

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

Admin: consultation@wdwtplan.org.uk

26 October 2021

**To:
Mr David Hogger BA MSc MRTPI MCIHT
Examiner
West Dean and West Tytherley
Joint Neighbourhood Development Plan**

Sent by e-mail

Dear Mr Hogger

**WEST DEAN AND WEST TYTHERLEY JOINT NEIGHBOURHOOD DEVELOPMENT PLAN
(WDWTJNDP) Regulation 16 Joint Submission EXAMINATION**

**Reference A: WDWTJNDP Regulation 16 Draft Proposal submitted 30 November 2020
B. Steve Carnaby's e-mail Mon 04/10/2021 at 1244
C: Mr Hogger's procedural letter 01/DH/WDWTJNP dated 4 October 2021
D: TVBC (Sarah Hughes) letter pp11_11 WTWDNDP dated 22 October 2021**

As you are aware the Regulation 16 draft WDWTJNDP was submitted to Test Valley Borough Council (TVBC) by West Tytherley, Frenchmoor and Buckholt Parish Council (WTPC) (lead PC with West Dean Parish Council (WDPC)) on 30 November 2020 (Ref A). It was accompanied by the Consultation and Basic Conditions statements. There was a considerable delay before it was submitted to you in early Sept 2021 for examination. The delay was partly because of COVID – 19 but also because of the requirement for a rescreening of the Strategic Environmental Assessment (SEA) and the Habitat Regulations Assessment (HRA) which involved reaching agreement across the two Local Authorities.

Thank you for the e-mail (Ref B) which forwarded your letter clarifying several procedural matters relating to the Regulation 16 submission of the WDWTJNDP (Ref C). We are pleased you are satisfied with the examination documentation delivered by TVBC on behalf of themselves and WCC. You raised 4 questions for the Local Authorities (one of which required a joint response) and a further 51 questions for WTPC (Qualifying Body).

The PCs answers to your questions, taking into account all the comments at Reg 16 consultation and TVBC's response at Ref D, are provided at Annex 'A' attached. Given the joint nature of the NDP and the need to reconcile different perspectives within the two LA Core Strategies and Local Plans, it has proved very challenging to ensure the NDP is consistent with both the higher authorities.

With the impending reviews at Government and Local level of all planning assumptions, both PCs want to get our NDP into the current local plans well before the reviews are complete. PCs accept that then the NDP may need to change to be consistent with new directives.

A most important point is that the parishioners have been waiting impatiently, despite COVID, for the NDP to reach Referendum. When they see the final version it needs to reflect their views (at least the majority!) and be understandable to all, not just the knowledgeable councillors and consultants involved. This is why many of our comments seek to retain current superior policy alongside our particular local requirements rather than hollowing them out (as often suggested by TVBC) just because they are in the current local plans. If our policies do not conflict but sometimes echo the higher authority it is to give balance and understanding at local level. Furthermore if the pending higher authority reviews are obfuscated in some areas, to provide more leeway for developers to win approval under the pressure to build more houses, all the more reason to have the NDP to clarify the policy at local level.

On a final but personal note, it has been a privilege to lead so many willing volunteers across our neighbourhood in getting this document to its current state. However my greatest disappointment, felt by many who tell me, is that when we started 5 years ago we nearly all agreed we were not NIMBYs but wanted sustainable growth while protecting our exceptional rural environment. In those 5 years we have seen some infill development within the two villages. One community led project (Church Farm with a mix of 13 houses including affordable ones) was approved in 2016 but is still not built because of a misguided dispute over part of a footpath that no one has used for 50 years (It may reach a public enquiry). Also on one site in West Dean that many thought would be a good site for a similar small group of houses, a large single mansion has been approved which does not meet many of the policies formulated in the draft NDP or the parishioners' needs. Many well-made objections had no influence on the Area Planning Committee's decision.

We want our NDP to be made and hope that with your help and advice TVBC will see fit to progress urgently to Referendum. We stand ready to resolve any issues or further queries you have.

Yours sincerely

**Alan Bannister CBE MIOd
Chairman West Dean & West Tytherley NDP SG
On behalf of the two Parish Councils (West Dean and West Tytherley)**

Copied by e-mail to:

**Sarah Hughes - TVBC
PC Chairpersons
Clerk to the two Parish Councils**

**Attached:
Annex A: Answers to The Examiner's Questions**