

## **TETSWORTH NEIGHBOURHOOD DEVELOPMENT PLAN (NDP) REVIEW**

John Gilbert – Chairman, Tetsworth NDP Steering Group

Tetsworth NDP 2035 (TNDP2035) was adopted and then incorporated into the South Oxfordshire Local Plan 2035 (SOLP2035) in May 2021. Changing circumstances within the parish and the decision of South Oxfordshire and Vale of White Horse District Councils to develop Joint Local Plan 2041 (JLP2041) resulted in the Parish Council's decision that TNDP2035 should be reviewed to maintain consistency with emerging higher level planning policies and extend its validity.

A small volunteer NDP Steering Group, including Parish Council representation, has subsequently been undertaking the review under the authority of the Parish Council. By the time of last year's Annual Meeting of the Parish the Steering Group had revised and added to existing TNDP policies, updated the supporting evidence base and engaged grant-funded consultant support to review our draft changes and prepare some of the required statutory documentation. An exhibition of the then current state of play of developing TNDP2041 was presented to parishioners at the 2025 Annual Meeting of the Parish.

The next formal stage of the review, known as the Regulation 14 Local Consultation, required the Parish Council to hold a 6-week local consultation of the revised TNDP2041 document and its supporting evidence. Statutory consultees, Tetsworth residents and others with an interest in the village were invited to respond between 25<sup>th</sup> August and 6<sup>th</sup> October 2025. Helpful comments from a handful of responses were incorporated into the draft documents, but promotion of large-scale housing development by two development companies was rejected as being contrary to both the TNDP and higher level extant and emerging housing policies.

Under normal circumstances, TNDP2041 would then have progressed rapidly to submission to the District Council for a further period of consultation and examination by a planning inspector. However, on 26<sup>th</sup> September the inspectors examining JLP2041 had invited the District Councils to withdraw its draft on the grounds of inadequate duty to cooperate with neighbouring councils over future housing requirements. The District Councils did not accept the invitation and subsequent Ministerial guidance on the issue resulted in resumption of the examination. This led to a procedural meeting with the inspectors on 12<sup>th</sup> February 2026 and submission of further Sustainability Appraisal and other evidence. Public hearings on JLP2041 will probably resume in June so its final adoption is inevitably still some way off. The Parish Council and Steering Group have decided to hold off Regulation 15 Submission of TNDP2041 until that happens, rather than reverting the review back to consistency with SOLP2035.

The outcome of Local Government reorganisation will also have impact on TNDP2041, but it will continue to have validity within JLP2041 until such time as our new Local Government entity produces its own Local Plan.