

Tetsworth Neighbourhood Development Plan

Examiner's Clarification Note

This Note sets out my initial comments on the submitted Plan. It also sets out areas where it would be helpful to have some further clarification. For the avoidance of any doubt matters of clarification are entirely normal at this early stage of the examination process.

Initial Comments

The Plan provides a clear and concise vision for the neighbourhood area.

The presentation of the Plan is very good. The difference between the policies and the supporting text is very clear.

The Plan is supported in a very professional fashion by the Character Assessment and the Key Views Report. In their different ways they are exemplary documents and their contents directly inform the associated policies.

Points for Clarification

I have read the submitted documents and the representations made to the Plan. I have also visited the neighbourhood area. I am now in a position to raise issues for clarification with the Parish Council. There is also a specific question for SODC.

The comments made on the points in this Note will be used to assist in the preparation of my report and in recommending any modifications that may be necessary to the Plan to ensure that it meets the basic conditions.

I set out specific policy clarification points below in the order in which they appear in the submitted Plan.

Policy TET2

This is an excellent policy.

I am minded to recommend a modification so that the criteria apply insofar as they are relevant to any development proposal.

Does the Parish Council have any comments on this proposition?

Policy TET6

I can see the analysis in paragraphs 5.14 and 5.15

However, is the policy's focus on the character of the three buildings or their community value? The opening part of the policy implies that it is the latter. The second part of the policy implies that it is the former.

Policy TET7

Has a detailed appraisal been undertaken for Tetsworth Common against the criteria for Local Green Space designation in the NPPF (paragraph 100)?

In particular what is its size, and has the Parish Council any detailed commentary on the extent to which it is 'demonstrably special to the local community'?

What is the purpose of the Judd's Lane paragraph in the policy? As submitted, it is a statement rather than a policy. Is it intended to be identified as a public open space?

Question for the District Council

What is the current position with the emerging South Oxfordshire Local Plan?

Representations

Does the Parish Council wish to comment on any of the representations made to the Plan?

Protocol for responses

I would be grateful for responses to this note by 14 August 2020. Please let me know if this timetable may be challenging to achieve. It is intended to maintain the momentum of the examination.

In the event that certain responses are available before others I am happy to receive the information on a piecemeal basis. Irrespective of how the information is assembled please could it come to me directly from the District Council. In addition, please can all responses make direct reference to the policy or the matter concerned.

Andrew Ashcroft

Independent Examiner

Tetsworth Neighbourhood Development Plan.

30 July 2020