



WEST DEAN
Parish Council

**Minutes of the extraordinary meeting
held on Tuesday 3rd October at 19:00
at King George’s Hall, West Dean.**

COUNCIL MEMBERS

	In Attendance	Apologies	Absent
Councillor Higgins	✓		
Councillor Taylor		✓	
Councillor Camilleri	✓		
Councillor Moseley		✓	
Councillor Seabrooke	✓		
Councillor Urquhart	✓		
Vacancy	-	-	-

Also, in attendance:

Amanda Owen – Clerk, West Tytherley Parish Councillors Fiona Collier & Margaret Down and 8 members of the public.

80/23	<p>To receive Chair’s opening remarks. Councillor Higgins welcomed everyone to the meeting and allocated ten minutes to residents to allow the opportunity for residents to speak and voice updates and new comments.</p> <p>Following a question from a resident a discussion took place with regards to the properties being community supported / community led. It was clarified that the 4 larger houses are considered to be community supported and the smaller houses and self-builds are community led.</p> <p>A resident asked a question with regards to ‘community led’. How can a vote be decided when more people have objected that accepted. This assumption was disputed by Councillor Higgins who highlighted that prior the meeting there were 11 responses agreeing with the development and 9 against the proposal upon the TVBC planning portal. The resident asked a further question with regards to the market value of the low-cost housing. It was advised that the market value of the affordable housing will be decided by the developer.</p> <p>A resident summarised that permission for one large house was agreed, then amended to four and then a further six were added. This was confirmed by the Neighbourhood Development Plan (NDP) as a suitable application. The resident summarised that if the planning proposal is in accordance with the NDP then surely it is supported by the residents.</p> <p>A resident raised a similar situation in a neighbouring Parish and advised that individuals needed a local connection to be eligible to buy and asked if that would be the case with the housing here. It was confirmed that this would be the case, the individuals applying would have to have a connection to the Parish defined by West Dean village first and the NDP area next.</p> <p>A resident stated that being resigned to the fact four houses will be bought, will the Parish Council be supporting all houses or just the four original? Councillor Camilleri advised that the four large houses were the original plan, and that West Dean Parish Council asked the developer to view the NDP and to offer something in accordance. West Dean Parish Council had highlighted the need for affordable</p>
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	<p>housing, green spaces and nature areas as highlighted in the NDP. Current plans from the developers are fulfilling the NDP in this part of the application. It is a request from West Dean Parish Council that the Rectory Hill footpath is achieved if possible. The NDP is the mandate on which the Parish Council have been operating.</p> <p>A resident highlighted that the wooded area, the preservation of the orchard and the potential footpath would all be assets to the village.</p> <p>Councillor Higgins closed the opportunity for residents to speak and informed those present that Katja Biddulph had sadly resigned from West Dean Parish Council.</p>
81/23	<p>To receive and accept apologies for absence. Apologies were received and noted from Councillor Taylor, Councillor Moseley & Wiltshire Councillor Richard Britton.</p>
82/23	<p>To receive declarations of disclosable pecuniary interests & non pecuniary interests relating to items on this agenda. There was discussion with regards to what constitutes a disclosable interest. This will be clarified by the clerk at a future meeting. No interests were declared.</p>
83/23	<p>To resolve to express that this planning application has the support of West Dean Parish Council on the following conditions as a community led development: 23/02082/FULLS Glebe Farm - Construction of ten dwellings with associated parking, access, landscaping works and installation of package treatment plant. Glebe Farm. Rectory Hill, West Dean, Salisbury Wiltshire SP5 1JL. A resident's request to speak was granted and it was agreed his suggestion of a covenant to restrict properties from being extended for a period of time be suggested to the developer & Test Valley Borough Council.</p> <p>It was agreed and confirmed that this planning application has the support of West Dean Parish Council on the following conditions as a community led and community supported development with the following comments (please see APPENDIX A): Proposed by Councillor Seabrooke, seconded by Councillor Camilleri. All members voted unanimously to accept this resolution.</p>
84/23	<p>To note the date of the next meeting as Monday 20th November. The date of the next meeting was noted as Monday 20th November.</p>

There being no other business, the meeting closed at 20:00.

West Dean Parish Council

23/02082/FULLS

Glebe Farm

Conditional Support Details

3rd October 2023

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1. Affordable Houses

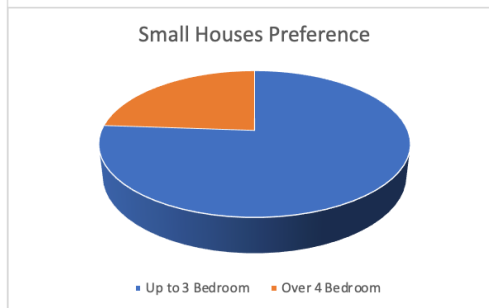
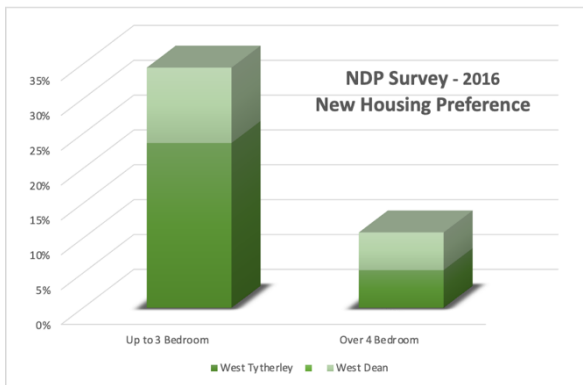
This is a community led development of a mixture of 2 to 3 bedroom houses permitted under COM9 of the local plan and HD1 of the Neighbourhood Development Plan (NDP).

1.1. Community Led development and timeline of public consultation

West Dean Parish Council (WDPC) have led the development of the more modest houses in this application in response to demand for more affordable houses in the area. (The geographic boundary of West Dean encompasses 102 households)

NDP evidence of community expression of housing needs.

The NDP survey was conducted in 2016 across the West Dean and West Tytherley Neighbourhood as defined in the NDP. The 119 responses are summarised in the graphics below:



The “Housing Needs” for downsizers and for people, especially young people, wishing to purchase affordable

housing are described at paragraph 2.8 in the NDP. See particularly 2.8.3, 2.8.4 and 2.8.6.

At 5.5.5 (NDP) the Glebe Farm site was identified as a possible site for development. At the time when the plan was made, the site had been granted permission for one large house. The NDP lamented that this had ‘removed a valuable site from further consideration’ to fulfil the ambitions of villagers to provide some more modestly-sized houses. The current application mitigates this loss

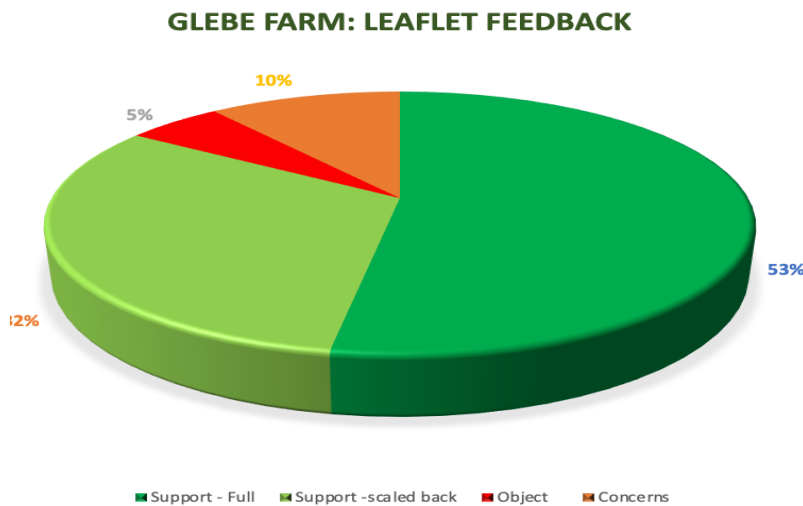
The Consultation Document for the NDP, published in November 2020, outlines the extensive public consultations about the future development of the neighbourhood. See also chapter 3 Community Involvement in the NDP.

Consultations on the current Glebe Farm proposals (TVBC plan COM9)

16 Feb 2023 WDPC meeting. Minutes record the developer’s willingness to add some smaller houses to the plan in accordance with recommendations in the NDP

4 April 2023 Public consultation in WD chaired by Cllr Fiona Collier, Chair of WTPC. Residents in attendance

Cllr Collier instigated a ‘straw poll’ of West Dean residents by distributing details of the Glebe Farm development to households within West Dean only, and invited comments. The results from the 19 returns is summarised below.



This equates to 10 returns showing strong support for more affordable housing from 102 households (10%).

19 April 2023 EGM discussing the proposals with many residents in attendance

26 April 2023 Cllrs met developers to find some mitigations for the neighbours re extra green landscaping along the western boundary to help hide the proposed new houses, and to discuss the green spaces, long-term environmental management, and new footpath access to the existing footpath network.

Expressions of Interest (TVBC plan COM 8 and COM9)

Throughout their engagement with the community, WDPC have received from named individuals¹ with a connection to the village² material expressions of interest from 8 in the affordable houses and 6 in the self-build plots.

Although there are objections to the plans, nearly all from close neighbours to the site, there is strong overall support from the village. See above, and also comments posted to the TVBC planning website.

There have been no new houses in West Dean since 2008, although there have been many extensions to existing properties. This has resulted in much of the housing stock being upgraded to larger houses, many of which are now at least 4-bed. There has been no replenishment of more modest-sized homes and house prices have risen so much that any houses that come up for sale are priced beyond the means of young villagers wishing to remain and participate in village life. See planning history and letters on TVBC website.

WDPC supports the conditions applicable in TVBC plan COM8 and COM9 and wishes to see a time-limited preference for affordable housing and self-build plots limited to **local** residents (ie residents of WD or WD/WT neighbourhood area as defined in the NDP)

1.2. Design and number

WDPC worked with Principal Estates to produce designs which are in keeping with local housing as exemplified in the West Dean Village Design Statement, now incorporated in the NDP as defined within the relevant NDP policies HD 4 and 5. The total mix of houses for new development was limited to 10 within the NDP.

1.3. Grounds for Objection

WDPC considered the arguments from parishioners neighbouring the development during 4 public consultations across both councils and found no material grounds for objections under the Local Plan or NDP.

¹ Named individuals have given their email address as someone who wants to be considered for the affordable houses or self-build plots. WDPC are a GDPR controller.

² Connection with the village is defined as an individual that currently lives, has recently moved (last 2 years) or is a first generation family member of resident within West Dean

2. Conditional Support

WDPC voted to support subject to the condition herein.

2.1. Section 106

The S106 agreement should include provision for the following requirements:

2.1.1. Footpaths

Two footpaths will be provided:-

- 1) As described within the submitted plans with a width that will allow for a small vehicle carrying equipment for woodland management and two people to pass simultaneously.
- 2) A new footpath as detailed in 3 below, running adjacent to the west side of Rectory Hill. The provision of land will be secured by WDPC. Reparation charges of £1,000 will be payable by the developer to the land agent nominated by WDPC.

2.1.2. Green Space

The green space area defined in the plan will be transferred to West Tytherley Parish council. There will be restrictions prohibiting the use of this space for any further development.

2.1.3. Wooded Space

The wooded space at the eastern end of the site as defined in the plan will be transferred to West Tytherley Parish council. There will be restrictions prohibiting the use of this space for any further development.

2.1.4. Price of Affordable Housing

The affordable housing will be available for purchase at a price that is 30% below the prevailing market rates in the area for similar properties at the time the properties are marketed. Restrictive covenants must ensure this discount is passed on in the event of resale for 3 years.

2.1.5. Service Charge

A portion of the service charge to be levied on properties will be paid to West Tytherley Parish Council for the maintenance of the footpaths, green space and wooded space. This will be no less than a total of £2,000 per annum (index linked).

2.1.6. Self-build plots

Two, freehold, serviced plots will be sold on the open market by the developer with a time-limited preference for local, individual purchasers for properties not exceeding 3 bedrooms. Restrictive covenants will restrict resale of these properties for 3 years following completion of the build.

2.1.7. Large Items Storage

Covenants will restrict the storage of large items, including camper vans, trailers, caravans, on any part of the development.

2.2. Allocation

The affordable house will be allocated to individuals that currently live, have recently moved (last 2 years) or are first-generation family members of residents within the area shown, according to the table below. The period is taken from the time the property is available for occupation.

Order	Period	Area
First	1-6 months	West Dean area as defined in NDP map
Second	7-12 months	Remaining ~NDP area
Third	12 months onward	Test Valley area

The allocation of affordable housing for the development will be administered by Test Valley Borough Council Housing.

3. Rectory Hill Footpath (tbc)



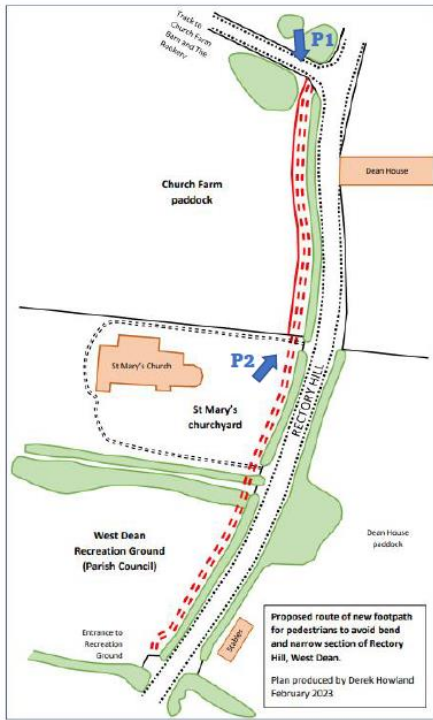


Photo P1 – new gate required at entrance to proposed path from track. New fence required for protection from livestock.



Photo P2 – Old tree stumps and vegetation to be cleared between tree and St Mary's Churchyard north gate

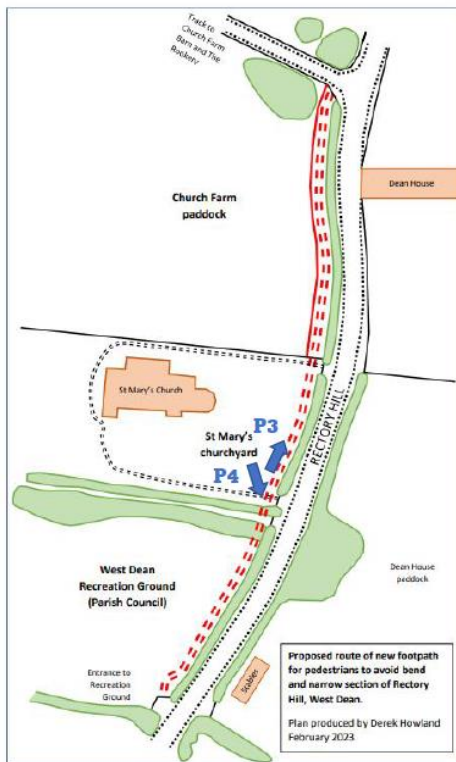


Photo P3 – Tree stumps to be removed in St Mary's Churchyard



Photo P4 -Vegetation to be cleared between St Mary's Churchyard south (main) gate and Yew tree

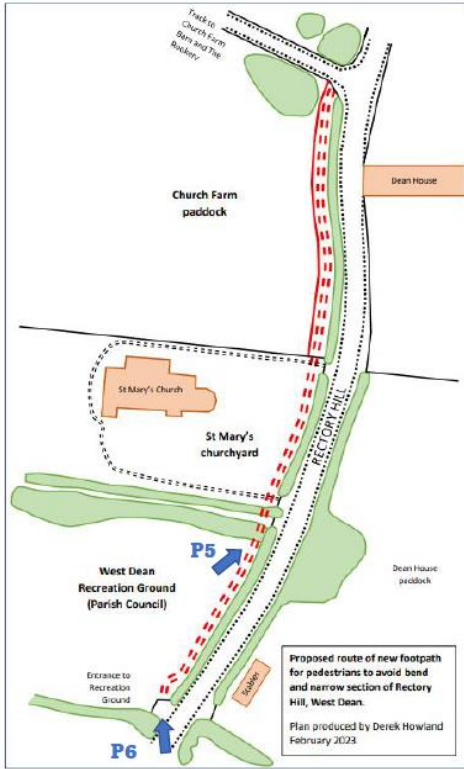


Photo P5 -Vegetation to be cleared and hedge to be trimmed in NE corner of Recreation Ground



Photo P6 – Proposed path to end at the existing pedestrian gate at the entrance to the Recreation Ground