



Glebe Farm Development

Planning Permission

Cllr. John Camilleri

Planning Lead



WEST DEAN
Parish Council



Menu

The menu this evening

Starters

- History
- What we've been doing

Main Course

- The proposes plan
- Terms and Conditions
- Public questions/answer session (30 minutes)

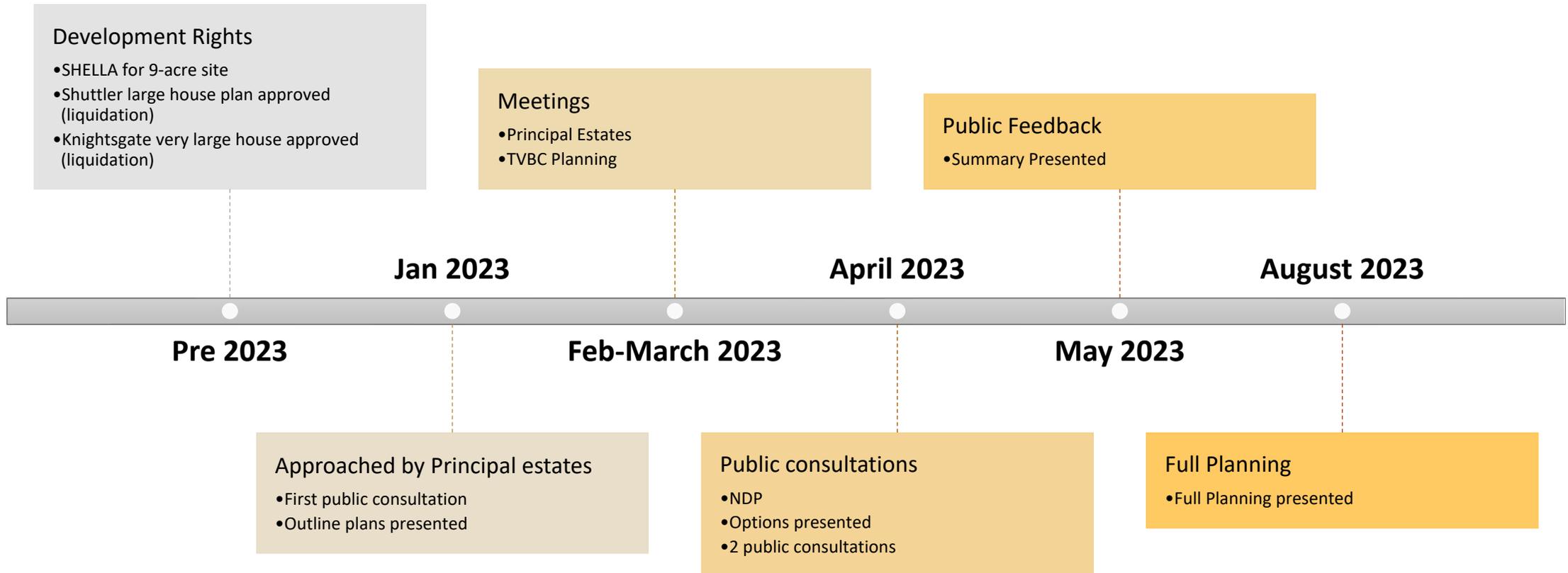
Dessert

- West Dean PC EGM
- West Tytherley EGM

Digestif

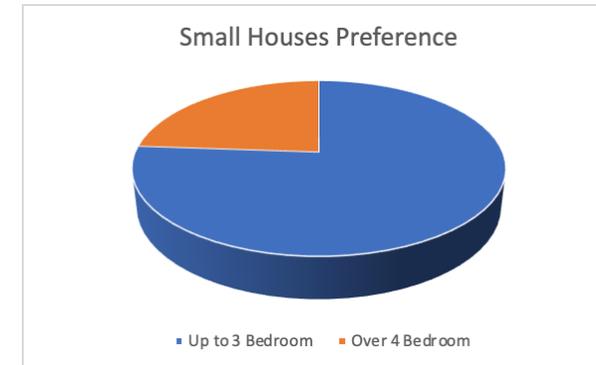
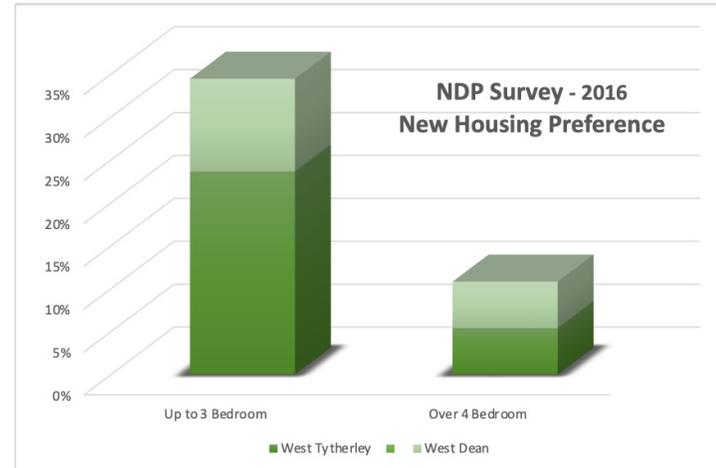
- Submission to TVBC 8th September 2023

The story so far....



West Dean & West Tytherley

- Joint Neighbourhood Development Plan
- Combined Planning Group
- Possibilities
 - a) Grounds to object
 - b) Opportunities to develop
- Data used to guide policy
 - 1) **NDP Survey (democratic - 2022)**
 - 2) *Information leaflet 2023*
(confirmation only, after outline plans produced)



5.5.5 Development Sites

Neither of the rural villages has been identified for strategic housing development⁴⁵.

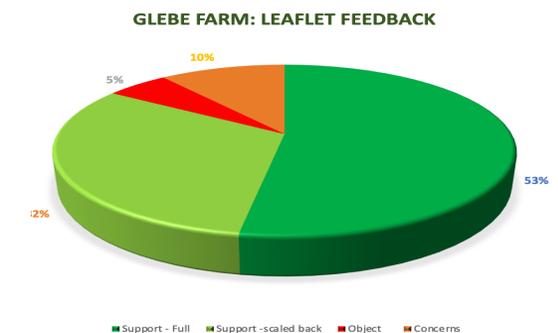
A development at Church Farm West Tytherley within the conservation area and consisting of thirteen houses, four of which are classified as 'affordable', was approved in 2016⁴⁶. Building has not yet commenced (2021) while a dispute over the status of an existing footpath within the plot remains unresolved.

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, large, property despite 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.

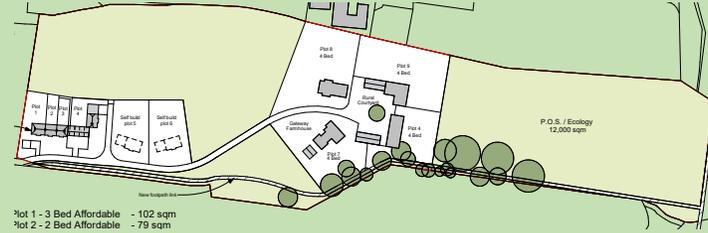
Any Self-Build proposal, which is in principle encouraged, must meet the requirements of The Self Build and Custom Housebuilding Act 2015 and Housing and Planning Act 2016.

Narrative from NDP





DEVELOP



First Design

- 4 x large houses
- No Plans for remaining land

Response (public meetings)

- 4 x large houses
- 4 x small houses
- 2 x self build plots
- Plan for 19 houses - withdrawn

Post Discussions

- 4 x large houses
- 4 x small houses
- 2 x self build plots
- Landscaped screen
- Green space to WTPC
- Nature area to WTPC
- New footpaths

OBJECT



NPPF, LP, NDP

- Existing Planning
- Permitted development
- Change of use (class B2, MB, C3, Q)
- Greenfield/Brownfield
- NDP Policies (now MADE)

Working Group

- Subject matter experts (outside parish council)
- NDP contributors
- Consultation with TVBC planning

Conclusions

- No material grounds identified for objection
- Legal challenge to NPPF/ LP may be possible but needed a sponsor (£,000s)



Glebe Farm Development



Note: Site plan not to specific scale in this document.

- | | |
|---|---|
| <ul style="list-style-type: none"> ① Courtyard character ② Farmers cottages ③ Self build plots, at 2000 sq/ft each ④ Ecological enhancement/woodland ⑤ New public footpath access, connecting to existing infrastructure ⑥ Woodland edge strengthened ⑦ Drainage field | <ul style="list-style-type: none"> ⑧ Planted green buffer ⑨ Adjoining field ⑩ Rectory Hill Cottages, residents backing onto field ⑪ Adjoining paddock ⑫ Valley views ⑬ Green open space/division ⑭ Main access |
|---|---|

Proposed Housing Schedule

The proposal will provide a mix of housing sizes and tenures including affordable homes and self build plots.

- **2 no. 2 bed**
Allocation for 2 parking spaces per unit
- **2 no. 3 bed**
Allocation for 2 parking spaces per unit
* affordable housing (40%)
- **4 no. 4 bed**
Allocation for 3 parking spaces per unit
- **2 no. Self Build plots @ 2000 sq/ft each**
Parking to meet current requirements.

In line with Policy T2 - Residential Minimum Parking Standards, the development proposes a **total of 20 residential car parking spaces**. Allocation for the self build plots are yet tbc.

Before and after....



Terrace Plot's 1-3



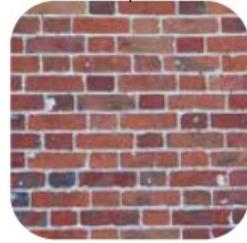
Feature Chimneys

Consistent with architectural detailing of



Clay Tiles

Tiles reflecting the local vernacular.



Red Brick

Brickwork - High quality red brick to walls.



White UVPC Casement

High quality windows of traditional design



Buttress

Buttress detail to reflect local vernacular.



Wall Ties

Traditional wall tie details used.



Porch Canopy

Traditional porch detail appropriate to



Dormers

Hipped dormers with file detail lines.



Feature Chimneys

Consistent with architectural detailing of surrounding context.



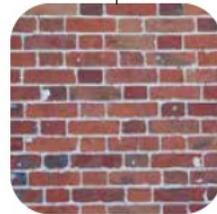
Clay Tiles

Tiles reflecting the local vernacular. Complimented by exposed painted timber rafter feet.



Timber Cladding

Dark grey/black timber cladding to emulate the agricultural outbuildings around the village.



Red Brick

Brickwork - High quality red brick to walls, plinths, banding, arches and chimneys.



Porch Canopy

Traditional porch detail appropriate to the local context.



White UVPC Casement

High quality windows of traditional design with high thermal performance. With feature stone cills.



Dormers

Hipped dormers with fine detail lines.



PLOT 7



PLOT 8



PLOT 9



PLOT 10



Flint

Traditional flint wall reflecting local material usage.



Stone Detailing

Traditional stone Quoin detailing.



Red Brick

Brickwork - High quality red brick to walls, plinths, banding, arches and chimneys.



White UVPC Casement

High quality windows of traditional design with high thermal performance.



Headers & Cills

Traditional stone headers and cills.



Dormers

Hipped dormers with file detail lines.



Clay Tiles

Tiles reflecting the local vernacular. Complimented by exposed painted timber rafter feet.



Feature Chimneys

Consistent with architectural detailing of surrounding context.



Tiled Canopy

Porch detail appropriate to the local context. Choice of tile to reflect the local vernacular coupled with timber posts to create traditional style.



Timber Cladding

Dark grey/black timber cladding to emulate the agricultural outbuildings around the village.



Buttress

Buttress detail to reflect local vernacular.

Terms of planning

- **Green Spaces**
 - Transferred to WTPC
- **Nature Spaces**
 - Transferred to WTPC
 - Exploring Bentley Wood Trust
- **Footpaths**
 - Transferred to WTPC and WDPC
- **Service charges**
 - Contribution to maintenance from home owners
 - Service management company TBA
- **Allocation of small houses**
 - Local first
 - Administered by TVBC housing
- **Allocation of self builds**
 - Open Market
 - WDPC will facilitate early engagement with developers
- **Large Houses**
 - Open Market
 - WDPC will facilitate early engagement with developer

Public Forum



TEST VALLEY BOROUGH COUNCIL PLANNING AND BUILDING SERVICE

The table below provides some common planning considerations which the Council can and cannot take into account in the determination of a planning application.

| MATERIAL PLANNING CONSIDERATIONS Normally taken into account in the determination of applications | NON-MATERIAL PLANNING CONSIDERATIONS Not normally considered in the determination of applications |
|---|---|
| <ul style="list-style-type: none"> • Test Valley Borough Revised Local Plan 2016 • Supplementary Planning Documents (SPD) • Government Planning Policies/Guidance including; <ul style="list-style-type: none"> - National Planning Policy Framework • Previous Planning decisions (including existing uses) • Amenity considerations <ul style="list-style-type: none"> - Overlooking - Over-development - Character of area - Scale and bulk resulting in loss of light - Trees - Noise - Smell • Traffic generation, parking and safety • Design • Materials • Crime and community safety • Need (eg. Agricultural Workers Dwelling) | <ul style="list-style-type: none"> • Loss of property value • Land ownership and boundary disputes • Competition <ul style="list-style-type: none"> - takeaways - name of business (eg. different supermarket chains) • A loss of a private view • Legal rights/consents <ul style="list-style-type: none"> - deeds, covenants, private rights of way, licences (eg. Entertainment) • Internal layout • Provision of services • Matters controlled under other legislation |