

Mr David Hogger

Examiner

West Dean and West Tytherley
Neighbourhood Plan

By E-mail

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Your ref: 01/ DH/WTWDJNP
Our ref: pp11_11 WTWD NDP
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Dear Mr Hogger

West Dean and West Tytherley Neighbourhood Plan Examination

Thank you for your letter clarifying several procedural matters relating to the examination of the above plan. We note that you are satisfied with the examination documentation and that you have not identified any significant and obvious flaws that would lead you to advise that the examination should not proceed. We also note that you consider that the examination can be dealt with by written representations and without the need for a hearing.

You have raised 4 questions to TVBC and a further 51 for the Qualifying Body. This response is a joint response with Wiltshire Council. The QB will respond to you directly. The Councils responses are as follows:

Questions to Test Valley Borough Council:

Question for both TVBC and WTFBPC (1)

- a) *A revised version of the NPPF was published by the Government on 20th July 2021, alongside a final version of the National Model Design Code. There are a few references in the WDWTJNP to the NPPF. Could the Council's confirm that these are*

still valid or if necessary, provide amended wording/referencing that reflects the content of the revised NPPF?

Having checked through the document there are 62 references to the NPPF. These are all referring to paragraph numbers and can be updated as a matter of fact after the examiner's report has been published.

b) I would also be grateful if both Councils could advise me whether or not you consider any modifications to the submission version of the Plan are necessary as a result of the publication of the National Model Design Code and, if so, what these are?

The National Design Guide / National Model Design Code sets out 10 characteristics that should be given consideration when drawing up a design code. These include Context, Movement, Nature, Built Form, Identity, Public space, Homes and Buildings, Uses, Resources and Lifespan

The Village Design Statement (VDS) gives an assessment of the: History and Settlement, Landscape and Surroundings, Village Amenities, Traffic and Transport, Development and Planning and the Design of Buildings. These elements are also present in the National Model Design Code, which although is new guidance, builds on previous design guidance principles and pulls them together into one set of principles. Policies HD2 - 6 in the plan are underpinned by the principles set out in the VDS and this evidence has been used in formulating the policies wording. Based on this, the policies do not need to be amended in light of the new guidance.

Although the plan does not allocate any sites for development, it would be helpful if the plan signposts to the National Design Guide / National Model Design Code and suitable wording could be added to section 5.3 of the neighbourhood plan to achieve this.

Questions for Test Valley Borough Council (3)

(See also question 5 to the Parish Council below regarding the Policies Map)

- 1. The Application to designate a Neighbourhood Area gives the name of the area as West Dean and West Tytherley. However, I note that on the Borough Council's web site references are made to the area being called 'West Tytherley, West Dean, Frenchmoor and Buckholt'. Whilst I understand that the name of the Parish was changed in 2019 when the boundary was revised, in the interests of consistency, I propose to refer to the Neighbourhood Area as West Dean and West Tytherley (i.e. as designated). Is there any reason for me not to adopt this approach?***

The correct name of the plan area as designated is West Dean and West Tytherley Joint Neighbourhood Plan and it is agreed that this should be used when referring to the plan.

2. Can the Council confirm which documents currently make up the Development Plan, as it applies to West Dean and West Tytherley?

The development plan as it applies to the Hampshire part of West Dean and West Tytherley is as follows:

- Test Valley Borough Local Plan 2016
- Hampshire Minerals and Waste Local Plan 2013

The development plan as it applies to the Wiltshire part of West Dean is as follows:

- Wiltshire Core Strategy 2015
- Saved policies of the Salisbury District Local Plan (SDLP) in Appendix D of WCS
- Wiltshire Housing Sites Allocations Plan (WHSAP), Feb 2020
- Wiltshire and Swindon Waste Core Strategy June 2009
- Wiltshire and Swindon Minerals Core Strategy July 2009
- Wiltshire and Swindon Waste Site Allocations Local Plan February 2013
- Wiltshire and Swindon Aggregate Minerals Site Allocations Local Plan May 2013
- Wiltshire and Swindon Waste Development Control Policies DPD September 2009
- Wiltshire and Swindon Minerals Development Control Policies DPD September 2009

3. According to the Councils' Local Development Schemes, the adoption of the Wiltshire Local Plan Review is anticipated in early 2023 (with pre-submission consultation towards the end of 2021); and pre-submission consultation on the Test Valley Borough Local Plan is proposed to be undertaken in the third quarter of 2022.

Paragraph Reference ID: 41-009-20190509 of the Planning Practice Guidance (PPG) on Neighbourhood Planning, advises that 'where a neighbourhood plan is brought forward before an up-to-date local plan (i.e. the Local Plan Reviews) is in place the qualifying body and the local planning authority should discuss and aim to agree the relationship between policies in the emerging neighbourhood plan, the emerging local plans and the adopted development plan'. Could the Borough Council confirm that such discussions have taken place and summarise any conclusions that were drawn?

There has been ongoing dialogue with the steering group about the Neighbourhood Plan and its relationship with the TVBC Local Plan and the WC Core Strategy. The TVBC pre submission consultation (Regulation 19) is timetabled for quarter 4 of 2023, as shown in the latest [Test Valley LDS](#).

At present there are no published emerging policies as part of the review process, and therefore the relationship between policies in the emerging neighbourhood plan, the emerging local plan and the adopted development plan are consistent. Given this the Neighbourhood Plan has been assessed against its relationship with the adopted Local Plan and its policies on which comments have been provided.

The [Wiltshire Local Plan Emerging Spatial Strategy](#) distributes the scale of growth around the county. It is expressed in terms of the amount of new homes and land for employment that each main settlement should accommodate. Outside of the main settlements, the focus will continue to be on protecting the countryside and only development that can meet local needs.

The hierarchy of settlements is set out in the Wiltshire Core Strategy (Core Policy 1: Settlement Strategy). Each level's settlements have a particular role. The hierarchy will not change as part of the review, and Small Villages will be considered 'non-strategic'. West Dean is a small village, and therefore the emerging spatial strategy has no implications for the village and therefore the Wiltshire element of the Neighbourhood Plan.

A separate paper; [Wiltshire Local Plan Empowering Rural Communities](#) looks at how schemes to meet local needs can be built more easily and what should be planned for at rural settlements. The emerging policy 'Housing Requirements for Neighbourhood Area Designations in the Rural Area' sets out how this will be achieved in Local Service Centres and Large Villages.

In rural areas, the spatial strategy will set an appropriate more modest scale of growth overall and set out housing requirements for Local Service Centres and Large Villages. . Elsewhere in the countryside and in small villages such as West Dean, local communities will determine themselves, without a requirement, what housing proposals are appropriate for their area, so long as they are in general conformity with the Local Plan.

Notwithstanding this, when a new Local Plan has been adopted this does not mean in itself that a made neighbourhood plan will be out of date. Communities should review their plans every 5 years or if there has been a significant change in planning policy. This could be a new Local Plan or an update to National Planning Guidance.

This review may suggest areas of the plan need to be updated. A review of a neighbourhood plan involves determining what sections of the plan, including policies would be retained what sections of the plan or policies need updating. The review should also consider if any new policies may be needed and what existing ones, having served their purpose, can be deleted.

The Neighbourhood plan has been considered in light of the emerging Local Plan and the adopted development plan. There are no conflicts between the relationship of emerging spatial strategy, the adopted Development Plan and the Neighbourhood Plan.

5. The WDWTJNP will, if made, become part of the Development Plan and as such its policies and proposals should, where appropriate, be identified on the Policies Map (for example the identified Local Green Spaces in policy EL9). I could find no reference in the Plan to the Policies Map. There are a series of plans in Appendix A but no single map that identifies the land to which the policies apply. Could such a Map be prepared, together with any explanatory text, for insertion into the document? I am sure TVBC will assist if necessary.

Given the geography of the Plan Area, it was difficult to add all of the LGS designations and views on one map that was legible. Therefore, when read together, maps A1, 2 and 3 show the land use designations made in the Neighbourhood Plan. For the avoidance of doubt, the legend in the maps could be annotated with the relevant policy number as shown below.



To clarify this, the following additional text should to be added after para 5.1.5

5.1.6 Maps A1, A2 and A3 in section 10 show the views and Local Green Space designations as allocated in Policies EL4 and EL9. Once made, these designations will form part of the Wiltshire Council and Test Valley Borough Council Policies Map.

I hope this information is helpful and we look forward to receiving your draft report in due course. If you have any further questions please don't hesitate to contact me.

Yours sincerely

Sarah Hughes MRTPI

Senior Neighbourhood Planning Officer