

SG FOLLOW UP 7 AUG 2018



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INTRODUCTION

This document sets out the policies to support and deliver our vision and objectives for the Neighbourhood Development Plan and will be included as the Policies section in the West Dean and West Tytherley Neighbourhood Development Plan (WDWTNDP).

Each policy is numbered and set out in the format of coloured boxes. It is accompanied by a reference to its conformity with the National Planning Policy Framework (NPPF) and the Local Plan(s) where relevant (please note this will be included in the final document). The Local Plan context for this NDP is the Test Valley Borough Local Plan 2011-2029 (adopted January 2016) and the Wiltshire Core Strategy (adopted January 2015). The final text will include a short explanation of the policy intent and a justification where relevant. There is also a reference to the relevant key evidence base documents which supports the policy.

The policies should be read in conjunction with the evidence base documents. To aid identification, policies have been coded as indicated below.

Policy coding

Code	Policy Area
EL	Environment and Landscape
TS	Transport, Facilities and Services
PD	Planning and Development

List of Policies

The policies being proposed in the Plan are:

Environment and Landscape

Policy EL1: Countryside Protection and the village setting

Policy EL2: Historic Environment

Policy EL3: Locally important historic buildings and other structures

Policy EL4: Conservation areas

Policy EL5: Locally important trees and hedgerows outside the Conservation Area

Policy EL6: Local Green Space Designations

Policy EL7: Conservation of the environment, ecosystems and biodiversity

Policy EL8: Protection of open views

Transport, Facilities and Services

Policy TS1: Train service

Policy TS2: Community transport

Policy TS3: Traffic calming

Policy TS4: Non-car provision/ footpath / public transport provision

Policy TS5: Pedestrian safety

Policy TS6: Communications Infrastructure

Policy TS7: Sustainability

Policy TS8: Education provision

Policy TS9: Flooding and drainage mitigation

Policy TS10: Encouraging employment

Policy TS11: Assets of Community Value (Community Right to Bid)

Policy TS12: Adequate appropriate car parking

Policy TS13: Community leisure / cultural facilities

Policy TS14: Developer Contributions

Planning and Development

Policy PD1: Housing mix

Policy PD2: Characteristics of infill development

Policy PD3: Design

Policy PD4: Building material

Policy PD5: Housing considerations

Policy PD6: Integration of landscaping

Policy PD7: Historic buildings

Policy PD8: Protection of high grade Agricultural Land

Policy PD9: Development of residential gardens

Policy PD10: Granny annexes

Policy PD11: Live/work dwellings

Policy PD12: Dark night skies

Policy PD 13: Noise Pollution

Environment and Landscape

Policy EL1: Countryside Protection and the village setting

All development will be considered with regard to the need to protect the landscape character of the countryside. Proposals which preserve and enhance the open character of the important gaps between settlements and which are not detrimental to the Green Infrastructure Network (as identified by the Local Planning Authority) will be supported.

Development will only be permitted where it conserves or enhances the natural beauty of the character of the villages.

In particular it will:

1. take opportunities to restore the natural function of the River Dun through West Dean and other watercourses, including in West Tytherley conservation area, to improve water quality, to prevent flooding and enhance wetland habitats;
2. reflect the settlement pattern of the neighbourhood, use locally acceptable materials that enhance the appearance of the development ;
3. 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;
4. not result in the loss or degradation of Ancient Woodland or historic features within it and, where appropriate will contribute to its on-going management;
5. conserve and enhance the ecology and productivity of fields, trees and hedgerows, retain and reinstate historic field boundaries, and direct development away from medieval or earlier fields, especially where these form coherent field systems with other medieval features.

Conformity list of references:

- NPPF: Paras 115 & 117
- NDP objective: 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.
- TVBC/Wiltshire policy:

Key Evidence base reference: Historic environment report, Character appraisal

Policy EL2: Historic Environment

Designated historic heritage assets in the villages and their settings, including listed buildings, historic public realm, sites of archaeological significance, sensitive ecology, landscape designation and scheduled ancient monuments or conservation areas 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.

Proposals for development that affect non-designated heritage assets will be considered taking account of the scale of any harm or loss and the significance of the heritage assets.

Applicants should clearly demonstrate that any harm is both unavoidable and justified on the basis of the public benefits it delivers.

Conformity list of references:

- NPPF: Paras 126 and 129
- NDP objective: Conserve and enhance the historic environment in relation to buildings, landscapes and places of local cultural value.

TVBC/Wiltshire policy:

Key Evidence base reference: Historic Environment Report, Character Appraisal

Policy EL3: Locally important historic buildings and other structures

Buildings listed in Schedule xx and identified on Map xx or otherwise identified by the local planning authority as non-designated heritage assets together with other key buildings, or structures which are of significant local architectural and historic interest and contribute to the villages' distinctiveness will be conserved in a manner appropriate to their significance. Development proposals will be expected to retain and enhance the local distinctiveness of such buildings and structures and their setting. The Character Appraisal and Historic Environment Report (see evidence base) will be used as a reference to assess the impact of the proposals.

Conformity list of references:

- NPPF: Paras 126 and 129
- NDP objective: Conserve and enhance any sites of archaeological significance, sensitive ecology and landscape designation.
- TVBC/Wiltshire policy:

Key Evidence base reference: Historic Environment Report, Character Appraisal

Policy EL4: Conservation areas

Within the conservation areas and sites adjacent to or with views from and into the conservation areas, development proposals will be required to preserve or enhance the character or appearance of those areas including the green and woodland spaces. Development proposals and extensions and alterations to existing buildings and structures will be expected to:

1. be suitably designed for the context within which they are set;
2. ensure that the scale and massing of buildings relate sympathetically to the [site and its surrounding area](#); **and**
3. use traditional and vernacular building materials to respect the context of any development.

Conformity list of references:

- NPPF: Para 126
- NDP objective: Protect our existing conservation areas as well as the green and woodland spaces across the entire NDP area.
- TVBC/Wiltshire policy:

Key Evidence base reference: Historic environment study, Conservation area appraisal.

Policy EL5: Locally important trees and hedgerows across the Conservation Area

Planning permission will not be granted where development would result in an unacceptable loss, or damage to, existing trees or woodlands or hedgerows during or as a result of development unless the benefits of the proposed development outweigh the amenity value of the trees or hedgerows in question. Wherever possible development proposals must be designed to retain trees or hedgerows of good arboriculture and/ or amenity including those specifically identified in Schedule xx.

The Character Appraisal (see evidence base) will be used as a reference to assess the impact of the proposals.

Conformity list of references:

- NPPF: Para 58
- NDP objective: Protect our existing conservation areas as well as the green and woodland spaces across the entire NDP area.

- TVBC/Wiltshire policy:

Key Evidence base reference: Historic Environment Report, Character Appraisal, Trees Study

Policy EL6: Local Green Space Designations

The Plan designates the locations described in Schedule xxx (Refer to ANNEX xx to the Plan: Map xx) as Local Green Spaces under the Neighbourhood Plan in accordance with paragraph 77 of NPPF.

Proposals for any development on the land will not be allowed other than in very special circumstances or if it is essential to meet necessary utility infrastructure needs and no alternative feasible site is available. There will be a presumption against development on these sites under the Neighbourhood Plan.

Conformity list of references:

- NPPF: Paras 76 & 77
- NDP objective: 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.
- TVBC/Wiltshire policy:

Key Evidence base reference: Historic environment study, Character Appraisal, Green Infrastructure study

Policy EL7: Conservation of the environment, ecosystems and biodiversity

Development will be expected to retain well-established features of the environment, ecosystem and biodiversity, including mature trees, species-rich hedgerows, watercourses and other ecological networks together with the habitats alongside them including ponds.

Conformity list of references:

- NPPF: Para 115
- NDP objective: Conserve and enhance the environment, ecosystem and biodiversity, ensuring that new development protects wild animal and plant life including habitats and appropriate movement corridors.
- TVBC/Wiltshire policy:

Key Evidence base reference: Historic environment report, Character appraisal

Policy EL8: Protection of open views

All development will be considered with regard to the need to protect the open landscape character of the countryside and the natural rural views into and out of the villages. The Character Assessment will be used as a reference to assess the impact of all proposals.

Conformity list of references:

- NPPF: Para 58
- NDP objective: Protect the natural rural views into and out of the villages.

- TVBC/Wiltshire policy:

Key Evidence base reference: Character Appraisal

Transport, Facilities and Services

Policy TS1: Train service

New and/or improved train services which stop at Dean Station will be encouraged and supported to continue to protect the vitality of the villages.

Conformity list of references:

- NPPF: Paras 31,40 and 41
- NDP objective: Protect and improve train services which stop at Dean Station.
- TVBC/Wiltshire policy:

Key Evidence base reference: Survey

Policy TS2: Community transport

The Neighbourhood Plan will, where appropriate, promote the provision of new community transport and/or improve and maintain a good bus service.

Conformity list of references:

- NPPF: Paras 31,40 and 41
- NDP objective: Provide community transport and/or improve and maintain a good bus service.
- TVBC/Wiltshire policy:

Key Evidence base reference: Survey

Policy TS3: Traffic calming measures

Applications for new residential development must demonstrate how the development will provide traffic calming measures including a management strategy where appropriate.

Conformity list of references:

- NPPF: Paras 31,40 and 41
- NDP objective: Undertake a programme of traffic calming and management both generally and specifically, to reduce the traffic speed in the villages.
- TVBC/Wiltshire policy:

Key Evidence base reference: Survey

Policy TS4: Non-car provision/ footpath / public transport provision

The Neighbourhood Plan will, where appropriate, require proposals to:

1. promote walking, cycling and the use of public transport, including making proper provision for those with mobility impairment; **and**
2. promote, improve, protect, maintain and extend the local footpath, cycle way, bridle path and public transport network.

Conformity list of references:

- NPPF: Para 30
- NDP objective: Improve and maintain the footpaths in and between the villages. Improve the safety and quality of footpaths and bridleways.
- TVBC/Wiltshire policy:

Key Evidence base reference: Survey

Policy T5: Pedestrian safety

We will support highways or other transport improvements which facilitate safe access for pedestrians and cyclists through and between all parts of the village, and the linkages between other settlements.

All new housing development must contribute to safe pedestrian access to link up with existing, or proposed, wider footpath networks, ensuring that residents can walk safely to public transport services, schools and other key facilities, including village halls, recreation grounds and churches .

Conformity list of references:

- NPPF: Para 69
- NDP objective: Maintain the walkways and paths and ensure they are suitable and safe for everyone.
- TVBC/Wiltshire policy:

Key Evidence base reference: Survey

Policy TS6: Communications Infrastructure

Applications for all new development must demonstrate how the development will provide, through the installation of the necessary infrastructure and ducting, the ability for occupiers to be able to connect to superfast broadband.

Conformity list of references:

- NPPF: Para 42
- NDP objective: 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.
- TVBC/Wiltshire policy:

Key Evidence base reference: Survey

Policy TS7: Sustainability

Proposals for individual and community scale utilities and service including provision of reliable electricity, solar photovoltaic panels and clean water will be supported subject to the following criteria:

1. The siting and scale of proposed development is appropriate to its setting and position in the wider landscape including the character and appearance of the conservation areas and listed buildings;
2. the proposed development does not create an unacceptable impact on the amenities of local residents nor on a feature of natural or biodiversity importance.;
- 3.

Conformity list of references:

- NPPF: Para 14
- NDP objective: Ensure that the village benefits from sufficient utilities and services including reliable electricity and clean water.
- TVBC/Wiltshire policy:

Key Evidence base reference: Survey

Policy TS8: Education provision

The Plan promotes provision for education places for every child in the villages. Development contributions (CIL, Section 106 payments or any mechanism) may be used to help fund appropriate modifications and/ or extensions to education facilities if required.

Conformity list of references:

- NPPF: Para 72
- NDP objective: Retain and maintain the local primary school (WT) and support wider education facilities.
- TVBC/Wiltshire policy:

Key Evidence base reference: Survey

Policy TS9: Flooding and drainage mitigation

Applications for new development must demonstrate how the development will provide, through the installation of the necessary infrastructure, mitigation against flooding and drainage issues.

Conformity list of references:

- NPPF: Para
- NDP objective: Promote and encourage infrastructure improvements to help mitigate concerns about flooding and drainage issues.
- TVBC/Wiltshire policy:

Key Evidence base reference: Survey

Policy TS10: Encouraging employment

Business development in the villages will be encouraged where:

1. it is in keeping with the character of the area and the amenities of neighbouring properties and minimises visual impact through sensitive siting and design
2. the impact of the proposal minimises the wider character of the area and
3. it will not cause or exacerbate any severe traffic problems and will promote sustainable transport.

Proposals to encourage the retention, improvement or reuse of an existing employment provision for the community will be strongly supported.

Conformity list of references:

- NPPF: paras 18,19,20
- NDP objective: Consider development opportunities and business premises to provide further employment within the village while safeguarding existing employment provision for the community.
- TVBC/Wiltshire policy:

Key Evidence base reference: Survey

Policy TS11: Assets of Community Value (Community Right to Bid)

Proposals to encourage the retention, improvement or reuse of an Asset of Community Value will be strongly supported including retaining the existing local pub and shop in West Tytherley. However, any proposals that will result in either the loss of an Asset of Community Value or in significant harm to the integrity of an Asset of Community Value will not be granted.

Conformity list of references:

- NPPF: Para 17
- NDP objective: Promote and support community activities in both settlements, including retaining the existing local pub and shop in West Tytherley.
- TVBC/Wiltshire policy:

Key Evidence base reference: Survey, The Assets of Community Value (England) Regulations 2012

Policy TS12: Adequate appropriate car parking

All development must include adequate, appropriate car parking

The impact must be considered of any new development on parking and access at Dean Station and also close to the village hall/school in West Tytherley in accordance with recognised safety standards and the local identified need.

Development proposals that would result in the overall net loss of existing on-street and/or off-street car parking will not be supported.

Conformity list of references:

- NPPF: Paras 39 and 40

- NDP objective: Provide adequate appropriate car parking and access at Dean Station and also close to the village hall/school in West Tytherley.
- TVBC/Wiltshire policy:

Key Evidence base reference: Survey

Policy TS13: Community leisure / cultural facilities

Proposals to sustain or extend the viable use of existing community leisure and cultural facilities and the development of new facilities will normally be supported if they comply with other policies in this Neighbourhood Plan. In particular the Plan will encourage and support the shared use of facilities by schools and the community. Development proposals must consider and where appropriate alleviate the adverse impact of any development on existing community and cultural facilities.

Conformity list of references:

- NPPF: Para 69 and 70
- NDP objective: Maintain the existing recreation grounds and promote new facilities where required or suitably sited.
- TVBC/Wiltshire policy:

Key Evidence base reference: Survey

Policy TS14: Developer Contributions

Where the need is identified, new development must provide appropriate new facilities and infrastructure on-site.

It must fund or directly deliver off-site facilities through CIL contributions or other agreed method, as required by the Plan, the Local Planning Authority and those identified by the County Council. New and improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community.

Conformity list of references:

- NPPF: Para 42
- NDP objective: 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
- TVBC/Wiltshire policy:

Key Evidence base reference: Survey

Planning and Development

Policy PD1: Housing mix

Modest, community led, housing development within the ~~Development-settlement~~ boundary of the villages will be supported where it includes a range of house types- with a high proportion of one, two and three bedroom dwellings. Housing developments (depending on the number of dwellings) will -be expected to include an element of s affordable dwellings for young families-and working people. Where appropriate, sheltered accommodation should be considered to meet the local needs of the elderly and people with disabilities, thus enabling them to remain independent and within the community for as long as is possible.

Conformity list of references:

- NPPF: Para 50
- NDP objective: Provide a modest mix of housing types that sustains the current need and meets the future need of the community.
- TVBC/Wiltshire policy:

Key Evidence base reference: Survey

Policy PD2: Characteristics of infill development

Within the two core villages as defined by the settlement boundaries, further development will be **permitted** on brownfield sites and suitable small infill sites (i.e. sites within a continuously developed road frontage, with direct access to the road) for proven affordable local housing or small business needs, Building development on **green spaces** within the settlement boundary will **not be permitted** ~~be unacceptable~~, unless the development meets specific necessary utility infrastructure needs and no feasible alternative site is available. This policy applies even where the site has not been formally designated as a Local Green Space.

[Need to address the policy for size of house(s) in relation to the overall plot]

{Need to relate this to EL6 (Green Spaces)}

Conformity list of references:

- NPPF: Para
- NDP objective: Identify the characteristics of infill development and minimise the impact on immediate neighbours.
- TVBC/Wiltshire policy:

Key Evidence base reference: Character appraisal, Survey

Policy PD3: Housing Design and layout

Proposals for all forms of new development must plan positively for the achievement of high quality design, at the same time demonstrating they have sought to conserve local distinctiveness and the aesthetic qualities of traditional rural settlements and buildings found in the conservation areas and their setting. Applications proposing designs which fail to respect the connections between people and places, or are inappropriate to its location, or pay inadequate regard to issues of renewable energy technologies (only in respect of non-residential development), landscape and biodiversity considerations will **not be supported**.

The Character Appraisal (see evidence base) will be used as a reference to assess the proposals.

Conformity list of references:

- NPPF: Paras 58 and 61
- NDP objective: Ensure any new housing and development (multiple) is community led and sympathetic to the conservation areas and their setting.
- TVBC/Wiltshire policy:

Key Evidence base reference: Character Appraisal report, Pride of Place

Policy PD4: New housing material and appearance

The design of new buildings will be expected to have regard to the vernacular character of buildings in the villages. New development must give priority to the use of locally compatible vernacular building materials which respects the existing character of the rural villages. Contemporary design, which combines vernacular materials and forms with other materials, will be supported provided that a clear rationale and high quality design are at the core of the development.

The building material must also contribute positively, and be sensitive to, the defining characteristics of the local area; enhance the immediate setting and not detract from the overall character of the villages.

Conformity list of references:

- NPPF: Para 55
- NDP objective: Ensure that any new housing and development is designed and built to a high quality and respects the existing character of the rural villages.
- TVBC/Wiltshire policy:

Key Evidence base reference: Historic environment report, Character appraisal

Policy PD5: Affordable Housing considerations

New development for affordable housing will be encouraged if based on proven local need that is not able to be met with existing affordable housing within or close to the village. Such development will be for smaller affordable homes (for rent through a housing association or similar so that they remain in the affordable housing pool in perpetuity or, if for sale, with restrictions to ensure that they remain affordable to future generations) and these will be for people with demonstrable local connections.

People with 'local connections' for affordable housing are those who are on the housing register and who comply with the provisions of the Local Housing Local Connection Allocation Policy.

Sheltered housing on a very limited scale with preference for those with strong local connections will be viewed favourably.

Conformity list of references:

- NPPF:
- NDP objective: Identify specific considerations for any new housing such as energy efficiency, affordability and other social housing needs.
- TVBC/Wiltshire policy:

Key Evidence base reference: Historic environment report, Character appraisal, Survey

Policy PD6: Integration of landscaping

The design of new landscape features will happen at an early stage in the design process to ensure they are well integrated into new developments. New development proposals will have considered and correctly interpreted the landscape character of their location so as to produce the most appropriate design solution for the development. Landscape schemes should therefore:

- Integrate new development sympathetically with its surroundings
- Enhance the setting of new buildings
- Create a high quality environment in which to live and work
- Promote quality landscape schemes which are sensitive to the locality and provide local distinctiveness

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

(The definition of major development is in accordance with the Town and Country Planning General Development Procedure (England) Order 1995 as amended.)

Conformity list of references:

- NPPF:
- NDP objective: Maintain and enhance the wooded and rural character of the village by encouraging the integration of soft landscaping in new developments.
- TVBC/Wiltshire policy:

Key Evidence base reference: Historic environment report, Character appraisal

Policy PD7: Historic buildings

Proposals that have an detrimental impact on listed buildings or their setting will normally be refused. Conversion of historic buildings or features (including traditional farm buildings), whether for residential, community or business purposes, will normally be approved 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.

Conformity list of references:

- NPPF:
- NDP objective: Protect and enhance our listed buildings and heritage assets.
- TVBC/Wiltshire policy:

Key Evidence base reference: Historic environment report, Character appraisal

Policy PD8: Protection of high grade Agricultural Land

Development will not be **permitted** on the best and most versatile agricultural land (land graded 1, 2 or 3A in the national farmland), equestrian or other greenfield areas unless special circumstances can be demonstrated which may include

- there is an overriding need for the development in the proposed location and development on the site is demonstrated as the most sustainable option
- the development conforms to other statutory national and local planning policies

Conformity list of references:

- NPPF: Para 58
- NDP objective: Protect agricultural, equestrian and other Greenfield areas.
- TVBC/Wiltshire policy:

Key Evidence base reference: Historic environment report, Character appraisal

Policy PD9: Development of residential gardens

The development of residential gardens within the **Development Boundary**, where such development is not in harmony with local character, will be resisted. The Character Appraisal (see evidence base) will be used as a reference to assess the impact of the proposals.

Conformity list of references:

- NPPF: 58
- NDP objective: 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).
- TVBC/Wiltshire policy:

Key Evidence base reference: Survey; **Character Appraisal;**

Policy PD10: Granny annexes

Proposals for the subdivision of existing larger properties, or the creation of ‘granny annexes’ (as defined in the 2011 Census dwelling count, i.e. occupied by grandparent(s) of the children who live in the main dwelling and with a separate front door) and similar for existing family homes will normally be approved. provided that such annexes are and remain ancillary to the main property and cannot subsequently be sold as separate units.

Conformity list of references:

- NPPF:
- NDP objective: 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).
- TVBC/Wiltshire policy:

Key Evidence base reference: Survey, Character appraisal

Policy PD11: Live/work dwellings

The use of 'live/work' dwellings throughout the villages as places of self-employment will be encouraged. Applications to build a workshop, studio, office or similar unit as a separate structure within the domestic curtilage will be generally supported subject to the development being proportionate, it does not alter the basically domestic nature of the site or detract from the enjoyment and amenity of neighbouring homes.

Conformity list of references:

- NPPF:
- NDP objective: 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).
- TVBC/Wiltshire policy:

Key Evidence base reference: Survey, Character appraisal

Policy PD12: Maintain Dark night skies and Limit Noise Pollution

Development proposals which detract from the unlit environments of the villages will not be supported. New lighting will be required to conform to the highest standard of light pollution restrictions in force at the time. Security and other outside lighting on private and public premises will be restricted or regulated to be neighbourly in its use including floodlighting at equine establishments and on sports fields or sports grounds.

Security and other outside lighting that will adversely affect the amenities of other occupiers or habitats or which cause unnecessary light pollution which reduces the quality of the dark night sky will be refused.

~~Noise levels that might emerge from any development must be kept to an acceptable minimum~~

Conformity list of references:

- NPPF: Para
- NDP objective: Protect our dark skies and minimise light pollution. Noise pollution from individual premises must be kept to an acceptable level.
- TVBC/Wiltshire policy:

Key Evidence base reference: Survey

[Policy PD13 Noise Pollution](#)

[123. Planning policies and decisions should aim to:](#)

- avoid noise from giving rise to significant adverse impacts⁴ on health and quality of life as a result of new development
- mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions
- recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established⁵
- identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason