

Tetsworth Neighbourhood Development Plan Review

Pre-Submission Consultation Statement



Prepared July 2025

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1. Introduction

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

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

1.2 To satisfy these requirements, this Statement first describes the local engagement activities undertaken during the review of the Tetsworth NDP up to the launch of the formal Regulation 14 Pre-submission consultation. Following this consultation, It will then cover in more detail the process undertaken for the Regulation 14 consultation, the feedback received, and the action taken.

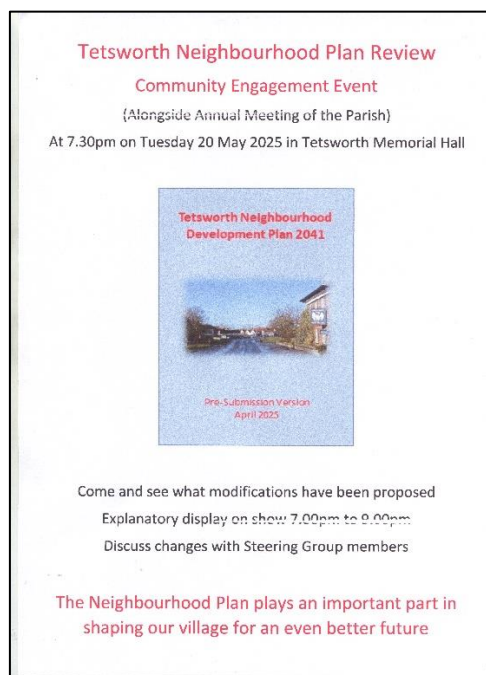
2. Local Engagement and Consultation Activities

2.1 **Launch of the Tetsworth NDP Review.** Although Tetsworth NDP 2035 was only made in May 2021, subsequent changes in local circumstances within the parish and the decision of South Oxfordshire District Council (SODC) to develop a Joint Local Plan (JLP) with Vale of White Horse District Council led Tetsworth Parish Council (TPC) to initiate a review of the made NDP to maintain consistency with the emerging JLP policies and changes in the NPPF. Provided that JLP 2041 is adopted by the end of 2025, the NDP review plans to extend the validity of the made NDP to 2041.

2.2 A Steering Group (SG), including Parish Councillors and local residents, was formed under Parish Council authority and began to hold meetings in November 2023, the agendas and minutes of which were posted on the TPC website. The SG Chairman provided progress reports to the Parish Council at its monthly meetings. Guidance and advice was also obtained through meetings with SODC Neighbourhood Planning officers.

2.3 During the first year of the review project, the SG updated the NDP 2035 evidence base documents and drafted proposed modification to the existing NDP policies in line with changed local circumstances and revised higher level planning policies. In January 2025, the SG engaged professional planning consultants to review the soundness of its change proposals and prepare a Modification Statement.

2.4 **Engagement with Tetsworth Residents.** With supportive feedback from the planning consultant review, the SG planned to build on the consultation activities reported in the Consultation Statement supporting Tetsworth NDP 2035. To explain the rationale for the review and the change proposals, the SG prepared a public display and presentation alongside Tetsworth's Annual Meeting of the Parish held on 20 May 2025. The event was advertised by a leaflet drop to all Tetsworth households, was posted on the TPC website and also posted on the Tetsworth Community Facebook page.



Tetsworth NDP Review Community Engagement Event - Advertising Leaflet

The NDP Review display material, copy enclosed as Appendix 1, was mounted in Tetsworth Memorial Hall and available to residents ahead of and after the Annual Meeting of the Parish. Approximately 40 village residents attended the event and SG members were in attendance to respond to queries and note feedback comments which were all supportive of the proposed NDP modifications.



NDP Display – Resident Engagement

The SG Chairman addressed the Annual Meeting of the Parish based on the statement which is copied as Appendix 2.



Tetsworth Annual Meeting of the Parish

3. Regulation 14 Consultation Preparations

3.1 **Pre-Submission Consultation Preparation.** The SG worked closely with TPC to ensure that the Pre-submission version of the Tetsworth NDP and all of the supporting Evidence Base reports would be available to all Tetsworth residents, others with an interest in the Parish and external statutory bodies ahead of the planned Regulation 14 Consultation launch. Hard copies of the document suite were placed in 3 publicly-accessible locations in the village:

- Tetsworth Memorial Hall
- Tetsworth Sports and Social Club
- The Red Lion Public House

Digital versions were posted of the TPC website.

3.2 The launch of the Regulation 14 consultation is notified by a letter issued by TPC on the TPC website, its village noticeboard and the Tetsworth Community Facebook page and distributed to all statutory consultees including SODC. The letter invites comment on the modified NDP, announces the dates of the consultation window, explains where the document suite can be accessed, and sets out how to respond. A copy of this letter is at Appendix 3.

Tetsworth Neighbourhood Development Plan 2041



Pre-Submission Version

April 2025

What is a Neighbourhood Plan?

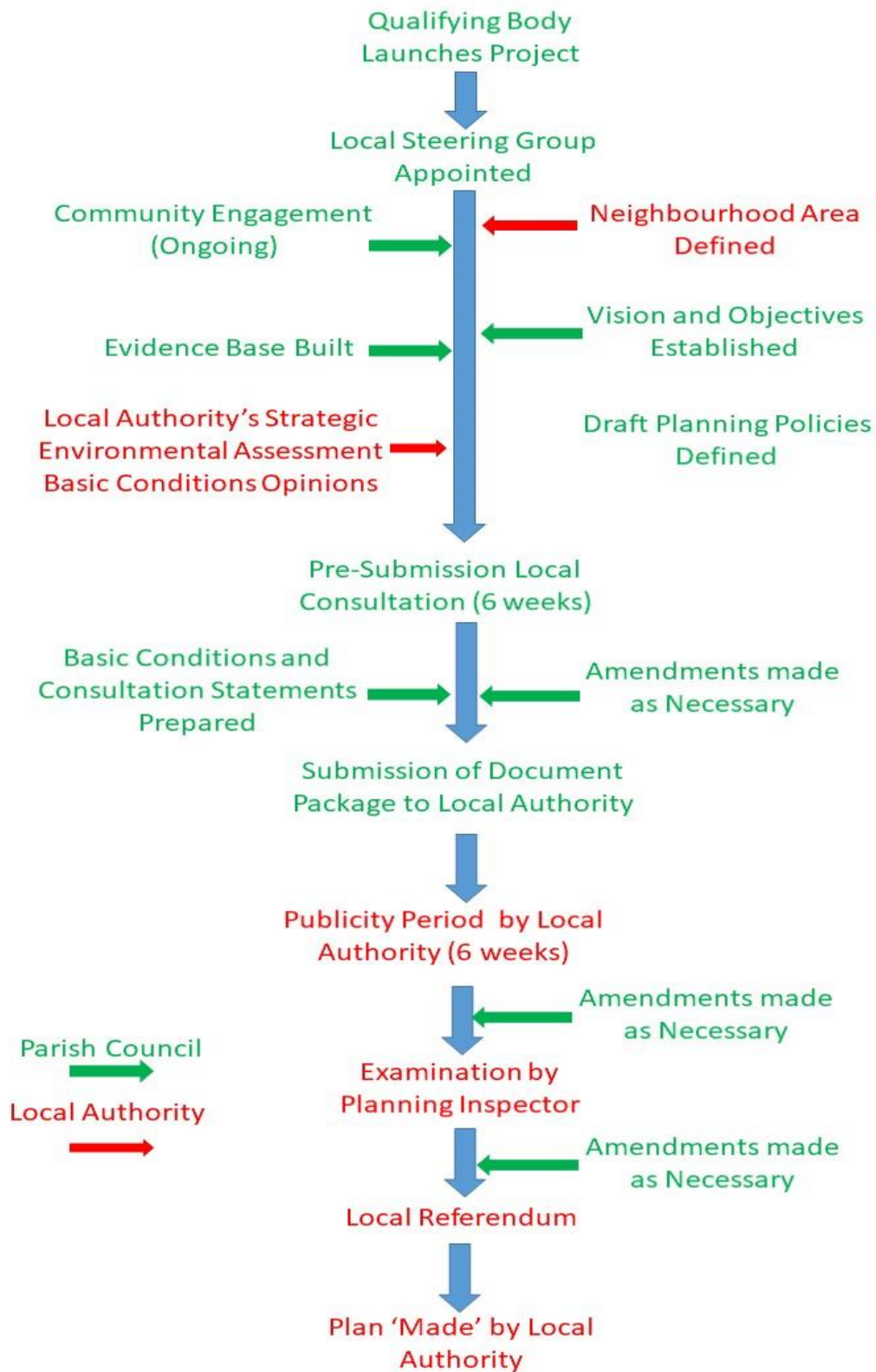
It is a formal Planning document, introduced under the Localism Act 2011, which sets out land use policies which reflect the vision, objectives and local circumstances guiding the nature and extent of future development within a defined Neighbourhood Area.

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.

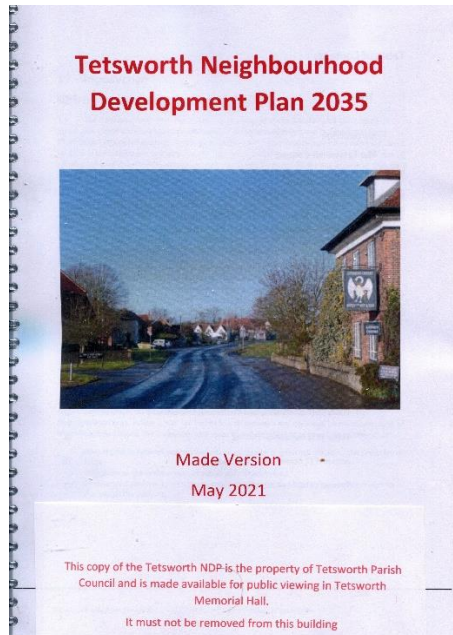
Once 'made' (approved and adopted), a Neighbourhood Plan is incorporated into its 'parent' Local Plan and influences planning decisions made by Local Planning Authorities.

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

What is the NDP 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

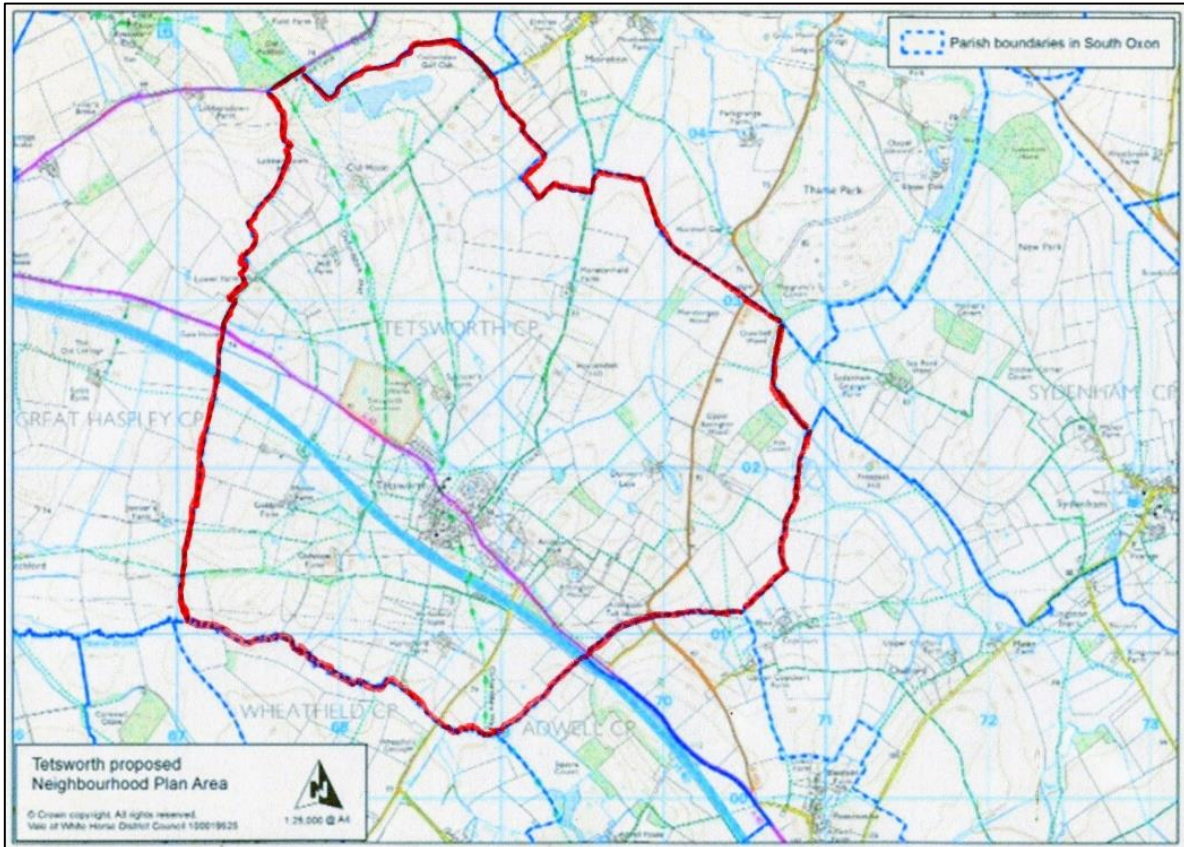
Update Evidence Base documents

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.

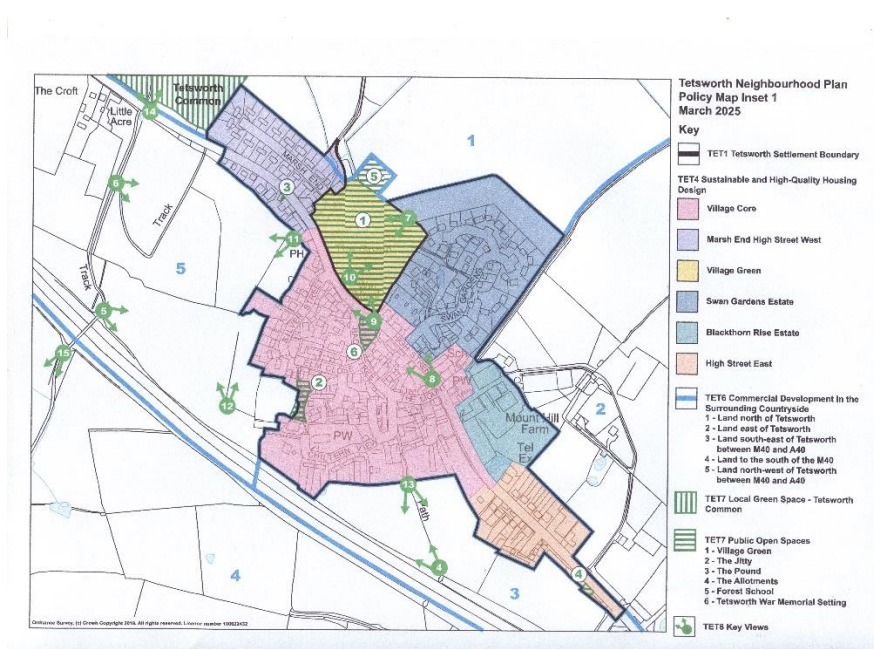
Unchanged

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

Appendix 2. Annual Meeting of the Parish NDP Presentation – 20 May 2025

TETSWORTH NEIGHBOURHOOD DEVELOPMENT PLAN – REVIEW

With the support of a volunteer Steering Group (SG), Tetsworth Parish Council developed its current Neighbourhood Development Plan (NDP) in the years running up to 2021. Its purpose is to formally document local land use policies which have statutory status as the third tier of Planning Policy below the National Planning Policy Framework and the District Council's Local Plan.

Tetsworth's plan addresses such issues as housing growth and design, protection of village heritage and green space assets, and preservation of its rural setting and countryside. It was supported by 93% of residents voting at a local referendum held in May 2021 after which it was 'made' and adopted as part of the South Oxfordshire Local Plan 2035. Since then, its policies have played an important part in SODC, our Local Planning Authority's decision making on Planning Applications affecting Tetsworth.

Although the 'made' Tetsworth NDP 2035 still has an expected validity for another 12 years, periodic reviews are needed to keep it in step with evolving higher level planning policies and changes in local circumstances. The decision of South Oxfordshire and Vale of White Horse District Councils to prepare a Joint Local Plan (JLP2041) and developments in Tetsworth such as completion of the 39 new houses in Blackthorn Rise and the establishment of the Harlesford Solar Farm to the south of the M40 have triggered the need to review our current NDP.

JLP2041 is currently under examination by a Planning Inspector. Here in Tetsworth, the reconstituted NDP Steering Group has confirmed that the original Vision and Objectives of the 'made' plan remain sound and has updated the Evidence Base supporting documents to reflect 2021 census data and changes in local circumstances. It has also proposed some new policies and small changes to existing ones that will make the overall plan more robust.

These changes include: the definition of a settlement boundary to differentiate policies applicable in the village's built-up footprint and its surrounding countryside; housing design criteria to address climate change; encouragement of small-scale commercial development, community infrastructure development and utility improvements in the village; and quantitative limits on

the size of future solar and wind farm developments to mitigate the landscape-harming impact of clustering.

Our proposals have been reviewed by planning consultants who also produced a Modification Statement detailing the impact of the changes. They concluded that our proposals are sound and that they do not change the nature of the 'made' plan sufficiently to trigger another local referendum downstream. However, we still have a number of formal hurdles to negotiate before we reach that stage. These include SODC advising whether we do, in fact, need a local referendum, a 6 week period of local consultation, submission of the draft NDP, Evidence Base and other required documents to SODC, its further period of publicity and then examination by a Planning Inspector.

We are now close to launching the local consultation required by Regulation 14 and are holding an informal resident engagement event in conjunction with this Annual Meeting of the Parish to explain our proposals. The display material will be posted on the Tetsworth Parish Council website.

Appendix 3. TPC Draft Regulation 14 Launch Letter



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

As Tetsworth residents and others with an interest in the Neighbourhood Area, you are invited to review and comment on the Pre-Submission version of Tetsworth's Neighbourhood Development Plan (NDP) which has been undergoing review. Tetsworth Parish Council does not consider that the modifications made to the Plan are sufficiently significant or substantial to change its nature, and have been made to respond to changes in local circumstances and higher level planning policies.

Copies of the draft Plan and reports of supporting Evidence Studies will be posted on the Tetsworth Parish Council website: www.tetsworthparishcouncil.gov.uk. You will also be able to inspect paper copies during the usual opening hours at:

- Tetsworth Memorial Hall.
- Tetsworth Sports and Social Club.
- The Old Red Lion Public House.

The Regulation 14 consultation will open on **DATE** and run for a period of 6 weeks until **DATE**

Comments on the draft Plan may be submitted:

- By email to clerk@tetsworthparishcouncil.gov.uk
- By letter to Tetsworth Parish Clerk at Old House Farm, Marlow Road, Stokenchurch, Bucks HP14 3UN.

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

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

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

Thank you for supporting Tetsworth's NDP project.

Cllr Seb Mossop
Chairman
Tetsworth Parish Council

date 2025