



**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

**Update by the NDP Steering Group 26 Nov 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**

**NOTE: The NDP website is out of date in some areas and will be updated in the next couple of weeks to reflect the vision and objectives herein and any adjustment to the overall PLAN and timescales.**

# 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 28<sup>th</sup> 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) 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. The objectives are not set in concrete at this stage.

The SG next steps, assisted by the Consultant, are for the following to be produced:

- a. Character Appraisal
- b. Historic Environment Report
- c. Constraints Analysis

In support of these documents, the three SG working groups (led by Jay Greene, Jane Higgins and Alan Bannister,) are collecting further evidence under the three themes:

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

A number of volunteers have already assisted greatly, for which the SG is very grateful. Over the next few months, the WGs need volunteers from both parishes for individual tasks (e.g. define demographic trends, community care needs, biodiversity areas, flood plains/risk, traffic counts, a list of businesses, public transport needs, historic sites and special sites of scientific interest).

VOLUNTEERS TO ASSIST WITH INDIVIDUAL TASK(S) ARE NEEDED. So if you feel able to participate in one or two specific tasks close to your heart (rather than committed to more demanding wider group activity/meetings) then please contact Jay, Jane or Alan. Alternatively contact Rebecca Tyson, our new Admin Clerk, at [ndpadmin@wdwtplan.org.uk](mailto:ndpadmin@wdwtplan.org.uk).

## **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 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) – a revised list of submitted sites has been noted.

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:

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