



# Tetsworth Parish Council

Clerk and RFO: Lin Freeth

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## Minutes of the Extraordinary Meeting of Tetsworth Parish Council Held at Tetsworth Memorial Hall at 6.30pm on Tuesday 28<sup>th</sup> February 2023

### Present:

Chair: Cllr. Seb Mossop (SM)  
Cllr. Sanjiv (Kim) Bhagat (SKB)  
Cllr. Susan Rufus (SR)  
Cllr. Christopher Thompson (CT)  
Cllr. Sean Whitehead (SW)

**Clerk/RFO:** Lin Freeth (LF)

**Members of the public:** One present

**283. Apologies for Absence:** Cllr. Paul Carr (PC).

**284. To Receive Declarations of Interest** Members are asked to declare any personal interest and the nature of that interest, in any of the items under consideration at this meeting. **NONE.**

**285. To Consider the Government Consultation on Planning Reforms:**  
**Levelling Up and Regeneration Bill: Reforms to National Planning Policy**

This National consultation includes: Changes to the National Planning Policy Framework (NPPF); the proposed removal of 5 Year Housing Land Supply Rules (5YHLS) and buffers; increased protection to Neighbourhood Plans; the introduction of National Development Management Policies; review of Green Belt; the requirement for plans to be justified: revision of National Planning – Policy / Social Rent / Policies & decisions; as well as other matters to consider with a deadline to respond of March 2<sup>nd</sup>.

It is a lengthy document with the proposals contained in a 58-question consultation paper launched by the Secretary of State and includes the removal of the requirement for local authorities with an up-to-date plan to continually demonstrate a deliverable 5-year housing land supply.

Councillors considered 3 documents from the CPRE, O’Neill Homer and ONPA all of whom are well informed and very experienced and there is consistency between them, making points and giving opinion.

CPRE highlighted key questions and responses within the consultation which aligned with those of TPC Councillors. These were:

- a. Agreement that local planning authorities should not have to continually demonstrate a deliverable 5-year housing land supply (5YHLS) as long as the housing requirement set out in its strategic policies is less than 5 years old. Beyond 5 years developers should

still be expected to meet local policy objectives (eg brownfield sites before green-field) and speculative proposals for developments not allocated in Local Plans should not be permitted;

- b. Agreement that buffers up to 20% should not be required as part of 5YHLS calculations (this includes the 20% buffer as applied by the Housing Delivery Test);
- c. Agreement with views about the potential changes to paragraph 14 of the existing Framework and increasing the protection given to Neighbourhood Plans. The increase in protection for NPs less than 5 years old (an extension of the current 2 years) is supported. They take considerable time to establish, are an accurate representation of local democratic preferences and choices, and local communities should be able to rely on them being taken into account for at least 5 years;
- d. Agreement that the national policy should make clear that Green Belt does not need to be reviewed or altered when making plans, that buildings at densities significantly out of character with an existing area may be considered in assessing whether housing needs can be met, and that past over-supply may be taken in to account. It should be clear that Green Belt does not need to be reviewed or altered when making plans and new housing can maximise use of brownfield land and the most sustainable locations;
- e. Disagreement with removing the explicit requirement for plans to be 'justified' on the basis of delivering a more proportionate approach to examination as this would remove the requirement to take an appropriate strategy, taking into account reasonable alternatives and being based upon proportionate evidence;
- f. Agreement that the Government should revise National Planning Policy to attach more weight to Social Rent in planning policies and decisions; and
- g. Disagreement with the suggested scope and principles for guiding National Development Management Policies as this would give the Secretary of State the freedom to create, modify or revoke such policies unilaterally without consultation.

To submit a response to the consultation based upon the points made by CPRE and their responses, and that Cllr Seb Mossop will complete the online survey on behalf of TPC in line with the documents reviewed and hereby resolved, was **UNANIMOUSLY AGREED**.

**286. Date of next meeting:** The next meeting will be held on **Monday 13<sup>th</sup> March 2023 at 7.30pm**

**287. To Close the Meeting:** Meeting closed at 7.02pm

**288. Open Forum:** No comments made.



Lin Freeth, Clerk & RFO



Cllr Seb Mossop, Acting Chair