

# TETSWORTH HOUSING ANALYSIS



Evidence Report for Tetsworth Neighbourhood Plan

January 2025

# TETSWORTH HOUSING ANALYSIS

## 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 Development Plan (NDP). It supported the development of Tetsworth NDP 2035 and provides updated support to extend its validity by 6 years to 2041.

## 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.
- 20<sup>th</sup> Century housing growth in Tetsworth.
- Market/Affordable Housing Mix
- Sustainability Context
- Tetsworth Demographics.
- Tetsworth Housing Baseline.
- South Oxfordshire District Council (SODC) Housing Policy for Smaller Villages.
- South Oxfordshire Housing Requirement
- Tetsworth Housing delivery and approvals since 2011 Census.
- Potential Housing Growth Projections.
- Tetsworth Housing Questionnaire analysis.
- Themes for Consideration in Tetsworth NP Housing

## 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.

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.



*Tetsworth Village Settlement in 18<sup>th</sup> Century*

A map of the village drawn at the end of the 19<sup>th</sup> 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. 20<sup>th</sup> Century Housing Growth.**

At the beginning of the 20<sup>th</sup> century, Tetsworth had only around a hundred domestic dwellings. Further decline and subsequent growth over the next forty years up to the Second World War was very sluggish with the addition of just 24 new houses. In contrast, the post-war half century saw a major housebuilding boom with the addition of around 150 more dwellings. The first two decades of the 21<sup>st</sup> century have continued this trend of accelerating growth with around 320 houses in the parish at the time of the 2021 census.

Much of Tetsworth's post-war growth has been achieved 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 in the early 1950s and Elm Close, including 13 sheltered single-bedroom flatlets designed for older residents, appeared at the end of the 1960s. 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 mid-1980s and the Swan Gardens development was built in the mid-1990s. The most recent significant development was the creation of Blackthorn Rise in 2020. Like the Swan Gardens development, it included the required proportion of affordable dwellings.

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, the uniformity of their architectural styles and limited connectivity of these estates with the established community has resulted in a weaker sense of inclusion.



*Tetsworth's Settlement Footprint, 2020*

## **5. Tetsworth's Market Housing – Social/Affordable Housing Balance**

Until the end of the 1920, all of Tetsworth's housing stock was either owner-occupied or rented from private landlords, often the local landowning farming families. Since then, market housing has dominated the community, although development of social and affordable housing has maintained a presence in the settlement.

During the 1930s, Local Authority-funded social housing made its first appearance in the village. Bullingdon RDC built a run of 10 semi-detached 'Metroland' style homes on Chiltern View and another 4 pairs of semi-detached dwellings on the north side of the High Street. Bullingdon RDC continued to expand its social housing stock in the post-war years. Marsh End's 32 dwellings were the first to appear, followed by the 5 pairs of semi-detached houses and 13 sheltered flatlets in Elm Close. Bullingdon RDC's final social housing development was a terrace of 8 houses built on Parker's Hill at the beginning of the 1970s. Local Government reorganisation which created SODC in 1974, and later legislation, brought an end to new social housing being built in Tetsworth. Its place was largely taken by Local Planning Authority policies mandating the inclusion of a defined proportion of affordable homes in any significant housing development.

As a result, The Swan Gardens development included 13 affordable homes in Cygnet Close and on the High Street, and Blackthorn Rise also included 15 affordable dwellings. In 2010, the sheltered flatlets in Elm Close were demolished and replaced by 7 affordable dwellings.

In total, 68 dwellings were built as social housing in the village. However, the 'right-to-buy' legislation has resulted in the overwhelming majority of these homes now being in occupier ownership. The 33 homes more recently built as affordable dwellings are administered by housing associations, but are also subject to shared ownership and potential sale to the occupants.

Publication of 2021 census data is still incomplete at parish level. However, the overall housing stock of Tetsworth in 2024, based on the Council tax base, is now 346 dwellings including around 20 houses lying outside the village's nucleated footprint. This represents an increase of nearly 20% in the past decade. Only around 10% can now be classified as social or affordable housing despite recent developments.

## **6. Sustainability Context**

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. A four-journeys-per weekday bus service provides public transport to Oxford with one return journey a day to High Wycombe. A second bus service provides a single return Journey to Thame twice a week.

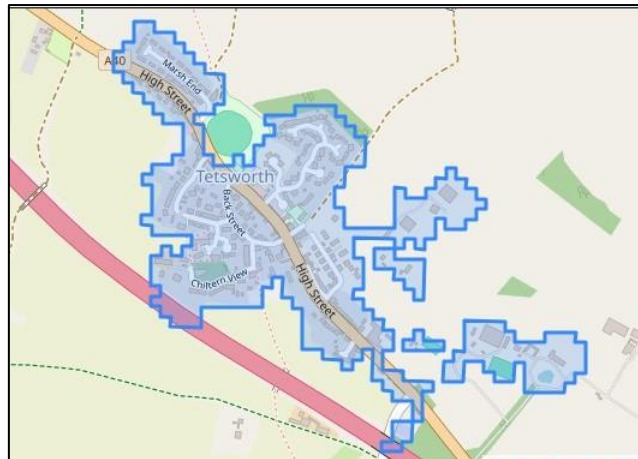
Tetsworth's provision of utility services is patchy. The telephone landline network and mobile access is generally reliable. The village also has access to superfast broadband services. However, the electricity supply and water and sewage facilities are under strain and subject to unwelcome outages and, in the case of sewage transfer, too many overflows into gardens. There is no mains gas supply.

The does not support any many public services. There is no medical or dental presence and the one-hour-a-week mobile post office service was recently withdrawn. The only retail outlet is the 'Village Store' in a room inside the Red Lion public house.

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.

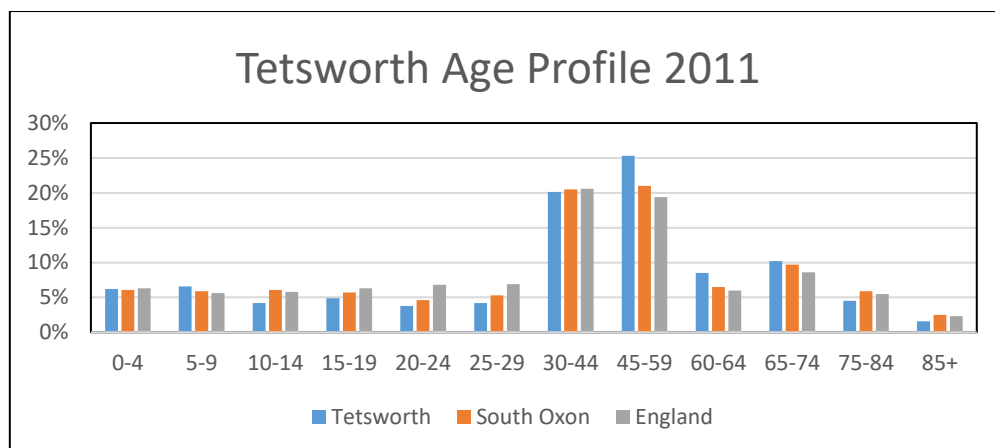
## **7. Tetsworth Demographics.**

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. Only less granular data are so far available from the 2021 census.

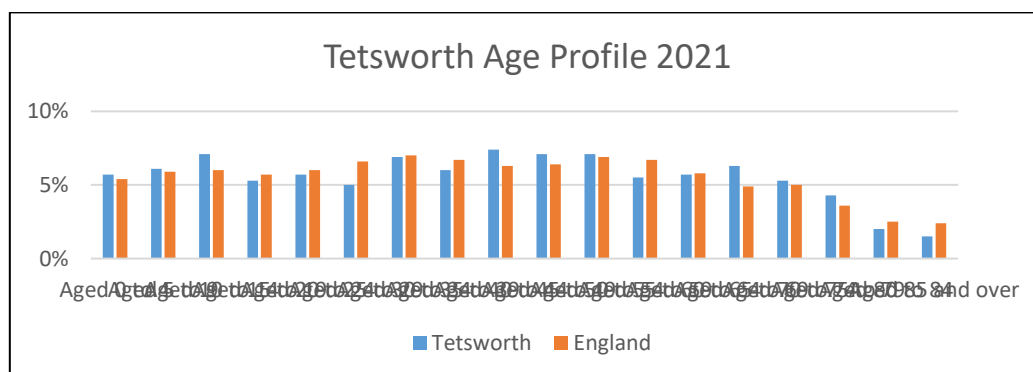


*2021 Census, Settlement Footprint*

The age profile of Tetsworth's 860 residents in 2021 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. Specifically, 18.9% of residents were of school age (0-14), 61.7% of working age (16-64) and 19.4% aged 65 or more.



*Tetsworth Population Age Profile, 2011*

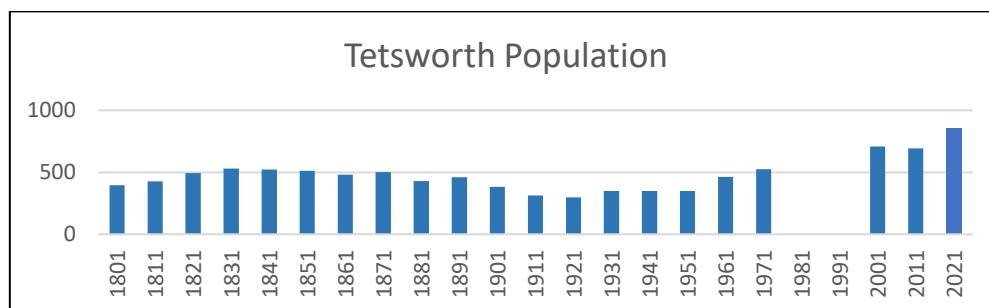


*Tetsworth Population Age Profile, 2021*

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 2021 census counted Tetsworth's overall population at 860. The village has therefore experienced 23.5% population growth over the most recent decade compared with 11% in Oxfordshire and 6.3% across the whole of England and Wales.



*Tetsworth Population Census Returns 1801 – 2021*

While not directly comparable with 2011 data, the 2021 population data show that 24% of residents are aged up to 19, 63% between 20 and 69 years old, and 13% are older than 70. This suggests a continuing trend towards a younger overall profile.



*Tetsworth Population Age Profile, 2021*

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 fewer than one in eight adults 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 2021, two thirds of Tetsworth households owned 2 or more cars with over 20% owning 3 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 4% of households manage without the use of a car.

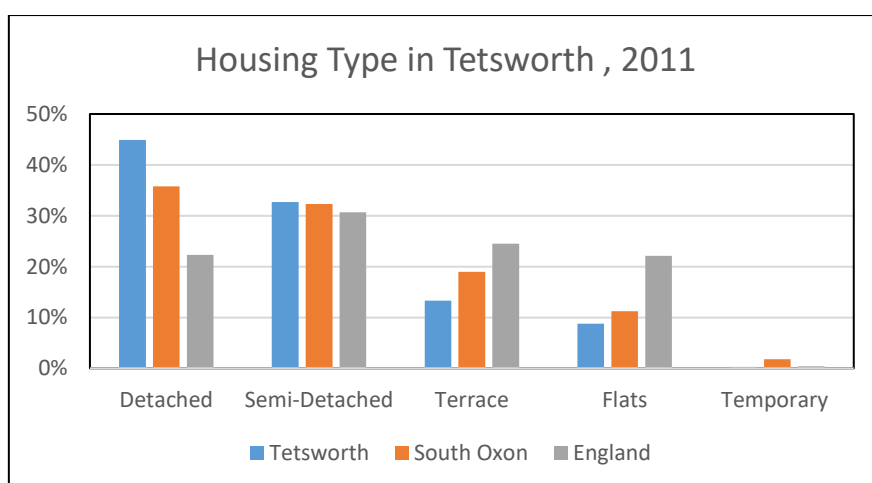
In 2011, 54.7% of the village's 278 households were formed as married units, far outstripping the national figure of 33.2% while the percentage of pensioner households, at 17.9%, was slightly lower than the 20.7% recorded for the wider community. 2021 data record the data for 322 households. These show little change with 53.6% in married units but a decrease to just 10% of pensioner households

## 8 Tetsworth Housing Baseline.

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 this census, the village population of 693 residents was made up of 278 occupied households. The 2021 census updated these numbers to 860 residents occupying 320 households within the village footprint. This implies an average household of 2.6 people per household

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.

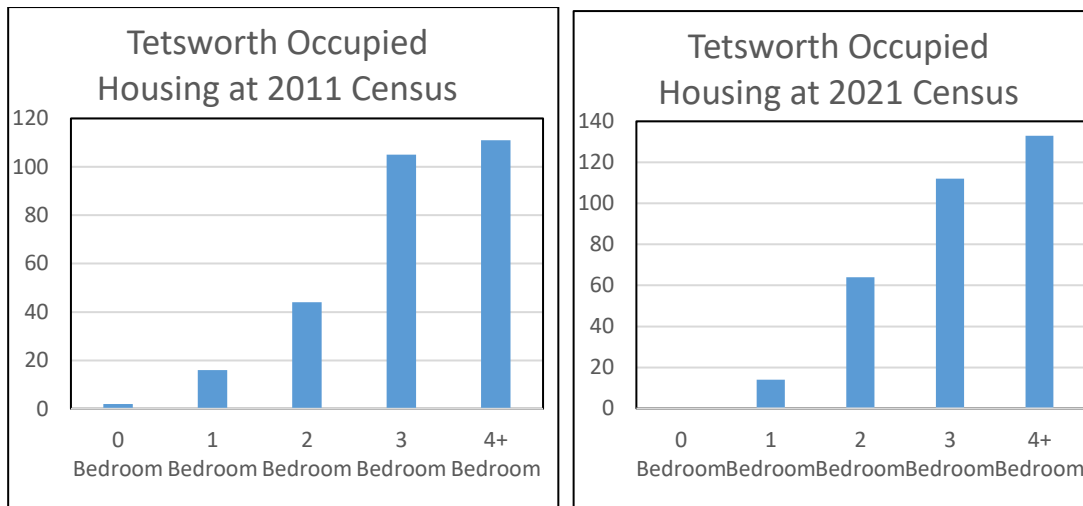
In 2011 Tetsworth's housing profile comprised 44.9% detached, 32.7% semi-detached and 13.3% terraced homes and 8.8% flats. The 2021 census updated these data to 47% detached houses, 36% semi-detached houses, 14% terraced homes and just 2% flats. This weighting towards larger homes with a far greater proportion of detached houses and far fewer terraced houses and flats has continued in the past decade. 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.



*Housing Type in Tetsworth, 2011*

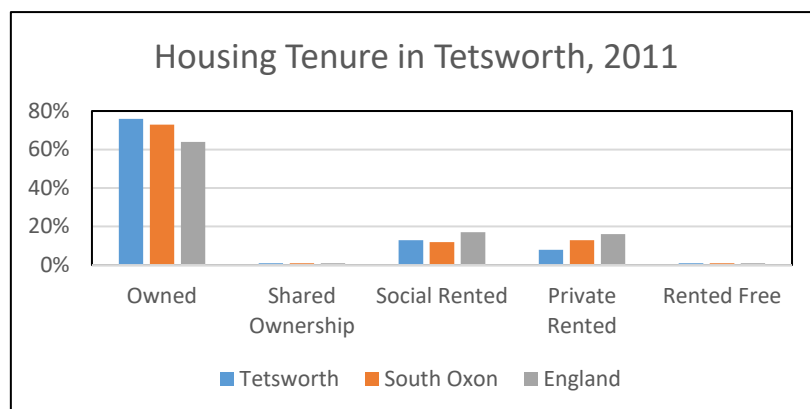
The profile by number of bedrooms in the 2011 and 2021 census confirms the bias towards larger dwellings, but also a significant increase in the number of 2-bedroom homes.



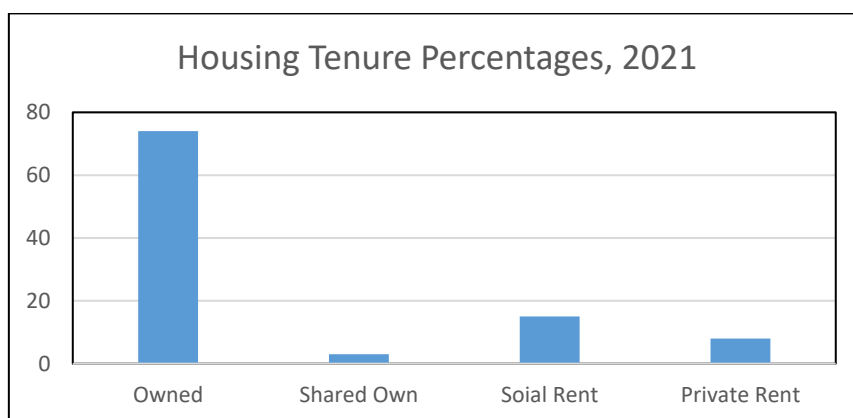


*Housing Stock by Number of Bedrooms, 2011 and 2021*

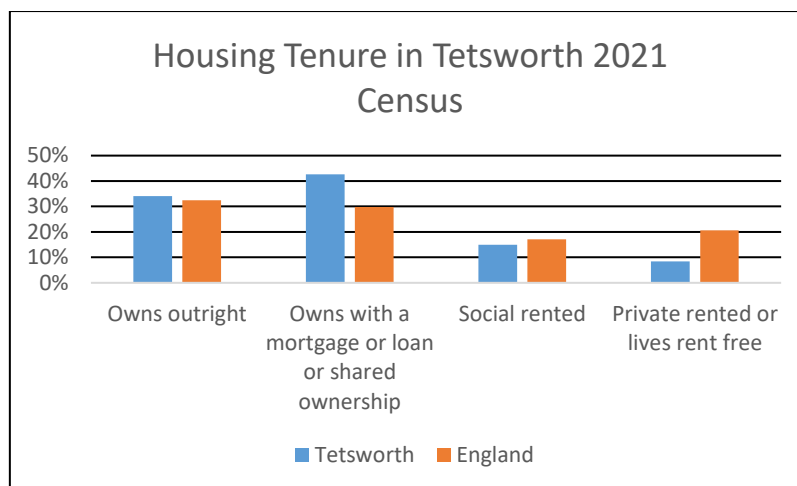
The 2011 picture on housing tenure revealed the dominance of owner occupation in Tetsworth. Nevertheless, 22% of households relied on the social and private rental sector or enjoyed shared ownership of their homes. The proportion benefitting from social rented housing in the village was marginally greater than the District average. The 2021 picture was similar although the rise in shared ownership reflected the new affordable housing in Blackthorn Rise.



*Tetsworth Housing Tenure, 2011*

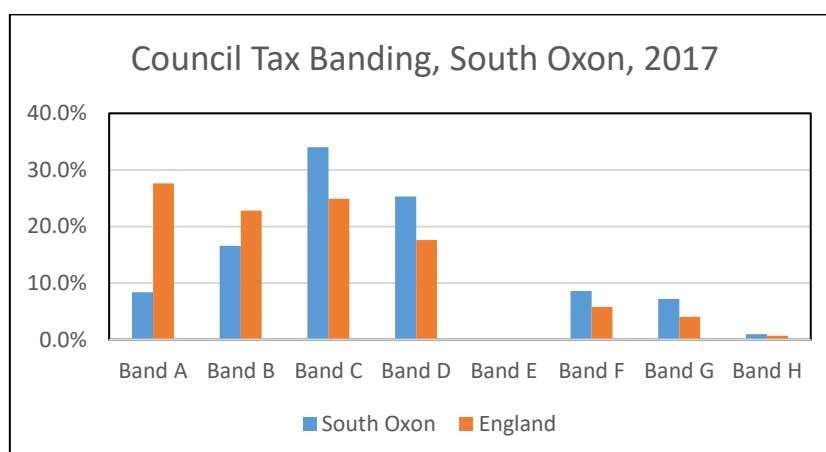


*Tetsworth Housing Tenure Percentages, 2021*

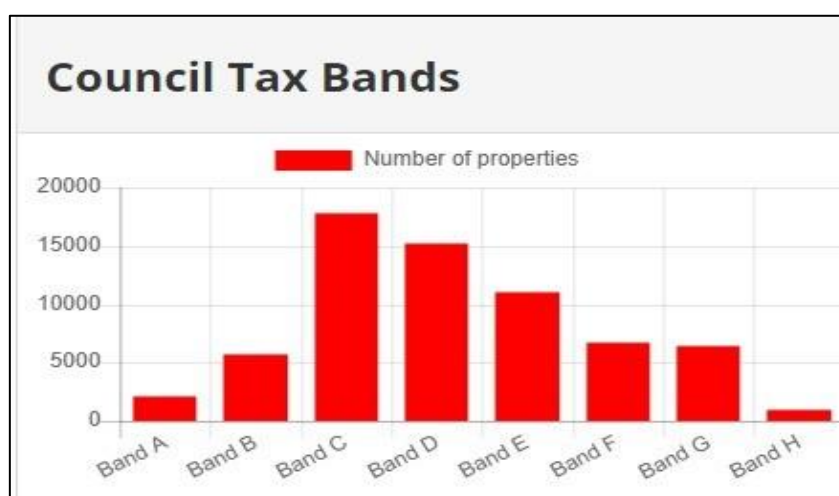


*Tetsworth Housing Tenure, 2021*

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 SODC banding profile in 2024 shows the same overall pattern.



*SODC Council Tax Band profile, 2024*

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.

## **9. SODC Housing Policy.**

The District Council's Housing Policies are currently set out in the South Oxfordshire Local Plan 2035 in which Tetsworth with a population of 856 and weak sustainability infrastructure is classified as a Smaller Village. The Housing Policy for Smaller Villages within the Local Plan is Policy H8.

### **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.**

### *SOLP2035 Housing Policy for Smaller Villages*

The policy supports infill development and growth of around 5% to 10%. It also supports NDPs' declaration of a housing allocation and identification of associated development sites. However there are no top-down SODC allocations for 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 NDP 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.

Applying Policy H8 to Tetsworth indicated that, by 2035, 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: Backland and Infill Development and Redevelopment**

- 1. Within Smaller Villages and Other Villages, development should be limited to infill and the redevelopment of previously developed land**

**or buildings.**

- 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.**
- 3. Where a proposal encompasses residential development of land behind an existing frontage or placing of further dwelling/s behind existing dwelling/s within the existing site, the proposals should demonstrate that:**
  - i) the privacy of existing and future residents will be protected;**
  - ii) means of access can be appropriately secured; and**
  - iii) development would not extend the built limits of the settlement.**

#### *SOLP2035 Infill Housing Policy*

SOLP2035 Policy H14 on the provision of domestic sites for gypsies and show-people is also relevant to Tetsworth. Its site allocations lie elsewhere in the District. Its planning criteria do not favour such a site in Tetsworth where a proposed development was dismissed at appeal in 2020.

SODC and Vale of White Horse District Council began to develop a Joint Local Plan (JLP) in 2021 and issued its preferred policy options for consultation at the beginning of 2024. The Councils expect to adopt JLP2041 in late 2025. The emerging policies relevant to housing in Tetsworth are re-categorisation of the Settlement Hierarchy and its general housing policies.

The proposed Settlement Hierarchy in Policy SP2 now identifies Tetsworth as a Tier 4 settlement with little development potential. Essentially it only supports new or replacement dwellings on brownfield land within the settlement's built-up area.

**Tier 4 Settlements**

Settlements with a more limited range of employment, services and facilities.

Within the built-up area of these settlements: development is limited to brownfield sites, replacement dwellings or subdivision where appropriate.

**The Countryside**

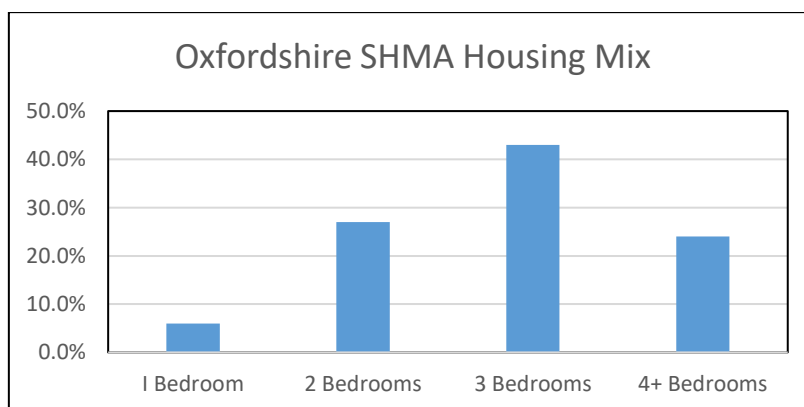
Anywhere not included within the table below forms part of the countryside, as does land outside of the existing built-up areas of Tier 1-4 settlements.

Development in the countryside will not be appropriate unless specifically supported by other relevant policies as set out in the development plan or national policy, or comprising a replacement dwelling consistent with its location in the countryside.

*JLP2041 proposed Tier 4 and Countryside Development Policy*

## 10. South Oxfordshire Future Housing Requirement

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.



*Oxfordshire Future Housing Mix Requirement*

Data in the draft JLP2041 update the future housing requirement for SODC. Overall, Policy HOU1 sees a need for approximately 17,000 new homes between 2021 and 2041. This includes allocations on strategic development sites and windfall developments. Although JLP2041 proposed the removal of Chalgrove Airfield as a strategic development site, the draft plan does not identify the need for an alternative site.

#### Policy HOU1 - Housing requirement

1) During the plan period, provision will be made to meet the following requirements:

a) **South Oxfordshire housing requirement:** 17,050 homes between 1 April 2021 and 31 March 2041, with the annual requirement as follows:

i) 2021/22 to 2035/36 – 935 homes per annum

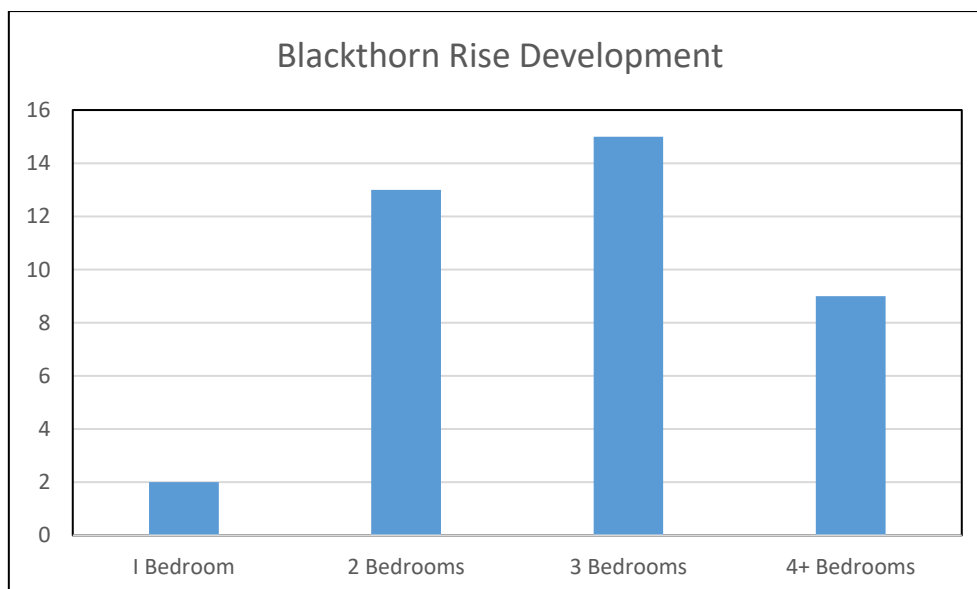
ii) 2036/37 to 2040/41 – 605 homes per annum

#### *SODC Future Housing Requirement, 2021-2041*

Policy SP2 only commits Tetworth contributing to the delivery of JLP2041's 'windfall' target.

### **11. Tetworth Housing Delivery and Approvals since 2011 Census.**

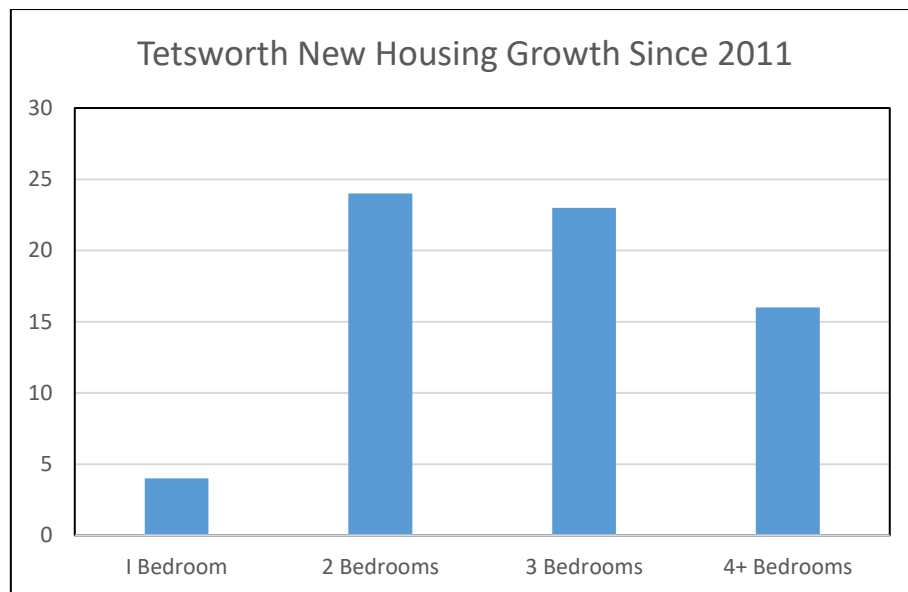
Since the 2011 baseline, Tetworth's additional delivered housing stock and approvals in the pipeline resulted in 73 new dwellings offset by the demolition of the Sunnymede flatlets. Individual planning applications and permissions are shown in the Appendix to this paper. Gradual trickle growth is being 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. 7 affordable homes have been delivered on a previously developed site in Elm Close; they are managed by the South Oxfordshire Housing Association (SOHA). The much larger development of 39 new dwellings at Blackthorn Rise built of 24 market dwellings and 15 affordable homes. This site delivered 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 significantly contribute to an overall shift towards smaller, less expensive housing stock in the village.



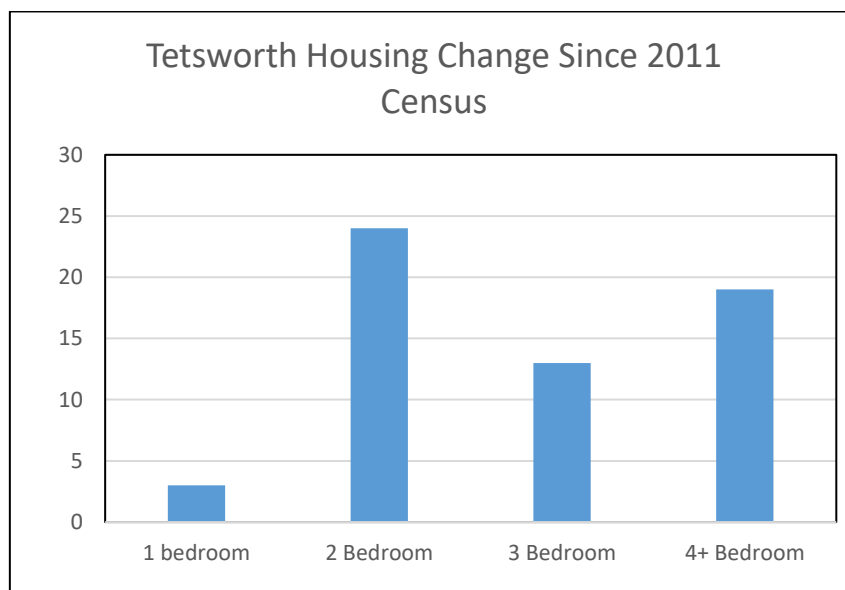
*Blackthorn Rise Housing Mix*

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 Blackthorn Rise.



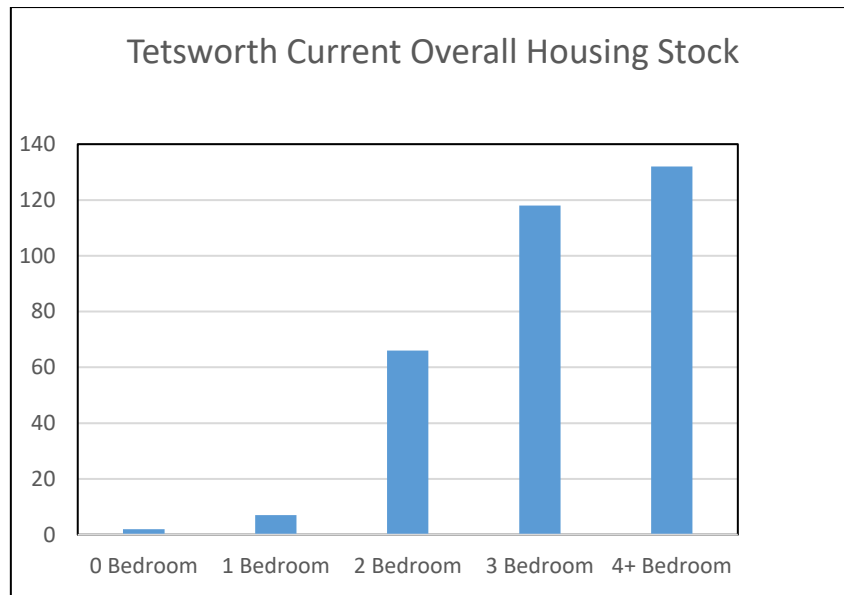


Planning permissions since 2011 for the extension of existing dwellings, to increase the number of bedrooms, has also resulted in the increase of 4+ bedroom dwellings and the corresponding reduction of 3 bedroom dwellings. This has shifted the overall change in housing size since 2011 towards larger,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

## **12. Potential Housing Growth Projections.**

The analysis shows that Tetsworth's housing stock will have grown by a little under 20% by 2035 even without the addition of any new housing in the next 17 years. This is almost double the SOLP2035's policy's upper bound expectation of 10% growth and four times its lower bound of 5%.

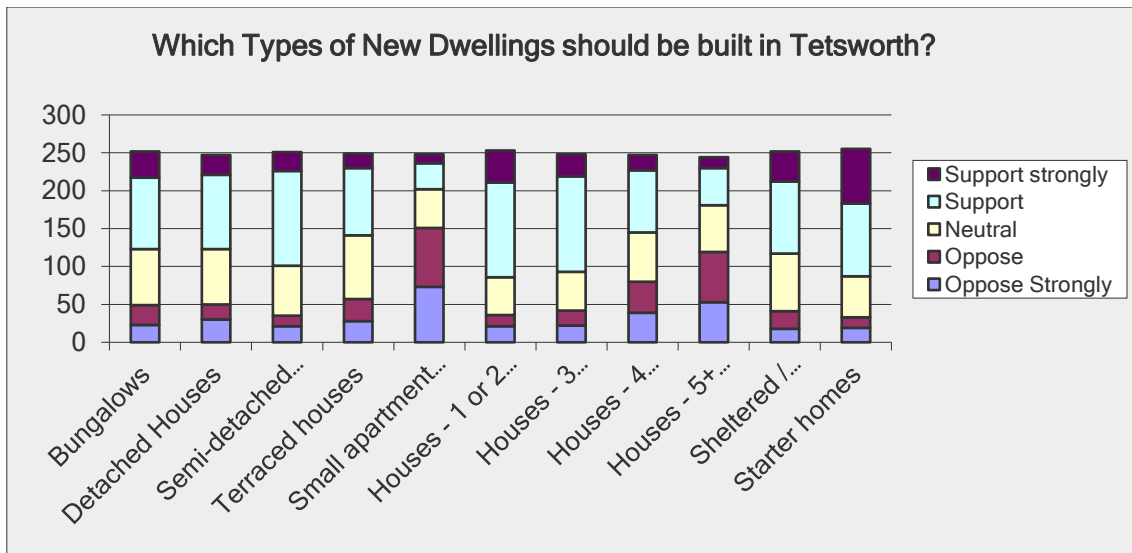
No further growth between 2024 and 2041 is not a realistic expectation, even for a village settlement with weak sustainability. Assuming that an average of just one new infill dwelling was added to the housing stock each year up to 2041, the stock would increase by 17 new homes and represent approximately 5% ongoing growth for the forward period.

This suggest that such trickle growth within the village footprint would be fully compliant with JLP2041's growth expectations.

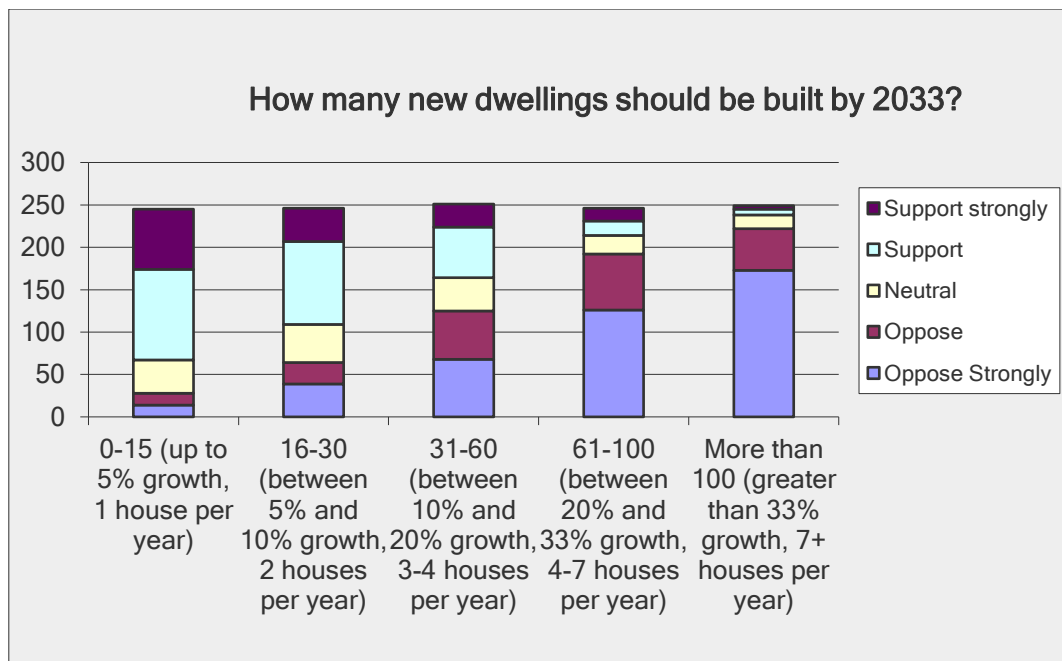
## **13. Tetsworth Housing Questionnaire Analysis.**

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.

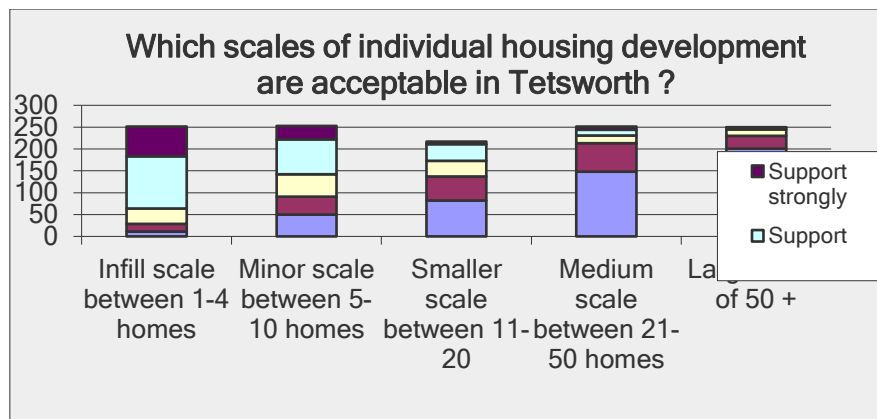
There was broad support for a varied housing mix with the greatest number favouring semi-detached dwellings over other dwelling formats. In terms of size, the most favoured were smaller homes of 1 or 2 bedrooms with a strong correlation of support for sheltered housing and starter homes. However, building 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.



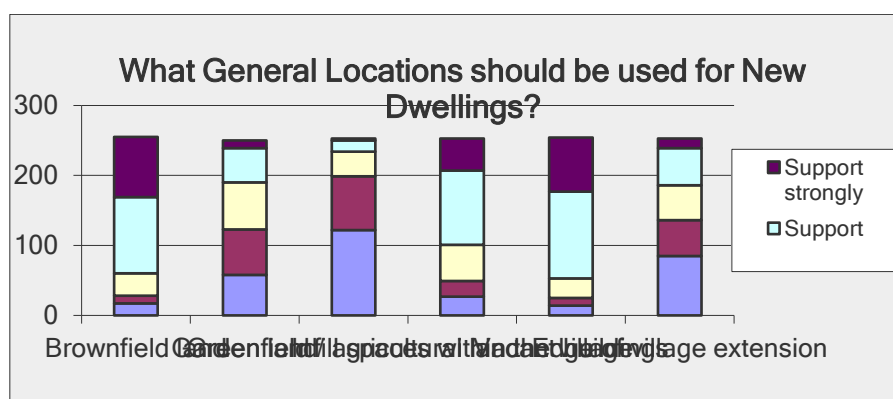
The opinion on housing growth numbers confirmed strong support for 5% or lower growth with diminishing support for 10% and 20% growth and overwhelming opposition to a greater percentage. In raw numbers of new houses, Tetsworth residents would find growth of between 31 and 60 new dwellings by 2034 to 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.

#### **14. Themes for Consideration in Tetsworth Neighbourhood Plan Housing Policies.**

SODC's expectation under SOLP2035's Policy H8 was 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 recognised that only modest and gradual expansion is consistent with the Sustainability status of Tetsworth.

Tetsworth has already achieved a net growth of more than 50 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 Blackthorn Rise 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 28 Affordable dwellings already delivered since 2011 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.

#### **15. 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 January 2025, South Oxfordshire District Council had received the following planning applications for development of new and replacement housing in Tetsworth Parish since the 2011 Census. The list below indicates the nature of the applications and their current status in the planning process. There have also been planning applications to extend existing dwellings.

**P24/S3558/FUL**- Manor Farm

2 replacement dwellings – Under consideration

**P24/S3144/O**- Land at High Street

50 dwellings – Under consideration

**P24/S2387/FUL**- 7 Silver Street

1 replacement dwelling - Approved

**P23/S4191/FUL** – Claridge Barn, Chiltern View

3 dwellings – Under consideration

**P23/S3277** – Attington Leys

1 dwelling – Refused, appeal Dismissed

**P23/S2185/FUL** – 9 Silver Street

1 replacement dwelling - Approved

**P22/S3276/FUL** – 30 Silver Street

1 dwelling – Approved

**P22/S1643/O** – 9 Chiltern View

2 dwellings - Withdrawn

**P22/S0871/FUL** - 30 Marsh End

1 dwelling - Refused

**P21/S2114/FUL** – Judd's Lane barn for conversion to single domestic dwelling

1 dwelling -Approved

**P21/S2028/FUL** – Mounthill Farm, 19 High Street

1 dwelling – Approved

**P20/S4389/FUL** – Horseshoe House

1 replacement dwelling - Approved

**P20/S0263/FUL** – Moreton Field Farm

2 dwellings - Approved

**P19/S4086/FUL**- Thistly Piece, 59 High Street

3 dwellings - Withdrawn

**P19/S2916/FUL**- Land behind Swan, 5 High Street

2 dwellings - Approved

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

2 dwellings – Refused

**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 included in SO Local Plan 2035 or draft Joint Local Plan 2041

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

6 dwellings – Permission refused, appeal dismissed

**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, joint appeal dismissed January 2020

**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 2016

**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