

Tetsworth Neighbourhood Plan - publicity period

Response 1

Respondent Details

Information	
Respondent Number: 1	Respondent ID: 136783056
Date Started: 28/02/2020 08:39:25	Date Ended: 28/02/2020 08:43:40
Time Taken: 4 minutes 14 seconds	Translation: English
IP Address:	Country: United Kingdom

Q1. Are you completing this form as an:

Organisation

Your comments

Q2. You can provide your comments on the Tetsworth Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

Thank you for consulting the Environment Agency on your Draft Neighbourhood Plan.

We aim to reduce flood risk, while protecting and enhancing the water environment. We have had to focus our detailed engagement to those areas where the environmental risks are greatest.

Based on the environmental constraints within the area, we have no detailed comments to make in relation to your Plan at this stage. However together with Natural England, English Heritage and Forestry Commission we have published joint advice on neighbourhood planning. This sets out sources of environmental information and ideas on incorporating the environment into plans. This is available via the attached PDF.

Q3. You can upload supporting evidence here.

- File: Planning for the environment at the neighbourhood level.pdf

Q4. If appropriate, you can set out what change(s) you consider necessary to make the plan able to proceed below. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

None.

Public examination

Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Tetsworth Neighbourhood Plan:

No, I do not request a public examination

Planning for the environment at the neighbourhood level

The Environment Agency, English Heritage, Forestry Commission and Natural England are the statutory environmental bodies that deliver the Government's work to protect and improve the natural, built and historic environment.

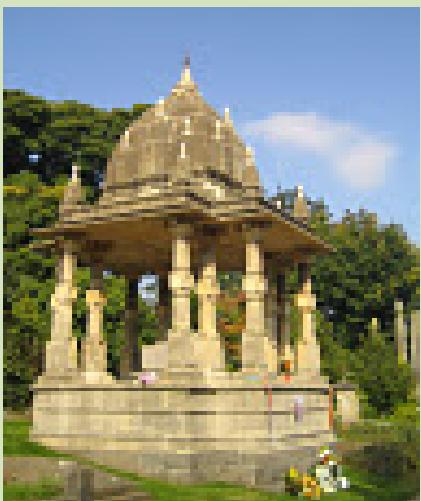
Neighbourhood planning is a new way for communities to shape the future of the places where they live and work. This advice note is for community groups and parish / town councils starting work on a neighbourhood plan, neighbourhood development order, or Community Right to Build Order. It covers:

- ideas on how to improve your local environment through neighbourhood planning
- where to go for information about your local environment
- information on environmental assessment
- when to consult us.

Starting points for thinking about your local environment

The first point of contact for any neighbourhood planning is your local authority (council). Drawing up a neighbourhood plan is an exciting opportunity to think about improving your local environment.

You could protect and improve environmental assets and places valued by local people such as archaeology, historic buildings, green spaces, Local Nature Reserves, and Registered Parks and Gardens. This could include maintaining sites and their heritage assets, promoting the repair and re-use of redundant historic buildings, opening up new opportunities for recreation, access and leisure, and designating Local Green Spaces.



Improving local heritage within the community

Arnos Vale is a 45-acre cemetery in the centre of Bristol and is one of the best examples of a Victorian 'Arcadian' garden cemetery. Opened in 1839, it remains a working cemetery and also a heritage attraction and highly valued green space. The cemetery was passed to the Arnos Vale Cemetery Trust in 2003 after falling into decay and closing. Investment was secured from Heritage Lottery Fund, English Heritage and other charitable funders and matched in volunteer hours. Since then the restoration programme has restored some of the listed buildings and monuments, and the Estate is now well managed with habitats and wildlife conserved. Visitor facilities together with learning and interpretation resources have been developed to promote the history, landscape and biodiversity of the site.

Did you know? Local Authorities maintain a Historic Environment Record (often available online) with details of all designated heritage assets and other known archaeological sites, historic buildings, landscapes and sites of local value.

You could identify opportunities for new green spaces or improvements to public space through new development. This could include linking open spaces to make 'green corridors' for people and wildlife, planting trees, or making improvements to local waterways. You could also encourage good design to ensure that new development reflects and complements the character of the area.



Adapting to climate risks and creating green space

Mayesbrook Park in East London is a 45 hectare park built in the 1930s, which has been designated as a Local Nature Reserve and Local Wildlife Site. Underused and in an area of high social deprivation, it was in a poor condition. Local partners and the community worked together to redevelop the site as a Climate Change Park, to help the local community protect themselves from the effects of climate change. Works including river restoration, wetland creation and tree planting are underway. These improvements will reduce flood risk to homes, create high quality habitat for wildlife, and provide an education and recreation resource. The planned improvements will also help to cool the air, provide clean water and shade.

Did you know? Green spaces can attract investment. Public funding of £425,000 in Portland Basin Green Business Park secured over £1.8 million of private investment due to landscaping improvements (CLES, 2007). Many local authorities have green infrastructure plans that tell you more about local green spaces and practical ways to make the most of them.



Reducing flood risk and improving water quality

Lamb Drove in Cambourne, South Cambridgeshire is a residential development of 35 affordable homes built by Cambridge Housing Society. It successfully showcased sustainable drainage systems (SuDS) as a viable and attractive alternative to more piped drainage systems. The SuDS measures included: water butts; permeable paving; a green roof; swales; detention basins; filter strips; and a retention pond. The scheme has reduced the impact of development on flood risk and improved water quality. The scheme resulted in an enhanced landscape for local residents and improved biodiversity and ecology. For examples of SuDS schemes see: www.ciria.com/suds/case_studies.htm

You could help your area to manage environmental risks and improve its resilience to climate change through neighbourhood planning. By highlighting local problems and developing policies for land use, you could help your community to manage the risk of flooding by providing landscaping to manage and store water, and by promoting the use of sustainable drainage systems. Planting trees helps to create green spaces can store water, and provide shade for people and wildlife.

Did you know? 3.8 million properties could be susceptible to surface water flooding in England and Wales, including around one million also at risk from rivers or the sea.

You could also help your community save money through sustainable construction. Neighbourhood planning is an opportunity for communities to encouraging efficient water and waste management systems in new buildings, and use locally sourced wood fuel for heating. You could also help to promote the use of sustainable materials in construction, and encourage energy efficiency measures for new builds. These measures will reduce the cost of construction for developers and help to reduce utility bills for those using the building. This will also help the environment by reducing emissions and improving air quality.

Did you know? The Read Report (2009) suggests there is the potential to save an additional 10 million tonnes of carbon by using wood products in the UK's new and refurbished homes by 2019.



Reducing fuel bills and using local resources wisely

Barnsley's Communal Biomass Heating scheme uses waste wood from a local woodland management project to heat homes in the local community. It is the largest scheme of its kind in the UK. This has achieved savings on heating costs for residents and has reduced emissions from fuel combustion. The scheme helps to improve air quality, produces no soot and virtually no noise.

<http://www.forestry.gov.uk/pdf/yh-casestudies-barnselybiomass.pdf>

Where to go for information about your local environment

Information held by your local authority and used in the preparation of Local Plans is often the starting point for neighbourhood plans or orders (depending on how relevant and up to date the information is). Your local authority will be able to advise you further on this.

Other useful information may be available from local environmental records centres, the Historic Environment Record Centres or local environmental and amenity groups. You can also access a range of information and maps about the local environment on the following websites – see:

What's in your backyard? : Provides access to environmental data at a local level www.environment-agency.gov.uk/homeandleisure/37793.aspx
Your Right to Know : Public Registers of environmental permits and licences www2.environment-agency.gov.uk/epr/
Natural England : Publications, maps and data on the natural environment www.naturalengland.org.uk/publications/default.aspx
Nature on the map : Maps about nature, including the location of designated sites www.natureonthemap.naturalengland.org.uk
Multi-Agency Geographic Information for the Countryside : Interactive map of environmental information http://magic.defra.gov.uk/
The Land Information Search : Map based tool on land designations or features www.forestry.gov.uk/website/forestry.nsf/byunique/infd-6dfkmn
English Heritage : Finding and managing your local historic environment http://list.english-heritage.org.uk/ , www.heritagegateway.org.uk and www.helm.org.uk
Data on the historic environment (Heritage Counts, Heritage at Risk): http://hc.english-heritage.org.uk/ & http://www.english-heritage.org.uk/caring/heritage-at-risk/
Guidance on heritage and community-led planning : www.helm.org.uk/communityplanning

Environmental assessment

Neighbourhood plans may require a Strategic Environmental Assessment (SEA) or a Habitats Regulations Assessment (HRA). Neighbourhood plans could also lead to the need for a Sustainability Appraisal (incorporating SEA) and/or a HRA to be carried out on any significant amendments made to the relevant Local Plan. Neighbourhood development orders may require a more detailed Environmental Impact Assessment (EIA). Your local authority will be the first point of contact for discussions on environmental assessment and will be able to advise whether such assessments will need to be carried out. This will depend on whether the plan or order is likely to result in significant environmental risks.

The Environment Agency, Natural England and English Heritage are statutory consultees in England for SEA and EIA. Natural England is a statutory consultee for HRA and may be involved in providing data and information. In most cases it is likely that information from appraisals of Local Plans will be used in neighbourhood planning, depending on how up to date it is. Further information on environmental assessments is available at: www.pas.gov.uk/pas/core/page.do?pagId=152450

When to consult us

Your local authority will be your first point of contact, as your neighbourhood plan or development order will need to reflect the character and strategic elements of the Local Plan. In some cases you may be advised by your local authority to consult us prior to submitting your plan or order, as there may be particular risks relating to heritage or the natural environment which require our expertise.

As a guide, you may need to consult us if your plan or order concerns the following issues:

Issues	Environmental Body
<p>Development near the coast (if located within a 'coastal change management area').</p> <p>Development which is carried out on land within flood zone two or three, or where critical drainage problems have been notified to the local authority.</p> <p>Development on land which could be contaminated land, or is in the vicinity of a permitted site.</p> <p>Development near a main river or controlling the flow of any river or stream, including hydropower schemes.</p>	<p>Environment Agency</p> <p>Telephone: 03708 506 506</p> <p>Website: www.environment-agency.gov.uk</p> <p>Email: enquiries@environment-agency.gov.uk</p>
<p>Development that may affect European wildlife sites or Sites of Special Scientific Interest (SSSI).</p> <p>Development that may affect protected species.</p> <p>Development within, or that may affect, a National Park or Area of Outstanding Natural Beauty.</p>	<p>Natural England</p> <p>Telephone: 0845 600 3078</p> <p>Website: www.naturalengland.org.uk</p> <p>Email: consultations@naturalengland.org.uk</p>

<p>Development within 500m of an ancient woodland.</p> <p>Woodland creation, deforestation, forest road operations and tree felling.</p> <p>Grants for woodland planting.</p>	<p>Forestry Commission</p> <p>Telephone: 0845 3673787</p> <p>Website: www.forestry.gov.uk</p> <p>Email: Email: fcengland@forestry.gsi.gov.uk</p>
<p>Developments which affect: the setting of a Grade I or II* listed building; the site of a scheduled monument; the character or appearance of a conservation area (over a certain size or height); or a Grade I or II* registered park or garden.</p> <p>Listed building consent applications relating to a Grade I or II* building, or for total or substantial demolition of a Grade II listed building.</p> <p>All applications for scheduled monument consent.</p> <p>Greater London – a wider range of applications, including the demolition of a building in a conservation area.</p>	<p>English Heritage</p> <p>Telephone: 0870 333 1181</p> <p>Website: www.english-heritage.org.uk</p>

Glossary

Biodiversity	The living component of the natural world, encompassing all plant & animal species.
Biomass	Biological material from living, or recently living organisms, useful as an environmentally friendly fuel
Community Right to Build Order	Gives local people the power to deliver the development that their local community wants
Designated heritage asset:	A valued component of the historic environment
Environmental Impact Assessment	An assessment of the possible positive or negative impacts that a proposed project might have on the environment, also includes social and economic considerations.
Flood zone	Flood zones divide the floodplain into 3 areas which represent different levels of flood risk. Flood zone 1 is the lowest risk; flood zone 3 is the highest risk. See the Environment Agency website for more details.
Habitat	Place in which species or a community of species live, with characteristic plants and animals
Historic Environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, landscape & flora.
Historic Environment Record	Provides access to resources relating to the historic environment for public benefit and use. Available through your local authority or from the Heritage Gateway website.
Habitats Regulation Assessment	An assessment of the likely significant effects of a plan or project on a European wildlife site. Part of EU law.
Local Green Space Designation	Protects green spaces of particular importance to local communities
Local Nature Reserve	Places with wildlife or geological features that are of special interest to a local area
Local Plan	Development plan for the area, setting out strategic development policies and allocating sites for development, prepared by the local authority
Local Wildlife Site	An area of special importance to local nature conservation
Neighbourhood Development Plan	A document outlining general development policies and allocating sites for the development of land in a neighbourhood.
Neighbourhood Development Order	Gives planning permission for specific developments or types of development the community wants to see in the neighbourhood
Registered Park and Garden	Site designated to be of national importance whose preservation must be considered when determining planning applications for development on or affecting the site.
Scheduled Monument	Scheduled on a list of nationally important archaeological sites & monuments. English Heritage takes the lead in identifying sites in England which should be placed on the schedule by the Secretary of State for Culture, Media and Sport. There are nearly 20,000 scheduled sites with legal protection under this process.
Strategic Environmental Assessment	A system of incorporating environmental considerations into policies, plans & strategies. Part of EU law.
Sustainable Drainage Systems	A system designed to drain surface water in a more sustainable fashion, helps to improve water quality, enhance the environment, and reduce flood risk.
World Heritage Site	Area designated as important to heritage under relevant national legislation. The list of Heritage sites for England can be found on the English Heritage Website

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title	Mr
Name	Samuel Pocock
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Response 2

Respondent Details

Information	
Respondent Number: 2	Respondent ID: 138692650
Date Started: 07/04/2020 09:59:35	Date Ended: 07/04/2020 10:08:06
Time Taken: 8 minutes 31 seconds	Translation: English
IP Address:	Country: United Kingdom

Q1. Are you completing this form as an:

Organisation

Your comments

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Please attached SODC Planning Officer response

Q3. You can upload supporting evidence here.

- File: 2020_04_07_SODC Officer Response.docx

Public examination

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No, I do not request a public examination

Your details and future contact preferences

Planning services
HEAD OF SERVICE: ADRIAN DUFFIELD



Mr John Gilbert
Chairman of Tetsworth NDP Steering Group
By email only: [REDACTED]

Cc: tetsworthnp@gmail.com
clerk@tetsworthparishcouncil.co.uk

Listening Learning Leading

Contact officer: Ryan Hunt
Ryan.Hunt@southandvale.gov.uk
Tel: 01235 422600

07 April 2020

Dear

Tetsworth Neighbourhood Development Plan – Submission Consultation

I would like to start by congratulating Tetsworth Parish Council and the Tetsworth Neighbourhood Planning Group for reaching this very important milestone.

Having now seen the submission plan, along with the evidence, we are able to offer formal advice compiled from across the Council, under our duty to support neighbourhood plans. Our response focusses on helping the plan meet the basic conditions as specified by the regulations.

To communicate our response in a simple and positive manner; we produced a table containing a reference number for each comment, an identification (e.g. page/policy number) of the relevant section of the plan, our comments and, where possible, a recommendation.

Yours Sincerely

Ryan Hunt

Planning Officer (Planning Policy)

Ref.	Section/Policy	Comment/Recommendation
1	Para 1.8	The temporary direction referred to in this paragraph has been removed and the council has been direct by the Sectary of State to proceed with examination and adoption of the local plan. As such this paragraph is no longer relevant please delete.
2	Para 4.1	For clarity make reference to South Oxfordshire emerging local plan evidence base 4.1 Studies specifically undertaken to inform the preparation of the Vision, Objectives and Policies within the Tetsworth NDP were listed in Section 1. The associated reports are published as stand-alone documents, but are summarised here in Section 4. In addition, Policies in the Tetsworth NDP take note of relevant data in South Oxfordshire's development plans and evidence base and on the following topics published by specialist organisations and agencies

		<p>It's the settlements status as a smaller village which recognises the settlement is less sustainable than other which provides guidance on the expected level of growth. Remove reference to trickle growth as infill is permitted as such it can't be limited</p> <p>4.13 The Tetsworth Housing Analysis report concludes that the village has already more than fulfilled its identified housing requirements, including affordable housing provision, for the period. The village's poor sustainability status as a smaller village also-indicates that future housing growth should be limited to trickle growth through infill proposals. Accordingly, no Site Allocations have been made within the Tetsworth NDP.</p> <p><u>Not allocating in NDP:</u></p> <p><u>See paragraph 14 NPPF</u></p> <p>In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply:</p> <ul style="list-style-type: none"> a) the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made; b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement; c) the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 73); and d) the local planning authority's housing delivery was at least 45% of that required⁹ over the previous three years. <p><i>As the NP doesn't propose a site allocation it will not benefit from the provisions of para 14 of the NPPF</i></p>
4	Para 5.3	<p>Amend reference in this paragraph to use correct terminology;</p> <p>Most new development will be acceptable in principle within the village settlement, subject to it being appropriate in terms of its design, compliance with Local Development Plan policies</p>

5	Policy TET2	<p>Delete second criterion; <i>Seek to satisfy technical space standards for commercial property converted for domestic use;</i></p> <p>The plans policies only apply to development where planning permission is needed</p>
6	Policies Map	<p>Policy map needs amending to clearly show the extent of the local green space designation,</p> <p>Please consider how the policies map can be made clearer, specifically in relation to identifying the local green space and public open space. Additionally insure the key reflect the image on the map used to identify the designation.</p>
7	Comments from Infrastructure Implementation Officer Development and Regeneration	<p>Thank you for the opportunity to review the Tetsworth Neighbourhood Plan in relation to Community Facilities.</p> <p>Action TET1 Community Infrastructure Levy - CIL does not replace S106, however it is unlikely that new S106 funding will be generated in that area as this is now only relevant to strategic sites allocated in the local plan. Once Tetsworth Neighbourhood Plan has been made they will benefit by receiving 25% of CIL generated within the area which the parish may use for infrastructure on the provision, improvement, replacement, operation or maintenance of infrastructure; or extended use which is anything else that is concerned with addressing the demands that development places on an area, hence supporting infrastructure improvement projects for the benefit of the Tetsworth community.</p> <p>We are happy to support the application and have no further comments on this occasion</p>
8	Senior Urban Design Officer	<p>Apologies for the delay, I have now had a chance to review Tetsworth Neighbourhood Plan and I have no real concerns to raise. They do refer to the SODC Design Guide principles which is positive.</p> <p>I would just mention that one of the criteria within policy Policy TET2 in relation to parking ('require the design of on plot residential parking spaces and specify materials that reflect the local character and not detract from the street scene') is a little restrictive as in some cases encouraging street parking can be positive in that it can reduce parking numbers and allows to provide a variety of parking solutions as opposed to overdominance of frontal on plot parking which we often see in developments (see section 6 of the design guide)</p>

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Title	Mr
Name	Ryan Hunt
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Organisation representing (if relevant)	South Oxfordshire District Council
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Response 3

Respondent Details

Information	
Respondent Number: 3	Respondent ID: 145496073
Date Started: 23/07/2020 09:19:51	Date Ended: 23/07/2020 09:23:54
Time Taken: 4 minutes 2 seconds	Translation: English
IP Address:	Country: United Kingdom

Q1. Are you completing this form as an:

Individual

Your comments

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I think it acceptable that, following the Mount Hill Farm dwellings, that the village should stringently ensure that it is only in-fill individual properties that are now considered for the village. The village doesn't have the facilities to match further large scale housing plans, the bus service is shocking, there are really no other facilities such as shops in the village and therefore further large numbers of properties leads to more vehicles on the roads because everyone has to be reliant on vehicles.

So, applications for one or two dwellings only should be considered until the next local plan period.

Public examination

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No, I do not request a public examination

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Title	Dr
Name	Tom Costa
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Postal town	
Postcode	
Telephone number	
Email address	

Response 4

Respondent Details

Information	
Respondent Number: 4	Respondent ID: 145515030
Date Started: 23/07/2020 10:23:03	Date Ended: 23/07/2020 12:40:46
Time Taken: 2 hours 17 minutes 42 seconds	Translation: English
IP Address:	Country: United Kingdom

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I wish to comment with reference to:

"Tetsworth Neighbourhood Plan Submission Version Jan 2020", Page 24, Figure 9 Tetsworth NDP Policies Map Insert,

TET4 Rural Character Areas

Specifically, Area Number 5 – Land north-west of Tetsworth between M40 and A40

For further clarification, see:

"Tetsworth_15_Key_VIEWS_Final_Report.pdf"

'View 5 – Bridleway 28' & 'View 6 – Footpath 26'

Specifically, the more accurate perspectives given on the wide panoramas on the bottom of each page.

I'm writing to discuss the future security of the area of countryside immediately to the west of the Village Historic Core, and north of the M40.

This area (within the regions described by key views 5, 6, 11 and 12) has resisted several significant recent planning developments. Namely,

P16/S2751/O - 10 Silver Street Tetsworth OX9 7AR - six detached single and two-storey dwellings

And

P16/S2350/O – Land south of the High Street Tetsworth - up to 60 dwellings

Of material interest , P16/S2751/O the inspectorate found "The site lies outside the built-up limits of Tetsworth, is not identified for development in the Development Plan and the proposed development would not represent infill development as defined by the Core Strategy."

And P16/S2350/O found "The proposed development would encroach into open land important to the landscape setting of Tetsworth and would have a significant adverse impact on the setting to the village. The site has a high degree of accessibility and visual amenity and the proposal would have an adverse impact on the recreational amenity of users of the footpaths within and around the site. As such, the development would harm the rural character and appearance of the site and surrounding area".

I seek assurances that our plan guarantees the protection of this open countryside, and prevents encroachment of new developments on to it, from the Historic village core (the built up limits of Tetsworth). As stated in the draft NP "More than any other area, it is what makes Tetsworth

special and has only limited capacity for further infill development." Therefore, any legitimate infill must not be permitted to extend beyond the existing boundary.

I ask that the Tetsworth Neighbourhood Plan specifically recognises and honours the boundaries of the existing Historic Village core, so that no further development can be shoe-horned on to this land as infill, beyond the boundaries clearly marked on Page 24, Figure 9 Tetsworth NDP Policies Map Insert. The land South of Silver Street, behind the Old Red Lion Public House has been deemed outside the built up limits by SODC and subsequently reaffirmed by the inspectorate on appeal. It would therefore seem judicious that this Neighbourhood Plan not only confirms but enshrines this in policy.

Having enquired during the consultation period, SODC have indicated that no such specific hard and fast boundaries are included in the draft. I would request that the final approved Neighbourhood Plan recognises the before mentioned area of green space and countryside, and adopts a boundary at the already agreed built up limit of the historic village core.

My home, among others in Tetsworth, is a Grade 2 listed building (17th Century). Development opportunities, such as Mount Hill Farm (P14/S3524/O) allow for controlled and supported growth of the village, in line with the local plan. Further loss of green spaces at the historic heart of the village will see historical assets swallowed up in a forest of ill-fitting, red-brick, that would detract from our ancient sand-stone heritage. As the custodian of such a treasured jewel in the crown of a picturesque and yet unspoiled rural village, I urge cooperation and support. The last 4 years have felt like a David versus Goliath, uphill struggle, against corporate developers, with their unlimited financial resources. This is unsustainable and the effect on family life and mental health is incalculable.

The ever looming prospect of 'Harrington' or similar to our west surely calls for the protection of what in essence could become our own 'green-belt'. I ask that the final approved Tetsworth neighbour plan goes further to identify the boundaries of the built up village and guarantee the future of important green areas. If adopted I speculate that attempts will still be made yet again (the 4th time in 30 years) to grab land outside the historic village limits, disguised once more as "infill". I do not have the resources to continue this battle. I require your assistance to ensure that the policy defaults to protect us.

Yours Faithfully,

Owen Griffiths



Q3. You can upload supporting evidence here.

- File: page 24.jpg - [page 24.jpg](#)
- File: sodc T NP map historic area.jpg - [sodc T NP map historic area.jpg](#)
- File: view 5.jpg - [view 5.jpg](#)
- File: view 6.jpg - [view 6.jpg](#)

Public examination

Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Tetsworth Neighbourhood Plan:

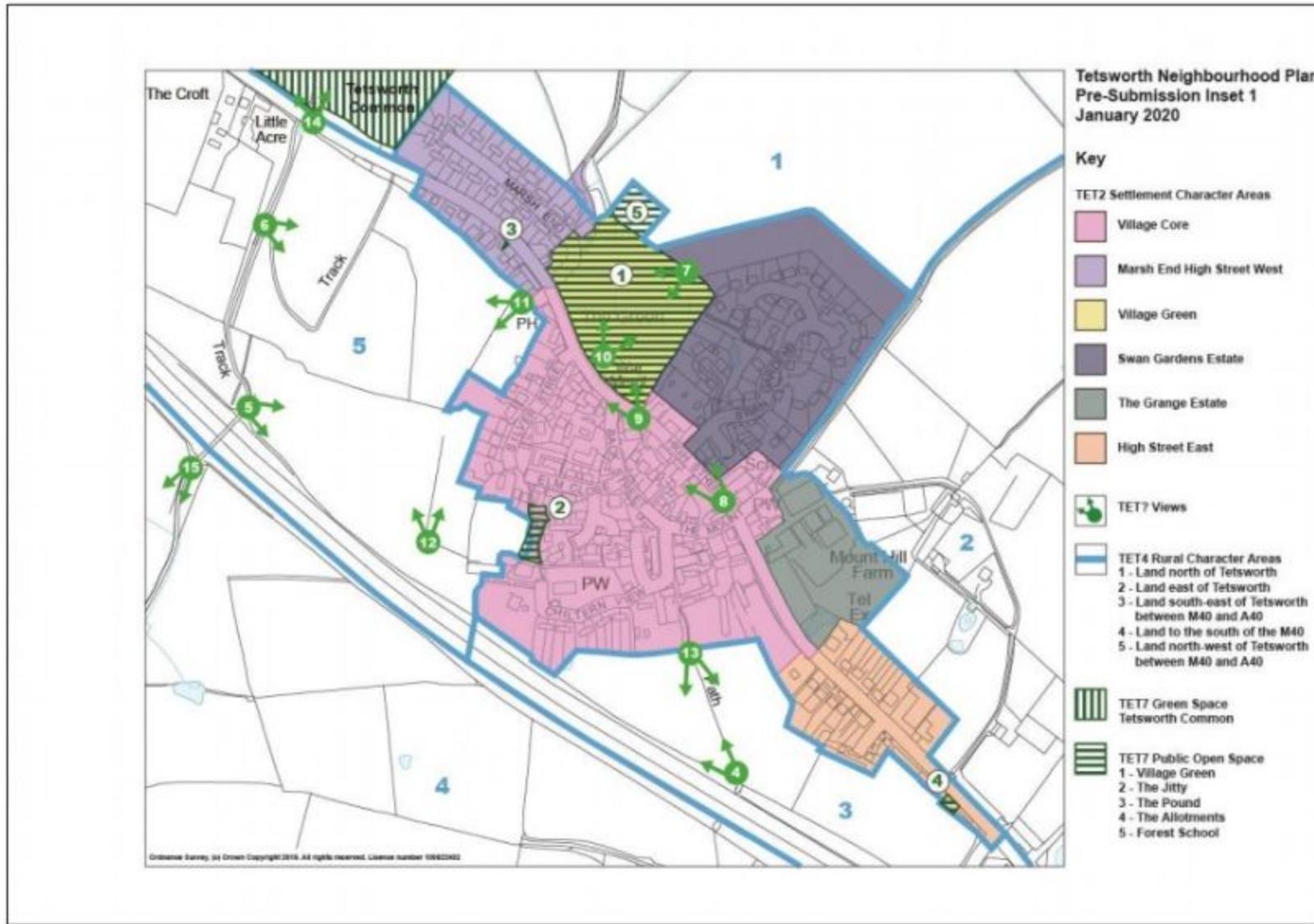
No, I do not request a public examination

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title	Mr
Name	Owen Griffiths
Job title (if relevant)	
Organisation (if relevant)	
Organisation representing (if relevant)	
Address line 1	
Address line 2	
Address line 3	
Postal town	
Postcode	
Telephone number	
Email address	

Figure 9. Tetsworth NDP Policies Map Inset



Tetsworth Parish Character Assessment

4.3 This study provided a detailed picture of Tetsworth in six defined areas of the village settlement and a more generic description of the five radiating countryside sectors surrounding the village. The aim of addressing built-up and rural areas separately was to acknowledge that different planning policies may be applied in the different environments. Each of the village's Settlement Area assessments covers such aspects as housing type and design, the streetscape, notable heritage and community assets, green and public open spaces and valued settings. The six village Settlement Areas are shown in Figure 4.



Figure 4. Tetsworth Village Character Areas.



VIEW 5
Bridleway #28



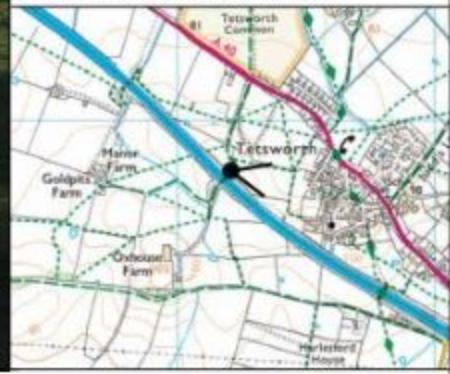
Project:
1083
Tetsworth Neighbourhood Plan Key Views
Client:
Tetsworth Parish Council

Date:
February 2019

Photograph Information

Latitude: 51° 42' 38.91" N
Longitude: 1° 0' 50.202" W
Camera: Canon EOS 6D (Mark II)
Camera Height: 1.7m
Date: 30 January 2019 at 15:27
Focal Length: Fixed 50mm Lens on Full Frame
35mm Sensor Camera
Single Frame Image - Horizontal Field of View: 40°

Viewpoint Location & Direction of View





VIEW 6

Footpath #26



Project
1083
Tetsworth Neighbourhood Plan Key Views

Client
Tetsworth Parish Council

Date
February 2019

Photograph Information

Latitude: 51° 42' 44.82" N
Longitude: 1° 0' 48.438" W
Camera: Canon EOS 6D (Mark II)
Camera Height: 1.7m
Date: 30 January 2019 at 15:13
Focal Length: Fixed 50mm Lens on Full Frame
35mm Sensor Camera
Single Frame Image - Horizontal Field of View: 40°

Viewpoint Location & Direction of View



Response 5

Respondent Details

Information	
Respondent Number: 5	Respondent ID: 145729521
Date Started: 28/07/2020 10:42:22	Date Ended: 28/07/2020 10:52:07
Time Taken: 9 minutes 45 seconds	Translation: English
IP Address:	Country: United Kingdom

Q1. Are you completing this form as an:

Agent

Your comments

Q2. You can provide your comments on the Tetsworth Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

Please see attached file which contains comments on the Tetsworth Neighbourhood Plan

Q3. You can upload supporting evidence here.

- File: Comments on Tetsworth Plan.pdf

Q4. If appropriate, you can set out what change(s) you consider necessary to make the plan able to proceed below. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

Please see attached file which contains which changes should be made to the Tetsworth Neighbourhood Plan

Q5. You can upload supporting evidence here.

- File: Comments on Tetsworth Plan.pdf

Public examination

Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Tetsworth Neighbourhood Plan:

Yes, I request a public examination

Your details and future contact preferences

Our ref.: F205483

27 / 07 / 2020

Phillips Planning Services Ltd.
Town Planning and Development Consultants

Planning Department
South Oxfordshire District Council
135 Eastern Avenue
Milton Park
Abingdon
OX14 4SB

SENT BY EMAIL TO: planning.policy@southoxon.gov.uk

Dear Sir or Madam,

CONSULTATION RESPONSE TO THE TETSWORTH NEIGHBOURHOOD PLAN SUBMISSION
VERSION - OBJECTION RAISED

I am writing to you on behalf of our client, J C Gill Developments Ltd, regarding the Submission version of the Neighbourhood Plan for the Parish of Tetsworth and wish to raise a formal **OBJECTION** to the Neighbourhood Plan, on the basis of a failure to allocate sufficient land to meet the identified needs of the village. In parallel we wish to highlight the suitability of land south of the High Street for housing development, and request the Parish Council reconsiders its position not to allocate any development, but instead takes this opportunity to identify suitable land to deliver a small development to meet local needs.

Representation

The following statement outlines the response we wish to make known regarding the submission version of the neighbourhood plan and possible suggestions as to how the Parish can influence the location of development in the longer term.

We hope that by engaging in the neighbourhood planning process at this stage we can assist in the development of strategies to sustainably meet the present and future needs of the community.

Feedback on Neighbourhood Plan – Submission Version

It is acknowledged that the Parish has been able to accommodate 68 new dwellings that have already been built, or that have been granted planning permission, which is an approximately 20% increase in housing supply compared with census data from 2011 and that the plan believes that housing supply has been satisfied for the period of the plan.

However, Paragraph 4.14 of the Neighbourhood Plan also states that the Tetsworth Housing Analysis Report pinpointed:

“The affordability challenge facing individuals and families wishing to buy or rent homes in the village. Therefore, it seeks to encourage proposers of future housing developments to address this issue by bringing forward designs for more financially accessible dwellings”.

There is recognition within both documents that the affordability and accessibility of housing is still a key issue for the parish and that more needs to be done, yet falls short in offering meaningful steps to address this identified problem.

There is a concern that overreliance is being placed on sites potentially coming through the development management process which may or may not offer what the Parish truly needs.

This is summarised in Paragraph 4.14 with the sentence:

“This could be achieved by supporting infill and redevelopment proposals for starter homes and smaller homes suitable for downsizing and retirement living”.

The need for elderly person accommodation, the need for homes for first time buyers and the need for affordable housing is being left to chance by not providing specific allocations for these types of dwellings within the Neighbourhood Plan.

It should be noted that as a “smaller village” within the emerging South Oxfordshire Local Plan for 2034, there is an expectation that Neighbourhood Plans will plan to meet “local needs”, and therefore the submitted neighbourhood Plan, lacks the ambition that Central Government is expecting.

It is therefore our view that site allocations are necessary within this Neighbourhood Plan to alleviate the existing struggle being had for the types of accommodation mentioned previously. This Neighbourhood Plan should be taking the opportunity to direct future growth and base the location and type of growth on community suggestions.

We would therefore raise an **OBJECTION** to the submission version of the plan, on the basis that it fails to meet basic conditions (d) and (e) as set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990.

(d)the making of the order contributes to the achievement of sustainable development,

It is our contention that the plan fails to make a contribution towards achieving sustainable development, by failing to take the opportunity to allocate land to meet the identified needs of the community.

(e)the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)

The Neighbourhood Plan is not in general conformity with the strategic policies contained in the emerging Local Plan (to be adopted in December 2020 under Ministerial Direction) which states Tetsworth as a smaller village should identify development to meet local needs.

Land South of High Street, Tetsworth – Site 904



The land outlined above in red, is being promoted by our client and is part of the land identified in the 2016 Housing and Employment Land Availability Assessment for South Oxfordshire District Council. The report labelled the land as Site 904 and concluded it is suitable for housing development and would be achievable.

From initial inspection it is clear to see that the land is very well related to the existing built-up area of Tetsworth and is adjacent to developments along the A40 and Chiltern View. If the Parish are supportive of this location for future housing development then the input of the Parish would be welcomed regarding the actual level of housing, and the desired housing mix so that the character and feel of Tetsworth is respected.

What we hope the Parish Council take from this correspondence is our client's willingness to engage with the Parish in the development of the Neighbourhood Plan.

The final design and capacity of this site are open for discussion, but the key message is the site offers strong foundations to build on, being in the right location and with the potential to fulfil the needs of the community. On this we wish to engage with the Parish Council to find common ground and meet the identified need.

Thank you for your time and we would welcome the opportunity to meet with the Parish Council and discuss the sites potential.

In the meantime, we trust our objection will be acknowledged and our concerns brought to the attention of the Examiner.

Yours sincerely

A handwritten signature in black ink, appearing to read "Frazer Hickling".

Frazer Hickling

Director

PHILLIPS PLANNING SERVICES LTD On behalf of J C Gill Developments Ltd

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title	Mr
Name	Frazer Hickling
Job title (if relevant)	Director
Organisation (if relevant)	Phillips Planning Services Ltd
Organisation representing (if relevant)	J C Gill Developments Ltd
Address line 1	Kingsbrook House
Address line 2	7 Kingsway
Address line 3	-
Postal town	Bedford
Postcode	MK42 9BA
Telephone number	01234272829
Email address	FrazerH@phillips-planning.co.uk

Response 6

Respondent Details

Information	
Respondent Number: 6	Respondent ID: 145782406
Date Started: 29/07/2020 10:08:33	Date Ended: 29/07/2020 10:12:16
Time Taken: 3 minutes 43 seconds	Translation: English
IP Address:	Country: United Kingdom

Q1. Are you completing this form as an:

Agent

Your comments

Q2. You can provide your comments on the Tetsworth Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

Response and attachment received via email below from Avison Young on behalf of National Grid:

Dear Sir / Madam

We write to you with regards to the current consultation as detailed above in respect of our client, National Grid.

Please find attached our letter of representation. Please do not hesitate to contact me via nationalgrid.uk@avisonyoung.com if you require any further information or clarification.

Q3. You can upload supporting evidence here.

- File: 20-03-~1.PDF

Your details and future contact preferences

Our Ref: MV/ 15B901605

T: +44 (0)191 261 2361
F: +44 (0)191 269 0076

18 March 2020

avisonyoung.co.uk

South Oxfordshire District Council
Via email only

Dear Sir / Madam

TETSWORTH NEIGHBOURHOOD PLAN REGULATION 16
Representations on behalf of National Grid

National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.

About National Grid

National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators across England, Wales and Scotland.

National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.

National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.

Proposed development sites crossed or in close proximity to National Grid assets:

An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines.

National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.

National Grid provides information in relation to its assets at the website below.

- www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/

Please also see attached information outlining guidance on development close to National Grid infrastructure.

Avison Young is the trading name of GVA Grimley Limited registered in England and Wales number 6382509. Registered office, 3 Brindleyplace, Birmingham B1 2JB

Regulated by RICS

Distribution Networks

Information regarding the electricity distribution network is available at the website below:
www.energynetworks.org.uk

Information regarding the gas distribution network is available by contacting:
plantprotection@cadentgas.com

Further Advice

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets. We would be grateful if you could add our details shown below to your consultation database, if not already included:

Matt Verlander, Director

nationalgrid.uk@avisonyoung.com

Avison Young
Central Square South
Orchard Street
Newcastle upon Tyne
NE1 3AZ

Spencer Jefferies, Town Planner

box.landandacquisitions@nationalgrid.com

National Grid
National Grid House
Warwick Technology Park
Gallows Hill
Warwick, CV34 6DA

If you require any further information in respect of this letter, then please contact us.

Yours faithfully,



Matt Verlander MRTPI
Director
0191 269 0094
matt.verlander@avisonyoung.com
For and on behalf of Avison Young

Guidance on development near National Grid assets

National Grid is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets.

Electricity assets

Developers of sites crossed or in close proximity to National Grid assets should be aware that it is National Grid policy to retain existing overhead lines in-situ, though it recognises that there may be exceptional circumstances that would justify the request where, for example, the proposal is of regional or national importance.

National Grid's '*Guidelines for Development near pylons and high voltage overhead power lines*' promote the successful development of sites crossed by existing overhead lines and the creation of well-designed places. The guidelines demonstrate that a creative design approach can minimise the impact of overhead lines whilst promoting a quality environment. The guidelines can be downloaded here: <https://www.nationalgrid.com/document/130626/download>

The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site.

National Grid's statutory safety clearances are detailed in their '*Guidelines when working near National Grid Electricity Transmission assets*', which can be downloaded here: www.nationalgrid.com/network-and-assets/working-near-our-assets

Gas assets

High-Pressure Gas Pipelines form an essential part of the national gas transmission system and National Grid's approach is always to seek to leave their existing transmission pipelines in situ. Contact should be made with the Health and Safety Executive (HSE) in respect of sites affected by High-Pressure Gas Pipelines.

National Grid have land rights for each asset which prevents the erection of permanent/ temporary buildings, or structures, changes to existing ground levels, storage of materials etc. Additionally, written permission will be required before any works commence within the National Grid's 12.2m building proximity distance, and a deed of consent is required for any crossing of the easement.

National Grid's '*Guidelines when working near National Grid Gas assets*' can be downloaded here: www.nationalgridgas.com/land-and-assets/working-near-our-assets

How to contact National Grid

If you require any further information in relation to the above and/or if you would like to check if National Grid's transmission networks may be affected by a proposed development, please contact:

- National Grid's Plant Protection team: plantprotection@nationalgrid.com

Cadent Plant Protection Team
Block 1
Brick Kiln Street
Hinckley
LE10 0NA
0800 688 588

or visit the website: <https://www.beforeyoudig.cadentgas.com/login.aspx>

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title	-
Name	Matt Verlander MRTPI
Job title (if relevant)	Director
Organisation (if relevant)	Avison Young
Organisation representing (if relevant)	National Grid
Address line 1	Avison Young
Address line 2	Central Square South
Address line 3	Orchard Street
Postal town	Newcastle upon Tyne
Postcode	NE1 3AZ
Telephone number	0191 269 0094
Email address	matt.verlander@avisonyoung.com

Response 7

Respondent Details

Information	
Respondent Number: 7	Respondent ID: 145782710
Date Started: 29/07/2020 10:12:52	Date Ended: 29/07/2020 10:14:43
Time Taken: 1 minute 50 seconds	Translation: English
IP Address:	Country: United Kingdom

Q1. Are you completing this form as an:

Organisation

Your comments

Q2. You can provide your comments on the Tetsworth Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

Response received below via email from Scottish and Southern Electricity Networks:

Thank you for your message below, together with the link to the Tetsworth Parish Council NP web-site, regarding the above topic / location.

I can confirm that, at this present time, I have no comments to make.

Your details and future contact preferences

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title	-
Name	Chris Gaskell
Job title (if relevant)	-
Organisation (if relevant)	Scottish and Southern Electricity Networks
Organisation representing (if relevant)	-
Address line 1	1 Woodstock Road
Address line 2	Yarnton
Address line 3	Kidlington
Postal town	Oxfordshire
Postcode	OX5 1NY
Telephone number	+441865845888
Email address	chris.gaskell@sse.com

Response 8

Respondent Details

Information	
Respondent Number: 8	Respondent ID: 145782979
Date Started: 29/07/2020 10:17:00	Date Ended: 29/07/2020 10:20:19
Time Taken: 3 minutes 19 seconds	Translation: English
IP Address:	Country: United Kingdom

Q1. Are you completing this form as an:

Organisation

Your comments

Q2. You can provide your comments on the Tetsworth Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

Response received below via email from Natural England.

Q3. You can upload supporting evidence here.

- File: 310089~1.PDF

Your details and future contact preferences

Date: 25 March 2020
Our ref: 310089
Your ref: Tetsworth Neighbourhood Plan



Ms J Wilmshurst
Assistant Consultation and Community Engagement Officer
South Oxfordshire District Council
135 Eastern Avenue
Milton Park
Milton OX14 4SB

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

BY EMAIL ONLY
planning.policy@southoxon.gov.uk

T 0300 060 3900

Dear Ms Wilmshurst

Tetsworth Neighbourhood Plan

Thank you for your consultation request on the above dated and received by Natural England on 25th February, 2020.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have any specific comments on this draft neighbourhood plan.

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk

Yours sincerely

Sharon Jenkins
Operations Delivery
Consultations Team
Natural England

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic](#)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map)** and **Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)².

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)³. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)⁴.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park or Area of Outstanding Natural Beauty** (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](#)⁵ website and also from the [LandIS website](#)⁶, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](#)⁷ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)⁸ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

¹ <http://magic.defra.gov.uk/>

² <http://www.nbn-nfbr.org.uk/nfbr.php>

³ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

⁴ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁵ <http://magic.defra.gov.uk/>

⁶ <http://www.landis.org.uk/index.cfm>

⁷ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/807247/NPPF_Feb_2019_revised.pdf

⁸ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here⁹](#)), such as Sites of Special Scientific Interest or [Ancient woodland¹⁰](#). If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here¹¹](#)) or protected species. To help you do this, Natural England has produced advice [here¹²](#) to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 171. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land¹³](#).

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

⁹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹⁰<https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹¹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹²<https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹³<http://publications.naturalengland.org.uk/publication/35012>

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#)¹⁴).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

¹⁴ <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title	-
Name	Sharon Jenkins
Job title (if relevant)	-
Organisation (if relevant)	Natural England
Organisation representing (if relevant)	-
Address line 1	Hornbeam House
Address line 2	Crewe Business Park
Address line 3	Electra Way
Postal town	Cheshire
Postcode	CW1 6GJ
Telephone number	-
Email address	consultations@naturalengland.org.uk

Response 9

Respondent Details

Information	
Respondent Number: 9	Respondent ID: 145783232
Date Started: 29/07/2020 10:20:47	Date Ended: 29/07/2020 10:24:14
Time Taken: 3 minutes 27 seconds	Translation: English
IP Address:	Country: United Kingdom

Q1. Are you completing this form as an:

Organisation

Your comments

Q2. You can provide your comments on the Tetsworth Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

Response received below via email from Highways England.

Q3. You can upload supporting evidence here.

- File: Highways England 27.07.2020.pdf

Your details and future contact preferences

From: Ginn, Beata <Beata.Ginn@highwaysengland.co.uk>
Sent: 27 July 2020 16:34
To: Planning Policy South
Cc: Planning SE; Blake, Patrick
Subject: FORMAL RESPONSE: #10878 Tetsworth Neighbourhood Plan Reg 14 Pre-Submission Consultation

Follow Up Flag: Follow up
Flag Status: Completed

Our Reference: 10878

FAO: Planning Policy Team

Tetsworth Neighbourhood Development Plan 2034 - Regulation 14 Pre-Submission Consultation

Thank you for inviting Highways England to comment on the above consultation.

Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

We will therefore be concerned with proposals that have the potential to impact the safe and efficient operation of the SRN, in this case the M40 motorway.

We have reviewed this consultation and its supporting documentation and have no comments. However, please do continue to consult Highways England as this Neighbourhood Plan progresses.

Regards

Mrs Beata Ginn
Assistant Spatial Planner (Area 3)
Highways England | Bridge House | Walnut Tree Close | Guildford GU1 4LZ
Tel: +44 (0) 300 470 1118 **Mobile:** 0787 204 6392
Web: www.highwaysengland.co.uk



Registered Office: Bridge House, 1 Walnut Tree Close, Guildford GU1 4LZ
Highways England Company Limited registered England and Wales number 09346363

From: South Oxfordshire District Council [mailto:planning.policy@southoxon.gov.uk]
Sent: 23 July 2020 08:44
To: info@highwaysengland.co.uk; CCC <info@highwaysengland.co.uk>; Highways England <info@highwaysengland.co.uk>; Main Inbox <info@highwaysengland.co.uk>
Subject: #10878 Reminder: Tetsworth Neighbourhood Plan - publicity period closes on Tuesday 28 July

Dear Sir/Madam

You may remember we contacted you at the end of February to let you know that Tetsworth Parish Council had submitted its neighbourhood plan to South Oxfordshire District Council (SODC), and we invited your comments on the plan and supporting documents.

If you have already provided your comments, thank you for your participation and you may wish to ignore this email.

If you have not yet provided your comments, we are writing to let you know that the consultation will be coming to a close on **midnight on Tuesday 28 July 2020**.

You can view the neighbourhood plan and supporting documents on [our website](#).

How to comment

We encourage you to use our online comment form available here: <https://survey.southandvale.gov.uk/s/TetsworthNP/?m=46614318uj03a>

This link is uniquely tied to this survey and to your email address. If you would like to forward this message to any interested parties please refer them to the neighbourhood planning page where there is a [public link to the survey](#).

Comments can also be made by:

- emailing planning.policy@southoxon.gov.uk
- writing to South Oxfordshire District Council, 135 Eastern Avenue, Milton Park, Milton OX14 4SB

As the neighbourhood planning process includes an independent examination of the plan, your name, postal address and email (where applicable) are required for your comments to be considered by the examiner.

Next steps

After the publicity period ends, your response will be sent to an independent examiner to consider. As the neighbourhood planning process includes an independent examination of the plan, your name, postal address and email (where applicable) are required for your comments to be considered by the examiner. The opportunity for further comments at this stage would only be at the specific request of the examiner..

Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this in your comments, but the examiner will make the final decision.

Please clearly state in your comments if you wish to be notified of our decision on whether we formally adopt the neighbourhood plan.

All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our [privacy statement](#).

Thank you in advance for your participation. If you have any questions, please contact haveyoursay@southandvale.gov.uk or call 01235 422425.

Kind regards

Jessica Wilmshurst
Assistant Consultation and Community Engagement Officer
South Oxfordshire District Council

If you do not wish to receive further emails from us like this from us, please click the link below, and you will be removed from our consultation mailing list. Please note, we may still need to contact you for certain consultations if we have a legal obligation to do so. <http://survey.southandvale.gov.uk/s/Remove/>

This email may contain information which is confidential and is intended only for use of the recipient/s named above. If you are not an intended recipient, you are hereby notified that any copying, distribution, disclosure, reliance upon or other use of the contents of this email is strictly prohibited. If you have received this email in error, please notify the sender and destroy it.

Highways England Company Limited | General enquiries: 0300 123 5000 | National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF |
<https://www.gov.uk/government/organisations/highways-england> | info@highwaysengland.co.uk

Registered in England and Wales no 9346363 | Registered Office: Bridge House, 1 Walnut Tree Close, Guildford, Surrey GU1 4LZ

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<https://www.gov.uk/government/organisations/highways-england> | info@highwaysengland.co.uk

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Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title	Mr
Name	Beata Ginn
Job title (if relevant)	Assistant Spatial Planner
Organisation (if relevant)	Highways England
Organisation representing (if relevant)	-
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Address line 2	1 Walnut Tree Close
Address line 3	-
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Telephone number	-
Email address	Beata.Ginn@highwaysengland.co.uk

Response 10

Respondent Details

Information	
Respondent Number: 10	Respondent ID: 145783639
Date Started: 29/07/2020 10:24:37	Date Ended: 29/07/2020 10:28:42
Time Taken: 4 minutes 4 seconds	Translation: English
IP Address:	Country: United Kingdom

Q1. Are you completing this form as an:

Organisation

Your comments

Q2. You can provide your comments on the Tetsworth Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

Response received below via email from Historic England.

Q3. You can upload supporting evidence here.

- File: Historic England 07.04.2020.pdf

Your details and future contact preferences

From: Lloyd Sweet, Robert <Robert.LloydSweet@HistoricEngland.org.uk>
Sent: 07 April 2020 16:58
To: Planning Policy South
Subject: Tetsworth Neighbourhood Plan Submission HE RLS comments

To whom it may concern:

Thank you for consulting Historic England on the submission version of the Tetsworth Neighbourhood Plan. Historic England's remit is for the historic environment, including advising on the conservation of heritage assets and championing good design in historic places. As such our comments on the neighbourhood plan relate to those areas that we consider fall within our remit. We hope the following comments are of assistance to the examiner.

I am pleased to confirm that we do not have any objections to the plan's proposals and that, as such, our comments are limited to those areas where we wish to express support or feel that policies need to be enhanced to be clearer or more correctly aligned with higher level national or strategic local plan policy.

Policy TET4 Key Views

We feel the evidence base document for this policy (which is a notably good example of its type) provides essential information on the character of each view that should be a reference for decision makers. To ensure that proper regard is taken of this evidence, to provide clarity for decision makers we recommend that the evidence base document, or as much of it is reasonably necessary to inform decisions, is included as an appendix within the plan, rather than remaining as a stand-alone document and that the policy is updated to refer to the appendix.

We are pleased to support identification of non-designated heritage assets through the neighbourhood plan making process and highlight the support for this within the National Planning Practice Guidance as updated in July 2019 (See Historic Environment paragraph 40). The Character Assessment document provides a robust method of identifying and describing the significance of these heritage assets, whilst consultation on the plan provides an opportunity for owners and other interested parties to comment on their identification. The examination of the plan allows a review process and making of the plan represents a formal adoption procedure. As such this fulfils the robust process set out in our Historic England Advice Note 7: Local Heritage Listing (published May 2016). However the final sentence of policy TE5 seems to mix up how the process of the NPPF with regard to non-designated heritage assets and we suggest it should be modified to clarify the need to conserve these assets, the consideration that should be given to harm resulting from proposals affecting them and the need for harm that cannot otherwise be avoided to be robustly justified. To ensure the policy provides clarity and supports delivery of sustainable development in conformance with the policies set out in the NPPF we suggest the following alternative wording for your consideration:

"Proposals that contribute to the conservation of a local heritage asset in a manner appropriate to its significance will be supported. Proposals for development affecting any of these local heritage assets must be accompanied by an assessment of their significance and a description of the means employed to avoid or minimise harm to them to a level of detail justified by the nature of those effects and the significance of the asset. Any harm that cannot be avoided should be robustly justified by the

delivery of public benefits that could not otherwise be delivered, taking into account the scale of any harm or loss and the significance of the asset."

Policy TET7: We are pleased to support the identification of Tetsworth Common as a Local Green Spaces that is of historic interest. We are slightly surprised that they haven't identified The Village Green and the Pound similarly.

We hope these comments are of assistance to the examiner and would be pleased to answer any queries arising from them.

Yours sincerely

Robert Lloyd-Sweet

Robert Lloyd-Sweet | Historic Places Adviser | South East England | Historic England
Cannon Bridge House | 25 Dowgate Hill | London | EC4R 2YA
Mobile: 07825 907288

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title	-
Name	Robert Lloyd-Sweet
Job title (if relevant)	Historic Places Adviser
Organisation (if relevant)	Historic England
Organisation representing (if relevant)	-
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Response 11

Respondent Details

Information	
Respondent Number: 11	Respondent ID: 145786133
Date Started: 29/07/2020 11:02:04	Date Ended: 29/07/2020 11:17:48
Time Taken: 15 minutes 43 seconds	Translation: English
IP Address:	Country: United Kingdom

Q1. Are you completing this form as an:

Agent

Your comments

Q2. You can provide your comments on the Tetsworth Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

Response received via email from Stuart & Parker on behalf of BSL Strategic Limited.

Q3. You can upload supporting evidence here.

- File: Terra Strategic representation.pdf

Your details and future contact preferences

Strutt & Parker
269 Banbury Road
Oxford
OX2 7LL
Telephone 01865 366660
oxford@struttandparker.com
www.struttandparker.com



South Oxfordshire District Council
135 Eastern Avenue
Milton Park
Milton
OX14 4SB

Direct Dial: 01865 366673
Mobile: 07587 038241
Email: simon.handy@struttandparker.com
Our ref: SH/190808

24th July 2020

Dear Sir/Madam,

Representation on behalf of Terra Strategic in relation to Tetsworth Neighbourhood Development Plan

Strutt & Parker acts on behalf of Terra Strategic (trading name for BSL Strategic Limited) who have previously promoted land on the western edge of Tetsworth to the south of the High Street for residential development. We write to provide our formal comments in relation to the Tetsworth Neighbourhood Development Plan (“NDP”) Submission Version (January 2020) which is currently being consulted on under Regulation 15 of the Neighbourhood Planning Regulations 2012.

We would be grateful if our comments were sent onto the independent examiner in due course. We would also appreciate being kept informed of the Council’s eventual decision on whether to formally adopt the Neighbourhood Plan.

Our first comment on the Submission Version of the NDP is that it is unlikely to align with the plan period of the strategic-level South Oxfordshire District Local Plan, which is at examination at the time of writing. While the end date for the Local Plan was originally intended to be 2034, South Oxfordshire modified this to 2035 to ensure that it covers the requisite 15-year period required by paragraph 22 of the National Planning Policy Framework (“NPPF”). During early hearing sessions at the examination, a suggestion has been made that this should be extended further to 2036 to take into account the Local Plan’s likely adoption in 2021, rather than this year. Therefore, if the Tetsworth NDP Steering Group wish for the Neighbourhood Plan to align with the district-level plan, then we recommend that the NDP plan period is extended to 2036, which may result in an additional two years of development needs having to be taken into account.

It is noted at paragraph 1.8 of the NDP that the Submission Version of the document was submitted at a time when South Oxfordshire District Council was under a temporary holding direction issued by the Secretary of State in relation to the Local Plan 2034. However, this holding direction has now been lifted and, as set out above, the Local Plan is now at examination in public. We therefore recommend that examination and subsequent adoption (or otherwise) of the NDP is delayed until the Inspector examining the Local Plan has at the least issued his initial findings and recommended main modifications which may have a bearing on the content of the Tetsworth NDP. For example, the examination of the Local Plan may alter the overall spatial strategy for South Oxfordshire, including the quantum of development to be delivered by the district's Larger and Smaller Villages, such as Tetsworth.

Notwithstanding the above, we note that there is no mention of the NDP being reviewed in the short to medium term should the circumstances across the district change during this time, for example, following the first compulsory review of the South Oxfordshire Local Plan within five years of its adoption. While we accept that the NPPF does not set a prerequisite for Neighbourhood Plans to be reviewed in the same way as local plans and spatial development strategies, we still consider that acknowledgement of the potential need to review the NDP during the plan period would recognise the importance of taking into account the latest development needs of the local parish and the district as a whole.

Paragraphs 2.14 and 4.8 of the NDP note that Tetsworth residents – both current and would-be residents – face an issue with the affordability of housing in the settlement, which is also an issue across the county. Paragraph 4.14 also refers to the Tetsworth Housing Analysis evidence report (January 2020) produced to inform the NDP by stating that “*...the report recognises the affordability challenge facing individuals and families wishing to buy or rent homes in the village*”. Paragraph 4.14 goes on to add that “*...it seeks to encourage proposers of future housing developments to address this issue by bringing forward designs for more financially accessible dwellings*”. While the NDP believes this can be achieved by supporting infill and redevelopment proposals for starter homes and smaller homes and highlights that some new affordable housing will be delivered as part of the Mount Hill Farm development (known as The Grange), it is our view that starter homes are a pipe dream given that no units of this type have been built anywhere in the country since the government introduced the tenure in 2015, and that the limited remaining infill opportunities in the village will not deliver small affordable

homes of a number necessary to meet the future demands of young and low-income residents in the village.

Our client's site to the south of High Street would be ideal for delivering a meaningful number of additional affordable homes in the parish, particularly if the affordability crisis worsens during the plan period, and this was a key component of the previous development proposal at the site which was given significant weight by the Planning Inspector that dealt with the appeal. Terra Strategic are directly associated with Living Space Housing who specialise in the delivery of affordable and social housing, so it is apparent that the affordability needs of the parish, particularly towards the end of the plan period which should be extended to align with the modified South Oxfordshire Local Plan end date, could be met by our client and their associated company.

There are other benefits that can also be secured from developments that go beyond infill plots, notably the 25% apportionment of the Community Infrastructure Levy ("CIL") receipts that would go directly to Tetsworth Parish Council. It is a simple equation that the greater the size of the development, the greater the amount of CIL that can be used by the Parish Council to fund local projects that are of most importance to village residents, as referred to in Action TET1 of the NDP. We therefore submit that supporting or even allocating a housing site such as our client's to make a more meaningful contribution towards affordable housing and local infrastructure funding would be a positive modification and in line with the 'basic condition' requirement for Neighbourhood Plans to contribute towards the achievement of sustainable development. The allocation of a housing site would also have the added benefit of offering the village greater security from unplanned developments being brought forward should the district's housing land supply fall below five years' during the plan period. In other words, the NDP would have greater weight and influence in the determination of planning applications.

Finally, it is noted that Policy TET4 seeks to protect valued sightlines into and out of the village and that development should not have a significant adverse impact on these important views. We can confirm that there is no reason why a future development proposal on our client's land south of the High Street would inexorably cause harm to Key Views 6 or 11 that look towards and out of the village respectively because an appropriate layout could be devised to preserve these valued sightlines, particularly if a relatively modest scale of development was brought forward. While modification of the NDP is unlikely to be required to address this comment, we felt it necessary to make this point to ensure that any future development in or around the village is not prevented on principle due to an existing view experiencing

some change. In other words, a potential effect on existing Key Views should not rule out development without due landscape consideration and assessment, as acknowledged by paragraph 5.11 of the NDP.

We would be grateful if the above comments are taken into consideration as part of the examination into the Submission Version of the Tetsworth Neighbourhood Development Plan. Please feel free to contact Strutt & Parker using the details at the head of this representation if there are any queries.

Many thanks in anticipation.

Yours faithfully

A handwritten signature in black ink, appearing to read "Simon Handy".

Simon Handy BA (Hons) MPlan MRTPI
Senior Associate Director – Development & Planning
Strutt & Parker

Q8. After the publicity period ends, your comments, name, email and postal address will be sent to an independent examiner to consider. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title	-
Name	Simon Handy
Job title (if relevant)	Senior Associate Director – Development & Planning
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