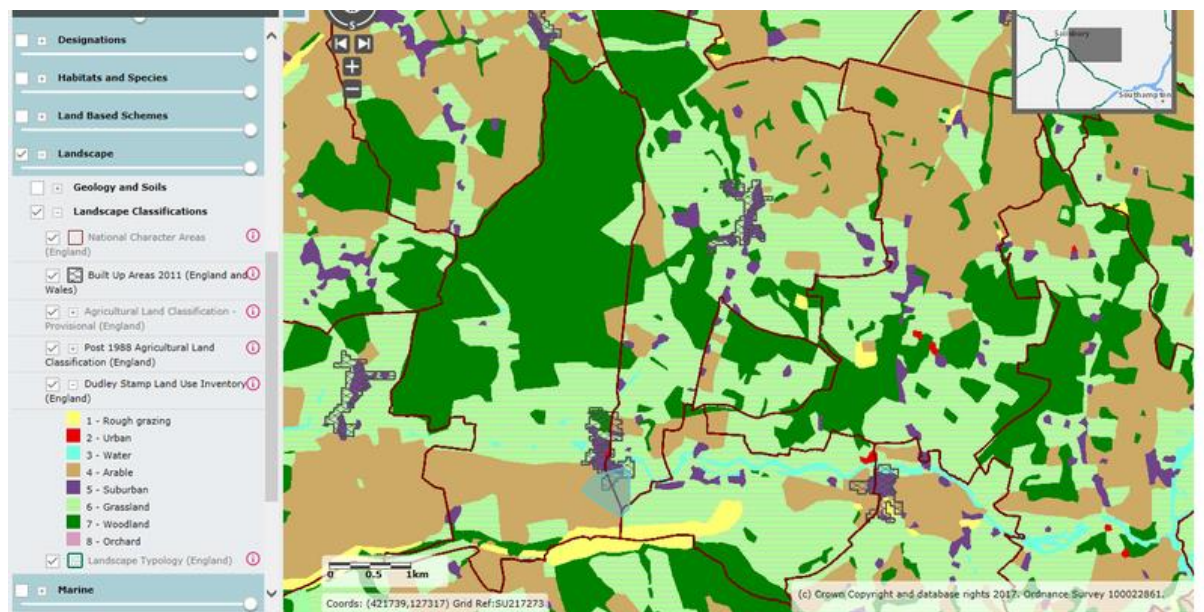


FIGURE 6 LAND USE CLASSIFICATION

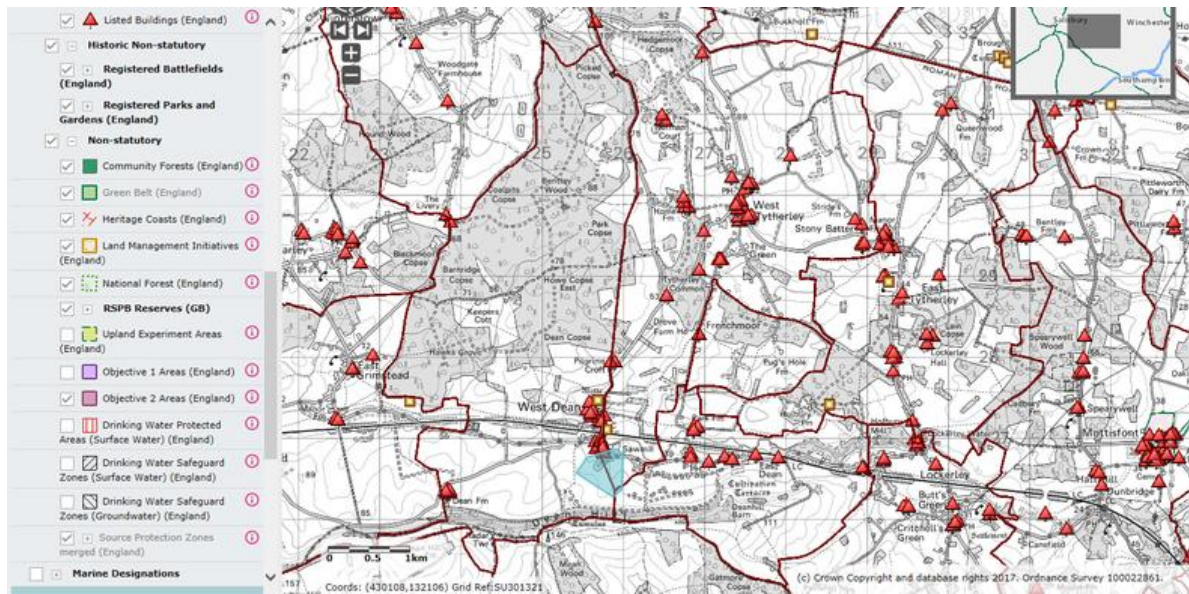


FIGURE 7 LISTED BUILDINGS AND HERITAGE SITES

5.0 References

- Data Source: Most of the data featured in this profile is taken from the 2011 Census, whilst the population data is taken from Hampshire County Council's 2016 Small Area Population Forecast. Therefore, there is some discrepancy in population figures.
- West Dean Village Design Statement
- West Tytherley, Frenchmoor and West Dean parish profile
- West Dean and West Tytherley Neighbourhood Plan Survey Report
- National Planning Policy Framework
- Planning Practice Guidance
- Map sources are magic maps and Test Valley Borough Council

Annex B

From: Lax, Laura <laura.lax@environment-agency.gov.uk>
Sent: 06 April 2018 10:19
To: Smith, Graham
Cc: Lines, Charlotte A.
Subject: West Tytherley and West Dean Neighbourhood Plan - Screening Opinion SEA & HRA
Attachments: NDP Screening Opinion Letter to TVBC final signed.pdf; West Tytherley West Dean vision and objectives TVBC version.pdf; West Dean & West Tytherley neighbourhood analysis.pdf

Dear Graham

Thank you for consulting us on the SEA screening opinion for the West Tytherley and West Dean Neighbourhood Plan. We note that the plan will not include any site allocations. We therefore consider that the Plan would not have a significant environmental effect and as such would not require an SEA in relation to the issues in our remit.

Kind regards
Laura

Laura Lax
Sustainable Places
Solent and South Downs

Tel: 0208 4745902
Email: laura.lax@environment-agency.gov.uk

From: Smith, Graham [<mailto:GSmith@TestValley.gov.uk>]
Sent: 29 March 2018 15:27
To: FWDNaturalEngland <consultations@naturalengland.org.uk>; PlanningSSD <PlanningSSD@environment-agency.gov.uk>; 'e-seast@historicEngland.org.uk' <e-seast@historicEngland.org.uk>
Cc: Jones, Becky (Becky.Jones@wiltshire.gov.uk) <Becky.Jones@wiltshire.gov.uk>; 'David.Way@wiltshire.gov.uk' <David.Way@wiltshire.gov.uk>
Subject: West Tytherley and West Dean Neighbourhood Plan - Screening Opinion SEA & HRA

Dear Sir/Madam,

A request for a screening opinion has been submitted by West Dean Parish Council and West Tytherley Parish Council as to whether a Strategic Environmental Assessment and/ or a Habitats Regulations Assessment is required for their joint draft neighbourhood plan.

Please be aware that this joint neighbourhood plan crossing the administrative boundary between Test Valley Borough Council and Wiltshire Council. Test Valley Borough Council is co-ordinating the consultation on this screening opinion.

The documentation is attached as three pdfs.

Please let me have any comments or requirements which you may have as soon as possible but in any event by 3rd May 2018 (5 weeks). If no response is received within this period it will be assumed that your organisation has no comment to make.

If you have any queries on the application or the timescale for comments, please contact me.

Yours faithfully,

Graham Smith
Head of Planning Policy
Test Valley Borough Council
Tel: 01264 368141
gsmith@testvalley.gov.uk



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Date: 26 April 2018
Our ref: 243002
Your ref: West Tytherley NDP Screening



Graham Smith
Head of Planning
Test Valley Borough Council
Beech Hurst
Andover SP10 3AJ

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

By email only: planning@testvalley.gov.uk

T 0300 060 3900

Dear Graham,

West Tytherley and West Dean Neighbourhood Plan – Screening Opinion SEA and HRA

Thank you for your consultation on the above dated 3 April 2018 which was received by Natural England on 3 April 2018.

Natural England is a non-departmental public body. Our statutory 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.

Screening Request: Strategic Environmental Assessment

It is our advice, on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests are concerned (including but not limited to statutory designated sites, landscapes and protected species, geology and soils), there are unlikely to be significant environmental effects from the proposed plan.

Neighbourhood Plan

Guidance on the assessment of Neighbourhood Plans in light of the SEA Directive is contained within the National Planning Practice Guidance¹. The guidance highlights three triggers that may require the production of an SEA, for instance where:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

We have checked our records and based on the information provided, we can confirm that in our view the proposals contained within the plan will not have significant effects on sensitive sites that Natural England has a statutory duty to protect.

Habitat Regulation Assessment

In our view based on the information provided, including that the plan does not include allocations for development, we can confirm that a Habitat Regulation Assessment is not required.

We are not aware of significant populations of protected species which are likely to be affected by the policies / proposals within the plan. It remains the case, however, that the responsible authority should provide information supporting this screening decision, sufficient to assess whether protected species are likely to be affected.

Notwithstanding this advice, Natural England does not routinely maintain locally specific data on all potential environmental assets. As a result the responsible authority should raise environmental issues that we have not identified on local or national biodiversity action plan species and/or habitats, local wildlife sites or local landscape character, with its own ecological and/or landscape advisers, local record centre, recording society or wildlife body on the local landscape and biodiversity receptors that may be affected by this plan, before determining whether an SA/SEA is necessary.

Please note that Natural England reserves the right to provide further comments on the environmental assessment of the plan beyond this SEA/SA screening stage, should the responsible authority seek our views on the scoping or environmental report stages. This includes any third party appeal against any screening decision you may make.

For any queries relating to the specific advice in this letter only please contact **Sarah Skinner** on 07813593588. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours sincerely

Sarah Skinner

Planning and Conservation Adviser
Dorset, Hampshire and Isle of Wight Area Team

From: Lloyd Sweet, Robert <Robert.LloydSweet@HistoricEngland.org.uk>
Sent: 03 May 2018 17:15
To: Smith, Graham
Subject: Fw: West Tytherley and West Dean Neighbourhood Plan - Screening Opinion SEA & HRA

Dear Mr. Smith

Thank you for inviting Historic England to comment whether a Strategic Environmental Assessment will be needed for the West Tytherley and West Dean Neighbourhood Plan. Having reviewed the Vision and Objectives document and the screening letter I am happy to confirm that, given: the stated expectation that the plan will not allocate sites for development; and the objectives to sustain, conserve or positively manage the area's heritage assets, of which there appears to be good awareness, we do not feel that there are likely to be significant environmental effects that would require Strategic Environmental Assessment.

Nevertheless, it is clear that both parishes do contain buildings and areas that are important heritage assets, whilst the archaeological potential of these areas remains less clear. The core settlement in each parish lies wholly or partially within a conservation area. As such, policies that limit the location of development (such as settlement boundaries) that go beyond the constraints already imposed by the Local Plan or NPPF such as policies restricting development in the countryside (paragraph 55 of the NPPF for example) could result in significant environmental effects unless they are carefully worded. We do also have experience of neighbourhood plan steering groups substantially changing the scope of their plans late in their development (after the pre-submission consultation) for example, including adding new site allocations. As such we reserve the right to request that the need for SEA is reviewed later in the plan development process if we feel that the plan has changed in its potential scope or effect.

Given the value of the heritage assets in the neighbourhood plan area we will be pleased to maintain involvement in the plan preparation, through consultation at the pre-submission and submission stages and to answer and queries or provide advice to the steering group at an earlier stage if they wish to request our involvement.

Yours sincerely

Robert Lloyd-Sweet

Robert Lloyd-Sweet

Rob Lloyd-Sweet | Historic Places Adviser | Historic Places | South East
Direct Line: 01483 252028
Mobile: 07825 907288
Historic England | Eastgate Court | 195 – 205 High Street
Guildford | GU1 3EH

From: Smith, Graham [<mailto:GSmith@TestValley.gov.uk>]
Sent: 29 March 2018 15:27
To: FWDNaturalEngland; 'planningssd@environment-agency.gov.uk'; South East ePlanning

Cc: Jones, Becky (Becky.Jones@wiltshire.gov.uk); 'David.Way@wiltshire.gov.uk'

Subject: West Tytherley and West Dean Neighbourhood Plan - Screening Opinion SEA & HRA

Dear Sir/Madam,

A request for a screening opinion has been submitted by West Dean Parish Council and West Tytherley Parish Council as to whether a Strategic Environmental Assessment and/or a Habitats Regulations Assessment is required for their joint draft neighbourhood plan.

Please be aware that this joint neighbourhood plan crosses the administrative boundary between Test Valley Borough Council and Wiltshire Council. Test Valley Borough Council is co-ordinating the consultation on this screening opinion.

The documentation is attached as three pdfs.

Please let me have any comments or requirements which you may have as soon as possible but in any event by 3rd May 2018 (5 weeks). If no response is received within this period it will be assumed that your organisation has no comment to make.

If you have any queries on the application or the timescale for comments, please contact me.

Yours faithfully,

Graham Smith

Head of Planning Policy

Test Valley Borough Council

Tel: 01264 368141

gsmith@testvalley.gov.uk



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Alan Bannister
West Dean & West Tytherley Neighbourhood
Plan Group

BY EMAIL ONLY

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Beech Hurst
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Telephone 01264 368000
Minicom 01264 368052
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Contact: Mr Graham Smith
Telephone: 01264 368000
E-mail: planningpolicy@testvalley.gov.uk
Your ref:
Our ref: pp11.7
Date: 16.05.18

Dear Alan,

**West Dean & West Tytherley Neighbourhood Plan
Request for Screening Opinion for Strategic Environmental Assessment (SEA) and
Habitats Regulations Assessment (HRA)**

I write in response to your request for a screening opinion for Strategic Environmental Assessment in relation to the proposed West Dean & West Tytherley Neighbourhood Plan. This request was received by the Councils on the 27th March 2018.

Regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004 requires that the responsible authorities (Test Valley Borough Council and Wiltshire Council) shall determine whether or not a plan is likely to have significant environmental effects. As part of making this assessment, the responsible authorities shall —
(a) take into account the criteria specified in Schedule 1 to these Regulations; and
(b) consult the consultation bodies.

The Regulations advise that where the responsible authorities determines that the plan is unlikely to have significant environmental effects (and, accordingly, does not require an environmental assessment), they shall prepare a statement of their reasons for the determination. This statement will be published on our websites in due course.

Natural England, Environment Agency and Historic England, as the statutory consultation bodies for the Regulations, were consulted on this SEA screening request. The consultation started on 29th March 2018 for a five week period, ending on 3rd May 2018.

Having reviewed the letter and associated documents that you provided, the consultation responses from Natural England, Environment Agency and Historic England indicated that having regard to the matters within their remit, the proposed Neighbourhood Plan would not be likely to have significant environmental effects.

The Councils have had due regard to the statutory consultee responses and the criteria within Schedule 1 of the Regulations in coming to a view on whether the proposed Neighbourhood Plan is likely to have significant environmental effects. Based on the summary of the proposed Neighbourhood Plan (as provided), it is the Council's opinion that the Plan would not be likely to have significant environmental effects. On this basis, a Strategic Environmental Assessment would not be required for the proposed West Dean & West Tytherley Neighbourhood Plan.

With regards to the Habitats Regulations Assessment and whether an Appropriate Assessment is required, the Councils concludes that the proposed Neighbourhood Plan is not likely to have a significant effect on European designations. This is supported by the response from Natural England.

You are advised that if the anticipated vision and scope of policies for the Neighbourhood Plan are subject to significant change, it would be appropriate to review the Screening Opinion and the position regarding the Habitat Regulations Assessment.

Yours sincerely



Graham Smith
Head of Planning Policy

cc- Becky Jones, Wiltshire Council (by email)