

Tetsworth Neighbourhood Development Plan 2041



Pre-Submission Version

April 2025

What is a Neighbourhood Plan?

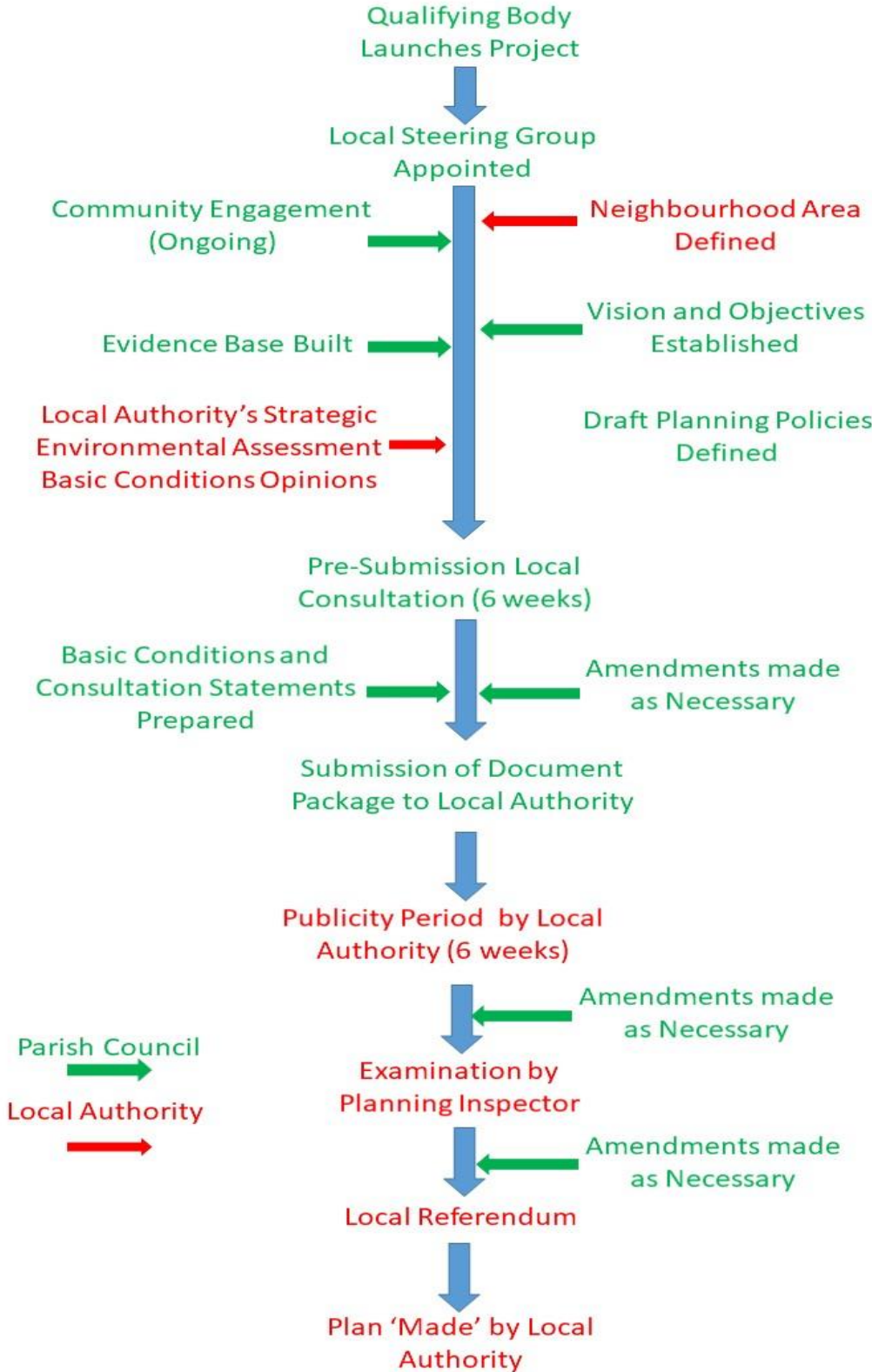
It is a formal Planning document, introduced under the Localism Act 2011, which sets out land use policies which reflect the vision, objectives and local circumstances guiding the nature and extent of future development within a defined Neighbourhood Area.

It has statutory status as the 3rd tier of Planning Policy under the National Planning Policy Framework and Local Plans published by Local Government bodies.

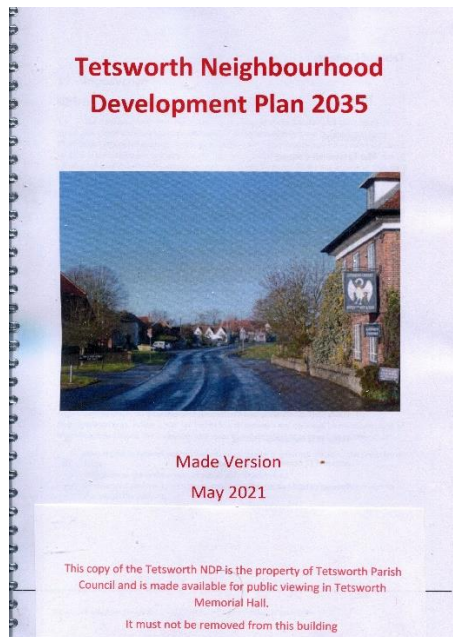
Once 'made' (approved and adopted), a Neighbourhood Plan is incorporated into its 'parent' Local Plan and influences planning decisions made by Local Planning Authorities.

It typically covers a forward planning period of up to 15 years, but is subject to periodic review.

What is the Neighbourhood Plan Development Process?



Tetsworth Neighbourhood Plan 2035



Project launched in 2016. Progress interrupted by South Oxfordshire Local Plan protracted development timescale before adoption and Covid lockdowns.

Approved by 93% of Tetsworth voters at May 2021 Local Referendum (near 50% turnout).

‘Made’ Neighbourhood Plan influencing determination of local Planning Applications since 2021.

Why Undertake a Review So Soon?

Revision of higher level Planning Policies

- National Planning Policy Framework, Dec 2024
- SODC and VoWH Joint Local Plan 2041, under Examination

Changes in local circumstances

- Population growth to 856 in 2021 census
- Completion of Blackthorn Rise 39 house estate
- Erosion of village services: mobile Post Office, bus routes and frequency, school capacity, Swan Restaurant, utility interruptions
- Development of Harlesford Solar Farm

Volunteer Steering Group membership willing to undertake task

What does the Review Entail?

Consider ongoing validity of Vision and Objectives

Draft new policies and proposed amendments to existing policies

Update supporting text in Neighbourhood Plan

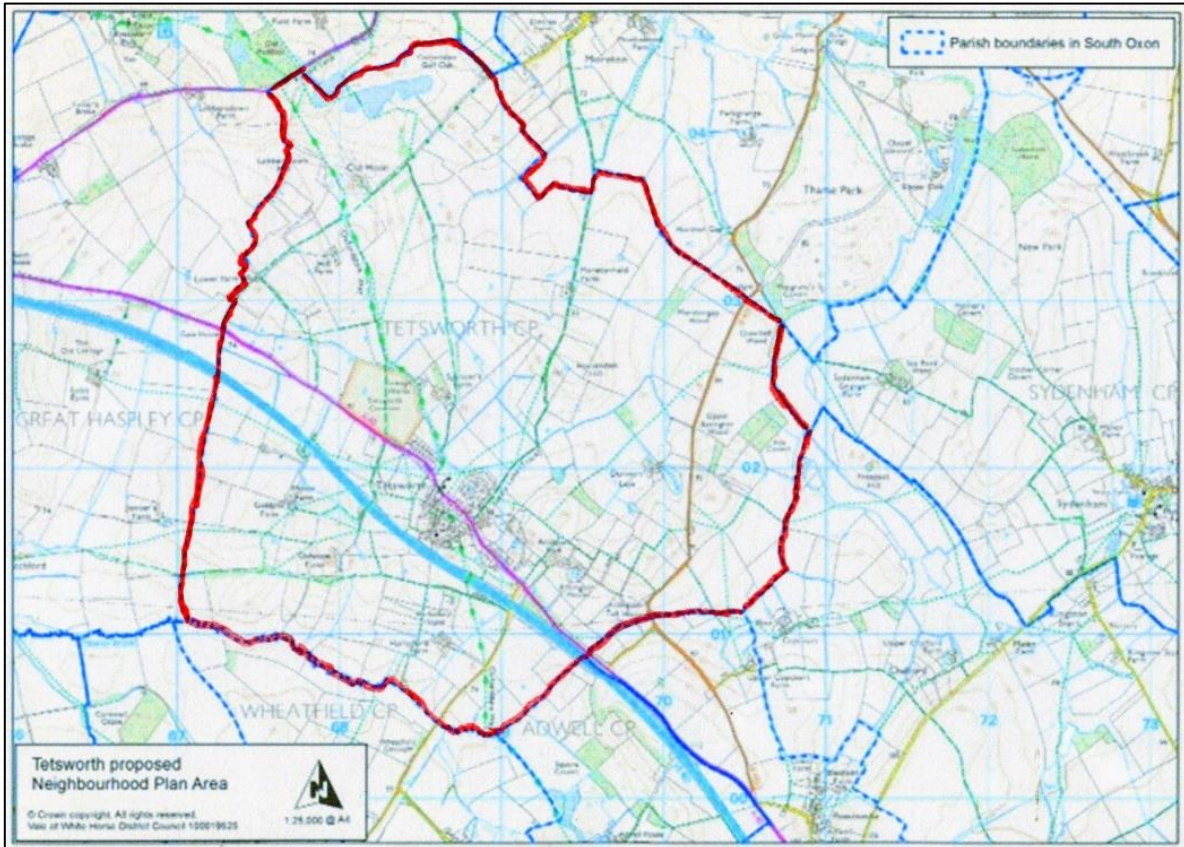
Update Evidence Base documents

Prepare Modifications Statement and update Basic Conditions Statement

Continue community engagement

Follow the rest of the Neighbourhood Plan development process, except for a Referendum if modifications don't change the nature of plan!

The Neighbourhood Area



Tetsworth Civil Parish - Unchanged

What's New?

Policies Review

3 new policies

- Community, Commercial and Utility Development within the Settlement Boundary
- Renewable Energy Generation Development
- Dark Skies and Light Pollution

8 modified Policies

3 unchanged policies

Continuing compliance with higher level planning policies

The Outcome?

A more robust Neighbourhood Plan for the future

Vision and Objectives

Vision

Vision

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

Objectives

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.

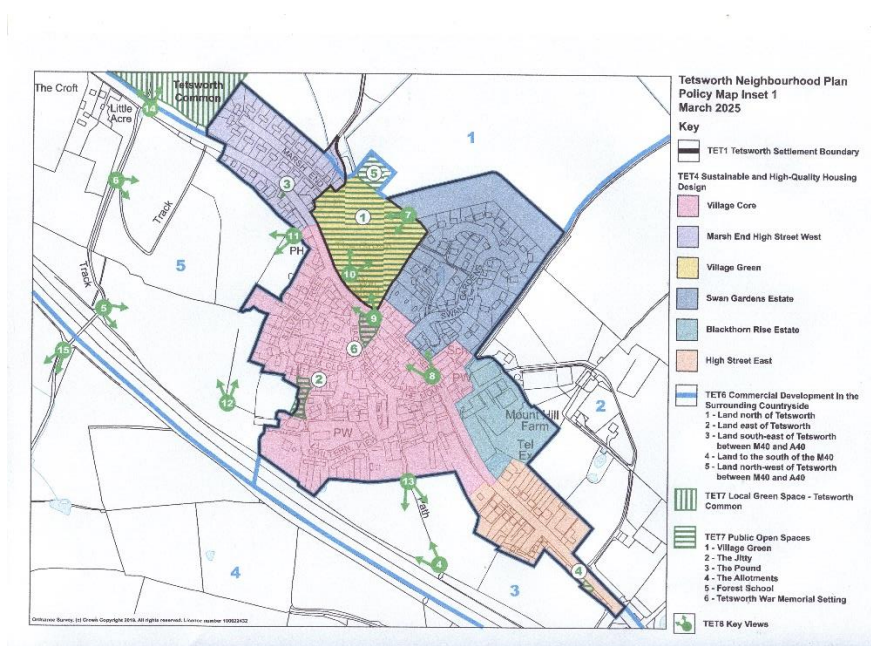
Unchanged

Tetsworth Neighbourhood Plan Policy Proposals

Policy TET1: Tetsworth Settlement Boundary – Modified Policy

The Tetsworth Settlement Boundary is defined by the edge of the village built-up footprint and is shown in the Policies Map Inset. Its purpose is to distinguish policies applicable to development within the village footprint and those in the surrounding countryside.

This policy builds upon the intentions of Made Plan Policy TET1 which sets policy provisions for development proposals within and outside the village settlement. By formally defining the settlement boundary on the policy map, additional clarity is being added which will support a decision maker in judging whether a development proposal is within or outside the settlement boundary.



Tetsworth Neighbourhood Plan Policy Proposals

Policy TET2: Housing Development within the Village Settlement Boundary – Modified Policy

Within the Tetsworth Settlement Boundary, housing development will be limited to brownfield sites, replacement dwellings or subdivision

The modification involves removing the first clause of Made Plan Policy TET₁ and replacing it with wording that aligns with the provisions of JLP2041 Policy SP₂ for Tier 4 settlement, of which Tetsworth is one.

Tetsworth Neighbourhood Plan Policy Proposals

Policy TET3: Housing Development in the Surrounding Countryside – Modified Policy

Outside the Settlement Boundary, housing development will be limited to dwellings satisfying an established agricultural or rural need and respect the countryside landscape and amenity

This policy modifies the wording from Made Plan Policy TET₁ which previously addressed development outside the village settlement. The policy now only supports housing development outside the village settlement which satisfies '*an established agricultural or rural need and respect the countryside landscape and amenity*'.

Tetsworth Neighbourhood Plan Policy Proposals

Policy TET4: Sustainable and High-Quality Housing Design – Modified Policy

Development proposals in a Settlement Character Area will be supported provided that they demonstrate that the positive features identified relating to that Area in the Neighbourhood Plan Character Assessment and guidance in the South Oxfordshire Design Guide have been incorporated into the design of the development.

Development proposals should:

- Demonstrate that the size, location and character of gardens and outdoor amenity spaces have been considered as an integral part of the design*
- Promote environmental sustainability design features, to mitigate the effects of climate change, conserve and enhance natural resources and prevent environmental pollution*
- Encourage building techniques and methodologies, selecting sustainably sourced materials to promote the sustainability of the dwelling*
- Respect and enhance the character of identified heritage assets and their settings*
- Encourage use of traditional and vernacular building materials which respect the character and setting of the development*
- Ensure the proposed development does not result in significant adverse impact on the residential amenities of adjacent residential properties*
- Ensure that the proposed development does not overload or damage the utility infrastructure*
- Require the design of on-plot residential parking spaces to reflect the local character and not detract from the street scene*
- Ensure, where possible, the proposed development does not adversely affect the free and safe flow of traffic on the local highway network and is in accordance with relevant policies in the NPPF*

Tetsworth Neighbourhood Plan Policy Proposals

The modified policy removes the first clause of Made Plan Policy TET2 as well as the need for development proposals to *'Seek to satisfy technical space standards for commercial property converted for domestic use'*. In doing so, it adds additional wording to the second bullet point relating to environmental sustainability design to state that development proposals should *'mitigate the effects of climate change'*. The wording on impacting amenities/utilities *'does not result in unacceptable adverse impact on the amenities of adjacent residential properties'* has been replaced with *'does not overload or damage the utility infrastructure'*. The reference to the NPPF has been changed to *'relevant policies in the NPPF'* to allow flexibility.

Tetsworth Neighbourhood Plan Policy Proposals

Policy TET5: Community, Commercial and Utility
Development within the Settlement Boundary – New Policy

Proposals for provision of additional or enhancement of existing community services and facilities will be supported provided that they are appropriate to the scale and character of the village.

Proposals for small-scale development or enhancement of business premises will be supported provided that they are appropriate to the scale and character of the village.

Proposals for utility infrastructure enhancements to improve the sustainability of the Tetsworth settlement will be supported.

This new policy supports the enhancement of existing and provision of new community services and facilities. It also supports enhancement of existing or development of new small-scale business premises, in addition to new utility infrastructure enhancements.

Tetsworth Neighbourhood Plan Policy Proposals

Policy TET6: Commercial Development in the Surrounding Countryside – Modified Policy

Within the Countryside Character Sectors, commercial development proposals will be supported provided that they satisfy an established agricultural or rural activity need and preserve or enhance the positive landscape characteristics documented in the Neighbourhood Plan Character Assessment and guidance in the South Oxfordshire Design Guide.

This policy modifies Made Plan Policy TET3 by removing the second clause and refines the focus from all development proposals to just commercial development that relate to agricultural or rural activity. It also clarifies '*positive features*' and '*positive landscape characteristics*'.

Tetsworth Neighbourhood Plan Policy Proposals

Policy TET7: Renewable Energy Generation Development – New Policy

Commercial renewable energy development within Tetsworth's countryside Sectors will be supported provided that:

- ***Solar farm proposals are no larger than 5 Ha***
- ***Wind farms proposals require no more than 3 masts with maximum rotor tip height of 80 metres***

This new policy sets out conditions for which renewable energy developments will be supported and protects the countryside from the harmful impact of clustering further large-scale developments in the area. This includes support for solar farms of less than 5 hectares and wind turbines with fewer than 3 masts of a maximum height of 80 metres. The 5 hectare limit on solar farms is based on the lower bounds of the limits set out in JLP2041 Policy CE5.

Tetsworth Neighbourhood Plan Policy Proposals

Policy TET8: Key Views – Unchanged Policy

The Neighbourhood Plan identifies Key Views on the Policies Map as valued sightlines into and out of the village. Development should preserve or enhance the local character of the landscape and not have significant adverse impact on the important views assessed in the 15 Key Views report published in March 2019.

Tetsworth Neighbourhood Plan Policy Proposals

Policy TET9: Conserving and Enhancing Local Heritage Assets
– Largely unchanged Policy

In addition to the nationally-recognised Listed Buildings, the Neighbourhood Plan identifies the following Local Heritage Assets:

- ***Old Red Lion Public House;***
- ***Tetsworth War Memorial;***
- ***Mount Hill Farmhouse;***
- ***The Old School;***
- ***Falklands Villa;***
- ***The Victorian Congregational Chapel;***
- ***Harlesford House.***
- ***Tetsworth Cobble Footpaths***

Development proposals that affect a Local Heritage Asset or its setting will take account of the scale of any harm or loss and the significance of the asset.

This policy has been renumbered from Made Plan Policy TET5 and remains largely unchanged except for the final clause which has been removed.

Tetsworth Neighbourhood Plan Policy Proposals

Policy TET10: Landmark Buildings – Largely unchanged Policy

The Neighbourhood Plan identifies the following Landmark Buildings with significant social and community value:

- ***Tetsworth Memorial Hall;***
- ***Tetsworth Sports & Social Club Pavilion;***
- ***Oxfordshire Golf Club and Spa (including entrance gateway structure).***

Development proposals to extend or redevelop a 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.

This policy has been renumbered but remains unchanged, other than clarifying that the third Landmark Building includes the 'entrance gateway structure', rather than the 'stone entrance gateway'.

Tetsworth Neighbourhood Plan Policy Proposals

Policy TET11: Common Land and Green and Public Open Spaces – Modified Policy

The Neighbourhood Plan designates Tetsworth Common as a Local Green Space, as shown on the Policies Map. Development will only be supported in very special circumstances.

The Neighbourhood Plan also identifies the following as Public Open Spaces within the village settlement, as shown on the Policies Map:

- *Tetsworth Village Green*
- *The Jitty*
- *The Pound*
- *Village Allotments*
- *Forest School Outdoor Learning Centre*
- *Tetsworth War Memorial Setting*

Development within Common Land or other 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.

Loss of a public open space will only be supported where:

- *Alternative better provision within the Neighbourhood Area can be secured*

Tetsworth Neighbourhood Plan Policy Proposals

This modified policy retains the 5 Public Open Spaces from the Made Plan policy and introduces one additional Public Open Space (Tetsworth War Memorial Setting). It also designates Tetsworth Common as a Local Green Space which has been tested against the criteria set out in §107 of the NPPF. The existing clause *'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'* now also applies to Common Land, as well as Public Open Space. Additional clarification has been added to the final clause which states loss of Public Open Space will only be supported where alternative provision is located within the Neighbourhood Area.

Tetsworth Neighbourhood Plan Policy Proposals

Policy TET12 – Dark Skies and Light Pollution – New Policy

Tetsworth will maintain its long-established policy of having no public street lighting and support measures promoting Dark Skies in the Neighbourhood Area and minimising light pollution within the village settlement.

This new policy supports the promotion of Dark Skies in the Neighbourhood Area for the purpose of minimising light pollution.

Tetsworth Neighbourhood Plan Policy Proposals

Policy TET13 – Biodiversity and the Natural Environment – Modified Policy

Development should ensure that existing wildlife habitats are not harmed, retaining and enhancing existing green and blue infrastructure and providing net gains in biodiversity. Proposals should take account of findings and recommendations in the Tetsworth Parish Character Assessment.

In particular, biodiversity gains should ideally be achieved within proposed development sites or be delivered within the Neighbourhood Area.

Whether or not associated with development proposals, this Neighbourhood Plan encourages the planting of trees and hedgerows to enhance the diversity of wildlife habitats and attractiveness of the rural landscape.

This policy retains the provisions of Made Plan Policy TET8 but also introduces two new clauses. The first expresses a preference for biodiversity gains to be achieved on site, or elsewhere within the neighbourhood area. The second encourages tree and hedgerow planting to enhance wildlife habitats and the rural landscape.

Tetsworth Neighbourhood Plan Policy Proposals

Policy TET14 – Road Safety and Residential Parking – Modified Policy

New developments should not cause an unacceptable reduction in road safety and take account of local impacts on:

- ***Traffic flow in the village***
- ***Ability to share all transport infrastructure between all road and footpath users***

Mitigation to improve road safety should avoid impacts such as noise or the introduction of urbanising features.

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.

In order to achieve this:

- ***Priority should be given to the provision of on-plot parking solutions.***
- ***Where on-plot parking solutions are not practicable or are inappropriate, planning proposals should set out reasonable alternative provision. These might include communal parking areas, garage blocks or parking bays.***
- ***Proposals should also address the need for parking solutions for visitors.***

Tetsworth Neighbourhood Plan Policy Proposals

This policy has been expanded from just addressing residential parking, as per Made Plan Policy TET9, to now also address road safety. On parking, the modified policy now also states that development proposals should *'address the need for parking solutions for visitors'*. The new policy wording addressing road safety aims to prevent an *'unacceptable reduction in road safety'* by requiring development proposals take account of *'traffic flow in the village'* and whether transport infrastructure can be shared by footpath and road users. The modified policy also states that mitigation measures *'should avoid impacts such as noise or the introduction of urbanising features'*.

Tetsworth Modified Policies

A Planning Consultant's Opinion

In summary the Modified Plan proposes the modification of several policies in the Made Plan and the addition of three new policies. The plan period has been extended to 2041, to match that of the JLP2041. The proposed modifications will ensure the Modified Plan retains the primacy of an up to date, plan-led development management framework for decision making in the neighbourhood area. The Parish Council considers the modifications do not change the nature of the Made Plan.

Resident Feedback

Your comments are welcome. Please email them with a Neighbourhood Plan title for Steering Group consideration via the Parish Council at clerk@tetsworthparishcouncil.gov.uk