

TETSWORTH HOUSING ANALYSIS



Evidence Report for Tetsworth Neighbourhood Plan

January 2020

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1. Purpose.

The aim of this analysis is to document the evidence base which informs and underpins the Housing Policies contained in the Tetsworth Neighbourhood Plan.

2. Content.

This report provides a comprehensive statement of the quantity, types and location of Tetsworth's housing stock and its potential for future housing growth by addressing the following topics:

- Evolution of the Tetsworth village settlement.
- Post-war housing growth in Tetsworth.
- Tetsworth Demographics.
- Tetsworth Housing Baseline.
- South Oxfordshire District Council (SODC) housing policy for Smaller Villages.
- Oxfordshire Strategic Housing Market Assessment.
- Tetsworth Housing delivery and approvals since 2011 Census.
- Potential Housing Growth Projections.
- Tetsworth Housing Questionnaire analysis.
- Themes for Consideration in Tetsworth NP Housing Policies

3. Evolution of Tetsworth.

The first evidence of a settlement at Tetsworth occurred in Norman times when a hamlet became established with dwellings clustered round the junction of the north-south and east-west roadways, now known as The Mount and High Street.



Tetsworth Village Settlement in 18th Century

During the height of stage-coach travel, Tetsworth became an important staging point on the London to Oxford turnpike. This period of prosperity was accompanied by expansion of the village's housing stock and footprint. However, Tetsworth's raison d'être and economic focus remained predominantly agricultural until comparatively recent times.

A map of the village drawn at the end of the 19th century continued to show Tetsworth as a strongly nucleated settlement with the overall footprint and road pattern still recognizable today. Beyond this footprint, the Parish's surrounding countryside has remained largely unchanged except for development directly supporting agricultural or leisure-based enterprises.

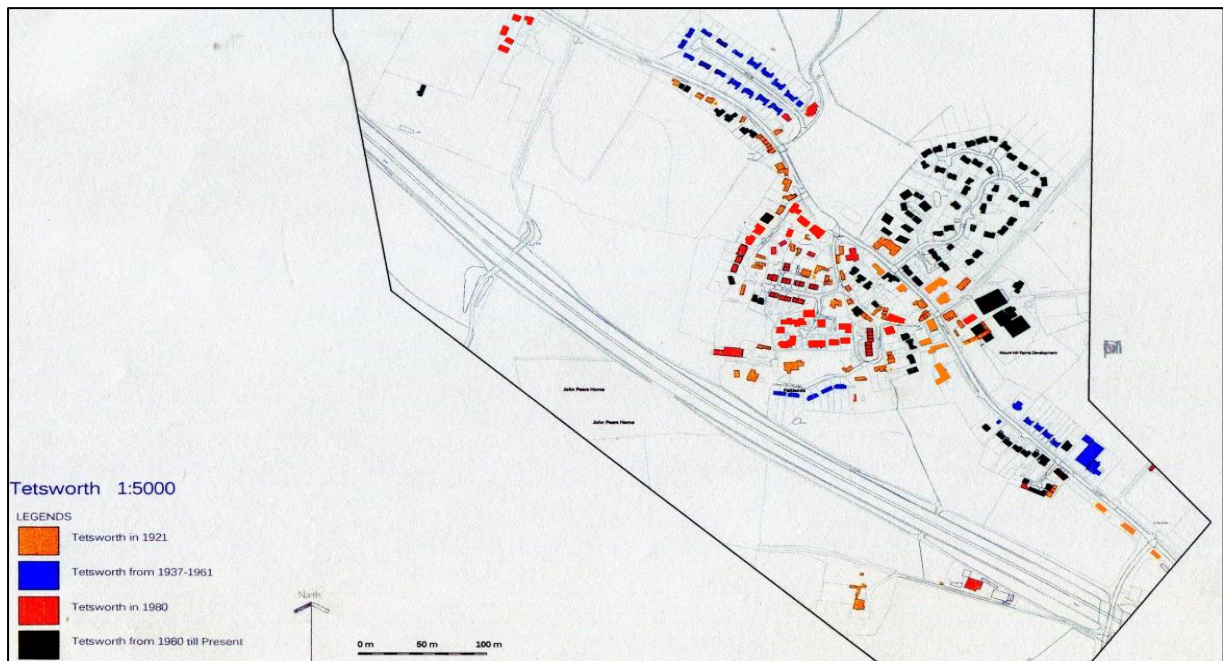


Tetsworth Village Settlement in 1897

4. Post-War Housing Growth.

Tetsworth's housing stock has grown significantly over the past 70 years through a series of well-spaced major developments of between 20 and 50 additional dwellings and a more gradual trickle of smaller infill housing developments. Marsh End was created around 1950 and Elm Close, including 13 sheltered single-bedroom flatlets designed for older residents, appeared during the 1970s. Both of these developments were initially built as social housing, but are now predominantly in private ownership. The Laurels was built as a market housing development in the 1980s and the Swan Gardens development was built in the mid-1990s. As well as providing many larger market homes, the latter estate included 11 affordable homes located in Cygnet Close and adjacent land on the High Street.

The infill housing has generally been well integrated although there have been examples of clashes of architectural style with the surrounding vernacular. The larger housing developments to the north of the High Street have maintained a nucleated relationship with the historic core of the village and the Village Green. However, their lack of architectural variety and limited connectivity with the established community has resulted in a less successful sense of inclusion. This effect is evident in the village plan below.



Evolution of Tetsworth's Settlement Footprint

The opening of the M40 motorway from London to Oxford, and its later extension to Birmingham, alongside the southern edge of the village, has resulted in traffic flows in excess of 100,000 vehicles a day. However, it also led to greatly reduced traffic volumes passing through Tetsworth on the A40. Average daily flows are in the order of 2,000 vehicles per day although this is massively increased whenever it is used as the designated M40 diversion route. The convenience of the motorway also offers villagers shorter journey times and easier access to employment centres. This and a decline in local agricultural employment opportunities, has led to Tetsworth becoming home to more people travelling further afield for employment. However, the positive impact of the Internet and evolving working practices have allowed more people to work from home. This is reflected in the growth of in-village small businesses.

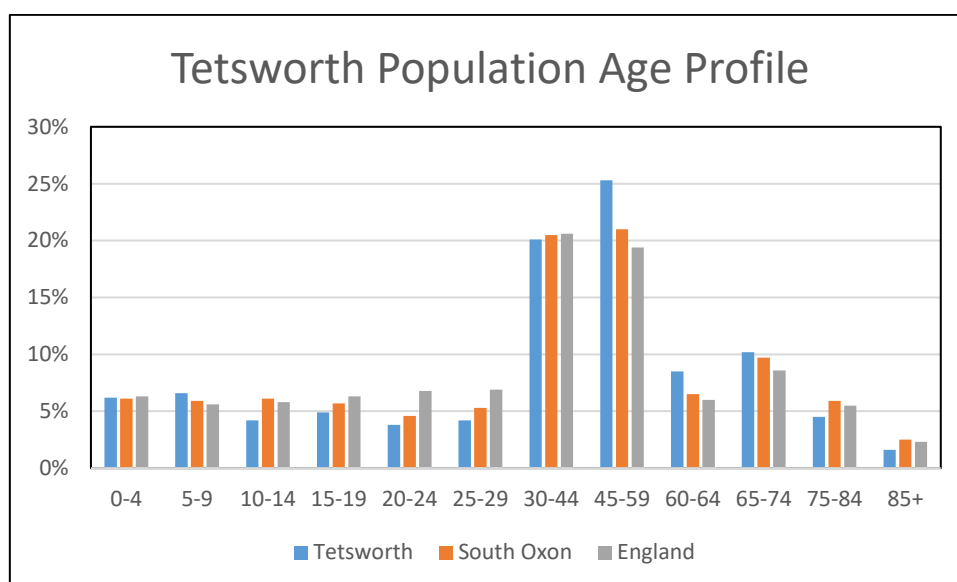
At the same time Tetsworth, in common with most similar villages, has been left with a declining range of sustainable facilities and services. Residents must accept the need to travel to Thame or further afield to access virtually all public, business and retail services.

Of particular relevance to future housing growth, the popular village primary school is already at or close to capacity and is located on a listed and constrained site. A modest expansion part-funded by a Section 106 agreement is planned, but there are only remote possibilities for further growth.

5. Tetsworth Demographics.

Data from the 2011 Census and an update by Community Insight's profile of Tetsworth issued in January 2018 are substantive sources of official information characterising our village community.

The age profile of Tetsworth's 693 residents in 2011 closely matched those at District and national levels. However, there were lower proportions of teenagers and young adults than in the wider population, higher proportions in the 45 to 74 age range, and fewer residents in the oldest groups of the age profile.



An informal survey of demographic change in the village was conducted in mid-2018. It recorded a significant shift towards to a younger population as a result of new and existing housing changing hands since the 2011 baseline.

The Office for National Statistics (ONS) made a mid-2016 estimate of 435 (62.5%) Tetsworth residents being of working age between 16 and 65 years old. In terms of economic activity, Tetsworth households were on average comparatively wealthy with an ONS estimate of household gross weekly income in 2013/14 of £1,010 and £680 after housing costs. This was significantly higher than the National figures of £766 and £495. The proportion of residents of working age claiming Job Seekers Allowance in May 2017 was under 1%, again far better than the national picture.

More than a third of Tetsworth residents of working age have degrees or equivalent qualifications, while just one sixth have no formal qualifications. This balance is borne out by the high proportion of the economically active who are in professional and managerial occupations. 17.9% of the working population is self-employed, a far higher proportion than the national picture. Many in this group take the opportunity to work from home and are running small or medium-sized businesses within the village.

In 2011, over two thirds of Tetsworth households owned 2 or more cars with about 10% owning 4 or more. This is a reflection of the lack of facilities in the village and, for many, the need to travel out to employment in nearby towns. Access to satisfy virtually all household needs and services is dependent on car ownership as a consequence of inadequate public transport provision. Only 10% of pensioner households manage without the use of a car.

54.7% of the village's 278 households were formed as married units, far outstripping the national figure of 33.2% while the percentage of pensioner households, at 17.9%, was slightly lower than the 20.7% recorded for the wider community.

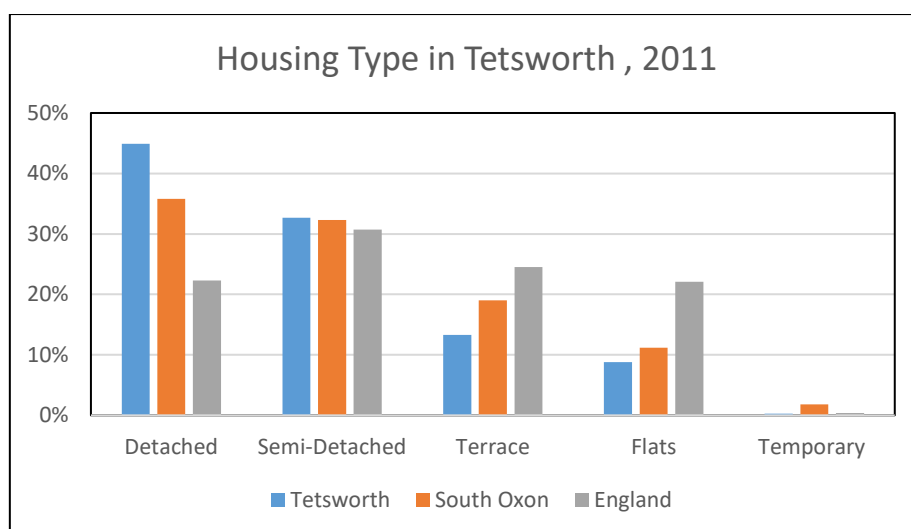
6 Tetsworth Housing Baseline.

SODC is currently close to publishing its Emerging Local Plan 2011-2034 in which 2011 Census data is the baseline for its developing policies. It is consistent for Tetsworth's Neighbourhood Plan to take the same approach. However, this analysis also includes more recent supporting data presented in Community Insight's 2018 profile of Tetsworth.

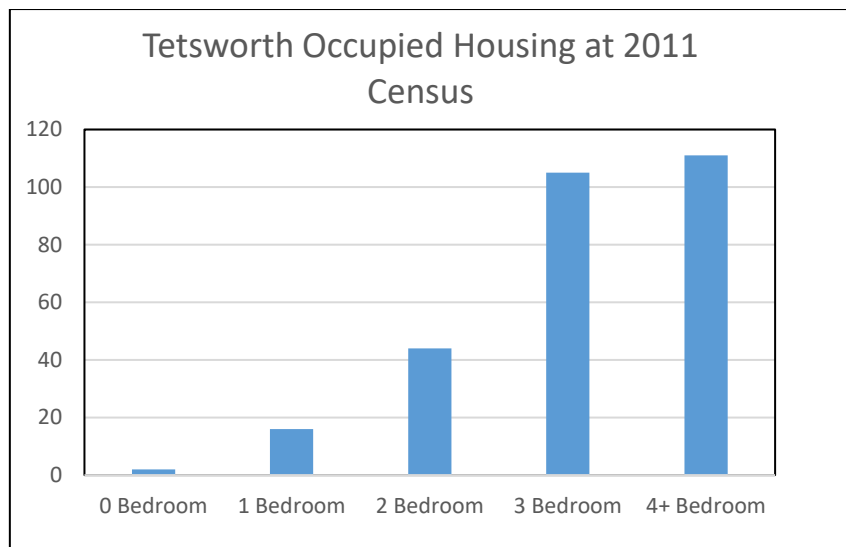
The 2011 Census recorded 294 dwellings in the Parish of Tetsworth, the overwhelming majority of which were located within the village's nucleated footprint. At the census, the village population of 693 residents was made up of 278 households.

The 2011 Census data on housing type was presented as a hierarchy of detached, semi-detached, terraced and flat dwellings rather than the number of bedrooms per dwelling. Nevertheless, the chosen hierarchy has a strong correlation to size and can be used as an equivalent qualitative measure.

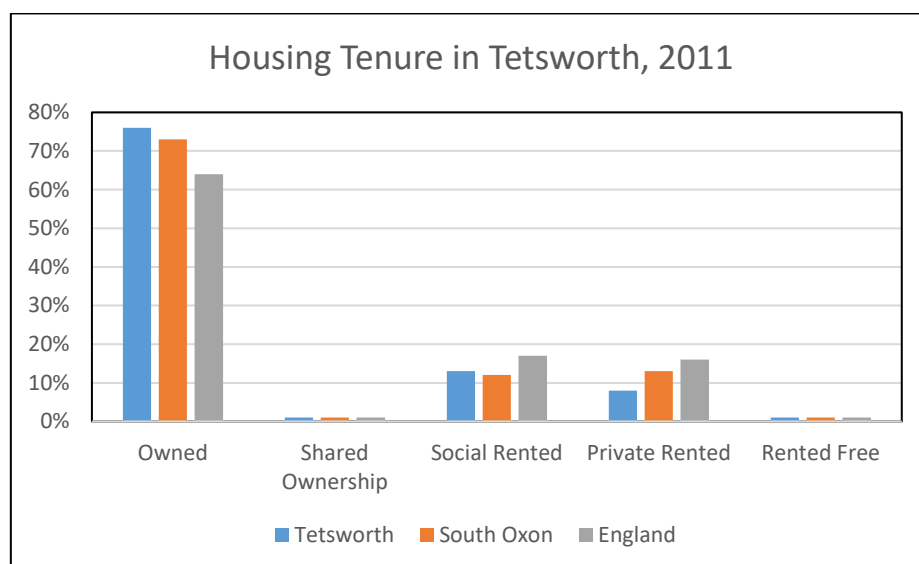
Tetsworth's housing profile comprised 44.9% detached, 32.7% semi-detached and 13.3% terraced homes and 8.8% flats. This was weighted towards larger homes with a far greater proportion of detached houses and far fewer terraced houses and flats than District and national profiles. This pattern is probably a result of historic village development of detached houses on individual plots, available through generational land gain, contrasting the dominance of semi-detached and terraced houses built in large towns and cities to address successive housing crises.



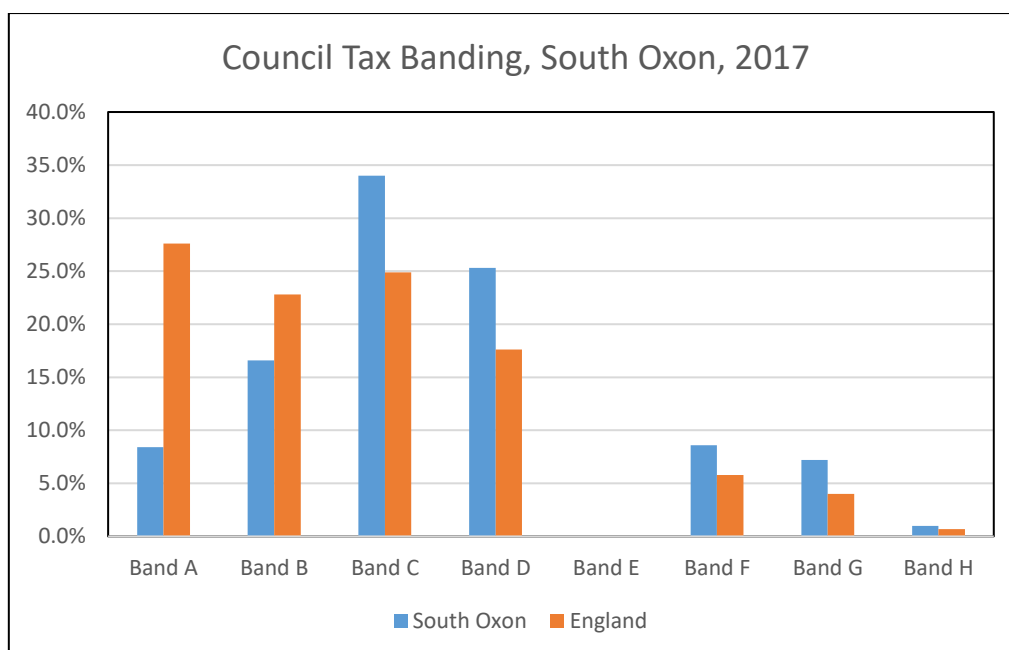
The profile by number of bedrooms was subsequently provided by SODC. This confirmed the bias towards larger dwellings.



The picture on housing tenure revealed the dominance of owner occupation in Tetsworth. Nevertheless, 22% of households relied on the social and private rental sector or enjoyed shared ownership of their homes. The proportion benefitting from social rented housing in the village was marginally greater than the District average.



The weighting towards larger and more expensive homes in the village is borne out by the profile of Council Tax banding. The Valuation Office Agency's data for 2017 data clearly shows South Oxfordshire to be weighted more towards the higher bands than the national average and Tetsworth's own profile is unlikely to be much different.



The high proportion of owner occupation of homes is a reflection of the higher than average household incomes in Tetsworth. However, affordability of housing in South Oxfordshire and the county in general has long been a chronic and worsening issue which has yet to be resolved. According to the Office for National Statistics, the 'price to earnings ratio' for properties in South Oxfordshire has grown from under 5 to almost 12 over the past 20 years. House prices in the village have pushed affordability criteria far beyond the means of many younger families planning to get onto the first rung of the house ownership ladder in Tetsworth.

Land Registry data show that the average purchase price of homes in Tetsworth during 2016/17 was approximately £550,000 compared with £400,000 for Oxfordshire and £290,000 for the rest of the country. In the recent past, even a smaller terraced property has cost £285,000 in the village. Such prices imply the need for household incomes of at least £32,000 for a starter home and £48,000 for an average property.

The Affordability Gap is an estimate of the shortfall of potential purchasers' funding based on their being able to borrow 4.5 times average local annual earnings. The gap for an average-priced dwelling in Tetsworth exceeds £250,000 and is still as high as £125,000 for houses in the lower quartile of prices. While the gap between price and earnings at the lower end is not untypical, it is exaggerated by the scarcity of smaller, less expensive properties.

7. SODC Housing Policy.

The District Council's Housing Policies are currently set out as retained policies in its Local Plan 2011, and as policies in its Core Strategy which was adopted in 2012. New policies based on 2011 census data are at an advanced state of preparation in its Emerging Local Plan 2011-2034. A common theme across all of these policy documents has been the categorisation of settlements within the District according to their size. Market Towns are at the top of this hierarchy, Larger Villages in the middle with Smaller Villages and Other Villages at the bottom. With a population of around 700, Tetsworth

is firmly allocated to the Smaller Village category. SODC's intended policy for delivering housing growth across the District is set out in Policy H1 of the Emerging Local Plan.

Policy H1: Delivering New Homes

1. Housing development (including general market housing and affordable housing – land use class C3 – and institutional accommodation for older people – land use class C2 – where need is demonstrated) will be permitted at strategic allocations, smaller sites allocated or carried forward in this Plan and on sites that are allocated by Neighbourhood Development Plans. Where Neighbourhood Development Plans are not progressed in larger villages and market towns, planning applications will be considered against the housing targets for the towns and larger villages as identified in Policies H3 and H4 of this Plan.

2. The Development Plan contains a range of site types and sizes that will be developed with different time scales and that are dependent on different infrastructure. The Council has developed a detailed development trajectory (shown at Appendix 8) that will provide the annual delivery targets for this plan period.

3. Housing development on sites not allocated in the development plan will only be permitted where:

- i) it is for affordable housing on a rural exception site in accordance with Policy H10; or
- ii) it is appropriate infilling within the existing built up areas of towns, larger, smaller and other villages as defined in the settlement hierarchy (shown in Appendix 7); or
- iii) it is brought forward through a community right to build order; or
- iv) there are other specific exceptions/circumstances defined in a Neighbourhood Development Plan and/or Neighbourhood Development Orders; or
- v) it is a proposal involving the sensitive, adaptive re-use of vacant or redundant building(s). Provided that the building(s) in question are proven to not be in a viable use as required by other policies of this Plan.

4. On sites that are not allocated in the development plan, housing development and conversions to dwellings will be permitted on previously-developed land that is in and adjacent to the existing built-up areas of towns, larger villages and smaller villages provided that it does not conflict with other policies in the Development Plan. In other locations, the potential to develop previously developed land will be balanced against other policies of the Development Plan, particularly with reference to safe and sustainable access to services and facilities and safeguarding the natural and historic environment.

5. Proposals that will bring empty housing back into residential use will also be encouraged.

6. The Council will support development which provides for the residential needs for all parts of our community, including Gypsies, Travellers, Travelling Showpeople and caravan dwellers. Proposals for new residential caravan and mobile home sites will be considered in accordance with the housing policies of the Development Plan. Planning permission for single residential caravans or mobile homes will only be given in exceptional circumstances and on a temporary and personal basis.

Within this policy, SODC expects that windfall developments will contribute 1300 new dwellings by 2034. This number is spread across the whole of the District's settlement hierarchy with no defined allocation to Smaller Villages.

Accordingly, SODC's specific housing policy for Smaller Villages has no defined requirement to contribute towards delivering additional housing (beyond windfall and infill development) to meet the overall housing requirements of South Oxfordshire. There is sufficient supply of housing expected from strategic allocations and from existing planning permissions, which means that the less sustainable settlements will not be required to offset the housing requirement. However, some parishes may still wish to proceed with preparing a Neighbourhood Development Plan to achieve, for example, growth protection afforded by allocating sites for housing development. They may also have projects they want to deliver that could be funded by development or they would like to identify a specific type of housing bespoke to their village's needs. The Council's strategy therefore allows them to do so, provided that the levels of growth are commensurate to the size of the village. Proposals in a Neighbourhood Development Plan must be in conformity with the District's local Plan, and policies in the National Planning Policy Framework.

Policy H8: Housing in the Smaller Villages

1. The Council will support development within the smaller villages in accordance with Policy H16. 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.

Applying Policy H8 to Tetsworth indicates that, by 2034, the housing stock of the village should grow by between 15 and 30 new dwellings from the baseline of 294 recorded at the 2011 census.

Policy H16 deals with infill and redevelopment of previously developed sites and its criteria for Smaller Villages apply to Tetsworth.

Policy H16: Infill Development and Redevelopment

1. Proposals for housing on sites within the built-up areas of the towns and villages will be permitted provided that:

- i) an important open space of public, environmental, historical or ecological value is not lost, nor an important public view harmed;
- ii) if the proposal constitutes backland development, it would not create problems of privacy and access and would not extend the built limits of the settlement; and iii) it does not conflict with other policies in the Development Plan.

2. Infill development is defined as the filling of a small gap in an otherwise continuous built-up frontage or on other sites within settlements where the site is closely surrounded by buildings. The scale of infill should be appropriate to its location and this will be directed, in part, by the settlement hierarchy as shown on the table below.

3. Proposals for the redevelopment of existing sites for residential use will be supported in accordance with the table below:

Infill Limit in Smaller Villages – 0.2ha (equivalent to 5 to 6 homes).

Redevelopment Supported in Smaller Villages – No site area limit. Redevelopment in this category of settlement are likely to be acceptable but will be considered on a case by case basis through the development management process in line with other policies in the Development Plan

SODC policy on the provision of domestic sites for gypsies and showpeople is also relevant to Tetsworth. Its site allocation and planning criteria appear to exclude the parish from such a development.

Policy H14: Provision for Gypsies, Travellers and Travelling Showpeople

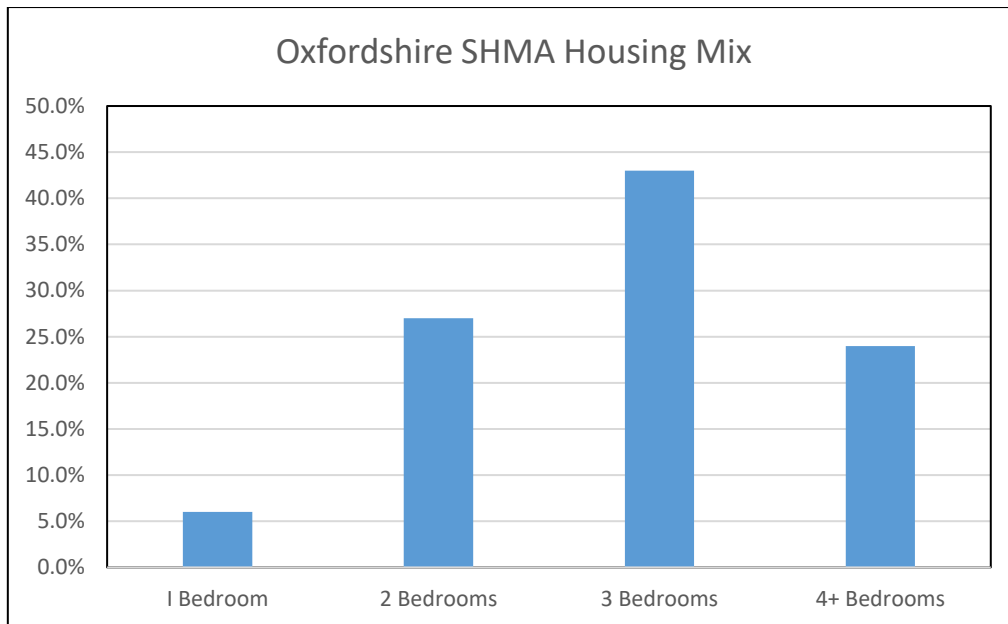
1. The provision of pitches for Gypsies and Travellers and plots for Travelling Showpeople will be delivered through:

- Safeguarding authorised sites;
- Extending existing sites, where possible, to meet the needs of existing residents and their families
- Delivery within the following strategic allocations:
 - 4 pitches for Gypsies and Travellers at Didcot North East (carried forward from Core Strategy) as shown on the policies map
 - 3 pitches for Gypsies and Travellers at Land adjacent to Culham Science Centre (STRAT7) as shown on the policies map
 - 3 pitches for Gypsies and Travellers at Land at Chalgrove Airfield (STRAT9) as shown on the policies map

2. Proposals for pitches for Gypsies, Travellers and Travelling Showpeople, will be permitted where it has been demonstrated that the following criteria have been met: i) the capacity of the site can be justified to meet needs for further Gypsy, Traveller and Travelling Showpeople sites, or extensions to an existing sites; ii) the site is not located within the Oxford Green Belt unless very special circumstances are demonstrated; iii) the proposal will not have an unacceptable impact on the character and appearance of the landscape and the amenity of neighbouring properties, and is sensitively designed to mitigate visual impacts on its surroundings. Proposals within the AONB will be considered in accordance with Policy ENV1; iv) there are no adverse impacts on the significance of heritage assets in accordance with Policy ENV6; v) the site has safe and satisfactory vehicular and pedestrian access to the surrounding principal highway network. The site will be large enough to enable vehicle movements, parking and servicing to take place, having regard to the number of pitches/ plots on site; vi) the site can be provided with safe electricity, drinking water, sewage treatment and waste disposal facilities; vii) no significant barriers to development exist in terms of flooding, poor drainage, poor ground stability or proximity to other hazardous land or installation where other forms of housing would not be suitable.

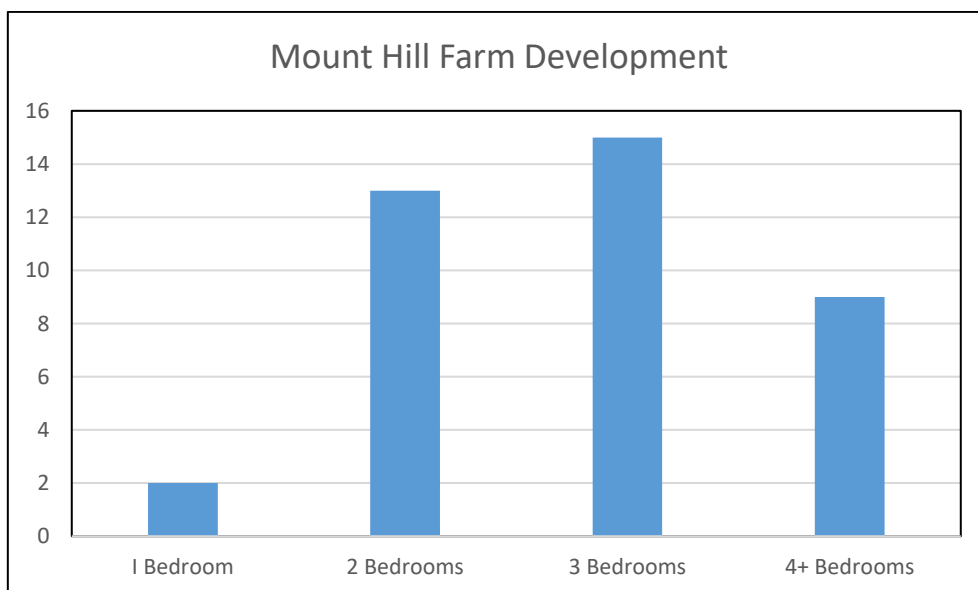
8. Oxfordshire Strategic Housing Market Assessment.

The Oxfordshire Strategic Housing Market Assessment (SHMA), which was published in 2014, has been a key driver of Housing Policy for all Councils across the county. Its relevance for Smaller Villages is the profile of the additional housing mix that will be required to satisfy the county's predicted housing need over the forward planning period. The profile is defined by the proportions of new dwellings with specified numbers of bedrooms. The assessment indicates that 70% of the requirement should be satisfied by 2 or 3-bedroomed dwellings and that less than a quarter should be homes of 4 or more bedrooms.

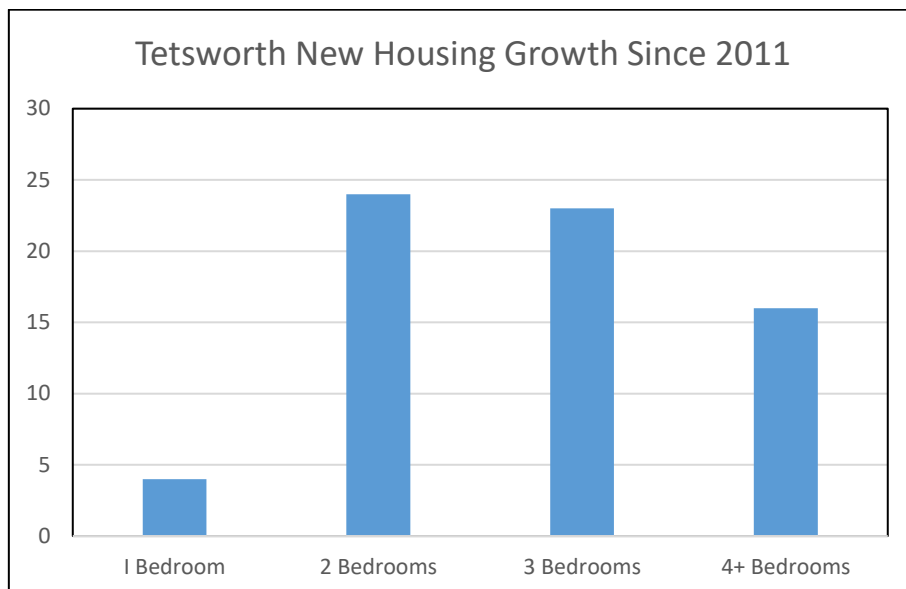


9. Tetsworth Housing Delivery and Approvals since 2011 Census.

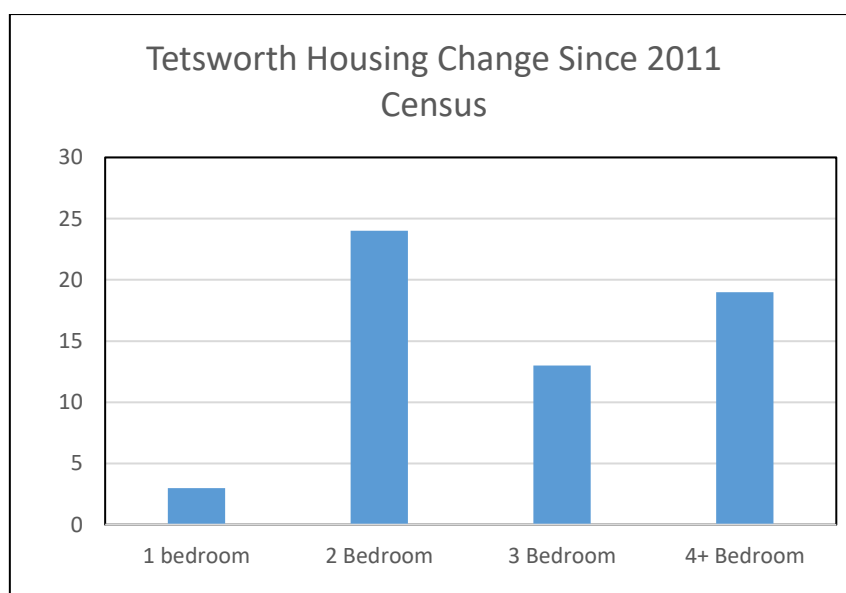
In the 8 years since the last census, Tetsworth's additional delivered housing stock and approvals in the pipeline have resulted in a net increase of 54 new dwellings. Individual planning applications and permissions are shown in the Appendix to this paper. Gradual trickle growth is being achieved by infill developments of no more than 4 dwellings, mainly delivering new detached homes. However, this trend has been disrupted by 2 more significant developments – one complete and the other now in-build. The completed development delivered 7 affordable homes on a previously developed site in Elm Close; they are managed by the South Oxfordshire Housing Association (SOHA). Permission for a much larger development of 39 new dwellings at Mount Hill Farm was allowed at appeal in 2016. The build phase of 24 market dwellings and 15 affordable homes on this site is now underway. These are being built as 14 detached and 20 semi-detached units and a terrace block of 5 dwellings delivering the mix shown in the chart below. This mix is consistent with the SHMA expectations for the District, but does not contribute to an overall shift towards smaller, less expensive housing stock in the village.



By the beginning of 2019, the overall mix of the 67 units of approved and delivered new housing comprises 4 single-bedroom, 24 2-bedroom, 23 3-bedroom and 17 4+ bedroom houses. The smaller end of the profile has been disproportionately affected by the loss of the 13 sheltered flatlets in Elm Close. Nevertheless, the 2-bedroom stock has been significantly bolstered by the affordable provision of the replacement dwellings in Elm Close and at Mount Hill Farm.



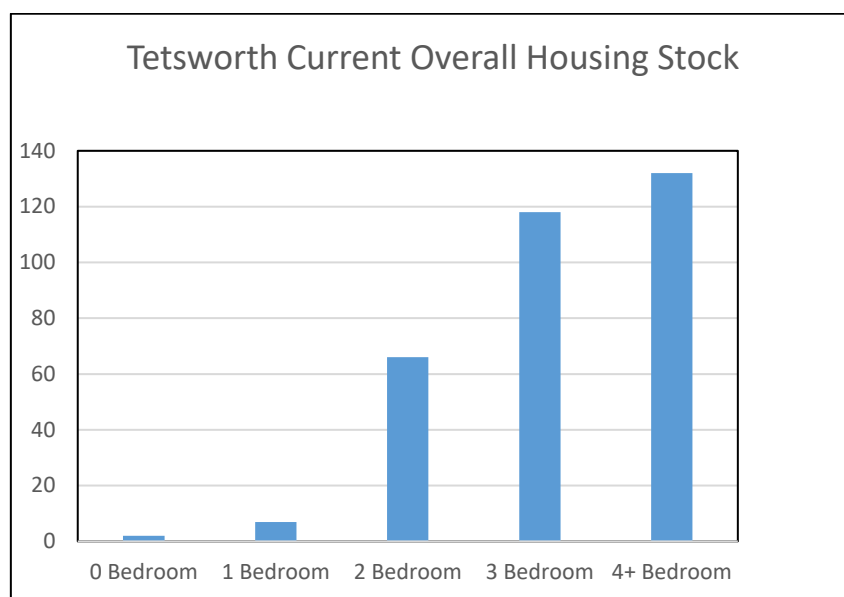
Planning permissions since 2011 for the extension of existing dwellings, to increase the number of bedrooms, has also resulted in the increase of 4+ bedroom dwellings by 7 and the corresponding reduction of 3 bedroom dwellings. This has shifted the overall change in housing size since 2011 towards larger, more expensive dwellings.



Nevertheless, the increase in 2 bedroom homes has been a welcome addition to the village's housing stock.

The redevelopment of some of the sites delivering new housing since the census required the demolition of earlier dwellings. This resulted in the loss of 12 one bedroom flats, 1 two bedroom flat

and 1 two bedroom detached house The overall impact of approved housing growth since 2011 has resulted in the village's housing stock profile by bedrooms shown below.



This profile still shows a heavy bias towards larger, more expensive housing in the village.

10. Potential Housing Growth Projections.

The housing growth that Tetsworth has already accepted in the first 7 years of the current 23 year forward planning period already far exceeds the expectations of SODC. The following table provides a quantitative analysis of the achievement to date and the projected impact of further housing development by 2034. These predictions are calculated against growth expectations at the upper and lower bounds of 10% and 5% overall growth and future trickle growth of 1% or less.

Housing Criteria	Increase across Plan Period with no NP	Increase across Plan Period with NP	Source/Notes
Expected Growth % in period 2011 to 2034	10%	5%	SODC Emerging Local Plan - Policy H8
2011 Baseline Housing Stock	294	294	2011 census data
Recommended quantity of new homes	30	15	SODC Policy recommendation, numbers rounded
Actual increase 2011-2018	54	54	Counted net increase delivered or approved
% increase 2011-2018	18.4%	18.4%	Already exceeds upper bound of Expected Growth
2018 Housing Stock	348	348	Includes delivered and approved developments
Upper Bound of Expected Growth projected for 2019- 2034	10%	5%	

Projected quantity of new homes	34	17	
Total increase 2011-2033	88	71	
Projected Housing Stock in 2033	382	365	
% increase 2011-2034	30%	24%	Far exceeds upper bound of Expected Growth
Lower Bound of Expected Growth for 2019-2034	5%	2.5%	
Projected quantity of new homes	17	9	
Total increase 2011-2033	71	63	
Projected Housing Stock in 2033	365	357	
% increase 2011-2034	24%	21%	Still far exceeds upper bound of Expected Growth. No further major developments acceptable
Trickle infill Growth for 2019-2034	1%	0.5%	Can only be achieved by minor infill-only developments
Projected quantity of new homes	3	2	
Total increase 2011-2033	57	56	
Projected Housing Stock in 2033	351	350	
% increase 2011-2034	19.4%	19.0%	Still almost double upper bound of Expected Growth

Tetsworth Housing Growth Projections against SODC Policy Expectations

The analysis shows that Tetsworth's housing stock will have grown by a little under 20% by 2034 even without the addition of any new housing in the next 15 years. This is almost double the SODC policy's upper bound expectation and four times its lower bound.

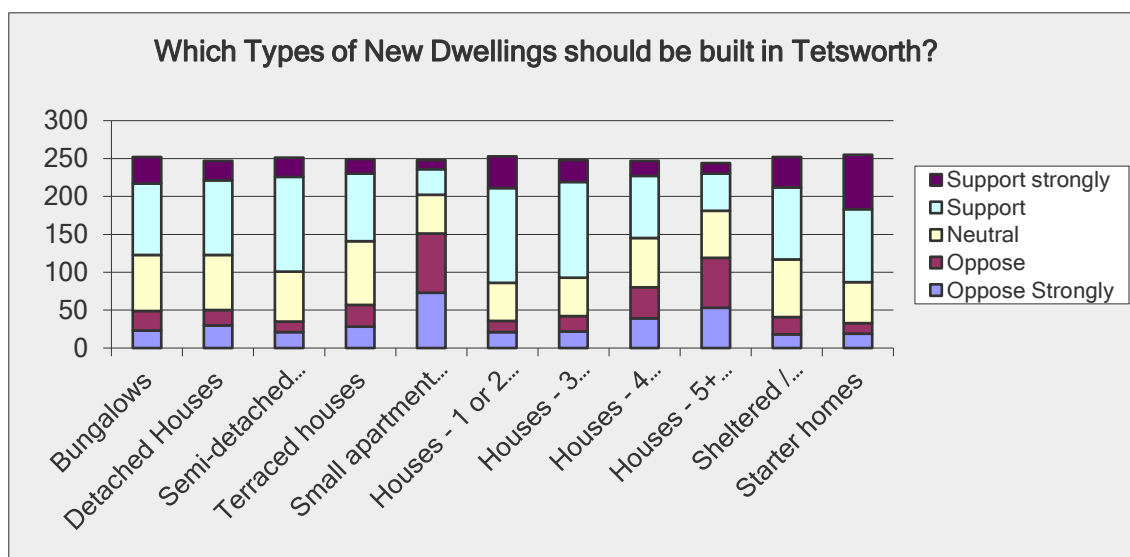
No further growth between 2019 and 2034 is not a realistic expectation, even for a village settlement with weak sustainability. Assuming that an average of just one new infill dwelling was added to the housing stock each year up to 2034, the stock would increase by 15 new homes and represent at least 4% ongoing growth for the forward period. It would also represent the total growth expectation for the whole period from 2011 to 2034 assuming a made Tetsworth Neighbourhood Plan.

The committed development to 2018 is dominated by the Mount Hill Farm site for 39 new dwellings. Sustainability and integration considerations indicate that no further developments of such a major impact should be allowed in the remaining 15 years of the planning period. The conclusion is that only minor infill housing developments should be supported between now and 2034.

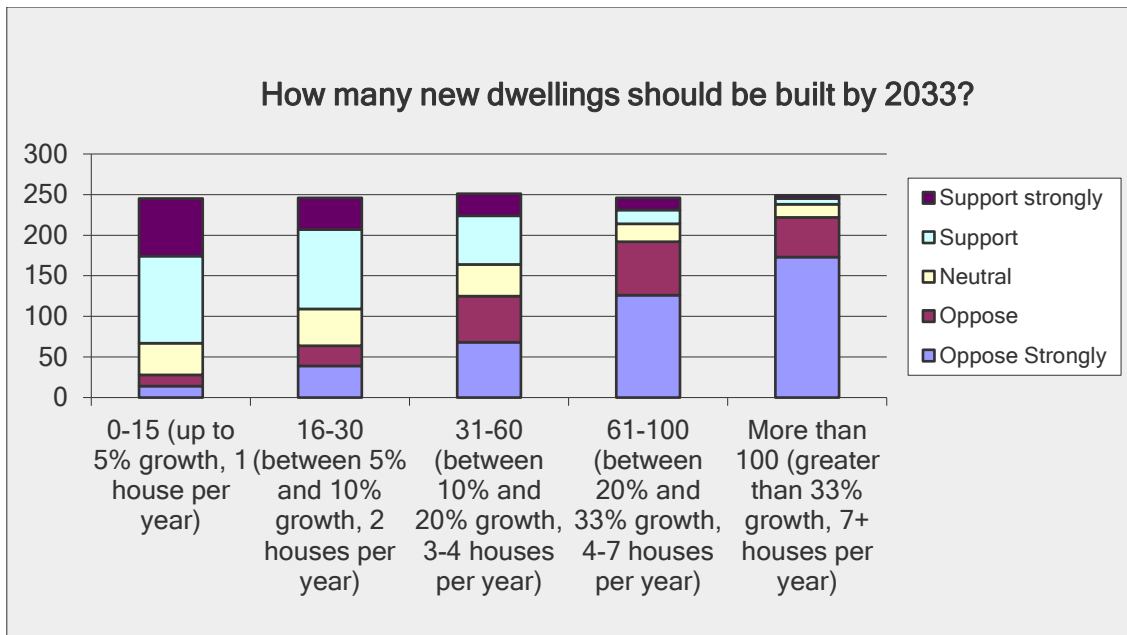
11. Tetsworth Housing Questionnaire Analysis.

A Village Questionnaire, conducted in May 2017, formed part of the community consultation and information gathering exercises supporting Tetsworth's Neighbourhood Plan development. A major aim of the survey was to capture a comprehensive picture of the wishes of the local community through their views on the extent, nature and location of future housing growth in the Parish and on individual respondent's future housing needs and intentions. The Questionnaire achieved a strong response rate from Tetsworth households and its adult population and can confidently be considered to represent the views of the community.

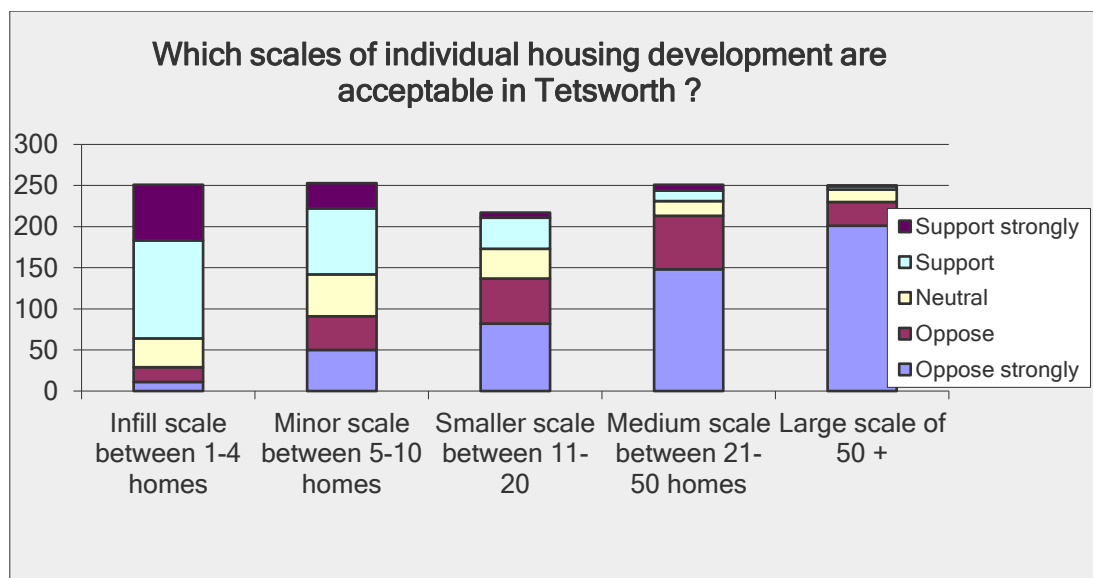
There was broad support for a varied housing mix with the greatest number favouring semi-detached dwellings over other dwelling formats. In terms of size, the most favoured were smaller homes of 1 or 2 bedrooms with a strong correlation of support for sheltered housing and starter homes. However, building of small apartments was favoured by few. The support for new housing with more bedrooms was maintained for 3 bedroom dwellings. It was significantly lower for dwellings with 4 bedrooms and even lower for those with 5+ bedrooms.



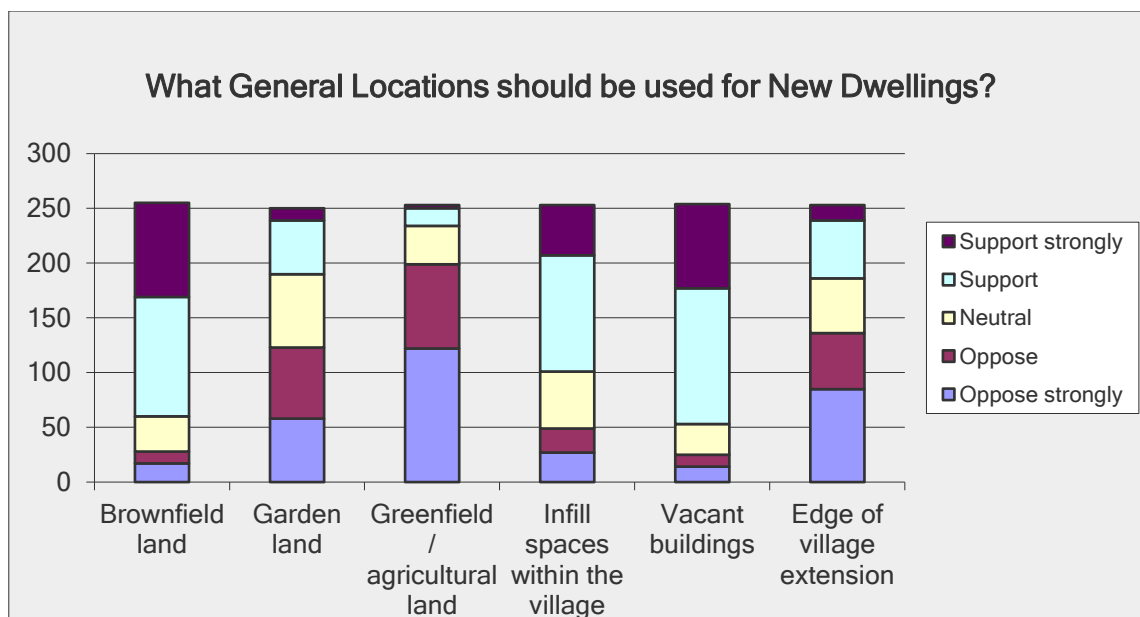
The opinion on housing growth numbers confirmed strong support for 5% or lower growth with diminishing support for 10% and 20% growth and overwhelming opposition to a greater percentage. In raw numbers of new houses. Tetsworth residents would find growth of between 31 and 60 new dwellings by 2034 to be only marginally acceptable, perhaps recognising that it is already committed to growth by 54 new dwellings. Growing by more than 60 dwellings was strongly opposed.



The response on the scale of individual housing developments clearly showed a preference for use of smaller infill sites, with support for larger and major site developments opposed strongly.



The community response indicated that developments on greenfield/agricultural land were strongly opposed and fewer than a quarter of respondents supported the use of garden land or edge-of-village extensions. Use of infill sites, brownfield land and vacant buildings were clearly preferred locations.



In terms of residents' personal future housing intentions, the key findings were that two thirds of households were unlikely to move, a third might move away from Tetsworth and a quarter had family members who might wish to set up home in the village sometime in the future. There was also a strong bias towards purchase of a property rather than rental.

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

Residents reported the most important design features of future homes to be off-street parking, a garden and a house incorporating the best of energy-saving features.

12. Themes for Consideration in Tetsworth Neighbourhood Plan Housing Policies.

SODC's expectation under Policy H8 in its Emerging Local Plan is that Tetsworth should deliver between 15 and 30 new dwellings over the forward planning period. The responses from the Tetsworth residents on future housing growth in the village are well aligned in supporting the Local Planning Authority policy. Both recognise that only modest and gradual expansion is consistent with the Sustainability status of Tetsworth.

Tetsworth has already committed to a net growth of 54 new dwellings since the 2011 Census baseline. This represents almost 20% growth and is already four times SODC's lower bound expectations for new homes in its Smaller Villages. This 'over-delivery' is largely a result of the approval of the Mount Hill Farm development of 39 new dwellings.

Tetsworth's weak sustainability is recognised in SODC's 2018 Settlement Assessment. The village's basic provision of facilities and services resulted in its scoring in the lower reaches of the District's Smaller Villages. This, in turn, indicates that **further housing growth in Tetsworth should depend on gradual delivery of small infill developments which can more easily be integrated into the village's character and be supported by its limited infrastructure.**

The high prices of properties in Tetsworth is a clear deterrent to potential buyers reaching out for the lower rungs of the housing ladder. Affordable housing and smaller market housing dwellings both have a part to play in maintaining Tetsworth's inclusive demographic balance. **The Affordability Gap in the market housing sector should be addressed by encouraging infill planning applications for dwellings of 3-bedrooms or fewer, rather than larger properties.**

The 22 Affordable dwellings already delivered since 2011 or in the delivery pipeline exceed the 40% target set but rarely achieved on large developments of new homes. As a result, Tetsworth can claim to have already satisfied its local need for Affordable homes and contributed to the needs of the District. **Accordingly, future housing growth within the forward planning period should be achieved through small infill market housing developments without an Affordable Housing obligation.**

While all new housing will be subject to higher-level mandated and best practice design guides, it is important that new housing in Tetsworth should respect the village's character and environment as documented in the Tetsworth Parish Character Assessment. It should also meet with the residents' expectations. Accordingly, the following criteria for new housing should be included in the Neighbourhood Plan:

- **Preserving the nucleated footprint and pattern of the Tetsworth village settlement.**
- **Maintaining a consistency of character of Tetsworth's housing stock.**
- **Protecting the rural setting of the Tetsworth village settlement.**
- **Incorporating the maximum of energy-conserving features.**
- **Avoiding detriment to Tetsworth's car parking and traffic problems.**

13. Summary Conclusions.

The analysis of Tetsworth's population, existing housing stock and recent housing growth has provided robust evidence to support Housing Policies to be included in the village's Neighbourhood Plan. The conclusions are summarised in the following table:

- **Support trickle housing growth within the Tetsworth settlement footprint on suitable infill sites**
- **Support infill housing proposals for smaller dwellings of 3 or fewer bedrooms**
- **Accept that sufficient Affordable Housing has already been delivered to satisfy local housing need**
- **Maintain the nucleated pattern of the Tetsworth settlement footprint**
- **Require new housing design to be consistent with the Tetsworth village character and best practice**
- **Ensure that new housing proposals respect the weak sustainability status of Tetsworth**
- **Ensure that new housing proposals do not worsen local infrastructure problems such as on-street car parking and primary education provision**
- **Ensure that new housing proposals adopt best practice energy conservation design features**
- **Retain attractive rural character of open countryside surrounding the Tetsworth village settlement**

Appendix - Residential Planning Applications Since 2011 Census

As at June 2019, South Oxfordshire District Council had received the following planning applications for developments in Tetsworth Parish since the 2011 Census. The list below indicates the nature of the applications and their current status in the planning process.

P19/S1920/O – Mount Hill Farm, 19 High Street

2 dwellings – Under consideration

P19/S1226/LDP – Judd's Lane barn for conversion to single domestic dwelling

1 dwelling -Approved

P17/S1799/SCO – Land at Junction 7 of the M40 (Harrington) – Formal EIA scoping opinion. The site of approximately 500 ha, which will seek to deliver around 6,500 dwellings

Not currently included in SODC Emerging Local Plan 2011-2034

P16/S2957/O – Land to the rear of 10 Silver Street

6 dwellings – Permission refused, appeal under consideration

P16/S1254/FUL – 62 High Street

1 dwelling - Approved

16/S0355/FUL – Moreton Farm, change of use to single dwelling

1 dwelling - Approved

P16/S0725/LDE – Green Barn Stables, use of barn as a single residential dwelling

1 dwelling – Approved

P15/S2957/FUL – Mount Hill Farm, 19 High Street

2 dwellings – Approved

P16/S2350/O – Land south of the High Street

60 dwellings – Permission refused, appeal dismissed June 2018

P15/S3936/FUL and P18/S0973/FUL – Land adjacent London Road, proposed travellers site

12 plots – Permission refused, conjoint appeal with P18/S0973/FUL to be concluded end-Oct 2019

P15/S2036/FUL – 6 The Mount

1 dwelling – Approved

P14/S3867/FUL – 10 Silver Street

2 dwellings – Approved

P14/S3524/O – Mount Hill Farm, 19 High Street

39 dwellings – Approved on appeal

P14/S3342/FUL – Oxhouse Farm

1 dwelling - Approved

P14/S3242/FUL – Greyhound Kennels, Judds Lane

1 dwelling - Approved

P14/S0419/FUL – Oxhouse Farm

1 dwelling - Approved

P14/S0090/FUL – Zion Farm, 78 High Street

1 dwelling - Approved

P13/S2091/LDE – Greyhound Kennels, Judds Lane

1 dwelling - Approved

P13/S1908/FUL – Moreton Field Farm, Moreton

1 dwelling – Approved

P12/S2711/FUL – Sunnymead, Elm Close

7 dwellings – Approved

P12/S2566/FUL – Land adjacent to 14 High Street

1 dwelling – Approved

P12/S1926/FUL – Little Acre, High Street, change holiday let to dwelling

1 dwelling - Approved

P11/E0687/O – Land to the rear of the Swan Gardens

4 dwellings – Approved