

MINUTES

MEETING OF THE TETSWORTH NDP REVIEW STEERING GROUP

At 7 pm on 18th December 2023

At 26 Silver St, Tetsworth

Attendees:

John Gilbert (JG)
Paul Carr (PC)
Chris Thompson (CT)
Simon Wilson (SW)

1. Background and Minutes of the Initial NDP Steering Group Meeting

The meeting initially discussed the background for the review of the Tetsworth Neighbourhood Plan (NDP) to ensure all members understood the context.

The meeting then approved the Minutes of the meeting held on 16th November and PC will post them on the Tetsworth Parish Council website.

2. Review of SODC/VoWH Joint Local Plan 2041 Consultation Documentation

The majority of the meeting discussed the Joint Local Plan Consultation Documentation. There are two changes from the previous Local Plan that should be noted:

a. The two councils have agreed on a common Hierarchy of Settlements:

- Tier 1 Market Towns
- Tier 2 Larger villages
- Tier 3 Well-supported smaller settlements
- Tier 4 Smaller settlements

Tetsworth is a Tier 4 Settlement therefore any development is limited to brownfield sites within the Village Boundary.

b. Rural Exemption Sites is a new planning category that allows for the development of affordable housing outside of the village boundary on the condition that it is let to local families in perpetuity. It was not felt this was a realistic option for Tetsworth.

The meeting worked through the Draft Response to the Consultation Documentation on behalf of Tetsworth Parish Council (TPC) as the Qualifying Body. The Draft will be presented to the PC at the meeting on 8th January 2024 and approved at the meeting on 12th February. Submission can be made between 10th January and 21st February 2024.

3. Review of Current Tetsworth Neighbourhood Development Plan

The meeting started to consider the existing NDP and identify sections that might be revised:

- a. Vision & Objectives – The vision and four objectives were generally accepted as still being applicable although they may benefit from limited ‘wordsmithing’.

- b. Planning Policies – There are nine Policies in the NDP which were generally accepted:
- TET1 Development within the Village Settlement and Surrounding Countryside - OK
 - TET2 Settlement Character Areas and Design Criteria - needs significant revision to strengthen the Design Criteria and include Sustainability and Net Zero guidelines.
 - TET3 Countryside Character Sectors – Generally OK
 - TET4 Key Views – report should be retained as Annex
 - TET5 Local Heritage Assets – Generally OK
 - TET6 Landmark Buildings – Generally OK
 - TET7 Green Spaces – Generally OK
 - TET8 Biodiversity and the Natural Environment – Generally OK
 - TET9 Residential Parking – ‘Hot Topic’ that needs careful consideration.

4. **Next Meeting**

The next meeting will be held on 19th February at 19:00hrs at 26 Silver Street once the PC has approved the Consultation Return but most likely before it is submitted to SODC/VoWH

This meeting will start to look at the Evidence Base and to determine how best to revise the existing NDP including support from 3rd Parties as applicable.