# TETSWORTH NEIGHBOURHOOD DEVELOPMENT PLAN

# CONSULTATION STATEMENT

## JANUARY 2020

# Contents

1. Introduction

2. Local Engagement and Consultation Activities

3. Regulation 14 Pre-Submission Consultation

Appendix 1. Tetsworth Neighbourhood Plan Launch Presentation

Appendix 2. Tetsworth Neighbourhood Plan Area Designation

Appendix 3. Tetsworth NDP Questionnaire and Results Analysis

Appendix 4. Tetsworth Neighbourhood Plan Progress Presentation April 2019

Appendix 5. Strategic Environmental Assessment Screening Statement

Appendix 6. Regulation 14 Consultation Announcement Letter

Appendix 7. Regulation 14 Statutory and Local Consultation Engagement

Appendix 8. Regulation 14 Consultation Feedback Summary

Appendix 9. Regulation 14 Consultation SODC Detailed Comments

# 1. Introduction

1.1 This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Tetsworth Neighbourhood Development Plan (NDP). The legal basis of this Statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a Consultation Statement should:

- Contain details of the persons and bodies that were consulted about the proposed Neighbourhood Development Plan.
- Explain how they were consulted.
- Summarise the main issues and concerns raised by the persons consulted.
- Describe how those issues and concerns have been considered and where relevant addressed in the proposed Neighbourhood Plan.

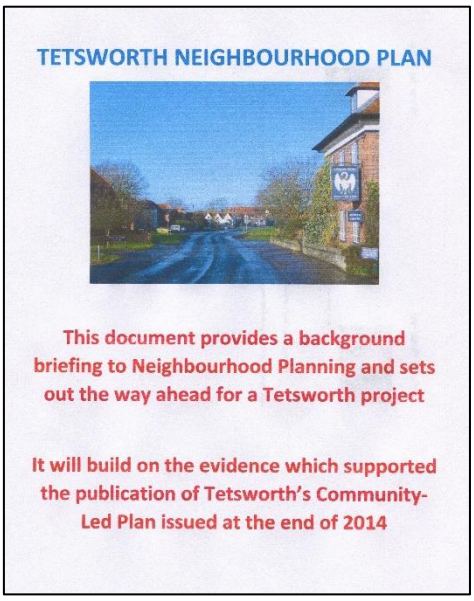
1.2 To satisfy these requirements, this Statement first describes the local engagement activities undertaken from the inception of the Tetsworth NDP project until the formal Regulation 14 Pre-submission consultation. It then documents in more detail the process undertaken for the Regulation 14 consultation, the feedback received, and the action taken.

## 2. Local Engagement and Consultation Activities

2.1 **Launch of the Tetsworth NDP Project.** Following on from the successful publication of the Tetsworth Community-Led Plan (CLP) at the end of 2014, and responding to planning issues arising in the village during the following year, a number of volunteer residents involved in the earlier CLP initiative agreed to engage with Tetsworth Parish Council with a view to launching a Tetsworth NDP project.

2.2 Informative recruitment articles in the Tetsworth Newsletter at the end on 2015 and early 2016 resulted in sufficient residents forming a sustainable NDP Steering Group of 7 volunteers who formulated initial plans for developing a Tetsworth NDP. The group subsequently rose to a membership of 12 volunteers and currently stands at 9 members. The project launch proposals were approved by the Parish Council on 11 April 2016 when it adopted the Steering Group as a sub-committee of the Parish Council with at least one parish councillor as a member.

2.3 The Steering Group launched the Tetsworth NDP project with a presentation and accompanying display at the Tetsworth Annual Parish Meeting held on 25 May 2016. In common with all other local engagement and consultation events, residents were encouraged to get involved with the Tetsworth NDP project and contribute their views on its development. The full launch presentation is at Appendix 1.

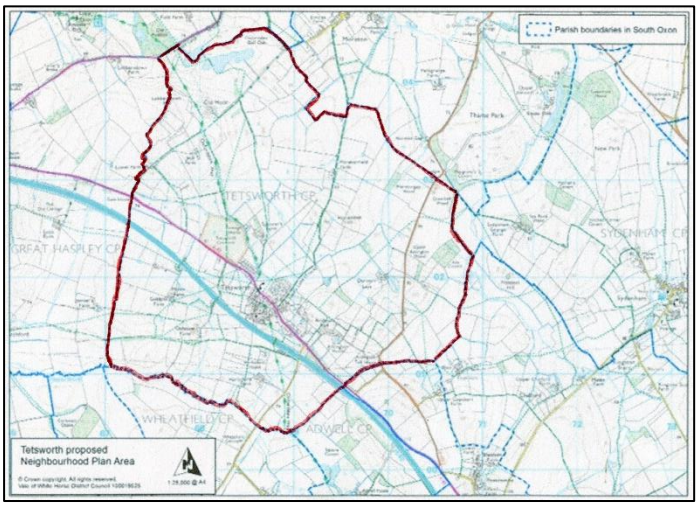



*Tetsworth NDP Project Launch Presentation Opening Slide*

2.4 **Agreeing the Tetsworth Neighbourhood Area.** Initially, the Steering Group saw merit in including land between the M40 and A40 highways beyond the Tetsworth parish boundary in the Tetsworth Neighbourhood Area to achieve planning policy consistency in this east-west countryside corridor. Great Haseley and Lewknor Parish Councils were consulted on the proposal, but both felt that they would prefer to develop their own plans for areas within their parishes.

2.5 As a result, the Steering Group revised its proposal to match the Tetsworth Neighbourhood Area solely to the land enclosed within the Tetsworth Parish Boundary. Following its statutory

external consultation, South Oxfordshire District Council (SODC) issued its Neighbourhood Plan Area Designation approval letter on 1 June 2017 as shown in Appendix 2.

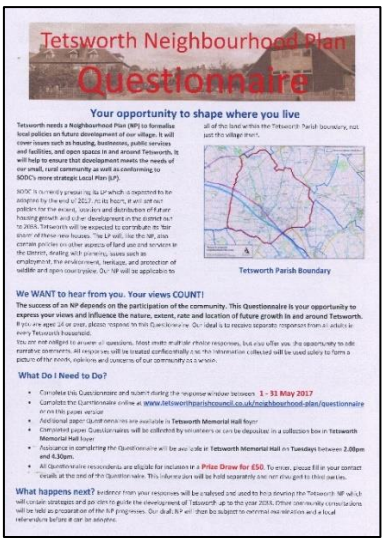



*Tetsworth Neighbourhood Plan Area Designation*

2.5 **Seeking Tetsworth Residents' Opinions. As t**he principal method of gathering residents' opinions on what they wished to see addressed in the Tetsworth NDP, all households in the parish were invited to respond to the Tetsworth Neighbourhood Plan Questionnaire. The Questionnaire focused on the following topic areas:

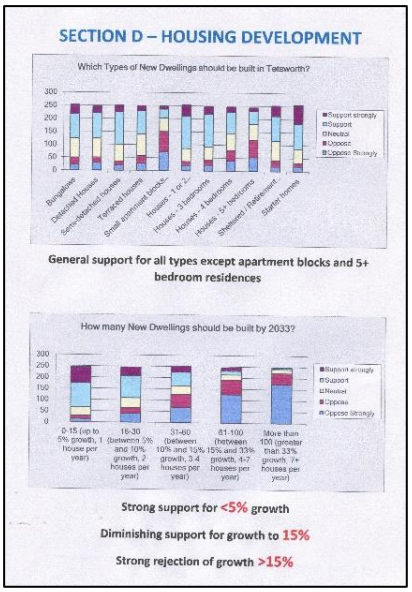
- Resident Demographic Profile
- Resident Experience of Living in Tetsworth
- Use of Land within the Village Settlement and Surrounding Countryside
- Extent, Nature and Location of Future Housing Development
- Adequacy of Infrastructure Provision and Environmental Services
- Implications of Possible 'New Town' Development
- Views on the Future of Tetsworth
- Employment and Business in Tetsworth

Hard copies of the Questionnaire were delivered to every household with a digital version posted on the Tetsworth Parish Council website offering an alternative means to reply. The response window remained open throughout May 2017 and was publicised by a prominently positioned banner and weekly drop-in sessions arranged alongside the Tuesday Coffee Shop afternoons in Tetsworth Memorial Hall, and an additional weekend session.



*Tetsworth Neighbourhood plan Questionnaire and Publicity*

2.6 Approximately 50% of adult residents completed the Questionnaire providing reassurance that the findings presented a robust picture of the views of the community. One lucky resident won £50 in the participation prize draw. The Results Analysis was displayed at the Tetsworth Craft and Produce Show and posted on the Tetsworth Parish Council website. Copies of both the Questionnaire and the Results Analysis are at Appendix 3.




*Questionnaire Results Analysis Display and Example Page*

2.7 The real benefit of the Questionnaire response was that it provided invaluable evidence of what was important to Tetsworth residents and what they wished to see addressed in the Tetsworth NDP. An early outcome was the initial formulation of the Vision and Objectives for Tetsworth's future to be reflected in the Tetsworth NDP. Although these were modified and added to over time, they always remained faithful to the wishes of the community.

## *Vision*

***To sustain Tetsworth as an inclusive, rural community where residents want to live, to maintain its attractiveness and to look to an active and vibrant future.***

*Tetsworth NDP Submitted Vision Statement*

## *Objective 1*

***To maintain Tetsworth's nucleated settlement character by supporting a mix of high quality infill housing that reflects the housing types and tenures which satisfies the local community housing need and is in proportion with the size and rural character of the Parish.***

## *Objective 2*

***To preserve the green spaces within and adjacent to the Tetsworth village settlement and the key views into and from its built-up area.***

## *Objective 3*

***To protect and enhance Tetsworth's heritage assets and their settings.***

## *Objective 4*

***To protect the rural landscape character and setting of Tetsworth while supporting and enhancing local amenities and environmental assets.***

## *Objective 5*

***To maintain and enhance wildlife habitats and biodiversity in the Parish.***

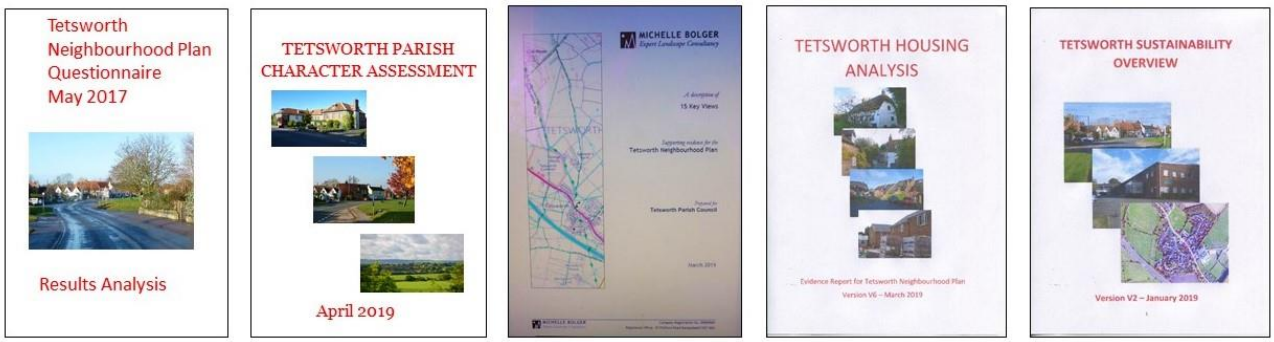
## *Objective 6*

***To identify and support service improvements and infrastructure initiatives which could enhance the sustainability of Tetsworth and wellbeing of its residents.***

*Tetsworth NDP Submitted Objectives*

2.8 The feedback from the community also guided the Steering Group in defining the NDP Policies which would contribute to delivering the village's Vision and Objectives. This, in turn, drove the requirement to assemble a robust Evidence Base which would underpin the NDP Policies. The Evidence Base comprised a suite of reports resulting from the following studies:

- Tetsworth Parish Character Assessment
- 15 Key Views Report
- Tetsworth Housing Analysis
- Tetsworth Sustainability Overview
- Tetsworth Neighbourhood Plan Questionnaire Response Analysis




*Suite of Draft Evidence Base Study Reports*

2.9 **Engagement at Tetsworth Public Events.** From the launch of the Tetsworth NDP project through to the Regulation 14 formal consultation, the Steering Group has capitalised on village events to promote the Tetsworth NDP project, demonstrate progress and invite feedback. Comprehensive presentation displays were prepared for each summer's Village Fete and each spring's Annual Parish Meeting as well as a Christmas Fayre. The Annual Parish Meetings were attended by between 30 and 60 local residents while the village fete attracted far greater numbers from the local community. The presentations and displays at each event stimulated informal discussion with a stream of individual residents who provided helpful guidance and reassurance that the Tetsworth NDP was properly reflecting their priorities and wishes. As an example, the presentation prepared for the 2019 Annual Parish Meeting on 24 April is at Appendix 4.

*Community Engagement Displays at Tetsworth Village Events*

2.10 **Tetsworth Newsletter Articles.** A series of occasional articles publicising the Tetsworth NDP project and documenting progress were published in the Tetsworth Newsletter, a monthly magazine distributed to all households in the village. Early articles concentrated on generating community interest in the project, while later pieces floated proposals for Tetsworth NDP's Vision and Objectives and sought views on such issues as the definition of a settlement boundary and allocation of sites for future housing development – neither of which survived consideration.

2.11 **Internal and External Liaison.** The establishment of the Steering Group as a sub-committee of Tetsworth Parish Council and with parish councillor representation cemented internal liaison between the two bodies. The Steering Group provided a regular NDP update brief to every Parish Council meeting and was available to respond to any questions from councillors or members of the public in attendance. Minutes of these meetings are available on the Tetsworth Parish Council website. The Steering Group had held more than 50 team meetings between the launch of the

Tetsworth NDP project and the submission of the NDP document package to SODC for the remaining stages of the development process.

2.12 External liaison with SODC's Neighbourhood Planning officers was established from the outset of the project and a supportive and helpful relationship was maintained by occasional meetings to discuss general progress or seek advice on specific issues. Recognising the need for professional help in assembling some of its Evidence Base and in the drafting of the Tetsworth NDP document, the Steering Group secured funding from Locality as well as the SODC grant. This was used to engage a landscape expert to conduct and report on a Key Views study, and a planning consultant, familiar with other NDP projects in the SODC area, to help refine the in-house draft of the Tetsworth NDP document. Informal liaison with a number of other local village groups preparing their own NDPs also provided some useful mutual support and helpful ideas.

2.13 **Strategic Environmental Assessment (SEA) Screening.** Based on the emerging policies in the draft Tetsworth NDP, SODC undertook the required consultation of external statutory bodies to determine whether an SEA would be required. On 14 October 2019, it issued its statement that an SEA was not required. A copy of the statement is at Appendix 5.

## 3. Regulation 14 Consultation.

3.1 **Pre-Submission Consultation Preparation.** The Steering Group worked closely with Tetsworth Parish Council to ensure that the Pre-submission version of the Tetsworth NDP and all of the supporting Evidence Base reports would be available to all Tetsworth residents, others with an interest in the Parish and external statutory bodies ahead of the planned Regulation 14 Consultation launch on 21 October 2019. Hard copies of the document suite were placed in 5 publicly-accessible locations in the village and digital versions were posted of the Tetsworth Parish Council website.

3.2 The NDP document suite was covered by a letter from Tetsworth Parish Council which invited comment on the Pre-submission NDP, announced the consultation window from 21 October to 2 December 2019, explained where the document package could be accessed, and set out how to respond. A copy of this letter is at Appendix 6. A banner mounted in a prominent location in the village also publicised the consultation.

*Regulation 14 Consultation Publicity Banner*

3.3 The consultation announcement letter was distributed to all Tetsworth households as a hard copy insert in the October 2019 issue of the Tetsworth Newsletter alongside engagement with local village organisations and businesses. A dedicated email account, tetsworthnpconsultation@gmail.com, was created to distribute the consultation announcement letter to 37 statutory consultee organisations as advised by SODC. This email account was the principal channel through which responses from organisations or individuals could be made. Arrangements were also made for letter responses to be mailed to the Tetsworth Parish Clerk. The list of statutory and local consultees contacted, together with the date and method of engagement, is at Appendix 7.

3.4 **Pre-Submission Consultation Feedback.** By the time the consultation closed, 7 of the statutory consultee organisations had submitted meaningful responses and there were no adverse comments from Tetsworth residents. Indeed, there were no formal responses from the local population, but a few offered complimentary verbal feedback.

3.5 The Environment Agency, Historic England, Natural England, National Grid and the Oxfordshire Clinical Commissioning Group each submitted suggestions generally advocating greater prominence for their specialist interests without affecting the overall aims of the draft Tetsworth

NDP. There was also a response from one Tetsworth village organisation and one from a Thame-based planning consultancy business. A summary of the content, date received and subsequent action taken by the Steering Group and Tetsworth Parish Council on all responses except that provided by SODC is at Appendix 8.

3.6 Unsurprisingly, the most detailed responses came from SODC and Oxfordshire County Council (OCC). SODC recommended a series of individual textual amendments which should ease the Neighbourhood Plan's passage through the remaining stages of the development process, while OCC's specialist officers offered some helpful advice as noted in Appendix 8. SODC's recommendations and action taken are set out in the table at Appendix 9.

3.7 Since the closure of the consultation, the Neighbourhood Plan Steering Group has considered all of the feedback and incorporated appropriate changes into the Tetsworth NDP document and Evidence Base reports as noted in Appendices 8 and 9.

# Appendix 1. Tetsworth Neighbourhood Plan Launch Presentation

## TETSWORTH NEIGHBOURHOOD PLAN

This document provides a background briefing to Neighbourhood Planning and sets out the way ahead for a Tetsworth project

It will build on the evidence which supported the publication of Tetsworth's Community-Led Plan issued at the end of 2014

## What is a Neighbourhood Plan?

It is the formal document within the tiered hierarchy of planning policies in which local communities can set out agreed policies on future land use within their neighbourhood

It is the means through which local communities express their wishes and have statutory impact in determining future development planning decisions

It is a formal statement of the desired extent and nature of future development within a community supported by a majority of the residents

## What is the Planning Policy Hierarchy?

Government sets the overall strategy for land use and development in its National Planning Policy Framework (NPPF) and its supporting Guidelines. This is the top tier of Planning Policy

Local Planning Authorities (in our case South Oxfordshire District Council) set out their vision and development policies in Local Plans and are responsible for determining Planning Applications within their area

Local Communities, usually Parishes, publish Neighbourhood Plans defining local policies on future land use and development within their communities

## What should be in a Neighbourhood Plan?

There is no prescribed recipe or 'one size fits all' format, but there are some basic rules

- Plans must focus on land use, whether for development, preservation or enhancement
- All policies must be expressed in positive terms
- Plans may, but do not have to identify specific areas suitable for development
- Policies for housing, business and green spaces are equally valid within a plan
- Policies can cover such aspects as housing numbers, types, tenures, designs and locations, but may not address all
- Plans with just a handful of policies or an extensive list are equally acceptable
- Learning from successful Plans of others is encouraged

## How do we Develop a Neighbourhood Plan?

**Formal staged process:**

- Decide to do it!
- Form Steering Group
- Launch the project
- Propose area to be covered

  4 week public consultation

- Prepare Project Plan and secure funding
- Consult residents, businesses and local organisations: Surveys, Events
- Develop policies for housing, business and green spaces based on evidence
- Expose draft Plan to 6 week public consultation
- Submit refined Plan to SODC
- Arrange Independent Examination
- Hold Local Referendum
- Adopt and Publish Neighbourhood Plan

## How can SODC Help?

Allocation of named Planning Officer support

Charlotte Colver

Provision of £5,000 grant for a 'Smaller Village' Neighbourhood Plan

Availability of Neighbourhood Planning Toolkit on SODC Website

Guidance on Preparing our Plan

Contribution to External Examination

Organisation of Local Referendum

## Current Planning Issues in Tetsworth?

Breadth of Community-Led Plan evidence on future housing and business development aspirations

Dwindling availability of in-fill sites for permitted development under current SODC policy for Smaller Villages

Local infrastructure capacity and sustainability

Opposition to Traveller Site application

Mount Hill Farm approval for 39 houses

Car Boot site proposal for 57 houses

Out of village enforcement issues

Lack of 5 year development land supply

## What are the Benefits of a Neighbourhood Plan?

Documenting the body of local opinion on future housing, business and green spaces within the community

Getting the local voice heard in determining Planning Decisions

Providing a blueprint for an even more attractive and vibrant community supported by its residents

Generating additional Community Infrastructure Levy (CIL) funds for local initiatives (25% of average £15,000 per new dwelling)

## What are the Challenges of a Neighbourhood Plan?

Getting sufficient residents interested in participating in a Neighbourhood Plan Project

Engaging the community to respond to surveys of local opinion

Resolving conflicting views on potential development policies

Getting the plan through external examination and a Local Referendum

Staying the course through to Adoption and Publication

## How Long will it Take?

Somewhere between One year and Eighteen months

- Community-Led Plan (CLP) took a year
- Others have achieved this timescale
- Can re-use CLP evidence
- Prescribed consultation and scrutiny periods within process

Community interest sustained though local events:

- Launch – Annual Village Meeting – 23 May
- Evidence collection – Village Fete – 25 June
- Progress report - Produce & Crafts Fair – 28 August

Publish as soon as possible – it doesn't count for much until it is!

## What does it Cost?

Anything from £ a few thousand to £ tens of thousands

- A typical budget for somewhere like Tetsworth is in the region of £15,000
- Grants are available

  Government Locality scheme offers £8,000

  SODC provides £5,000 + help
- Cost dependent on extent of external specialist support

  Oxfordshire Community First

  Commercial consultants
- Tetsworth budget probably covered by external grants plus a lot of sustained community TIME AND EFFORT

## Some Early Tasks

Define Vision & Objectives

Prepare a Project Plan

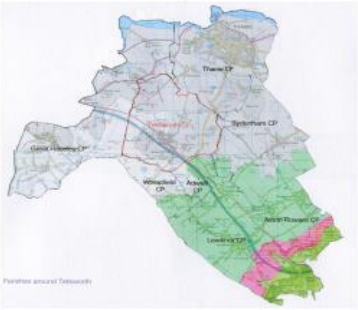
Define the Area of Coverage

Set Budget and Secure Funding

Project Launch Publicity

## Define the Area of Coverage

**Within Tetsworth Parish Boundary?**

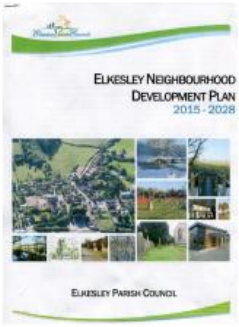


**Formal Amalgamation with neighbouring Parishes?**

**Informal Liaison with M40 Corridor neighbours?**

## Learn from Others

**Many communities both larger and smaller than Tetsworth have successfully completed NeiNeighbourhood Plans**



## Draft Project Plan

| Month | Date | Activity or Milestone | Remarks |
|---|---|---|---|
| 1 | Apr 16 | Decision to launch Tetsworth NP project | Tetsworth PC agrees to oversight |
| 2 | May 16 | NP project public launch, first exhibition | At village Annual Parish Meeting, 23 May 16 |
| 3 | Jun 16 | Propose NP area for SODC consultation/agreement | Negotiate extensions into Gt Haseley and Lewknor parishes along M40/A40 corridor |
| 3 | Jun16 | Second public exhibition | At village fete, 25 Jun 16 |
| 4 | Jul 16 | Define Vision & Objectives | Informs scope of surveys |
| 4 | Jul 16 | Identify potential development sites | Scope to align with Vision & Objectives |
| 4 | Jul 16 | Assess need for SEA | Affects timeline and costs |
| 4 | Jul 16 | Agree Budget & Project Plan | Required for Grant applications |
| 5 | Aug 16 | Apply for Govt & SODC Grants | Expected to be £8K + £5K |
| 6 | Sep 16 | Prepare Survey contents | To cover housing, business and green spaces |
| 6 | Sep 16 | Third public exhibition | At village craft & produce show |
| 7 | Oct 16 | Conduct Surveys | Call on all households |
| 8 | Oct 16 | Analyse Survey data | Possible use of Survey Monkey |
| 9 | Nov 16 | Develop Policies for housing, business and green spaces | Informs structure of NP document |
| 10 | Dec 16 | Fourth public exhibition, Survey findings | At village Christmas Fayre |
| 11 | Jan 17 | Prepare draft NP document | |
| 13 | Mar 17 | Local consultation on draft NP | Assess consensus view and amend as necessary |
| 14 | Apr 17 | Submit draft NP to Tetsworth PC for approval | |
| 15 | May 17 | Fifth public exhibition, Draft NP | At village Annual Parish Meeting |
| 15 | May 17 | Submit locally approved NP to SODC for consultation | Allows 2 months for comment |
| 17 | Jul 17 | Incorporate SODC feedback | Publish final NP document |
| 17 | Jul 17 | Submit final NP for External Examination | |
| 19 | Sep 17 | Arrange and hold local Referendum | SODC responsibility |
| 20 | Oct 17 | Issue Referendum Decision Statement | |
| 21 | Oct 17 | Tetsworth NP approved | Subject to External Examination and Referendum result |
| 22 | Nov 17 | Final NP document printed and distributed | Copy for all households |
| 23 | Nov 17 | Agree NP maintenance responsibilities with Tetsworth PC | |
| 24 | Dec 17 | Close Tetsworth NP project | Finalise accounts, record lessons learned etc |

## Draft Budget

**Tetsworth Neighbourhood Plan**

**Budget**

*The Steering Group believes that at present there is sufficient knowledge and skills within its number and the wide community to prepare the plan. The budget is therefore primarily for direct costs and contains only small estimates f professional help. Depending on how the development of the plan progresses this could change.*

| Item | | Cost | Number | Total | Notes |
|---|---|---|---|---|---|
| Management | | | | | |
| | Meetings | 20 | 15 | 300 | Room hire |
| Consultations | | | | | Exhibitions and Surveys |
| | Publicity | 200 | 3 | 600 | |
| | Printing and display | 100 | 3 | 300 | |
| | Hosting | 200 | 3 | 600 | |
| | | 550 | | 1500 | |
| Website | | | | | |
| | Maintenance of pages on PC site | 500 | 1 | 500 | Assumes we prepare material/conten |
| | | | | 500 | |
| Materials for data processing and printing | | | | | Estimate of expenditure by volunteers |
| | | | | 500 | |
| Publishing Options | | | | | |
| | | | | | Based on £20/hr to finish volunteer |
| | Secretarial and design | 300 | 1 | 300 | work |
| | printing | 500 | 1 | 500 | A4 colour printing |
| | | | | 800 | |
| Publishing Draft Plan | | | | | |
| | | | | | Based on £20/hr to finish volunteer |
| | Secretarial and design | 1600 | 1 | 1600 | work |
| | printing | 10 | 50 | 500 | Estimate 60 page colour A4 spiral bou |
| | | | | 2100 | |
| Publishing Final Plan | | | | | |
| | Secretarial and design | 400 | 1 | 400 | Amendments to draft |
| | | | | | Estimate from printer for 60 page |
| | printing | 10 | 100 | 1000 | colour A4 brochure |
| | | | | 1400 | |
| Professional fees | | | | | |
| | Licences, copyright, etc | | | 1000 | e.g. maps, photographs, searches |
| | Professional consultation | | | 2000 | |
| | | | | 3000 | |
| Contingency | | | | | |
| | 10.00% | | | 1000 | |
| | | | | | |
| TOTAL | | | | 11300 | |
| SEA (if required) | | | | | |
| | Professional fees | 4000 | 1 | 4000 | Assistance/guidance for volunteers |
| | Publishing and printing | 600 | 1 | 600 | Includes secretarial |
| | | | | 4600 | |

## Tell Us What You Want to See in Our Neighbourhood Plan

**Please use the Post-Its, and leave a note of what you want us to cover in Tetsworth's Neighbourhood Plan**

**What is your Vision for Tetsworth's future?**

**Where and how should Tetsworth expand, if at all?**

**What new land use policies do you want to support?**

**How should we preserve the best that we have?**

**What sort of business and services should we attract to the village?**

## Come and Join the Tetsworth Neighbourhood Plan Team

**If you would like to play a part in the project to develop a Neighbourhood Plan for Tetsworth, please write your contact details on the adjacent sheet**

**We are hoping to build a team which represents residents in all of our village streets, spreads across the generations, have businesses or represent organisations in Tetsworth, or are local landowners**

**If you can offer any specialist skills, so much the better. However, the dominant criteria are to be enthusiastic for the project, and to have the stamina to stay the course**

## Appendix 2. Tetsworth Neighbourhood Plan Area Designation

**Planning Services**
HEAD OF SERVICE: Adrian Duffield

South Oxfordshire District Council
Listening Learning Leading

CONTACT OFFICER: Ricardo Rios
Ricardo.Rios@southandvale.gov.uk
Tel: 01235 422600
135 Eastern Avenue, Milton Park
Milton OX14 4SB

Mr John Gilbert

01 June 2017

**DECISION REGARDING CHANGING THE BOUNDARY OF THE DESIGNATED NEIGHBOURHOOD AREA OF TETSWORTH UNDER SECTION 61G OF THE TOWN AND COUNTRY PLANNING ACT 1990 AS AMENDED AND THE NEIGHBOURHOOD PLANNING ACT 2017**

This letter confirms that on 01 June 2017, the Head of Planning at South Oxfordshire District Council, approved changes to the boundary of the designated Neighbourhood Area of Tetsworth, which now relates solely to the Tetsworth Parish Area, as shown on map 1 below.

The area as modified was designated for the purposes of preparing a Neighbourhood Development Plan by Tetsworth Parish Council under section 61G(1) of the Town and Country Planning Act 1990 as amended. It was decided not to designate the area as a business area under section 61H(1) of the Act as it is not primarily or wholly business in nature. The relevant designation information is set out below:

a) Name of neighbourhood area: Tetsworth
b) Map of neighbourhood area included below
c) Relevant body: Tetsworth Parish Council
d) The Area Designation Application and Supporting Statement submitted by Tetsworth Parish Council is available in Appendix 1

Yours sincerely,

Adrian Duffield
Head of Planning

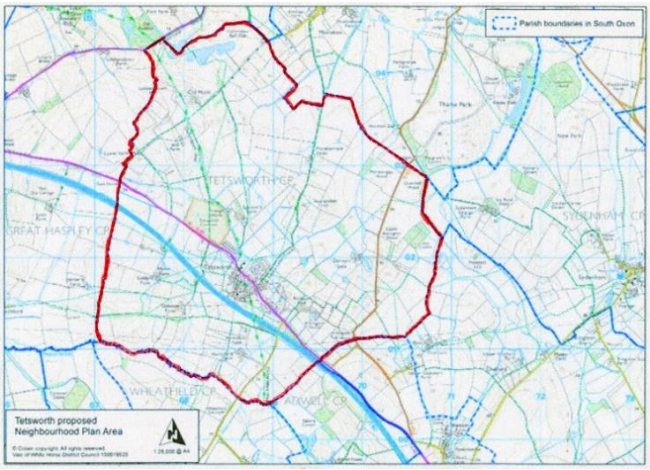
**Map 1 Tetsworth Neighbourhood Plan Area**

## Appendix 3. Tetsworth NDP Questionnaire and Results Analysis

### Your opportunity to shape where you live

**Tetsworth needs a Neighbourhood Plan (NP) to formalise local policies on future development of our village. It will cover issues such as housing, businesses, public services and facilities, and open spaces in and around Tetsworth. It will help to ensure that development meets the needs of our small, rural community as well as conforming to SODC's more strategic Local Plan (LP).**

SODC is currently preparing its LP which is expected to be adopted by the end of 2017. At its heart, it will set out policies for the extent, location and distribution of future housing growth and other development in the district out to 2033. Tetsworth will be expected to contribute its 'fair share' of these new houses. The LP will, like the NP, also contain policies on other aspects of land use and services in the District, dealing with planning issues such as employment, the environment, heritage, and protection of wildlife and open countryside. Our NP will be applicable to all of the land within the Tetsworth Parish boundary, not just the village itself.




**Tetsworth Parish Boundary**

### We WANT to hear from you. Your views COUNT!

**The success of an NP depends on the participation of the community. This Questionnaire is your opportunity to express your views and influence the nature, extent, rate and location of future growth in and around Tetsworth.** If you are aged 14 or over, please respond to this Questionnaire. Our ideal is to receive separate responses from all adults in every Tetsworth household.

You are not obliged to answer all questions. Most invite multiple choice responses, but also offer you the opportunity to add narrative comments. All responses will be treated confidentially and the information collected will be used solely to form a picture of the needs, opinions and concerns of our community as a whole.

## What Do I Need to Do?

- Complete this Questionnaire and submit during the response window between **1 - 31 May 2017**
- Complete the Questionnaire online at **www.tetsworthparishcouncil.co.uk/neighbourhood-plan/questionnaire** or on this paper version
- Additional paper Questionnaires are available in **Tetsworth Memorial Hall** foyer
- Completed paper Questionnaires will be collected by volunteers or can be deposited in a collection box in **Tetsworth Memorial Hall** foyer
- Assistance in completing the Questionnaire will be available in **Tetsworth Memorial Hall** on **Tuesdays** between **2.00pm and 4.30pm.**
- All Questionnaire respondents are eligible for inclusion in a **Prize Draw for £50**. To enter, please fill in your contact details at the end of the Questionnaire. This information will be held separately and not divulged to third parties.

**What happens next?** Evidence from your responses will be analysed and used to help develop the Tetsworth NP which will contain strategies and policies to guide the development of Tetsworth up to the year 2033. Other community consultations will be held as preparation of the NP progresses. Our draft NP will then be subject to external examination and a local referendum before it can be adopted.

# Section A About You

Please complete the following demographic questions. This information will help to demonstrate that questionnaire responses have been collected from a representative cross section of residents from the Tetsworth area. The information will not be used to identify you.

### Resident Details

**1. Which age group do you belong to?**

| 14 - 17 | 18-24 | 25-34 | 35-44 | 45-54 | 55-64 | 65-74 | 75+ |
|---|---|---|---|---|---|---|---|
| X | X | X | X | X | X | X | X |

| 2. What is your gender? | Male | Female |
|---|---|---|
| | X | X |

| 3. What is your connection with the Tetsworth area? | Resident | Work | Business Owner | Land Owner | Family |
|---|---|---|---|---|---|
| (please check all applicable) | X | X | X | X | X |

**4. Why did you come to live in Tetsworth? (please check all applicable)**

| | | | |
|---|---|---|---|
| Born here | X | Family reasons | X |
| Came with parents | X | Nice place to live | X |

| | | | |
|---|---|---|---|
| To send child to village or local schools | X | Suitable home available | X |
| For employment in the Tetsworth area | X | To retire | X |

| 5. How many years have you lived in Tetsworth? | <1 | 1 - 5 | 6 - 10 | 11 - 20 | 21 - 30 | 31+ |
|---|---|---|---|---|---|---|
| | X | X | X | X | X | X |

| 6. What is your housing tenure? | Owned | Shared Ownership | Private Rented | Social Rented | Rent Free |
|---|---|---|---|---|---|
| | X | X | X | X | X |

| 7. What is your employment status? | In paid employment | Running a business | Seeking employment | In education | Retired |
|---|---|---|---|---|---|
| (please check all applicable) | X | X | X | X | X |

| 8. If in employment, where do you work? | In a Tetsworth workplace | Workplace away from Tetsworth | At home, regulary | At home, occasionally |
|---|---|---|---|---|
| (please check all applicable) | X | X | X | X |

**9. If you work, how do you usually travel to your main place of work?**

| Work at home | Walk | Cycle | Motor bike | Car/van | Bus/Taxi | Train |
|---|---|---|---|---|---|---|
| X | X | X | X | X | X | X |

**10. If you have children at school/college, how do they usually travel there?**

| Walk | Cycle | Motor bike | Car/van | Bus/Taxi | Train |
|---|---|---|---|---|---|
| X | X | X | X | X | X |

**11. How far do you travel to your main place of work?**

| Work at home | Under 1 mile | 1-5 miles | 6-10 miles | 11-20 miles | 21-30 miles | 31-50 miles | 51+ miles |
|---|---|---|---|---|---|---|---|
| X | X | X | X | X | X | X | X |

**12. What is the postcode or location of your main place of work?**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | | | | | | |

**13. What is your postcode?**

| | | | | | | |
|---|---|---|---|---|---|---|
| | | | | | | |

Your postcode will be used to validate your Questionnaire. It will also enable identification of any particular needs in your area of Tetsworth

## Section B Living in Tetsworth

This section seeks your views on life in the Tetsworth area today and **what is important for it to develop as a sustainable, vibrant and attractive community**. The questions cover community services, shopping habits, availability and use of open spaces, recreation and leisure facilities and our local heritage.

### Attractions of Living in Tetsworth (please check all options)

| 14. What do you like about living in Tetsworth? | Agree strongly | Agree | Neutral | Disagree | Disagree strongly |
|---|---|---|---|---|---|
| A pleasant place to live | X | X | X | X | X |
| A rural location/lifestyle | X | X | X | X | X |
| Easy access to the countryside | X | X | X | X | X |
| Feeling part of the community | X | X | X | X | X |
| **14. Continued** | **Agree strongly** | **Agree** | **Neutral** | **Disagree** | **Disagree strongly** |
| Good education provision | X | X | X | X | X |
| Close to work | X | X | X | X | X |
| Good commuting options | X | X | X | X | X |
| Access to major transport routes | X | X | X | X | X |
| Access to services in Thame | X | X | X | X | X |
| Proximity of Oxford, Aylesbury and High Wycombe | X | X | X | X | X |

**14a. Other reasons for attraction**

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### Drawbacks of Living in Tetsworth (please check all options)

| 15 What are the drawbacks about living in Tetsworth? | Agree strongly | Agree | Neutral | Disagree | Disagree strongly |
|---|---|---|---|---|---|
| Motorway noise | X | X | X | X | X |
| Poor range of local services | X | X | X | X | X |
| Poor availability of public transport | X | X | X | X | X |
| Inadequate public parking | X | X | X | X | X |

### 15a. Other drawbacks of living in Tetsworth

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## Existing Services (please check all options)

We are seeking your opinion on the importance of existing services to the Tetsworth community

| 16. Indicate how important these existing services are to Tetsworth | Very important | Important | Neutral | Not that important | Not at all important |
|---|---|---|---|---|---|
| Pre-School provision | X | X | X | X | X |
| Tetsworth Primary School | X | X | X | X | X |
| Nearby Secondary Schools | X | X | X | X | X |
| Village shop | X | X | X | X | X |
| Pub | X | X | X | X | X |
| Restaurant | X | X | X | X | X |
| Church/Burial ground | X | X | X | X | X |
| Village hall and associated activities | X | X | X | X | X |
| Sports teams and facilities | X | X | X | X | X |
| Bus service | X | X | X | X | X |

### 16a. Other existing services important to the Tetsworth community

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## Possible Future Services and Facilities (please check all options)

We are seeking your opinion on the value of potential services to the Tetsworth community

| 17. Indicate how important these potential services would be to Tetsworth | Very important | Important | Neutral | Not that important | Not at all important |
|---|---|---|---|---|---|

| | | | | | |
|---|---|---|---|---|---|
| Doctors' surgery | X | X | X | X | X |
| Additional Primary school places | X | X | X | X | X |
| Other Secondary schools | X | X | X | X | X |
| Creche provision | X | X | X | X | X |
| Additional retail provision | X | X | X | X | X |
| Post office | X | X | X | X | X |
| Other places of worship | X | X | X | X | X |
| Additional bus services | X | X | X | X | X |
| Additional burial ground | X | X | X | X | X |

### 17a. Other potential services or facilities important to the Tetsworth community

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### Shopping Habits (please check all options)

We are seeking to establish the general pattern of day-to-day shopping habits of Tetsworth residents

| 18. How often do you visit the following locations for routine shopping needs? | Daily | Weekly | Monthly | Rarely | Never |
|---|---|---|---|---|---|
| Tetsworth village store | X | X | X | X | X |
| Thame | X | X | X | X | X |
| Aylesbury | X | X | X | X | X |
| Oxford | X | X | X | X | X |
| High Wycombe | X | X | X | X | X |
| Online purchases | X | X | X | X | X |

### 18a. Other locations where you shop regularly

……

### Open Spaces (please check all options)

Open Spaces do not need to be directly or publicly accessible to be valuable to the community. We are seeking to establish which open spaces in and around Tetsworth should be retained and maintained for their contribution to the local environment or landscape.

| 19. Which local open spaces are important to Tetsworth? | Very important | Important | Neutral | Not that important | Not at all important |
|---|---|---|---|---|---|
| Village Green, Jitty and Pound | X | X | X | X | X |

| | | | | | |
|---|---|---|---|---|---|
| Village Common | X | X | X | X | X |
| **19. Continued** | **Very important** | **Important** | **Neutral** | **Not that important** | **Not at all important** |
| Rights of way/bridleways/footpaths | X | X | X | X | X |
| Oxfordshire Way | X | X | X | X | X |
| Allotments | X | X | X | X | X |
| Forest school | X | X | X | X | X |
| Village cobbled paths | X | X | X | X | X |
| Sports facilities | X | X | X | X | X |
| Play area and skate-park | X | X | X | X | X |
| Undeveloped countryside | X | X | X | X | X |

### 19a. Other local open spaces important to the Tetsworth community

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## Recreation and Leisure (please check all options)

Organised recreation and sporting facilities for football, cricket and golf are available in the Tetsworth area. Also, a range of exercise and movement classes are offered in the Memorial Hall. Are they adequate?

| **20. Please respond to the following statements on sports and leisure provision** | **Agree strongly** | **Agree** | **Neutral** | **Disagree** | **Disagree strongly** |
|---|---|---|---|---|---|
| Provision for outdoor sport and leisure in Tetsworth is adequate | X | X | X | X | X |
| There are enough opportunities to keep fit/improve health in Tetsworth | X | X | X | X | X |
| Village Hall exercise classes are important | X | X | X | X | X |
| Outdoor adult exercise equipment is needed | X | X | X | X | X |
| The public rights of way are easily accessible and well used | X | X | X | X | X |
| Safe cycling routes to neighbouring settlements are needed | X | X | X | X | X |
| More allotments are needed | X | X | X | X | X |

### 20a. Other suggestions for recreation and leisure improvement

……

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### Local Heritage (please check all options)

A number of heritage buildings in Tetsworth are protected by Listed Building status, but the village does not have a Conservation Area. Which other settings, structures or spaces have local heritage value?

| 21. Which Tetsworth assets of heritage value merit protection? | Agree strongly | Agree | Neutral | Disagree | Disagree strongly |
|---|---|---|---|---|---|
| Listed building settings | X | X | X | X | X |
| Village Green | X | X | X | X | X |
| **21. Continued** | **Agree strongly** | **Agree** | **Neutral** | **Disagree** | **Disagree strongly** |
| Cobble pathways | X | X | X | X | X |
| War memorial | X | X | X | X | X |
| Common, Jitty & Village Pound | X | X | X | X | X |
| Public footpaths and bridleways | X | X | X | X | X |

**21a. Which additional structures, settings or spaces of heritage value in the Tetsworth area should be protected?**

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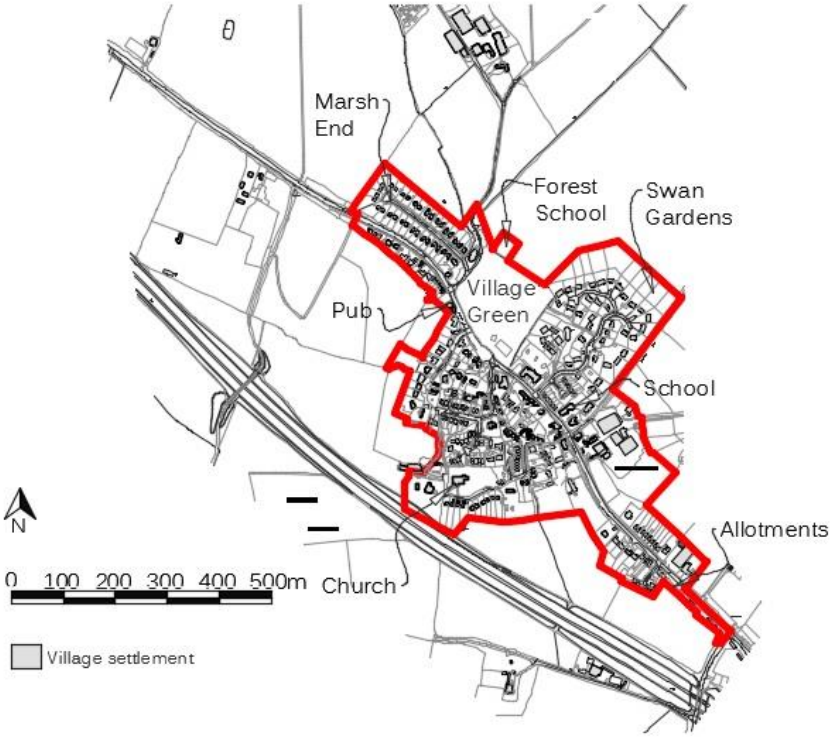
## Section C Use of Land

### The Green Belt, Open Countryside and Tetsworth Built Environment

**Green Belt**: The purpose of the Green Belt is to stop urban sprawl, prevent neighbouring towns merging into one another and safeguard the countryside from encroachment. It also preserves the setting and character of historic towns and encourages the recycling of derelict and other urban land. The Oxford Green Belt extends eastwards to the A329 at Milton Common.
**Open Countryside**: Open Countryside is the land beyond the Green Belt boundary. Undeveloped land between the Oxford Green belt boundary and the western edge of the Chiltern Hills Area of Outstanding Natural Beauty near Lewknor is Open Countryside. National planning policy recommends against new isolated homes in the countryside, except in special circumstances.
**Village Built Environment**: Tetsworth's built environment is defined as the settlement area within which domestic and commercial development has already taken place or been approved to create our village community. SODC's current planning policy for 'smaller villages' such as Tetsworth only supports infill development.




## Tetsworth Village Settlement Boundary

Within the context of Tetsworth developing as a sustainable, vibrant and attractive community, we are seeking your views on acceptable land uses both **within the village footprint** and in its **surrounding countryside**.

### Land WITHIN the Tetsworth Built Environment (please check all options)

| 22. What are acceptable uses for land within the Tetsworth built environment? | Agree strongly | Agree | Neutral | Disagree | Disagree strongly |
|---|---|---|---|---|---|
| New housing development | X | X | X | X | X |
| Community facilities | X | X | X | X | X |
| Retail facilities | X | X | X | X | X |
| Commercial development | X | X | X | X | X |
| Light Industrial development | X | X | X | X | X |
| Heavy Industrial development | X | X | X | X | X |
| Sport & leisure facilities | X | X | X | X | X |
| Public parking | X | X | X | X | X |
| Open spaces | X | X | X | X | X |

### 22a. Other Acceptable Uses

……..

……
……..

### Open Countryside OUTSIDE the Tetsworth Built Environment (please check all options)

| 23. What are suitable uses for land outside the Tetsworth built environment? | Agree strongly | Agree | Neutral | Disagree | Disagree strongly |
|---|---|---|---|---|---|
| Retained countryside between Milton Common and Postcombe | X | X | X | X | X |
| Green gap along M40/A40 corridor | X | X | X | X | X |
| New housing in M40/A40 corridor | X | X | X | X | X |
| New housing anywhere | X | X | X | X | X |
| Commercial development | X | X | X | X | X |
| Retail development | X | X | X | X | X |
| Light Industrial development | X | X | X | X | X |
| Heavy Industrial development | X | X | X | X | X |
| Leisure caravan/camp sites | X | X | X | X | X |
| Traveller/gypsy site | X | X | X | X | X |
| Agriculture | X | X | X | X | X |
| Horticulture | X | X | X | X | X |
| Equestrian uses | X | X | X | X | X |
| Woodland and forestry | X | X | X | X | X |
| Burial ground | X | X | X | X | X |
| Solar arrays | X | X | X | X | X |

| 23. Continued | Agree strongly | Agree | Neutral | Disagree | Disagree strongly |
|---|---|---|---|---|---|
| Wind Turbines | X | X | X | X | X |
| Fracking | X | X | X | X | X |
| Mineral extraction | X | X | X | X | X |
| Landfill | X | X | X | X | X |

### 23a. Other Acceptable Uses

……..

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……..

## Section D Housing Development

The nature, extent and location of future housing development in and around Tetsworth is central to its aspiration to be a sustainable, vibrant and attractive community. In this section, we are seeking your views firstly in the context **of potential benefits for the community as a whole**, and then of **you and your family's personal housing needs**. The following questions ask for your opinion on a range of planning considerations valid through to 2033:

- The mix of types of new dwellings
- The number of new dwellings
- The scale of individual developments
- The mix of ownership/tenure of new dwellings
- The location of new dwellings
- Desirable design features of new dwellings

## Types of New Dwellings (please check all options)

| 24. Which types of new dwellings should be built in Tetsworth? | Support strongly | Support | Neutral | Oppose | Oppose strongly |
|---|---|---|---|---|---|
| Bungalows | X | X | X | X | X |
| Detached houses | X | X | X | X | X |
| Semi-detached houses | X | X | X | X | X |
| Terraced houses | X | X | X | X | X |
| Small Apartment blocks of flats | X | X | X | X | X |
| Houses – 1 or 2 bedrooms | X | X | X | X | X |
| Houses – 3 bedrooms | X | X | X | X | X |
| Houses – 4 bedrooms | X | X | X | X | X |
| Houses – 5+ bedrooms | X | X | X | X | X |
| Sheltered/Retirement homes | X | X | X | X | X |
| Starter homes | X | X | X | X | X |

### 24a. Other types of new dwellings which should be built in Tetsworth

……

……

……

## Number of New Dwellings (please check all options)

| 25. How many new dwellings should be built by 2033? | Support strongly | Support | Neutral | Oppose | Oppose strongly |
|---|---|---|---|---|---|
| 0 – 15 (up to 5% growth, 1 house per year) | X | X | X | X | X |
| 16 – 30 (between 5% and 10% growth, 2 houses per year) | X | X | X | X | X |

| | | | | | |
|---|---|---|---|---|---|
| 31 - 60 (between 10% and 15% growth, 3-4 houses per year) | X | X | X | X | X |
| 61 – 100 (between 15% and 33% growth, 4-7 houses per year ) | X | X | X | X | X |
| More than 100 (greater than 33% growth, 7+ houses per year) | X | X | X | X | X |

## Scale of Individual New Developments (please check all options)

| 26. Which scales of individual housing development are acceptable in Tetsworth? | Support strongly | Support | Neutral | Oppose | Oppose strongly |
|---|---|---|---|---|---|
| Infill scale between 1-4 homes | X | X | X | X | X |
| Minor scale between 5-10 homes | X | X | X | X | X |
| Smaller scale between 11–20 homes | X | X | X | X | X |
| Medium scale between 21-50 homes | X | X | X | X | X |
| Large scale of 50+ homes | X | X | X | X | X |

## Tenure of New Dwellings (please check all options)

**Market Homes** Private ownership with or without a mortgage

**Privately Rented Homes** Privately owned and rented at market rates. Some owned as 'buy-to-let'

**Intermediate Homes** Subject to shared equity, intermediate rent, affordable rent-to-buy and affordable rent

**Social Rented Homes** Council and housing association homes subject to controlled, affordable rents

| 27. Which types of tenure are appropriate for new homes in Tetsworth? | Support strongly | Support | Neutral | Oppose | Oppose strongly |
|---|---|---|---|---|---|
| Market homes – private ownership | X | X | X | X | X |
| Private rental house/flats | X | X | X | X | X |
| Intermediate Housing Ownership | X | X | X | X | X |
| Social rented housing/Housing Association | X | X | X | X | X |

## General Location of New Dwellings (please check all options)

**Brownfield land** is land that has previously been built on.

**Garden land** is land currently used as a domestic garden.

**Greenfield land** is land that has not been previously developed, generally agricultural land.

**Infill spaces** is land between existing buildings / houses within the village.

**Vacant buildings** are disused buildings, formerly used for agriculture, industry or residences.

**Edge of Village Extensions** are sites immediately beyond the current boundary of Tetsworth's built environment

| 28. Which of the following are suitable locations for new homes? | Support strongly | Support | Neutral | Oppose | Oppose strongly |
|---|---|---|---|---|---|
| Brownfield land | X | X | X | X | X |
| Garden land | X | X | X | X | X |
| Greenfield / Agricultural land | X | X | X | X | X |
| Infill spaces within the village | X | X | X | X | X |
| Vacant buildings | X | X | X | X | X |
| Edge of village extensions | X | X | X | X | X |

## Specific Potential Development Sites

**29. Please describe any Edge of Village or Greenfield sites which you consider suitable for housing development in or around Tetsworth.**……

……

…….

## Future Housing Development Characteristics (please check all options)

| 30. Which housing development design features should be mandated ? | Support strongly | Support | Neutral | Oppose | Oppose strongly |
|---|---|---|---|---|---|
| Higher housing density for reduced land take | X | X | X | X | X |
| Inclusion of starter homes | X | X | X | X | X |
| Inclusion of covenants for priority local rental or purchase | X | X | X | X | X |
| Inclusion of proposals for community benefit | X | X | X | X | X |
| Integration with style and layout of existing village built environment | X | X | X | X | X |
| Inclusion of mix of housing types and designs | X | X | X | X | X |
| Promotion of energy-efficiency beyond statutory requirements | X | X | X | X | X |

## 30a. Other important planning features

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## Your PERSONAL Future Housing Requirements (please check all options)

The Neighbourhood Plan, once adopted, will be valid until 2033. With that in mind, please answer the following questions about **your personal housing needs and preferences, even if you plan to stay in your present home.**

| 31. In the period up to 2033 are you likely to . . . | Yes | No |
|---|---|---|
| Remain in your current home | X | X |
| Move to a larger property in Tetsworth | X | X |
| Downsize to a smaller property in Tetsworth | X | X |
| Buy your next property | X | X |
| Rent your next property | X | X |
| Buy your first home | X | X |
| Move to local sheltered/care/retirement accommodation | X | X |
| Move away from Tetsworth | X | X |
| Have family members who want to set up households in Tetsworth | X | X |

## 31a. If you or your family plan to move within Tetsworth, how many bedrooms will you need?

| Number of bedrooms | 1 | 2 | 3 | 4 | 5 |
|---|---|---|---|---|---|
| | X | X | X | X | X |

| 32. Which of the following are important to you? | Very important | Important | Neutral | Not that important | Not at all important |
|---|---|---|---|---|---|
| A property with its own garden | X | X | X | X | X |
| A property with a communally maintained garden | X | X | X | X | X |
| A property with adequate off-street parking | X | X | X | X | X |
| A property suitable for working from home | X | X | X | X | X |
| A property with space for an elderly dependent | X | X | X | X | X |
| An energy-efficient property | X | X | X | X | X |

## Section E Infrastructure and Environment

### Traffic and Transport (please check all options)

| 33. Please respond to the following statements | Agree strongly | Agree | Neutral | Disagree | Disagree strongly |
|---|---|---|---|---|---|
| The roads are adequate for anticipated traffic volumes | | | | | |
| The footpath network is protected and well maintained | | | | | |
| The roads are safe for pedestrians | | | | | |
| A safe cycle network should be developed | | | | | |
| Public transport services are adequate | | | | | |
| Travel by private car is the dominant local transport mode | | | | | |
| **33. Continued** | **Agree strongly** | **Agree** | **Neutral** | **Disagree** | **Disagree strongly** |
| Parking in Tetsworth is a problem | | | | | |
| New developments in Tetsworth should contribute to traffic/transport improvements | | | | | |
| Nearby developments would cause unacceptable traffic growth in Tetsworth | | | | | |
| Motorway noise is a problem | | | | | |

### 33a. Other comments on traffic and transport

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### Environment and Utilities (please check all options)

| 34. Please respond to the following statements | Agree strongly | Agree | Neutral | Disagree | Disagree strongly |
|---|---|---|---|---|---|
| Tetsworth's 'No Street Lighting' policy is welcome | | | | | |
| Future developments in Tetsworth should be accompanied by utility enhancements | | | | | |
| Sewage capacity is a problem | | | | | |
| Local flooding risk is a problem | | | | | |
| Traffic noise is intrusive | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| Local communications infrastructure is inadeqaute | X | X | X | X | X |

### 34a. Other environmental concerns

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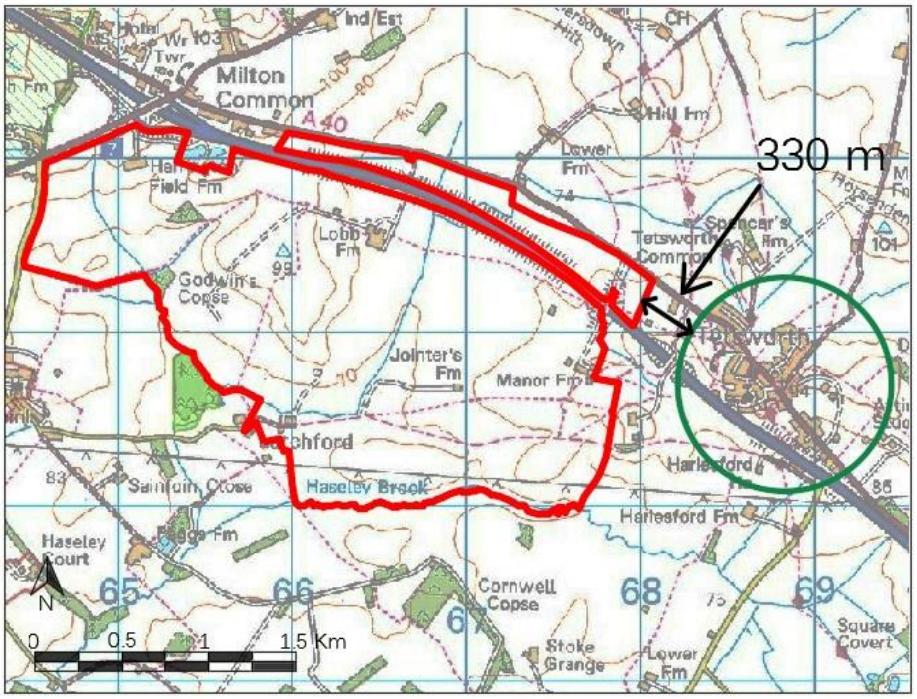
## Section F Possible 'New Town' Development

The strategic development of a new settlement of 3,500 dwellings around J7 of the M40 was one of 7 options included in SODC's Local Plan Refined Options consultation. It was not identified as the Preferred Option in the next round of consultation, but final decisions on the location and distribution of future housing development in South Oxfordshire have still to be made.




The J7 option has the potential to grow to 6,500 or more dwellings and would require a construction phase lasting many years. Known as Harrington by the development proposers, the J7 option may yet be chosen for strategic development, or smaller scale development proposals for this location may come forward in the future. The eastern boundary of the proposed Harrington site lies within Tetsworth parish less than quarter of a mile from the village with land adjacent to the M40 earmarked for commercial or industrial development.

| 35. Your views on the consequences of a neighbouring 'New Town' development | Agree strongly | Agree | Neutral | Disagree | Disagree strongly |
|---|---|---|---|---|---|
| Tetsworth's rural identity would be overwhelmed | X | X | X | X | X |

| | | | | | |
|---|---|---|---|---|---|
| Tetsworth would become a less attractive place to live | X | X | X | X | X |
| Tetsworth would benefit from new local employment opportunities | X | X | X | X | X |
| Tetsworth would suffer from construction phase environmental impact | X | X | X | X | X |
| Tetsworth would benefit from additional local services (health, education, retail and leisure) | X | X | X | X | X |
| Tetsworth's access to public transport would be improved | X | X | X | X | X |
| Tetsworth property values would be depressed | X | X | X | X | X |
| The loss of open, agricultural countryside would be detrimental | X | X | X | X | X |

35a. Other important issues

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# Section G The Future of Tetsworth

## The Character of Tetsworth towards 2033

We are seeking your views on whether you think Tetsworth should evolve as a dormitory settlement, a larger village with greater business and commercial activity, or develop some other characteristic.

| 36. How would you like to see Tetsworth described in 2033? | Agree strongly | Agree | Neutral | Disagree | Disagree strongly |
|---|---|---|---|---|---|
| A dormitory settlement serving urban areas | X | X | X | X | X |
| A rural community where people both live and work | X | X | X | X | X |
| A tourist destination | X | X | X | X | X |
| A much larger village with better services | X | X | X | X | X |
| Little changed from 2017 | X | X | X | X | X |

### 36a. Other future descriptions

……..

## Section H Employment and Business

The Tetsworth area supports only a very small number of businesses with significant numbers of employees, but has a broader range of smaller businesses, some operating as sole traders or working from home. This section seeks to assess the local appetite for developing additional employment opportunities and the infrastructure necessary to support them.

**Only answer questions in this section if you are a local employer, or wish to set up a business in Tetsworth**

### 37. Please state number of employees

| | |
|---|---|
| How many employees you have now | |
| How many employees you expect to have in 5 years' time | |
| How many employees you expect to have in 15 years' time | |

### 38. If your business is not currently based in Tetsworth, what are the barriers stopping you doing so?

| | | | |
|---|---|---|---|
| Lack of suitable premises | X | Need for employees to travel to workplace | X |
| Lack of public transport services | X | Lack of suitable skills available in Tetsworth | X |
| Inadequate Internet access | X | Lack of community enterprise and collaboration | X |

### 38a. Other local business barriers

……

……

……..

### 39. If your business is currently based in Tetsworth, what are the barriers stopping you growing your business?

| | | | |
|---|---|---|---|
| Lack of suitable premises | X | Need for employees to travel to workplace | X |
| Lack of public transport services | X | Lack of suitable skills available in Tetsworth | X |
| Inadequate Internet access | X | Lack of community enterprise and collaboration | X |
| Plan to relocate away from Tetsworth | X | No plans for growth | X |

### 39a. Other local business growth barriers

……

……

……..

| 40. If you run a business in Tetsworth, would you use or benefit from the following? | Agree strongly | Agree | Neutral | Disagree | Disagree strongly |
|---|---|---|---|---|---|
| A central community hub providing meeting room / video conferencing/ general work space for collaboration | X | X | X | X | X |
| Improved public transport to widen the employee catchment area | X | X | X | X | X |
| Additional car parking facilities | X | X | X | X | X |

**40a. Other business support initiatives**

…….

……

……..

| 41. If more business premises are needed in Tetsworth, how and where should they be provided? | Agree strongly | Agree | Neutral | Disagree | Disagree strongly |
|---|---|---|---|---|---|
| Brownfield land | X | X | X | X | X |
| Greenfield land | X | X | X | X | X |
| Vacant buildings | X | X | X | X | X |
| Agricultural conversions | X | X | X | X | X |
| Domestic conversions | X | X | X | X | X |

**41a. Suggested locations for additional business premises in and around Tetsworth**

……

……

## Prize Draw

## (Please detach from completed Questionnaire and submit separately)

If you wish to be included in the Prize Draw for £50, please complete your contact details below. Your contact details are NOT part of the questionnaire. They will be handled separately and will not be given out to third parties.

**Name** - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -

**Telephone** - - - - - - - - - - - - - - - **Email** - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -

**Please keep me informed about the progress of the Neighbourhood Plan** ☐

## Thank you for taking the time to complete this Questionnaire

**Watch for announcements of an event to publicise the results of the Questionnaire.**
**Make sure to be there!**

**The results will also be available online on the Tetsworth Parish Council website:**
**www.tetsworthparishcouncil.co.uk/neighbourhood-plan**

# Tetsworth Neighbourhood Plan Questionnaire

## May 2017

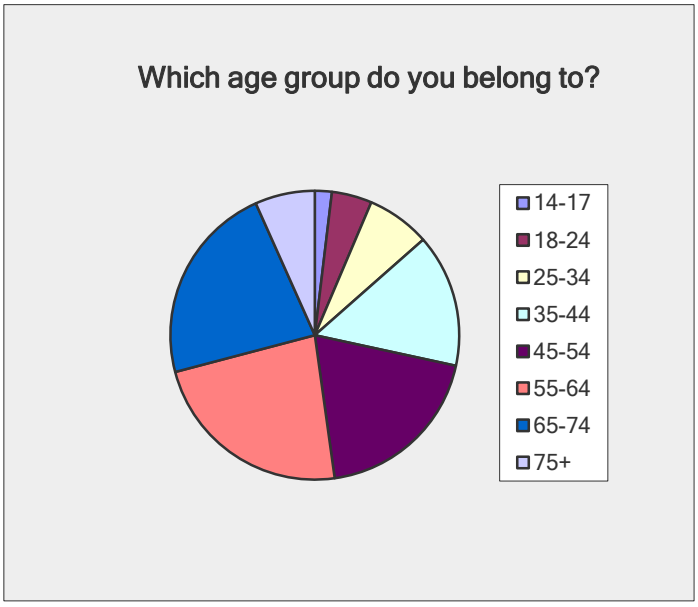
# Results Analysis

# SECTION A – ABOUT YOU

**Total Number of Respondents 273**

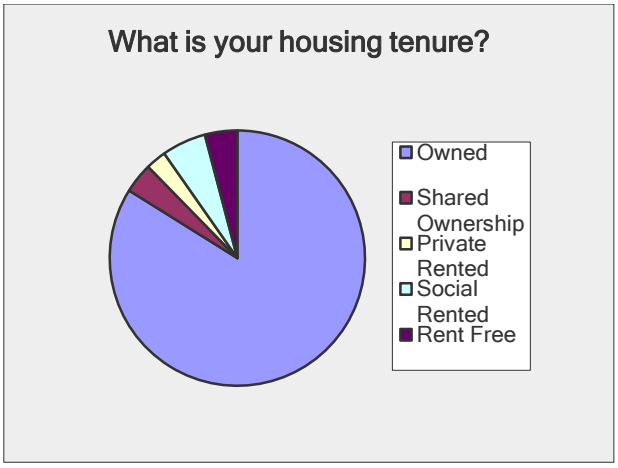
**Approx 50% of Adult Residents in Parish**

**51% Female, 49% Male**



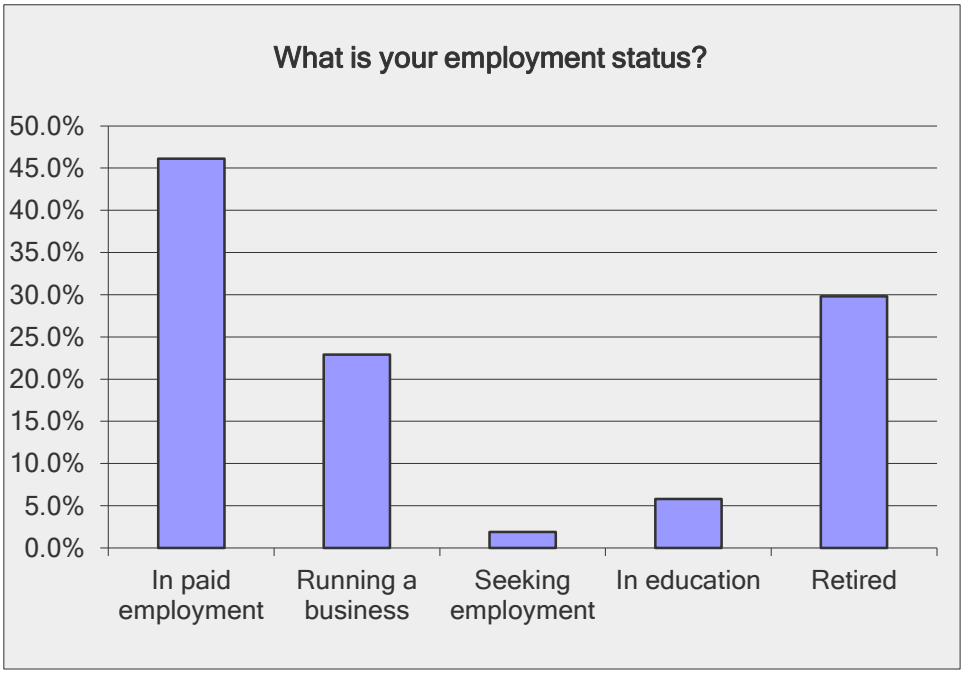

**Only 17% of respondents under age 35**

| Why did you come to live in Tetsworth? | | |
|---|---|---|
| Answer Options | Response Percent | Response Count |
| Born here | 7.6% | 20 |
| Came with parents | 9.1% | 24 |
| To send child to village or local schools | 12.2% | 32 |
| For employment in the Tetsworth area | 7.6% | 20 |
| Family reasons | 15.2% | 40 |
| Nice place to live | 45.2% | 119 |
| Suitable home available | 52.1% | 137 |
| To retire | 6.1% | 16 |



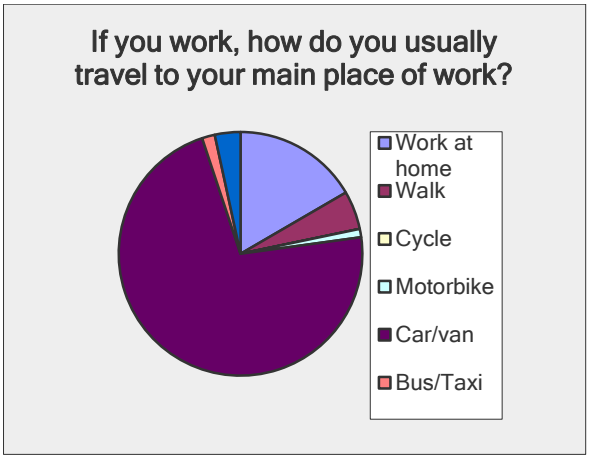

**60% more than 10 years**

**84% Owned**

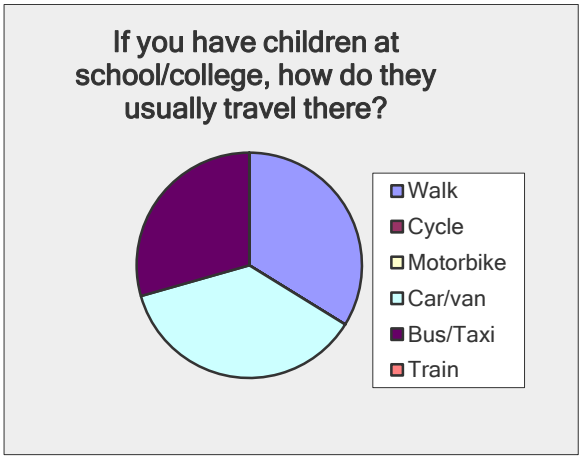



**Approx 70% Working, 30% Retired**

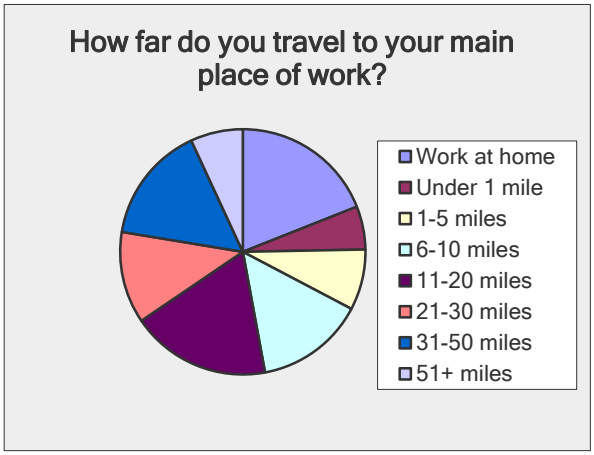
**65% Away from Tetsworth**




**72% by Car**




**68 Respondents**

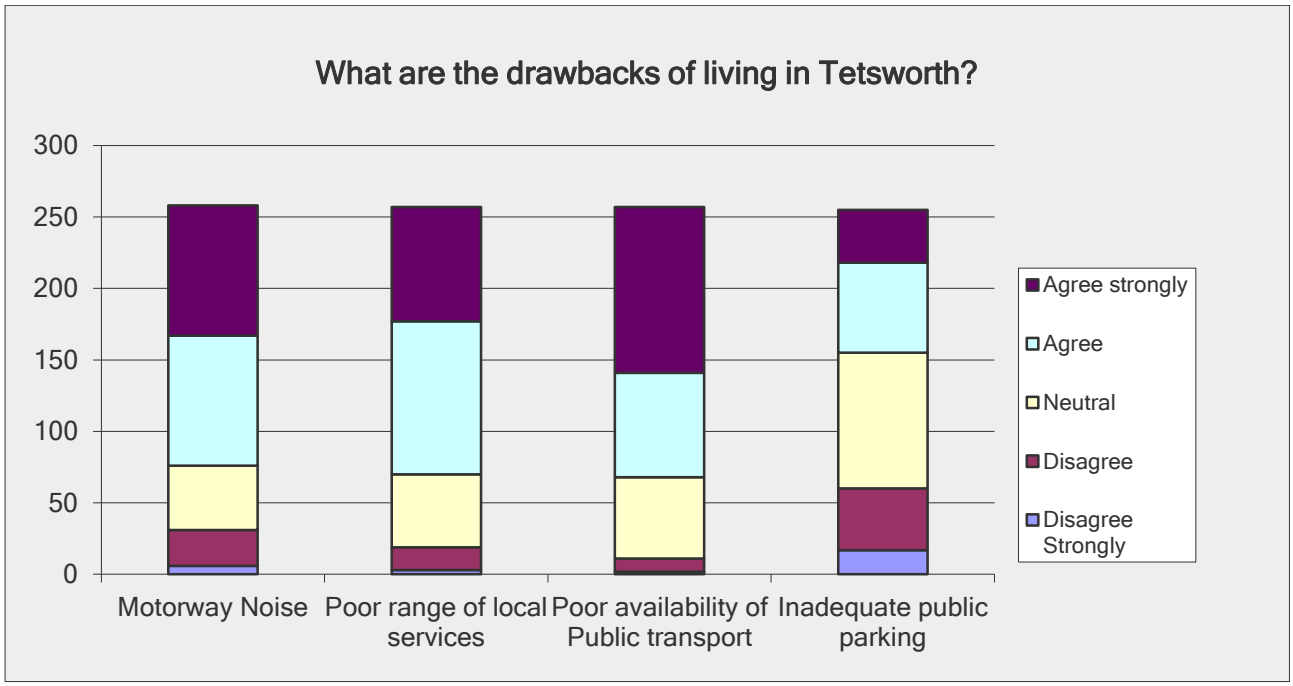



**20% at home, 55% >10 miles**

# SECTION B - LIVING IN TETSWORTH

| What do you like about living in Tetsworth? | | | | | |
|---|---|---|---|---|---|
| Answer Options | Agree strongly | Agree | Neutral | Disagree | Disagree strongly |
| A pleasant place to live | 139 | 105 | 13 | 1 | 0 |
| A rural location/lifestyle | 127 | 107 | 20 | 0 | 0 |
| Easy access to the countryside | 143 | 97 | 14 | 0 | 0 |
| Feeling part of the community | 74 | 95 | 74 | 10 | 2 |
| Good education provision | 33 | 81 | 107 | 10 | 1 |
| Close to work | 34 | 64 | 89 | 17 | 12 |
| Good commuting options | 41 | 93 | 56 | 31 | 19 |
| Access to major transport routes | 78 | 119 | 26 | 17 | 8 |
| Access to services in Thame | 68 | 117 | 35 | 17 | 14 |
| Prox to Oxford, Aylesbury and H Wycombe | 59 | 140 | 45 | 7 | 2 |

**Plus ~50 narrative comments**




**70% agree top three reasons**

**Plus 50+ narrative comments**

## Which Existing Services are important to Tetsworth?

| | Very Important | Important | Neutral | Not that Important | Not at all Important |
|---|---|---|---|---|---|
| Pre-school provision | 93 | 67 | 76 | 7 | 10 |
| Tetsworth Primary School | 129 | 61 | 52 | 5 | 8 |
| Nearby secondary schools | 119 | 75 | 50 | 5 | 6 |
| Village shop | 99 | 111 | 37 | 6 | 5 |
| Pub | 98 | 101 | 44 | 11 | 3 |
| Restaurant | 53 | 91 | 84 | 21 | 5 |
| Church/ Burial Ground | 77 | 92 | 64 | 18 | 8 |
| Village hall and associated activities | 113 | 111 | 25 | 6 | 1 |
| Sports teams and facilities | 75 | 97 | 67 | 13 | 3 |
| Bus service | 121 | 77 | 49 | 8 | 4 |

**All Services considered Important**

## Which Potential New Services are important to Tetsworth?

| Answer Options | Very Important | Important | Neutral | Not that Important | Not at all Important |
|---|---|---|---|---|---|
| Doctor's surgery | 72 | 99 | 51 | 30 | 6 |
| Additional primary school places | 45 | 83 | 91 | 18 | 14 |
| Other secondary schools | 13 | 75 | 111 | 32 | 17 |
| Creche provision | 21 | 70 | 120 | 21 | 19 |
| Additional retail provision | 38 | 87 | 81 | 27 | 18 |
| Post office | 51 | 115 | 67 | 19 | 6 |
| Other places of worship | 5 | 11 | 119 | 48 | 67 |
| Additional bus services | 101 | 87 | 52 | 5 | 9 |
| Additional burial ground | 21 | 44 | 109 | 37 | 37 |

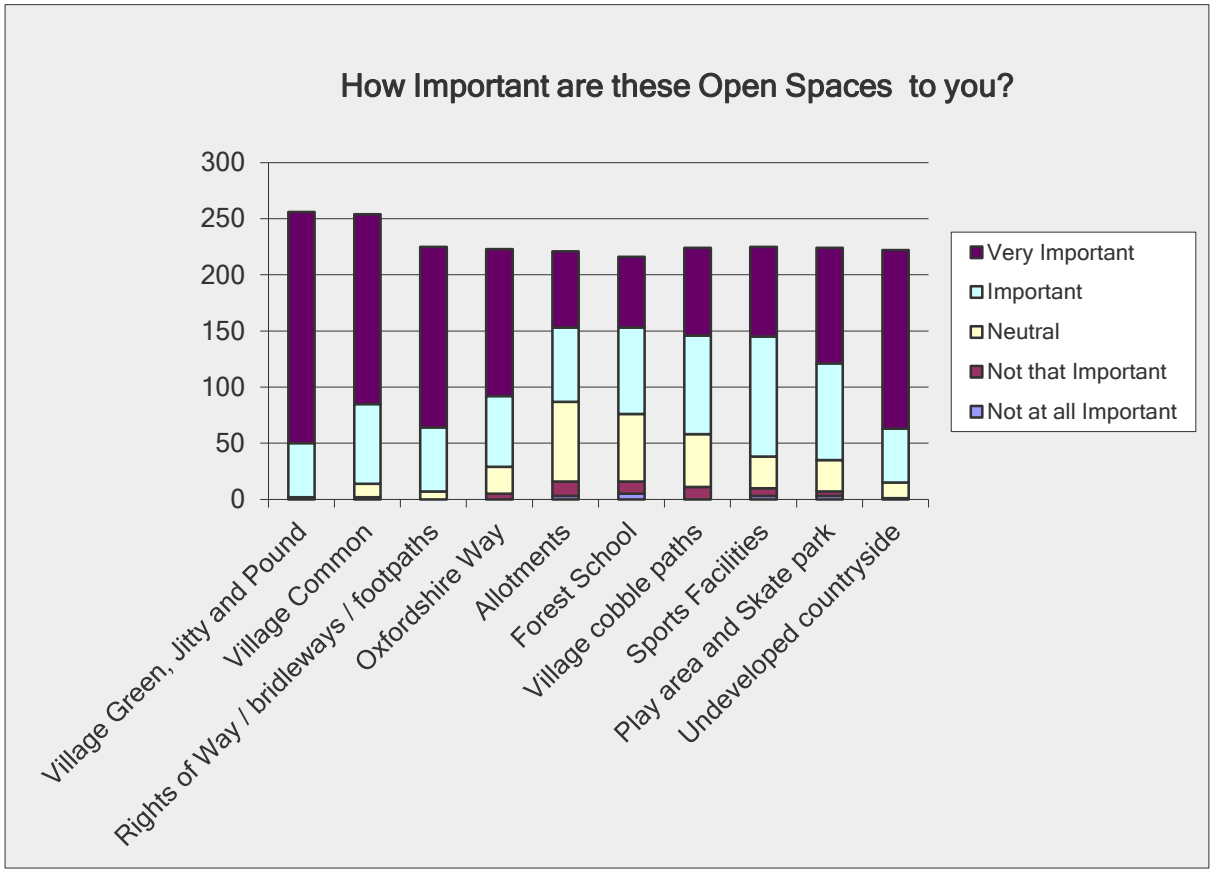
**Support for most New Services positive but less overwhelming**

## Where do you do your regular shopping?

| Answer Options | Daily | Weekly | Monthly | Rarely | Never |
|---|---|---|---|---|---|
| Tetsworth Village Store | 2 | 47 | 45 | 108 | 48 |
| Thame | 33 | 191 | 23 | 9 | 1 |
| Aylesbury | 0 | 10 | 69 | 110 | 64 |
| Oxford | 6 | 18 | 86 | 114 | 29 |
| High Wycombe | 2 | 27 | 102 | 94 | 31 |
| Online shopping | 13 | 99 | 78 | 48 | 16 |

**Thame and Online most popular options**

**~60 identified alternative destinations**

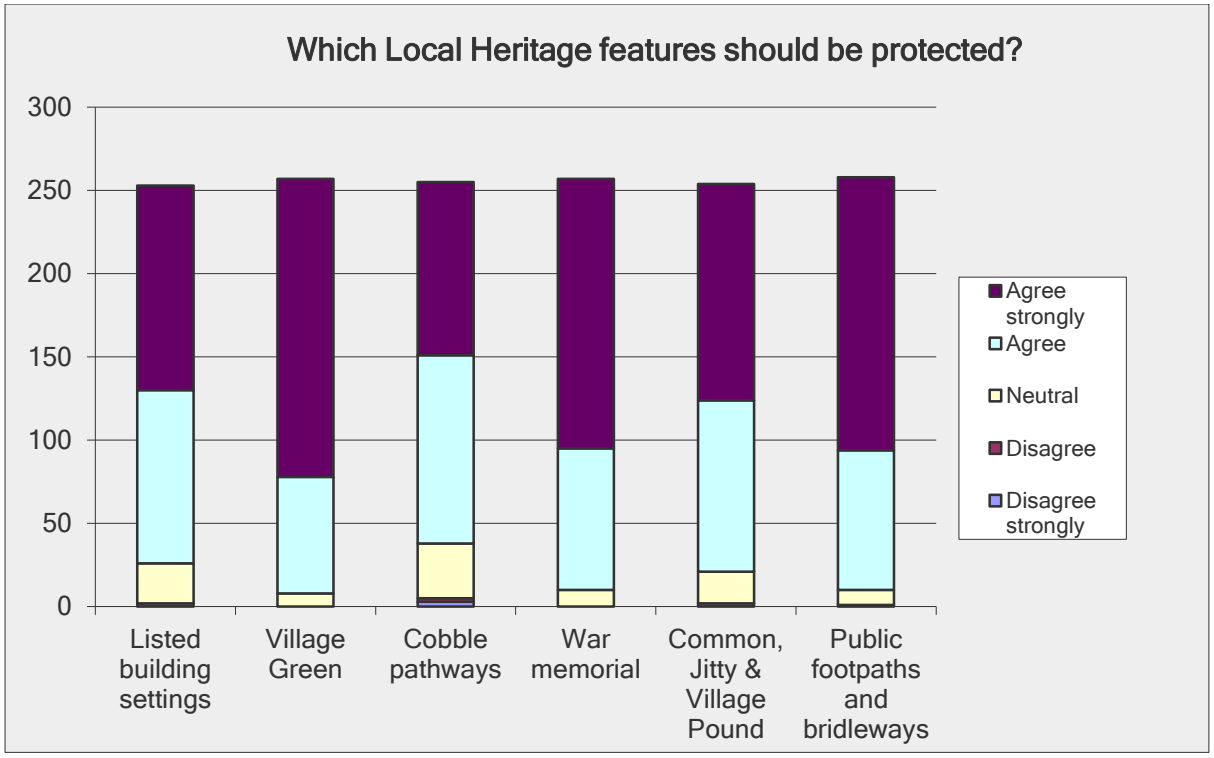



## All are important to vast majority of villagers

### How adequate is Sport & Leisure Provision?

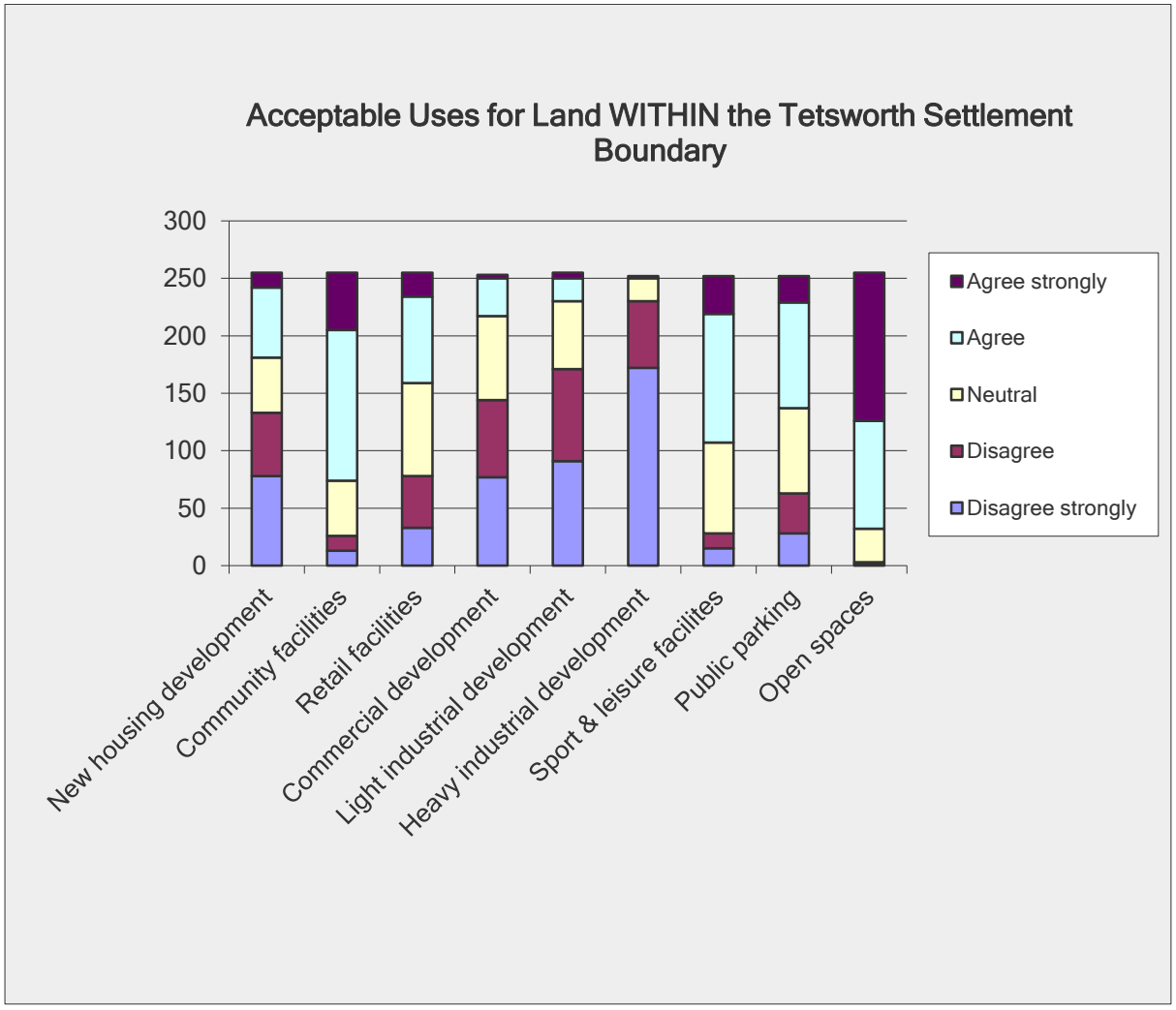
| Answer Options | Agree strongly | Agree | Neutral | Disagree | Disagree stongly |
|---|---|---|---|---|---|
| Provision for outdoor and leisure in Tetsworth is adequate | 30 | 137 | 66 | 19 | 3 |
| There are enough opportunities to keep fit / improve health in Tetsworth | 14 | 91 | 85 | 58 | 7 |
| Village Hall exercise classes are important | 44 | 128 | 76 | 5 | 2 |
| Outdoor adult exercise equipment is needed | 24 | 67 | 120 | 34 | 10 |
| The public rights of way are easily accessible and well used | 56 | 129 | 42 | 24 | 4 |
| Safe cycling routes to neighbouring settlements are needed | 78 | 98 | 56 | 15 | 8 |
| More allotments are needed | 28 | 62 | 142 | 19 | 4 |

## Few respondents disagree with these propositions




**Virtually unanimous agreement for protection**

# SECTION C – USE OF LAND




**Strong support for Community Facilities, Sport & Leisure, and Open Spaces**

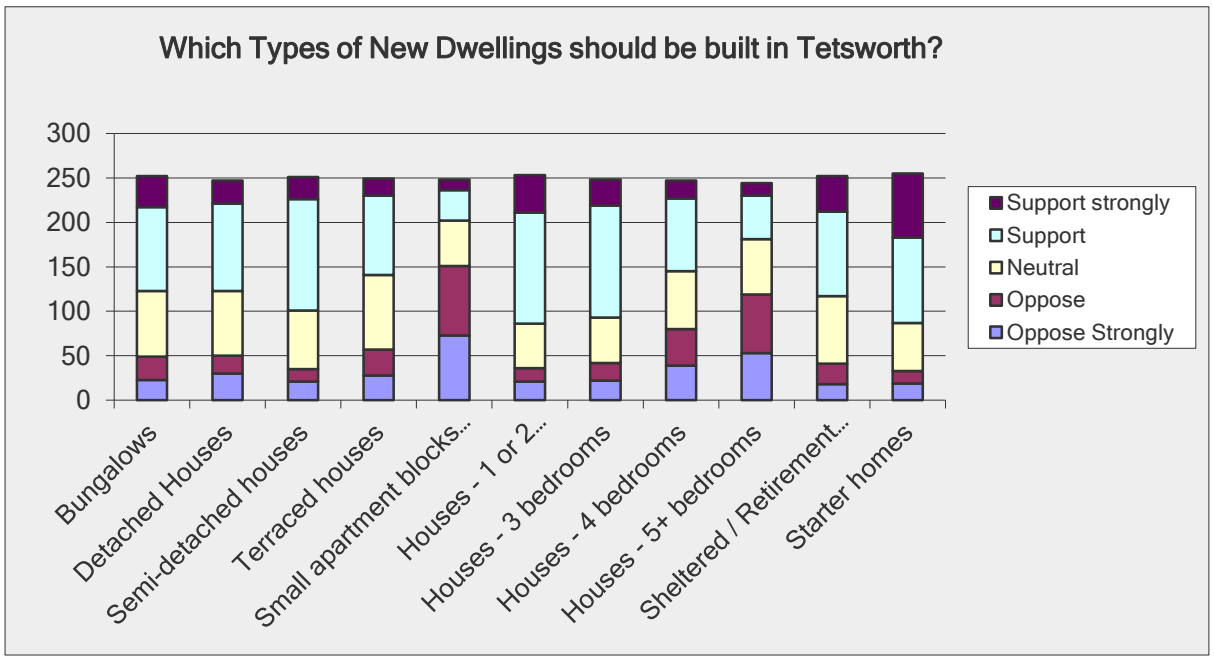
**Strong rejection of Commercial & Industrial Development**

## Acceptable land use in countryside OUTSIDE the Tetsworth Settlement

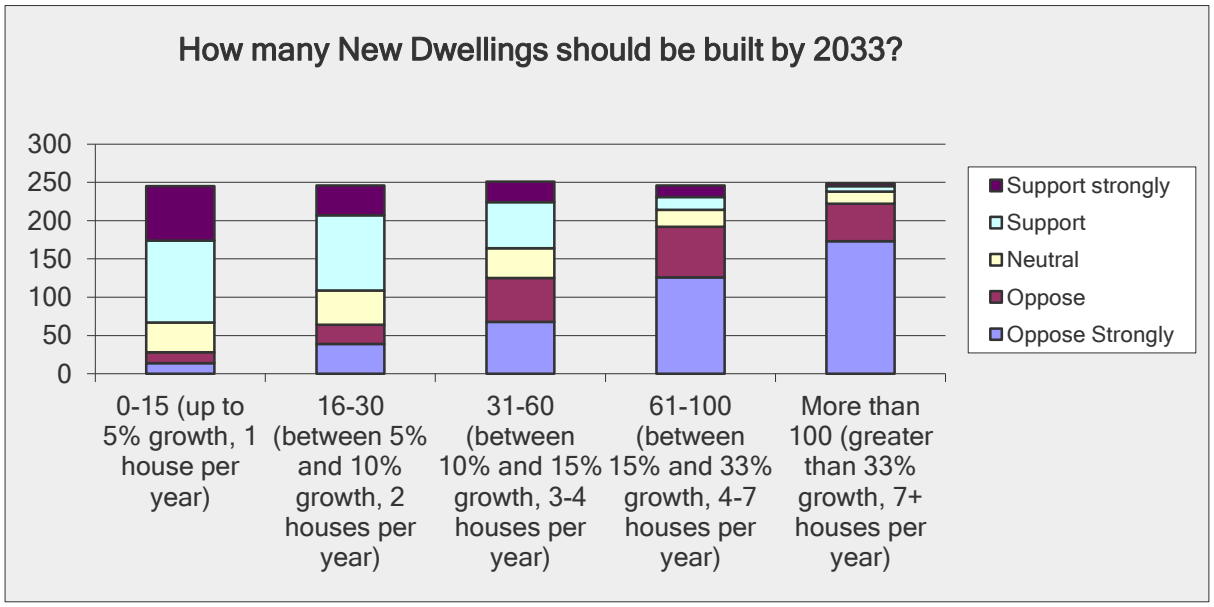
| Answer Options | Agree strongly | Agree | Neutral | Disagree | Disagree strongly |
|---|---|---|---|---|---|
| Retained countryside between Milton Common and Postcombe | 178 | 48 | 12 | 9 | 8 |
| Green gap along M40/A40 corridor | 163 | 52 | 17 | 9 | 8 |
| New housing in M40/A40 corridor | 2 | 23 | 41 | 59 | 130 |
| New housing anywhere | 4 | 21 | 70 | 62 | 99 |
| Commercial development | 1 | 24 | 47 | 70 | 113 |
| Retail development | 6 | 41 | 45 | 68 | 95 |
| Light industrial devlopment | 1 | 20 | 46 | 73 | 114 |
| Heavy industrial development | 1 | 1 | 12 | 62 | 178 |
| Leisure caravan/camp sites | 2 | 26 | 57 | 58 | 109 |
| Traveller/gypsy site | 0 | 3 | 12 | 19 | 219 |
| Agriculture | 111 | 107 | 28 | 3 | 5 |
| Horticulture | 92 | 120 | 32 | 4 | 6 |
| Equestrian uses | 67 | 117 | 54 | 11 | 5 |
| Woodland and forestry | 116 | 108 | 23 | 4 | 4 |
| Burial ground | 25 | 77 | 125 | 18 | 11 |
| Solar arrays | 14 | 53 | 80 | 42 | 62 |
| Wind turbines | 16 | 34 | 58 | 42 | 104 |
| Fracking | 1 | 6 | 33 | 29 | 184 |
| Mineral extraction | 0 | 2 | 32 | 41 | 178 |
| Landfill | 1 | 0 | 15 | 28 | 207 |

**Overwhelming support for rural uses, and wholesale rejection of domestic, commercial, industrial and utility development**

# SECTION D – HOUSING DEVELOPMENT



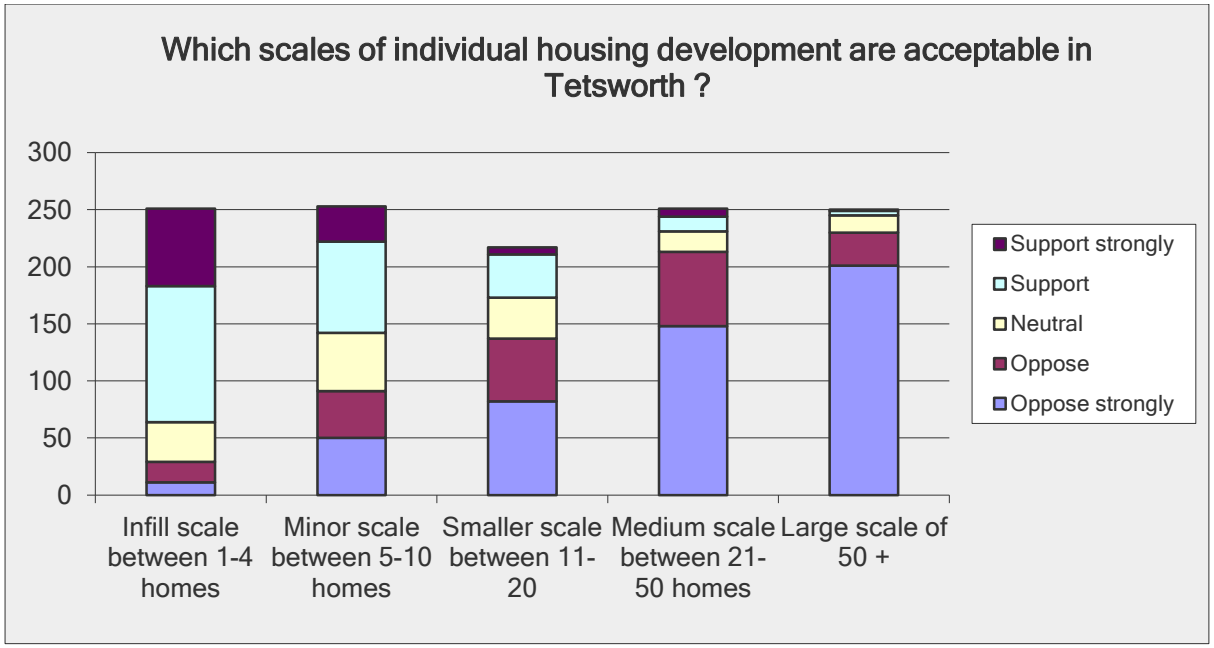

**General support for all types except apartment blocks and 5+ bedroom residences**



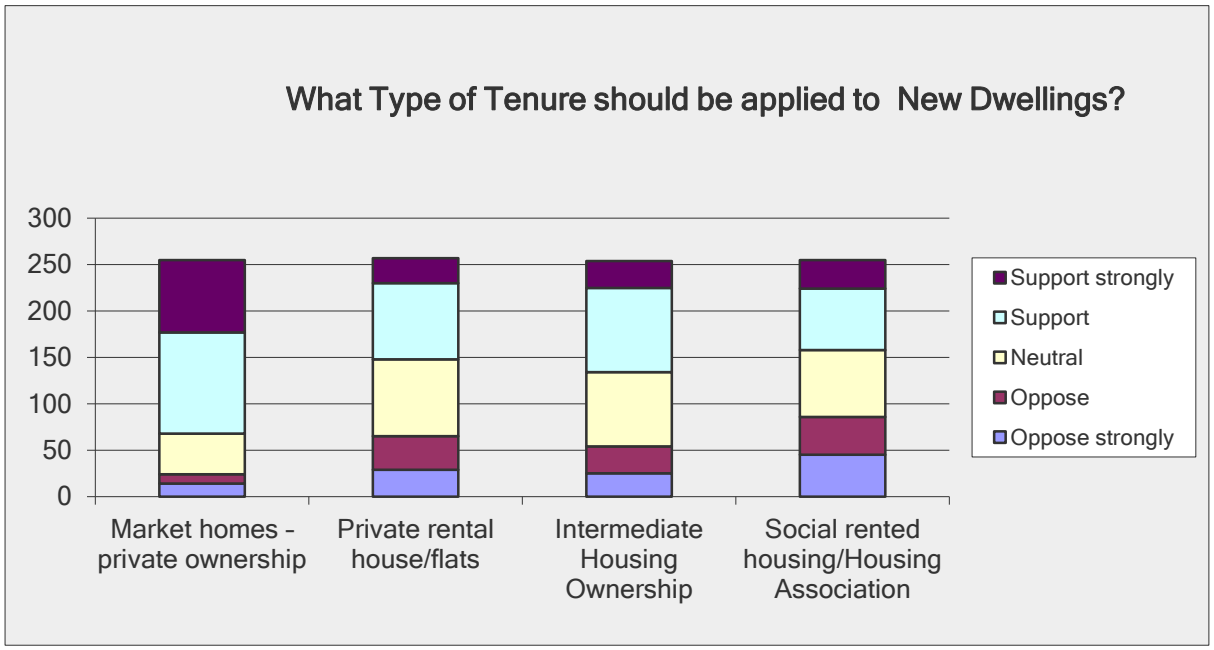

**Strong support for <5% growth**

**Diminishing support for growth to 15%**

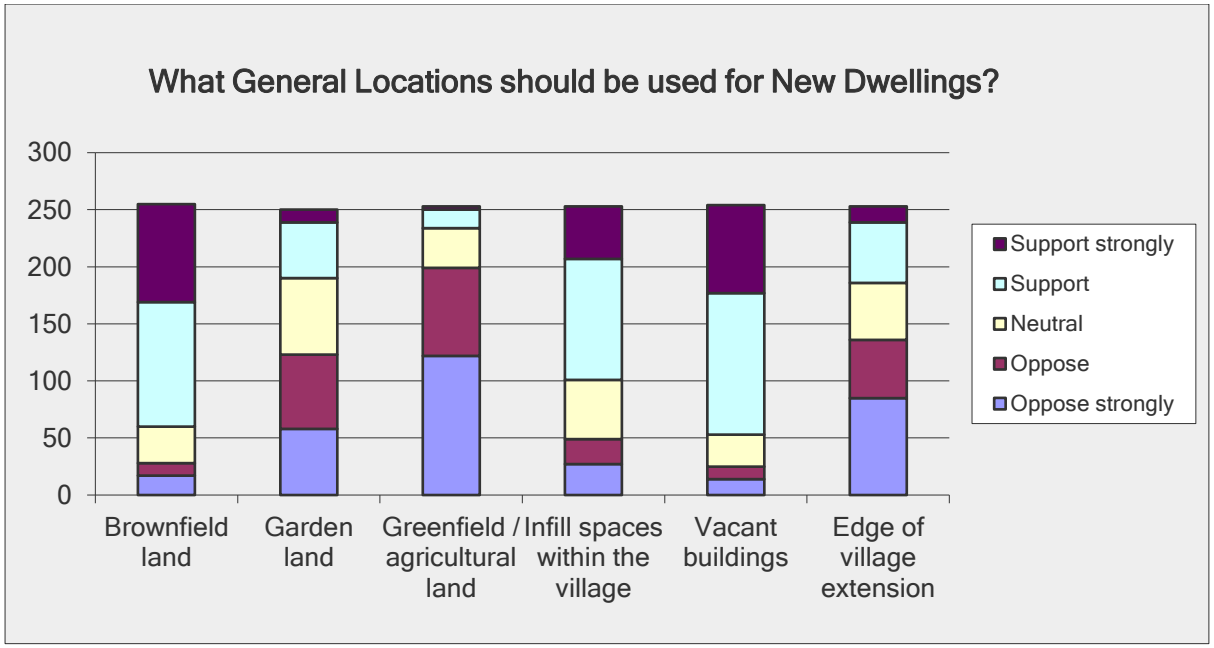
**Strong rejection of growth >15%**




**Smaller Scales Supported, Larger Scales Rejected**




**Private Ownerhip Favoured, other Tenures Generally Neutral**




**Infill Spaces, Vacant Buildings & Brownfield Sites Supported**

**~25% Favour Other Options, and Greenfield Development Overwhelmingly Rejected**

**~20 Narrative Suggestions for Several Edge of Village Development Sites**

Which housing development design features should be mandated?

| Answer Options | Support strongly | Support | Neutral | Oppose | Oppose strongly |
|---|---|---|---|---|---|
| Higher housing density for reduced land take | 7 | 38 | 89 | 56 | 52 |
| Inclusion of starter homes | 48 | 116 | 55 | 16 | 15 |
| Inclusion of covenants for priority local rent or purchase | 32 | 94 | 82 | 26 | 14 |
| Inclusion of benefits for community benefit | 43 | 118 | 61 | 11 | 17 |
| Integration with style and layout of existing village built environment | 81 | 130 | 26 | 6 | 9 |
| Inclusion of mix of housing types and designs | 43 | 100 | 69 | 23 | 14 |
| Promotion of energy efficiency beyond statutory requirements | 68 | 96 | 66 | 9 | 8 |

**Most Design Features Supported, except Higher Density Development**

### What are your likely PERSONAL future housing requirements over the next 16 years?

| Answer Options | Yes | No |
|---|---|---|
| Remain in your current house | 161 | 85 |
| Move to a larger property in Tetsworth | 14 | 216 |
| Downsize to a smaller property in Tetsworth | 21 | 209 |
| Buy your next property | 103 | 126 |
| Rent your next property | 20 | 209 |
| Buy your first home | 26 | 206 |
| Move to local sheltered / care / retirement accommodation | 17 | 210 |
| Move away from Tetsworth | 89 | 136 |
| Have family members who want to set up households in Tetsworth | 62 | 172 |

**~65% unlikely to move**

**Future purchase far more popular than renting**

**~35% might move from Tetsworth**

**~25% potential local family buyers for Tetsworth houses**

### Which of the following Property Features are important to you?

| Answer Options | Very important | Important | Neutral | Not that important | Not at all important |
|---|---|---|---|---|---|
| A property with its own garden | 196 | 48 | 7 | 2 | 0 |
| A property with a communally maintained garden | 8 | 22 | 95 | 46 | 76 |
| A property with adequate off-street parking | 159 | 75 | 11 | 2 | 3 |
| A property suitable for working from home | 56 | 62 | 82 | 21 | 27 |
| A property with space for an elderly relative | 21 | 34 | 108 | 39 | 46 |
| A energy efficient property | 91 | 102 | 42 | 10 | 2 |

**Gardens and Off-Street Parking Most Important Features**

**Energy Efficiency also Required**

# SECTION E – INFRASTRUCTURE & ENVIRONMENT

**What are your views on the following Traffic and Transport statements?**

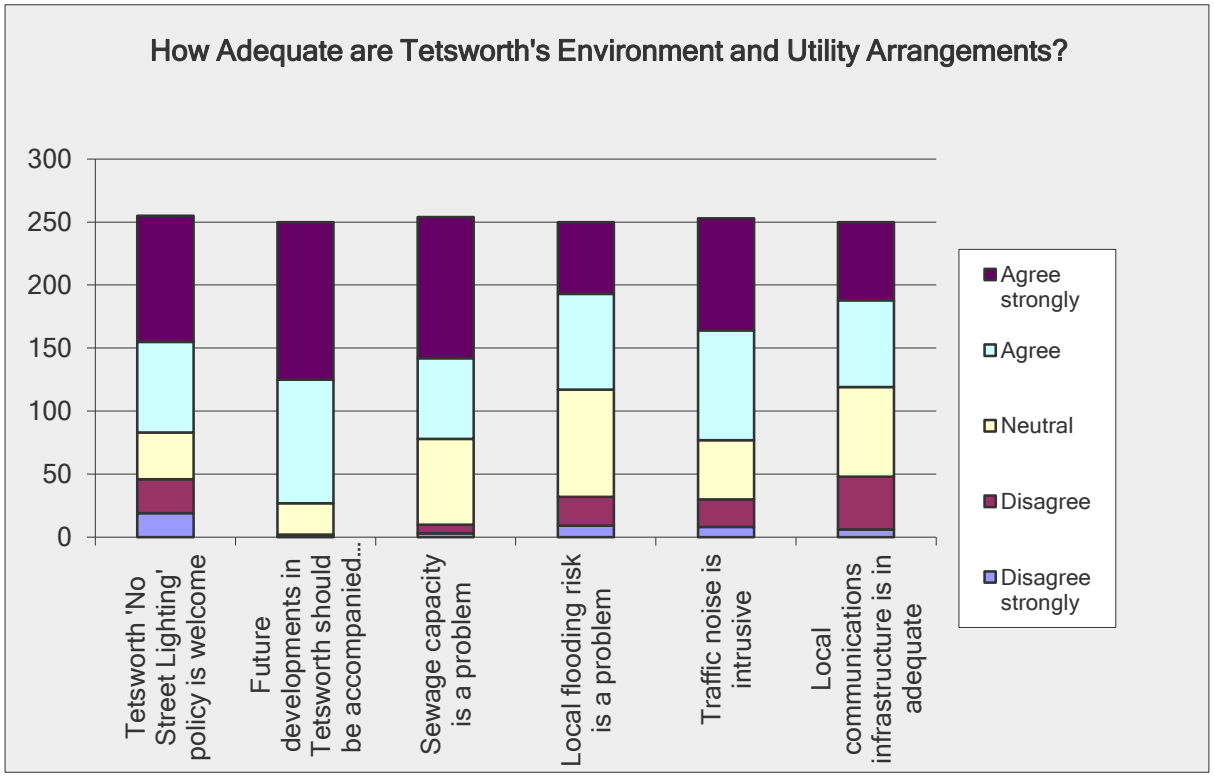
| Answer Options | Agree strongly | Agree | Neutral | Disagree | Disagree strongly |
|---|---|---|---|---|---|
| The roads are adequate for anticipated traffic volumes | 23 | 77 | 27 | 89 | 37 |
| The footpath network is protected and well maintained | 17 | 72 | 66 | 74 | 26 |
| The roads are safe for pedestrians | 12 | 60 | 65 | 83 | 34 |
| A safe cycle network should be developed | 68 | 92 | 68 | 16 | 9 |
| Public transport services are adequate | 11 | 11 | 40 | 96 | 95 |
| Travel by private car is the dominant local transport mode | 175 | 73 | 3 | 2 | 3 |
| Parking in Tetsworth is a problem | 54 | 79 | 62 | 36 | 21 |
| New developments would cause unacceptable traffic growth in Tetsworth | 120 | 89 | 25 | 12 | 6 |
| Nearby developments would cause unacceptable traffic growth in Tetsworth | 132 | 69 | 34 | 10 | 7 |
| Motorway noise is a problem | 101 | 78 | 40 | 25 | 10 |

**Noise, Parking and Potential Traffic Growth a Problem**

**Public Transport is Inadequte**

**Car Use is Dominant**

**Infrastructure for Motorists, Cyclists and pedestrians could be Improved**



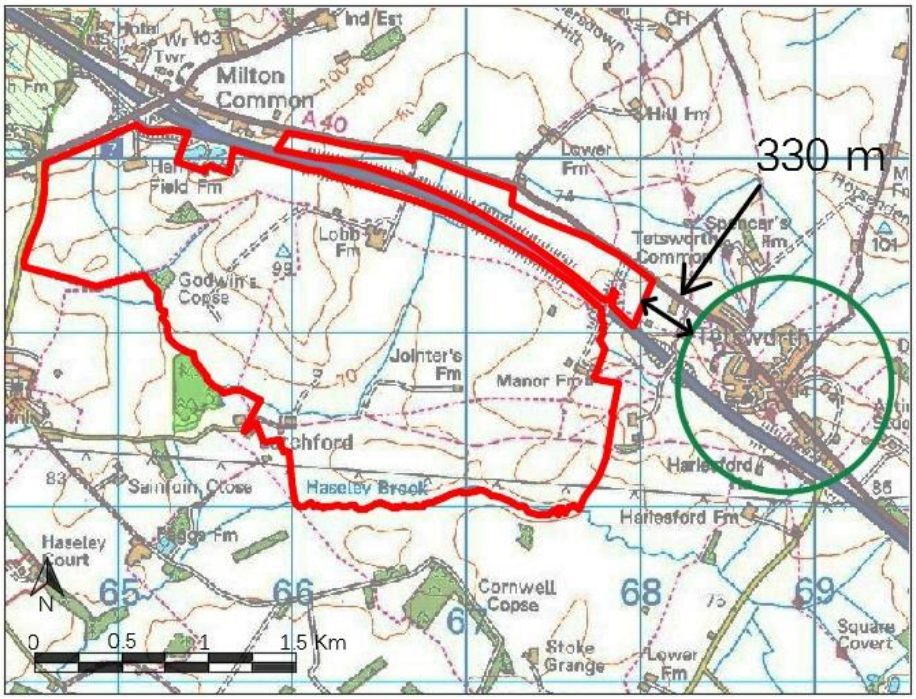

**Generally Supportive of No Street Lighting Policy**

**Future Development Demands Better Infrastructure**

**There are Local Comms, Flooding, Sewage and Noise Problems**

# SECTION F – POSSIBLE NEW TOWN DEVELOPMENT

The strategic development of a new settlement of 3,500 dwellings around J7 of the M40 was one of 7 options included in SODC's Local Plan Refined Options consultation. It was not identified as the Preferred Option in the next round of consultation, but final decisions on the location and distribution of future housing development in South Oxfordshire have still to be made.




The J7 option has the potential to grow to 6,500 or more dwellings and would require a construction phase lasting many years. Known as Harrington by the development proposers, the J7 option may yet be chosen for strategic development, or smaller scale development proposals for this location may come forward in the future. The eastern boundary of the proposed Harrington site lies within Tetsworth parish less than quarter of a mile from the village with land adjacent to the M40 earmarked for commercial or industrial development.

## What are your views on the potential Harrington Development?

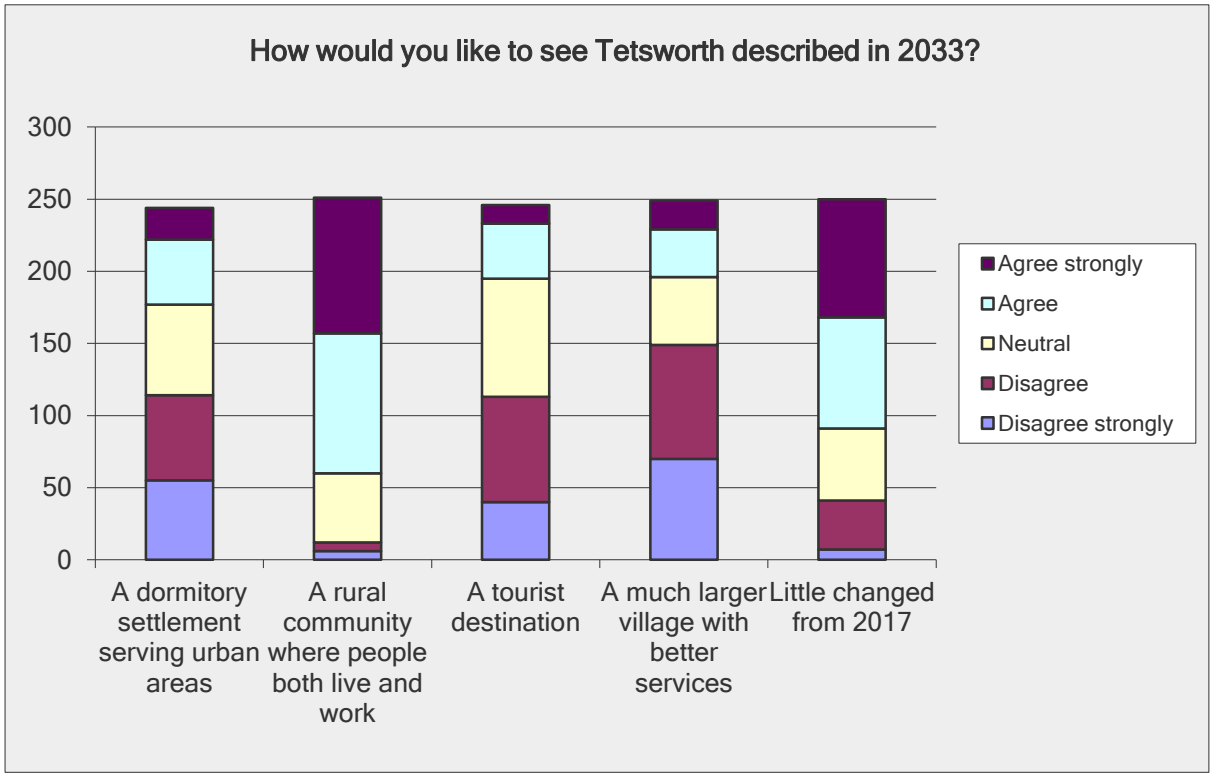
| Answer Options | Agree strongly | Agree | Neutral | Disagree | Disagree strongly |
|---|---|---|---|---|---|
| Tetsworth rural identity would be overwhelmed | 201 | 34 | 12 | 6 | 1 |
| Tetsworth would become a less attractive place to live | 188 | 28 | 29 | 7 | 3 |
| Tetsworth would benefit from ne local employment opportunities | 15 | 71 | 84 | 54 | 28 |
| Tetsworth would suffer from construction phase environmental impact | 196 | 36 | 12 | 5 | 3 |
| Tetsworth would benefit from additional local services (health, education, retail and leisure) | 27 | 79 | 72 | 48 | 28 |
| Tetsworth access to public transport would be improved | 25 | 75 | 77 | 48 | 26 |
| Tetsworth property values would be depressed | 91 | 70 | 71 | 19 | 3 |
| The loss of open, agricultural countryside would be detrimental | 188 | 40 | 21 | 3 | 1 |

**Overwhelming Majority see Detrimental Impact**

**Balanced Opinion on Benefits**

**~30 Narrative Comments**

# SECTION G – FUTURE OF TETSWORTH




**Most Favour a Little Changed Rural Community**

**Little Support for a Tourist Destination or Much larger Village**

# SECTION H – EMPLOYMENT & BUSINESS

**25 Businesses Replied**

**Just 3 have 10 or more Employees**

**15 Businesses have 5 or Fewer Employees**

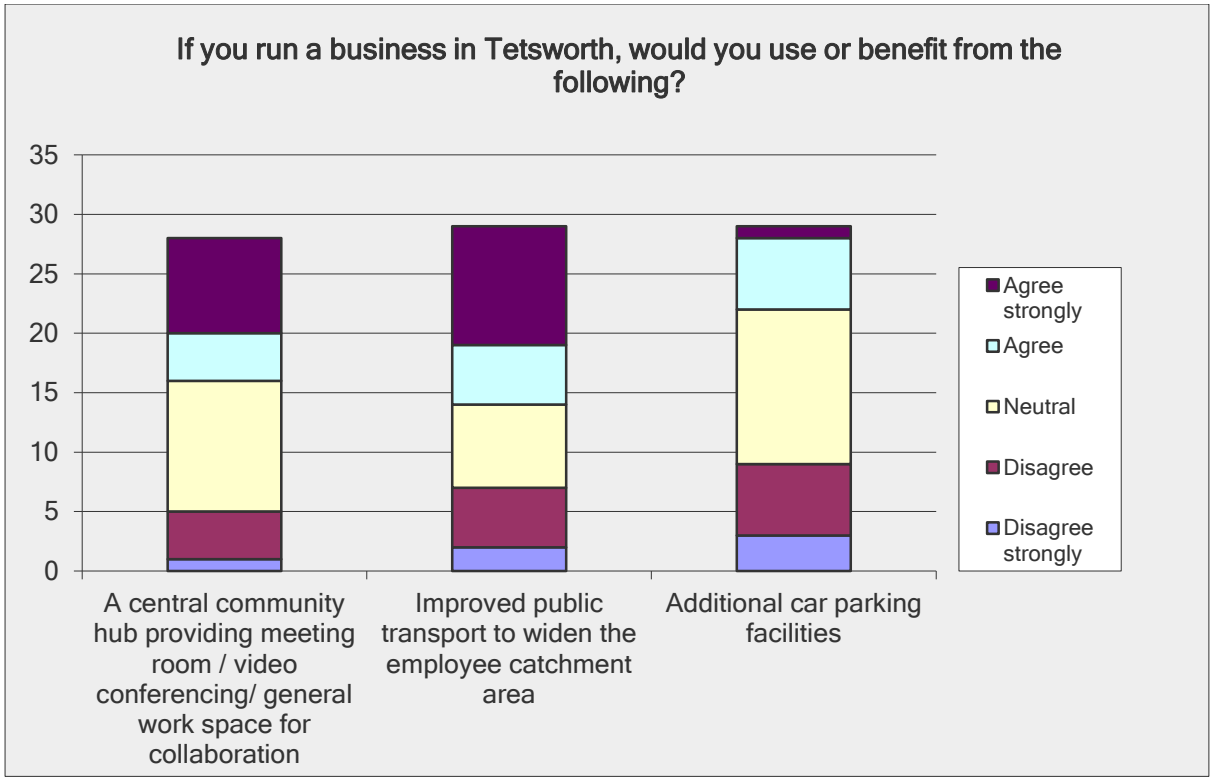
**Most Businesses Forecast Employee Growth**

If your business is not currently based in Tetsworth, what are the barriers stopping you doing so?

| Answer Options | Response Percent | Response Count |
|---|---|---|
| Lack of suitable premises | 78.6% | 11 |
| Lack of public transport services | 42.9% | 6 |
| Inadequate Internet access | 7.1% | 1 |
| Need for employees to travel to workplace | 28.6% | 4 |
| Lack of suitable skills available in Tetsworth | 21.4% | 3 |
| Lack of community enterprise and collaboration | 21.4% | 3 |

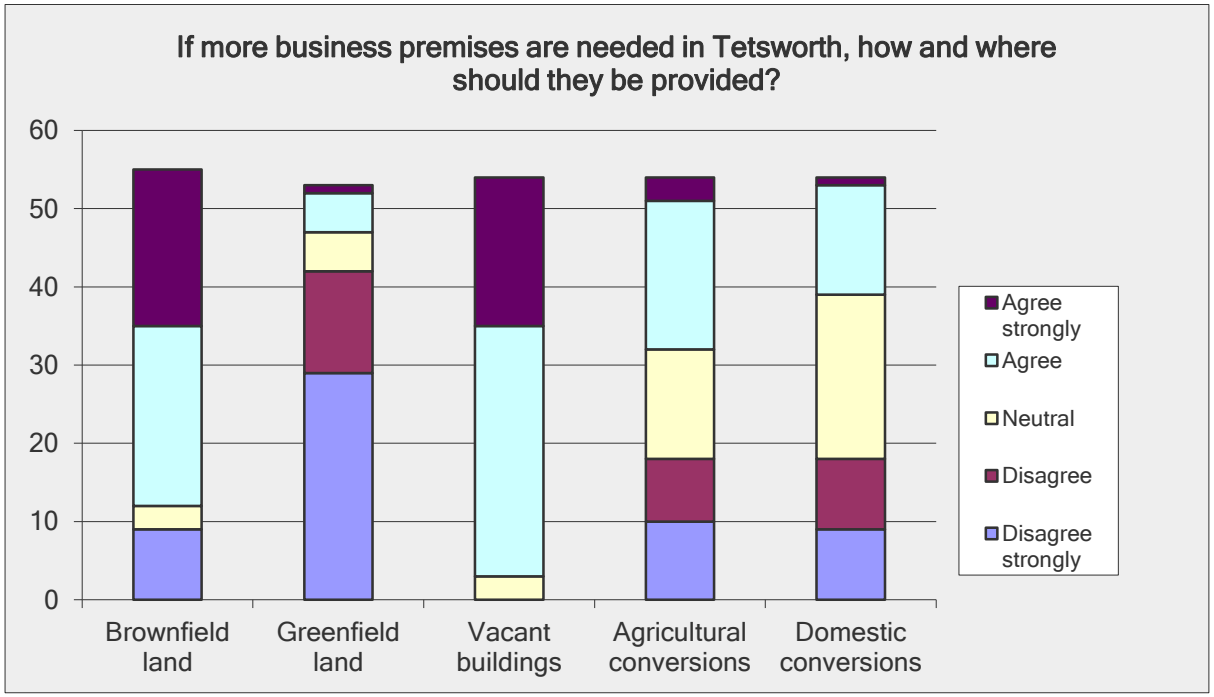
If your business is currently based in Tetsworth, what are the barriers stopping you growing your business?

| Answer Options | Response Percent | Response Count |
|---|---|---|
| Lack of suitable premises | 47.1% | 8 |
| Lack of public transport services | 41.2% | 7 |
| Inadequate Internet access | 29.4% | 5 |
| Plan to relocate away from Tetsworth | 23.5% | 4 |
| Need for employees to travel to workplace | 41.2% | 7 |
| Lack of suitable skills available in Tetsworth | 29.4% | 5 |
| Lack of community enterprise and collaboration | 29.4% | 5 |
| No plans for growth | 47.1% | 8 |




## Moderate Support for a Business Hub and Improved Public Transport

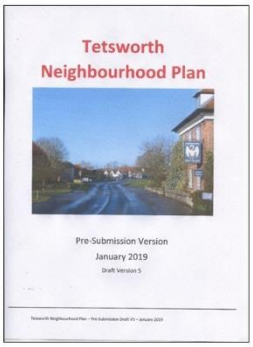
## Indifferent to Additional Parking




## Similar Views to Domestic Development

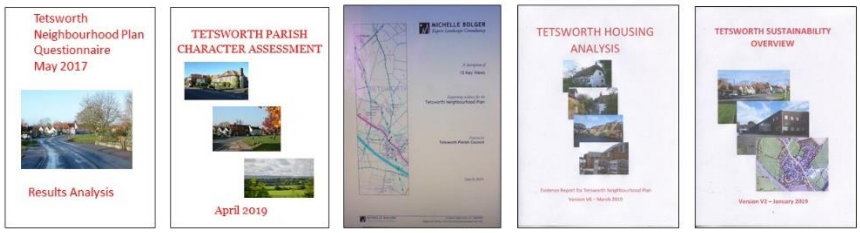
# Appendix 4. Tetsworth Neighbourhood Plan Progress Presentation April 2019

## Tetsworth Neighbourhood Plan – The Story So Far

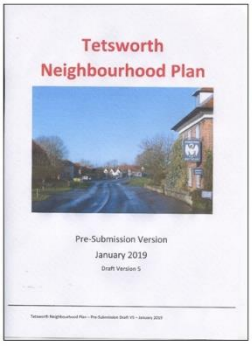



- Project launched under Parish Council sponsorship – April 2016
- Evidence Base assembled
- NP document drafted
- Professional advice engaged

## Tetsworth Neighbourhood Plan Evidence Base




## Draft Neighbourhood Plan Structure




1. Introduction
2. The Tetsworth Context
3. Vision and Objectives
4. Land Use Survey
5. Policies
6. Community Engagement

## Tetsworth Draft Neighbourhood Plan Keynotes

### Draft Vision & Objectives

**Vision**
**To sustain Tetsworth as an inclusive, rural community where residents want to live and with continuing attractiveness and a vibrant future.**

**Objective 1**
**To maintain Tetsworth's nucleated settlement character by supporting a mix of high quality infill housing that reflects the housing types and tenures required by the local community and is in proportion with the size and rural character of the Parish.**
**Objective 2**
**To preserve the green spaces within and adjacent to the Tetsworth village settlement and the key views into and from its built-up area.**
**Objective 3**
To protect the rural landscape character and setting of Tetsworth while supporting and enhancing local amenities and environmental assets.
**Objective 4**
To identify and support service improvements and infrastructure initiatives which could enhance the sustainability of Tetsworth.

### Draft Policies

**Policy TET1: Tetsworth Village Boundary**

**Policy TET2: Settlement Character Areas**

**Policy TET3: Countryside Character Sectors**

**Policy TET4: Key Views**

**Policy TET5: Local Heritage Assets**

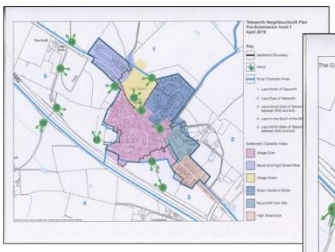
**Policy TET6: Landmark Buildings**

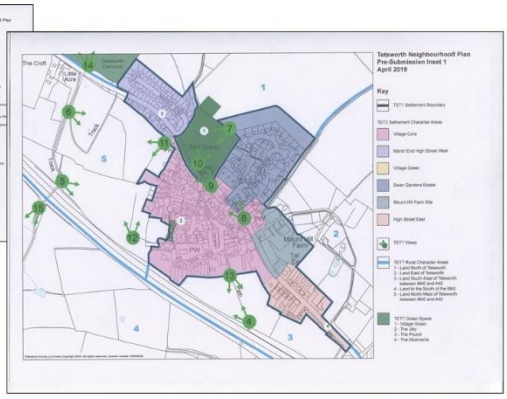
**Policy TET7: Green Spaces**

**Policy TET8: Green Infrastructure**

**Policy TET9: Residential Parking**

## Current Issue – Should We Define a Settlement Boundary?






Draft versions, subject to revision or deletion

## Tetsworth Housing Development Scene

### Current Status

Registered Potential Development Sites Surrounding Tetsworth Village

SODC HELAA Map Oct 2017

868 – 4 homes built, Victoria Gdns

1134 – 39 homes in-build, Mount Hill Farm

1187 – 6 home application refused, Silver St

866 – 60 home appeal dismissed, 'Car Boot' site

319 – 12 pitch traveller site, currently subject to appeal inquiry

812 – Harrington strategic development site, not included in SODC Emerging Local Plan

### Tetsworth NP Intentions

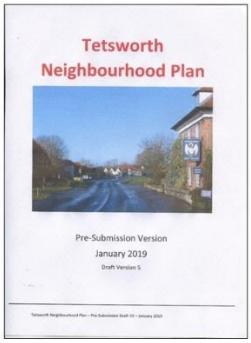
Recognise near 20% growth since 2011 census baseline of 294 dwellings

Compliance with Emerging Local Plan Policy H8

Trickle growth by infill development

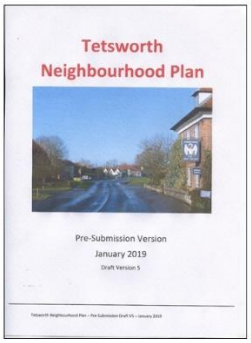
No new site allocations

## What Comes Next?
## Regulation 14 Pre-Submission Local Consultation



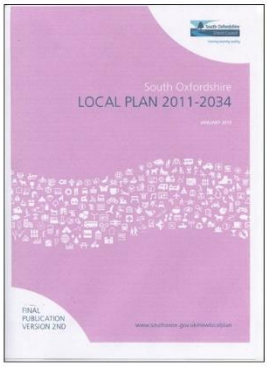

- 6 week local consultation on Draft Pre-Submission Neighbourhood Plan
- Consider Feedback
- Incorporate changes into Submission version
- Prepare Basic Conditions Statement
- Prepare Consultation Statement
- Forward Submission package to SODC

## Remaining Process Stages – SODC Lead



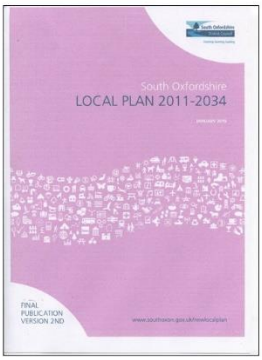

- 6 Week Regulation 19 Public Consultation
- Consider Feedback and Incorporate Amendments
- Arrange Independent External Examination
- Consider Recommendations and Incorporate Amendments
- Arrange Parish Referendum
- Adopt Tetsworth NP in SODC Local Plan if Supported by Referendum

## South Oxfordshire Local Plan 2011-2034




- Submitted on 29 March 2019 by SODC for Regulation 22 Examination
- Includes plans for 28,465 new dwellings in planning period
- Identifies 9 strategic housing development sites
- Does not include Harrington for strategic development
- Classifies Tetsworth as a Smaller Village

## Local Plan Implications for Tetsworth




**Policy H8: Housing in the Smaller Villages**

1. The Council will support development within the smaller villages in accordance with Policy H16 (Infill Housing). Where a Parish Council wishes to prepare a Neighbourhood Development Plan and make housing allocations within it to support further growth, the Council will support this.

2. Those Neighbourhood Development Plans will need to demonstrate that the level of growth they are planning for is commensurate to the scale and character of their village, and this is expected to be around a 5% to 10% increase in dwellings above the number of dwellings in the village in the 2011 census (minus any completions since 1 April 2011).

3. Neighbourhood Development Plans allocating sites on greenfield sites in these locations should consider how development can meet the bespoke needs of their village, including housing mix, tenure and the amount of affordable housing.

## The Current Uncertain Situation

### The New Reality

Liberal Democrat – Green Party Coalition now controls SODC

Emerging Local Plan could be amended or withdrawn from Public Examination

Delay in adoption now seems inevitable

### Possible Implications

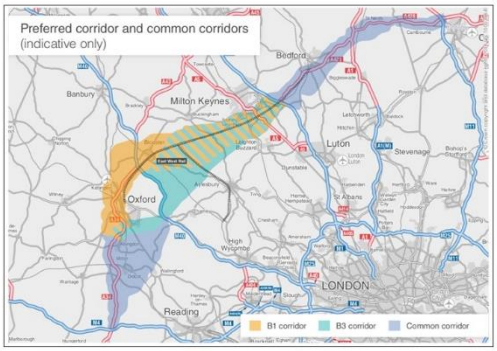
Up to 40% reduction in housing target

Reassessment of potential Strategic Development Site options

Greater regard for Green Belt preservation

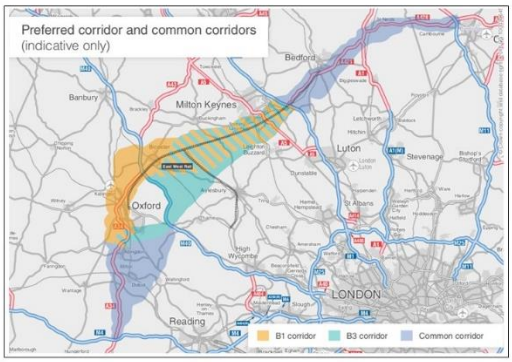
Potential risk to Central Government Growth & Infrastructure funding for Oxfordshire

## Oxford-Cambridge Expressway




- Part of Ox-Cam Arc strategic development plans promoted by Government
- Could trigger building 1,000,000 new homes in Arc by 2050
- Highways England consultation on potential routes in preferred corridors east and west of Oxford expected Autumn 2019
- Recognised in Joint Statutory Spatial Plan considerations underpinning Oxfordshire Plan 2050

## Expressway Implications for Tetsworth




- Tetsworth joined the multi-parish Expressway Action Group (EAG)
- Submitted local environmental harms evidence to Highways England
- Route could come as close as M40 Junction 8A this side of Wheatley
- A route east of Oxford could result in a Harrington or similar development after 2034

## Continuing Opposition

Need as well as route being increasingly questioned

New District Council leadership in South Oxon and Vale of White Horse strengthening opposition

Climate Change implications coming to the fore

Affordability and cost effectiveness statements questionable

East-West rail connection the better option

## Appendix 5. Strategic Environmental Assessment Screening Statement

# Screening Statement on the determination of the need for a Strategic Environmental Assessment (SEA) in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 and European Directive 2001/42/EC for the Tetsworth Neighbourhood Development Plan

**14 OCTOBER 2019**


**SUMMARY**

Following consultation with the statutory bodies, South Oxfordshire District Council (the 'Council') determines that Tetsworth Neighbourhood Development Plan (Tetsworth NDP) does not require a Strategic Environmental Assessment (SEA).


**INTRODUCTION**

1. An initial screening opinion was used to determine whether or not the contents of the emerging Tetsworth Neighbourhood Development Plan (Tetsworth NDP) requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2011/42/EC (the Directive) and associated Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations).

2. Any land use plan or programme 'which sets the framework for future development consent of projects' must be screened according to a set of criteria from Annex II of the Directive and Schedule 1 of the Regulations. These criteria include exceptions for plans 'which determine the use of a small area at local level' or which only propose 'minor modifications to a plan', if it is determined that the plan is unlikely to have significant environmental effects.

3. The initial screening opinion was subject to consultation with Historic England, the Environment Agency and Natural England. The results of the screening process are detailed in this Screening Statement.

**THE SCREENING PROCESS**

1. Using the criteria set out in Annex II of the Directive and Schedule 1 of the Regulations, a Screening Opinion determines whether a plan or programme is likely to have significant environmental effects.

2. The extract from 'A Practical Guide to the Strategic Environmental Assessment Directive' in Appendix 1 provides a flow diagram to demonstrate the SEA screening process.

3. Table 1 in Appendix 1 sets out the criteria from the Practical Guide, along with an assessment of the Tetsworth NDP against each criterion to ascertain whether a SEA is required.

4. Also part of the screening process is the Habitats Regulations Assessment Screening, which can be found in Appendix 2, The Habitat Regulations Assessment (HRA) screening concluded that the Tetsworth NDP is unlikely to have significant effects on Natura 2000 sites, either alone or in combination with other plans or projects, therefore, an Appropriate Assessment for the Tetsworth NDP is not required.

5. Appendix 3 considers whether the plan is likely to have likely significant effects on the environment.

6. The assessments in Appendix 2 and Appendix 3 have fed into Table 1 and the SEA screening statement.

7. The council's screening opinion concluded that the implementation of the Tetsworth NDP would not result in likely significant effects on the environment and therefore would not require an SEA.

**TETSWORTH NEIGHBOURHOOD DEVELOPMENT PLAN**

8. The Tetsworth NDP will contain the following vision and objectives:

**Vision**

To sustain Tetsworth as an inclusive, rural community where residents want to live and with continuing attractiveness and a vibrant future.

**Objectives**

1. To maintain Tetsworth's nucleated settlement character by supporting a mix of high quality infill housing that reflects the housing types and tenures required by the local community and is in proportion with the size and rural character of the Parish.

2. To preserve the green spaces within and adjacent to the Tetsworth village settlement and the key views into and from its built-up area.

3. To protect the rural landscape character and setting of Tetsworth while supporting and enhancing local amenities and environmental assets.

4. To identify and support service improvements and infrastructure initiatives which could enhance the sustainability of Tetsworth.

**Policies**

TET1 Development within the Village Settlement and Surrounding Countryside
TET2 Settlement Character Areas and Design Criteria
TET3 Countryside Character Sectors
TET4 Key Views
TET5 Local Heritage Assets
TET6 Landmark Buildings
TET7 Green Spaces
TET8 Biodiversity and the Natural Environment
TET9 Residential Parking

9. The Tetsworth NDP will contain policies to maintain the character of the village and surrounding countryside and specifies design criteria for new buildings.

10. Policies in the Tetsworth NDP identify and seek to preserve and where possible enhance key views, heritage assets and designates Local Green Spaces. Retaining the character and appearance of the village is particularly important.

11. Policies in the Tetsworth NDP will aim to support sustainable development in the village through small scale infill development that will not adversely impact on the rural nature of the village. The plan does not define a formal settlement boundary however supporting text describes what areas would be considered within the village and appropriate for infill development.

12. Overall, we note that the plan does not allocate any sites for development and places great emphasis on conserving the character and appearance of the area.

13. It is therefore concluded that the implementation of the Tetsworth NDP would not result in likely significant effects on the environment.

## CONSULTATION RESPONSES

14. The Screening Opinion was sent to Natural England, the Environment Agency and Historic England on 20th September 2019 for a four week consultation period. The responses in full are in Appendix 4.

15. Natural England agree with the Initial Screening Opinion and consider that the plan does not require an SEA or Appropriate Assessment.

16. Historic England agree with the council's view that the Tetsworth Neighbourhood Plan would not lead to significant effects on the historic environment and therefore the Tetsworth Neighbourhood Plan does not require a Strategic Environmental Assessment.

17. The Oxfordshire County Council did not have any comments on the SEA and HRA Screening Opinion.

## CONCLUSION

18. As a result of the screening undertaken by the Council and the responses from the statutory consultees, the following determination has been reached.

19. The Tetsworth NDP is unlikely to have significant effects on Natura 2000 sites either alone or in combination with other plans or programs, therefore, an Appropriate Assessment for the Tetsworth Neighbourhood Development Plan is not required.

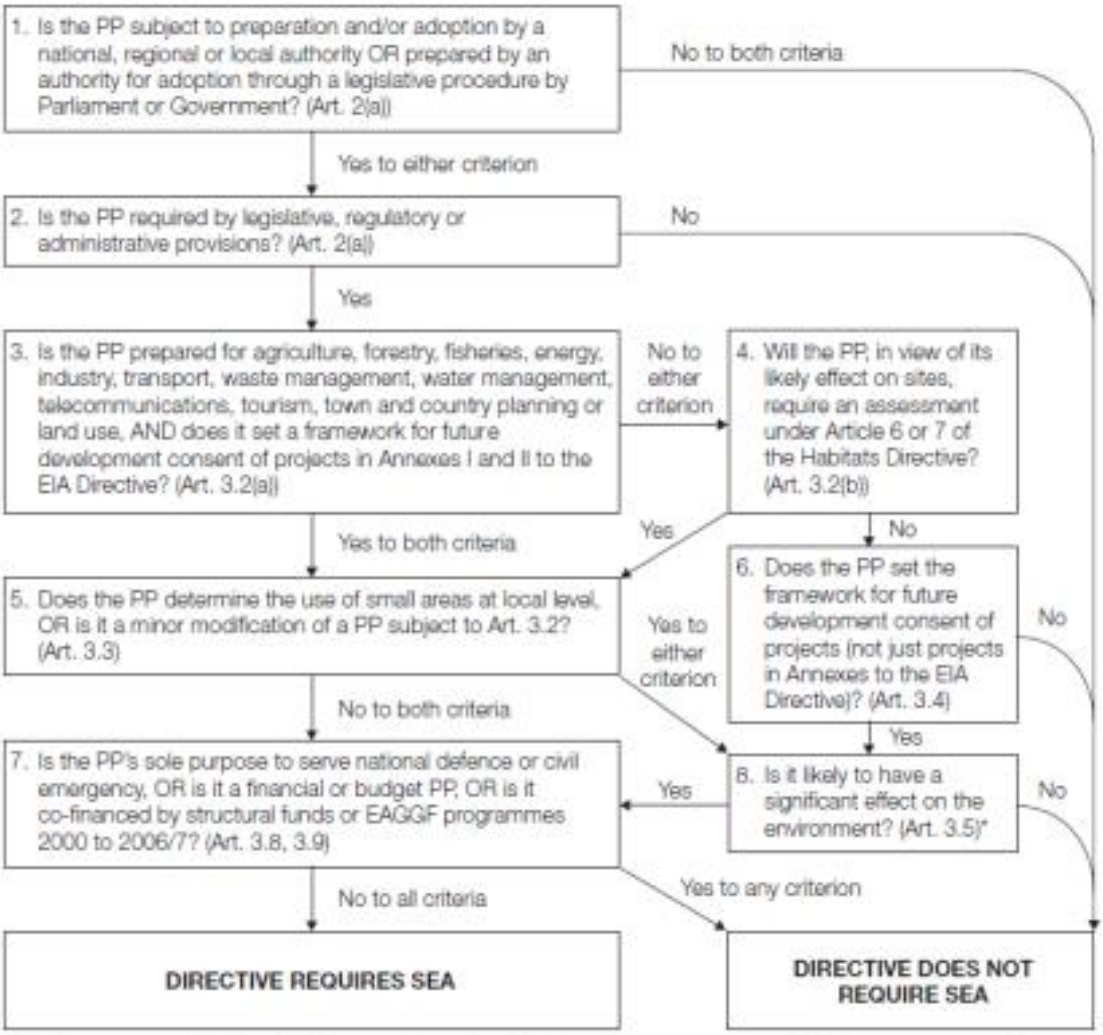
20. Based on the assessment presented in Appendices 1 & 3, the Tetsworth NDP is unlikely to have a significant effect on the environment.

21. The Tetsworth NDP does not require a Strategic Environment Assessment.

# Appendix 1 – Extract from 'A Practical Guide to the Strategic Environmental Assessment Directive' (DCLG) (2005)

**Figure 2 – Application of the SEA Directive to plans and programmes**

This diagram is intended as a guide to the criteria for application of the Directive to plans and programmes (PPs). It has no legal status.




*The Directive requires Member States to determine whether plans or programmes in this category are likely to have significant environmental effects. These determinations may be made on a case by case basis and/or by specifying types of plan or programme.

**Table 1: Application of SEA Directive as shown in Appendix 1**

*[Note to author – most of these boxes contain standard text –greyed out. Those where specific details need to be included are Qs 3,4,5 & 8]*

| Stage | Y/N | Explanation |
|---|---|---|
| 1. Is the Neighbourhood Plan subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a)) | Y | The preparation of and adoption of the Neighbourhood Development Plan is allowed under the Town and Country Planning Act 1990 as amended by the Localism Act 2011. The Neighbourhood Plan is being prepared by the Tetsworth NDP Steering Group, a working group who report to the Tetsworth Parish Council (as the "relevant body") and will be "made" by South Oxfordshire District Council as the local authority. The preparation of Neighbourhood Plans is subject to the following regulations:<br>• The Neighbourhood Planning (General) Regulations 2012<br>• The Neighbourhood Planning (referendums) Regulations 2012<br>• The Neighbourhood Planning (General) (Amendment) Regulations 2015<br>• The Neighbourhood Planning (Referendums) (Amendment) Regulations 2016<br>• The Neighbourhood Planning (General) (Amendment) Regulations 2016<br>• The Neighbourhood Planning (General) (Amendment) Regulations 2017 |
| 2. Is the NP required by legislative, regulatory or administrative provisions? (Art. 2(a)) | Y | Whilst the Neighbourhood Development Plan is not a requirement and is optional under the provisions of the Town and Country Planning Act 1990 as amended by the Localism Act 2011, it will, if "made", form part of the Development Plan for the District. It is therefore important that the screening process considers whether it is likely to have significant environmental effects and hence whether SEA is required under the Directive. |
| | | National Planning Practice Guidance (Paragraph: 027 Reference ID: 11-027-20150209) sets out that draft neighbourhood plan proposals should be assessed to determine whether the plan is likely to have significant environmental effects. This assessment should be undertaken in accordance with the requirements set out in regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004. |
| 3. Is the Neighbourhood Plan prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II (see Appendix 2) to the EIA Directive? (Art 3.2(a)) | N | The Tetsworth NDP is prepared for town and country planning and land use and will not set out a framework for future development of projects that would require an EIA. |
| 4. Will the Neighbourhood Plan, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b)) | N | The Tetsworth NDP is unlikely to have significant effects on Natura 2000 sites. See Habitat Regulations Assessment (HRA) Screening Opinion for the Tetsworth NDP in Appendix 2. |
| 5. Does the Neighbourhood Plan determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3) | Y | The Tetsworth NDP will determine the use of sites/small areas at a local level. |
| 6. Does the Neighbourhood Plan set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4) | Y | When made, the Tetsworth NDP will include a series of policies to guide development within the village. This will inform the determination of planning applications providing a framework for future development consent of projects. |
| 7. Is the Neighbourhood Plan's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9) | N | N/A |
| 8. Is it likely to have a significant effect on the environment? (Art. 3.5) | N | The plan is not likely to have significant effects on the environment. See assessment of the likely significance of effects on the environment in Appendix 3. |

# Appendix 2 - Habitat Regulations Assessment (HRA) Screening Opinion for the Tetsworth Neighbourhood Development Plan

## INTRODUCTION

1. The Local Authority is the "competent authority" under the Conservation of Habitats and Species Regulations 2010, and needs to ensure that Neighbourhood Plans have been assessed through the Habitats Regulations process. This looks at the potential for significant impacts on nature conservation sites that are of European importance[1], also referred to as Natura 2000.

2. This Screening Assessment relates to a Neighbourhood Development Plan that will be in general conformity with the strategic policies within the development plan[2] (the higher level plan for town and country planning and land use). This Screening Assessment uses the Habitats Regulations Assessment (March 2019) of South Oxfordshire District Council's emerging Local Plan[3] as its basis for assessment. From this, the Local Authority will determine whether the Tetsworth Neighbourhood Development Plan is likely to result in significant impacts on Natura 2000 sites either alone or in combination with other plans and policies and, therefore, whether an 'Appropriate Assessment' is required.

## LEGISLATIVE BASIS

3. Article 6(3) of the EU Habitats Directive provides that:

   *"Any plan or project not directly connected with or necessary to the management of the [European] site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public."*

   Regulations 105-106 of the Conservation of Habitats and Species Regulations 2017 state:

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[1] Special Protection Areas (SPAs) for birds and Special Areas of Conservation (SACs) for other species, and for habitats.
[2] The South Oxfordshire Core Strategy (December 2012) and the South Oxfordshire Local Plan 2011 (January 2006).
[3] South Oxfordshire Local Plan Habitats Regulations Assessment Report (March 2019)

"105 – (1) Where a land use plan –

(a) *Is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and*

(b) *Is not directly connected with or necessary to the management of the site,*

*The plan-making authority for that plan must, before the plan is given effect, make an appropriate assessment of the implications for the site in view of that site's conservation objectives.*

*(2) The plan-making authority must for the purposes of the assessment consult the appropriate nature conservation body and have regard to any representations made by that body within such reasonable time as the authority specifies.*

*(3) The plan-making authority must also, if it considers it appropriate, take the opinion of the general public, and if it does so, it must take such steps of that purpose as it considers appropriate.*

*(4) In the light of the conclusions of the assessment, and subject to regulation 107, the plan-making authority must give effect to the land use plan only after having ascertained that it will not adversely affect the integrity of the European site or the European offshore marine site (as the case may be).*

*(5) A plan-making authority must provide such information as the appropriate authority may reasonably require for the purposes of the discharge by the appropriate authority of its obligations under this Chapter:*

*(6) This regulation does not apply in relation to a site which is –*

*(a) A European site by reason of regulation 8 (1)(c), or*

*(b) A European offshore marine site by reason of regulation 18(c) of the Offshore Marine Conservation Regulations (site protected in accordance with Article 5(4) of the Habitats Directive).*

*106- (1) A qualifying body which submits a proposal for a neighbourhood development plan must provide such information as the competent authority may reasonably require for the purposes of the assessment under regulation 105 or to enable it to determine whether that assessment is required.*

*(2) In this regulation, "qualifying body" means a parish council, or an organisation or body designated as a neighbourhood forum, authorised for the purposes of a neighbourhood development plan to act in relation to a neighbourhood area as a result of section 61F of the TCPA 1990 (authorisation to act in relation to neighbourhood areas) (159) as applied by section 38C of the 2004 Planning Act (supplementary provisions)(160).*

*(3) Where the competent authority decides to revoke or modify a neighbourhood development plan after it has been made, it must for that purpose make an appropriate assessment of the implications for any European site likely to be significantly affected in view of that site's conservation objectives; and regulation 105 and paragraph (1) apply with the appropriate modifications in relation to such revocation or modification.*

*(4) This regulation applies in relation to England only."*

**ASSESSMENT**

4. There is 3 Special Areas of Conservation (SACs) within 17km of the Tetsworth Neighbourhood Development Plan.

    - Aston Rowant SAC- 5.1km
    - Chiltern Beechwood SAC – 6.5km
    - Long Wittenham SAC – 14.8km

5. Detailed information about the location, qualifying features and vulnerabilities of the European sites included in the screening assessment is presented in Appendix 1 of South Oxfordshire Local Plan Habitats Regulations Assessment Report (March 2019).

6. As required under Regulation 106 of the Conservation of Habitats and Species Regulations 2017 (the 'Habitats Regulations'), the qualifying body (Tetsworth Parish Council) provided the required information to enable South Oxfordshire District Council to determine whether the assessment under Regulation 105 is required. Consideration has been given to the potential for the development proposed by the neighbourhood plan to result in significant effects associated with:

    - Physical loss of/damage to habitat;
    - Non-physical disturbance e.g noise/vibration or light pollution;
    - Air pollution;
    - Increased recreation pressure; and
    - Changes to hydrological regimes.

7. The Plan does not allocate any sites for development or promote additional development beyond what is supported in the adopted Development Plan.

## CONCLUSION

8. The Tetsworth NDP is unlikely to have significant effects on Natura 2000 sites, either alone or in combination with other plans or projects, therefore, an Appropriate Assessment for the Tetsworth NDP is not required.

## Appendix 3 - Assessment of the likely significance of effects on the environment

***[Note to author – most of these boxes contain standard text (greyed out). Those where specific details need to be included are Qs 1a,c,d, 2a,b,e,f and g]***

| 1. Characteristics of the Plan, having regard to: | |
|---|---|
| (a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources; | The Tetsworth NDP would, if adopted, form part of the Statutory Development Plan and as such does contribute to the framework for future development consent of projects. However, the Plan will sit within the wider framework set by the National Planning Policy Framework, the strategic policies of the South Oxfordshire Core Strategy (2012) and Local Plan 2011 (2006); and the emerging Local Plan 2034. |
| (b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy; | A Neighbourhood Development Plan must be in conformity with the Local Plan for the District. It does not influence other plans. |
| (c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development; | National policy requires a presumption in favour of sustainable development, which should be seen as a golden thread through plan-making, including the Tetsworth NDP. A basic condition of the Tetsworth NDP is to contribute to the achievement of sustainable development. |
| (d) environmental problems relevant to the plan or programme; and | The environmental impact of the proposals within the Tetsworth NDP is likely to be minimal due to the scale of development proposed and the plan does not allocate sites. Policies in the Tetsworth NDP will aim to support sustainable development in the village that will not adversely impact on the rural nature of the village. Retaining the character and appearance of the village is particularly important.<br><br>The Tetsworth NDP will contain policies to maintain the character of the village and to specify design criteria for new houses.<br><br>Policies in the Tetsworth NDP will aim to support sustainable development in the village that will not adversely impact on the rural nature of the village. Retaining the character and appearance of the village is particularly important. |

| | |
|---|---|
| | *Tetsworth NDP contains the following environmental designations:*<br><br>• *Listed buildings*<br>• *Conservation Areas*<br>• *Local Heritage Assets*<br>• *Ancient Woodland*<br>• *BAP priority habitats*<br>• *Flood Zones*<br>• *Archaeological constraints*<br>• *Local Wildlife Sites*<br><br>There is 3 Special Areas of Conservation (SACs) within 17km of the Tetsworth Neighbourhood Development Plan.<br><br>• Aston Rowant SAC- 5.1km<br>• Chiltern Beechwood SAC – 6.5km<br>• Long Wittenham SAC – 14.8km<br><br>There are also the following SSSI's within 5km of the built up area of the Tetsworth Neighbourhood Development Plan. These are as follows:<br><br>• Spartum Fen SSSI – 2.7km<br>• Knightsbridge Lane SSSI -4.2km<br><br>Given the NDP is not allocating sites we are of the opinion the Neighbourhood Plan does not propose any development that is likely to harm these designations as the plan seeks to conserve the village, its character and setting. The policies in the Neighbourhood Plan will require these designations to be |

| | |
|---|---|
| | protected and therefore there would not be likely significant effects to the environment. |
| (e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection). | The proposed development in the Tetsworth NDP has been judged not to have an impact on Community legislation. |
| **2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:** | |
| (a) the probability, duration, frequency and reversibility of the effects; | The Tetsworth NDP is likely to have modest but enduring positive environmental effects. The effects are not likely to be reversible as they relate to development. However, they will be of a local scale through limited infill sites within the built up area.<br><br>The plan proposes to maintain the village character through setting design criteria. This will have positive cumulative benefits for the area. However, given the scale of what is proposed the positive effects are not likely to be significant.<br><br>The plan is also likely to have positive social effects through the provision of residential development through infill. The NDP is not allocating any sites for development and therefore it will not promote any development that is above and beyond what is already supported in the Development Plan |
| (b) the cumulative nature of the effects; | It is intended that the positive social effects of providing residential development through infill will have positive cumulative benefits for the area. |
| (c) the transboundary nature of the effects; | The effects of the Plan are unlikely to have transboundary[4] impacts. |
| (d) the risks to human health or the environment (for example, due to accidents); | The policies in the plan are unlikely to present risks to human health or the environment. |
| (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected); | The NDP relates to the parish of Tetsworth. The NDP is not allocating any sites for development and therefore it will not promote any development that is above and beyond what is already supported in the |

[4] Transboundary effects are understood to be in other Member States.

| | |
|---|---|
| | Development Plan the potential for environmental effects is also likely to be small and localised. |
| (f) the value and vulnerability of the area likely to be affected due to:<br>(i) special natural characteristics or cultural heritage;<br>(ii) exceeded environmental quality standards or limit values; or<br>(iii) intensive land-use; and | The Tetsworth NDP offers an opportunity to enhance the natural environment and the cultural heritage of the area through the proposals being considered.<br><br>The main vulnerability of the parish is the impact of householder and small scale developments within the built up area on the character and appearance of the listed buildings, conservation area and archaeological sites. However, given the limited amount of potential infill sites and their relationship to the designated areas and that the plan aims to ensure development conserves and enhances the character of the area through detailed design policies it is considered there would not be likely significant effects to the environment. |
| (g) the effects on areas or landscapes which have a recognised national, Community or international protection status. | *There are no areas or landscapes with recognised national, Community or international protection status affected by the neighbourhood plan.* |

# APPENDIX 4 – STATUTORY CONSULTEE RESPONSES

## NATURAL ENGLAND

Date: 16 September 2019
Our ref: 292886

**BY EMAIL ONLY**

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear Ryan Hunt,

**Consultation:** Tetsworth Neighbourhood Development Plan - SEA & HRA CONSULTATION REQUEST

Thank you for your consultation on the above dated 22 August 2019 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

**Screening Request: Strategic Environmental Assessment and Habitats Regulations Assessment**

It is our advice, on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests (including but not limited to statutory designated sites, landscapes and protected species, geology and soils) are concerned, that there are unlikely to be significant environmental effects from the proposed plan.

We have checked our records and based on the information provided, we can confirm that in our view the proposals contained within the plan will not have significant effects on sensitive sites that Natural England has a statutory duty to protect.

We are not aware of significant populations of protected species which are likely to be affected by the policies / proposals within the plan. It remains the case, however, that the responsible authority should provide information supporting this screening decision, sufficient to assess whether protected species are likely to be affected.

Notwithstanding this advice, Natural England does not routinely maintain locally specific data on all potential environmental assets. As a result the responsible authority should raise environmental issues that we have not identified on local or national biodiversity action plan species and/or habitats, local wildlife sites or local landscape character, with its own ecological and/or landscape advisers, local record centre, recording society or wildlife body on the local landscape and biodiversity receptors that may be affected by this plan, before determining whether an SA/SEA is necessary.

Please note that Natural England reserves the right to provide further comments on the environmental assessment of the plan beyond this SEA/SA screening stage, should the responsible authority seek our views on the scoping or environmental report stages. This includes any third party appeal against any screening decision you may make.

For any queries relating to the specific advice in this letter only please contact **Lauren Schofield** on **020802 61443.** For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours sincerely,

Lauren Schofield
Adviser
Sustainable Development
Thames Team

## HISTORIC ENGLAND

Dear Ryan

Thank you for consulting Historic England on the draft screening statement for SEA of the Tetsworth Neighbourhood Plan.

Based on the information provided in the screening opinion I am happy to confirm that Historic England agree that the plan is unlikely to have significant environmental effects within areas of interest to our organisation.

We reserve the right to request a review of this opinion should the plan change significantly in scope at later stages of drafting.

Yours sincerely

Robert Lloyd-Sweet

Rob Lloyd-Sweet | Historic Places Adviser | South East England | Historic England

Cannon Bridge House | 25 Dowgate Hill | London | EC4R 2YA

Mobile: 07825 907288

## Appendix 6. Regulation 14 Consultation Announcement Letter

**REGULATION 14 CONSULTATION ON PRE-SUBMISSION VERSION OF TETSWORTH NEIGHBOURHOOD DEVELOPMENT PLAN**

As Tetsworth residents or others with an interest in the Neighbourhood Area, you are invited to review and comment on the Pre-Submission version of Tetsworth's Neighbourhood Development Plan (NDP). Copies of the draft Plan and reports of supporting Evidence Studies will be posted on the Tetsworth Parish Council website: www.tetsworthparishccouncil.co.uk. You will also be able to inspect paper copies during the usual opening hours at:

- Tetsworth Memorial Hall.
- Tetsworth Sports and Social Club.
- Tetsworth Primary School.
- The Old Red Lion Public House.
- The Swan Restaurant

The Regulation 14 consultation will open on **21st October 2019** and run for a period of 6 weeks until **2nd December 2019**

Comments on the draft Plan may be submitted:

- By email to tetsworthnpconsultation@gmail.com.
- By letter to Tetsworth Parish Clerk at 111 High Street, Chalgrove, Oxon OX44 7SS.

All feedback will be acknowledged. Comments will be considered and resulting action included in a Consultation Statement which will accompany the Submission version of the Plan to South Oxfordshire District Council (SODC) for the remaining stages of its development.

In accordance with Tetsworth Parish Council's privacy policy, personal details of individual respondents will not be disclosed in the Consultation Statement or other publicly-available documents.

Please take the time to read the Plan and advise us of any changes you feel could improve the draft document. Your feedback is important in giving us confidence that we are correctly interpreting the wishes of the community as well as complying with the National Planning Policy Framework and South Oxfordshire's existing and emerging Local Plan policies.

Thank you for supporting Tetsworth's NDP project.

Paul Carr
Chairman
Tetsworth Parish Council October 2019

**THE TETSWORTH NEIGHBOURHOOD DEVELOPMENT PLAN 2011-2034 PROJECT**

Under the Government's Localism agenda, local communities have been encouraged to develop Neighbourhood Development Plans (NDP) as the third formal tier of planning policy, aiming to give local communities more say about future land use and development in their area. Since 2016, with oversight from Tetsworth Parish Council, the Tetsworth NDP Steering Group has been preparing a draft of the Tetsworth NDP and undertaking a number of Evidence Studies to support the development of Policies included in the Plan.

The Evidence Base for Tetsworth's NDP comprises the following reports:

- Tetsworth Parish Character Assessment
- 15 Key Views Report
- Tetsworth Housing Analysis
- Tetsworth Sustainability Overview
- Tetsworth Neighbourhood Plan Questionnaire Response Analysis

The NDP development process requires a number of stages of public consultation with opportunities to provide feedback. The first formal opportunity is known as the Regulation 14 consultation of local residents and others who live, work or carry on business in the area, and certain statutory bodies. This is the stage that the Tetsworth NDP project has reached.

Feedback from the Regulation 14 consultation will be considered by the NDP Steering Group and appropriate changes incorporated into the Submission version of the Plan. This, together with required supporting documentation including a Basic Conditions Statement and a Consultation Statement will then be forwarded by Tetsworth Parish Council to SODC, hopefully before the end of the year.

Making arrangements for the remaining stages in the NDP development process is largely in the hands of SODC who will work closely with the NDP Steering Group. These stages include a further formal Public Consultation, Examination by an independent inspector, and exposure of the Plan to a Local Referendum. Provided that these stages are successfully completed, Tetsworth's NDP will be 'made' and become a formal element of SODC's Local Plan.

# Appendix 7. Regulation 14 Statutory and Local Consultees

| Serial | Statutory Consultation Bodies | Organisation | Contact Method & Date |
|---|---|---|---|
| 1 | County Council | Oxfordshire County Council | email 17 Oct 2019 |
| 2 | District Council | South Oxfordshire District Council | email 17 Oct 2019 |
| 3 | District Council | Vale of White Horse District Council | email 17 Oct 2019 |
| 4 | District Council | West Oxfordshire District Council | email 17 Oct 2019 |
| 5 | District Council | Cherwell District Council | email 17 Oct 2019 |
| 6 | Town Council | Thame | email 17 Oct 2019 |
| 7 | Parish Council | Tetsworth | Consultation letter 17 Oct 2019 |
| 8 | Parish Council | Sydenham | email 17 Oct 2019 |
| 9 | Parish Council | Aston Rowant | email 17 Oct 2019 |
| 10 | Parish Council | Lewknor | email 17 Oct 2019 |
| 11 | Parish Council | Adwell | Consultation letter 18 Oct 2019 |
| 12 | Parish Council | Wheatfield | email 17 Oct 2019 |
| 13 | Parish Council | Great Haseley | email 17 Oct 2019 |
| 14 | Parish Council | Tiddington & Albury | email 21 Oct 2019 |
| 15 | The Coal Authority; | The Coal Authority | email 17 Oct 2019 |
| 16 | Homes and Communities Agency | Homes England | email 17 Oct 2019 |
| 17 | Natural England | Natural England | email 17 Oct 2019 |
| 18 | Environment Agency | Environment Agency | email 17 Oct 2019 |
| 19 | Historic Buildings and Monuments | Historic England | email 17 Oct 2019 |
| 20 | National Rail Infrastructure | Network Rail | email 17 Oct 2019 |
| 21 | Highways Authority | Highways England | email 17 Oct 2019 |
| 22 | Marine Management | Marine Management Organisation | email 17 Oct 2019 |
| 23 | Tetecommunications Provider | BT | email 17 Oct 2019 |
| 24 | Tetecommunications Provider | EE | email 17 Oct 2019 |
| 25 | Tetecommunications Provider | Three | email 17 Oct 2019 |
| 26 | Tetecommunications Provider | Vodaphone & O2 | email 17 Oct 2019 |
| 28 | Clinical Commissionaing Group | Oxon Clinical Commissioning Group | email 17 Oct 2019 |
| 29 | National Health Service | NHS England | email 17 Oct 2019 |
| 30 | National Elec & Gas Infrastructure | Wood Plc | email 17 Oct 2019 |
| 31 | National Electricity Infrastructure | National Grid | email 17 Oct 2019 |
| 32 | National Electricity Infrastructure | Cadent | email 17 Oct 2019 |
| 33 | National Electricity Infrastructure | Scottish and Southern Energy Power | email 17 Oct 2019 |
| 34 | National Electricity Infrastructure | UK Power Networks | email 17 Oct 2019 |
| 35 | Water & Sewage Undertaking | Thames Water | email 17 Oct 2019 |
| 36 | Water & Sewage Undertaking | Savills | email 17 Oct 2019 |
| 37 | Water & Sewage Undertaking | Anglian Water Services | email 17 Oct 2019 |

| Serial | Local Consultation Bodies | Organisation | Contact Method & Date |
|---|---|---|---|
| 1 | Tetsworth Parish Residents | Tetsworth Householders | Consultation letter 17 Oct 2029 |
| 2 | Tetsworth Parish Organisation | Tetsworth Primary School | Consultation letter 17 Oct 2029 |
| 3 | Tetsworth Parish Organisation | Tetsworth Memorial Hall | Consultation letter 17 Oct 2029 |
| 4 | Tetsworth Parish Organisation | Tetsworth Sports & Social Club | Consultation letter 17 Oct 2029 |
| 5 | Tetsworth Parish Organisation | St Giles Church PCC | email 17 Oct 2019 |
| 6 | Tetsworth Parish Business | Xioxi | Consultation letter 17 Oct 2029 |
| 7 | Tetsworth Parish Business | Oxfordshire Golf Club & Spa | Consultation letter 22 Oct 2029 |
| 8 | Tetsworth Parish Business | Old Red Lion | Consultation letter 17 Oct 2029 |
| 9 | Tetsworth Parish Business | Swan Restaurant | Consultation letter 17 Oct 2029 |
| 10 | Local Environmental Group | CPRE Oxfordshire | email 17 Oct 2019 |
| 11 | Local Planning Consultancy | JCPC | General publicity |

## Appendix 8. Regulation 14 Consultation Feedback Summary

| Serial | Statutory Consultation Bodies | Organisation | Response Date | Comments | Action |
|---|---|---|---|---|---|
| 1 | County Council | Oxfordshire County Council | 02-Dec-19 | Planning: 1. Implications of SODC Local Plan hiatus.<br>2. Paras 4.10-12 - OCC earlier advice to SODC not to allocate Harrington as a strategic development site.<br>3. Para 4.12 - OCC opposition to Oxford-Cambridge Expressway development | 1. New para 1.8 inserted to state current position.<br>2. Noted<br>3. Noted |
| | | | | Public Health: 1. Recognise health and wellbeing in Vision or Objectives.<br>2. Include infrastructure and facilities to support older people.<br>3. Consider creating a business hub.<br>4. Consider active travel encouragement | 1. 'Active' included in Vision and 'and wellbeing of its residents' added to Objective 6.<br>2. Park benches already on Village Green, and weekly coffee shop sessions in Memorial Hall.<br>3. Already an Action in Tetsworth CLP. Could be CIL candidate project.<br>4. Rich local footpath network is valued amenity to encourage walking, running and cycling. Health and wellbeing text benefits added to Policy TET7. No parking outside Primary School and Tetsworth is small enough for most pupils to walk to school and all residents to access village community facilities on foot. |
| | | | | Education: 1. Para 4.16 - Tetsworth Primary School is over-subscribed with 60 pupils and a capacity for 56 and 15 part-time equivalent nursey places.<br>2. School expansion resulting from Mount Hill Farm development Section 106 obligation. | 1. Text of Para 4.16 amended to give precise figures.<br>2. Noted. Groundworks for new extension underway at end-2019. |
| | | | | Transport: 1. PolicyTET2 - Revise transport design criterion to refer to NPPF Para 109.<br>2. Identify specific CIL candidate infrastructure projects. | 1. Text revised as recommended.<br>2. Examples of possible projects now included in Para 5.19 including road safety measures. Speed warning signs are already in the pipeline. |

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| | | | | Waste Management: 1. Include waste storage design requirements for new housing.<br>2. Provide adequate bin storage space for all classes of waste.<br>3. Consider using community space for a sharing economy. | 1. Content to rely on national planning guidelines.<br>2. Current SODC waste collection arrangements requiring storage of a mixed recycling bin, residual waste bin and food bin and caddy seem acceptable to residents.<br>3. Small allotment site currently managed by Parish Council. Other opportunities likely to be resident-led rather than part of local planning policy. |
| | | | | Estates: 1. Include Tetsworth Primary School as a candidate for CIL-funded projects. | 1. Although priorities listing of candidate CIL projects is in the hands of the Parish Council, a number of example project areas have been added to Para 5.19 and now include Tetsworth primary School. |
| 2 | District Council | South Oxfordshire District Council | 28-Nov-19 | Detailed comments and recommendations presented in Appendix 9. | Actions taken documented in Appendix 9. |
| 17 | Natural England | Natural England | 23-Oct-19 | 1. Strengthen environmental intentions with series of detailed objectives relating to biodiversity and green infrastructure and networks.<br>2. Include a series of Environment policies to cover: Biodiversity Gain, Green Infrastructure, Connectivity, Brownfield Land and Priority Habitats and Species. | 1. New Objective 5 to maintain and enhance wildlife habitats and biodiversity included as Objective 5.<br>2. Inclusion of 5 separate Environmental policies judged to risk unbalancing overall aims of the NDP. However, text of Policy TET8, Biodiversity and the Natural Environment, has been strengthened to explicitly address retention and enhancement of biodiversity, wildlife habitats and green infrastructure. |
| 18 | Environment Agency | Environment Agency | 04-Nov-19 | No detailed comments at pre-submission stage, but advised availability of environmental guidance and ideas for inclusion in NDPs. | Noted. |

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| 19 | Historic Buildings and Monuments | Historic England | 02-Dec-19 | 1. Refer to non-listed heritage assets in Para 2.6.<br>2. Recognise existence of local archaeological remains.<br>3, Suggest inclusion of a Heritage Objective.<br>4. Identify architectural, aesthetic and historic value of non-designated heritage assets.<br>5. Welcome Tetsworth parish Character Assessment and 15 Key Views reports. | 1. Appropriate text added into Para 2.6.<br>2. Text added to Para 5.12 to recognise investigation of archaeological sites adjacent to the village.<br>3. New Objective 3: 'To protect and enhance Tetsworth's heritage assets and their settings.' added.<br>4. Consolidated table of specific value of assets now included in Tetsworth Parish Character Assessment.<br>5. Noted. |
| 24 | Telecommunications Provider | EE | 17-Oct-29 | Now part of BT | Noted. |
| 28 | Clinical Commissioning Group | Oxfordshire Clinical Commissioning Group | 23-Oct-71 | 1. Encouragement to allocate CIL & S106 funding to local primary care facilities.<br>2. Earmark affordable homes for health and social care workers. | 1. Tetsworth does not have any in-village health care facilities relying on town and city-based facilities.<br>2. Infill-only policy for new housing will not generate an affordable dwelling obligation, but more than 20 new-build affordable homes have been built in Tetsworth since the 2011 census. |
| 30 | National Elec & Gas Infrastructure | Wood Plc | 20-Nov-19 | Identified gas mains FM09 - Steppingley to Chalgrove and FM07 - Old Warden to Chalgrove crossing parish. | Presence of gas mains and overhead electricity transmission line included in Para 2.7. |
| 37 | Water & Sewage Undertaking | Anglian Water Services | 25-Nov-19 | No interests in area | Noted. |

| Serial | Local Consultation Bodies | Organisation | Response Date | Comments | Action |
|---|---|---|---|---|---|
| 3 | Tetsworth Parish Organisation | Tetsworth Memorial Hall | 02-Dec-19 | Request to identify Memorial Hall as candidate facility for future CIL-funded enhancements. | Memorial Hall included among candidate examples of local facilities which could benefit from CIL -funded enhancements. |
| 11 | Local Planning Consultancy | JCPC | 02-Dec-19 | Criticism of implied Settlement Boundary restricting future housing development opportunities. | The NDP does not define a Settlement Boundary and accepts that suitable infill housing development proposals will be supported. |

## Appendix 9. Regulation 14 Consultation SODC Detailed Comments

Planning services
**HEAD OF SERVICE: ADRIAN DUFFIELD**

South Oxfordshire District Council

Listening Learning Leading

Mr John Gilbert
Chairman of Tetsworth NDP Steering Group
By email only: john_c_gilbert@outlook.com

Cc: tetsworthnp@gmail.com

clerk@tetsworthparishcouncil.co.uk

**Contact officer: Ryan Hunt**

Ryan.Hunt@southandvale.gov.uk

Tel: 01235 422600

14 February 2018

Dear

### Tetsworth Neighbourhood Development Plan – Pre-Submission Consultation

I would like to start by congratulating Tetsworth Parish Council and the Tetsworth Neighbourhood Planning Group for reaching this very important milestone.

Having now seen a complete draft of the plan, along with some of the evidence, we are able to offer formal advice compiled from across the Council, under our duty to support neighbourhood plans. Our response focusses on helping the plan meet the basic conditions as specified by the regulations.

To communicate our response in a simple and positive manner; we produced a table containing a reference number for each comment, an identification (e.g. page/policy number) of the relevant section of the plan, our comments and, where possible, a recommendation.

Our comments at this stage are merely a constructive contribution to the process and should not be interpreted as the Council's formal view about whether the draft plan meets the basic conditions.

Yours Sincerely

**Ryan Hunt**

Planning Officer (Planning Policy)

| Ref. | Section/Policy | Comment/Recommendation | Action Taken |
|---|---|---|---|
| 1 | Whole Document | Please note that the Secretary of State wrote to South Oxfordshire District Council on 9th October 2019 and imposed a Temporary Holding Direction on the Council which means we are unable to take any steps in connection with the adoption of our emerging Local Plan 2034 (link here). The Temporary Holding Direction means the emerging Local Plan 2034 has no effect while the direction is in force (Housing and Planning Act 2016 (145) (5)(2)). | New Para 1.8 inserted to explain current situation. |
| 2 | 1. General comment | Correct name for document<br>South Oxfordshire Local Plan 2034<br><br>Please refer to 'development plan' when not quoting a specific policy document this will ensure policy remain up to date. | Correct name inserted throughout.<br><br>Incorporated where appropriate. |
| 3 | Introduction Para 1.1 | I recommend some minor amendment to the opening paragraph for general conformity with PPG<br><br>~~*Under*~~ *the neighbourhood planning system was introduced by the* ~~*Government's*~~ *Localism Act* ~~*Of*~~ *2011, since its introduction local communities have been* ~~*encouraged*~~ *able to develop Neighbourhood Development Plans (NDP) as part of a tiered approach to planning which aims to give local communities more say about land-use and development in their area. The creation of a Neighbourhood Plan* ~~*is not imposed from above, but*~~ *is an opportunity for communities to develop a shared vision for their neighbourhood and shape the development and growth of their local area.* ~~*to set out the way in which they wish to see the future of their Neighbourhood Area develop.*~~ | Revised text incorporated as recommended. |

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| 4 | Para 1.2 | **Recommend additional sentence added to clarify what type of features the plan could identify to protect.**<br><br>**Delete final sentence so that it included in para 1.5 which should the be amended as stated below.**<br><br>*A Neighbourhood Plan is a formal and positive plan for development which allows communities to shape the local area in a way which suits their local needs. It can cover a single issue or a range of issues depending on what is important to the community. Neighbourhood Planning allows communities to work through their Parish Council to help identify, for example, the nature, extent and location of future housing development, set out opportunities for improvements to community infrastructure, facilities and services, and ~~document what~~ identify important features both built and natural that should be protected. ~~However,~~ ~~Neighbourhood Plans must broadly conform to the District Council's Local Plan and the Government's National Planning Policy Framework (NPPF).~~* | Revised text incorporated as recommended. |
| 5 | Para 1.3 | **Amend text to align with NPPF's distinction between strategic and non-strategic policies:**<br>**Its is the role of the local plan to set the strategy for development (strategic policies) and the role of neighbourhood plans to shape and direct development that is outside those strategic policies (non strategic).**<br><br>*Tetsworth Parish Council launched the Tetsworth NDP project in April 2016 authorising an NDP Steering Group of volunteer residents to undertake the task of its preparation. The resulting document sets out local planning policies which support the declared vision and objectives for the future of the village and its surrounding countryside. Collectively, these policies ~~provide a strategy and land-use planning framework which will guide~~ will shape and direct development within the Tetsworth Neighbourhood Area for the next 15 years.* | Revised text incorporated as recommended. |

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| 6 | Para 1.4 | **Amend text to clarify the purpose and how the evidence has influenced the plan**<br><br>*The Development of the Tetsworth's NDP is supported by ~~has been developed alongside the accumulation of~~ a sound evidence base and wide-ranging consultation with Tetsworth residents and others with a local interest. Details of the consultation are being recorded in a separate Consultation Document.* | Revised text incorporated as recommended. |
| 7 | Para 1.5 | **This paragraph should be amended for conformity with PPG. See PPG Paragraph: 065 Reference ID: 41-065-20140306, for basic conditions a NDP must meet in order to be 'made'.**<br><br>**Also remove reference to third tier, as this may create confusion.**<br><br>**Delete 1.6 and include in this paragraph**<br><br>Neighbourhood Plans come into force once they are approved at referendum. They become part of the district's development plan~~ning below the Government's NPPF and Local Plans prepared by District Councils~~ and are used to help determine development proposals in the neighbourhood area. ~~The Localism Act contains a number of conditions which all NDPs must satisfy~~ Before A Neighbourhood Plan can be put to a referendum and be made it must meet each of a set of basic conditions. The Tetsworth NDP must therefore:<br>• ~~Have appropriate regard to the NPPF.~~<br>• ~~Contribute to the achievement of sustainable development.~~<br>• ~~Be in general conformity with South Oxfordshire District Council's (SODC) existing and emerging Planning Policies.~~<br>• ~~Be compatible with human rights requirements.~~<br>• ~~Not have a significant effect on a European Site (as defined in the Conservation of Habitats and Species Regulations 2012) either alone or in combination with other plans or projects.~~<br><br>List from PPG Paragraph: 065 Reference ID: 41-065-2014030 | Revised text incorporated as recommended.<br><br>NDP-relevant conditions from PPG listed. |

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| 8 | Para 1.6 | **Delete see explanation above for para 1.5**<br><br>~~Once 'made', the Tetsworth Neighbourhood Plan will form part of SODC's Local Plan.~~ | Deleted as recommended |
| 9 | Para 1.7 | **Amend text as below, to clarify the start point of plan and the difference between the period it runs, and the date of evidence used.**<br><br>**Remove reference here to census data and alignment with Local Plan. This does not determine the base period of the plan.**<br><br>*Following discussions with adjoining parishes, the Tetsworth Neighbourhood Area was defined as the land enclosed within the Tetsworth Parish boundary. SODC confirmed this area designation on 1 June 2017 as shown on the map at Figure 1. The ~~validity of~~ Tetsworth NDP will run for a 15 year period from 2020 to 2035. ~~from a start point in 2011 with 2011 Census baseline data and run to 2034 to align with the expected period of validity of SODC's emerging Local Plan 2011-2034.~~* | Revised text incorporated as recommended. |
| 10 | Para 1.8 | **Amend text as below for conformity with PPG and development plan**<br><br>*Tetsworth's NDP policies are ~~consistent~~ in general conformity with SODC's development plan which consists of the Core Strategy adopted in December 2012, the saved ~~Retained P~~policies of its Local Plan 2011, and relevant policies in its emerging Local Plan ~~2011-~~2034. The emerging Local Plan was submitted for Independent Examination in March 2019 ~~but is currently still subject to review by SODC.~~* | Revised text incorporated as recommended. |
| 11 | Para 1.10 | **Amend text below, see comment on para 1.7 about plan period**<br><br>*The Tetsworth NDP draws on 2011 Census data to establish its baseline information for the plan period ~~at the beginning of its period of validity~~. The objectives and policies in the Tetsworth NDP have been informed by a number of focused studies and reports which define the character and status of Tetsworth Parish,*<br>*and record the opinions and wishes of local residents. Reports of these studies are available as the*<br>*following stand-alone documents and are summarised in Section 4 of the NDP:* | Revised text incorporated as recommended. |

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| 12 | Para 1.12 | **Amend text as follows**<br><br>Once feedback from the Pre-Submission Consultation has been assessed and appropriate<br>amendments incorporated into the draft NDP, Tetsworth Parish Council will ~~forward~~submit the revised<br>document to SODC as the ~~Submitted~~submission version of Tetsworth's NDP. This will be accompanied by<br>supporting documentation including a Basic Conditions Statement and the Consultation Statement.<br>~~Making arrangements for~~ the remaining stages in the NDP development up to the plan being 'made' ~~process is largely in the hands of SODC~~. ~~These stages~~ include a further formal Public Consultation, Examination by an independent ~~inspector~~ Examiner, and ~~exposure of the Plan to~~ a Local Referendum | Revised text incorporated as recommended. |
| 13 | Para 2.1 | **Minor text amendment**<br><br>*This section of the NDP provides a ~~basic~~brief description of the location, history and more recent*<br>*status of Tetsworth. It also sets out baseline data for Tetsworth recorded by the Office for National*<br>*Statistics in the 2011 Census – the starting point for the Tetsworth NDP.* | Revised text incorporated as recommended. |

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| 14 | Para 2.2 and figure 2 | ***Highlighted text indicates fig 2 shows distance not just geographical location, consider annotating map to show distance to main settlements. Also make clear on map fig 2 the location of Tetsworth.***<br><br>*Tetsworth is located within South Oxfordshire and largely comprises a single, nucleated village community near the centre of the area, surrounded by open countryside. As shown in Figure 2, Tetsworth lies approximately 15 miles east of the centre of Oxford and 4 miles south of the market town of Thame. Aylesbury and High Wycombe are situated about 15 miles north-east and south-east of the village respectively. Access to these towns is judged to be important by the overwhelming majority of residents.*<br><br>***Additionally, please explain why access to those towns is important to residents*** | Location of Tetsworth highlighted in Fig 2 with a circle and scale inserted.<br><br>'…..for reasons of employment and provision of services and facilities' added to final sentence |

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| 15 | Para 2.3 | ***Minor text amendment and please make reference to the character assessment and how that document characterised the setting of the village 'predominantly rural agricultural'***<br><br>*Tetsworth Parish has a predominantly rural agricultural setting. The village settlement lies*<br>*near the centre of the approximately circular Parish which has an area of just over 4 square miles.*<br>*The Parish boundary adjoins surrounding parishes in open countryside and the village enjoys*<br>*significant green gaps between it and other settlements~~local developments~~. Although often described as*<br>*nestling below surrounding higher viewpoints, much of the older area of the village is built on a hill*<br>*with the church steeple being a visible landmark from most directions.* | Revised text incorporated as recommended. |
| 16 | Para 2.6 | **General comment**<br>**Recommend that this section links to the character assessment** | 'The history of the village is documented in more detail in the Tetsworth Parish Character Assessment' added to end of para. |

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| 17 | Para 2.7 | **This section should link to the evidence study which considers the population, home ownership etc, where more detail is provided.**<br><br>**The size of settlement is not the only reason the village has been assessed as being a 'smaller village'. See amended text below.**<br><br>**Remove word dominant, as gives impression the parish is characterised by it rather than rural nature.**<br><br>The size of the village and access to facilities/services and public transport places it firmly in the 'Smaller Village' category in SODC's hierarchy of settlements. A ~~dominant~~ significant infrastructure feature of the Parish is the M40 motorway which has traversed the area and passed along the southern edge of the village since 1974 | 'More detailed coverage of such themes as population, home ownership and what makes Tetsworth special is contained in the Tetsworth Parish Character Assessment and Tetsworth Housing Analysis' added at end of para<br><br>Revised text incorporated as recommended. |
| 18 | Para 2.14 | ***This section may need further explaining as to how the affordability gap in Tetsworth was assessed and what these numbers mean. Maybe useful putting this in the context of S. Oxfordshire, Oxfordshire and National, this maybe included in supporting evidence if this is the case that study/document should be referenced.***<br><br>***Usually the affordable ratio is displayed as a multiplier of what the average full-time workers could expect to pay when purchasing a home.***<br><br>***It would be preferable to specify what size property the average price refers to i.e. 1 bedroom smaller home, 5 bed larger home, and provide figure for average price***<br><br>*An issue that Tetsworth shares with other residents of Oxfordshire is the affordability of housing. Despite the majority of its residents enjoying a relatively affluent lifestyle, the housing affordability gap in Tetsworth was assessed in 2018 to average £250,000 and may be as much as £125,000 even for less expensive, smaller dwellings.* | 'This issue was examined in the Tetsworth Housing Analysis report and Land Registry data for 2016/2017 show that the average purchase price of homes in Tetsworth was approximately £550,000 compared with £400,000 for Oxfordshire and £290,000 for the rest of the country' added to end of para.<br><br>Multipliers are shown in Housing Analysis document. |

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| 19 | 4. The Evidence Base | ***Reference here should be made to SODC local Plan evidence base***<br><br>***Also consider whether additional evidence/information is required in support of the plan:***<br>***Protected species/habitats – Thames Valley Environmental Records centre***<br>***Agricultural land classification – Natural England***<br>***Heritage Assets – Historic England***<br>***Flood Risk – Environment Agency*** | South Oxon development plans added to sources of Evidence Base.<br><br>These sources added to list with relevant evidence incorporated into Evidence Base reports. |
| 20 | Tetsworth Housing Analysis Para 4.8 | ***The highlighted text should be amended to better reflect the purpose of the Tetsworth Housing Analysis. The study looks at different growth options in terms of a percentage increase and the impact this would have on the housing stock in numbers as well as the community's views on the level of growth. However it does not look at the capacity of the village in terms of available sites and their appropriateness or if there are any other constraints limiting the ability of the village to grow.***<br><br>*This study documents Tetsworth's housing stock of 294 dwellings by type, size and tenure as*<br>*it stood at the 2011 Census. However, its main purpose is to establish the nature and extent of*<br>*housing growth which has been achieved since 2011 and to assess the potential for further growth*<br>*in the planning period to 2034.*<br><br>***Recommend deleting highlighted text and replace with:***<br>***And assessing this against the expected growth targets for smaller villages set out in the emerging local plan policy H8 and consider the potential impact this would have on housing supply. The study also seeks the views of residents on the level, type and location of any additional housing.*** | Revised text incorporated as recommended. |

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| 21 | 4.10 | ***Minor amendment to text***<br>*Since the 2011 census, 68 new dwellings have already been delivered or ~~are in the approved~~*<br>*~~planning pipeline~~have planning permission*<br><br>***Additionally when referring to the emerging local plan policy and current development plan reference the policy name (H8 and CSR1)*** | Revised text incorporated as recommended.<br><br>Policy references included in text. |

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| 22 | 4.13 | ***For clarity Tetsworth is classified as a smaller village in the settlement hierarchy this considers the sustainability of the settlement and the emerging LP sets out the expected level of growth. It is on this basis that Tetsworth has achieved the expected level of growth. For this reason I have removed some text below as it is not required and would appear restrictive in limiting to a 'trickle growth'***<br><br>*The Tetsworth Housing Analysis report concludes that the village has already more than*<br>*fulfilled its ~~contribution to South Oxfordshire's housing growth~~ identified housing requirements, including affordable housing*<br>*provision, for the ~~forward~~ plan~~ning~~ period. ~~The village's poor sustainability status also indicates that~~*<br>*~~future housing growth should be limited to trickle growth of infill proposals~~. Accordingly, no ~~further~~*<br>*~~sites on the HELAA database or otherwise brought forward will be accepted as~~ Site Allocations*<br>*have been made within the Tetsworth NDP ~~unless they satisfy infill criteria~~.*<br><br>***<u>Not allocating in NDP:</u>***<br><br>***<u>See paragraph 14 NPPF</u>***<br>In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply:<br>a) the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;<br>b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement;<br>c) the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 73); and | Revised text incorporated as recommended.<br><br>Implications understood but not included in text as advised by SODC NP staff. |

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| | | d) the local planning authority's housing delivery was at least 45% of that required9 over the previous three years.<br><br>***As the NP doesn't propose a site allocation it will not benefit from the provisions of para 14 of the NPPF*** | |
| 23 | 4.14 | ***Statement in this paragraph is not clear, how would this be achieved through policies in this plan or otherwise. Further consideration is needed for how this plan address the issue of affordability in the village and deliver homes that are more affordable? Particular given limited scope for infill and quantum of development these sites are likely to deliver meaning the threshold to require affordable housing will unlikely be met.***<br><br>***See comment in relation to para 5.3 on less expensive dwellings***<br><br>*Finally, the report recognises the affordability challenge facing individuals and families*<br>*wishing to buy or rent homes in the village. Therefore, it seeks to encourage future*<br>*infill housing development proposals to address this issue by bringing forward designs for less*<br>*expensive dwellings.* | '…..designs for more financially accessible dwellings. This could be achieved by supporting infill and redevelopment proposals for starter homes and smaller homes suitable for downsizing and retirement living' added to end of para. |

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| 24 | 5.3 | ***Amend text for correct terminology***<br><br>***Remove text that seeks to portray a less sustainable settlement that its status as a smaller village***<br><br>***CSR1 as well as providing a plot size also state expected number of dwelling, 5-6***<br><br>***Insert the equivalent emerging local plan policies in relation to development in smaller villages H8, infil and density***<br><br>***What do you mean less expensive dwellings?, is the intention for smaller dwellings, flats, mobile homes, rural exceptions sites, starter homes?***<br><br>*~~Most new~~ Infill and the redevelopment of existing sites will be acceptable in principle within the village settlement, subject to it being appropriate in terms of its scale and design and in compliance with ~~Local~~ Development Plan policies ~~and Tetsworth's status as a Smaller Village in the District's settlement hierarchy~~. ~~This may be small scale, infill housing and other uses that are appropriate in a scale to a reasonably remote, Smaller Village with limited public transport services~~. The SODC Core Strategy (Policy CSR1) defines the term 'infill' and establishes an appropriate scale of development and redevelopment in Smaller Villages on sites of up to 0.2Ha equivalent to 5-6 dwellings. Its Policy CSH2 defines a minimum housing scheme density of 25 dwellings per Ha.* ***Insert here the equivalent emerging local plan policies in relation to development in smaller villages H8, infill and density****. As property prices in Tetsworth are far higher than average, proposals for smaller, less expensive dwellings will be encouraged.* | Revised text incorporated as recommended.<br><br>'Comparable policies are included in the emerging Local Plan 2034. As property prices in Tetsworth are far higher than average, proposals for less expensive dwellings will be encouraged. This could be achieved by supporting infill and redevelopment proposals for smaller homes with 3 or fewer bedrooms, starter homes and houses designed for downsized retiree ownership' added top end of para |

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| 25 | 5.4 | ***Para 77-79 are to do with Rural Housing not agriculture or leisure and para 83-84 relates to Supporting a prosperous rural economy. These paragraphs are not limited to agriculture and leisure but housing and other sources of employment. Please review NPPF and up date.***<br><br>***Delete text that seeks to restrict development beyond that outlined in the NPPF.***<br><br>*The policy requires that development proposals outside the village settlement are in line*<br>*with the relevant policies of the SODC Core Strategy (policies CSS1 and CSEN1) and Tetsworth NDP in*<br>*respect of protecting local landscape and character of the natural environment character. This*<br>*recognises the valued function of the countryside and working farmland in shaping rural character. Only uses that are appropriated for a countryside location will be supported.*<br>*~~Only agriculture and those leisure uses permitted by paras 77,79, 83 and 84 of the NPPF~~, ~~and that~~*<br>*~~are of a scale and type that are suited to this relatively remote rural location, will be considered to~~* | Revised text incorporated as recommended. |

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| 26 | Policy TET2 | *Criterion 2; Satisfy technical Housing standards – nationally described space standard:*<br>*March 2015 or the latest iteration;*<br><br>**This criterion should be deleted as currently worded, as it not within the powers of a Neighbourhood Plan to set housing standards, see para 018 PPG below. Space standards should only be applied through local plans. Neighbourhood Plans can support for or encourage the use of space standards but not make it a requirement of development.**<br>*PPG Paragraph: 018 Reference ID: 56-018-20150327*<br>*The National Planning Policy Framework says that local planning authorities should identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.*<br><br>*Where a local planning authority (or qualifying body) wishes to require an internal space standard, they should only do so by reference in their Local Plan to the nationally described space standard.*<br><br>***Criterion 8;*** *Require the design of on-plot residential parking spaces and specify materials*<br>*that reflect the local character and not detract from the street scene;*<br><br>***While this is a valid consideration of development proposals, the character assessment does not appear to indicate what materials would reflect the local character, instead states if on street or off street and if there is problem in that area.*** | Criterion 2 modified to 'Seek to satisfy technical space standards for commercial property converted for domestic use;'<br><br>Criterion 8 modified to 'Require the design of on-plot residential parking spaces to reflect the local character and not detract from the street scene;' |

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| 27 | Policy TET3 | *The Neighbourhood Plan defines Countryside Character Sectors on the Policies Map.*<br>*Development proposals in a Countryside Character Sector should preserve or enhance*<br>*the character and appearance in accordance with the guidance relating to that Sector in*<br>*the Neighbourhood Plan Character Assessment and to the South Oxfordshire Design*<br>*Guide.*<br><br>***It is not clear from reading the Character Assessment what the guidance relating to each countryside sector is?***<br>***It appears to describe the setting and some of the features without providing guidance on how identified features could be enhanced or harmed by future development proposals.*** | More emphasis on special features and addition of Value Judgements for each Countryside Sector in a similar structure to those for the Settlement Areas in the Tetsworth Parish Character Assessment report. |
| 28 | Policy TET4 | ***The Key views should be identified in this plan*** | Key views are identified in NDP Policies Maps. |
| 29 | Policy TET5 | ***The character assessment should provide more detail on what makes the buildings listed in this policy local heritage assets. It is particularly important to set out what the significance of the asset is.***<br><br>***The Character Assessment includes some of them in the section 'landmarks' for the relevant area. Varying levels of detail have been proved for each listing, this should be consistent as much as possible. The assessment of heritage assets in particular should follow guidance produced by Historic England to justify their inclusion in the list.***<br><br>***The old Chapel is listed as the Victorian Congregational Chapel, names should be consistent through plan and evidence base.***<br><br>***It would be helpful if this information was included as an appendix to the plan.*** | Consolidated tabulation of architectural, aesthetic and historic merit of individual heritage assets added to Tetsworth Parish Character Assessment report.<br><br>Relevance of individual landmark assets given more prominence in Tetsworth Parish Character Assessment report.<br><br>Consistency of nomenclature checked between documents.<br><br>Extra visibility of information in Tetsworth Parish Character Assessment report satisfies need. |

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| 30 | TET6 | ***To clarify the purpose of the policy we recommend it is modified as follows:***<br><br>The Neighbourhood Plan identifies the following locally significant Landmark Buildings:<br>1. Tetsworth Memorial Hall;<br>2. Tetsworth Sports & Social Club Pavilion;<br>3. Oxfordshire Golf Club and Spa (including stone entrance gateway);<br><br>Development proposals to extend or redevelop locally significant Landmark Building should preserve or enhance the role it performs in defining the character of that part of the village and/or countryside. | Revised text incorporated as recommended. |

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| 31 | Policy TET7 | ***It is not clear from the policy map what area is being designated as Local Green Space, map cuts off large part of site. Without clear idea of the area being identified it is not possible to assess against the requirements in para 99 to 100 of the NPPF for Local Green Space designation.***<br><br>***Recommend either in the supporting text or in an appendix set out clearly the justification for designating this land as Local Green Space.***<br><br>***Amend policy text as below; NPPF does not recognise public open space as a designation.***<br><br>*The Neighbourhood Plan designates Tetsworth Common as a Local Green Space, as shown on the Policies Map. Development will not be permitted except in very special circumstances.*<br><br>*The Neighbourhood Plan also ~~designates~~ identifies ~~-~~the following as Public Open Spaces within the village settlement, as shown on the Policies Map:*<br><br>*Tests are different than those in the NPPF see para 97.*<br>*"~~Development within a Public Open Space will only be supported if it preserves and where possible enhances their contribution to the health and well-being of visitors and residents, public access and if it is ancillary to its community use~~." should be replaced with 'Development within a Public Open Space should preserve and where possible enhance public access and the contribution of the site to the health and well-being of visitors and residents.'*<br><br>***It is important to have map with this policy to show the areas being identified.*** | Policy Map error of Tetsworth Common footprint corrected.<br><br>Justification included in Countryside Sector 1 coverage in Tetsworth Parish Character Assessment report.<br><br>Revised text incorporated as recommended.<br><br>Identified on NDP Policies Maps. |

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| 32 | Policy TET8 | **General comment, the opening paragraph lists a number of features that should be retained and not harmed where possible. By providing a list of feature its current format implies other types are not warranted the same protection under this policy.**<br><br>**remove wording 'where possible' this is no longer applicable as net gain should always be sought.**<br><br>**Amend policy**<br><br>Development should ensure that existing wildlife habitats are not harmed, retaining<br>and enhancing existing green/blue Infrastructure ~~hedgerows, waterways and scrubland~~ and providing net gains in biodiversity.<br><br>**in the supporting text or an appendix to this section it would be useful to describe the natural environment in Tetsworth important flora and fauna etc. Information can be gained from Thames Valley Environmental Records Centre, they will be able to provide information on habitats,**<br>http://www.tverc.org/cms/ | Revised text incorporated as recommended.<br><br>Notable local flora and fauna identified in relevant sections of Tetsworth Parish Character Assessment report. |

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| 33 | Policy TET9 | **Parking standard used in South Oxfordshire are Oxfordshire County Council parking standards. The policy should refer to this not standards set in the development plan.**<br><br>*New residential development (including extensions) that gives rise to the need for additional parking will be supported only where adequate parking provision is made in line with the Oxfordshire County Council parking standards ~~set out in the Development Plan.~~*<br><br>**The first criterion should be amended as part of the text is not necessary as the first paragraph already states provision will need to be inline with OCC parking standards.**<br><br>*Priority should be given to the provision of on-plot parking solutions ~~that adequately meet current and likely future needs.~~* | Revised text incorporated as recommended.<br><br>Revised text incorporated as recommended. |
| 34 | Policies Map Figure 8 | **What is the green area identified on this map to the west of the settlement, it doesn't appear in the key** | The green area is Tetsworth Common, now with the correct footprint and labelling. |
| 35 | Policies Map Figure 9 | **The key identifies TET7 Green Spaces, this should be clear that there is a distinction between the designation of a local green space and the rest of the policy identifying public open spaces.**<br><br>**The local Green space designation (Tetsworth Common) need to be visible in its entirety.** | Legend revised to distinguish Green Space from Public Open Spaces.<br><br>Tetsworth Common footprint corrected. |
| 36 | Tetsworth Character assessment Countryside character sector 1 | **Map on page 73,78 showing outline of character area is different to what is in the plan figure 5** | Relevant maps in Tetsworth Parish Character Assessment corrected. |

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| 37 | Comments from Leisure Development Officer (South Oxfordshire District Council) | • It is positive the plan mentions the parish want to preserve green spaces, and confirmed the facilities present are a village green, sports and social club and a pavilion of which they want to preserve or enhance.<br><br>• It is positive the parish have stated they will consult the residents on projects and priorities for CIL spending, as consultation for CIL spending would be supported.<br><br>• However Leisure would like to see some reference to walking, cycling and running routes, whether it be through ensuring appropriate walking and cycling routes are provided in new developments. New developments should also follow Sport England's Active Design guide, so ideally something mentioning this would be included.<br><br>• Ideally somewhere in the Neighbourhood Plans there would be a reference the South Oxfordshire District Council Leisure Study and South Oxfordshire Playing Pitch Strategy which state recommended facilities and improvements. However there are no specific comments PPS action plan that relate to improvements for Tetsworth facilities, or in the addenddum update, therefore there is nothing specific to update. Therefore it is understandable the future provision is based on consultation with residents rather than mentioned in detail in the plan. | Noted.<br><br>Noted.<br><br>'Together, these footpaths and byways give much-appreciated amenity access for walkers, runners and cyclists to open spaces and undeveloped countryside from the edge of village' inserted in Para 4.5.<br><br>Tetsworth already has well-maintained football and cricket pitches on the Village Green which support teams playing in local leagues. |