

REPLACE OLD PARAS 5.3.3 to 5.3.6 and Policy HD1 with the following:

5.3.3 Development Criteria for the Area

The NPPF¹ states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies including those who require affordable housing, families with children, older people, students, people with disabilities, and people who rent their homes and people wishing to commission or build their own homes. Both villages have limited stock of smaller and affordable properties. Housing needs in the area are multi-faceted (see para 2.8). It is important to distinguish between:

- Modest and affordable homes (e.g. for young families and retired persons) which are purchased on the open market but below the average price for the area and
- Housing that is unaffordable for those people identified from a “means tested” Housing Need Survey and listed on the LPA’s Housing Register.

Both these requirements will be needed to sustain the neighbourhood but a fair balance has to be struck between them. Community led or supported housing developments should ensure this balance is fully considered by the Parishes.

5.3.4 Housing Scale and Mix

This NDP supports modest development of new, more affordable dwellings while protecting against the loss of existing smaller properties. This NDP provides for some flexibility in the mix by focussing on units between one and three bedroom homes. The supporting evidence is that in general the types of site in the two parishes which are suitable for development may be in or adjacent to the CAs or constitute infill within a settlement boundary or built up area. However any overdevelopment seriously risks materially affecting the character and open nature of the existing settlements in the two parishes. Extensions to houses in the open countryside to accommodate more persons in a single household do not satisfy the need for smaller separate dwellings to meet the demographic changes anticipated.

5.3.5 Development Sites

Neither of the rural villages has been identified for strategic housing development²

A development at Church Farm West Tytherley within the conservation area and consisting of thirteen houses, four of which are classified as ‘affordable’, was approved in 2018. Building has not yet commenced (2020) while a dispute over the status of an existing footpath within the plot remains unresolved.

Until recently (2021), in the vicinity of West Dean, albeit in the parish of West Tytherley, there were two examples of possible sites that might have been supported by the community if all the criteria herein had been met: one at Glebe Farm and the other at Dean Hill Park. The Glebe Farm site has been granted approval (2021) for the construction of a single, inappropriately large, property despite fierce objection from both parish councils and without the support of the community. This has removed a valuable site from further consideration. Dean Hill Park remains as a possibility along with others should they be proposed.

Any Self-Build proposal, which is in principle encouraged, must meet the requirements of The Self Build and Custom Housebuilding Act 2015 and Housing and Planning Act 2016.

¹ Para 61-63

² TVBC COM 2 and WCS policy 23

5.3.6 Affordable Housing on Rural Sites

The Wiltshire Rural Exceptions Policy³ permits affordable housing on rural sites provided:

- There is clear support from the local community, and it will meet an identified and genuine local need.
- It is within, adjoining or well related to the existing settlement. Employment and services will be accessible from the site.
- It consists of 10 dwellings or fewer.
- Its scale and type is appropriate to the nature of the settlement and will respect the character and setting of the settlement.
- The affordable housing will always be available to meet local need.

The Test Valley Rural Exceptions Policy⁴ permits affordable housing on rural sites provided:

- There is evidence that there is an unmet need within the parish.
- The mix of housing meets the identified need.
- It is restricted in perpetuity to households with a connection to the parish with a housing need

Policy HD1 ~~Development in and adjacent to the villages should be community led and support a mix of housing types including affordable homes that sustains the current and future needs of the Community Led or Supported Housing including Affordable Homes~~

~~Community led or community supported housing development within or adjoining the settlement boundary or built up area of the villages should include a range of house types (market and affordable) with the majority being one to three bedroom homes. Housing developments will need to comply with the affordable housing thresholds and requirements in force at the time of the application. All housing developments should provide accommodation to meet local needs including those downsizing, those employed in the local area and those with disabilities.~~

~~Residential development should ensure:~~

- ~~i. Adequate preference is given to anyone, regardless of age, with strong local connections. The criterion for 'local connections' in relation to affordable housing will be those people on the housing register who comply with the provisions of the relevant Councils Local Connection Housing Allocation Policy.~~
- ~~ii. Delete completely~~
- ~~iii. Delete completely~~
- ~~iv. Delete [old iv has been moved to 5.3.5 above]~~

³ WCS Core Policy 44

⁴ TVBC Local Plan Policy COM8