

West Dean and West Tytherley
Neighbourhood Development Plan
Regulation 16 Consultation Response Form

Please return your completed response form to Test Valley Borough Council via either:

- E-mail: Neighbourhoodplanning@testvalley.gov.uk **or**
- Post: Planning Policy, Beech Hurst, Weyhill Road, Andover, SP10 3AJ.

The consultation ends at Noon on Tuesday 10 August 2021.

Please review the Data Protection section, and sign and date at the end of this response form.

Guidance Note:

This response form has two parts:

Part A – Contact Details and Future Notification

Please provide your personal contact details. If an agent is appointed to represent you, then they would need to provide their full contact details in addition to your Title, Name and Organisation (if applicable). This information is required to enable the Independent Examiner to contact you for further information if required during the examination of the Neighbourhood Plan.

Consultees can request to be notified once Test Valley Borough Council has decided to 'make' the West Dean and West Tytherley Neighbourhood Development Plan, following the Independent Examination and referendum. This decision is the final statutory stage in adopting a Neighbourhood Plan. Please indicate whether or not you wish to be notified.

Part B – Your representation(s)

If you are responding using this form, please use a separate Part B form for each different part of the Plan that you respond to (for example, one form per document or per policy).

Please use the table to set out which document and which part of that document your comments relate to. If your comment is on a specific element please set this out in the table. Your comments should then be written in the box – please state if you have included any attachments as part of your comments.

Part A – Contact Details and Future Notification

Contact Details

	1. Personal Details (or Client Details if applicable)**	2. Agent’s Details (if applicable)
Title*	Mr	
First name*	Huw	
Last name*	Morgan	
Job title (where relevant)	Owner	
Organisation (where relevant)	Red Lion House	
Address*	West Dean	
Postcode*	SP5 1JF	
Telephone Number	██████████	
Email Address	████████████████████	

*Please note: these sections must be completed.

**If an agent is appointed, please provide the client’s Title, Name and Organisation.

Future Notification

Do you wish to be notified of Test Valley Borough Council's decision to 'make' the West Dean and West Tytherley Neighbourhood Development Plan? (Please tick):

Yes:

No:

Part B – Representation

Please use a separate Part B form for each document/paragraph/policy that you are making representations about.

To which document does this representation relate?

(please **tick only one document per Response Form** and indicate the section / policy number / paragraph number to which your comments relate to)

Consultation Document	Tick	Section/ Policy/ Paragraph
West Dean and West Tytherley Neighbourhood Plan	✓	
Basic Conditions Statement		
Consultation Statement		
Designated Area Map		

Please write your comments in this box: *(Please attach an additional page to your response if required)*

The inclusion of 16 maps each titles "West Dean Village Green" is confusing at best, possibly misleading. Following discussions with Mr Alan Bannister I have been informed that only the final map which shows the "Public Green Space and Rights of Way" will be included as this reflects the Definitive Map. How a footbridge can be included as Green Space I do not understand as it is not "Land"; it should be described as Footpath 22.

The issue of flooding in West Dean needs to be addressed more proactively. I understand that measures will be put in place to constrain the width of the River Dun and this is to be welcomed. However, there remains a real issue concerning the footbridge which constrains the flow of the River Dun and the bridge's design serves to form a dam in times of flood with debris washed down by the river catching under the bridge and on its railings. I believe that 2 actions need to take place. Firstly the replacement of the bridge with a design that allows the free flow of water and debris in time of flood; a higher, arched structure, would allow this without diverting Footpath 22. Secondly, in addition to the narrowing of the river in the village, the riverbed downstream needs to be deepened in order to increase the volume of flood water that can escape.

Upon the matter of new housing; it is clear that there is excessive demand for housing in both villages which has driven up the cost of the average property to extraordinary levels. It is clear that only those decamping from London and those with very well paid professional jobs and an inheritance will be able to afford to buy homes in this area. Of course, other people who work locally, use the pub and shop and send their children to the village school need somewhere to live. The only way that they can afford to remain locally is through inheriting the family home or living in rented accommodation.

I believe that the plan should encourage the release of land for residential development for local families to rent. Such developments could be “Community Led” with local landowners collaborating with Parish Councils to provide a range of affordable accommodation which would give the landowner a steady income from letting, capital growth and the knowledge that they are supporting their community. Home ownership only arrived in this area in 1945 with the disbandment of the Norman Court estate! New housing could meet all the modern building criteria and still blend in with existing building styles so that the built environment would be enhanced – a mini Poundbury.

Should older people be able to rent a suitable property in their home village they may be amenable to renting out their larger dwelling to other families or allow the next generation to move in. In the new developments they would end up living alongside a range of different households, not restricted to geriatric company in a fold or home.

In short, the popularity of rural homes has increased since COVID and working from home has proven to be very positive to those who have access to outside space. This will drive up prices and the only solution to providing homes for local families on a normal wage is to build houses to rent. Without this, local employers will struggle to find employees and the villages will ossify into settlements for rich retirees who will then complain that they can't get local tradesmen to fix their expensive houses and that the pub has closed as it can get neither staff nor customers.

Data Protection

Data Protection: The comments you submit will be used to inform the Neighbourhood Plan process and will be held for the lifetime of the Neighbourhood Plan. Please note that your comments will **not** be treated as confidential and will be made available for public inspection. However, contact details will not be made public and will not be passed to external parties, apart from the Examiner, without permission. For further information on how we use your personal data please visit <http://www.testvalley.gov.uk/gdpr>

Please tick the box to confirm you are happy for your comments to be used in this way ✓

Signed

Date 4 August 2021

Please return the completed forms by: Email: Neighbourhoodplanning@testvalley.gov.uk Post: Neighbourhood Planning, Test Valley Borough Council, Beech Hurst, Weyhill Road, Andover, SP10 3AJ.	For more information: Telephone: 01264 368150 Website: www.testvalley.gov.uk .
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If you require any assistance in completing this form or require further information, please contact the Neighbourhood Planning team.