

Tysoe Parish Plan 2010



Acknowledgements

Thank you

Thank you to all the residents who distributed, collected and completed the questionnaire and who attended the consultation events. Your support was invaluable.

Thank you to The Tysoe Butcher, Penny Varley Ceramics, Cost Cutter Store, Pippa's cakes, New Looks and the Post Office for generously giving the prize for the raffle ticket winner on the receipt of their completed questionnaire.

www.commissionair.co.uk

Congratulations

Congratulations to the winner of the Tysoe Logo Competition - Nick Bailey

Volunteers from Survey

In response to the request made in the survey questionnaire, 42 residents volunteered to support the range of projects and activities put forward. As each proposal is endorsed the Clerk to the Parish Council will advise the relevant volunteers as the first step to forming an action team.

Committee

Brad Lawes, Jacqui Franklin, Jacqui Sinclair, Penny Varley, Gill Roache, Michael Rumke, Andy Camp and Angus Martin.



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Introduction

What is a Parish Plan?

The Tysoe Parish Plan has been created to form a snapshot of residents' views for the future development of the Parish. The production of a Plan can help to achieve support and funding from Councils and charities as it highlights views and potential projects identified by the villagers for their community.

Tysoe Parish Plan committee was set up by the Parish Council at the end of 2008. Since then there have been exhibitions, a logo competition, and public meetings. Tysoe School became involved and created a map of the village for exhibition at the Flower Show, where more consultation was undertaken. A questionnaire was circulated to all homes in the Parish in May 2009. There was a 59% response rate giving a significant sample size for evaluation. This was professionally analysed by Warwick Network Ltd.

The Parish Plan has been assembled by the committee, who have put together the Action Plan based on the responses given. Obviously it was not possible to list all responses, but the most widely-held and strongly expressed views have been included.

The final document has been shown to and endorsed by the Parish Council before distribution. It was presented and formally adopted by Stratford District Council on 30th September 2010.

In this report, where percentages are shown they apply only to the number of responses to the question to which they relate.

In this report the following abbreviations apply:

PC = Parish Council

SDC = Stratford District Council

WCC = Warwick County Council



Teresa Laws



The Parish of Tysoe

Tysoe Parish is an attractive rural parish in southern Warwickshire. The Parish covers an area of nearly 4940 acres rising from the flat agricultural landscape of the Vale of Red Horse, which takes its name from the large Red Horse of Tysoe that was once cut into the red ironstone soils of the Edge Hill escarpment. The escarpment rises steeply to over 700ft from the Vale below, and forms the eastern boundary of the Parish and the northern boundary of the Cotswolds Area of Outstanding Natural Beauty.

Ben Cherry



The Vale is where the village of Tysoe is located. Tysoe itself is made up of the three small hamlets of Lower, Middle and Upper Tysoe. This is where the majority of the 456 households and 1,100 residents now live alongside two churches, the Post Office, a shop, a butcher's, a hairdresser's, a public house, a junior and infants' school and a doctor's surgery. The village is also fortunate to have a number of important community facilities including: the Village Hall, the Sports and Social Club, Tysoe Sport Club, The Old Fire Station Pre-School and the Tennis Club facilities which are located next to the children's play area, skate park and football pitch.

Who Lives in the Parish?

The responses to the questionnaire in many ways confirm the results from the last Census (2001) and the last Tysoe Parish Appraisal, in 2000 in that almost half the population (45%) are aged between 30 and 59 years old. The village also has a good mix of age groups which is evidence of a strong local community. Over 20% of residents are of school age, while 25% are over 60 years old.

Over 50% of the population are married and more than 75% live in a household of two or more residents. The vast majority of residents (97%) state their ethnicity to be White British and describe their religion as Christian (80%).

The largest proportion of respondents have lived in the Parish for between 6-15 years (34% of respondents), but more than 25% of respondents have lived in the Parish for 25 years or more, which is evidence of a strong connection and commitment to the village and local community.

Where do they live?

Since the early 18th century the majority of residents in the Parish have lived in the villages of Lower, Middle and Upper Tysoe. This remains the case, with over 90% of respondents to the questionnaire residing in the villages with only 5% from the outlying areas.

Of the households that responded to the questionnaire, by far the majority own their properties (78%) and live in a detached house or bungalow (55%). Homes tend to be heated by oil (55%). Less than 2% of respondents currently have a supply of energy directly from renewable sources but almost 10% of respondents are considering investing in renewable energy systems in the short-term.

Where do they work?

The pattern of employment is similar in many ways to that identified in the previous Parish Appraisal and the last Census, with approximately 35% in full or part-time employment. A significant proportion of respondents of working age are self-employed (25%) and approximately 25% are retired.

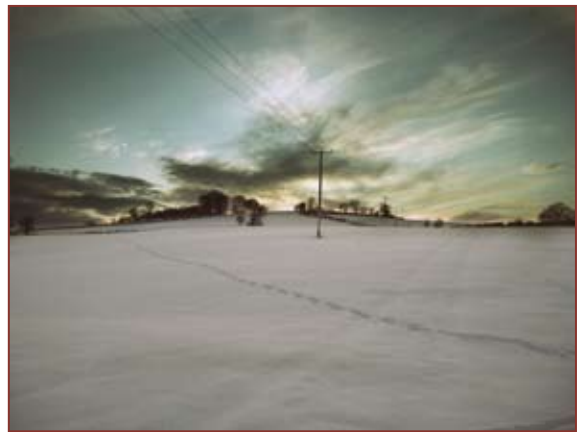
A significant proportion of respondents to the questionnaire work in Tysoe, or from a home located within the Parish (30%). However, the parish has a relatively high level of car ownership and this, in part supports the wide range of locations that respondents identified as their normal place of work. Many households work within the Banbury, Stratford and Warwick

areas (42%), but over 25% work elsewhere within the Midlands or beyond.

From the responses to the questionnaires it is evident that many of those that live in the Parish are proud to do so. Some have lived here for generations and others have moved here to enjoy the high quality of life. This Plan seeks to identify issues of importance to all elements of the local community and begins to set out actions to help continue to protect and enhance the environment within which we live.



Ben Cherry



Lucy Winter



Survey Results

Parking

Over 60% of respondents to the questionnaire live in a household with two or more cars and it is perhaps not surprising, therefore, that car parking was seen as an important issue for 56% of respondents. Some respondents were concerned about the level of on-street parking causing congestion and restricting visibility, particularly where households are regularly



parking close to junctions. Other respondents were more concerned about an increasing use of the many attractive grass verges in Tysoe for car parking. This was felt to be unnecessary in many instances and damaging to these important areas, which are seen by some as an important part of the character of Tysoe.

A significant proportion (122) of respondents were concerned by the level of car parking associated with users of the sports ground and other visitors to the village (e.g. as a starting point for walkers) and felt that additional parking should be created permanently in the village or greater use be made of temporary surfaces and parking areas, to provide more opportunities for off-street parking for village events. However, by far the majority of comments related to the dangers of parking during the school drop-off and pick-up period. More than 70% of those respondents that provided additional details of their concerns about parking in the village specifically described the risks associated with vehicle and pedestrian safety resulting from dangerous parking on the bends on Main Street in front of the surgery and Church.

“Around the school area is very dangerous at the beginning and end of the school day, with parents parking around bends and in unsafe areas.”

Action

- WCC/PC to discuss the preparation and implementation of a Green Travel Plan with the School
- WCC/PC to consider further restrictions to parking in hazardous areas
- PC to consider dedicated signage or requests on Notice boards to encourage reasonable parking by visitors to the village and users of the sports field.
- PC and WCC to consider introducing appropriate intervention to protect grass verges (e.g. use of Hornton stone rather than signage.)
- PC to consider the need to extend hard surface parking next to Fire Station to cater for village events and to encourage greater use of this area to reduce on-street parking.

Managing Traffic Speed

The speed of traffic in the parish, particularly through Tysoe itself, was identified as a concern by 56% of respondents. Of most concern was the speed of traffic along Main Street (40%), Oxhill Road (28%) and Lower Tysoe Road (16%).



Speeding traffic was considered to be a nuisance, but also a danger, and a significant number of respondents called for measures to slow traffic.

Some respondents experience difficulty crossing the road in places, particularly in connection with crossing the road to get to the former Fire Station and the sports field. A few respondents also highlighted speeding farm vehicles as a particular hazard at certain times of the year.

“We are concerned with speeding traffic and would very much like pedestrian crossing and speed management measure.”

“Oxhill Road is used as a race track”

“Chicanes and speed humps to slow traffic.”

“Use of hand held speed cameras in Oxhill Road.”

To manage traffic speed, by far the majority of respondents supported low intervention measures. The most favoured were a combination of a village gateway (15%), reduced speed limits through the village (18%) and illuminated/flashing speed signs (24%) in appropriate locations. Least favoured were speed cameras and physical interventions such as road narrowing and speed humps. A number of respondents expressed a strong view that new measures should not require the introduction of too much new signage, which was not considered to be in keeping with the rural character of the village.

Action

- **PC/WCC to consider putting down speed trackers in highlighted areas to identify any factual basis behind the perceived issue of speeding vehicles**
- **Where speeding traffic is identified as a persistent and significant problem, PC/WCC to consider introducing low intervention measures such as those described above. Further consultation to be undertaken on the most appropriate measures once problem locations identified.**

Road Condition

The condition of the roads around Tysoe was highlighted by a number of respondents as being below the expected standard. Although no specific questions were asked on this matter, approximately 10% of respondents specifically mentioned the presence of potholes as a danger or hazard to driving in the parish.

Specific mention was also made of the lack of gritting on the road between Tysoe and Kineton during the winter. This was described as a popular route and one now used by some of the school buses. Without gritting this route was described as particularly hazardous and as the location of numerous accidents.

Action

- **WCC to disseminate details of the road maintenance programme and the standards expected in rural areas.**
- **PC to consider lobbying WCC for improved road surfacing in the parish and to identify the priority locations**
- **PC to consider lobbying WCC to add Kineton Road to gritting schedule.**

Street Lighting

More than 66% of respondents felt that street lighting in the Parish was adequate and that there was no need for significant improvements. Of these a number of respondents stressed that more lighting would not be in keeping with the rural character of the village and that there was already too much light pollution.

However 82 respondents highlighted particular areas in the village where they believed lighting should be improved. In some cases locations were identified where better maintenance of existing lights was felt to be needed or locations where existing lighting has become overgrown by trees. More than 55 respondents highlighted specific locations or streets where they felt lighting should be improved to enhance security and safety in the village. One suggestion was to turn off street lighting at midnight.



Action

- Parish Council/WCC to review street lighting in the village.

Bus service and Voluntary transport.

Public transport is used regularly by a relatively small number of residents of Tysoe (9%). However for those who rely on it the bus is a vital service. The numbers using public transport infrequently is also relatively small with over 80% using it between 1 and 3 times a year.

Areas highlighted that need improving or changing were timetables, routes and frequency, (this was also raised in the 2000 Parish Appraisal) and the need for a bus shelter and the costs. The majority of bus users go to Banbury and Stratford with less than 19% going to other locations. 141 residents stated that they were aware of the voluntary transport facility, however, only 14 people use the service regularly with currently 13 volunteers running the service. 45 people have volunteered their services through responses to the questionnaire. The Shipston Link is known to 221 residents with 19 people regularly using it although 27 people felt that they would use it if it ran on a different day. Respondents suggested that the buses be downsized on Banbury and Stratford routes to reduce cost, and carbon emissions.

Action

- Results of this survey will be passed on to the local bus service provider to be considered in future service planning.

- Results of this survey will be passed on to the Shipston Link service provider to be considered in future service planning.
- Pass on volunteer name to the Shipston Link.

Bus Shelter

The need for a bus shelter resulted in 84 respondents in favour and 75 against, with 35 saying it should be sited on the corner of the Oxhill Road and 36 identifying areas in Main Street from The Peacock to the Fire Station

Action

- Parish Council to investigate the requirements for and the location of a bus shelter.

Local Environment

Flooding

The question of drainage caused more comments of concern than any other in the entire survey. There were 122 comments on flooding alone. 39% of the comments related to ditch cleaning and maintenance, whilst 24% cited storm drains needing regular cleaning. Improvement of the main drainage system in the village was mentioned by 18% of respondents.



Simon Forrester

The question relating to flood planning shows that there is a significant issue for many residents. 95% of those answering the question felt it important that those with local flooding knowledge be consulted before any new building work is undertaken in the village.

Other suggestions which came forward were for balancing ponds, a flood plain and chevrons on the hills to divert hill run off. Specific areas of concern were Avon Avenue; Main St near the Fire Station, and Back Lane. There were also requests for information regarding flood warnings and who to contact in an emergency.



Simon Forrester

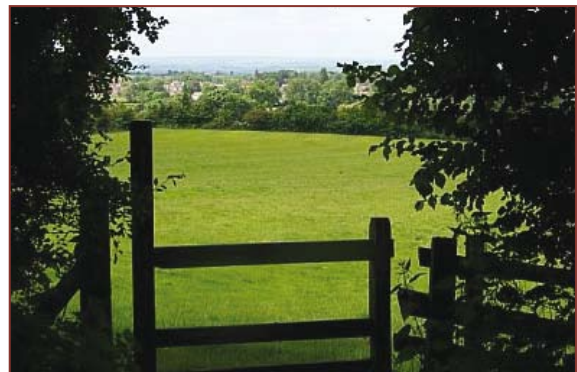
Action

- Questions and proposals will be put to the Parish Council with a recommendation that they publish a detailed response about flood prevention measures in the near future.

Footpaths and Open Spaces

This section of the questionnaire provided some very useful feedback for the various interested parties in the parish to consider. In terms of usage the respondents were asked how often they used the playing fields and open spaces, and the majority (42%) used them either daily or weekly, but a significant number (32%) responded that they hardly used them at all.

The same question was asked of the footpath system in the parish with 49% saying that they used footpaths daily or weekly and 23% stating that they used them hardly ever. In both cases, usage over 40% is significant but there is still some way to go to improve the usage and issues such as access and information, which came through in the comments section, may



Joel Morris

help to improve this area. The footpath system was also rated in terms of its condition and the good news is that 73% of respondents rated the footpaths in the parish as either very good or fairly good with the minority rating them as fairly poor or very poor (8%). In addition the issue of access was rated with an encouraging result of 81% of respondents stating that they had no access problems and 19% stating that there were some issues which also bears out the improvements made in the footpath system over the last decade.

Action

- **Wider information regarding the mapping of the footpath system – could feature on the Parish website (if this is taken forward and developed), Notice Board and/or in the Parish Welcome Pack, referred to elsewhere in this report.**

Historic Tysoe

The historic aspects of the Parish were rated in terms of how well they were managed, promoted and appreciated. Over 80% of respondents felt that the historic places and features were well managed, whereas only 34% felt that they were well promoted – and



Courtesy of Lillian Hopkins

this could well link back to the requirement to have a central information facility (i.e. website, noticeboard and welcome pack) that was raised earlier in this section. The good news is that the vast majority of respondents (71%) appreciate our history and historical features – so it is an important element of the parish fabric that we need to keep well maintained.

Action

- **Recommendation for a list of historic sites to be featured in the proposed Parish website and Welcome Pack.**
- **Tysoe Historic Society to be informed of these results.**

Diversity of Wildlife and their Habitats

Suggested improvements to encourage diversity of wildlife and their habitats around Tysoe were many and varied.

Nest boxes for birds, bats and owls were suggested by 13 respondents, closely followed

by tree and flower planting on roadside verges and field margins. Indigenous trees were suggested, particularly elms and oaks.

Leaving some areas `wild` to encourage brambles and nettles in hidden corners was also supported.



Melanie Charles

Creation of a pond or lake was also popular as was making the Village Nature Reserve more high profile.

Less spraying of insecticides was mentioned by 2 respondents.

Suggestions to improve the diversity of wildlife included keeping dogs on leads, hedges to be laid, not flailed, traffic to slow down, stop fox hunting and reduce the number of cats (to protect birdlife).

Setting up a pollen bank was suggested, and planting of more trees with blossom. Older trees should be allowed to decay for insects to inhabit.

Finally it was suggested that a Village Wildlife Group be set up to encourage development of projects and to access grant funding.

Since the findings of the Questionnaire the Community Orchard has been launched.

Action

- **Survey results to be discussed by Parish Council**
- **Parish Council to identify any actions for their consideration.**

Areas in need of additional Environmental Protection.

Respondents to this question obviously had their favourite areas, as there was little consensus.



Tony Winter

There were some comments regarding flooding which have been dealt with elsewhere. The sports field and recreation area were mentioned by two respondents who were not in favour of dogs being allowed off the lead. The grass verges in Main Street were mentioned twice as areas needing careful protection from erosion by vehicles.

The well sites by the Surgery and Back Lane, and stone seats by the War Memorial and Surgery were also seen as in need of protection.

The ridge and furrow land at Tysoe Vale was highlighted as an area to be protected, and one respondent recommended a strong stance against development of any kind.

A suggestion was made to return more of the central village area near the Village Hall to village green as before, to enhance the Village centre.

One comment referred to the parking of large vehicles on Main Street and Middleton Close as spoiling the look of the village.

Action

- **Parish Council to identify any actions for their consideration.**

Litter & Dog Mess

The standard of facilities in the village was rated with a mixed bag of results. The areas needing attention were improvements in the provision of litter bins and dog mess bins, and the areas which were deemed to have improved significantly were: refuse collection, recycling facilities, and the condition of the village's garden hedges/fences and bordering pavements.

Action

- **Parish Council to be informed of the requirement for more litter and dog mess bins.**
- **Community litter pickup event.**
- **Litter management provided by SDC.**

Crime

Serious Crime is fortunately very rare in Tysoe. However a large number of people who responded (48%) commented on dangerous driving in the village. The next significant response (17%) indicated that they had witnessed anti-social behaviour in the village. Not surprisingly the single most proposed crime prevention measures were more police patrols and a local walking/ cycling beat officer, which were suggested by 50% of respondents.

Other suggestions were:-

"More street lighting, especially in Sandpits Road."

"Neighbourhood Watch needs a higher profile"

"Under age drinking should be discouraged."

"A better response from police when contacted."

Fortunately 95% of respondents say they feel safe when out and about in Tysoe. The remainder, who did not feel safe, made the following comments. Ten residents commented on dark areas of the village at night, and two would not venture out at all. Sandpits Road near the old shop was mentioned by most.

The alley from Oxhill Road to Old Tree lane was also disliked by younger residents. The Playing field was mentioned twice, one respondent stating that younger children were frightened by teenagers at the new skate park. Speeding cars were also a concern and this was raised a number of times.

Action

- Consider the introduction of additional street lighting in the village.
- Comments to be passed on to Neighbourhood Watch for their further consideration.
- Comments to be passed on to the Police for their further consideration.

Local Services

Tysoe Churches



The survey showed that the 2 Tysoe churches had a dedicated congregation, many of whom attended weekly.

The Methodist Chapel saw 16 regular attendees, rising to 30 once or twice a year. St Mary`s Church saw a weekly attendance of 40, rising to 86 once or twice a year.

In general , both churches saw support from the village, who judged them as being friendly and welcoming environments.

There were a number of specific comments about the churches. A number of respondents

regretted that we no longer have a full-time vicar in Tysoe.

All comments have been passed to the churches for their consideration.

A number of people expressed their disappointment at the departure of Rev. David Knight, and that we no longer have a full-time vicar in Tysoe.



Rev. John Taylor

Action

- As a result of the above information being passed on to the relevant parties some changes have been implemented within the two churches.

Tysoe Post Office

In response to questions relating to services provided by the Tysoe Post Office, 244 respondents particularly wanted to be able to obtain vehicle tax discs and 162 would like to be able to purchase travel insurance.

Given that the Tysoe Post Office also services a wide area beyond the Parish, the Parish Council has been asked to pass on these findings to the Post Office authorities.

Action

- Results of the survey have been passed on to the management of the Post Office for consideration.



Peacock Inn

A number of respondents were disappointed that our village inn does not provide pub food.

Action

- **Results of the survey have been passed on to the pub licensee for consideration.**

Recycling

The questionnaire was sent out before the new bi-weekly collection service was implemented.

213 residents felt that the current condition of refuse collection was very good or fairly good. 137 residents indicated that they felt it was important for the village to have a community collection point for items not currently collected by charities with 43 feeling that this provision was fairly poor or very poor. Concern was raised about how often the new refuse/recycling systems would operate and where rubbish was being taken, although some felt the new system was a great improvement.

Quote: "providing free recycling of cardboard for businesses"

Action

- **Parish Council to investigate community collection point for recycling.**

Sports and Recreation

Since the last survey was conducted the sports and recreation facilities around the parish have changed and improved enormously, and this questionnaire provided a great opportunity to evaluate the work that has been done, the changes in the parishioners needs, and any gaps that require attention.



The survey asked respondents to state which sports activities they participated in on a regular basis. Swimming was the most dominant activity with 25% of the respondents stating they engaged regularly with this activity. This is no doubt due to the provision of the new swimming pool facility at Shipston which caters well for the area. Golf was the second favourite activity (14%) with Football and Tennis more or less even with 11% of the respondents taking part in these activities.

The usage of the facilities available was measured with footpaths being the most commonly used (25% of respondents) and the public house and church more or less even at 11%. The playground facility also had significant usage compared to the other facilities at 10%, as well as horse riding at 9%.

The availability of information provided to the Parish on recreational facilities is of great importance to ensure that we all know what is available and in order to increase participation. Generally speaking the respondents felt that the information provided kept them fairly well informed (60%) with 20% being very happy with the level of information they receive. 20% of respondents, however, felt that they required more information and were not well informed – so there is still plenty of work to do. Ideas that

have been suggested to aid this process are the provision of a village website that people can access as and when they want to gain information or more details on the activities and facilities available.

Action

- **Proposal to include village amenities, recreational facilities, and activities on a village website should the website project progress.**
- **Clearer list of recreational facilities and activities in other Parish communication literature and notice boards.**

Local Business

The survey received responses from over 50 businesses within the parish. Tysoe businesses offer a wide and diverse range of services to Tysoe residents and the general public. Details of these can be found in the Business Directory at the back of the plan. Over 75% of businesses are run from home, with a further 25% using local business premises.

The number of businesses employing staff since the 2000 survey has increased by 11% to over 41%. Even in times of recession new business ventures are being developed in Tysoe. Thirty percent of the businesses that took part in the survey have been in operation for less than 5 years. However Tysoe also provides a good environment for stable long term business with over 40% of the responding companies running for over 11 years.

All the businesses stated that their premises were suitable for their needs, although many felt that business opportunities could be improved in Tysoe by the conversion of redundant buildings, the building of a small Trading Estate or office units.

There were a number of requests and proposals made by the business owners of ways in which their situation could be improved by changes made to the environment in which they are trading. A number of comments are included below:

Publication of business directory.

Availability of serviced offices at low cost

Tax advantages for businesses in countryside

Conversion of redundant buildings to commercial use.

Secretarial support & typing.

Access 'fax machine', photocopier, laminating, binding, facility in the village.

SDC planning department being more in favour of businesses willing to expand.

More police support.

Small trading estate required.

By providing free recycling of cardboard (it is free to householders but not to businesses).

Trade Fair.

Open gardens, plant sales.

Small Office units / workshops within walking distance (possibly cycling) of centre of village.

Local business networking group.

Additional food / convenience shop to encourage competition and variety.

Single building plots made available.

Action

- **Publish a directory of businesses already established within the parish.**
- **Positive consideration by Parish Council on planning applications for more business premises within Tysoe.**
- **Lobby SDC for free recycling collection for local businesses.**
- **Ensure that SDC Planning authority look favourably at applications for small business premises (especially food outlet /convenience shops).**

Tysoe children's responses ages 10 and under

The majority of children aged 10 and under find the village safe and quiet. They would happily walk around the village alone without being scared. *"It is in a good environment and a safe place to live."*

The children liked that their school is in the village and that they can walk to school because it is so close, six of the children commented on the school, saying such answers as *"I really like the village school because it is small"*



Melanie Charlies

The children of Tysoe disliked dog owners not clearing up dogs' mess from the paths and the grass.

"Dog Poo on the pavements and the grass."

Another dog related problem is that dog owners are not controlling their dogs and keeping them on a lead when they are being walked through the village.

Fast cars are another village problem that needs to be sorted for the safety of not only children

but also other villagers and animals. One child said *"cars go fast around Tysoe"*.

A few of the children commented on feeling intimidated by older children of the village who go to the park. One commented "too many older kids hanging around the little kids area".

Most who responded would like a bigger park with additional play items "more things to plays on in the park". From the twenty three children that gave their answers to the questionnaire seven said that they wanted changes made to the parks play area.

When asked to express a wish list of activities which they would like to see in the village, there was not a clear consensus. Activities ranged from cross country running to a pet club with no clear favourite.

With regard to indoor activities there was a clear wish for brownies, beavers and/or scouts to be held in the village. There was also strong support for drama and dancing clubs (7 out of 22 responders were keen for these).

Action

- Parish Council to identify any actions for their consideration.
- Pass the remaining responses to WCC Youth Services, and other youth and volunteer organisations.

Young persons' Responses ages 11- 18

The average age of young people in Tysoe is 16 years old. Of the 88 young people in the village who responded, 47 were male and 39 were female.

When asked about young peoples' most enjoyable sport, many gave more than one answer. In total there were 282 responses. There were many popular answers ranging from:

Cycling as the most popular answer with 50 young people enjoying the sport.

Tennis was another favourite with 36 young people enjoying playing the game.



A further 36 young people enjoyed playing football.

When asked what they liked to do in their free time 64 enjoyed watching television and 67 enjoyed working on computers and the internet. 18 gave alternative answers that ranged from horse riding to swimming and reading. The least popular answer from the ideas given was drama with 6 of the 88 young people enjoying doing this in their free time.

With regard to the setting up of a Youth Council, of the 82 young people that answered the question, 63 said that they thought that it would be a good idea. When it came to interest in joining a Youth Council in Tysoe, 24 young people expressed an interest.

Most young people see Tysoe as a safe place to live. Only 5 out of 81 expressed safety concerns and these mostly concerned out of control dogs. *“Stop stupid ignorant dog owners letting their out of control dogs chase you and jump at you when you ask them not to”*. It was also felt by these few that dog owners not clearing up dog mess was becoming a problem in the village.

83 responded to a question regarding facilities in the village. 55 said there were not enough, 36 gave ideas for changes and 28 thought that facilities were adequate.

Of the 36 suggestions, quite a number were looking forward to the opening of the skate park, (which has opened since the questionnaire was distributed). Other ideas were;-

A youth group for young people, (7 of the 33 young people want a group for young people).

Another idea given by 5 young people is to have a cafe in the village where they can go with their friends and hang out.

3 of the 33 young people want cricket nets in the park for all year round and also 2 young people want a concrete base around the basketball net.

Action

- Parish Council to identify any actions for their consideration.
- Pass the remaining responses to WCC Youth Services, and other youth and volunteer organisations.

Housing Needs

358 residents responded to the question about Future Housing Needs. The findings show support for low cost housing for young and elderly in the village, and of course that local connection is most important to many of our residents.

159 did not have any future requirement, but 59 did put affordable homes for young people at the forefront while 41 supported affordable rental homes. 64 supported sheltered/affordable smaller homes for the elderly and disabled. Open market homes had less support.

The question “Do you expect a member of your household to require any of the following in the next 5 years”? gave the following results:

Affordable homes for local young people	59	16.5%
Affordable rental	41	11.5%
Sheltered accommodation for local people	30	8.4%
Affordable homes for local elderly people	23	6.4%
Small open market family homes	22	6.1%
Affordable homes for local disabled people	11	3.1%
Large open market family homes	9	2.5%
Open market executive homes	4	1.1%
None of the above	159	44.4%
Total	358	100.0%

Tysoe Parish Council

Parish Council - comments from questionnaire

Although there were no specific questions about the Parish Council, there were a number of comments in the questionnaire feedback specifically about the Parish Council and the way that it is run. Most of the comments relate to communication of issues and actions rather than the decisions made by the council. A selection of feedback comments are:-

Display all ongoing Planning applications in the reading room.

Why not a Posting Box placed in one of the shops where villagers could place a 'note' with detail of village problems (Failing lights; Potholes; Covered Signs etc). These problems could be actioned monthly when the box is opened at the Meeting. Currently it takes far too long to resolve such issues.

The Parish Council should not make donations to begging letters however worthy they are. It is not in their remit. Parish Precepts money is requested by the Parish Council for essentials within the Parish.

Can there be one person to refer to for any problems in the Village? If they already exist, why is it not publicised?

I would like more explanation and transparency on the Tysoe Utility Estate Charity remit within the Village. Especially its land and property holdings; and what benefits it brings to the Village and how the Trustees are appointed.

Parish Council should raise its profile and make more effort to communicate activities and priorities. The Tysoe Plan needs an implementation group to help facilitate the various actions and activities promoted.

Action

- **Parish Council to propose additional communication methods for information flow both into and out of the PC meetings. (ie Issues box, Published PC contact details, email address etc.)**

- **Parish Council to investigate the need for additional local publication of planning applications.**

Future Developments

These findings support the questions regarding support for future development in the village. Of 298 respondents, 93 supported groups of up to 5 homes, while 91 supported single dwellings. Larger developments of between 10 and 20 houses had fewer supporters. 77 respondents said they would not support any future development at all.

As part of the development of any future housing in Tysoe the question was posed about the desire for a Village Design Statement. Of the 250 who responded to this question 206 thought it was important to produce a VDS which would inform future development and ensure they are in line with local character and distinctiveness. More importantly, 44 would be interested in being part of a group to produce a VDS.



Whilst the above may be considered as quite predictable, the survey does give us (the community) the opportunity to get the message across to the people responsible for assessing planning applications. It is quite clear from the responses that the vast majority of people in the parish see either no need at all for more development or only the need for affordable and rental homes. This is not consistent with the fact that the two affordable homes in Back

Lane remained empty for so long after the other houses had all sold commercially.

Action

- Report all findings to PC and SDC who will arrange a Housing Needs Survey in the village.
- Contact volunteers to set up a group to create a Village Design Statement. (VDS)

Projects and Improvement Ideas

Additional resources for the village

The questionnaire asked respondents for their views on which facilities they would like to see in the village that are not currently provided. The most popular facility mentioned was a mobile cinema (24%), with an adult education facility second (17.5%) and nature reserve third (16%). Other requirements such as an art & crafts workshop (12%) and an expanded playground facility (9%) were fairly significant requests. Other requirements such as a teenage youth club, senior citizens club, and drop in community centre all scored quite low on an individual basis – but if you were to group these together as a more general facility servicing each of their requirements then the level of respondents requesting this type of facility was 10%. The danger in asking for respondents' views on specific age related needs is that the responses will tend to be low in relation to the whole sample – so we have to be careful that the specific needs of one section of our community are not overlooked, and in this case could be grouped with other age groups' requirements in order to meet a wider need.

Action

Proposal to the Parish Council for the provision of

- a mobile cinema,
- increased adult education facilities to include arts and crafts workshops,
- and a review of the possibilities of a

nature reserve and expanded playground.

- Separate requirements for specific age groups will need to be investigated further by the Parish Council through more targeted research.

Proposed project - Village Welcome Pack

The suggestion of a Village Welcome Pack as a project was broadly supported, 87 of respondents saying it was important to them, whilst 78 stating it was fairly important. "It will be very useful to new and existing residents" was a typical comment.

Action

- A group to be set up through the Parish Council to produce a pack of local information for residents.

Proposed project - Evening Event in the Tysoe Show Marquee

Over a hundred residents responded positively to an evening event with 37 prepared to be part of a volunteer team to organise such an event. Of those interested, over 90 % suggested live music or a barn dance. Extended use of the Flower Show Marquee would reduce rental cost to both (or more) events.



Action

- To organise such an event would require an Action Group to take on the project and responsibility of the marquee at the end of the Flower Show drawn from the volunteers and/or involvement of an existing organisation such as the Social Club.

Proposed project – Regeneration of the Tysoe Red Horse

Following increased public awareness of the history of the Saxon Red Horse, a significant number of respondents (154) felt that the Red Horse should be restored to its original state.

To quote two respondents “Bringing the Red Horse back to Tysoe should be a particular priority and would bring a number of benefits to the village, including to the local businesses, as well as civic pride”. “The return of the Red Horse would really put the village and the Vale back on the map, and also be a massive boost to community pride”.

Action

- **The land owner would be approached and asked to consider a restoration project.**

Proposed project – Restoration of the Tysoe Windmill



Lucy Winter

An even larger number of respondents would like to see restoration of the Windmill sails. Whilst the windmill is not technically part of the parish of Tysoe it is clearly very important to a great many people within the parish. It is not within the scope of either the Parish Plan committee or the Parish Council to directly control the future upkeep of the windmill but the results of the survey can be passed on the owners for their consideration.

Action

- **The results of the survey would be forwarded to the Earl of Northampton’s Estate.**

Proposed Project - Community Notice Board.

The existing notice boards clearly provide an important source of information for residents of the parish. Together, the Parish Notice Board on the Village Green, along with the school, pub and shop notice boards were all used regularly by respondents as a source of information on village communities, and it was noted that notice boards also exist on the Village Hall and the cemetery gates.

While serving as an important information source many respondents stated that the existing information boards could be improved. The location of the different notice boards will in some cases help disseminate information, while at the same time potentially diluting the information available and creating some confusion as to the best source of information on local activities and events.

It was noted that little information is available on the existing notice boards which is targeted at visitors as well as residents, and more could be made of the information boards to publicise local businesses e.g. opening hours, local walks and points of historic or environmental interest in the parish. Consideration should be given to the location of one or more community notice boards.

Action

- **Review location and content of existing information boards.**
- **Identify key locations for information to be made available.**
- **Consider rationalising existing and introducing new community information boards in the most accessible locations within the parish.**
- **Prepare information on local businesses and features of interest to be made available on the community notice board(s).**

Proposed Project - Local Produce Market

Respondents expressed significant support for Tysoe to host a regular local market where locally produced food and crafts would be available for sale. More than 85% of respondents stated they would support a local market as a shopper, and as many as 26 respondents (8%) expressed an interest in making produce for a regular local market. Furthermore, one respondent expressed a keen interest in helping to organise a local farmers' market.

Some concern was raised that a local market may serve to provide undue competition to the existing shop, post office and butcher's and that consideration should be given to encouraging these existing retail facilities to serve as an outlet for local produce.

Only 10% of respondents felt that a weekly market would be viable, with the vast majority stating that they would support a monthly market (48% of respondents) or seasonal market or one which was held at the Flower Show and other regular village events (42% of respondents).

Action

- **Contact Council and organisers of other local markets to get guidance on setting up a local market.**
- **Undertake a survey of potential suppliers.**
- **Prepare a marketing and business plan for holding a market.**
- **Run a 'pilot' event to test local interest.**
- **Consult existing retail outlets and identify opportunities for providing outlets for local produce.**

Proposed Project - Tysoe community website

Our survey says that over 70% of the homes in Tysoe have access to the internet. In addition, 70% of respondents said that they would make regular use of a community website.

Some people who responded said that they would also like to contribute to a website as well as getting information from it. The survey showed that there are a significant number of companies, clubs and committees currently active within the village so there should be plenty of potential contributors for a website.

According to the survey 30% of the working population in Tysoe are now working in and around Tysoe, compared to 23% when the last survey was conducted in the year 2000. It is clear that home-based business and small office units are an increasing trend in Tysoe. Whilst it is clear that many specialist companies will not necessarily be of interest to local shoppers it stands to reason that they may all benefit from having at least a listing on a community website.

As far as content for a website goes, there were many suggestions made in the questionnaire replies.

Calendar of forthcoming events	73%
Contacts list / directory of local businesses and groups	32%
Clubs & Organisations	16%
Amenities/ facilities	15%
Local news	12%
History of the area	9%
Classified ads (for sale & free items)	7%
Offers / requests for help & services	7%
Timetables / opening & closing times etc.	7%
PC & other meeting minutes	6%
Link to church website	5%
Maps / Footpaths & places of interest	5%
Crime & Neighbourhood Watch	4%
Rubbish collection	3%
Link to schools websites	1%

According to the responses to the questionnaire nearly a third of people go to the Tysoe Record for information on news and events within the parish. There are still many people who do not have access to the internet or would still prefer the paper copy delivered to their home as it is today.

A number of the responses suggested that we should try to create a website similar to the Brailes Community website. This was seen as an extremely good benchmark .

Action

- List of Volunteers and potential contributors have been passed on to the Parish Council.
- Organise a public meeting to recruit a working group to begin the process of creating a website.
- Contact the editors of the Tysoe Record and the Church website to establish common aims and shared content potential.

Proposed project – Community First Responder

The question about a First Responder (defibrillator) in the community resulted in 90% of people either agreeing or strongly agreeing that this would be a good idea. A number of people have volunteered to get involved in this project.

Oxhill 1st responder team has offered to run a workshop which also covers Tysoe at present.

Action

- List of Volunteers have been passed on to the Parish Council.
- Create a working group to begin the process of setting up a First Responder in Tysoe.



Ben Cherry



A selection of aerial photographs of the village



Action Plan and Next Step

Issue (theme)	Description	Action	Lead responsibility	Partners	Priority (according survey responses)	
Crime	Additional Street lighting	Additional street lighting.	Tysoe Parish Council		Medium	
		Neighbourhood watch further consideration.	Neighbourhood watch		Medium	
Roads & Traffic	Parking	Police response to questionnaire.	Warwickshire Police		Medium	
		WCC/PC to discuss the preparation and implementation of a Green Travel Plan with the School.	Tysoe Parish Council		High	
		WCC/PC to consider further restrictions to parking in hazardous areas.	Tysoe Parish Council		High	
		PC to consider dedicated signage or requests on Notice board to encourage reasonable parking by visitors to the village and users of the sports field.	Tysoe Parish Council		High	
		PC and WCC to consider introducing appropriate intervention to protect grass verges (e.g. use of Hornton stone rather than signage).	Tysoe Parish Council		High	
		PC to consider the need to extend hard surface parking next to fire station to cater for village events and to encourage greater use of this area to reduce on-street parking.	Tysoe Parish Council		High	
		Consider putting down speed trackers in highlighted areas to identify factual basis behind perceived issue of speeding vehicles.	Tysoe Parish Council		Medium	
		Where speeding traffic is identified as a persistent and significant problem, PC/WCC to consider introducing low intervention measures such as those described above. Further consultation to be undertaken on the most appropriate measures once problem locations identified.	Tysoe Parish Council		Medium	
		Road Condition	WCC to disseminate details of the road maintenance programme and the standards expected in rural areas.	Warwickshire County Council	Warwickshire County Council	Low
			PC to consider lobbying WCC for improved road surfacing in the parish and to identify the priority locations.	Tysoe Parish Council	Warwickshire County Council	Low
PC to consider lobbying WCC to add Kineton Road to gritting schedule.	Tysoe Parish Council		Warwickshire County Council	Low		
Street lighting	PC to review street lighting in the village.	Tysoe Parish Council		Low		
Public Transport	Results of this survey will be passed on to the local bus service provider to be considered in future service planning.			Low		
	Results of this survey will be passed on to the Shipston Link service provider to be considered in future service planning.			Low		

Action Plan and Next Step (cont'd)

Issue (theme)	Description	Action	Lead responsibility	Partners	Priority (according survey responses)
Roads & Traffic (cont'd)	Bus Shelter	PC to investigate the requirements for and the location of a bus shelter.			Low
		Pass on the results of the survey to Johnsons (Bus company).			Medium
Local Environment	Flooding	Publish a detailed response about flood prevention measures to be implemented in the near future.	Tysoe Parish Council		High
	Footpaths & Open spaces	Wider information regarding the mapping of the footpath system could feature on a Parish website, Notice Board and/or in the Parish Welcome Pack.	Tysoe Parish Council		Medium
	Historic Tysoe	Recommendation for a list of historic sites to be featured in the proposed Parish website and Welcome Pack.	Tysoe Parish Council		Low
	Diversity of Wildlife and their Habitats	Survey results to be discussed by Parish Council. Parish Council to identify any actions for their consideration.	Tysoe Parish Council		Low
	Litter & Dog mess	Parish Council to be informed of the requirement for more litter and dog mess bins.	Tysoe Parish Council		Medium
		Community litter pickup event.	Tysoe Parish Council		Medium
		Investigate cost of litter management provided by SDC.	Tysoe Parish Council		Low
Local Services	Churches	Results of survey have been passed on to local church leaders.	Church Leaders		Medium
	Business Directory	Publish a directory of businesses already established within the parish.	Parish Plan Committee		High
		Consideration by Parish Council on planning applications for more business premises within Tysoe.	Tysoe Parish Council		Medium
		Ensure that SDC Planning authority look favourably at applications for small business premises (especially food outlet / convenience shops).	Stratford District Council		High
	Tysoe Post Office	Results of the survey have been passed on to the management of the post office for consideration	Post Office Management		Medium
	Peacock Inn	Results of the survey have been passed on to the pub licensee for consideration.	Pub licensee		Medium
	Recycling	Parish Council to investigate community collection point for recycling.	Tysoe Parish Council		Medium
Sports & recreation		Lobby SDC for free recycling collection for local business.	Tysoe Parish Council		Medium
		Proposal to include village amenities, recreational facilities, and activities on a village web site should the web site project progress.	Tysoe Parish Council		Medium

Action Plan and Next Step (cont'd)

Issue (theme)	Description	Action	Lead responsibility	Partners	Priority (according survey responses)	
Parish Council (cont'd)	Youth Services	Clearer list of recreational facilities and activities in other Parish communication literature and notice boards.	Tysoe Parish Council		Medium	
		Proposal to the Parish Council for the provision of a mobile cinema, increased adult education facilities to include arts and craft workshops, and a review of the possibilities of a nature reserve and expanded playground.	Tysoe Parish Council		Medium	
		Parish Council to identify any actions for their consideration. Pass the remaining responses to WCC Youth Services, and other youth and volunteer organisations.	Tysoe Parish Council		Medium	
2. Projects and Improvement Ideas	Village Welcome Pack	A group to be set up through the Parish Council to produce a pack of local information for residents.	Tysoe Parish Council		Medium	
	Evening Event in the Tysoe Show Marquee	Organise an Action Group to take on the project and responsibility of the marquee at the end of the Flower Show.	Tysoe Parish Council		High	
	Regeneration of the Tysoe Red Horse	The land owner would be approached and asked to consider a restoration project.	Tysoe Parish Council		High	
	Regeneration of the Tysoe Windmill	The results of the survey would be forwarded to the Earl of Northampton's Estate.	Tysoe Parish Council		High	
	Community Notice Board		Review location and content of existing information boards.	Tysoe Parish Council		Medium
			Identify key locations for information to be made available.	Tysoe Parish Council		Medium
		Consider rationalising existing and introducing new community information boards in the most accessible locations within the parish.				Medium
		Prepare information on local businesses and features of interest to be made available on the community notice board[s].	Tysoe Parish Council			Medium
	Local Produce Market in Tysoe		Contact Council and organisers of other local markets to get guidance on setting up a local market (e.g. licensing, health and safety etc.).	Tysoe Parish Council		High
			Undertake a survey of potential suppliers.	Tysoe Parish Council		High
		Prepare a marketing and business plan for holding a market.	Tysoe Parish Council		High	
		Run a 'pilot' event to test local interest.	Tysoe Parish Council		High	
	Consult existing retail outlets and identify opportunities for providing outlets for local produce.	Tysoe Parish Council			High	

Action Plan and Next Step (cont'd)

Issue (theme)	Description	Action	Lead responsibility	Partners	Priority (according survey responses)
2. Projects and Improvement Ideas (cont'd)	Tysoe community website	List of Volunteers and potential contributors have been passed on to the Parish Council.	Tysoe Parish Council		High
		Organise a public meeting to recruit a working group to begin the process of creating a website.	Tysoe Parish Council		High
		Contact the editors of the Tysoe Record and the Church web site to establish common aims and shared content potential.	Tysoe Parish Council		High
	First Responder (defibrillator)	List of Volunteers have been passed on to the Parish Council.	Tysoe Parish Council		High
		Create a working group to begin the process of setting up a First Responder in Tysoe.	Tysoe Parish Council		High
Housing	Housing Needs Survey	Report all findings to PC and SDC who will arrange a Housing Needs Survey in the village.	Tysoe Parish Council	Stratford District Council	Medium
		Contact volunteers to set up a group to create a Village Design Statement.	Tysoe Parish Council		Low

Tysoe Parish Plan – Business Directory

Name	Business Type	Address	Tel No	Website
Featherbow Woodcraft	Bespoke kitchens and bathrooms	The Old Barn, Hillside Farm, Lighthorne	01926-651133	www.featherbow.co.uk
PDR Furniture	Furniture Design/ Manufacture in oak	n/a	01295-680149	www.Pdrinternational.co.uk
Martins of Tysoe	Coach Hire, holidays and excursions	20 Oxhill Road, Tysoe. Warwick. CV35 0SX	01295-680642	N/A
Hayward Smart Architects	Architects	The Studio, Church Farm House, Main Street, Tysoe	01295-688388	www.hsarchitects.co.uk
Ringrose & England	Garden design	7 Church Farm Court, Tysoe	01295-688476	www.ringrose-england.co.uk
John Tongue	Building Contractor	Hillview Cottage, Peacock Lane, Tysoe	01295-680469	N/A
Traidcraft	Voluntary fair trade	The Willows, Badgers Lane, Tysoe	01295-680031	www.traidcraft.co.uk
Norman Oakley ACA	Chartered Accountant	12 Windmill Way, Tysoe	01295-688136	N/A
Training 24/7	Training in first aid	1, Avon Avenue, Tysoe	07929180579	www.training24-7.co.uk
English Ironwork	Garden furniture (wood and metal)	Chelmscote House, Shipston Road, Tysoe CV35 0TR	01295-680569	www.englishironwork.co.uk
James Thomson	Gliders and framers	Old Estate Office, Shipston Road, Lower Tysoe	01295-680855	N/A
Varmore Garden Solutions	Gardening Services	5, Avon Avenue, Tysoe, Warwick, CV35 0SP	01295-680700	
Penny Varley Ceramics	Pottery	5, Avon Avenue, Tysoe, Warwick, CV35 0SP	01295-680700	www.pennyvarleyceramics.co.uk

Tysoe Parish Plan – Business Directory (cont'd)

Name	Business Type	Address	Tel No	Website
Auto Best Buy Ltd	Car Care retail	Unit 6 Mead Park, Thorpe Mead , Banbury,OX16 4RY	02195-680977	www.autobestbuy.co.uk
Ecommnet Ltd	Computer services business	762 Cherwell Business Park, Southam Road, Banbury, OX16 2SP	01295-680782	www.ecommnet.co.uk
Cherry Branding Ltd	PR and Marketing	Orchard House, Back Lane, Tysoe	01295-680793	www.cherrybranding.co.uk
Showhomes	Decorators	8 Cherry Orchard, Shipston on Stour	01608-661686	www.showhomes.co.uk
PH Goodman and Son	Carpeting and flooring	Saddledon House, Tysoe, CV35 0SE	01295-680318	
Progardens Ltd	Garden Design and Maintenance	The Nurseries, Quarry Road. Hornton	01295-678877	enquiries@progardensltd
Tysoe Butchers	Butchers	Main Street, Tysoe	01295-680226	
Tysoe Post Office	Post Office and florist	Main Street, Tysoe	01295-680632	
Tysoe Pre-School	Pre-school, before and afterschool and holiday clubs	The Old Fire Station, Main Street, Tysoe. CV35 0SR	01295-680624	www.tysoepreschool.org
New Looks	Hair and Beauty Salon	Main Street, Middle Tysoe, CV35 0SE	01295-680671	

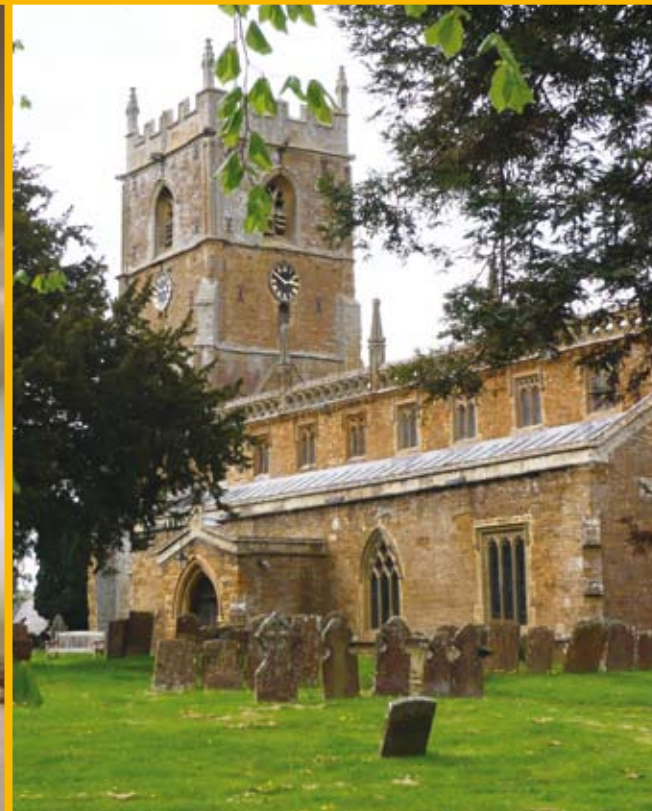
Tysoe Parish Plan – Business Directory (cont'd)

Name	Business Type	Address	Tel No	Website
Mary Dowler	Solicitor		01295-251234/688319	marydowler@aplins.co.uk
Keith Brooks	Electrical Contractor	26 Middleton Close, Tysoe, Warwickshire CV35 0SS	01295-680738	
Mick Shephard	Windscreen Repairs	3, The Leys, Oxhill, Warwick CV35 0QX	07976298228	
R. Locke and Son	Funeral Directors		01295-680251	
The Peacock Inn	Public House	Main Street, Tysoe	01295-680338	
Costcutters	Convenience Store	31 Main Street, Tysoe	01295-688333	
Hortec Grow With Technology	Horticultural Machinery and Plants	Orchard Farm Nursery, Lower Tysoe	01295-688422	
Pete Randerson	Carpets and Flooring	24 Main Street, Tysoe	01295-680330	
Simon Forrester Associates	Copywriting and Marketing	Greenacres Studio Lower Tysoe	01295-688459	



*'And Tysoe's wondrous theme, the
martial horse,
Carv'd on the yielding turf, armorial sign
Of hengist, Saxon Chief! Of Brunswick now,
And, with the British Lion joined, the bird
Of Rome surpassing.'*

Poet Jago from a publication Rambles Round by George Miller printed at the
Roundwood Press, Kineton in 1967



TYSOE PARISH

NEIGHBOURHOOD DEVELOPMENT PLANNING GROUP (NDPG)

DATE	EVENT	MINUTES/RECORD	SIGNIFICANT ACTIONS/DECISIONS
<p>Meetings held between 23.09.13 and 25.11.13 were informally held by concerned residents (Chaired by K Risk) ahead of major building proposal by Gladman Developments within the village. The Neighbourhood Plan grew within this group and morphed in its own right in 29.01.14 (Chaired by C. Butchart). It was formally launched on 29th March 2014 and held its first public meeting on June 30th 2014. Shaded entries indicate public events other than meetings.</p>			
23.09.13	Residents meeting	Paper minutes in archive	Inaugral meeting
07.10.13	Parish Council	https://www.tysoe.org.uk/category/minutes/page/9/	NDP mooted. PC authorised funds for consultant
08.10.13	Residents meeting	Paper minutes in archive	Leaflets, emails prepared
15.10.13	Residents meeting	Paper minutes in archive	Progress update
22.10.13	Residents meeting	Paper minutes in archive	Street Champions set up; MP contacted
04.11.13	Parish Council	https://www.tysoe.org.uk/category/minutes/page/9/	PC agrees to NDP.
08.11.13	Residents meeting	Paper minutes in archive	Progress update
25.11.13	Residents meeting	Paper minutes in archive	Progress update
02.12.13	Parish Council	https://www.tysoe.org.uk/category/minutes/page/9/	NDP application filed
29.01.14	NDPG meeting	Paper minutes in archive	Progress update
03.02.14	Parish Council	https://www.tysoe.org.uk/category/minutes/page/9/	NDPG to become sub-committee of PC
25.02.14	NDPG meeting	Paper minutes in archive	Formal launch arranged for March 29th

03.03.14	Parish Council	https://www.tysoe.org.uk/category/minutes/page/9/	Update on NDPG launch on March 29th
11.03.14	NDPG meeting	Paper minutes in archive	Progress update
29.03.14	NDPG Launch Village Hall		Display boards, leaflets, banners, website set up under parish website (www.tysoe.org.uk). Attendees included MP, Leader WCC, Chair SDC, Chair Tysoe PC; monthly submission to 'Tysoe Record'; 130 attendees
04.04.14	NDPG meeting	Paper minutes in archive	Ridge and furrow mapping group set up
07.04.14	Parish Council	https://www.tysoe.org.uk/category/minutes/page/9/	Progress update
15.04.14	NDPG meeting	Paper minutes in archive	List of consultees set up
30.04.14	NDPG meeting	Paper minutes in archive	Village Survey/Questionnaire initiated
12.05.14	Parish Council	https://www.tysoe.org.uk/category/minutes/page/9/	Terms of reference and updates on consultations
13.05.14	NDPG meeting	https://www.tysoe.org.uk/wp-content/uploads/NP-Meeting-Notes-13-May-2014.pdf	Terms of Reference drafted.
31.05.14	NDPG		Organised Mapping Day in village; 55 attendees
02.06.14	Parish Council	https://www.tysoe.org.uk/category/minutes/page/9/	Terms of Reference agreed; questionnaire drafted
30.06.14	NDPG public meeting	https://www.tysoe.org.uk/wp-content/uploads/NP-Meeting-Notes-30-June-2014.pdf	First public meeting; environmental and historical fieldwork set up
07.07.14	Parish Council	https://www.tysoe.org.uk/category/minutes/page/8/	Update on draft on questionnaire; circulated
07.14	NDPG		Questionnaire circulated (950 copies)
07.14	NDPG		Presentations to (<i>inter alia</i>) Compton Estates, Tysoe Social Club, Hall Committee and Tysoe Utility Trust; Visit/discussions at Kineton MOD re land use at north of Parish; other local organisations, businesses and societies
21.07.14	NDPG		Public consultations in Village Hall; 19 attendees
28.07.14	NDPG meeting	Paper minutes in archive	Questionnaire update
09.08.14	NDPG		Public consultations in Village Hall; 19 attendees
16.08.14	NDPG		Stall at Tysoe Flower Show
18.08.14	NDPG public meeting	https://www.tysoe.org.uk/wp-content/uploads/NP-Meeting-Notes-18-August-2014.pdf	Questionnaire data with SDC for analysis (43% return)

01.09.14	Parish Council	https://www.tysoe.org.uk/category/minutes/page/8/	Progress update
29.09.14	NDPG public meeting	https://www.tysoe.org.uk/wp-content/uploads/NP-Meeting-Notes-29-September-2014.pdf	Update of ridge and furrow, biological records work; review of Street Champions
06.10.14	Parish Council	https://www.tysoe.org.uk/category/minutes/page/8/	Progress update
27.10.14	NDPG public meeting	Paper minutes in archive	Progress update
10.11.14	Parish Council	https://www.tysoe.org.uk/category/minutes/page/8/	Progress update
24.11.14	NDPG		Public presentation 'Next Steps'; 17 attendees
29.11.14	NDPG		Public presentation 'Next Steps'; 36 attendees
01.12.14	Parish Council	https://www.tysoe.org.uk/category/minutes/page/8/	Draft Plan in preparation
05.12.14	NDPG		Draft Plan on website; 6 week consultation
15.12.14	NDPG meeting	Paper minutes in archive	Possible 'healthcheck' for Draft Plan mooted
05.01.15	NDPG		Public discussion of policies in Reading Room; 45 attendees
19.01.15	Parish Council	https://www.tysoe.org.uk/category/minutes/page/8/	Funding for 'healthcheck' for Plan approved (James Derourian)
26.01.15	NDPG public meeting	https://www.tysoe.org.uk/wp-content/uploads/NP-Meeting-Notes-26-January-2015.pdf	Plan to be ready for endorsement by PC; consultation 02/02 – 15/03
02.02.15	Parish Council	https://www.tysoe.org.uk/category/minutes/page/8/	Plan agreed to be submitted to SDC
14.02.15	NDPG		Open consultation in Village Hall including slide presentation on mapping
23.02.15	NDPG public meeting	https://www.tysoe.org.uk/wp-content/uploads/NP-Meeting-Notes-23-February-2015.pdf	Draft submitted to SDC inadvertently by both PC and NDPG
28.02.15	NDPG		Open consultation in Village Hall including slide presentation on mapping
02.03.15	Parish Council	https://www.tysoe.org.uk/category/minutes/page/8/	Plan rejected by SDC on procedural grounds (for use in Gladman exercise)
14.03.15	NDPG		Open consultation in Village Hall including slide presentation on mapping
30.03.15	NDPG public	https://www.tysoe.org.uk/wp-content/uploads/NP-Meeting-	Local group consultations set up; consultation

	meeting	Notes-30-March-2015.pdf	period extended to May 11 th
13.04.15	Parish Council	https://www.tysoe.org.uk/category/minutes/page/7/	Increased period of consultation required; good report from 'healthcheck'
<p>In May 2015 a new Parish Council was elected. Disagreements over length and nature of consultation and the management of the Plan between some Councillors and the NDPG resulted in the entire NDPG including the Chair, C.Butchart, resigning in December 2015. A Volunteer Group was set up by the PC and was formalised as the new NDPG in August 2016 (Chair, S. Cherry) to continue the Plan after an effective break of six months. D. Roache took over chairmanship from 4th July 2017.</p>			
18.05.15	Parish Council	https://www.tysoe.org.uk/category/minutes/page/7/	PC insist on lengthy review of Draft Plan 2
01.06.15	Parish Council	https://www.tysoe.org.uk/category/minutes/page/7/	PC requires a further month to consider
29.06.15	NDPG public meeting	https://www.tysoe.org.uk/wp-content/uploads/NP-Meeting-Notes-29-June-2015.pdf	Street Champions to meet with their groups for feedback; Plan Version 3 to be prepared from all feedback; tension with new PC regarding increased consultation time
20.07.15	Parish Council	https://www.tysoe.org.uk/category/minutes/page/7/	Attended by Matthew Neale (SDC); open debate on issues raised in NDP; combined meeting with NDPG set for 27.07.15
27.07.15	NDPG public meeting	https://www.tysoe.org.uk/wp-content/uploads/NP-Meeting-Notes-27-July-2015.pdf	Progress update. Combined meeting with PC.
10.08.15	Parish Council	https://www.tysoe.org.uk/category/minutes/page/7/	No progress update
15.08.15	NDPG		Stand at Flower Show
17.08.15	NDPG public meeting	https://www.tysoe.org.uk/wp-content/uploads/NP-Meeting-Notes-17-August-2015.pdf	Progress update
07.09.15	Parish Council	https://www.tysoe.org.uk/category/minutes/page/7/	Progress awaits PC decision on Site Allocation model
28.09.15	NDPG public meeting	https://www.tysoe.org.uk/wp-content/uploads/NP-Meeting-Notes-28-September-2015.pdf	Held in Village Hall with public slide presentation
05.10.15	Parish Council	https://www.tysoe.org.uk/category/minutes/page/7/	Site Allocation model agreed; a Councillor suggests new Terms of Reference for the NDPG; new management structure, new Chair and new

			group membership.
10.15	NDPG		Newsletter distributed https://www.tysoe.org.uk/wp-content/uploads/October-2015-Newsletter.pdf
02.11.15	Parish Council	https://www.tysoe.org.uk/category/minutes/page/6/	General discussion on way forward
07.12.15	Parish Council	https://www.tysoe.org.uk/category/minutes/page/6/	NDPG resigns on mass; PC plan working group
14.12.15	Parish Council	No recorded minutes	
21.12.15	Parish Council	https://www.tysoe.org.uk/category/minutes/page/6/	PC agrees to continue with Plan
01.02.16	Parish Council	https://www.tysoe.org.uk/category/minutes/page/6/	Organisational update
02.16	NDPG		Newsletter distributed https://www.tysoe.org.uk/neighbourhood-plan/tysoe-neighbourhood-plan-newsletters/
07.03.16	Parish Council	https://www.tysoe.org.uk/category/minutes/page/6/	Organisational update
21.03.16	Parish Council	https://www.tysoe.org.uk/category/minutes/page/6/	Organisational update
04.04.16	Parish Council	https://www.tysoe.org.uk/category/minutes/page/6/	Organisational update
03.05.16	Volunteer group meeting	https://www.tysoe.org.uk/wp-content/uploads/Meeting-3rd-May-2016.pdf	Introductory discussion to audit existing state of Plan for submission to PC
10.05.16	Parish Council	https://www.tysoe.org.uk/wp-content/uploads/Draft-PC-Minutes-10th-May-2016.pdf	New working group formally identified
26.05.16	Volunteer group meeting	https://www.tysoe.org.uk/wp-content/uploads/26th-May-2016-Steering-Group-meeting-notes.pdf	Progress update
31.05.16	Parish Council	https://www.tysoe.org.uk/wp-content/uploads/PC-Minutes-31st-May-2016.pdf	Revised Terms of Reference established
06.06.16	Parish Council	No minutes available	
20.06.16	Volunteer group meeting	https://www.tysoe.org.uk/wp-content/uploads/Meeting-20th-June-2016.pdf	Progress update
04.07.16	Parish Council	https://www.tysoe.org.uk/wp-content/uploads/PC-Minutes-4th-July-2016.pdf	Progress update; report submitted to PC https://www.tysoe.org.uk/wp-content/uploads/Voluntary-Groups-Report-Final-Version-1.pdf

19.07.16	Parish Council	https://www.tysoe.org.uk/wp-content/uploads/Minutes-19th-July-2016.pdf	Presentation of audit to PC https://www.tysoe.org.uk/neighbourhood-plan/neighbourhood-plan-2016/
02.08.16	Parish Council	https://www.tysoe.org.uk/wp-content/uploads/PC-Minutes-2nd-August-2016.pdf	Progress update; revised Terms of Reference agreed
09.08.16	NDPG public meeting	https://www.tysoe.org.uk/wp-content/uploads/Minutes-Steering-Group-aug-9th-2016.pdf	Progress update
20.08.16	NDPG		Stall at Flower Show
23.08.16	NDPG public meeting	https://www.tysoe.org.uk/wp-content/uploads/minutes-Steering-Group-aug-23rd-2016.pdf	Progress update; Housing Needs Survey and Planning Consultant investigated
27.08.16	NDPG		Material circulated at annual cricket match
08.16	NDPG		Leaflet distributed to all households
05.09.16	NDPG meeting with Sarah Brooke-Taylor	https://docs.google.com/document/d/1HeY6ffE3Asr1AIn7qVaO4PPqMXgfY8t4aBaqIDD-QB54/edit?usp=sharing	Production of Housing Needs Survey
08.09.16	NDPG public meeting	https://www.tysoe.org.uk/wp-content/uploads/minutes-Steering-Group-Sept-8th-2016.pdf	Progress update; meetings to be held with NDPs in other parishes
12.09.16	Parish Council	https://www.tysoe.org.uk/wp-content/uploads/PC-Minutes-12-September-2016-4.pdf	Progress update; planning consultant (Neil Pearce) appointed
21.09.16	NDPG public meeting	https://www.tysoe.org.uk/wp-content/uploads/Minutes-of-NP-Steering-Group-Sept-21-2016.pdf	Progress update; call for sites to be reviewed; planning consultant in attendance for first time
03.10.16	Parish Council	https://www.tysoe.org.uk/wp-content/uploads/PC-Minutes-3-October-2016-1.pdf	Progress update
07.10.16	Lower Tysoe residents meeting	No minutes available	Lower Tysoe issue; straw poll https://onedrive.live.com/?authkey=%21ALho-6FFW%2Dn2ELS4&cid=3483F06FD37D5DB-7&id=3483F06FD37D5DB7%213744&parId=3483F06FD37D5DB7%213738&o=OneUp
10.10.16	NDPG public meeting	https://www.tysoe.org.uk/wp-content/uploads/minutes-Steering-Group-October-10th-2016-amended.pdf	Progress update
10.16	NDPG		School Project 'What I like about Tysoe'
07.11.16	Parish Council	https://www.tysoe.org.uk/wp-content/uploads/PC-Minutes-7-	Progress update; Plan being redrafted with help of

		November-2016.pdf	Planning consultant.
09.11.16	NDPG public meeting	https://www.tysoe.org.uk/wp-content/uploads/minutes-Steering-Group-9th-november-2016.pdf	Progress update; public consultation set up; flyers to all households
25.11.16	NDPG		Public consultation in Village Hall
26.11.16	NDPG		Public consultation in Village Hall; attendees 200 for both events
05.12.16	Parish Council	https://www.tysoe.org.uk/wp-content/uploads/PC-Minutes-5-December-2016.pdf	Progress update.
06.12.16	NDPG public meeting	https://www.tysoe.org.uk/wp-content/uploads/minutes-Steering-Group-6th-December-2016.pdf	Progress update
09.01.17	Parish Council	https://www.tysoe.org.uk/wp-content/uploads/PC-Minutes-9-January-2017.pdf	Progress update
06.02.17	Parish Council	https://www.tysoe.org.uk/wp-content/uploads/Draft-PC-Minutes-6-February-2017.pdf	Progress update; awaiting consultant's comments on draft
28.02.17	NDPG meeting	https://www.tysoe.org.uk/wp-content/uploads/Meeting-28th-February-2017.pdf	Progress update
06.03.17	Parish Council	https://www.tysoe.org.uk/wp-content/uploads/PC-Minutes-6-March-2017-1.pdf	Progress update; unsuccessful meeting with Tysoe Utility Trust (Feoffee Farm)
15.03.17	NDPG meeting	https://www.tysoe.org.uk/wp-content/uploads/Meeting-with-Neil-Pearce-15th-March-2017.odt.pdf	Meeting with Neil Pearce; Site Allocations actions https://www.tysoe.org.uk/wp-content/uploads/action-list-from-meeting-with-Neil-P-15th-March-2017.pdf
27.03.17	NDPG meeting	https://www.tysoe.org.uk/wp-content/uploads/27th-March-2017-meeting-notes.pdf	Site allocations
03.04.17	Parish Council Assembly 2017	https://www.tysoe.org.uk/wp-content/uploads/Annual-Parish-Assembly-Minutes-3-April-2017.pdf	Review given by Chair of NDPG
10.04.17	Parish Council	https://www.tysoe.org.uk/wp-content/uploads/PC-Minutes-10-April-2017.pdf	Review of pre-submission draft by Chair of NDPG; future timetable outlined by Planning Consultant
11.04.17	NDPG meeting	https://www.tysoe.org.uk/wp-content/uploads/11th-April-	Revised draft Plan circulated to Group for

		2017-meeting-and-action-list.pdf	comment and feedback form devised
08.05.17	Parish Council	https://www.tysoe.org.uk/wp-content/uploads/PC-Minutes-8-May-2017.pdf	Ratification of pre-submission Draft deferred until certain matters clarified
30.05.17	NDPG meeting	https://www.tysoe.org.uk/wp-content/uploads/Meeting-30th-May-2017.pdf	Organisation for displays in Village Hall
05.17	NDPG		Draft Pre-Submission Plan available for consultation
05.17	NDPG		Volume 2 (Evidence) available showing timeline, site assessments, green spaces, call for sites, housing needs, consultation feedback, publicity and marketing to date
05.06.17	Parish Council	https://www.tysoe.org.uk/wp-content/uploads/PC-Minutes-5-June-2017.pdf	Pre-submission draft now available for consultation
07.06.17	NDPG		Public consultation in Village Hall
29.06.17	NDPG		Public consultation in Methodist Church
03.07.17	Parish Council	https://www.tysoe.org.uk/wp-content/uploads/PC-Minutes-3-July-2017-1.pdf	Progress update
04.07.17	NDPG meeting	https://www.tysoe.org.uk/wp-content/uploads/Meetings-4th-July-2017.pdf	Progress update and feedback from consultation days
17.07.17	NDPG meetitng	https://www.tysoe.org.uk/wp-content/uploads/NPG-Minutes-of-meeting-July-17th-2017.pdf	Progress update
07.08.17	Parish Council	No minutes available	
09.08.17	NDPG meeting	https://www.tysoe.org.uk/wp-content/uploads/Meeting-9th-August-2017.pdf	Progress update
21.08.17	Parish Council	No minutes available	
17.08.17	NDPG meeting	https://www.tysoe.org.uk/wp-content/uploads/Meeting-17th-August-2017.pdf	Progress update
22.08.17	NDPG public meeting	https://www.tysoe.org.uk/wp-content/uploads/minutes-public-meeting-22nd-Aug-2017.pdf	Progress update
09.17	NDPG		Redacted comments and comments from statutory bodies on Draft Plan made available
04.09.17	Parish Council	https://www.tysoe.org.uk/wp-content/uploads/PC-Minutes-4-	Built up Area Boundaries endorsed by PC

		September-2017-edit.pdf	
20.09.17	NDPG public meeting	https://www.tysoe.org.uk/wp-content/uploads/minutes-Steering-Group-Sept-20th-2017.pdf	Progress update
02.10.17	Parish Council	https://www.tysoe.org.uk/wp-content/uploads/PC-Minutes-2nd-October-2017.pdf	Progress update
06.11.17	Parish Council	https://www.tysoe.org.uk/wp-content/uploads/PC-Minutes-6th-November-2017-1.pdf	Progress update
28.11.17	NDPG public meeting	https://www.tysoe.org.uk/wp-content/uploads/minutes-Steering-Group-November-28th-2017.pdf	Revised Terms of Reference mooted; new Site Assessments in preparation
04.12.17	Parish Council	https://www.tysoe.org.uk/wp-content/uploads/PC-Minutes-4th-December-2017-V2.pdf	Progress update; revised Terms of Reference signed
19.12.17	NDPG public meeting	https://www.tysoe.org.uk/wp-content/uploads/minutes-Steering-Group-December-19th.pdf	Progress update
08.01.18	Parish Council	https://www.tysoe.org.uk/wp-content/uploads/PC-Minutes-8th-January-2018.pdf	Response to comments on Draft Plan produced
30.01.18	NDPG public meeting	https://www.tysoe.org.uk/wp-content/uploads/minutes-Steering-Group-Jan-30th-2018.pdf	Green Space assessments completed
05.02.18	Parish Council	https://www.tysoe.org.uk/wp-content/uploads/PC-Minutes-5th-February-2018-V2.pdf	Site Assessments completed
01.03.18	NDPG public meeting	https://www.tysoe.org.uk/wp-content/uploads/minutes-Steering-Group-March-1st-2018.pdf	Progress update
05.03.18	Parish Council	https://www.tysoe.org.uk/wp-content/uploads/PC-Minutes-5th-March-2018-1.pdf	Progress update
27.03.18	NDPG public meeting	https://www.tysoe.org.uk/wp-content/uploads/minutes-Steering-Group-March-27th-2018.pdf	Progress update
09.04.18	Parish Council	https://www.tysoe.org.uk/wp-content/uploads/PC-Minutes-9th-April-2018.pdf	Progress update
30.04.18	Parish Council Assembly 2018	https://www.tysoe.org.uk/wp-content/uploads/Draft-Annual-Parish-Assembly-Minutes-30-April-2018.pdf	Review given by Chair of NDPG
01/05.18	NDPG public meeting	https://www.tysoe.org.uk/wp-content/uploads/minutes-Steering-Group-May-1st-2018.pdf	Review of Reserve Sites and affordable homes

14.05.18	Parish Council	https://www.tysoe.org.uk/wp-content/uploads/14-May-2018-Ordinary-Meeting-APPROVED.pdf	Progress update. WWC Highways to undertake survey of access to Reserve Sites
31.05.18	NDPG public meeting	https://www.tysoe.org.uk/wp-content/uploads/Steering-Group-May-31st-2018-1.pdf	Result of Highways Review of Reserve Sites; consultation timetable established
04.06.18	Parish Council	https://www.tysoe.org.uk/wp-content/uploads/4-June-2018-Ordinary-APPROVED.pdf	Plan to be submitted to SDC for comments before circulation
11.06.18	Parish Council	https://www.tysoe.org.uk/wp-content/uploads/11-June-2018-Extra-APPROVED.pdf	Plan endorsed, subject to amendments
26.06.18	NDPG public meeting	https://www.tysoe.org.uk/wp-content/uploads/Steering-Group-June-26th-2018.pdf	Publicity, distribution arrangements for draft Plan; flyer distributed: https://www.tysoe.org.uk/wp-content/uploads/Tysoe-draft-Neighbourhood-Plan-Summary-Introduction-2.pdf
02.07.18	Parish Council	https://www.tysoe.org.uk/wp-content/uploads/2-July-2018-Ordinary-APPROVED.pdf	Draft ready for circulation within village; consultation period (July 9 th – Sept 16 th) and drop-in sessions identified
14.07.18	NDPG		Public drop-in session, Methodist church
07.08.18	NDPG		Public drop-in session, Methodist church
03.09.18	Parish Council	https://www.tysoe.org.uk/wp-content/uploads/3-September-2018-Ordinary-V2-APPROVED.pdf	Progress update; public consultation process ongoing; revised NPPF noted
07.09.18	NDPG		Public drop-in session, Methodist church
27.09.18	NDPG public meeting	https://www.tysoe.org.uk/wp-content/uploads/Steering-Group-27th-September-2018-DRAFT.pdf	Review of responses from consultation; presentation by Estate Manager, Compton Estates
01.10.18	Parish Council	https://www.tysoe.org.uk/wp-content/uploads/1-October-2018-Ordinary-APPROVED.pdf	Lower Tysoe issue commented on by representative from SDC;
08.10.18	SDC Cabinet		Plan passed by SDC
05.11.18	Parish Council	https://www.tysoe.org.uk/category/minutes/	Comments from public and from SDC noted by PC
29.11.18	NDPG public meeting	https://www.tysoe.org.uk/wp-content/uploads/Steering-Group-29th-November-18.pdf	Review of comments on Plan from SDC
12.18	NDPG		Production of responses to frequently asked questions
03.12.18	Parish Council	https://www.tysoe.org.uk/wp-content/uploads/DRAFT-3-	Agreement to approach landowner regarding

		December-2018-V2.pdf	affordable housing
18.12.18	NDPG Public meeting	https://www.tysoe.org.uk/wp-content/uploads/Minutes-18th-December-2018-APPROVED.pdf	Update and preparation of Consultation Statement
29.01.19	NDPG Public meeting	https://www.tysoe.org.uk/wp-content/uploads/Minutes-29th-Jan-2019-DRAFT-1.pdf	Amended Submission Plan being checked; possible issue with Strategic Environmental Assessment; reconsideration of affordable homes; Consultation Statement draft
04.02.19	Parish Council	https://www.tysoe.org.uk/wp-content/uploads/4-February-2019-DRAFT-V1.pdf	Update from NDPG meeting on 29.01.19; potential timetable for submission and referendum
28.02.19	NDPG Public meeting	https://www.tysoe.org.uk/wp-content/uploads/NPG-Draft-Minutes-28th-February-2019.pdf	Final update on submission; no Strategic Environment Assessment necessary (Lepus); more positive information given on affordable housing; timetable outlined; final submission documents presented to PC
04.03.19	Parish Council	https://www.tysoe.org.uk/wp-content/uploads/Tysoe-Parish-Council-Minutes-4-March-2019.pdf	PC voted in favour of submitting Plan to SDC; supportive statement made by Cllr Lock in appendix to minutes

Tysoe

NEIGHBOURHOOD PLAN



Survey

An opportunity to say how **you** would like Tysoe to develop



July 2014

www.tysoenp.com

Introduction

This survey will help us produce a Neighbourhood Plan for the parish of Tysoe. You can find a map showing the parish boundary on page 13.

A Neighbourhood Plan is about setting down ideas for the future development of the village and parish. We use development in a wide sense: economic (might be housing or business premises); environmental (enhancing the beauty of the parish), or social (making sure we have the services we need to support a thriving community). The objective is to make development sustainable.

The Plan builds on the 2010 Parish Plan and so we don't need to go over the same ground again.

So what does the Neighbourhood Plan give us?

Neighbourhood planning will give Tysoe the power to:

- 1) make a neighbourhood development plan
- 2) make a neighbourhood development order
- 3) make a community right to build order
- 4) develop criteria and choose which sites are allocated for the different kinds of development listed above.

- 1) A **Neighbourhood Development Plan** establishes general planning policies for the development and use of land in a neighbourhood, like:
 - where new homes and offices should be built
 - what they should look like.

The plan can be detailed or general, depending on what local people want. Neighbourhood Plans allow local people to get the right type of development for their community. The plan must still meet the needs of the local council's assessment of housing and other development needs in the area.

- 2) A **Neighbourhood Development Order** allows the Parish Council to grant planning permission for development that complies with the order. This removes the need for a planning application to be submitted to the local authority.
- 3) A **Community Right to Build** order gives permission for small-scale, site-specific developments by a community group.
- 4) **Site Allocation** gives us the right to designate certain land as crucial to the social and environmental aspects of development. This does not stop building but gives us the right to have first refusal if a landowner wishes to dispose of land.

Our Neighbourhood Plan has to be in step with the Stratford District Council (SDC) local plan known as the "Core Strategy". As such we are seeking your site preferences if it were necessary to build houses within or immediately adjacent to the village.

What will happen with the results of this survey?

The Tysoe Neighbourhood Plan Steering Group, will collate the responses we receive, and use the results to draft policies based on the majority view and preferences.

In Autumn 2014 we will hold open consultation sessions in the Village Hall to present and discuss those emerging policies with residents and organisations. We will then begin to draft our Neighbourhood Plan which will be made available for you to review.

Our aim is that in early 2015 Stratford District Council will hold a Referendum that will take place in the Village Hall. The Referendum will allow registered voters residing in Tysoe to vote "Yes" or "No" to adopt the draft Tysoe Neighbourhood Plan.

Help completing the survey

If you have questions relating to this questionnaire, or require help in completing it, you should make contact with the Street Champion for your area of the Parish. A list of Street Champions and how to reach them is on page 17.

If you have access to the Internet, you will also find a frequently asked questions (FAQ) page on our website. www.tysoenp.com

Returning the completed survey - no later than Saturday 16th August

Completed surveys must be returned by Saturday 16th August. Details on how to return your completed survey are shown on the back cover.

Thank you for your time in answering the questions below.

Neighbourhood Plan Steering Group

For and on behalf of the Tysoe Parish Council

About You

Understanding the profile of those answering the questionnaire will help us determine the priority of issues from different groups. Individual Responses from every adult (age 16 and over) would be ideal but you may prefer to submit a household response.

1 I am answering as... (please tick one)	2 Your postcode			
an Individual Resident <input type="checkbox"/> a Household <input type="checkbox"/>	<input type="text"/>			
3 Age profile of yourself / household (please indicate the number of people in each group)				
0-16 <input type="text"/>	17-24 <input type="text"/>	25-44 <input type="text"/>	45-64 <input type="text"/>	65+ <input type="text"/>
4a How long have you lived in Tysoe ?	4b If you have lived in Tysoe less than 5 years, where did you live previously ?			
Less than 1 year <input type="checkbox"/> 1-5 years <input type="checkbox"/> 6-10 years <input type="checkbox"/> 11-20 years <input type="checkbox"/> 21-40 years <input type="checkbox"/> 41+ years <input type="checkbox"/>	<input type="text"/>			
5 What brought you to the Parish (eg. job, to be near family, retirement)?				
<input type="text"/>				
6 Are you... (please tick those that apply)				
Employed full-time <input type="checkbox"/>	Unemployed <input type="checkbox"/>			
Employed part-time <input type="checkbox"/>	Full-time student <input type="checkbox"/>			
Self employed <input type="checkbox"/>	Retired <input type="checkbox"/>			
Looking after home/family <input type="checkbox"/>	Long term sick or disabled <input type="checkbox"/>			
7 Do you have any mobility issues? Yes <input type="checkbox"/> No <input type="checkbox"/>				
Comments: <input type="text"/>				
8 Do you feel in any way isolated ? Yes <input type="checkbox"/> No <input type="checkbox"/>				
Comments: <input type="text"/>				



Business & Economy

Previous surveys suggested a number of businesses were operating in the parish. However, recent national trends indicate people are increasingly working from home, and larger numbers are now self-employed.

9 Please let us know **your opinion** on the following statements...
(please tick one box on each row)

	Strongly Agree	Agree	Disagree	Strongly Disagree	No opinion
There could be developments of small business units to provide jobs and facilities in the Parish.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Allow small developments (up to 4 business units) accommodated on existing built upon sites.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
There could be developments of small business units outside the current built limit of the settlements.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Change of use of sites from business to residential (with the possible loss of associated facilities) should be allowed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Change of use of sites from residential to business use should be allowed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tysoe is often described as a "gateway to the Cotswolds". Our Plan should include policies to encourage more tourism and visitors such as walkers and cyclists.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10 Do you **work from home**?
(please tick one)

Yes (full time)	<input type="checkbox"/>
Yes (part time)	<input type="checkbox"/>
No (and unlikely to in future)	<input type="checkbox"/>
No (but likely to in future)	<input type="checkbox"/>

11 How do you rate **Internet connectivity** in the Parish?
(please tick one)

Not fast enough	<input type="checkbox"/>
OK, but it could be faster	<input type="checkbox"/>
Acceptable	<input type="checkbox"/>
I do not use the Internet	<input type="checkbox"/>

Travel and Transport

In terms of travel distances to nearest towns or cities, Tysoe is one of the most remote rural settlements in Warwickshire.

12 Do you **work** outside the Parish?

- Yes
 Yes, but not all the time *
 No

* Please state average number of days per week away from Parish

13 Do you **study** outside the Parish?

- Yes
 Yes, but not all the time *
 No

* Please state average number of days per week away from Parish

If you answered 'Yes' to 12 or 13 above, please answer questions 14 to 17 below.

14 **Where** do you work or study?

15 **How** do you get there?

- | | |
|------------------------------------|----------------------------------|
| Bus <input type="checkbox"/> | Car/Bus <input type="checkbox"/> |
| Car <input type="checkbox"/> | Walk <input type="checkbox"/> |
| Bus/Train <input type="checkbox"/> | Cycle <input type="checkbox"/> |
| Car/Train <input type="checkbox"/> | Other <input type="checkbox"/> |

16 If you use a car, **would you consider using a bus** to travel to your destination?

- Yes, with a more frequent service*
 No

* If 'Yes', **how many services** would you like to see? (enter the number of services)

Number of **morning** services

Number of **evening** services

17 In relation to future development in the parish, please provide any **additional comments** you wish to make on Travel and Transport.

Housing Design

The design of new houses built in Tysoe needs to balance the needs of current and future residents, the character of the parish, and the impact on the environment.

18 What **size of new homes** do you think should be a priority in Tysoe?
(please tick one box only)

Family houses (3-5 bedrooms)	<input type="checkbox"/>	Flats/Appartments	<input type="checkbox"/>
Family houses (2-3 bedrooms)	<input type="checkbox"/>	Single storey buildings (such	<input type="checkbox"/>
Bungalows (3-4 bedrooms)	<input type="checkbox"/>	barn conversions)	
Bungalows (2-3 bedrooms)	<input type="checkbox"/>	A mixture of the above	<input type="checkbox"/>

19 If new houses are to be built in Tysoe, we must understand **your preferences for new development** within the Parish.

Please let us know **your opinion** on the following statements...
(please tick one box per row)

	Strongly Agree	Agree	Disagree	Strongly Disagree	No opinion
Plan should encourage a more compact village with any development focussed near to the village centre.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plan should encourage more spread outside the existing village boundary, providing housing with larger gardens.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plan should encourage the majority of new houses to be built in one large concentrated location rather than multiple smaller sites.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plan should encourage a gradual pace of development , with a small number of houses built each year to 2031.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plan should encourage larger housing developments early in the period, allowing any impact to be experienced and village able to adapt and move on.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plan should place importance on the natural environment, such as protecting views, hedgerows, open spaces, wildflowers and wildlife.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plan should place importance on the historical environment, such as protecting field systems, historical buildings/ monuments and archaeological sites.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Housing Design continued

20 Tysoe has a much lower percentage of **1 person households** than the rest of Stratford District (20.9% rather than 28.5%)¹. Should Tysoe try to raise the proportion of 1 person households reflecting more national and Stratford-wide trends?

Yes No Don't know

21 Of the following **types of housing**, please tick a style that you would be most happy to see built in Tysoe (please tick up to **THREE ONLY**)

Detached houses <input type="checkbox"/>	Bungalows (single-storey) <input type="checkbox"/>
Semi-detached houses <input type="checkbox"/>	Terraced houses <input type="checkbox"/>
Cottage-style houses <input type="checkbox"/>	Flats <input type="checkbox"/>
Farm building conversions <input type="checkbox"/>	

22 Tysoe has developed over many hundreds of years. Today, the character of the Parish reflects many different **building styles and materials**. Please let us know **your opinion** on the following statements... (please tick one box per row)

	Strongly Agree	Agree	Disagree	Strongly Disagree	No opinion
Plan should encourage uniform design and consistent use of materials in all future development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plan should encourage a continuation of the eclectic mix of existing design and materials.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plan should encourage new housing built in a traditional local style using local stone.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plan should encourage new housing built to reflect local style, but using reconstituted stone or modern brick.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plan should encourage modern housing, reflecting style of housing in other areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
It is important to get new houses built, and the exact style is of secondary importance.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Plan should place a requirement on developers to incorporate renewable heat sources (such as air source or ground source heat pumps) into new houses.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

¹ Source: 2011 Census Small Area Profiles published by the Warwickshire Observatory.

23 Please let us know **your opinion** on **Conservation Areas and Listed Buildings** (please tick one box per row)

	Strongly Agree	Agree	Disagree	Strongly Disagree	No opinion
I would like to see existing listed buildings (ie those which are formally designated as being of historic or architectural interest) preserved in their current settings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Both Upper and Middle Tysoe each have a defined conservation area. I would like to see these conservation areas remain free from further development and building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

24 In column **A** below please tick the appropriate box to record the number of bedrooms in your current home. Similarly, in column **B** please indicate the number bedrooms you would prefer to have, now or in the future, if such a home was affordable/available.

	A (today)		B (future)
1 bedroom house	<input type="checkbox"/>	1 bedroom house	<input type="checkbox"/>
2 bedroom house	<input type="checkbox"/>	2 bedroom house	<input type="checkbox"/>
3 bedroom house	<input type="checkbox"/>	3 bedroom house	<input type="checkbox"/>
4+ bedroom house	<input type="checkbox"/>	4+ bedroom house	<input type="checkbox"/>

25 Planners take decisions based on local circumstances and opportunities. Our plan needs evidence on **what you think about the locality**.

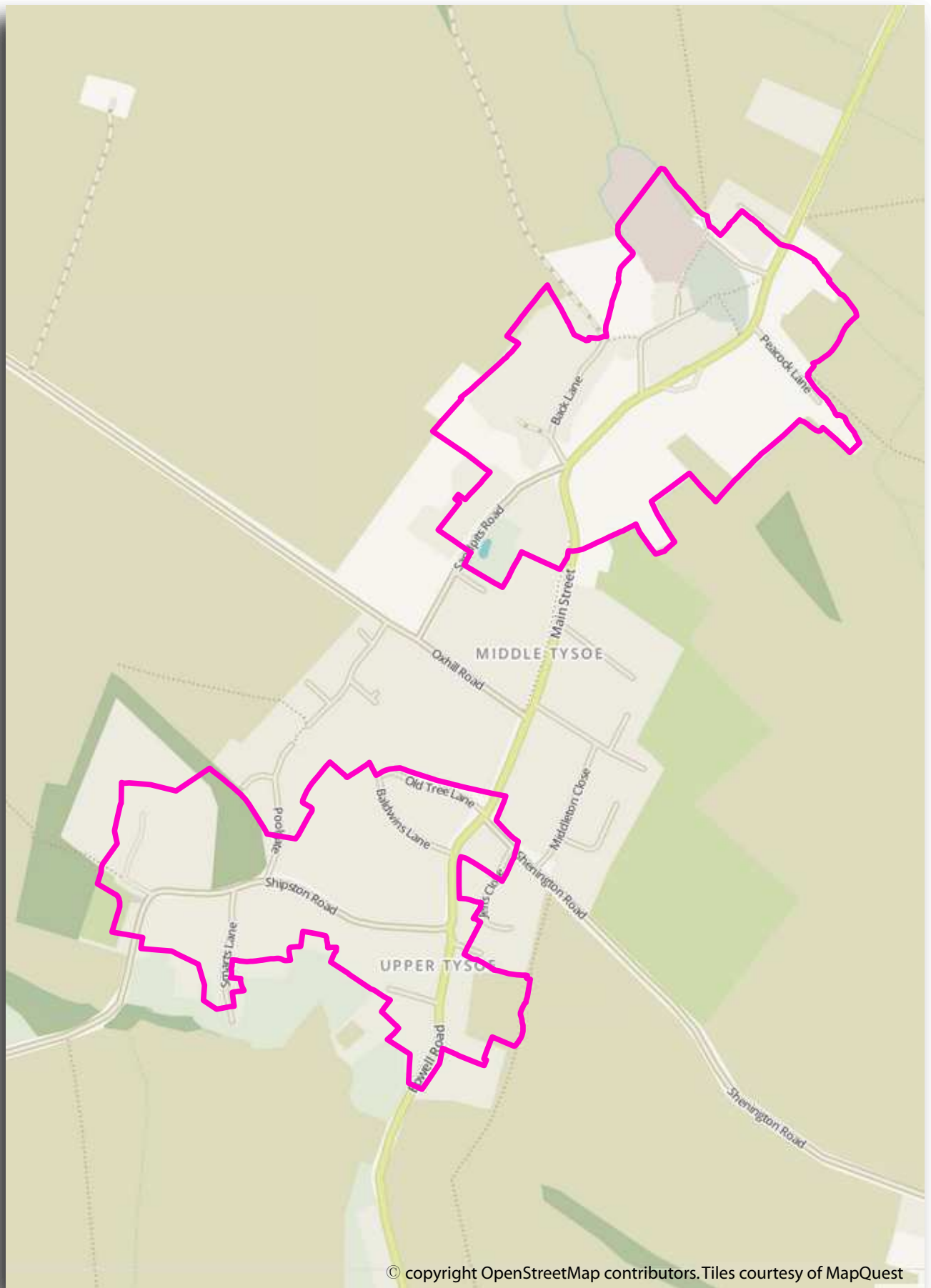
Do you think of Tysoe as... **one** village **two** villages **three** villages
(please tick one)

Indicate which of the following villages you consider as being **part of our locality**?

Oxhill Ratley Ratley No opinion

26 Please provide any **additional comments** you wish to make on Housing Design. Additional space is provided on Page 14.

Tysoe (Middle and Upper) Conservation Area



Site Allocations

We hope that our Neighbourhood Plan can identify sites suitable for future development. The identification of such sites in the plan would reflect the views of residents and organisations based in the parish, together with other evidence that we will gather, such as published reports and studies, heritage and environmental data.

The following questions aim to understand **your preferences**.

It is important to stress that the sites included in sections 27 and 28 are examples of choice and are not exclusive. Section 30 allows further sites to be identified.

Large copies of the maps included in this survey, together with examples of building materials and housing design in the area, will be displayed in the Village Hall on **Monday 21st July (6-8pm)** and again on **Saturday 9th August (10am-12pm)**. Assistance will be available to help visitors locate the areas described, and to answer questions you may have.

27 As part of the preparation of its Core Strategy, Stratford District Council commissioned a Strategic Housing Land Availability Assessment (SHLAA) in 2012. The assessment was a pragmatic attempt to consider a number of development sites within the parish, but was non-evidence based and did not take into account the aspects of historical or natural environment or amenity capacities.

The following list of sites (which can be seen on map opposite) were considered by the SHLAA as **broad locations and sites with future potential for development**.

Please indicate your views on the suitability of the sites.

(Whilst planning permission has already been granted on sites F and G, we are still interested in your views in the event that any decisions are quashed or developers do not exercise the permission or conditions are not met.)

(please tick one box per row)

	I feel this site is not suitable	Worthy of further investigation	I have no strong views
A) Land to the rear of Windmill Way (Ref. TYS102)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B) Land to the east of Epwell Road (Ref. TYS104)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C) Farm buildings at Saddledon Street (Ref. TYS106d)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D) Land north of Oxhill Road and west of Sandpits Road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E) Land off Main Street, Foeffee Farm (Ref. MID101)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F) The Orchard, Main Street (Ref. TYS101)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G) Land to the north of Church Farm Court (Ref. TYS103)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SHLAA broad locations and sites

Key: ★ SHLAA Broad Locations

 SHLAA Sites



28 The Neighbourhood Plan process encourages communities to identify **community owned development sites** where proceeds could be beneficial to the wider community. This includes sites owned by community groups or associations together with land trusts or building preservation trusts.

There are a number of such sites within the parish that could potentially be used for development in the period to 2031.

If such development sites could be agreed, please indicate which of the following benefits would be most important to you:

	Strongly Agree	Agree	Disagree	Strongly Disagree	No opinion
Opportunity for the community to control (through policies in the Neighbourhood Plan) the nature of development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Potential opportunity to award development contracts to local builders or encourage the creation of new local jobs or apprenticeships.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Opportunity to support self-build collectives, where community members contribute time/skills to support development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Potential opportunity to release plots with outline planning permission to local builders or self-builders to support local trades and job creation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

29 Please provide **details of any other sites** you feel have potential for development (please indicate why site(s) offers potential, and identify owner if known). Additional space is provided on Pages 14 opposite.

Other comments

Please use this page to capture any other comments you wish to make, or to expand on any questions raised in the survey.

30

A large rectangular area with a yellow border, containing horizontal lines for writing comments.

Tysoe Parish

This map shows the boundary of the parish of Tysoe.

Key:

— Parish Boundary





Street Champions

We have asked a number of people in the parish to take on the important role of “Street Champions”.

Our aim is for Street Champions to ensure **good communication with the people that live closest to them**. Each champion has around 15-20 identified homes close to them. They will share information with you, and provide feedback to the working group on preferences and comments they receive from you.

Your local Street Champion should be able to support you if you have any questions or require help completing this survey.

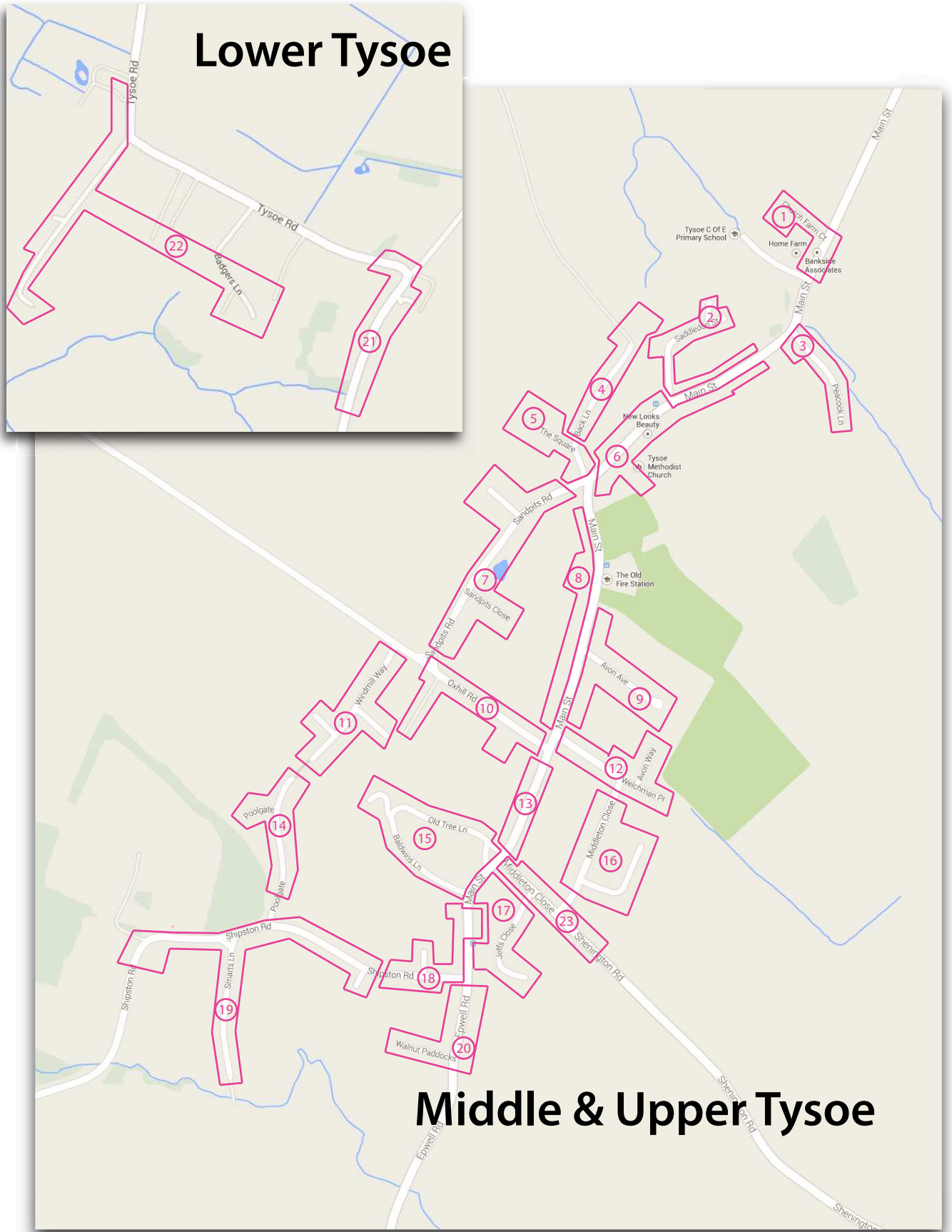
The map opposite shows the areas of the village that each champion will cover.

- | | |
|-----------------------|--------------------------------------|
| 1. Steve Millward | 13. Serina Morris |
| 2. Malcolm Littlewood | 14. Margot Newman |
| 3. Malcolm Littlewood | 15. Robin Hancox |
| 4. Kari Gummer | 16. Becky Hancox |
| 5. Debbie & Ian Hook | 17. Emma Moffat |
| 6. Isobel Watson | 18. Rose Morris |
| 7. Debbie & Ian Hook | 19. Gary Cressman |
| 8. Serina Morris | 20. Bev Cressman |
| 9. Penny Varley | 21. Keith Risk |
| 10. Marion Ascot | 22. Keith Risk |
| 11. Dee Spencer | 23. Ken Babbington |
| 12. Nettie Cowley | All other areas: David Sewell |

If you need help contacting your Street Champion you can:
call **01295 680 XXX** or email **trnpg@yahoo.co.uk**



Street Champions Map



Returning your completed survey...

Please return no later than 16th August

Either

1. hand your completed survey to your **Street Champion**, or
2. place it in the collection box in **Tysoe Village Store**

Thank you

Tysoe Parish Council



www.tysoenp.com

Photography courtesy of Stephen Ward www.tysoebard.blogspot.co.uk

**TYSOE NEIGHBOURHOOD PLAN
SURVEY RESULTS
SEPTEMBER 2014**

ABOUT YOU

1 I am answering as...

	Count	%
an Individual Resident	311	77.8%
a Household	85	21.3%
No response given	4	1.0%
Completed Surveys	400	

Commentary

The majority (77.8%) of respondents completed survey as an individual.

3 Age profile of yourself/household

(please indicate the number of people in each group)

	Count	%
Age 0-16	34	6.8%
Age 17-24	45	9.0%
Age 25-44	43	8.6%
Age 45-64	163	32.7%
Age 65+	141	28.3%

Contrast with 2011 Census

Population	%	Response Rate
180	15.7%	18.9%
116	10.1%	38.8%
226	19.8%	19.0%
373	32.6%	43.7%
248	21.7%	56.9%

4a How long have you lived in Tysoe?

	Count	%
Less than 1 year	22	5.5%
1-5 years	66	16.5%
6-10 years	57	14.3%
11-20 years	124	31.0%
21-40 years	68	17.0%
41+ years	59	14.8%
No response given	4	1.0%

4b If you have lived in Tysoe less than 5 years, where did you live previously?

5 What brought you to the Parish (eg. Job, to be near family, retirement)?

	Count	%	Commentary
To be near family	96	24.0%	
Employment in the area	94	23.5%	
Retirement	46	11.5%	
Attractiveness of the village/area	36	9.0%	
Wanting to live in the countryside	36	9.0%	
Born and remained here	30	7.5%	
Attractiveness of the house	21	5.3%	
Amenities within the village	8	2.0%	
No response given	33	8.3%	

6 Are you... (please tick those that apply)

	Count	%	Commentary
Employed full-time	113	28.3%	This low response rate is consistent with the low figures shown in the 2011 Census
Employed part-time	60	15.0%	
Self employed	74	18.5%	
Looking after home/family	22	5.5%	
Unemployed	3	0.8%	
Full-time student	17	4.3%	
Retired	154	38.5%	
Long term sick or disabled	8	2.0%	
No response given	1	0.3%	

7 Do you have any **mobility** issues?

	Count	%
Yes	34	8.5%
No	364	91.0%
No response given	2	0.5%

Comments relating to mobility issues	Count	% of comments received
Respondents have difficulty walking more than short distances	15	57.7%
Bus service improvements would be helpful	2	7.7%
Wheelchair access improvements required	1	3.8%
Vehicles obstructing footpaths	1	3.8%
Uncategorised	7	26.9%

8 Do you feel in any way **isolated**?

	Count	%
Yes	32	8.0%
No	363	90.8%
No response	5	1.3%

Comments relating to feelings of isolation	Count	% of comments received
Inadequate Public Transport leads to feelings of isolation	18	34.0%
Ability to drive cited as reason for not feeling isolated	10	18.9%
Calling for more and better communicated community activities	5	9.4%
Isolation is a quality/feature of Tysoe that respondents enjoy	4	7.5%
Poor Mobile Phone reception results in people feeling vulnerable outside the home (walks etc.)	2	3.8%
Uncategorised	14	26.4%

Commentary

This is supported by 2011 Census data that shows Tysoe has above average car/van ownership in the Stratford District with only 8% of population without car/van contrasted with district average of 12.8%

BUSINESS AND ECONOMY

9 Please let us know **your opinion** in the following statements...

Please let us know your opinion on the following statements... (please tick one box per row)

	<i>Strongly Agree</i>		<i>Agree</i>		<i>Disagree</i>		<i>Strongly Disagree</i>		<i>No opinion</i>		<i>No response</i>		<i>Response Rate</i>		<i>Commentary</i>
	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	
There could be developments of small business units to provide jobs and facilities in the Parish.	62	15.9%	207	53.1%	67	17.2%	34	8.7%	20	5.1%	10	2.6%	390	97.5%	The majority of respondents (69.0%) believe that policies could encourage small business developments in the period.
Allow small developments (up to 4 business units) accommodated on existing built upon sites.	64	16.5%	225	57.8%	46	11.8%	32	8.2%	22	5.7%	11	2.8%	389	97.3%	A significant majority (74.3%) of respondents feel that small business developments (up to 4 business units) should be accommodated on existing built upon sites.

Cont'd/...

9 cont'd/...

There could be developments of small business units outside the current built limit of the settlements.	21	5.4%	130	33.2%	126	32.2%	87	22.3%	27	6.9%	9	2.3%	391	97.8%	54.5% of respondents believe that business units should not be developed outside of the current built limit of the settlements. In contrast, 38.6% feel that such development could occur.
Change of use of sites from business to residential (with possible loss of associated facilities) should be allowed.	19	4.9%	152	39.1%	133	34.2%	43	11.1%	42	10.8%	11	2.8%	389	97.3%	There is no clear preference amongst respondents on change of use from business to residential developments. 44.0% believe such development should be allowed, whereas 45.2% disagree.
Change of use of sites from residential to business site use should be allowed.	14	3.6%	150	38.6%	128	32.9%	61	15.7%	36	9.3%	11	2.8%	389	97.3%	There is a small preference amongst respondents on change of use from residential to business developments. 42.2% believe such development should be allowed, whereas 48.6% disagree.
Tysoe is often described as a "gateway to the Cotswolds". Our Plan should include policies to encourage more tourism and visitors such as walker and cyclists.	120	30.5%	185	47.1%	37	9.4%	14	3.6%	37	9.4%	7	1.8%	393	98.3%	Policies that encouraged more tourism and visitors would be popular with the majority (77.6%) of respondents. Significantly, 11.2% of respondents expressed no opinion or response to the

11 How do you rate **Internet connectivity** in the Parish?
(please tick one)

	Count	%
Not fast enough	186	46.5%
OK, but it could be faster	118	29.5%
Acceptable	50	12.5%
I do not use the Internet	42	10.5%
No response given	4	1.0%

Of the 354 respondents that use the Internet, 85.8% believe connections could be faster.

TRAVEL AND TRANSPORT

12 Do you work outside the Parish?		
	Count	% (note 1)
Yes	117	47.4%
Yes, but not all the time *	66	26.7%
No	43	17.4%
No response given	4	1.6%
Note 1. Percentage of those responding to Q6. indicating that they are in either Full-time, Part-time or Self-employed		
* Please state average number of days per week away from the Parish:	Count	% (note 1)
5-6 days per week	2	0.8%
4-5 days per week	10	4.0%
3-4 days per week	16	6.5%
2-3 days per week	19	7.7%
1-2 days per week	12	4.9%
Not specified	7	2.8%
Commentary		
The survey suggests that almost half (48.2%) of respondents that stated they are in either Full-time or Part-time employment or Self Employed work for more than 5 days a week outside of the Parish.		
This figure increases to 58.7% of the same group who work an average of 3 or more days a week outside of the Parish.		
17.4% of employed residents are employed either by organisations within the Parish or are working from home.		

13 Do you study outside the Parish?		
	Count	% (note 2)
Yes	12	70.6%
Yes, but not all the time *	2	11.8%
No	2	11.8%
No response given	1	5.9%
Note 2. Percentage of those responding to Q6. indicating that they are a full-time student		
* Please state average number of days per week away from the Parish:	Count	% (note 2)
5-6 days per week	0	0.0%
4-5 days per week	0	0.0%
3-4 days per week	2	0.8%
2-3 days per week	0	0.0%
1-2 days per week	0	0.0%
Not specified	0	0.0%
Commentary		
The majority (70.6%) of respondents that stated they were Full-time Students, study outside the parish. A further 11.8% spend on average 3-4 per week travelling outside the village to study.		

14

Where do you work or study?		
(Please see Note 3 below)	Count	%
Banbury	17	11.6%
Stratford Upon Avon	15	10.3%
London	12	8.2%
Warwick	9	6.2%
Kineton	9	6.2%
Oxford	10	6.8%
Country-wide (UK)	8	5.5%
Shipston on Stour	7	4.8%
Wellesbourne	7	4.8%
Birmingham	6	4.1%
Gaydon	5	3.4%
Coventry	4	2.7%
Overseas (Europe, Middle East, Africa)	4	2.7%
Bloxham	3	2.1%
Leamington Spa	3	2.1%
Brailles	2	1.4%
Other (within Stratford District)	13	8.9%
Other (outside District)	11	7.5%
Not specified	1	0.7%

Note 3.

This table captures the places residents work full-time outside of the Parish.

The count and % is based on answers given by respondents who answered "Yes" to Q12 and/or Q13.

Commentary

15

How do you get there?		
(Please see Note 4 below)	Count	%
Bus	5	3.8%
Car	93	71.5%
Bus/Train	1	0.8%
Car/Train	14	10.8%
Car/Bus	3	2.3%
Walk	0	0.0%
Cycle	1	0.8%
Other	3	2.3%
No response given	10	7.7%

Note 4.
This table captures the methods used to travel to work by those who stated they worked full time outside of the Parish by answering "Yes" to Q12 and/or Q13.

Commentary
The majority (71.5%) of residents use a car as their sole method of transport to work. A further 10.8% use a combination of car/train. Only one respondent uses a cycle to travel to work outside of the Parish.
The survey suggests no one walks to work outside of the Parish.

16

If you use a car, would you consider using a bus to your destination?

	Count	%
Yes, with a more frequent service*	28	25.7%
No	80	73.4%
No response given	1	0.9%

* If 'Yes', how many services would you like to see?

Number of morning services	Count	%
More than 10	3	10.7%
Between 8 and 9	0	0.0%
Between 6 and 7	0	0.0%
Between 4 and 5	4	14.3%
Between 2 and 3	10	35.7%
1 Service	2	7.1%
No response given	9	32.1%

* If 'Yes', how many services would you like to see?

Number of evening services	Count	%
More than 10	2	7.1%
Between 8 and 9	1	3.6%
Between 6 and 7	0	0.0%
Between 4 and 5	5	17.9%
Between 2 and 3	9	32.1%
1 Service	1	3.6%
No response given	10	35.7%

Commentary

The significant majority of respondents (73.4%) who currently use a car to travel to work would not consider using the bus to travel to work, even if services were more frequent.

Of the 25.7% that would consider using the bus to travel to work if bus services were more frequent, services of between 2 and 5 both mornings and evenings are desired by the majority.

In relation to future development of the parish, please provide any **additional comments** you wish to make on Travel and Transport.

In total 31.3% of respondents provided additional comments on Travel and Transport. These responses are categorised below.

	Count	%
a desire to see bus timetables reviewed and generally a call for more frequent service.	21	16.8%
general concern with travel and public transport.	20	16.0%
specific requests for direct bus services to Stratford and Banbury arriving around 8am.	19	15.2%
that existing bus routes need to be reviewed and improved.	12	9.6%
concern with general road maintenance, pot holes and gritting.	9	7.2%
concern with the speed of traffic, calling for speed limits enforced and traffic calming to be implemented.	8	6.4%
concern that further housing development will place increased pressure on road infrastructure.	7	5.6%
suggestions that smaller buses are needed to make more direct routes and more frequent services viable.	6	4.8%
concern with congestion in village centre and problems with parking at peak times.	5	4.0%
suggestion that bus shelter(s) needed in village.	5	4.0%
more direct services to towns/cities to shorten journey times.	5	4.0%
Other comments	8	6.4%

Commentary

The majority of comments relate to a desire to bus service improvements.

HOUSING DESIGN

18 What size of new homes do you think should be a priority in Tysoe?

(please tick one box only)

	Count	%
Family houses (3-5 bedrooms)	24	6.0%
Family houses (2-3 bedrooms)	76	19.0%
Bungalows (3-4 bedrooms)	7	1.8%
Bungalows (2-3 bedrooms)	39	9.8%
Flats/Apartments	9	2.3%
Single storey buildings (such as barn conversions)	15	3.8%
A mixture of the above	177	44.3%
No response given	53	13.3%

Commentary

The majority of respondents (57.5%) expressed no preference for any one size or type of house design.

Where respondents did express a preference Family houses of 2-3 bedrooms were identified as a priority for any new development.

20 Tysoe has a much lower percentage of **1 person households** than the rest of Stratford District (20.9% rather than 28.5%). Should Tysoe try to raise the proportion of 1 person households reflecting more national and Stratford-wide trends?

	Count	%
Yes	78	19.5%
No	206	51.5%
Don't know	104	26.0%
No response	12	3.0%

Commentary

The majority of respondents (51.5%) do not feel that Tysoe should try to raise the proportion of 1 person households.

However a relatively large number of respondents (29.0%) either were unable to answer the question or chose not to respond.

21 Of the following **types of housing**, please tick a style that you would be most happy to see built in Tysoe.

(please tick up to THREE ONLY)

	Count	%
Detached houses	153	38.3%
Semi-detached houses	130	32.5%
Cottage-style houses	266	66.5%
Farm building conversions	208	52.0%
Bungalows (single-storey)	194	48.5%
Terraced houses	51	12.8%
Flats	28	7.0%

Commentary

The most popular types of housing for any new development seems to reflect many of the existing properties in the parish, with Cottage-style houses receiving the support of 66.5% of respondents vote, followed by Farm building conversions at 52%. Similarly, Bungalows (single-storey) received the support of almost half (48.5%) of respondents.

If new houses are to be built in Tysoe, we must understand **your preferences for new development** within the Parish.

Please let us know your opinion on the following statements... (please tick one box per row)

	Strongly Agree		Agree		Disagree		Strongly Disagree		No opinion		No response		Response Rate		Commentary
	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	
Plan should encourage a more compact village with any development focussed near to the village centre.	65	16.8%	149	38.5%	100	25.8%	46	11.9%	27	7.0%	13	3.4%	387	96.8%	55.3% of respondents agree that a more compact village should be encouraged with any development focussed near to the village centre.
Plan should encourage more spread outside the existing village boundary, providing housing with larger gardens.	18	4.7%	90	23.3%	152	39.3%	104	26.9%	23	5.9%	13	3.4%	387	96.8%	66.1% of respondents do not feel the plan should encourage spread outside the existing village boundary.
Plan should encourage the majority of new houses to be built in one large concentrated location rather than multiple smaller sites.	8	2.0%	29	7.4%	130	33.1%	210	53.4%	16	4.1%	7	1.8%	393	98.3%	86.5% of respondents disagree that the plan should encourage the majority of new houses to be built in one large concentrated site, rather than multiple smaller sites. 53.4% Strongly disagree.

Cont'd/...

19 cont'd/...

Plan should encourage a gradual pace of development, with a small number houses built each year to 2031.	150	38.1%	208	52.8%	19	4.8%	7	1.8%	10	2.5%	6	1.5%	394	98.5%	90.9% of respondents would like to see the emerging plan encourage a gradual pace of development, with a small number of houses built each year to 2031.
Plan should encourage larger housing developments early in the period, allowing any impact to be experienced and the village able to adapt and move on.	8	2.0%	15	3.8%	135	34.4%	218	55.5%	17	4.3%	7	1.8%	393	98.3%	89.8% of respondents do not want the emerging plan to encourage larger housing developments early in the period 2011-2031. 55.5% Strongly disagree.
Plan should place importance on the natural environment, such as protecting views, hedgerows, open spaces, wildflowers and wildlife.	275	69.1%	99	24.9%	12	3.0%	5	1.3%	7	1.8%	2	0.5%	398	99.5%	94.0% of respondents want the emerging plan to place importance on protecting the natural environment
Plan should place importance on the historical environment, such as protecting field systems, historical buildings/monuments and archaeological sites.	267	67.1%	103	25.9%	10	2.5%	8	2.0%	10	2.5%	2	0.5%	398	99.5%	93.0% of respondents want the emerging plan to place importance on protecting the historical environment

Tysoe has developed over many hundreds of years. Today, the character of the Parish reflects many different **buildings styles and materials.**

Please let us know your opinion on the following statements... (please tick one box per row)

	<i>Strongly Agree</i>		<i>Agree</i>		<i>Disagree</i>		<i>Strongly Disagree</i>		<i>No opinion</i>		<i>No response</i>		<i>Response Rate</i>		<i>Commentary</i>
	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	
Plan should encourage uniform design and consistent use of materials in all future development.	36	9.3%	100	25.7%	154	39.6%	71	18.3%	28	7.2%	11	2.8%	389	97.3%	The majority of respondents (57.8%) do not believe the Plan should encourage uniform design and consistent use of materials in all future development.
Plan should encourage a continuation of the eclectic mix of existing design and materials.	69	17.6%	194	49.6%	86	22.0%	24	6.1%	18	4.6%	9	2.3%	391	97.8%	A large majority of respondents (67.3%) believe the Plan should encourage an eclectic mix of design and materials.
Plan should encourage new housing built in a traditional local style using local stone .	172	43.4%	181	45.7%	21	5.3%	2	0.5%	20	5.1%	4	1.0%	396	99.0%	A significant majority (89.1%) of respondents believe the Plan should encourage new housing to be built in a traditional local style using local stone. Only 5.6% of respondents disagree with this view.

Cont'd/....

22 cont'd/....

Plan should encourage new housing built to reflect local style, using reconstituted stone or modern brick.	11	2.8%	129	33.4%	139	36.0%	70	18.1%	37	9.6%	14	3.6%	386	96.5%	The majority of respondents (54.1%) wish to see the Plan encourage the use of reconstituted stone or modern brick.
Plan should encourage modern housing, and reflecting style of housing in other areas.	7	1.8%	44	11.3%	163	41.8%	147	37.7%	29	7.4%	10	2.6%	390	97.5%	A large majority of respondents (79.5%) do not wish to see the Plan encourage modern housing design reflecting style of housing in other areas.
It is important to get new houses built, and the exact style is of secondary importance.	3	0.8%	28	7.1%	116	29.5%	234	59.5%	12	3.1%	7	1.8%	393	98.3%	A significant majority (89.1%) of respondents disagree that the exact style of new houses is of secondary importance to getting new houses built.
The plan should place a requirement on developers to incorporate renewable heat sources (such as air source or ground source heat pumps) into new houses.	122	30.9%	163	41.3%	37	9.4%	9	2.3%	64	16.2%	5	1.3%	395	98.8%	A large majority of respondents (72.2%) believe the Plan should place a requirement on developers to incorporate renewable heat sources into new homes. Only 11.6% disagree with this view.

Please let us know your opinion on Conservation Areas and Listed Buildings (please tick on box per row)															
Please let us know your opinion on the following statements... (please tick one box per row)	Strongly Agree		Agree		Disagree		Strongly Disagree		No opinion		No response		Response Rate		Commentary
	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	
I would like to see existing listed buildings (i.e. those which are formally designated as being historic or architectural interest) preserved in their current settings.	256	64.2%	119	29.8%	5	1.3%	3	0.8%	16	4.0%	1	0.3%	399	99.8%	A significant majority (94.0%) of respondents would wish to see the Plan preserve listed buildings in their current settings.
Both Upper and Middle Tysoe each have a defined conservation area. I would like to see these conservation areas remain free from further development and building.	203	51.3%	99	25.0%	59	14.9%	17	4.3%	18	4.5%	4	1.0%	396	99.0%	A large majority (76.3%) of respondents would wish to see the Plan encourage conservation areas to remain free from further development.

24 In column **A** below please tick the appropriate box to record the number of bedrooms in your current home. Similarly, in column **B** please indicate the number of bedrooms you would prefer to have, now or in the future, if such a home was affordable/available.

	A (today)		B (future)	
	Count	%	Count	%
1 bedroom house	2	0.5%	4	1.0%
2 bedroom house	49	12.3%	76	19.0%
3 bedroom house	146	36.5%	170	42.5%
4+ bedroom house	199	49.8%	117	29.3%
No response	4	1.0%	33	8.3%

Commentary

When residents compare their current house size with their future requirement, the results show an overall shift towards a requirement for smaller houses.

These results are consistent with responses elsewhere in the survey that show a preference for 2-3 bedroom cottages, farm buildings and bungalows.

25 Planners take decisions based on local circumstances and opportunities. Our plan needs evidence of **what you think about the locality.**

Do you think of Tysoe as... (please tick one)

	Count	%
one village	312	78.0%
two villages	61	15.3%
three villages	23	5.8%
no response	4	1.0%

Indicate which of the following villages you consider as being **part of our locality.**

	Count	%
Oxhill	272	62.7%
Ratley	24	5.5%
Radway	37	8.5%
No opinion	101	23.3%

Commentary

A significant majority (78%) of respondents consider Tysoe to be one village.

The majority of respondents (62.7%) also see the neighbouring village of Oxhill as part of Tysoe's locality.

The results suggest Ratley and Radway are seen far less as part of the locality of Tysoe.

26 Please provide any **additional comments** you wish to make on Housing Design.

In total 28.5% of respondents provided additional comments on Housing Design. These responses are catagorised below.

	Count	%
Policies should encourage a style and character of housing design that is sympathetic to existing examples using traditional materials	39	34.2%
Plan should discourage large housing estates of above 20 houses.	11	9.6%
Affordable 1-2 bedroom starter homes should be a priority.	10	8.8%
More suitably designed property for senior citizens is required, which would allow larger houses to be freed up for families.	7	6.1%
Plan should encourage housing design that achieves high energy ratings.	7	6.1%
Good quality modern/contemporary architecture is good in the right setting.	5	4.4%
Calls for development in Lower Tysoe and infill between Middle and Lower Tysoe	4	3.5%
Existing conservation areas should be reviewed/extended.	3	2.6%
Suggestions for a nursing/residential home for older members of community unable to live alone.	3	2.6%
Plan should encourage a mixture of design, rather than uniform design.	3	2.6%
Plan should include a village design statement, with specific design policies.	2	1.8%
Plan should avoid encouraging a pastiche 'Tysoe vernacular', and instead use good modern, energy efficient architecture.	2	1.8%
Utility infrastructure should be improved	2	1.8%
No brick houses to be developed.	2	1.8%
Plan should encourage self-build.	2	1.8%
Plan should allow small developments in conservation areas if limited impact.	2	1.8%
Other	10	8.8%

Commentary

A relatively low number of additional comments were provided in relation to Housing Design.

The majority (34.2%) of comments related to plan encouraging a style and character of housing design that is sympathetic to existing examples using traditional materials.

9.6% of comments capture concern that large (above 20 houses) "estates" should not be developed in the parish.

8.8% of comments suggest affordable 1-2 starter homes should be a priority.

As part of the preparation of its Core Strategy, Stratford District Council commissioned a Strategic Housing Land Availability Assessment (SHLAA) in 2012. The assessment was a pragmatic attempt to consider a number of development sites within the parish, but was non-evidence based and did not take into account the aspects of historical or natural environment or amenity capacities.

The following list of sites were considered by the SHLAA as **broad locations and sites with future potential for development.**

Please indicate your views on the suitability of the sites (please tick one box per row).

	<i>I feel this site is not suitable</i>		<i>Worthy of further investigation</i>		<i>I have no strong views</i>		<i>No response</i>		<i>Response Rate</i>		<i>Commentary</i>
	Count	%	Count	%	Count	%	Count	%	Count	%	
A) Land to the rear of Windmill Way (Ref. TYS102)	212	54.9%	124	32.1%	50	13.0%	14	3.6%	386	96.5%	Site A is the site where the least number of respondents felt if worthy of further investigation (32.1%), and also the least popular with 54.9% believing the site is not suitable for development.
B) Land to the east of Epwell Road (Ref. TYS104)	110	28.8%	220	57.6%	52	13.6%	18	4.7%	382	95.5%	Site B is the second most popular site, with 57.6% of respondents believing the site to be worthy of further investigation, and a relatively low number (28.8%) believing it to be not suitable for development.

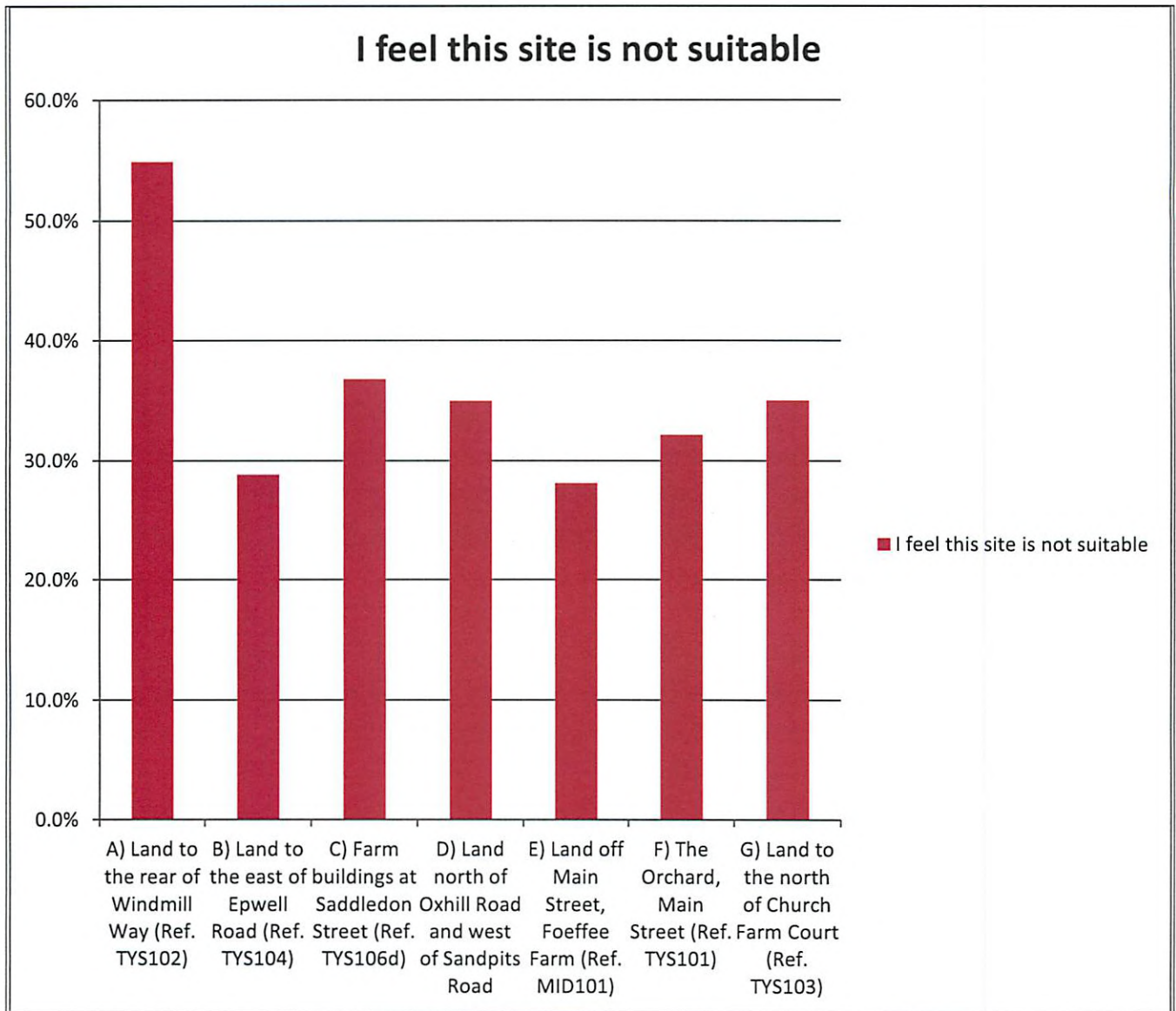
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C) Farm buildings at Saddledon Street (Ref. TYS106d)	142	36.8%	205	53.1%	39	10.1%	14	3.6%	386	96.5%	
D) Land north of Oxhill Road and west of Sandpits Road	132	35.0%	185	49.1%	60	15.9%	23	6.1%	377	94.3%	
E) Land off Main Street, Foeffee Farm (Ref. MID101)	109	28.1%	228	58.8%	51	13.1%	12	3.1%	388	97.0%	Site C ^E is the most popular site, with 58.8% of respondents believing the site to be worthy of further investigation and the lowest number (28.1%) of respondents believing the site to be not suitable. This site also attracted the highest response rate.
F) The Orchard, Main Street (Ref. TYS101)	122	32.2%	188	49.6%	69	18.2%	21	5.5%	379	94.8%	
G) Land to the north of Church Farm Court (Ref. TYS103)	136	35.1%	190	49.0%	62	16.0%	12	3.1%	388	97.0%	

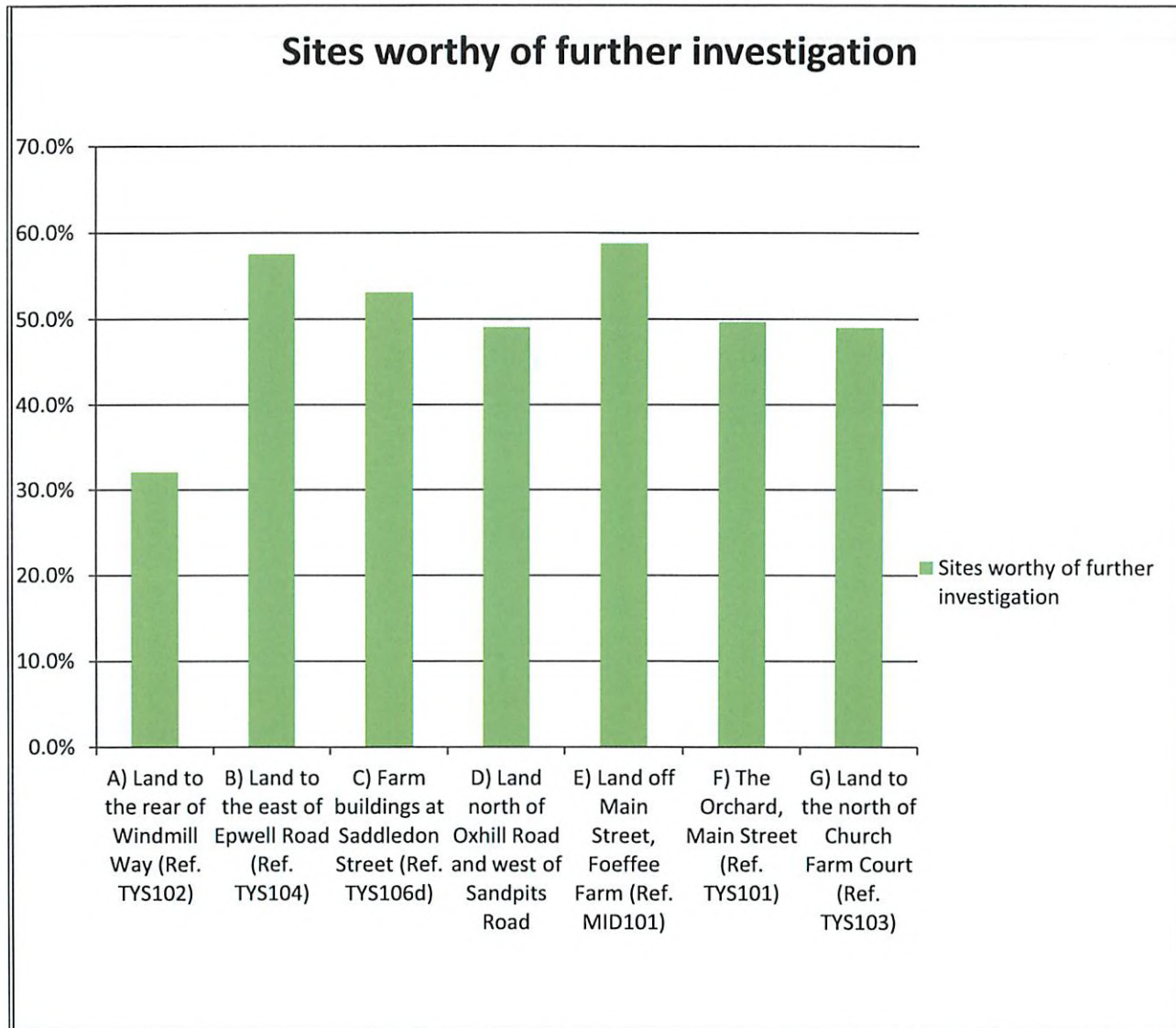
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27 cont'd/...



28 The Neighbourhood Plan process encourages communities to identify **community development sites** where proceeds could be beneficial to the wider community. This includes sites owned by community groups or associations together with land trusts or building preservation trusts. There are a number of such sites within the parish that could potentially be used for development in the period to 2031. If such development sites could be agreed, please indicate which of the following benefits would be most important to you:

Please let us know your opinion on the following statements... (please tick one box per row)	Strongly Agree		Agree		Disagree		Strongly Disagree		No opinion		No response		Response Rate		Commentary
	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	
Opportunity for the community to control (through policies in the Neighbourhood Plan) the nature of development.	221	57.0%	125	32.2%	13	3.4%	2	0.5%	27	7.0%	12	3.1%	388	97.0%	89.2% of respondents place importance on community development sites that would provide an opportunity to control the nature of development.
Potential opportunity to award development contracts to local builders or encourage the creation of new local jobs or apprenticeships.	126	32.6%	197	50.9%	20	5.2%	8	2.1%	36	9.3%	13	3.4%	387	96.8%	83.5% of respondents place importance on community development sites that would potentially provide an opportunity to award development contracts to local builders or encourage the creation of new local jobs or apprenticeships.
Opportunity to support self-build collectives, where community members contribute time/skills to support development.	79	20.4%	178	46.0%	39	10.1%	14	3.6%	77	19.9%	13	3.4%	387	96.8%	66.4% of respondents place importance on community development sites that would potentially provide an opportunity to support self-build collectives, where community members contribute time/skills to support development.
Potential opportunity to release plots with outline planning permission to local builders or self-builders to support local trades and job creation.	94	24.4%	189	49.0%	28	7.3%	19	4.9%	56	14.5%	14	3.6%	386	96.5%	73.4% of respondents place importance on community development sites that would potentially provide an opportunity to release plots with outline planning permission to local builders or self-builders to support local trades and job creation.



Tysoe
NEIGHBOURHOOD PLAN



Survey Results

Highlights from our recent Neighbourhood Plan Survey



November 2014

www.tysoenp.com

Dear Tysoe Resident

We would like to thank you for looking at and/or completing the Neighbourhood Plan Survey that was issued during the Summer.

We had a good response rate of over 50%. Since the deadline we have been analysing the results and thought it important to feed back some of the initial highlights¹ to keep you informed of the emerging views.

The information contained in this booklet is just a subset of the full results and so we will be holding two presentations in the Village Hall to share the remainder and the other information we have been gathering.

We would like to invite you to come along to one of those events (the dates of which are shown opposite) which will include further question and answer sessions, and refreshments.

So what are the next stages?

Based on the results of the survey, together with the other consultations we have carried out and information we have gathered during the year, we will now begin writing the plan itself. Before we send the plan off to Stratford District Council for examination we will hold a final briefing, giving you an opportunity to see, and comment on, the emerging plan.

We look forward to seeing you at the events in November.

Yours sincerely,

Chris Butchart

Chairman of the Neighbourhood Plan Development Group
on behalf of Tysoe Parish Council

¹ We have chosen to highlight results where 70% or more of respondents expressed the same view or similar preferences, together with the highest scoring elements where respondents were asked to rank choices.

Further consultation...

Please come along to one of the following sessions to view the full results, ask questions, or share your views.

Sessions are very informal, and you will be able to speak with one of the Neighbourhood Plan group on a one-to-one basis.

Date: **Monday 24th November 2014**
Time: **7:15pm**
Venue: **Tysoe Village Hall**

Date: **Saturday 29th November 2014**
Time: **11:00am**
Venue: **Tysoe Village Hall**



About you

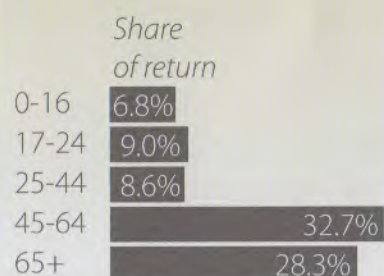
Your Street Champions distributed a copy of the survey questionnaire to each registered voter within the parish.

Residents had the option to either return an individual response, or complete the survey on behalf of their household. The majority (77.8%) of respondents completed the survey as an individual.

400

Exactly **400 completed questionnaires** were returned. Completed copies of the survey were processed by an independent market research company funded using a government grant received from Locality.

Age profile of respondents (or household)



How long have respondents lived in Tysoe



8.5%

8.5% of residents confirmed that they have **mobility issues**, stating that walking anything other than short distances was difficult.

8.0%

8.0% responded to say that they **feel isolated living in Tysoe**, citing the dependency on being able to drive and/or the lack of public transport as a concern.

Business & Economy

Previous surveys suggested a number of businesses were operating in the parish. However, recent national trends indicate people are increasingly working from home, and larger numbers are now self-employed.

74.3%

74.3% of respondents feel that **small business developments** (up to 4 business units) should be accommodated on existing built upon sites.

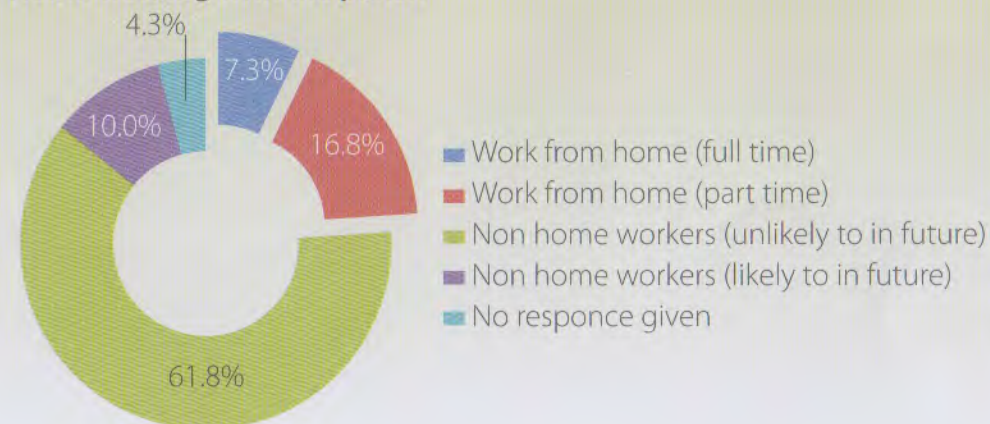
77.6%

Policies within the plan that encouraged more **tourism and visitors** would be popular with the majority (77.6%) of respondents.

85.8%

Of the 354 respondents that use the Internet, 85.8% believe **broadband connections** should be faster than current speeds.

Home working with the parish



Travel & Transport

In terms of travel distances to nearest towns or cities, Tysoe is one of the most remote rural settlements in Warwickshire.

58.7%

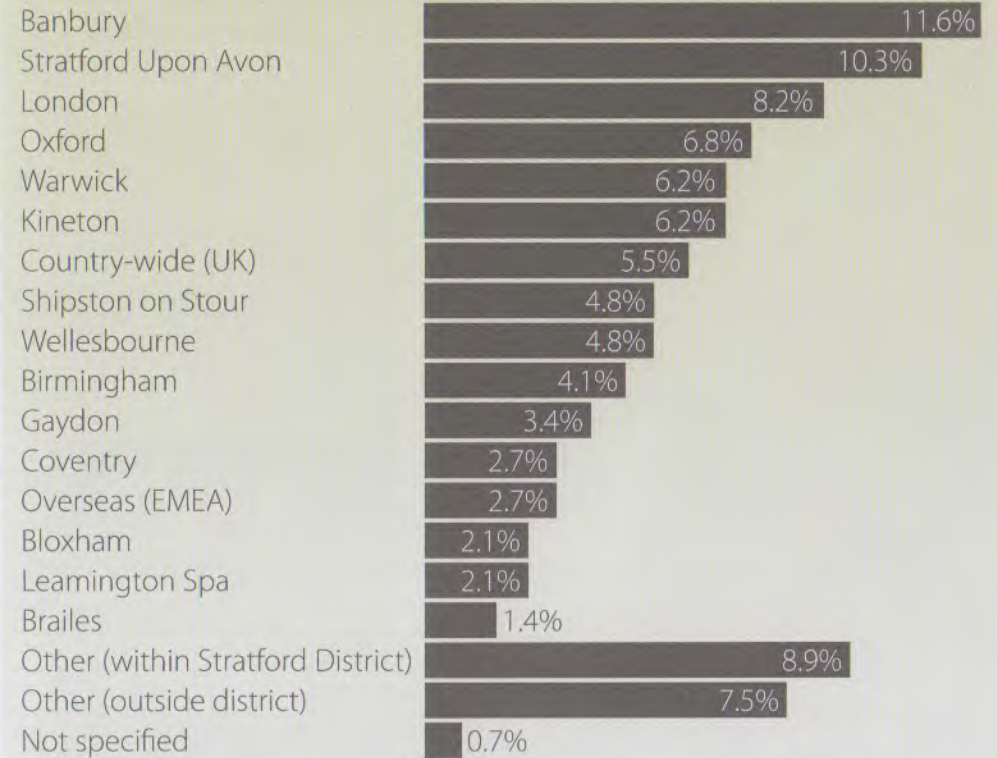
57.8% of respondents **work outside the parish** for 3 or more days a week.

82.3%

82.3% of those who work outside the parish **travel by car** to get there. 10.8% of which complete their journey using a train.



Where Tysoe residents work or study



This table captures the places of employment for residents who work full-time outside the parish.

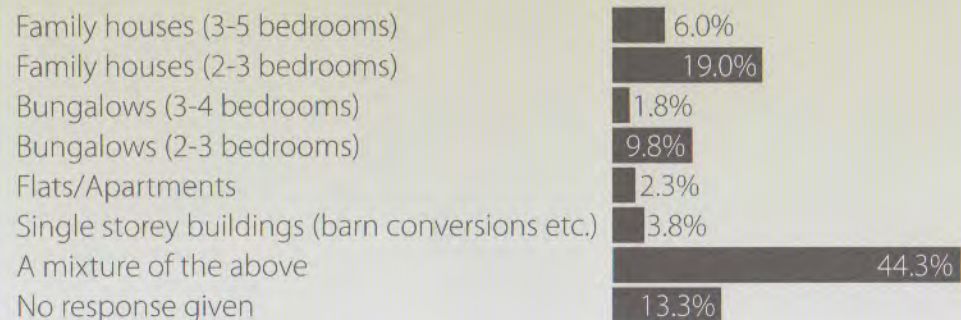
73.4%

73.4% of respondents who currently use a car to travel to work **would not consider using the bus** to travel to work, even if services were more frequent.

Housing Design

New houses built in Tysoe needs to balance the needs of current and future residents, the character of the parish, and the impact on the environment.

What size of new homes should be a priority in Tysoe



The majority of respondents (57.5%) expressed no preference for any one size or type of house design. Where respondents did express a preference, family houses of 2-3 bedrooms were identified as a priority.

86.5%

86.5% disagree that the plan should encourage the majority of new houses to be built in **one large concentrated site**, rather than multiple smaller sites.

90.9%

90.9% wish to see the plan encourage **a gradual pace of development**, with a small number of houses built each year to 2031.

94.0%

Some of the strongest views expressed related to the importance respondents placed on **protecting the natural environment** such as protecting views, hedgerows, open spaces, wildflowers and wildlife. Similarly, 93.0% place importance on **protecting the historical environment**, such as protecting field systems, historical buildings/monuments and archaeological sites.

Building Styles and Materials

Tysoe has developed over many hundreds of years. Today, the character of the Parish reflects many different building styles and materials.

The survey captured residents' opinions on future development and use of materials.

89.1%

89.1% of respondents believe the Plan should encourage new housing to be built in a **traditional style using local stone**. 5.6% of respondents disagree with this view.



79.5%

79.5% of respondents do not wish to see the Plan encourage **modern housing design** reflecting style of housing in other areas.

89.1%

89.1% of respondents disagree that the exact **style of new houses** is of secondary importance to **getting new houses built**.

72.2%

72.2% of respondents believe that the Plan should place a requirement on developers to incorporate **renewable heat sources** into new homes. 11.6% disagree with this view.

Site Allocations

As part of the preparation of its Core Strategy, Stratford District Council commissioned a Strategic Housing Land Availability Assessment (SHLAA) in 2012. We asked residents to indicate their views on the seven sites that were considered by the SHLAA as broad locations and sites with future potential for development.

Least Popular

Site A is the site where the least number of respondents felt it worthy of further investigation (32.1%), and also the least popular, with 54.9% believing the site is not suitable for development

Popular

Site B is the second most popular site, with 57.6% of respondents believing the site to be worthy of further investigation, and a relatively low number (28.8%) believing it to be not suitable for development.

Most Popular

Site E is the most popular site, with 58.8% of respondents believing the site to be worthy of further investigation and the lowest number (28.1%) of respondents believing the site to be not suitable.

Table 27 - Residents preferences between SHLAA sites



Other sites highlighted as having potential for development

76 residents provided details of other sites they felt had potential for development. The table below provides a breakdown of the most commonly made suggestions for development/re-development.

Lower Tysoe (general area and specific sites)	53.9%
Paxton's Garage	9.2%
Village Hall / Methodist Church Hall	6.6%
Land north of Shennington Road	6.6%

Community Development Sites

The neighbourhood plan process encourages communities to identify community development sites where proceeds could be beneficial to the wider community. There are such sites within the parish that could potentially be used for development in the period to 2031.

We asked residents for their opinions on the potential benefits of developing such sites.

89.2%

89.2% place importance on the **opportunity to control the nature of development.**

83.5%

83.5% place importance on the **opportunity to award development contracts to local builders** or encourage the **creation of new local jobs or apprenticeships.**

73.4%

73.4% place importance on the **opportunity to release plots with outline planning permission to local builders or self-builders.**

Contacting us...

If you have any questions or wish to share your views or ideas, please contact us in the following ways:

1. Contact your Street Champion if they are known to you
2. Email trnpg@yahoo.co.uk
3. Call 01295 680 755



www.tysoenp.com

Photography courtesy of Stephen Ward www.tysoebard.blogspot.co.uk

Tysoe



NEIGHBOURHOOD PLAN

Draft for Pre-submission Consultation - December 2014



Tysoe Parish Council

www.tysoe.org.uk

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This is a draft document to support consultation and illustrate what the core part of the Neighbourhood Plan will look like. The plan itself will contain more background detail, including evidence that has been built up during the consultation process to support Site Attractiveness for development.

Foreword

Tysoe is a special village with a unique heritage and a dynamic future. Investment and change in the years ahead will only be worthwhile if it makes a real difference to the lives of local people and the future of its community.

The development of the Tysoe Neighbourhood Plan, being led by the Parish Council, started back in February 2014. The Parish Council wanted the people of Tysoe to have their say in all aspects of the future of the parish but most importantly it wanted local people to decide where new housing should go rather than leaving this decision to Stratford on Avon District Council.

Tysoe's Neighbourhood Plan sets out a vision for the area that reflects the thoughts and feelings of local people with a real interest in their community. The Plan sets objectives on key themes such as housing, public transport, employment, natural and built heritage, and community facilities. It builds on current and planned activity and says what the Parish Council and its partners will work towards.

The Parish Council is committed to developing and strengthening the contacts and groups that have evolved as a result of the Neighbourhood Planning process. It believes that by working together to implement the Plan it will make Tysoe an even better place to live, work and enjoy



1 Introduction

1.1 The Tysoe Neighbourhood Plan (the Plan) is a new type of planning document. It is part of the Government's new approach to planning, which aims to give local people more say about what goes on in their area. This is set out in the Localism Act that came into force in April 2012.

1.2 The Plan provides a vision for the future of the parish of Tysoe and sets out clear planning policies to realise this vision. These policies accord with higher level planning policy, as required by the Localism Act.

1.3 The Plan has been developed through consultation with the people of Tysoe and others with an interest in the village, such as businesses, groups and organisations. Details of the consultation have been recorded in a series of reports that are available to download from the Tysoe Neighbourhood Plan website (www.tysoenp.com) and are included in Appendix C for completeness.

1.4 A Consultation Statement (Appendix C) provides an overview of the consultation, demonstrating that it fully accords with the requirements of the Localism Act. This consultation has included meeting the requirements of Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The Plan will be amended where appropriate in response to consultation comments.

How the Neighbourhood Plan fits into the Planning System

1.5 Although the Government's intention is for local people to decide what goes on in their towns and villages, the Localism Act sets out some important laws. One of these is that all Neighbourhood Plans must be in line with higher level planning policy. That is, Neighbourhood Plans must be in line with the National Planning Policy Framework (otherwise known as the NPPF) and local policy, in particular Stratford District Council's Core Strategy. The Core Strategy requires Tysoe to provide between 51 and 75 new home between 2011 and 2031.

1.6 The Localism Act allows the Plan to provide *more* than this number of houses, but it does not allow the Plan to provide for *less*.

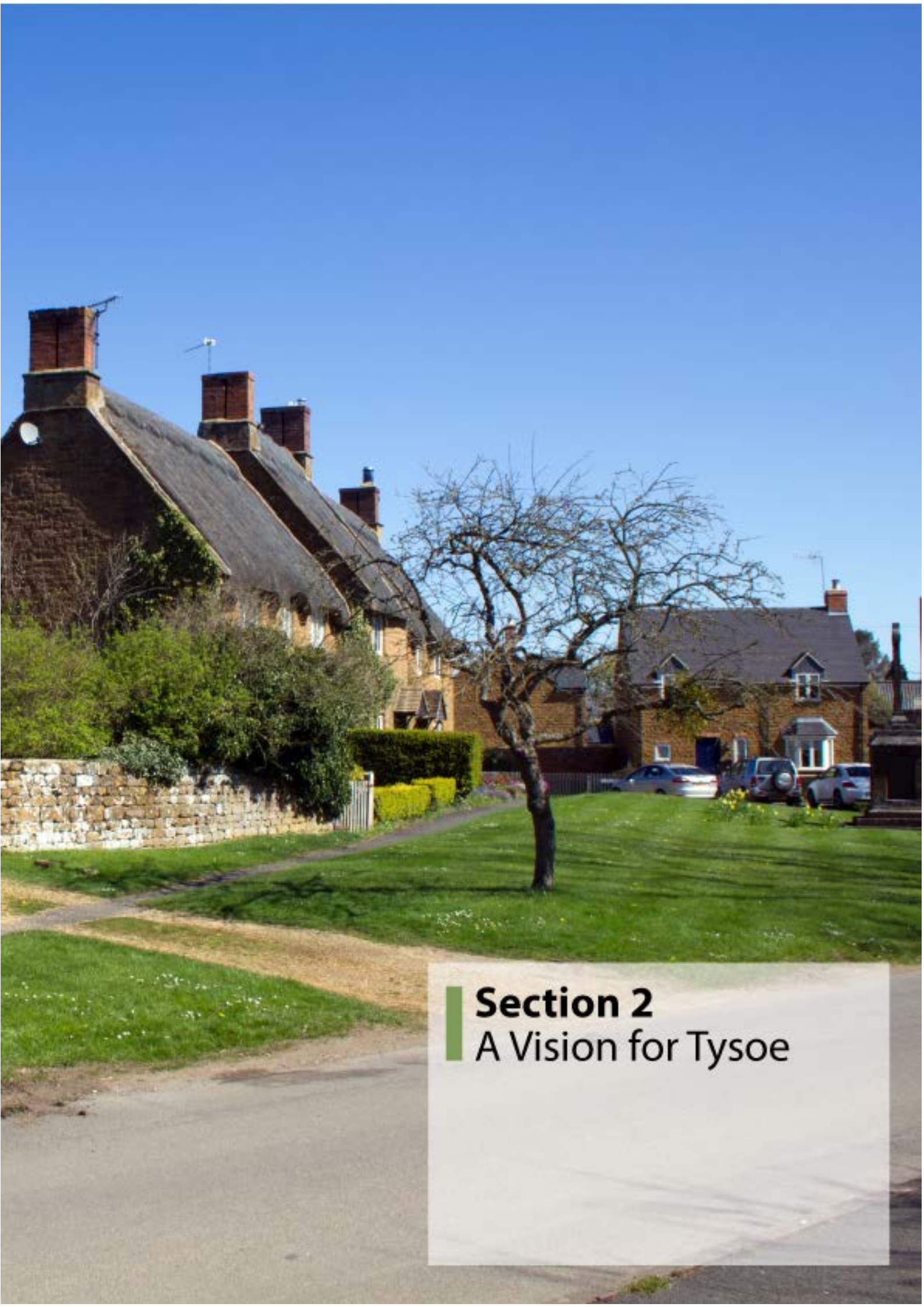
1.7 Neighbourhood Plans must be in line with European Regulations on strategic environmental assessment and habitat regulations. The plan follows the Local Service Village approach adopted by Stratford District Council. This included the identification of a 500m buffer zone around the settlement. This investigation was conducted by the Warwickshire Biological Records Centre. The Habitat Biodiversity Audit data has been incorporated as evidence into the prioritisation process for development based on SHLAA sites [2].

1.8 The Plan has given local people the power to decide where new housing should go in accordance with the philosophy of the NPPF. Without the Plan, Stratford District Council would make these decisions on behalf of the people of Tysoe.

1.9 What is in the Neighbourhood Plan?

Although deciding where new housing should go is an important part of the Plan, it is about much more than this. The Plan is a plan for the parish as a whole. It looks at a wide range of issues, including:

- encouraging Tysoe to become a 'greener' village
- how more visitors and tourism should be encouraged
- how we should protect our natural and built heritage assets



Section 2
A Vision for Tysoe

2.1 About Tysoe

Tysoe Parish is an attractive rural parish in south Warwickshire. The parish covers 4940 acres rising from the flat agricultural landscape of the Vale of the Red Horse. The area takes its name from the large Red Horse of Tysoe which was once cut into the red ironstone soils of the Edge Hill escarpment. The escarpment rises steeply to over 700 feet from the valley below and forms the eastern boundary of the Parish. The northern boundary is formed along the boundary of the Cotswolds Area of Outstanding Natural Beauty.

Tysoe is a parish of about 1500 people. The villages of Tysoe (Upper, Middle and Lower Tysoe) lie in a Jurassic Blue Lias mudstone/clay valley. The village today is a thriving community that has evolved over the last millennium. At the time of the Domesday book Tysoe was bigger than Birmingham. The Industrial Revolution changed that and for much of the last 200 years the community has relied upon agriculture to sustain it. Traditionally known as 5-horse land (5 horses being required to pull one plough), it houses a varied fossil assemblage but, being clay and with minimal fall, much of the parish is subject to flooding.

Tysoe's location just outside the AONB is steeped in history. The village is ringed with ancient ridge and furrow systems, numerous sites of antiquities and several listed buildings. Not least amongst these are the Norman church and 14th century Manor house. Sadly the Red Horse that once adorned the escarpment has gone and many of the old ridge and furrow fields, has been degraded by modern agricultural practice. Saddledon Street was where some of the participants in the battle of Edgehill saddled up before leaving for the battle and is testimony to recent history.

Although in the past the village has embraced large housing influxes (Middleton Close's 86 dwellings); that was at a time when there was plenty of employment in agriculture and the Aluminium Works in Banbury. Then the village was served by 2 bus companies. Midland Red ran comprehensive services throughout the day and these were augmented by Mr Rouse's service. Now, being one of the most remote settlements in the county, residents have to rely heavily on private motor car usage.

Tysoe is a thriving and traditional community; its residents, being much aware that they are mere tenants in time, have for long held aspirations to leave the village a better place for their successors. Collectively the village displays many of the traditional characteristics associated with successful community living. Indeed, Tysoe was the site of a newly constructed Methodist Chapel in 1970 and 4 years ago, whilst many farmers were grubbing out old orchards, Tysoe, in conjunction with the neighbouring villages of Oxhill and Whatcote planted a new Community Orchard adjacent to the allotments. This is just beginning to deliver produce to the community and is a great way in a modern agricultural community of bringing residents closer to their farming roots.

Further examples of the community spirit are found annually at the village's Flower Show, Church Fete, Bonfire night, Fun Run and Apple Day, in the Community Orchard. These are in addition to unique events like Jubilees, which invariably act as catalysts for big village events.

A number of themes dominate this plan. They are introduced here. The comparison geography is Stratford District Council.



Housing

Analysis of the 2011 Census Data shows that the housing stock in the village is dominated by detached houses (43.8% compared to 36.8% in Stratford on Avon District) and bungalows (19.8% compared to 9%). 76% of the dwellings in Tysoe are 3 bedroomed or larger compared to 68% in the District as a whole. There are few smaller, affordable dwellings for new families, first time buyers, and low earners. These concerns are documented in the Tysoe Parish Plan (2010).

Employment

There is a particularly high proportion of people working from home within the Parish of Tysoe. Data from the 2011 Census shows that 10.9% of people work mainly from home. 46% of workers drive to work, with Banbury

and Stratford being the main employment centres.

Getting Around

It is evident that a high proportion of residents currently travel to work by car or van. The current lack of public transport provision during typical commuter periods will undoubtedly influence travel behaviour. A public bus service connects Tysoe with Banbury and Stratford but in the Local Service Village (LSV) definition the frequency of buses yields a low score in the LSV classification. Community bus services (Shipston Link) and the village's own minibus are a supplement to the under provision of public transport.

Cycling is possible and Tysoe lies on the Sustrans route 48. The majority of the business parks within 5 miles of Tysoe require traversing the Edge Hill escarpment.

Residents can access the local services by

walking. The services are within an acceptable walking distance of the majority of dwellings.

Heritage

Tysoe has two conservation areas and a significant number of listed buildings including the Church (Grade 1 listed) and the medieval manor (Grade II* listed). A significant number of dwellings are constructed from local Hornton ironstone. A large number of dwellings are edged or have elevations consisting of Hornton ironstone. A number of histories have been written about Tysoe [10, 19]. In addition there are Romano-British remains and extensive ridge and furrow. Both of these landscape features have been captured in the evidence base that has been created in building this plan. Finally there is the Red Horse, which provides the emblem for the Health Centre, the School and local business.

Environment, Sustainability and Design Quality

Understanding Tysoe is important in designing new development. New development within or next to the Conservation Areas or listed buildings must preserve and enhance the character of the area.

Tysoe is made up of three main settlements, and the villages have a long history, with the church dating back to the 11th century. All three of the villages contain several 17th century buildings. The local village primary school was designed by Barlow, the St Pancras station designer. It was opened in 1859 and was extended in the 1980s and 2000s. Overall the layout of the villages is attractive.

Tysoe is prone to flash flood events, along Main Street into Saddledon Street; towards the school in Middle Tysoe and in Lower Tysoe.

An assessment of the current sustainability of Tysoe is based on the following assessment.

There are a wide range of activities, clubs, and societies available to local residents in Tysoe and neighbouring villages. These include Tysoe Tennis Club, Tysoe Football Club and Tysoe Social Club, amateur dramatics, film and social committees and village shows.



Fig 2.1: Plan showing boundary of the Parish of Tysoe



2.3 Vision Statement and Core Objectives

The future vision for Tysoe

The Tysoe vision is to ensure the sustainability of those features that we cherish in our locality. What we do will ensure their long term viability and make sure they remain available to future generations. These are:

1. The central group of services on Main Street: the shops, the Post Office, the pub, the pre-school, the churches, the community meeting rooms, the doctor's surgery and the school;
2. The recreation field and its facilities, including the off street parking;
3. The conservation areas, including the listed buildings;
4. The tranquillity of the area, which lends itself to recreation and tourism;
5. The Red Horse on the escarpment;
6. The ability to access the countryside via public footpaths within an acceptable walking distance.

The realisation of the vision within this plan is presented in a set of 6 themes. These are:

- Housing
- Environment & Sustainability
- Designations
- Development Strategy
- Infrastructure
- Employment.

The objectives and policies supporting these themes are laid out below.



Housing

Objective	Policy
H1: Provide new housing in Tysoe as set out in SDC's Core Strategy (51-75 dwellings from 2011-2031)	H1-P1: Prioritise site allocation using evidence base H1-P2: Create development order or community right to build orders for sites of >10 dwellings
H2: Provide a range of housing types to suit different types of tenures that integrate readily into the community	H2-P1: Prioritise 1, 2 and 3 bedroom dwellings to encourage younger households to locate in Tysoe H2-P2: Accord significant weight to applications of <5 dwellings within desirable walking distance of Tysoe services to ensure a tight knit community
H3: Integrate new housing into Tysoe	H3-P1: Ensure the community infrastructure levy supports existing infrastructure and provides for the development of new infrastructure facilities that complement and enhance the Tysoe vision H3-P2: Ensure all developments which are perceived from or are perceived by the AONB have a formal Landscape and Visual Impact Assessment

Environment & Sustainability

Objective	Policy
ES1: Ensure the Tysoe Neighbourhood Plan (NP) continues to meet the needs of local people	ES1-P1: Actively involve local people in on-going consultation ES1-P2: Maintain the evidence base
ES2: Encourage energy efficient and sustainable development	ES2-P1: All affordable housing to be provided with an alternative source of heating to oil ES2-P2: All new houses to be provided with photovoltaic (PV) cells ES2-P3: Wind turbine generators that require planning permission will not be permitted unless it is possible to demonstrate minimal impact on the amenities of the village of Tysoe
ES3: Reduce flash flooding within Tysoe and minimise the impact of development on the downstream parish of Oxhill	ES3-P1: Incorporate SUDS as a part of all Development Order developments ES3-P2: Grey water circulation to be incorporated into all sites of more than 10 dwellings ES3-P3: Incorporate underground water storage into all new developments ES3-PS4: Encourage all existing households to fit a minimum of 190litre water butts to drain roof areas
ES4: Protect the rural setting of Tysoe	ES4-P1: Ensure the Landscape Sensitivity study is maintained
ES5: Improve primary healthcare	ES5-P1: Contributions are required from developers of new housing to fund additional healthcare facilities

Designations

Objective

Policy

D1: Develop understanding of Cotswold AONB

D1-P1: Protect AONB within Tysoe and establish link with Parish Group 1 representative on AONB Board

D2: Develop the Conservation Area

D2-P1: Work with SDC to create a single Conservation Area for Tysoe, which includes the ridge and furrow assemblage in Lower Tysoe

D3: Establish further Island Reserves within Tysoe

D3:P1 Establish link with the Warwickshire Wildlife Trust

D4: Define the Local Service Village (LSV) as the key concept in maintaining the vitality and cohesion of Tysoe

D4:P1 The boundary of the LSV will be defined by the land that lies within 1000m of the services on Main Street

D4:P2 Maintain the concept of the Protected Species zones developed as part of the LSV spatial strategy



Development Strategy

Objective	Policy
DS1: All new dwellings must comply with the energy efficiency code for sustainable homes	DS1-P1: All new dwellings within the Local Service Village must comply with minimum water and energy efficiency Code for Sustainable Homes Level 4 DS1-P2: All new dwellings outside the Local Service Village must comply with minimum water and energy efficiency Code for Sustainable Homes Level 6 (as these dwellings do not comply with paragraph 55 of the National Planning Policy Framework)
DS2: All new development must make a positive contribution towards the distinctive character of Tysoe as a whole	DS2-P1: All new dwellings must contain an element of local stone DS2-P2: New development must contribute to local character by creating a sense of place appropriate to its location
DS3: All new development must comply with the current Secure by Design Guidelines	DS3-P1: All new houses will be expected to comply with current Association of Chief Police Officers (ACPOS) accreditation DS3-P2: All street and security lights will be extinguished between midnight and 5am to contribute to CPRE's dark skies policy; minimise energy requirements and reduce impact on wildlife corridors
DS4: All new development will allow for working from home	DS4-P1: Developers will provision space for office work through the community infrastructure levy DS4-P2: All new dwellings will be broadband ready

Infrastructure

Objective

I1: Ensure that infrastructure does not lag behind development

Policy

I1-P1: Developers of new residential development, including windfalls, will be expected to make financial contributions towards new and/or improved infrastructure through the Community Infrastructure Levy

Employment, Community and Transportation

Objective

ECT1: All new development will facilitate home working

Policy

ECT1-P1: Promote an element of “live work” accommodation on new developments

ECT-P2: Support, subject to environmental controls, the introduction of B1 uses into existing residential properties where applications for planning permission are required

ECT-P3: Ensure new development has appropriate broadband access

ECT2: Expand local bus services

ECT2-P1: New developments will make an appropriate contribution to providing bus services

ECT3: Ensure that business space is located within easy reach of the central services in Tysoe

ECT3-P1: As far as practical space will be made available in business parks within three kilometres of the village centre



Section 3 Plan Policies

3.1 Introduction to Policies

Introduction

3.1.1 Section 2 sets out a vision for the parish of Tysoe as a whole. Section 3 sets out the policies to support and deliver that vision. The policies are grouped under the following topics:

- Housing
- Environment and Sustainability
- Designations
- Development Strategy
- Infrastructure
- Employment, Community and Transport

3.1.2 Each topic has its own chapter. The chapters are structured in the same way for each topic with:

- a summary table setting out the policies, showing which of Section 2’s Core Objectives they support

- each objective is set out in a green box, with explanatory text
- each objective is supported by a number of policies. Each of the policies is provided with a reference number (e.g. ‘H1-P1’) together with supporting text that explains how and why the policy requirements must be met.

Objectives are set out in green boxes.

Explanatory text accompanies each objective.

Each objective is supported by a number of policies.

The policies are supported by text that explains how and why the policy requirements must be met.

Fig. 3.1: Diagram showing how objectives and policies are presented

3.2 Housing

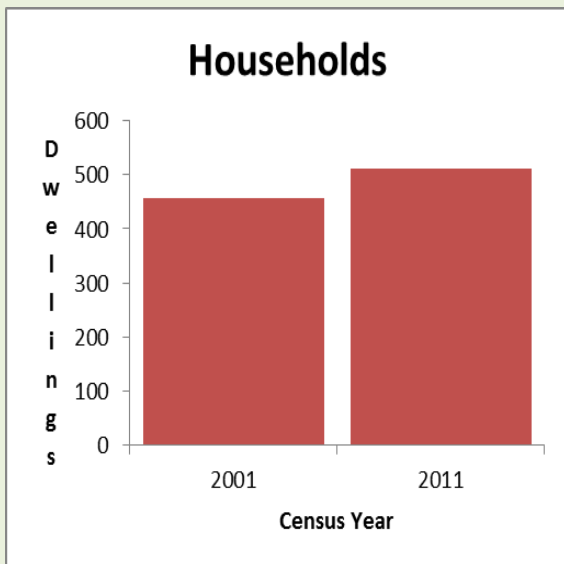
This section of the Plan explains the housing policies that apply to all new residential development in Tysoe. The Future Vision (Section 2.4) sets out where Tysoe will grow up until 2031 and the Site Allocations are discussed in the Housing Policies below.

Objective H1: Provide new housing in Tysoe as set out in SDC’s Core Strategy (51-75 dwellings from 2011-2031)

The number of households in Tysoe grew by less than 2 per year between the 2001 and 2011 censuses. [3]

Since 2011, 26 dwellings have been added to the housing funnel, some already built others going through the planning system. Coupled with the average rate of development, one further development of 20 dwellings or two of 10 or more dwellings will be sufficient to ensure that Tysoe meets the SDC target range by 2031. The remainder to meet the SDC target will be delivered through Policy H2-P2.

The number of households at the last two census points is shown below (Warwickshire Observatory [3]):



SDC’s Affordable Housing Policy (CS.17) is contained in the Core Strategy [1]. It sets out that to meet the affordable housing need an offsite contribution is required between 5-9 dwellings; and within the development for 10 or more properties.

H1-P1: Site Allocations Prioritisation

The site allocations in the NP are based on the SHLAA carried out by SDC in 2008 and updated in 2012 [2]. The indicative sites in the 2012 SHLAA are based on an assumption that the sites identified have landowners who are open to development taking place on their land. In the case of Tysoe certain sites identified as suitable are also subject to the following caveat: ***‘Sites TYS102, TYS103, TYS104 (part) and TYS106d (part) may provide future potential subject to further consideration through the plan making process.’*** This plan is the plan that embodies that plan making process. The sites are ranked through a prioritisation process. This ranking is shown in Appendix H. The survey (Appendix E) conducted as part of building the evidence base for this plan contributed to the prioritisation process. The ranking is shown in Appendix H.

H1-P2: Neighbourhood Development Orders (NDOs) for sites of 10 or more dwellings

During the lifetime of this plan the PC will meet with landowners of the top sites in the ranked (Appendix H) list to proactively bring forward Development Orders. This plan will approve this mechanism through the referendum and the NDOs will then be agreed with SDC. This process will include all of the provisions set out in this plan including for the avoidance of all doubt affordable housing contributions. This will allow the parish to determine how the affordable housing component and tenure mix is best delivered in this rural location.

The objective behind this policy is to ensure that developments which include affordable homes do not contribute to future fuel poverty [4]; given Tysoe has no mains gas.

Objective H2: Provide a range of housing types to suit different types of tenures

The average household size in Tysoe is 2.38 persons. This declined from 2.44 in 2001. The average number of bedrooms is above 3.5 per dwelling.

In addition the number of people living in the parish between the ages of 20-34 represents only 10% of the population. This is typically the most dynamic and footloose component of the age profile [3]. This age range is needed to ensure a dynamic community and this age range requires smaller numbers of bedrooms to access the housing market in South Warwickshire. Furthermore 22% of the population are 65 and over [3]. This age group is typically looking at opportunities to downsize and be within acceptable walking distance of facilities. Finally 2 and 3 bedroomed dwellings require less energy [9].



H2-P1: Prioritise 1, 1/2 and 2/3 bedroom dwellings

Traditionally barns and farm workers cottages formed the backbone of the development of Tysoe until the 20 century. Development solutions which allow delivery of 1, 1/2 and 2/3 bedroom dwellings will be accorded significant weight to address the age profile trough that occurs in rural locations. This profile reaches greater than 50% of the tenure mix for social and affordable rented and intermediate affordable housing in accordance with SDC’s Core Strategy Policy CS.18. Housing will be predominantly two to three bedrooms and it will be managed in order to provide a mix of units for rent and shared ownership.

H2-P2: Accord significant weight to applications of <5 dwellings within desirable walking distance of Tysoe services to ensure a tight knit community

Managing the social and environmental aspects of the NPPF [5] leads naturally to the clustered development within the settlements of Tysoe. Applications that are within the Acceptable walking distances [6] will be awarded significant weight¹:

(in metres)	Commuting /School	Local Services
Desirable	500	400
Acceptable	1000	800
Preferred Maximum	2000	1200

¹ If one existed an average person could walk 500m in 10 minutes. Those with disability may take significantly longer or not be capable of walking such distances.

Objective H3: Integrate new housing into Tysoe

The SDC core strategy of spatial dispersion will lead to a more rapid expansion of the Local Service Village than occurred during 2001-2011. The Health Centre in Tysoe is at its capacity based on morning surgeries only. [7] In addition Tysoe is in a white zone (no service) in the Superfast Broadband rollout. The residents already have Broadband Champions in place and returned more responses than Wellesbourne and Kineton in the CSW [8] March 2014 survey.



Tysoe Health Centre and views of AONB

H3-P1: Ensure the community infrastructure levy (CIL) supports existing infrastructure and provides for the development of new infrastructure facilities that complement and enhance the Tysoe vision

There will be a more rapid expansion of Local Service Village. This comes at a time when employment opportunities in the parish are based primarily on home working patterns. To ensure these opportunities are maximised then the facilities that make this possible should be provided through the CIL. This will reduce (not eliminate) the need to make car journeys, thereby ensuring that residents participate in village life during the working week.

H3-P2: Ensure all developments which are perceived from or are perceived by the AONB have a formal Landscape and Visual Impact Assessment [13]

There is a standard approach to producing LVIA's and this is described in the reference [13].

3.3 Environment & Sustainability

Tysoe has a unique opportunity to deliver a successful NP. This statement is made based on the fact that a number of Trust based entities operate in the parish: Tysoe Utility Trust; Village Hall Trust; Fire Station Charitable Trust; WOT2Grow Community Interest Company. These bodies all contribute to the sustainability and vitality of the parish and so this section starts with the objective of bringing these bodies together to maintain the NP.

Objective ES1: Ensure the Tysoe Neighbourhood Plan (NP) continues to meet the needs of local people

This plan has been produced by consultation. There have been 6 open meetings and a 3 briefing sessions on to take us to this stage. A website is in operation (in addition to the PC's website) and in addition the questionnaire soliciting opinions of local residents was delivered by hand and the results delivered by hand. Full details of the consultation process are contained in Appendix C.

The consultation process has sought to bring a number of bodies together to contribute to the realisation of the vision contained in this NP.

A significant amount of data has been collected and this is described in Appendix E.



Tysoe Childrens Group, The Old Fire Station

ES1-P1: Actively involve local people in ongoing consultation

The PC as the owner of the plan will have a quarterly agenda item on the progress of the plan and a formal annual review with SDC.

ES1-P2: Maintain the evidence base

The PC and the Utility Trust will through their auspices provide a bursary for the continued update of the evidence base by a local 16-20 year old student.

ES1-P3: Wind turbine generators that require planning permission will not be permitted unless it is possible to demonstrate minimal impact on the amenities of the village of Tysoe

In considering wind turbine proposals it is considered particularly important to ensure that there is no harm to the tranquillity of the Cotswolds AONB or its setting. This flows through to the Landscape Sensitivity Assessment [12] undertaken for SDC.

Objective ES2: Encourage energy efficient and sustainable development

The SDC Core Strategy objective on Climate Change and Sustainable Construction is set out in CS.2. This SDC objective and the NPPF are based on moving to a low carbon economy. Policy CS.2 talks about directing development to sustainable locations. Tysoe is at a disadvantage, in terms of mitigating climate change, as heating is based on oil. The relative costs and carbon impact are shown below [9]:

Fuel	Gas	Oil	LPG	Wood pellet
2013 Average price (p/kWh)	4.21	6.43	8.59	4.4
Carbon dioxide emission (kgCO2/kWh)	0.184	0.246	0.214	0



PV Cells on homes at Middleton Close

ES2-P1: All affordable housing to be provided with an alternative source of heating to oil

Social housing in Tysoe has been provided with alternative energy sources including ground source heating and PV cells in the last 5 years to avoid fuel poverty and mitigate the impacts of climate change. This will be continued under this NP.

ES2-P2: All new houses to be provided with photovoltaic cells

Building to the Code for Sustainable Homes Level 4 only goes towards mitigating the immediate emissions from the dwelling. It does not mitigate for the journey to work (Appendix E). Tysoe is remote from the main centres of employment and therefore all new homes built under this NP will incorporate PV cells.

Objective ES3: Reduce flash flooding within Tysoe and minimise the impact of development on the downstream parish of Oxhill

The Environment Agency (EA) flood map places Tysoe within Flood Zone 1. Flooding has long been an issue around Main Street, Saddledon Street [10]; the school and the church (both listed).

There are 13 springs marked on the 1:25000 Ordnance Survey map along the Edge Hill escarpment that discharge towards Tysoe. These and the streams running down the Main Street were made into culvert drains from the 1890s onwards.

This well-meaning work has created an on-going maintenance problem (as pointed out in [10]). Blockages of the field drains and culverts lead to flash floods in Tysoe. These records are part of the evidence base (Appendix E). This is different from the flood zone analysis conducted by the EA. All of the water from Tysoe flows towards Oxhill (across Flood Zones 2 and 3) as the drainage network proceeds to the R. Stour.



Flash flooding in Main Street

ES3-P1: Incorporate SUDS as a part of all Development Order developments

SUDS are a key component in delivering the Flood Water and Management Act 2010 for which Warwickshire County Council is the approval body. SUDS are a measure designed to reduce the flow of surface water to sewage treatment works and to allow an orderly release into the river network. These options are essential, given that Tysoe Waste Water Treatment Works is at its design dry weather flow [11] capacity. SUDS are a key component in the planning process and are approved by WCC.

ES3-P2: Grey water circulation to be incorporated into all sites of more than 10 dwellings

This is an extension of the techniques for moving towards a low carbon economy. It is pointless to use potable water for toilet flushing. This is a major contributor to the water industry being one of the largest consumers of energy in the UK. Re-use will contribute towards the reduction of flash flooding in our locality.

ES3-P3: Incorporate underground water storage into all new developments

Roof water run-off can be captured in underground tanks and re-used to water gardens and wash vehicles as part of delivering the environmental sustainability component of the NPPF.

ES3-PS4: Encourage all existing households to fit a minimum of one 190litre water butts to drain roof areas

A Water Champion should be appointed to take advantage of the Severn Trent save water and school campaigns.

Objective ES4: Protect the rural setting of Tysoe

The rural setting is a cherished part of the history and tradition of Tysoe as described by Ashby [10]. Its protection particularly the tranquillity is at the heart of the Vision.

ES4-P1: Ensure the Landscape Sensitivity Assessment [12] is maintained

A major part of the evidence base is the work undertaken by the Habitat Biodiversity team associated with WCC. This has produced a distinctiveness measure for each field in Tysoe. This distinctiveness score flows through into the SHLAA. The maintenance of this evidence base is fundamental to this plan and is underpinned by Policy ES1-P2.

Objective ES5: Improve primary healthcare

The age profile of the population affects everyday life in the UK. 22% of the population in the NP area are greater than 65 years old [3].

ES5-P1: Contributions are required from developers of new housing to fund additional healthcare facilities

CIL will be used to enhance primary healthcare facilities in Tysoe to extend the opening hours and avoid having to travel to Kineton or Shenington.



Doctor's Surgery, Tysoe

■ Designations

Designations are a key component of the planning framework that maintains the vision of Tysoe. They are therefore an important component of the NP. Designations mean that the PC has to maintain close links with the bodies that have the formal authority to designate as well as maintain the evidence base that is used to support the definition of the designations.

Objective D1: Develop understanding of Cotswold AONB

The Cotswold AONB is an important landscape component in the parish. It sets the standard for tranquillity and rural life. It was established in 2004 and produces a 5 year management plan. The current management plan covers the period 2013-18. During the lifetime of the NP this management plan will be revised.

[picture of AONB anywhere along the long distance footpath]

D1-P1: Protect AONB within Tysoe and establish link with Parish Group 1 representative on AONB Board

The Board consists of 37 members and the parishes within its jurisdiction are split into 8 groups. Tysoe is in Group 1. This group is represented by Chipping Camden Town Council currently. The PC need to establish mechanisms to

Objective D2: Develop the Conservation Area

The Conservation Area is 'an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance' and established under the Planning (Listed Buildings and Conservation Areas) Act 1990.



D2-P1: Work with SDC to create a single Conservation Area for Tysoe, which includes the ridge and furrow assemblage in Lower Tysoe.

There are two Conservation Areas within the parish. These have been reviewed by SDC (the responsible designation body) since 1990.

Turning the Plough [14] and the revision [15] designated Tysoe as a priority parish for the ridge and furrow assemblage. Prior agricultural landscapes on down land (known as strip lynchets² are protected). There is a need to designate ridge and furrow based on priorities established Turning the Plough and our evidence base.

Under this plan we should initiate a Conservation Area review with SDC to produce a single conservation area covering the three townships of Upper, Lower & Middle Tysoe. This is in line with the NP questionnaire where 78% of respondents regarded Tysoe as one village.

Objective D3: Establish further Island Reserves within Tysoe

There is an opportunity to develop wildlife corridors in the agricultural landscape in Tysoe and these should be taken to establish tranquillity and recreational opportunities in the parish.

D3-P1 Establish link with the Warwickshire Wildlife Trust

The Tysoe Island reserve is a parcel of land which is in Flood Zone 2/3. It represents a corridor for wildlife, enhancing access along the river channel. These resources represent educational opportunities and closer links with the WWT will be established under this plan and funds derived under policy D4-P2 will be allocated to extend island reserves.

² Strip lynchets are recorded across the Cotswold escarpment as well as being a major feature of the Jurassic coast.

Objective D4: Define the Local Service Village (LSV) as the key concept in maintaining the vitality and cohesion of Tysoe

The work undertaken by SDC to produce its Core Strategy created a concept of a Local Service village (LSV). The environmental (protected species zones) and SHLAA work associated with this process did not involve consultation with the parish directly. This NP will define the LSV (just as it will define the site allocations) based on the NPPF foreword (and a vote on this plan at the referendum) which states: *'in recent years, planning has tended to exclude, rather than to include, people and communities'*. This definition is significant as within this boundary the NP will deliver the housing numbers required under the SDC Core Strategy. Any building outside the LSV boundary will be windfall contributions to SDC's 5 year housing supply.

D4-P1 The boundary of the LSV will be defined by the land that lies within 1000m of the services on Main Street

Using the information contained in [6] and the view of the respondents to the NP questionnaire (where 78% of respondents viewed the village as one village) the LSV is defined by the boundary indicated in Appendix L.

D4-P2 Maintain the concept of the Protected Species zones developed as part of the LSV spatial strategy

WCC piloted a DEFRA offset scheme. The LSV component of the SDC Core Strategy involved the definition of protected species zones (Appendix E). A Biodiversity Impact Assessment is required on all development proposals made under this plan. Where biodiversity loss cannot be avoided an offset will be required according to the formula being used by WCC at the time.[16]

Development Strategy

Objective DS1: All new dwellings must comply with the energy efficiency code for sustainable homes

The Code for Sustainable Homes [17] is an integral part of the NPPF.

DS1-P1: All new dwellings within the Local Service Village must comply with minimum water and energy efficiency Code for Sustainable Homes Level 4.

This practice reflects the SDC Core Strategy. It should be regarded as a minimum commitment given the rural nature of Tysoe.

DS2-P2: All new dwellings outside the Local Service Village must comply with minimum water and energy efficiency Code for Sustainable Homes Level 6 (as these dwellings do not comply with paragraph 55 of the National Planning Policy Framework)

These homes will not contribute to the SDC Core Strategy of 51-75 houses within the LSV. This does not mean that they are not allowed (they will be subject to the prioritisation process described in Appendix H). If they are allowed under this plan, given the rural location and the distance they will be away from local services additional energy saving and conservation measure will be required as an offset.

Objective DS2: All new development must make a positive contribution towards the distinctive character of Tysoe as a whole

The Tysoe Parish Plan (Appendix A) identified a significant need for a Design Statement.

DS2-P1: All new dwellings must contain an element of local stone

Horton stone makes a significant contribution to the character of Tysoe. The NP survey produced some evidence that residents felt this was an important component.

DS2-P2: New development must contribute to local character by creating a sense of place appropriate to its location

Objective DS3: All new development must comply with the current Secure by Design

The Tysoe Parish Plan had some comments to make in terms of crime, principally in terms of response by the police to incidents and street lighting.



ACPOS accreditation suggest avoiding large expanses of blank windowless walls

DS3-P1: All new houses will be expected to comply with current Association of Chief Police Officers (ACPOS) accreditation

All new development will be required to submit an application and be approved in this manner. This scheme focuses on matters like:

- Providing car parking at the front of properties preferably in a garage; and
- Avoiding large expanses of blank windowless walls

DS3-P2: All street and security lights will be extinguished between midnight and 5am to contribute to CPRE's[18] dark skies policy; minimise energy requirements and reduce impact on wildlife corridors

The Tysoe Parish Plan referred to these matters. Since 2010 the cost of street lighting has escalated and with the drive to a low carbon economy, street lighting is being switched off at midnight in several counties. On the other side the Tysoe Parish Plan identified the need for additional street lighting on Sandpits Road.

Infrastructure

Objective I1: Ensure that infrastructure does not lag behind development

Responsibility for key infrastructure often rests with bodies remote from the parish e.g. Severn-Trent Water and Warwickshire County Council. The NP will maintain close contact with these bodies and be aware of their spending plans.

I1-P1: Developers of new residential development, including windfalls, will be expected to make financial contributions towards new and/or improved infrastructure through the Community Infrastructure Levy

These contributions will specifically address the on-going maintenance issues which currently contribute significant issues for the PC.

Employment, Community and Transportation

Objective ECT1: All new development will facilitate home working

30% of Tysoe residents work from home or a location in Tysoe (Appendix A). This is the equivalent of the agricultural workforce up to the second world war. Home working is a key component in supporting the NPPF's objective of moving to a low carbon economy.

ECT1-P1: Promote an element of "live work" accommodation on new

Weight will be given to those developments that provide a separate area within the dwelling for home working.

ECT-P2: Support, subject to environmental controls, the introduction of B1 uses into existing residential properties where applications for planning permission are required

This provision is for up to 235metres of space to be reallocated for business use within an existing property.

ECT-P3: Ensure new development has appropriate broadband access

There is no superfast broadband available in Tysoe to support homeworking however homes can be made broadband ready and alternative solutions other than public infrastructure will be funded through the CIL.

Objective ECT2: Expand local bus services

The Tysoe Parish Plan (Appendix A) identified that for those relying on it this is a vital service.

ECT2-P1: New developments will make an appropriate contribution to providing bus services

Public transport is used by a relatively small number of Tysoe residents (Appendix A). The recent survey confirmed this and indeed in recent planning events for large scale development only a single percentage increase was forecast in bus service usage. A more flexible Shipston link service (using modern communication techniques) is worth investigating further (Appendix A).

Objective ECT3: Ensure that business space is located within easy reach of the central services in Tysoe

This objective is based on utilising the business park space available within 3kms

Sugarswell Business Park Shenington Airfield

- 2.2 miles
- c. 3000 sq. m
- High quality commercial premises
- c. 20 units

Alkerton Business Park

- 3.3 miles c. 2200 – 2500 sq. m
- 12 new units from 140 sq. m to 2120 sq. m
- office, industrial, and storage

ECT3-P1: As far as practical space will be made available in business parks within three kilometres of the village centre

As an alternative to working at home, this policy is aimed at working with business park owners to allow residents to use flexible office space with superfast broadband access.

DS2-P2: New development must contribute to local character by creating a sense of place appropriate to its location

Section 5

References, Glossary and Appendices



References

- [1] SDC Core Strategy Submission Version (June 2014)
- [2] SHLAA Review Final Report (2012)
- [3] Small Area Profiles (Census Data) – Warwick Observatory
- [4] Fuel Poverty: a Framework for Future Action (2013) Dept for Energy and Climate Change
- [5] NPPF (2012) CLG
- [6] Providing for Journey on Foot (2000) – Chartered Institute of Highways and Transportation (CIHT)
- [7] Letter from Dr Woodward, Tysoe Health Centre
- [8] <http://www.cswbroadband.org.uk/>
- [9] <http://www.energysavingtrust.org.uk/>
- [10] Joseph Ashby of Tysoe 1859-1919; A study of English Village Life (1974) M K Ashby
- [11] SDC Water Cycle
- [12] Landscape Sensitivity Assessment for Villages, White Consultants (June 2012)
- [13] Landscape and Visual Impact Assessment Methodology, Landscape Institute (www.landscapeinstitute.org)
- [14] Turning the Plough: Midland open fields: landscape character and proposals for management. (2001) Hall (English Heritage and Northamptonshire County Council)
- [15] Turning the Plough: Update Assessment (2012) Catchpole & Priest (English Heritage and - Gloucestershire County Council)
- [16] https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69530/pb13742-bio-guide-offset-providers.pdf
- [17] Code for sustainable homes (2012) CLG
- [18] <http://www.cpre.org.uk/resources/countryside/dark-skies>
- [19] From Thatch to Fire (2000) K Wyles

Glossary

Abbreviation	Meaning
CIL	Community Infrastructure Levy
CLG	Department for Communities and Local Government
CSW	Coventry, Solihull and Warwickshire
EA	Environment Agency
LSV	Local Service Village
LVIA	Landscape and Visual Impact Assessment
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
PC	Parish Council
PV	Photovoltaic
SDC	Stratford on Avon District Council
WWT	Warwickshire Wildlife Trust

Appendices

Appendix	Content
A	Tysoe Parish Plan (2010)
B	
C	Consultation Process
D	
E	Evidence Base
F	
G	
H	Site Allocations
I	
J	
K	
L	Definition of the Local Service Village

■ Appendix C - Consultation Process leading to the Tysoe NP Consultation Draft

1. Open Consultation programme

The NP process launch was held on 29th March 2014 in the Village Hall when 130 people attended. Survey advice consultations for questionnaire respondents were held in the Village Hall on 21st July and 9th August 2014.

A Mapping Party was held on 31st May when 75 parishioners added features they care about to Open Street Map.

Programme throughout 2014 of open public monthly meetings.

Results of Survey and the next steps consultations were held on 24th and the 29th November 2014. Attendees were 17 and 35 respectively.

All of these events have been supported by the Tysoe Women's Institute and donations have been made to support Tysoe activities and are recorded on the NP website (<http://www.tysoenp.com/>)

2. Specific presentations

Groups within Tysoe were invited to request specific closed presentations on the NP process. A presentation pack was developed to support this process.

Several have been held: Tysoe Utility Trust; Compton Estates; Village Hall.

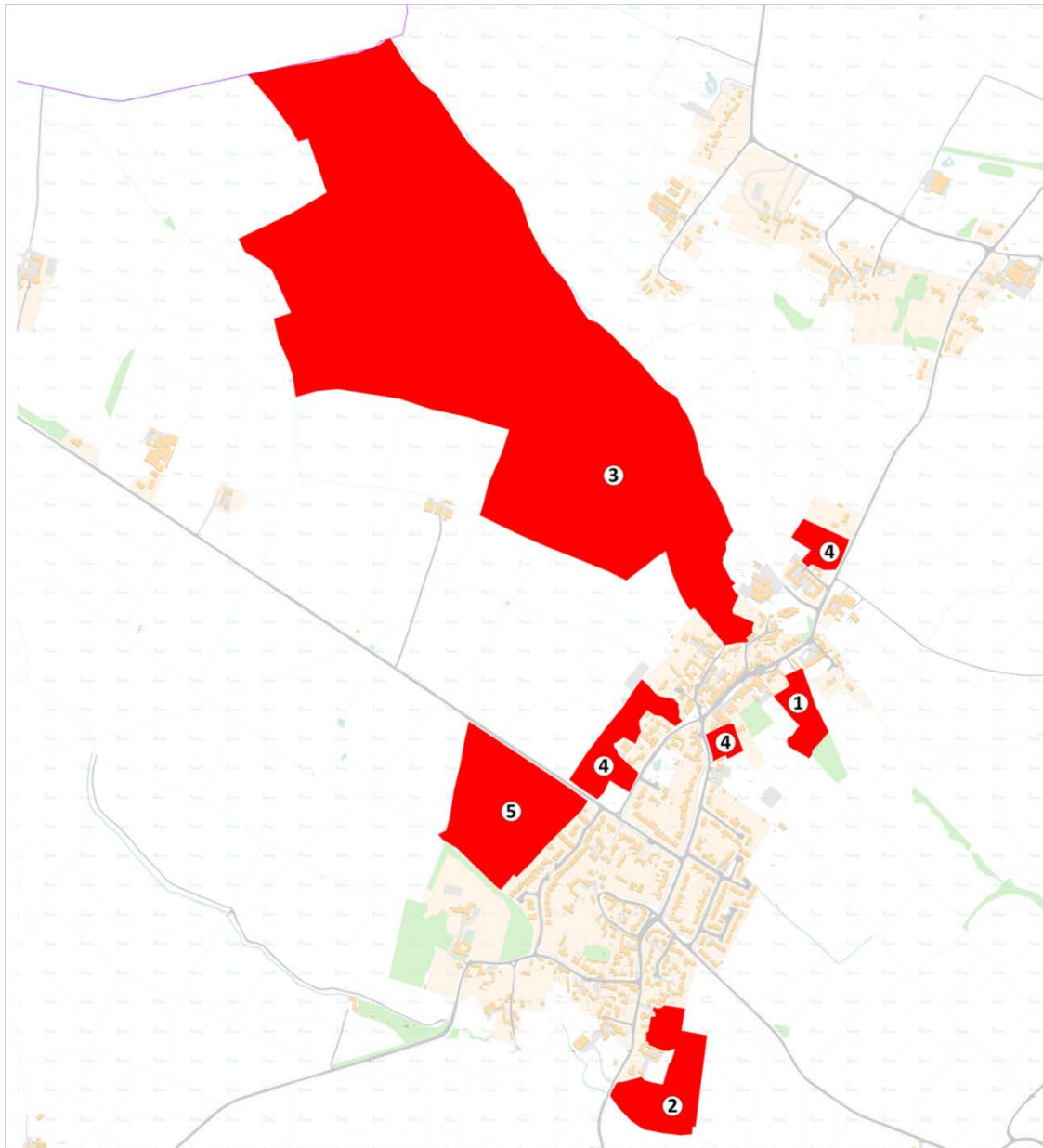
These are detailed in Table C2 below together with other consultation initiatives made during the process.

Table C2 – Details of specific presentations to organisations with an interest in the parish

Organisation	Contact	Original Communication Date	Reply	Comment	Second Round Communication Date	Reply
Compton Estates	Mark Henderson	12/5/14	18/6/14	Attended presentation on 8/7/14; interested in developing TYS104	25/11/14	25/11 – asked to see draft NP
Upton Estates	Estate Manager	12/5/14				
Anglican Church	Martin Leaton				30/11/14	
Methodist Church					30/11/14	
WCC	Estates (via email)	22/5/14				
Tysoe Utility Trust	Percy Sewell			Presentation made on 17/3/14		
Orbit Homes	Estates (via email)	22/5/14	23/5/14	David Dutton failed to attend presentation scheduled on 12/6/14		
Butchers	Martin	14/5/14				
Hair Saloon	Sarah	14/5/14				
Shop	Bart	14/5/14				
Post Office	Jacque Franklin	13/5/14				
WI	Dee Spencer			Dee is on the NP Committee and understands the process		
Lunch Club	Jackie Franklin	13/5/14				
Sports Club	Steve Allen	13/5/14				
Social Club	Yvonne Dillon	13/5/14				
Village Hall	Percy Sewell	13/5/14	19/6/14	Attended formal presentation on 8/7/14; J Franklin also attended		
Surgery	Dr Woodward	16/5/14				
Tysoe Utility Trust	Percy Sewell	14/2/14		Formal presentation to Trustees held on 17/3/14		
School	J Walsh	7/7/14	9/11/14	Made a verbal presentation and examined Governor's minutes; further presentation in September	30/11/14 (via email)	
Pre-School	Yvonne Dillon	13/5/14	3/6/14	Attended Tysoe Utility Trust presentation on 17/3/14		
Wynchcombe Nursery					30/11/14 (via email)	
Tysoe Island (WWT)	George Green	12/5/14	16/5/14	Can't commit to a date; happy to wait for calendar and see if they can make it. Want a local volunteer	25/11/14 (via email)	
Allotment Holders						
Natural Burial Ground	Emma Restall-Orr			NBGR understand the process by virtue of NP Group membership		
Orchard	Mike Sanderson	12/5/14	16/5/14	WOT2Grow understand the process		
Sugarswell Business Park					29/11/14	

Appendix H - Site Allocations based on Survey results

Sites prioritised:- 1 is owned by Tysoe Utility Trust and is currently having a feasibility survey; the owner of site 2 has confirmed willingness to put the land forward for development based on an outline design.



Key	
■	SHLAA Site
①	highest preference
⑤	lowest preference



**Housing Needs Survey Report
for
Tysoe Parish Council**

November 2016

**Analysis by Sarah Brooke-Taylor
Rural Housing Enabler, WRCC**

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- E: Top three issues
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1. Introduction

Tysoe Parish Council commissioned WRCC to undertake a local Housing Needs Survey. Survey forms were distributed at the beginning of October 2016 and were to be returned by 22nd October 2016.

The aim of the survey was to collect local housing needs information within and relating to Tysoe parish. The survey form was a standard document used in parishes across Stratford district and additional copies were available for people not currently living in Tysoe parish but with a strong local connection. A copy of the cover letter and survey form can be seen as Appendices A1 and A2 to this report.

All households were requested to fill out Part 1 of the survey form which is designed to collect information on household composition together with property tenure, type and size, and gives residents an opportunity to comment on specific issues in order to build a profile of the parish. This part also asks whether any member of the household has left the parish to find affordable or suitable accommodation and whether or not respondents would be in favour of a small scheme of new homes to meet locally identified housing needs.

Households with or containing a specific housing need were requested to complete Part 2 of the survey form. This part asks for details of the household in need together with sensitive information such as financial details and respondents were assured that any information they disclosed would be treated in the strictest confidence.

Completed survey forms were posted via a Freepost envelope to the Rural Housing Enabler and analysis of the information provided took place in November 2016.

2. Planning Context

At a national level, current guidelines (National Planning Policy Framework, March 2012) emphasise the role of local communities in the planning process. For example, it encourages communities to “plan positively for local development, shaping and directing development in their area ...”

At a local level, Stratford-on-Avon District Council recently adopted a new local plan to guide development in the district up to 2031. Amongst other things this new plan aims to build upon the success of previous plans in providing opportunities for local communities to promote housing schemes, as well as other forms of development, that meet an identified local need.

There is also scope for a local community to prepare a neighbourhood plan to steer development within their area and, in particular, assist in meeting any local housing that may be identified in this report or as a result of subsequent surveys.

Your community can choose to promote a ‘local needs scheme’ in its own right, relying on policies in the local plan or via a neighbourhood plan. In either case a local needs scheme can include both affordable housing and local market housing.

Such schemes will be supported within or adjacent to existing settlements provided that:

- It has been demonstrated that there is a local need for affordable housing and the scheme reflects identified local need,
- The scheme has been initiated from within the local community and has the support of the relevant Parish Council,

- Satisfactory arrangements for the management and occupation of the properties have been made to ensure that the homes to be provided will meet identified local housing needs both initially and in perpetuity.

Unless a neighbourhood plan expressly provides otherwise a local needs scheme would be subject to a planning obligation, referred to as a 'Section 106 Agreement', which limits occupation of the homes, including any local market homes, to people with a defined local connection.

'Affordable housing' is defined as homes available from a housing association either to rent at a low (subsidised) rent or available on a shared ownership basis. Shared ownership is a middle ground between renting a property and full ownership whereby a 'shared owner' buys a share of the property, typically 50% initially, and pays rent on the remaining share. A 'shared owner' can usually increase their share of the property.

3. Results – Contextual Information

Approximately 480 survey forms were distributed and 174 forms were returned, equating to a response rate of 36.25%. This compares very favourably to the average return rate for housing needs surveys across Warwickshire of 31.14%

This level of response is considered to be a very good achievement for a survey of this type because people generally respond for one of three reasons:

1. To express a housing need,
2. To offer support to the idea of a small housing scheme to meet local needs, or
3. To state opposition to the idea of a housing scheme.

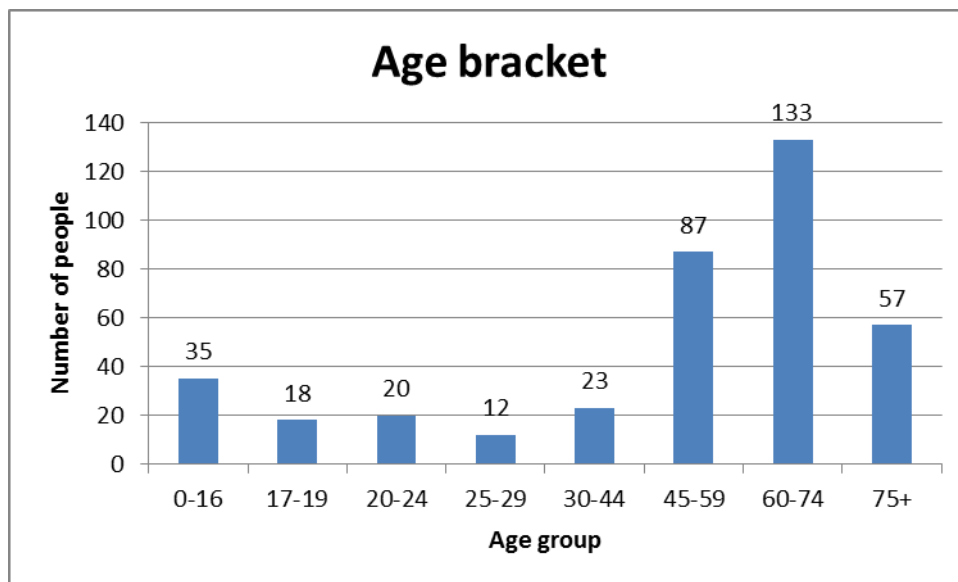
For the purposes of this report the term respondent refers to an individual survey form.

Q1: Your household

This question asked respondents to "specify the number of people in your household that fall into each age category".

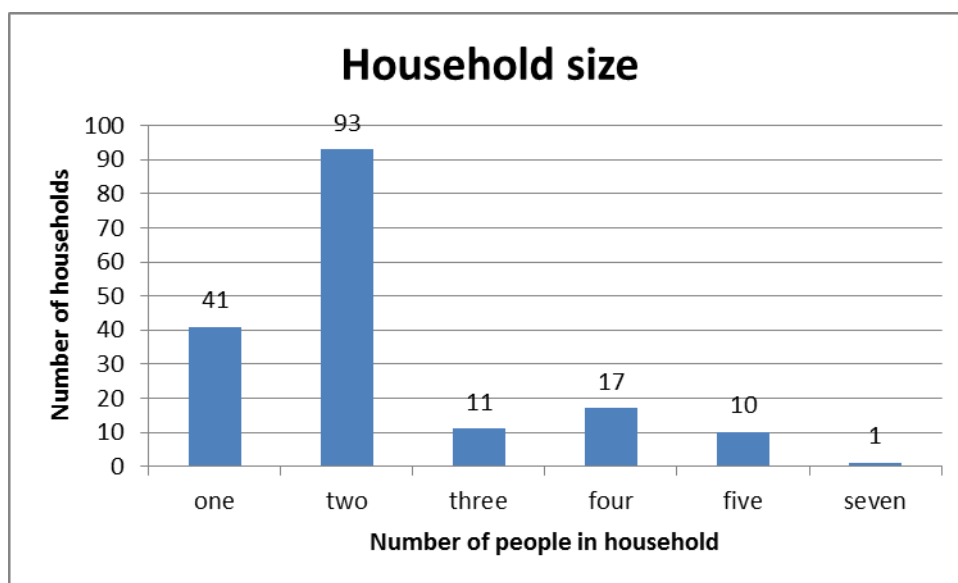
i) Age bracket

There were 173 responses to this question and the following chart shows the age profile of 385 people. The chart shows an ageing population with 72% (277 of the 385 people) aged 45 and above, suggesting an imbalance in the age profile which may have repercussions for the long-term sustainability of the parish.



ii) Household size

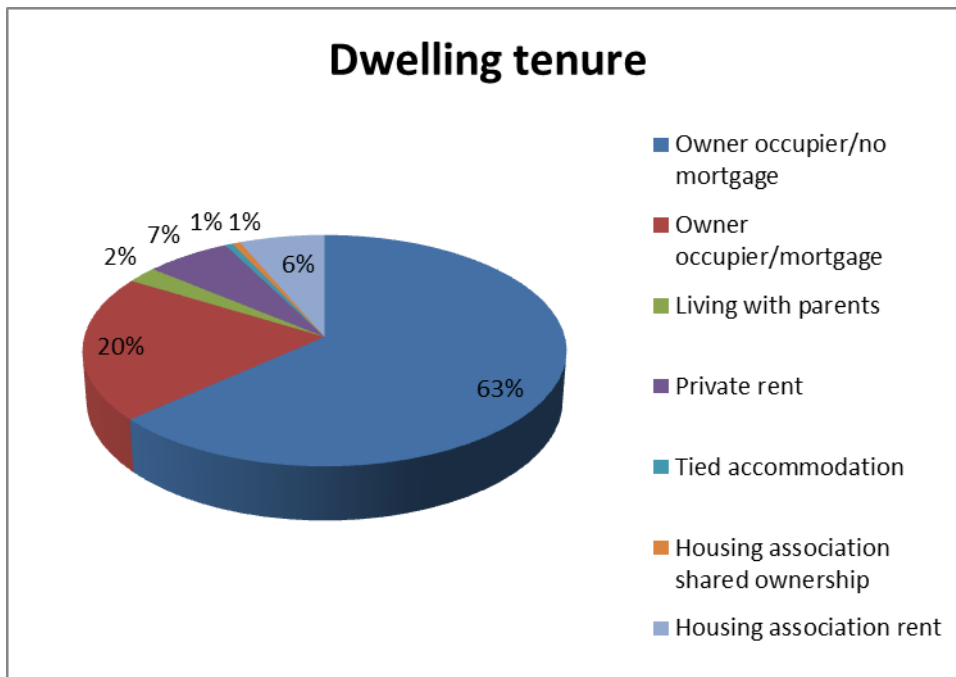
The information collected from the age profile can also be used to create a profile of household size, as shown in the following chart. The survey results show a mean average household size of 2.23 persons per dwelling, being very close to the 2011 Census figure of 2.41 people (1143 usual residents in households divided by 474 dwellings).



Q2: Your current housing circumstances

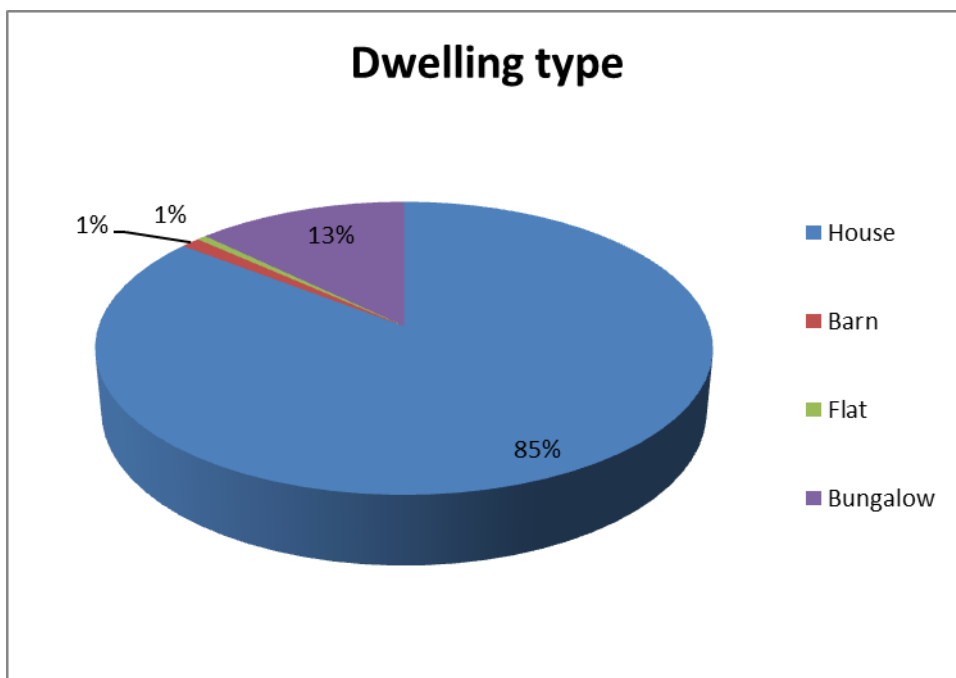
iii) Dwelling tenure

The following chart shows the dwelling tenure for 172 respondents who completed this section. In a pattern typical for villages in south Warwickshire, owner-occupiers represent the majority, with 83% of the total. Tenures that traditionally fall within the 'social sector' account for 7%.



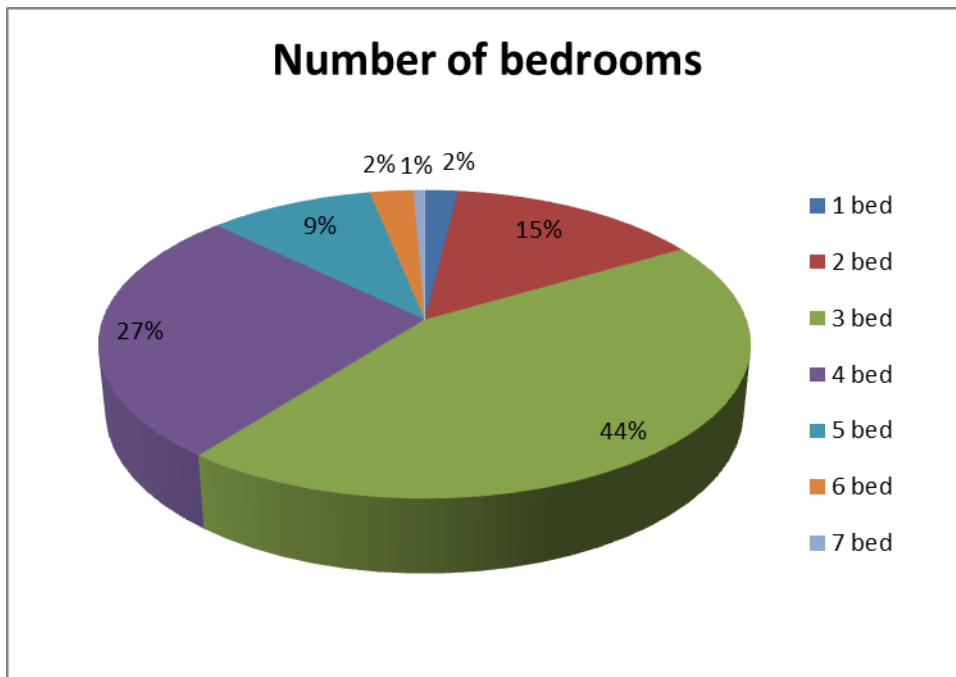
iv) Dwelling type

172 responses were received and the chart below shows the types of homes that these survey respondents live in. Unsurprisingly houses represent the largest factor, at 85%.



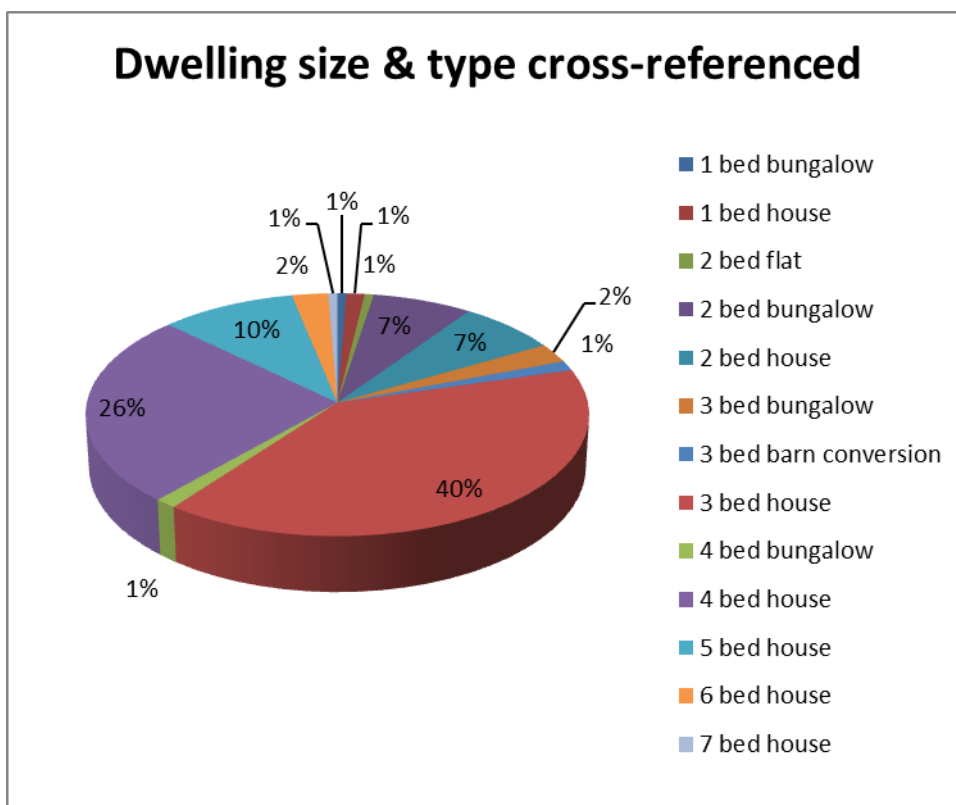
v) Number of bedrooms

The following chart shows the sizes of homes that 157 survey respondents live in. Given the Census 2011 average household size of 2.41 people this chart indicates that the majority of homes across the parish are under-occupied.



vi) Dwelling type and size cross-referenced

Cross-referencing the data from 4.iv and 4.v provides a combined profile of dwelling type and size. 3 bed houses represent the largest group at 40% and 17% of dwellings have 2 bedrooms or less.



vii) Work from home

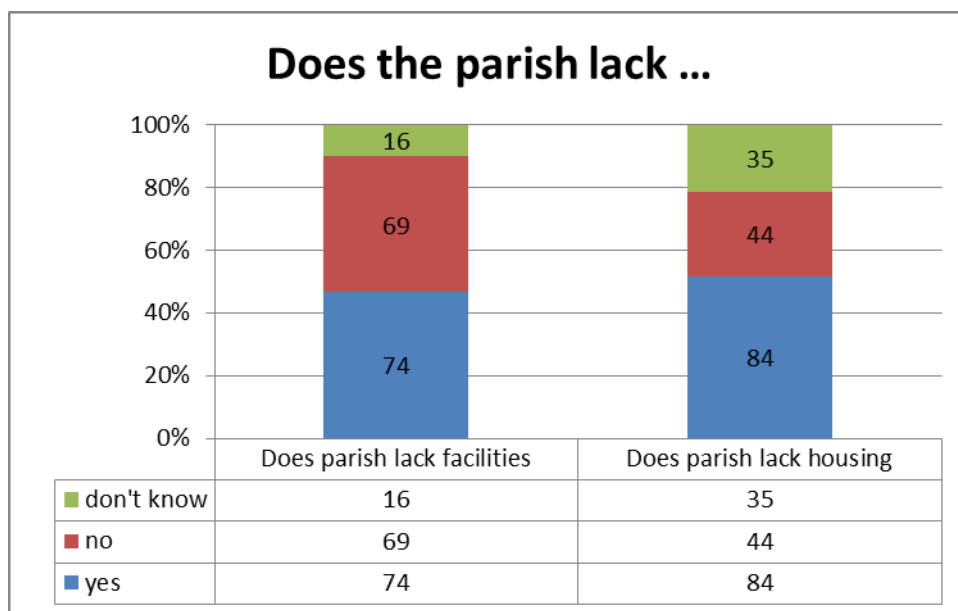
Respondents were asked “does anyone in your household predominantly work from home?” and, if so, whether “they occupy or need dedicated work space?” Of the 35 respondents who indicated that they predominantly work from home 29 indicated that they

occupy or need dedicated work space. One respondent indicated that they occupy or need dedicated work space without predominantly working from home.

Q3: Life in the parish

viii) Lack of facilities and lack of housing

Survey respondents were asked about the perceived lack of facilities and lack of housing within the parish.



Of 159 respondents 46.54% feel that the parish lacks facilities, and of 163 respondents 51.53% feel that the parish lacks housing.

Survey respondents were asked to elaborate on their views regarding a lack of facilities and a lack of housing. Certain key issues emerged, as shown below, and the full range of comments can be found at Appendix B to this report.

ix) Lack of facilities comments – key issues

- Public transport
- Lack of butchers shop
- Parking
- Pub serving food / restaurant

x) Lack of housing comments – key issues

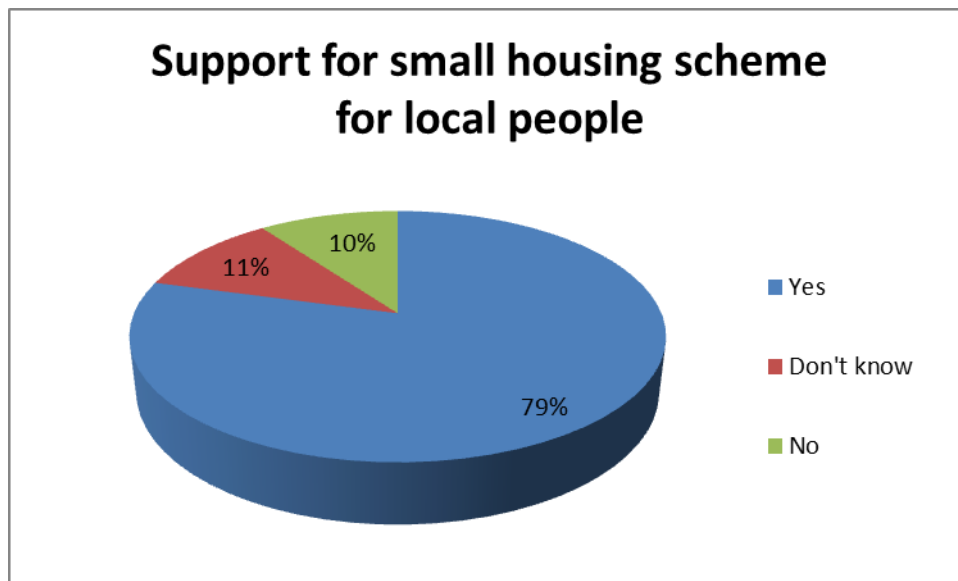
- First time buyers / starter homes
- Affordable
- Bungalows
- Smaller housing

xi) Outward migration from the parish

Survey respondents were asked whether anyone in their household had to leave the parish in the last 5 years because no affordable / suitable housing was available. 14 respondents stated this had happened in their household.

xii) Support for housing scheme

This chart shows the 159 responses to the question “Would you be in favour of a small housing scheme being built in the parish based on the identified needs of LOCAL people”. At 79% the majority of respondents would be in favour.



xiii) Additional comments

At the end of page 1 respondents were able to provide additional comments, including possible locations that they felt may be suitable for housing. These comments are shown at Appendix C to this report.

Possible locations include:

- Farm land in Saddleson Street
- Shennington Road adjacent to Middleton Close
- Land between Middle and Lower Tysoe
- Lower Tysoe
- Site of Methodist church land
- Land in Lower Tysoe south of Lower Tysoe road
- Feoffee Farm
- Herberts Farm site
- Upper Tysoe - Shenington Road (Tysoe Hill) opposite the allotments
- Epwell Road by the Upper Tysoe boundary sign
- Lower Tysoe - on the road out towards A422 either side of the road
- Field on Oxhill Road next to Windmill Way
- Along Oxhill Road
- Triangular small grazing field below Walnut Paddock
- Land behind Jelfs Close
- Feoffee land in Lower Tysoe
- Fields to south side of Tysoe, between road and Badgers Lane
- To the east and west of Badgers Lane

xiv) How important to you are ...

Using a scale of 1 to 10, where 10 is very important and 1 not at all important, respondents were asked to indicate how important to them various topics are.

Topic	1	2	3	4	5	6	7	8	9	10
transport links	13	4	6	5	17	13	12	27	14	59
availability of parking	12	7	11	5	20	18	15	23	10	44
affordable housing	21	1	6	8	17	14	16	17	14	52
faster broadband connection	5	1	2	5	13	9	9	19	20	81
Flooding	4	2	6	6	8	11	11	23	17	78
rural environment	1	0	1	0	5	0	1	10	18	135
historical environment	2	2	0	0	2	1	3	18	15	128

The rural environment of Tysoe (eg cherished views, the Area of Outstanding Natural Beauty, wildlife and plants) is the most important topic closely followed by the historical environment (eg the wells, the windmill, ridge and furrow fields, the church).

Respondents were then asked “Is there anything else that is important to you?” The full range of comments can be found at Appendix D to this report. Key issues appear to be:

- Housing
- Parking
- Rural setting
- Public transport
- Broadband

xv) Top three issues

Respondents were asked “What are your top three issues when thinking about the Parish of Tysoe?” The full range of comments are reproduced at Appendix E to this report.

4. Results – Housing Need Information

Of the 174 responses to the survey, 14 individuals or households completed Part 2. However, one form was discounted as the respondent did not offer enough information and no contact details were provided to allow further information to be sought. A further two forms were discounted as the respondents were already adequately housed within the parish and would not be entitled to different housing following analysis.

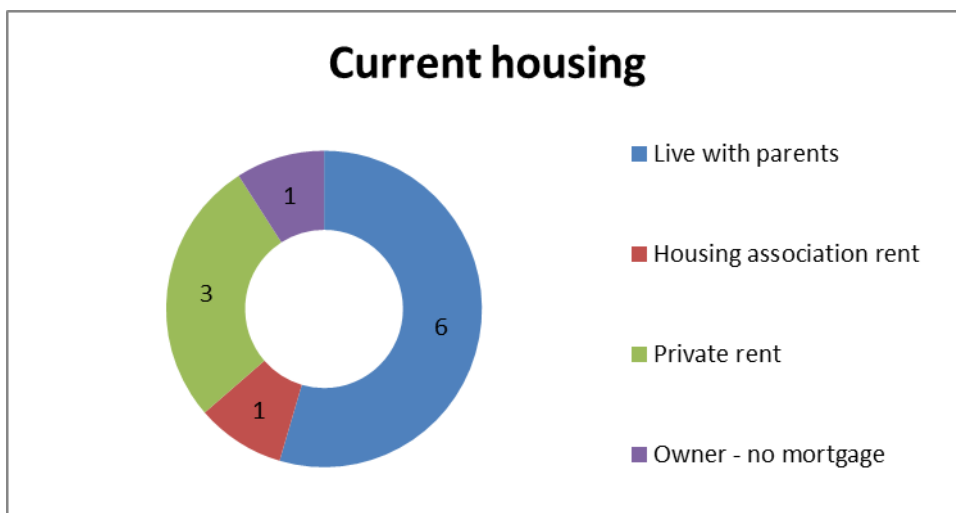
Section 4 provides a breakdown of information from the remaining 11 respondents and a full breakdown of the needs can be seen at Appendix F to this report.

Information provided in response to some of the questions within this section has helped with the analysis but is private and confidential and therefore not reproduced within this report.

i) Current housing

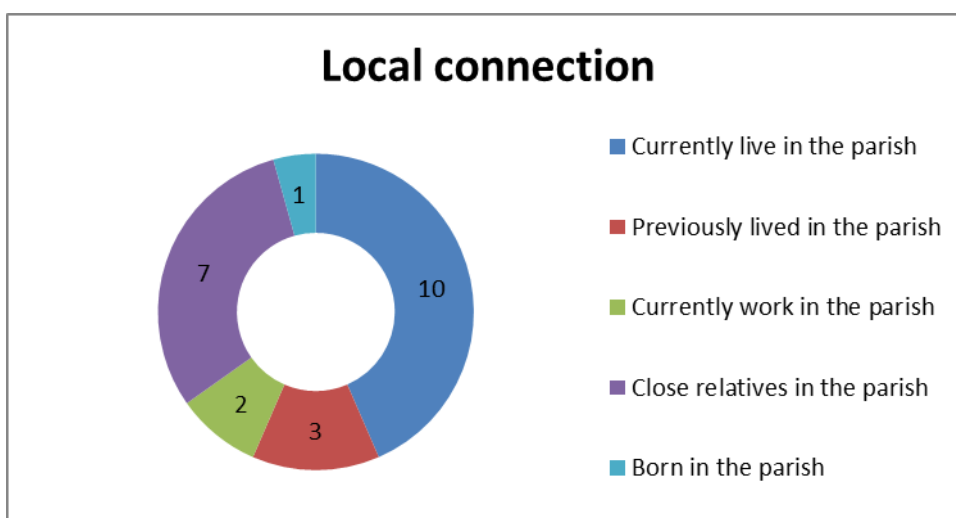
The following chart shows the current housing tenure profile for the 11 survey respondents. Living with parents is the largest group at 55%, whilst tenures that traditionally fall within the ‘social sector’ account for 9%.

Of the 55% of respondents who are currently living with parents 5 are single people and 1 is a family with young children.



ii) Local connection

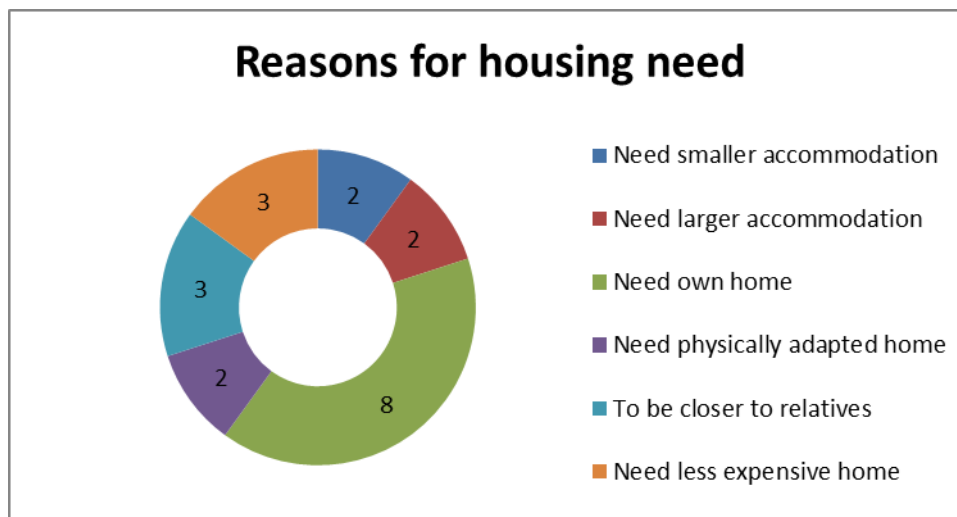
The following chart shows the types of local connection that the respondents have. Respondents were able to indicate more than one type of local connection.



If a local needs scheme is developed by the community as a result of the information contained within this survey report it would be subject to a planning obligation limiting occupation of the homes, including any local market homes, to people with a defined local connection.

iii) Reasons for housing need

Respondents were asked why they needed alternative housing and the following chart shows the reasons for the housing needs. Respondents were able to indicate more than one reason for need.



“Need own home” is the largest group at 40%, followed by “to be closer to relatives” and “need less expensive home” all at 15%.

iv) Housing waiting list

Two respondents indicated that they are currently registered on the District Council’s housing waiting list, known as Home Choice Plus.

As at September 2016 there were 11 households with a Tysoe address registered on Home Choice Plus, the local authority’s housing waiting list. Allowing for the 2 respondents mentioned above there may therefore be a need for a further 9 homes for either rent or shared ownership

5. Determination of Specific Housing Need

Where a respondent indicates a preference for shared ownership their ability to enter into a shared ownership arrangement is assessed. The mortgage the respondent could raise is compared against a 50% share (the usual starting percentage for shared ownership) of a comparable owner-occupied property, as demonstrated through the research shown in Appendix G to this report. Having assessed whether the respondent could afford to enter into a shared ownership arrangement if they could not do so they are re-classified as being in need of rented accommodation from a housing association. Similarly where a respondent indicates a preference for an owner-occupier dwelling their ability to enter into such an arrangement is assessed and where it is identified they could not do so they are re-classified as being in need of shared ownership or rented accommodation.

6. Conclusion

The survey identifies a need for eleven new homes in Tysoe parish for households with a local connection, as detailed below:

Housing association rent

- 4 x 1 bed flat
- 1 x 1 bed bungalow
- 1 x 2 bed house

Housing association shared ownership

- 2 x 1 bed flat

Owner occupier

- 1 x 1 bed flat
- 1 x 2 bed bungalow
- 1 x 2 bed house

7. Acknowledgements

Gratitude is expressed to all those who delivered the survey forms across the parish.

8. Contact Information

Jane Millward - Clerk to Tysoe Parish Council

Telephone: 07850 567794

Email: parishclerk.tpc@gmail.com

Web: <http://www.tysoe.org.uk/>

Sarah Brooke-Taylor – WRCC, Rural Housing Enabler

Warwick Enterprise Park, Wellesbourne, Warwickshire CV35 9EF

Telephone: 01789 842182

Email: sarahbt@wrccrural.org.uk

Web: www.ruralwarwickshire.org.uk

**Tysoe Parish Council
Housing Needs Survey**

October 2016

Dear Householder

As part of our Neighbourhood Plan we are required to have an up-to-date Housing Needs Survey. The Parish Council is aware that a lack of affordable and suitable housing is an issue which can lead to local people being forced to move away.

To assess whether or not this is a problem in Tysoe parish we are carrying out a survey to identify the types and sizes of homes that local people need. **The survey is for everyone, however, not just people in housing need.**

The questions in the first part of the survey will help to compile a profile of residents and some general points about life in the parish. **We need your help** and ask all households to complete a survey form.

- People who are not in need of housing are requested to complete part 1 only.
- People who are in need of housing are requested to complete all parts of the form.

The survey is being carried out in partnership with Warwickshire Rural Community Council (WRCC), an independent charity that works across Warwickshire and Solihull to sustain rural communities. When the survey is complete the Parish Council will consider the results of the survey and work together with WRCC and Stratford-on-Avon District Council to explore how any needs can be addressed.

Do you know of people with a local connection to the parish who would like to live here? If you know of anyone with a strong connection to the parish but currently living elsewhere please encourage them to contact Sarah Brooke-Taylor, Rural Housing Enabler for WRCC, on 01789 842182 or email sarahbt@wrccrural.org.uk so that a survey form can be sent to them. They should currently work in the parish, have previously lived in the parish or have a close relative in the parish.

All information you give will be treated in strict confidence and the Parish Council will not see individual replies. The analysis will be carried out independently by WRCC and it will retain all survey forms.

Please complete and return the attached form by 22nd October 2016 using the Freepost envelope provided.

Thank you for your help in conducting this survey.

Yours sincerely

Jacqui Sinclair
Chairman of Tysoe Parish Council

Appendix A2 – survey form

Housing Needs Survey for Tysoe parish

Part 1

Q1: Your household

Please specify the number of people in your household that fall into each age category

0-16 yrs	<input type="text"/>	17-19 yrs	<input type="text"/>	20-24 yrs	<input type="text"/>	25-29 yrs	<input type="text"/>
30-44 yrs	<input type="text"/>	45-59 yrs	<input type="text"/>	60-74 yrs	<input type="text"/>	75+ yrs	<input type="text"/>

Q2: Your current housing circumstances (please tick)

Own your home / no mortgage	<input type="checkbox"/>	Housing association rent	<input type="checkbox"/>
Own your home / mortgage	<input type="checkbox"/>	Housing association shared ownership	<input type="checkbox"/>
Rent privately	<input type="checkbox"/>	Tied accommodation	<input type="checkbox"/>
Live with parents	<input type="checkbox"/>	Live with friends	<input type="checkbox"/>
Other (please specify)	<input type="text"/>		

House type (please tick)

House	<input type="checkbox"/>	Bungalow	<input type="checkbox"/>	Flat / maisonette	<input type="checkbox"/>	Park / mobile home	<input type="checkbox"/>
Other	<input type="text"/>	(please specify)					
Number of bedrooms	<input type="text"/>						

Does anyone in your household predominantly work from home? Yes / No
 If so, do they occupy or need dedicated work space? Yes / No

Q3: Life in the parish

	Yes	No	Don't know
Does the parish lack any facilities?			
If yes, what facilities?			
Does the parish lack any housing?			
If yes, what type of housing?			
Has anyone in your household had to leave the parish in the last 5 years because no affordable and or suitable housing was available?			
Would you be in favour of a small housing scheme being built in the parish based on the identified needs of LOCAL people?			

Additional comments, including possible locations that you feel may be suitable for housing

On a scale of 1-10, how important to you are the following topics?

Please circle the relevant figure where 10 is very important and 1 not at all important.

transport links	1	2	3	4	5	6	7	8	9	10
availability of parking	1	2	3	4	5	6	7	8	9	10
affordable housing	1	2	3	4	5	6	7	8	9	10
faster broadband connection	1	2	3	4	5	6	7	8	9	10
Flooding	1	2	3	4	5	6	7	8	9	10
the rural environment of Tysoe (eg. cherished views, the Area of Outstanding Natural Beauty, wildlife and plants)	1	2	3	4	5	6	7	8	9	10
the historical environment of Tysoe (eg. the wells, the windmill, ridge and furrow fields, the church)	1	2	3	4	5	6	7	8	9	10

Is there anything else that is important to you? Please write in the space below

What are your top three issues when thinking about the Parish of Tysoe? Please write in the space below.

1.
2.
3.

Part 2 – housing need

If there is more than one household in housing need please request extra forms from the Rural Housing Enabler (details on back page).

Q4: Details of all household members seeking housing and contact details

Title	Surname	First name	Relationship to you	Age
			<i>Person completing survey form</i>	

Your contact details	
Name	
Address	
Telephone number	
Email address	

Q5: Your current housing (please tick)

Own your home / no mortgage	<input type="checkbox"/>	Housing association rent	<input type="checkbox"/>
Own your home / mortgage	<input type="checkbox"/>	Housing association shared ownership	<input type="checkbox"/>
Rent privately	<input type="checkbox"/>	Tied accommodation	<input type="checkbox"/>
Live with parents	<input type="checkbox"/>	Live with friends	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>		

House Bungalow Flat / maisonette Park / mobile home
 Other (please specify)

Number of bedrooms

Q6: Local connection

Do you / have you / were you ... (please tick all that apply)?

Currently live in the parish?	<input type="checkbox"/>	If so, for how long?	years
Previously lived in the parish?	<input type="checkbox"/>	If so, for how long?	years
Currently work in the parish?	<input type="checkbox"/>	If so, for how long?	years
Close relatives in the parish?	<input type="checkbox"/>	(eg, parent, sibling or child)	
Born in the parish?	<input type="checkbox"/>		

Q7: Why do you/your household need alternative housing? (please tick all that apply)

Need larger accommodation	<input type="checkbox"/>	Need smaller accommodation	<input type="checkbox"/>
Need physically adapted home	<input type="checkbox"/>	Need less expensive home	<input type="checkbox"/>
Need to be closer to relatives	<input type="checkbox"/>	Need to be closer to employment	<input type="checkbox"/>
Need to be closer to a carer or dependent	<input type="checkbox"/>	Need own home	<input type="checkbox"/>
Other (please specify below)	<input type="checkbox"/>	Need supported or specialised accommodation (please specify below)	<input type="checkbox"/>

Please provide details of any specific housing needs (eg disability requirements) for yourself or any members of your household who are seeking housing with you.

Q8: Housing waiting list (please tick)

Are you on the District Council's housing waiting list? Yes No

You should go on this list if you are seeking a housing association property. Details are on the back page.

Q9: Type of housing required (please tick)

Housing association rent
 Housing association shared ownership (part rent, part buy)

Owner occupier
 Private rent

Housing type (please tick)

House Bungalow Flat/maisonette Number of bedrooms **Q10: Financial information**

Please specify basic annual household income (joint income where applicable).

Up to £14,999		£15,000-£19,999		£20,000-£29,999	
£30,000-£39,999		£40,000-£49,999		£50,000-£59,999	
£60,000-£69,999		£70,000-£79,999		£80,000-£89,999	
£90,000-£99,999		£100,000+			

If owner occupier accommodation is required at what price range are you looking to purchase (please tick all that apply)?

Up to £199,999		£200,000-£249,999		£250,000-£299,999	
£300,000-£349,999		£350,000-£399,999		£400,000+	

If you require a shared ownership or owner occupied home what is the maximum amount your household could afford?

Maximum mortgage (assume 3 x income)	£
Equity in existing home	£
Savings	£
Other	£
TOTAL	£

Thank you for completing this form.

Please return in the FREEPOST envelope by 22nd October 2016.

If you have questions regarding this survey or you require additional survey forms please contact Sarah Brooke-Taylor, Rural Housing Enabler at WRCC, Warwick Enterprise Park, Wellesbourne CV35 9EF. Telephone: 01789 842182 / email: sarahbt@wrccrural.org.uk

This data is collected for the purpose of identifying housing need only and will not be used for any other purpose. All information will be treated in strict confidence and the Parish Council will not see individual replies. The analysis will be carried out by WRCC and it will retain all survey forms.

Stratford-on-Avon District Council's housing waiting list

Application forms are available by:

- telephone 01789 260861
- email housingadviceteam@stratford-dc.gov.uk
- download from www.homechoiceplus.org.uk

'Affordable housing' are homes available from a housing association either to rent at a low (subsidised) rent or available on a shared ownership basis. Shared ownership is a middle ground between renting a property and full ownership whereby a 'shared owner' buys a share of the property, typically 50% initially, and pays rent on the remaining share. A 'shared owner' can usually increase their share of the property but may be restricted from buying it outright.

WRCC is a registered charity No.1081017 and a Company Limited by Guarantee in England and Wales No. 3930819
 Find out more at www.ruralwarwickshire.org.uk

Appendix B – lack of facilities and housing

Lack of facilities comments:

- A butchers and a pub serving food
- Sunday bus service for those that cannot or no longer able to drive
- Parking
- Public transport to Shipston (our nearest town)
- Could do with another shop
- Decent restaurant
- Sheltered bus stops with seating, improved pavements, safe crossing zone on Main Street.
- Car parking is already an issue. There is insufficient space near the shops and the current arrangement is dangerous
- A decent pub x2
- Not sure if there is a club for teenagers. Support for elderly, handicapped such as a lunch club
- Frequent bus service
- Good road surfaces, more street lighting
- Play facilities for older kids, eg skateboard ramps. Dedicated cycle tracks in the area
- Bins. The park has picnic tables but no bin to get rid of the rubbish
- Reliable broadband
- Small industrial units for local business
- Paper boy, butchers
- A newspaper delivery service
- Public car park
- Business units, small offices
- Butchers shop x12
- Polystyrene recycling facility
- A pub with good food/car repairs/MOT/petrol
- Fast broadband, swimming pool
- Car parking - mornings and afternoons at school times village totally congested, possible accidents because of this also village area congested when functions on at churches and village hall
- Inadequate locations for local businesses? Over stretched GP service, parking, poor sewage,/drainage
- Miss the use of butchers. Childcare for under 2, pub
- Adequate car parking
- A pub serving food. Free cash machine
- Good pub, restaurant, café, butchers
- Relatively well served village compared to others but have recently lost butchers and bus service is being changed after many years
- Workable broadband, 4G mobile phone signal, adequate storm drainage
- A business hub
- Restaurant
- Police and fire facilities and a decent pub
- Garage
- Public transport - bus service doesn't run often or late enough
- Footpaths and styles repair and maintenance public dog waste bins replacement, creation of public woodland and wildlife habitat areas
- Small business units, dentist, butcher

- Parking problems on streets, vans, 2/3 car families
- Youth Club, butchers shop
- The skateboard facility in the play area needs reinstating
- A butcher, working garage
- Butchers, garage, fire station
- Butchers, medical centre, bus shelter, old people's home
- More frequent/useful bus services. A service to Banbury station early am/late pm for commuters.
- Butcher's shop. Local fire station
- More street lights
- A pub which serves food, a butcher
- Taxis
- Better public transport
- Fibre optic broadband, dependable mobile phone signal
- High quality broadband & 4G signal
- Youth club
- Good pub serving food
- We are so fortunate to live in such a great village but if more families are attracted to live here (and why not?) there would be a huge strain on medical facilities, school, parking etc
- Pub that serves food and that is family friendly

Lack of housing comments:

- Homes for first time buyers
- Affordable and social housing
- Bungalows and 1/2 bedroom houses
- Social housing/sheltered housing
- For young people at affordable rents!!
- Small (one bedroom) dining kitchen, lounge, single storey - for village residents - who vacate bigger homes when partners die (retirement elderly)
- Affordable, small
- Larger affordable houses
- Affordable 1 and 2 bed
- Affordable to rent or buy for locals only
- Affordable and market housing
- Retirement and carers
- Sheltered housing for old folk, residential home
- Bungalows x3
- Affordable houses for rent x2
- Council houses
- Executive large houses
- One bed flats/maisonettes for young and old
- First time buyers, retirement
- Affordable housing both for rent and to buy
- Affordable starter homes
- Retirement home
- Retirement bungalows
- 2/3 bedroom bungalows (not social)
- Parish owned housing not housing association
- Bungalows, starter homes

- Affordable/Starter
- Small, affordable starter homes
- Bungalows for older generation. Starter type homes for 30 year olds
- Bungalows and houses to rent
- Affordable 2/3 beds (2nd home) i.e under £200,000
- Starter homes to rent at a fair price
- Spacious bungalows
- Affordable for younger generation
- Shared ownership
- Small, affordable
- There is a variety of houses of varying sizes, types and prices
- Housing suitable for downsizing (single storey), Housing fuelled by renewable energy, low density housing likely to happen if no suitable housing available
- Community housing supported by a local trust
- Starter homes for young people; homes for elderly - small single storey
- Affordable housing
- Social housing, small properties for rent
- Affordable/families/older people
- Small bungalows for elderly people
- Smaller, cheaper houses
- Affordable, nice housing for a single mum
- Bungalows, sheltered housing x2
- Sheltered accommodation
- Bungalows and retirement accommodation
- Given the opportunity large properties which historically comprised of 1,2 or 3 smaller cottages should be reformed to their original form thus addressing the balance of small/large homes in the village
- Bungalows for older people
- Affordable starter homes and bungalows
- Flats/maisonettes, retirement (affordable) properties
- Affordable housing for young people
- Affordable for younger families
- Public housing - no affordable housing (which it isn't)
- Housing association smaller properties should not be allowed to sell housing
- All types
- Purpose built accommodation for elderly people
- Family housing 2/3 bed rooms which can't afford to buy for locals
- Starter homes for 1st time buyers, bungalows for the elderly
- First time buyers
- Bungalows suitable for the elderly to stay in the parish
- That which young people could afford
- Affordable rental
- Affordable x4
- Small - 1 to 2 bed/studio. AFFORDABLE RENT!!!
- Starter homes and Bungalows for the elderly
- Truly affordable (not the affordable that a full time working man cannot afford) housing for single people
- Affordable houses. Bungalows to allow older villagers to downsize to make way for younger families
- Bungalows. Properties cheap enough for young families
- First time buyers

- Small 1/2 bed housing to buy or rent
- Affordable starter homes are an obvious concern, but I have no direct experience of demand
- No retirement homes or sheltered housing
- More social housing for young families and affordable family housing to buy, plus housing for the elderly which is more manageable
- Small starter homes - houses & flats
- Affordable & new build
- Affordable housing for young people!!
- 2 + 3 bed affordable housing for first time buyers (no more 4+ bed needed)
- Affordable. Not shared ownership
- Affordable housing for sale and rental
- Small 1 / 2 bed houses for young people, also housing for older people that currently live in a house too big for them

Appendix C – additional comments

Respondents were able to provide additional comments at the end of page 1, including possible locations that the respondent felt may be suitable for housing. These comments are shown below.

- Shennington Road adjacent to Middleton Close. This is the only site available that will provide on site affordable or starter homes under new Govt. initiative (2016 planning/housing bill) housing as part of the overall mix.
- It depends on what is meant by small and whether it enhances or spoils the village and whether local services can cope with the influx of people.
- Feoffee Farm, the farm land in Saddleson Street.
- When my mother in law lived with us [identifying comment removed] the nearest sheltered housing available was Shipston. We were interested in such a scheme and they were oversubscribed. One flat in Shipston became available but she couldn't take it as it was a 1st floor and she can't cope with lifts. She had to move back north.
- Fairly recently a small rental property in Tysoe owned by a charity could find no tenants in Tysoe to rent it so had to be put out to agency to rent.
- Lower Tysoe near main road.
- I lived in Tysoe when I was a child and so do my grandparents. I would like my kids to go to the same school I went to but there are no affordable housing. Location - along the Oxhill Road or Lower Tysoe.
- If additional housing is necessary use land between Middle and Lower Tysoe.
- Lower Tysoe.
- Infill.
- Area behind Feoffee Farm Gate. Develop a care home/sheltered housing on site of Methodist church land.
- To maintain an active village that supports a primary school, doctors surgery, shop and post office there needs to be housing available at an affordable price for young families.
- Although I have no one who has had to move out of the village I have a lot of neighbours who have lived in the village all their lives and their children have had to move out of the village as there was no affordable housing for them to buy. This to me is vital to keep the village alive with local families and also with keeping families together for all generations so that the young do not have to move out due to this lack of affordable houses or social houses.
- There is an over supply of small houses and bungalows in the village, more larger houses needed to restore the balance.
- Between Middle and Lower Tysoe.
- Don't build more houses in Tysoe - it could ruin a lovely village.
- As long as it's small. Keep Tysoe special.
- Within village, not extending village boundaries, anywhere in village.
- I don't feel qualified to make any additional comments as I have only lived in the parish for 1.5 years.
- Would certainly back environmentally friendly construction.
- Affordable houses for local 1st time buyers not for the fat cats who buy to rent.
- In Lower Tysoe, but not to spoil the view of people who live in the small hamlet.
- Land between lower and Middle Tysoe.
- Depends where! Not on conservation or AONB Land.
- More control over the affordable housing during the planning and running of the houses in the future.

- We need to be aware of volume of traffic in village with current population. Increased housing will put pressure on rural narrow roads in the area. Roads through village are beginning to be blocked by parked cars. More housing will just increase this.
- There are too few bungalows for villagers to retire into. Planning was granted for four only for the builder to change these to houses!
- Footpaths should not be blocked by parked cars. EG in Oxhill Road. Cars should not be permitted to park on verges in Main Street or Oxhill Road.
- Feofee Farm site, Herberts Farm Site.
- Redundant/disused agricultural locations.
- Difficult to say due to lack of knowledge with regards to land ownership etc. Perhaps Lower Tysoe, Oxhill Road, Epwell Road.
- Housing required - 1. Bungalows for the aged, small one or two bedrooms. 2. Two bedroomed houses for first time buyers using housing association shared ownership so young people have a chance of finding a home. 3. Other two or three bedroom houses not overlarge to enable prices to be reasonable. We must ensure any housing meets the needs of the local community and not as weekend cottages for city dwellers. We need people who are going to benefit the local community, willing to join in and help run and organise any functions and events and organisations put on in the village. Locations: all housing should be on the very edges of the village. Upper Tysoe - Shenington Road (Tysoe Hill) opposite the allotments. Epwell Road by the Upper Tysoe boundary sign, Middle Tysoe - Oxhill Road passed Windmill Way. Lower Tysoe - on the road out towards A422 either side of the road. These sites should have no more than 10 houses and be a mix housing required as above. We should not be filling in every green space in the village as Orchard Close has done.
- V small (maximum 10) scheme of 1/2/3 bed houses for low income local people. Location of field on Oxhill Road next to Windmill Way is a possible location.
- Houses for the children of the village to stop them having to move to towns/cities to start families.
- Upper Tysoe/Oxhill Road.
- Sheltered housing facilities for the over 60's could possibly free up some larger properties which could house families.
- Only in favour of above housing schemes. If building was in brown stone and design was sympathetic with the village.
- The UK is full. No more immigrants!
- I would only be in favour of a small housing scheme if I was provided with evidence that it was in fact needed. Will it actually be affordable?!? Such housing I know of in other areas has not been! In-fill rather than encroaching on the countryside would be preferable.
- People need to live in travelling distance to their work. There seem to be few opportunities for work in the village so why the need for more homes?
- No more houses etc in the centre of this village please: There are plenty of suitable sites in Lower Tysoe!
- Next to the doctors - sheltered housing or mixed development.
- Lower Tysoe, as it is not in view from the main part of the village thus allowing the village to maintain its character and charm and not ruin ANOB Areas or put pressure on traffic or main sewage works.
- Any housing development should be sympathetic with and proportional to the existing housing in that area.
- Answer to this depends on what and where. If developments do go ahead they

can often be on a "cram as many in" basis which solves a short term problem but in the long term destroys the feel of the village. Small developments built in keeping with the village are acceptable. Houses across the whole of South east/South Midlands and other areas have increased faster than wages hence making property more unaffordable.

- General: New housing should be spread thinly throughout the village. Don't need large "Executive" homes nor housing estates, Locations: Land in Lower Tysoe south of Lower Tysoe road, Feoffee Farm in Middle Tysoe.
- Sensitive, small, well designed and built houses appropriate to their setting across Tysoe, including lower Tysoe.
- Depending on location. Middle/Upper Tysoe already densely occupied. Lower Tysoe offers better potential.
- Being a Tysoe resident all my life, find it very hard when my children are forced to move away and rent properties privately at a very high price as they cannot afford a deposit for a mortgage let alone a mortgage.
- I feel there are lots of houses in Tysoe waiting to be bought and/or let so housing is not an issue.
- A small residential home so that residents of Tysoe who can no longer care for themselves are able to remain in the community among surroundings and people that are familiar to them and not be sent to other towns. Tysoe ex fire station would have been ideal.
- Affirmative - in the event that the needs of local people are identified through thorough research and evidence based. It is often the case that people say "they would like to live in an area" however when further investigated there emerge factors which make it impractical or too expensive to live in that area, particularly in the case of rural areas. Where travel costs are a huge consideration. In addition to "Call for sites" it may prove beneficial to encourage older property owners living in large properties that had previously comprised one or more cottages, to consider reverting to original state. This would have the effect of creating smaller homes for younger people and allowing the older person in a large property to downsize without the upheaval of a move and allow them to remain in the village.
- A small scheme should be a maximum of 6 dwellings.
- A small amount of infilling.
- I have no fault to find with Tysoe. It is an excellent village in which to live. At the moment it is as a village with amenities as should be.
- We have been lucky enough to build our own home otherwise we would have had to leave the village. We have a family farm so already owned the land.
- Housing must be complimentary to the present village style. Any development must not echo town type styles.
- Small needs to be clarified and the number of houses built at one time needs to be limited to maximum of 30.
- I would like to downsize to a bungalow built on my own land adjacent to my present house but checks have indicated that getting planning consent is not possible.
- Triangular small grazing field below Walnut Paddock preferably for bungalows arranged along the contour. Access appears to be good but flooding possible adjacent to brook.
- Village hall site to provide accommodation for the elderly, move village hall to playing field: Oxhill road - roadside development max 10 dwellings, land behind Jelfs Close max 10 dwellings, Foffee land in Lower Tysoe - small business units, single house developments and barn conversions only in Lower Tysoe to maintain its hamlet status.

- Orbit selling off houses which were rented. Standing empty for months is not good for families as above. New houses being built for 1st time buyers mortgages much too high deposit.
- If they were local. The criteria was 12 months in the Parish. If this is still the case they are not really local in my opinion.
- Any "Brownfield" sites, flats above shops etc.
- Yes if by Oxhill Road or linked Lower and Middle together.
- Still in favour of infill developments if suitable land is available e.g. new development adjacent to the telephone exchange.
- Any scheme should have a limit of 6 properties, not an estate. Lower Tysoe should take fair share of additional housing.
- Between Lower and Middle Tysoe, Upper Tysoe is full!
- Between Middle and Lower Tysoe on non ridge and furrow.
- Small housing scheme should not be more than 10 houses.
- Think we've got enough housing. Doctor's surgery and roads can't cope now.
- Suitable - fields to south side of Tysoe, between road and Badgers Lane.
Unsuitable - any further fields between Middle & Lower Tysoe, especially the large field adjacent to the school behind church. Farm Court already owned by a property developer.
- No, enough building is already identified and going on. These sites need to build much cheaper properties for young families but still to be built in materials suitable to the area.
- As near as possible to the church, doctors & shops, infills preferably.
- Small developments of one to three affordable homes on land within Tysoe area in areas to the east and west of Badgers Lane.
- [in favour of a small housing scheme] But not necessarily limited to local people.
- The need for housing for under 30's is a massive need. There are no council houses left, people from way outside the local area are being given housing when they have no links to the village, when people like us that work in the village have to live with parents, even though we contribute more than others to village life. Affordable houses that are under £200k are needed to keep the village alive and not for the wealthy only. That way local businesses like the pre-school and shop will keep running.
- Lower Tysoe.
- I am actively looking to buy a house in Tysoe, I have always lived in Tysoe and now my partner works in Tysoe. We both work full time and have done since leaving school at the age of 18. We do not do what the average young person does i.e drink/party and waste money. No, we save as much of our disposable income as we can, so we can put it towards a deposit for a mortgage. The only problem is that in Tysoe it doesn't seem to matter if you have lived in Tysoe your whole life or you work in Tysoe, because in Tysoe there only seems to be one type of house being expensive 4+5 bedroom houses just like the new development by Kendrick Homes, that is just the type of development we should be stopping. I thought that is what the whole point of the neighbourhood plan. On a site of that size we could have built at least ten 2 to 3 bed affordable houses for local people. That contribute to the every day running of the village. Young people that are looking to help fuel the village to help keep the local school running, the shop and post office open. Unless something is done soon young people will be moving away from the village, the local school will have no children, Tysoe as a village needs to swallow its pride and build affordable houses for local people in areas of the village where others object so much like the plot next to Windmill Way. There was a time when people

objected to the development at windmill way saying it isn't in keeping with the village, that people wouldn't buy them and now look every house was sold and people love the development but now the people from windmill way are objecting to the development next door. A touch hypocritical don't you think? Tysoe needs affordable houses for local people.

- It's important to have housing for families with children in order to avoid the village turning into a ghetto for wealthy retired people! A broad range of people will ensure Tysoe stays lively and interesting. The school needs pupils to stay open. People who have grown up here often want to bring up their children here where grandparents live. Grandparents need smaller easier to maintain housing. Any new dwellings would be best if built in small pockets of land scattered throughout the village. That way any new residents would assimilate more successfully into Tysoes village life. The danger of building a huge number of houses in one area is that the new people might not integrate so easily and become a separate community. Also it would be best if the new buildings had to blend in with the local ones, same vernacular style rather than a whole field of similar houses as in the new village in Bicester.
- It should be a mix of 2 bed houses & single bed flats.
- * If sensible affordable housing is built then will be able to stay living in the village. * Comes down to older generation/rich not wanting to sell land & give opportunities for housing to be built. * Parish Council built up of wrong people - same no build views!!
- Need to encourage young couples with families to support the school and facilities in village. Also professional couples/individuals who have disposable income which could be spent in the village (shop / pub etc).

Appendix D – any other important topics

Respondents were able to comment on any other topics that are important to them and these comments are reproduced below.

- Upkeep of roads, verges and footpaths.
- I love this village and feel privileged to be living here and would hate to see the whole character of the village and way of life to be altered in too drastic a way. But would understand that more affordable and social housing is and should be available for those who want and encouraged to stay in this village. Most houses that come up for sale are out of the reach of these people.
- It is important to conserve the character of the village, no large acres of new housing. Too many vehicles in Main Street, both sides lined with cars in the day time and sometimes evening as well. A solution to this problem is badly needed.
- Condition of village roads and paths.
- Maintain the beauty and open aspect of the area - the Edge Hill escarpment - the natural stone homes/walls etc. We are an area (the signpost says) scenic route. Cotswolds keep it simple! Maintain the "Sound of silence".
- Village feel, small village school, shop.
- Sadness that people walking their dogs allow them to foul on any of the numerous grassy areas. Dog bin needed especially Shipston Road/Manor area?
- Capacity of utilities and infrastructure.
- The character of the village must be kept intact. Congestion with motor vehicles must be kept down. Full use of village post office, shops, village hall, church, chapel, to be used by every family living in Tysoe.
- Children's playground, more waste bins especially for dog waste for dog walkers.
- A reasonable amount of development should occur immediately to support existing services including at least one medium-sized site to provide on site affordable housing (or starter homes).
- Retaining a balanced community ensuring local services can cope with any development. Ensuring that any development is aesthetically pleasing and enhances the village.
- The village wells are an important part of Tysoe history and should be listed.
- Opportunities to create links socially within the village such as pilates classes. Maintaining the shop, P.O and doctors and school.
- To maintain and improve current facilities, Post office must be kept.
- The retention of the rural gap between the boundary of Middle Tysoe and to start of Lower Tysoe - brook located near Hillisborough.
- It is important that people that grew up in the village can stay in the village when they grow up.
- Our mixed community needs maintaining - young and old,. Old villagers incomes, affluent and less well off. We don't want to become a village of holiday cottages and weekenders.
- The friendly lively village life. It would be great if the local pub was more lively and proactive.
- It is sad that the public house is under used and a poor building. Consequently the social club seems to flourish.
- No large developments, protect views/ AONB.
- United Community ensuring there is something for everyone.
- Maintenance of community spirit in the village.

- Fresh air, countryside, space, fields and wildlife.
- Protecting ridge and furrow where we still have it plus hedgerows. Using brownfield and infill wherever possible including Lower Tysoe in housing numbers required by 2031.
- To preserve the character of the village regarding any future housing development.
- Greedy residents building houses in their gardens.
- Continued facilities - post office, shop, Doctor's surgery etc.
- Controlling the speed of vehicles in the village.
- Allotments, footpaths.
- Tysoe has a wonderful community spirit. It is important to keep the post office, shop, café, village hall etc to maintain this.
- Keeping Children in the village as they grow up. Some of the above might help.
- Retention of all existing facilities i.e post office, village stores, village hall, sports fields, social club and village pub.
- Keeping Tysoe a rural village not like Kineton, Shipston and Wellesbourne are becoming.
- Related businesses/crafts are the essential components of this agricultural based community to protect and enhance the social, economic and environmental character. Tysoe must not become a rural suburb.
- Keep the views of any buildings as low as possible and don't allow overbearing large houses to be built which are out of scale with existing houses.
- Any housing MUST be sympathetic to the village. No huge hideous housing estates (like we are seeing around Kineton and Wellesbourne).
- I have bought a property next to social housing. My neighbours are unbearably noisy, arguing, shouting, swearing MOST evenings. I am not in favour of more people like this moving in to the area for anybody.
- Natural expansion is needed but not on a scale too large to make the village amenities suffer and turn it into something too large that it loses its appeal as to why people love Tysoe, village life!!
- Speed monitoring and restrictions: Mobile Connection - 4G: Keep post office and surgery and social club: protect green spaces between Middle and Lower Tysoe.
- No large scale developments. Any developments limited to 5 or 6 units. Infill wherever possible.
- Maintaining a strong, diverse and active village community.
- That local amenities are not lost.
- Social club, public house, church, school.
- Lack of pollution is important (noise / light / air quality / traffic).
- Parking on grass verges. Using the verges to drive along when the road is only single.
- The village has grown enormously in my lifetime. We are in danger of becoming a suburb. The village is large enough. Small infill is acceptable but we are not a town, nor do we wish to become one. Identity as a village is crucial.
- We live in an age where people will only use a bus service if reliable, frequent and affordable. In a rural village a bus service is based on shopping/social trips. The provision of a service to meet the needs of working people in the village would be impossible in terms of practicality and ensuing costs.
- Maintenance of footpaths across fields, retaining dark skies (no increase in street lighting), mobile phone reception.

- Sustainability of the village and amenities and community.
- Main Street kerbs by Park Row and further to old Fire Station. Perhaps to have this recessed for parking.
- Family history.
- To keep the Lower Tysoe not part of Upper and Middle Tysoe.
- To ensure that we keep all our valuable facilities eg post office, doctors, playing fields etc in the village.
- Maintenance of Lower Tysoe as a hamlet and its unique features, maintenance of the green space between Middle and Lower Tysoe.
- Parking in streets. Orbit have many garages in the Middleton close area. These are 90% empty because of cost. Note these have been empty for years.
- Small "infill" housing developments within current envelope acceptable providing existing character maintained/preserved.
- Parking is a problem for a lot of homes in Tysoe - in a lot of areas parking in the road blocks driveways and not enough room for milk wagon and tractors, heavy lorries to get by.
- Community feeling/spirit.
- That the village medical practice is kept as important for all age groups.
- Increased facilities for older people.
- This will never happen I have 2 children move because no houses, all outsiders have them.
- Local community activities for example, flower show, bonfire night, WI etc.
- Rural way of life: protection of verges: speed restrictions, particularly on side roads off Main street: inclusion of Lower Tysoe in all aspects of village.
- Mobile phone connection, clear footpaths for walking.
- Speeding inc tractors. Day & Night.
- The field footpaths to be kept open and clear with gates replacing stiles where possible. No Green Belt land to be built on.
- Preventing linear development between Middle & Lower Tysoe. Ensuring future housing is in keeping. Ensuring ridge & furrow fields are maintained, ie John Scotts paddock being destroyed.
- Keeping the post office. Keeping the pub. Keeping the shop.
- Lay-out of properties to ensure privacy and an interesting prospect.
- Sufficient lighting. Parking on roadside in Upper Tysoe, especially near bends - difficult to navigate and dangerous for motorists.
- We are very privileged to live in a lovely village. With fantastic facilities. We have to preserve what we have and let, as before, small amounts of development take place.
- The general peace, beauty of our natural environment, being part of a lively working village.
- Quiet roads, low amounts of traffic. Organic housing developments, no large scale sites.
- Maintaining key amenities/services, such as the pub, post office, shop etc.
- Ridge & furrow fields on village boundary. Fields between Upper and Lower Tysoe should remain as fields. In parts of Tysoe parking and cars parked on the side of the road is becoming an issue. More houses in these areas should be avoided.
- Tysoe is a balanced village with a good mix of homes. It would be good to maintain this mix in the future. The local shop, post office & hairdressers are really assets. It's a shame we've lost our butcher.
- * Local sports facilities for kids. * Families to keep school filled. * Low traffic

levels. * Community small enough & slow growing for friendly relationships between the inhabitants. - local facilities eg meeting places - churches, halls, pub & social club, village shop, post office, cafe, hairdressers. The friendliness of the local people is very important & helps keep Tysoe a safe place to live, compared with a town like Banbury.

- * Sustainable pre school & primary school. * Sustainable post office & grocery store. * Doctor's surgery.
- Post office + shop = primary school.
- * Local businesses stay open for local jobs. * Roads gritted in winter.
- We are full. No more immigrants, wherever they come from.

Appendix E – top three issues

Respondents were asked “What are your top three issues when thinking about the Parish of Tysoe?” Comments are reproduced below.

- Maintain its character
- Rurality
- Local amenities x2
- Lack of pollution is important (noise/light/air quality/traffic)
- Maintain the village atmosphere
- Sandpits Close have a sub station which is really over grown and older children are using it
- Beautiful scenery
- To remain a community feel within the village
- Speed through village (especially farm vehicles)
- Rural location
- Preserving the green/rural area
- Development only within the village boundary
- Protection of the historical environment of the village
- Still no neighbourhood plan
- A balanced community catering for all
- Internet speed!
- Maintenance of shop/post office
- Strength of village Community
- Limited housing building spread across all 3 parts of Tysoe
- New building in local stone
- Transport
- Parking on grass verges and footpaths
- Parking and the erosion of the village green
- Lower Tysoe should be included in LSV of Middle and Upper. It should not be a special case in isolation
- More parking problems if more housing is built
- Threat of overbuilding
- That the facilities in the village remain as they are
- Keeping the village as a very pleasant place to live
- Affordable housing for locals
- Improved broadband
- Keep its outstanding natural beauty
- Not to be used by developers for large schemes
- Retaining rural setting
- The maintenance of post office facilities
- Availability of shopping and transport
- Not any housing for single young people.
- Do not want a large estate of houses on edge of Tysoe
- Too much development
- Preserve character and size of Tysoe
- Large farm tractors & equipment speeding in village
- Not increasing the size of the village, beyond current sites
- The rural environment
- Natural developments happen, eg housing not large number in one block
- Affordable housing x3

- More elections for Parish Councillors
- Historical
- Speeding
- Supporting local businesses / services / infrastructure (inc mobile phone reception)
- Limit big developments
- Amount of traffic - not too much
- Idyllic rural setting - great place to walk the dog
- Housing for families, both social & purchasable, and also for elderly
- Sustainable & appropriate housing development
- Parking on grass verges
- Considerate neighbourhood - abiding by the bye-laws
- Affordable housing. Superfast broadband. More 1-2 bedroom houses
- Lack of affordable housing
- No more houses
- Vehicle parking at school times
- Keeping the historical this would also include the rural environment as I feel they are both interlinked
- Views over the countryside
- Conserve what is left of the wildlife/trees, animals, birds insects etc
- Cars parked on pavements etc blocking access
- Bus services
- Lack of affordable housing for young folk who have lived here all their lives
- Severe control of speed through the village
- Parking local to the school for "drop off and "pick up" - our school services many local villages
- Available parking
- Dog mess on playing field
- Impact of school parking on safety and traffic
- Road repairs and cleaning (farmers)
- Historical environment.
- Flood risks
- Allowing sympathetic development in stone
- Faster Broadband connection
- That the historical environment should be protected
- Character of the village (green spaces- small development)
- Development limited to small schemes to maintain character
- Meeting the need for affordable rental housing
- Parking near the shop x2
- Street Lighting
- No jobs
- Preservation of village grass verges
- Need to maintain the character of the village
- The village shop
- Dog mess
- Preventing excessive development
- Good playing field and recreation ground
- Protect environment
- Drainage
- Maintenance of heritage in village
- Standing priority to houses

- Countryside and Wildlife
- Limited additional housing
- No excessive building
- A village shop
- Surrounding views and countryside
- Faster Broadband!!!
- Poor state of footpaths
- Flooding around Old tree
- Retain Facilities
- Shop and Post Office
- Not to spoil the environment of the village
- Village large enough to support school and shops
- Cheaper housing for families
- Infill before building properties on new land
- Local facilities
- Refuse large housing developments
- Footpaths being blocked by parked cars
- Preventing flooding
- Smaller homes for elderly
- Limited and suitable for existing local family housing
- Retain its village atmosphere
- More affordable housing
- That the size of any developments are in proportion to the village centre facilities
- Keeping the village rural
- Protecting areas of natural beauty
- Tysoe in danger of becoming a suburb for commuters to city
- Average age of the village getting older i.e young having to move on
- Shops, services
- Increased traffic density
- When permitting houses to be built, think small
- That the surrounding rural area and farmland is not impacted by any development
- Parking for the school/Main street is dangerous at times
- Shops - miss the butchers!
- Brooks from school to Oxhill needs keeping clear, to save flooding
- Amenities not being sufficient for big developments
- Need for small developments of affordable houses
- Need housing for young families, couples and downsizers
- Keep the mix of social groups and cohesion
- Community life and spirit
- Maintaining character
- Maintain the village size
- Dog mess, along paths and sports field
- Improved mobile signal
- Historic interest
- Development that considers vehicles (average 3 to every house)
- Carefully manage and control the growth of the village to ensure that character is maintained
- Solar panels should be on all new buildings
- Maintain the beauty of the village

- A good pub
- Social Club
- Improvement of roads (kerb areas) and pathways
- Not losing character and culture of village
- School not large enough for more children
- History
- Careful and thoughtful design of any new houses and buildings to keep character
- Sustaining the public house
- Lack of family homes for the young
- Inclusion of Lower Tysoe developments/expansion should not be outside the existing envelope
- There is a car park which is locked after 6pm
- Village becoming too big
- Housing for older members of the community to remain
- Avoiding inappropriate development
- No butcher
- Ensuring the beauty of the village/surroundings
- To maintain its character and ambience
- Preventing over development by speculators
- Continuation of bus services to Banbury and Stratford
- Friendliness of people
- Too many new executive houses = too many cars
- Beautiful village desecrated by development
- Ensure sensitive developments on small scale
- General speeding in village
- Retaining village community life so size of village matters
- Community bringing together as one village !!
- Conservation area
- Housing/planning
- Windmill
- Lack of street lighting
- Providing affordable housing for local people
- Sort the "promised" fast broadband
- Keeping the rural feel
- Great village not too big, not too small - just right
- Telecommunications generally need improving - eg fibre-optic and broadband. People need to pay bills online, businesses need computers to work efficiently
- Social facilities & shops
- Dog fouling
- Community events & social life
- Divide between rich and poor (Lower Tysoe & the rest)
- Medical Centre - could it cope with more people who might purchase the above?
- Future housing developments
- Parking a big issue everywhere driveways should be included in any new houses and areas in streets that this is problematic as a lot of houses now seem to have more than 1 car which causes an annoyance to those who have none or just 1 car
- Quiet environment
- Plan against future flooding by keeping natural surfaces not new estate roads

- Doctors and Dental services available within the village
- No more houses
- Maintenance of road surfaces etc and footpaths alongside. Some are very dangerous
- Low profile homes protecting this wonderful quiet village, small (no more than six together plus infill)
- Tysoe's rural environment
- Cars at school pick up and drop off
- Retention of post office
- Maintenance of local shops and P.O.
- Public transport
- Poor broadband connection in this area
- Broadband improvement to enable working from home
- Ensuring that local services can cope with any development
- That any development should reflect the local vernacular
- AONB
- Maintenance of footpaths (pavements) to be improved
- Avoiding ribbon development
- Church
- On road parking
- Not great transport links
- Restrict new housing numbers
- Need for care home/sheltered housing in centre of Tysoe
- The village post office
- Speeding through the village especially motorbikes
- Supporting sustainable development for local people
- Reasonable community life
- Conservation of historic heritage
- Protecting the village environment
- Friendly village
- Production of Neighbourhood plan
- Countryside and wildlife
- Preserving ridge and furrow, hedgerows, green sites
- A post office
- Good local amenities such as GP, school, shops within walking distance
- Reduction of pesticides
- Speeding farm vehicles
- Retain Community Spirit
- Dr Surgery and Dispensary
- Control the flooding in winter too many large homes being built
- Sensitive new development
- Families spend the money in the shops, help them stay here
- Not expanding into a mini town
- Maintain a regular bus service
- Suitable/appropriate housing
- Maintain the facilities we currently have
- Mobile phone coverage needs improving
- Continued improvement of existing facilities eg village hall and car park
- Restrict large housing developments
- Maintaining local services, especially post office
- Keeping greedy landowners and developers in check

- Too much focus on housing rather than preservation to development of rural environment
- Pub is very poor and barely useable
- Environmental ?
- Shortage of small storage/office/workshop units
- Try to keep any building within building line
- That consideration is given to the village facilities (school, nursery, doctors etc) before any development. I worry facilities will be stretched, impacting us negatively and forcing us to seek such things outside the village
- Acceptance of people who do move to the village
- Community
- More control from "dog owners" cleaning up after mess
- Transport links x6
- Facilities
- Keep village alive and growing without becoming urban or suburban
- Protect Natural environment
- Presence of basic facilities: shop, surgery, school, Post office, bus link etc
- Stop building over priced housing
- Broadband x4
- Sustainable development
- Improve public transport frequency
- People who have cheated the planning rules and got away with it
- Community Feel
- Speed limits on roads
- We are fortunate to have services i.e shops, P. O etc
- Retaining our wonderful village atmosphere!
- Ensure that the services provided in the village, GP surgery, school etc are not overwhelmed to the point of collapse with a sudden large influx in population
- Sufficient variety of shops and other amenities
- Orbit Housing association lack of regards for owned properties trees damaging and overhanging our house
- Anti social parking on verges and pavements
- Public housing - rental
- No more extra cars on roads
- Flooding
- Tree preservation and planting
- Maintenance of the public footpaths
- Many of the homes owned by Orbit on becoming vacant allocated to people from outside the area
- Preservation and protection of rural community and setting
- Footpaths maintained so elderly people can stay mobile
- A village pub that serves food
- Parking x3
- Improving the public house
- Housing x4
- To ensure that needs of all generations are catered for
- Restriction of over sized vehicles on by roads eg coaches, articulated lorries etc that speed and damage verges
- Ensuring flood protection is maximised
- Environment
- No nearby work available - more necessary than more family homes

- Lack of Butcher's shop
- Preserve fields between Middle & Lower Tysoe
- Maintaining the rural atmosphere
- Development to be in local materials, ie stone, Cotswold tile, thatch, slate
- Keeping current facilities going
- At present the parking issues in Main Street
- Traffic
- Freedom to roam
- Village green + fields
- Potential large scale housing development
- Getting the neighbourhood plan in place to protect the village from inappropriate development
- Keep post office & shop going at all costs
- Good facilities - shop
- Supportive community - mix of residential and farming
- Preserving the character of Tysoe, in the way people interact, in the environmental sense also ie the design of vernacular architecture & the rural setting
- A well run & sustainable school
- Class Tysoe as one village not Upper, Middle and Lower
- Parking of cars, vans etc re above
- No more houses
- Lack of diversity

Appendix F – breakdown of identified need

ID	Local connection	Household composition	Reasons for need	Specific need	Identified tenure	Identified size/type
2	Yes	One adult	Need own home	No	Housing association shared ownership	1 bed flat
3	Yes	One adult	Need own home	No	Housing association shared ownership	1 bed flat
13	Yes	Two adults, two children (0-16yrs)	Need larger accommodation, physically adapted home, to be closer to relatives, less expensive home, own home	Downstairs toilet & wet room required	Housing association rent	2 bed house
30	Yes	Two adults	Need smaller accommodation	No	Housing association rent	1 bed bungalow
78	Yes	One adult	Need to be closer to relatives, own home	No	Housing association rent	1 bed flat
90	Yes	One adult	Need larger accommodation, less expensive home, own home	No	Owner occupier	2 bed house
111	Yes	One adult	Need physically adapted home, smaller accommodation	No	Owner occupier	2 bed bungalow
117	Yes	One adult	Need own home, to be closer to relatives	No	Housing association rent	1 bed flat
135	Yes	One adult	Need less expensive home	No	Housing association rent	1 bed flat
146	Yes	One adult	Need own home	No	Housing association rent	1 bed flat

171	Yes	Two adults	Need own home	No	Owner occupier	1 bed flat
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Appendix G – property search

Property search October/November 2016 - Tysoe parish, £400K and less, excluding character properties and properties requiring renovation.

For sale/sale agreed :

Agent	Street	No. of beds	Type	Price £
Seccombes	Epwell Road	2	bungalow	375,000
Victoria Jeffs	Main Street	2	bungalow	350,000
Seccombes	Avon Avenue	3	house	255,000
Peter Clarke & Co	Shipston Road	2	house	238,000

Previously sold :

Date sold	Street	No. of beds	Type	Price £
Aug-16	Parke Row	3	house	325,000
Aug-16	Shipston Road	2	house	268,500
May-16	Oxhill Road	5	house	312,000
Apr-16	Main Street	4	house	275,000
Mar-16	Baldwins Lane	3	house	315,000
Mar-16	Baldwins Lane	3	house	242,500
Feb-16	Oxhill Road	4	house	313,500

Type	Average £	Average £ -5%	Average £ - 10%
2 bed house	253,250	240,588	227,925
2 bed bungalow	362,500	344,375	326,250
3 bed house	284,375	270,156	255,938
4 bed house	294,250	279,538	264,825
5 bed house	312,000	296,400	280,800

Searched: Rightmove, PurpleBricks, Zoopla, OnTheMarket



TYSOE

A village for the 21st Century and beyond

The Tysoe Neighbourhood Development Plan 2011 - 2031

Pre-Submission Consultation Version - May 2017

TYSOE – A village for the 21st Century and beyond

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Throughout both documents a significant number of references are made to various guidelines, policies and strategies administered by statutory bodies. The key points of these are explained as they arise. Readers wanting further detail are invited to follow the references which are contained in the footnotes (given wherever possible as hyperlinks to worldwide web documents). Reference is also made to documents which are only available in printed form using the following convention: [1], including a number within the square brackets.



Maps

The maps in this Plan are based on two base maps. The first is Warwickshire County Council's base map and is made available under an Open Government License. This can be freely copied whilst acknowledging the copyright. The second is that based on Ordnance Survey. These are subject to Crown copyright and may only be reproduced with an appropriate license.

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Detailed Evidence Collected

Annex

Original Source Documents



1.0

Foreword

The Neighbourhood Plan for Tysoe has come into being in response to a drive from central government which encourages local councils to have more say in the planning matters affecting their communities. Government legislation is continuing to support communities to produce Plans which add a local voice to the core strategies produced by their district council.

The Neighbourhood Planning process offers the possibility of engaging and enthusing residents in determining the kind of village they want Tysoe to be in 14 years' time. Although the key issue for our Plan is the identification of sites to meet our housing target set by Stratford-on-Avon District Council (The District Council), the plan needs to meet the aspirations of the village for the future and to ensure that it remains vibrant and sustainable.

1.1 Progressing the Plan

In 2010, Tysoe Parish Council with a team of volunteers produced a Parish Plan [1]. On 10th February 2014, with official approval from The District Council, the Parish Council began to produce a Plan for the parish of Tysoe. The area covered by the parish is shown on Map 1. A steering group was set up comprising volunteers from the village to produce the Plan.

An initial steering group charged with creating the Plan by the Parish Council invested many hundreds of hours of work researching, consulting, collecting evidence and conducting a detailed mapping exercise with Locality grant support, to feed into a pre-submission consultation version of the plan. A second draft of the plan was completed in January 2015 following a consultation and questionnaire to all residents.

A second working party was set up in May 2016, again under the auspices of Parish Council, to move the Plan forward. Advice was taken from parish councils who had completed their Plans. A review of the previous draft concluded that it provided an excellent basis on which to improve and build. Out of the working party, a new steering group was formed, which produced a series of recommendations to progress the Plan. These were presented to the Parish Council on 4th July 2016.

A further grant to fund the completion of the Plan was obtained and a Housing Needs Survey, a new call for sites and further public consultations were then conducted in 2016, leading to this new pre-submission consultation draft.

Approval of the final version of the Plan will be by public referendum in which all those registered on the parish electoral roll will be eligible to vote.





Map 1 Tysoe Neighbourhood Area



2.0

The Neighbourhood Development Plan

To understand the context and scope of the Plan it is important to know the government policies it needs to take account of. Stratford-on-Avon District Council's Core Strategy contains a social theme of rural community sustainability which involves dispersing development to Local Service Villages¹. Tysoe is designated as a Category 2 Local Service Village, based upon its size, facilities and availability of public transport. There are ten such designated villages in the district.

The Core Strategy states that approximately 700 dwellings should be built in the ten Category 2 Local Service Villages during the Plan period with no more than around 12% in any one village. Therefore, approximately 84 new homes need to be built in Tysoe between 2011 and 2031. Since 2011, 43 have already been built (or have been given planning permission).

There are many reasons why building plans can be delayed or altered and not all of the housing which the Plan has accepted as suitable will necessarily be built within the required time scale. Meanwhile the District Council is being required and may well be required again by Central Government to provide further sites either in reserve or for development. If the Plan does not identify such sites the District Council will identify them for us. Therefore our Plan includes a number of allocated housing sites with an additional reserve site which will only be released within the timescale of the Plan if there is a robust evidence for its early release. Consequently, the parish retains an element of control over future development needs.

The Plan must make provision to meet our current housing target and therefore covers the period to 2031. Its objective is to ensure that Tysoe retains its character and continues to be a pleasant and stimulating place to live as this development proceeds.

"In terms of preserving the character of the village, protection of the Area of Outstanding Natural Beauty is a priority as is the preservation of the Strategic Gap between Middle and Lower Tysoe." (Respondent, Public Consultation November 2016).

The Plan gives the parish the opportunity to:

- Have a say over where and how new developments should take place
- Influence the type of housing built by applying criteria which improve quality and sustainability
- Provide more certainty to future development opportunities
- Ensure contributions by developers are reinvested in the village, (for example a car park extension to alleviate car parking problems) rather than going elsewhere
- Safeguard against known problems such as the risk of flooding by avoiding high risk areas
- Look to contain the size of the developments, to maintain the character of the village

The whole process of researching, writing and consulting on the Plan offers the potential for local people to be proactive in deciding where new housing might be built, consistent with the National Planning Policy Framework², rather than leaving these matters to other decision makers.

¹ Stratford-on-Avon District Council Adopted Core Strategy 2016 (<https://www.stratford.gov.uk/planning/adoption-core-strategy.cfm>)

² National Planning Policy Framework 2012 (https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/60777/2116950.pdf)

The Parish Council, which has commissioned and is ultimately responsible for the Plan, wants the Tysoe community to have a greater say and responsibility in the future of our parish, for example: in the environment (both built and natural); in housing; in community facilities and quality of life; in employment and in services such as public transport. The Plan also allows us to encourage Tysoe to become a 'greener' Parish. We can, for instance, explore ways of protecting our heritage and we can define measures which contribute towards a low carbon economy. The Plan also lets us consider how visitors and tourism might be best managed to contribute to the vitality of the community.

Out of the public consultations, a set of policies has been produced to help inform and structure any development within the village over the next 13 years. It covers concerns such as where and how new developments should take place, managing the size and scale to help protect the character of the village so that everyone can continue to enjoy living in this very special village in its setting of 'outstanding natural beauty'.

Empowering local people to become more involved in planning issues within their community has implications for the way Parish Councils operate. To accommodate these added responsibilities, it is envisaged that there will be closer collaboration with the contacts and groups that have evolved through the Plan process.

It is hoped that by working together to agree a Plan and to implement it, making the vision a reality, Tysoe will become an even more enjoyable place to live and work in the future.

Our vision builds on current and planned development, and formalises the objectives which the Parish Council and its partners (e.g. statutory bodies, local employers and developers) are seeking to achieve on behalf of the community.





3.0

About Tysoe

For those people who are not familiar with Tysoe, we wanted to describe what it is that makes this village, the place we call home, so special and worth protecting for future generations who decide to come to live here.

3.1 History and Geography

Tysoe Parish is an attractive rural parish in South Warwickshire. The parish covers 4,940 hectares rising from the flat agricultural landscape of the Vale of the Red Horse, lying in a Jurassic blue lias mudstone/clay valley. With minimal fall, it has always been subject to flooding.

The area takes its name from the large Red Horse of Tysoe which was once cut into the red ironstone soils of the Edge Hill escarpment to the east, but which has since been erased by land use. The Red Horse provides the emblem for the Health Centre, the School and local business.

The escarpment rises steeply to more than 700 feet from the valley below and forms the eastern boundary of the parish. A substantial part of the eastern part of the parish is within the Cotswolds' Area of Outstanding Natural Beauty (see Map 2).

The parish is physically defined largely by the natural topography and by the water courses that flow down the escarpment, together with historical settlement foci lying in the valley base. Here there is evidence of prehistoric, Romano-British, Anglo-Saxon and medieval activity identified from fieldwork, particularly in the north-east part of the parish where ploughing has occurred. The modern settlement is ringed with ancient ridge and furrow systems, parts of which are recognised as being of national importance in English Heritage's survey of ridge and furrow, 'Turning the Plough'³. Tysoe is mentioned in the Domesday Book as one of the top four villages in Warwickshire, yielding the most taxes to William 1.

"(We)...need to think about future generations and not destroy natural/heritage assets such as ridge & furrows." (Respondent Public Consultation November 2016)



³ [2] Turning the Plough: Midland open fields: landscape character and proposals for management. (2001) Hall (English Heritage and Northamptonshire County Council)

There are two Conservation Areas and 49 listed buildings in the parish (see Map 2), not least being the Grade I listed Norman church in Middle Tysoe, and the Grade II* listed 14th Century manor in Upper Tysoe where recent work has indicated the presence of an earlier moat. The local village primary school was designed by Sir Gilbert Scott, better known as the architect of St Pancras station, the Albert Memorial and the Foreign and Commonwealth Office. Saddledon Street is reputed as being the place where some of the participants in the Battle of Edge Hill saddled up before leaving for the battle in 1642. The three settlements house a series of 19th Century stone well heads and seats, unique in Warwickshire; the parish has a well-documented history. All these landscape and built features have been captured in the evidence base (see Volume 2).

Tysoe is a parish with a current population of about 1,200⁴ people, mostly located in the three main Tysoe settlements (Upper, Middle and Lower Tysoe) which are closely linked geographically and historically. In the middle ages, there were probably five centres, including the three Tysoes and the abandoned settlements at Hardwick and at Westcote in the north of the parish.



The three villages were geographically discrete until the post-war years when a surge in agricultural work and employment opportunities in Banbury created a housing boom. Ribbon development occurred between Middle and Upper Tysoe, blurring the historical integrity of two. The majority of the population still dwell in the three villages, with only a few outlying farms. Lower Tysoe is still separated from Middle and Upper Tysoe, but is the site of the medieval market.

Farming is a constant of Tysoe village life although it has become a smaller part of the economy since the second World War. Increasing mechanisation requires fewer workers, but still farming is no less important for preserving the agrarian landscape in which the village is set. There are few villages in the country which have working farms at their heart.

Deep roots are not restricted to the farming fraternity, there are a significant number of non-farming families whose roots in Tysoe run deep over the generations. One of the aims of the Plan is to ensure that these families can see their future lives in Tysoe, as well as being able to trace their past.

⁴Small Area Profiles (2011 Census Data) – Warwick Observatory



Picture: Details of Tysoe Manor dating from, the Saxon Cross, Victorian wellhead with seats,

Tysoe is a remote parish, the remotest in Warwickshire, roughly ten miles from each of the main shopping centres at Banbury (the nearest station to London), Leamington Spa and Stratford-upon-Avon (see data in Appendix B1.6, Volume 2). The nearest market town is Shipston-on-Stour, some eight miles away. Bus services are infrequent, therefore private transport is an essential part of rural life. There is no mains gas in Tysoe and therefore most households depend on oil, just one of many commodities which must be brought in by road to the village.

3.2 A special place to live

'The beauty that attracted us here should be preserved.' (Source: respondent, Public Consultation, November 2016)





The Public Consultation held in November 2016 revealed a general and consistently articulated feeling that Tysoe is a special place to live and that what makes the village special should be preserved for future generations. This belief was expressed not only by adult residents but also by the school children, the villagers of the future, who also participated in the consultation process.

The rural environment (the Area of Outstanding Natural Beauty, the wildlife and the cherished views) and the historic heritage (the church, the windmill, the wells and the ridge and furrow fields) are of high importance to villagers. The vibrancy of the village was a constant theme of the public consultation. Examples of the community spirit are found annually at: the flower show; the church fete; bonfire night; fun run; apple day and the turning on of the Christmas tree lights on the village green. Children and families are at the heart of these events. Other occasions such as jubilees also act as catalysts for big community get-togethers.

The Women's Institute, formed in 1917, is the oldest in Warwickshire. The village has a range of clubs



and special interest groups including a tennis club and football club both with a thriving junior section, sports and social club, drama group and the Tysoe Children's Group. In 2010, Tysoe, in conjunction with the neighbouring villages of Oxhill and Whatcote, planted a new community orchard adjacent to the allotments. This delivers produce to the village over 60's lunch club and local care homes. In addition, Tysoe has a Utility Estate which provides grants for education/training and the prevention or relief of poverty in the parish.



In the centre of Tysoe there is a public house, hairdressers with beauty salon, shop and post office. Tysoe's services are highly valued, support in particular for the shop and post office being the highest scoring issue in the 2016 public consultation.



It also has community facilities such as the village hall, church, Methodist chapel, primary school and a doctors' surgery so people can make the most of their work, life and play.



3.3 Shaping the future- housing

Listening to local people

The Plan uses data collected from our Housing Needs Survey (October, 2016) among other sources. It also reflects the thoughts and feelings of local people, gathered through questionnaires; open meetings and consultations (see Volume 2). As a result we now have a very clear picture of what Tysoe residents need and how they would like to see their village develop in the future.

Deciding where to draw the boundary of the Local Service Village and whether to include Lower Tysoe in it or not, has been a key element of the Plan consultation process. The settlements of Upper and Middle Tysoe have been joined by ribbon development, but, although it is the same distance from central services as parts of Upper Tysoe, Lower Tysoe remains separated by fields. In order to canvass residents' opinions, letters were sent to all houses in Lower Tysoe inviting them to a meeting in early October 2016 when the issue was discussed. Care was taken to ensure that everyone was able to express their views and have their say. The conclusion of the meeting was that Lower Tysoe *should* be included in the Local Service Village. These findings were shared with the entire parish in the consultation in November 2016. Documents relating to this matter are included in Volume 2.

Ageing population

The Housing Needs Survey highlighted that there is a preponderance of larger houses within the parish, above average for Stratford District. This combined with an ageing population (72% of respondents were over 45 years old) means that most dwellings are under-occupied.

"[Tysoe needs]... more affordable houses, i.e. bungalows to allow older villagers to downsize to make way for younger families" (Respondent, Housing Needs Survey, October 2016)

"Given the opportunity large properties which historically comprised of one, two or three smaller cottages should be reformed to their original form thus addressing the balance of small/large homes in the village." (Respondent, Housing Needs Survey, October 2016)

If senior citizens become frail and less mobile, they may struggle to find suitable properties locally. Equally, those occupying larger houses may search in vain to find suitable smaller dwellings within the village. This means that larger houses are not released as often as they might be on to the market.

"[Tysoe needs more] bungalows suitable for the elderly to stay in the parish" (Respondent, Housing Needs Survey, October 2016)

"I'm a tenant and would struggle to pay the market value of a new house. What will happen when I can no longer get up the stairs?" (Respondent, Public Consultation, November 2016)

Younger generation

The increasing cost of rural housing means young adults who grew up in the village are finding it difficult, if not impossible, to live and start their own families in Tysoe because of the lack of affordable housing.

"Encourage local young families to stay in village. [We] need housing that is affordable to rent/buy otherwise

the village will die or become a commuter village.” (Respondent, Public Consultation, November 2016)

Young people are essential to the vibrancy and sustainability of the community. Yet those doing low paid but essential work, as carers or farm labourers (for example), find it hard to afford a home. We need to take action to encourage this sector of the community to stay in the village.

“Unless something is done soon young people will be moving away from the village, the local school will have no children.” (Young resident wishing to buy a property in the village, Public Consultation, November 2016)

“Small - 1 to 2 bed/studio. AFFORDABLE RENT!!!” (Source: Respondent, Housing Needs Survey, October 2016)

“2 + 3 bed affordable housing for first time buyers (no more 4+ bed needed)” (Source: Respondent, Housing Needs Survey, October 2016).

Further housing provision

Altogether the Housing Needs Survey identified that there is need for 11 smaller dwellings for residents. The dwellings required are flats and houses for young people and bungalows for older residents. Respondents from the Housing Needs Survey were asked whether anyone in their household had to leave the parish in the last five years because no suitable housing at an affordable price was available, 14 respondents stated this had happened in their household.

Scale and design of development

The majority of residents recognise that new houses must be built. However, there is a clear concern about the scale of new developments, evidenced by 39 votes regarding this topic on the vision board at the Public Consultation, November 2016. A further 57 responses gave evidence of the wish that design and build should be appropriate and in keeping with the rural character of the village. Sites should, where possible, stay within the village boundary and not encroach on the rural landscape.

“We must preserve our green spaces where wildlife can be left in peace” (Respondent, Public Consultation November 2016)



View of Tysoe from Tysoe Hill



4.0

A Village for the 21st Century and beyond

One village

The Local Service Village comprises Upper, Middle and Lower Tysoe (see Map 2). This means that all new homes built within this area will go towards fulfilling the development target set by the District Council. Within the Local Service Village there will be two development boundaries in which development is preferred. Safeguards will be put in place to ensure the green buffer (or strategic gap) between Lower and Middle Tysoe is preserved, so protecting the distinct nature of the smaller settlement.

Housing

The expansion of housing within Tysoe should continue at a steady rate as it has done for the last 30 years. New development should concentrate on so-called 'organic' growth, that is, supporting the social and economic viability of the community, while maintaining the rural character of the village. Any new housing will be in small, ideally in-fill, developments which complement the vernacular architecture with an appropriate density of houses and will protect our natural, built and historic heritage. Development will respect the existing building lines, in keeping with local preference and National Planning Policy Framework policies for sustainability.



As well as the sites allocated for development, others will be held in reserve using the National Planning Policy Framework paragraph 47 methodology, so that we can continue to deliver new housing at the level required by the Core Strategy. Both existing and new development will take advantage of low carbon initiatives where feasible.

"Tysoe has an ageing population which could lead to problems of sustainability." (Source: Sarah Brooke Taylor, author of the Housing Needs Survey, October 2016)

Ideally new development should provide smaller two and three bedroom homes to counterbalance the predominance of 4 and 5 bedroom properties. A specific policy (H4) is aimed at providing affordable houses, flats and bungalows to cater for both old and young alike. The objective is to provide a greater opportunity for the younger generation to live in the village. The village will endeavour to provide dwellings for people with links to the local community, for example those in low paid jobs in local services, or members of families who seek to stay in or move back to Tysoe. The vision includes a small development, sponsored by the parish, offering well designed affordable housing and housing designed specifically for the elderly and following the lines of existing successful projects elsewhere. Such a scheme would be as near as possible to the services of the village centre.

"At 79%, the majority of respondents would be in favour of an affordable housing development." (Summary Housing Needs Survey, October 2016).

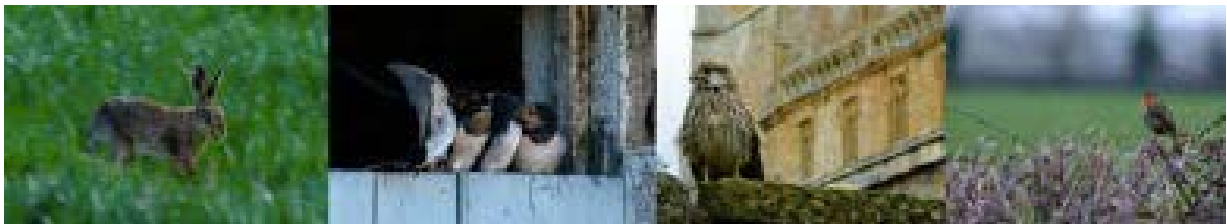
Local businesses and services supporting a strong community

The village will continue to have a vibrant centre, where services and shops flourish and where community activities are encouraged and enjoyed. To ensure a viable and sustainable village, existing businesses and services should be supported and encouraged to develop. Where under threat of closure or loss, opportunities for community initiatives should be sought. Business sites will be preserved and start-ups encouraged, with facilities sought for residents in local business parks.

All new homes should offer flexible space to enable working from home to provide further employment opportunities. Limited conversions for business use will be encouraged within existing homes. The provision of fast communications both for existing homes and those yet to be built is essential.

The natural environment

The Plan will be used to preserve our natural environment and protect the rural context of the village (views, wildlife, plants, windmill and Area of Outstanding Natural Beauty). The village value and support its farms and those who manage them. The maintenance and development of historic green spaces including the strategic gap between Middle and Lower Tysoe is a crucial part of this vision.



New building will be undertaken in a manner and in locations which minimise the risk of flooding. Sustainable sources of energy are to be used where possible in any new housing, in order to reduce dependence on fossil fuels.

"Preserve Areas of Outstanding Natural Beauty area and green space for family walks." (Respondent, Public Consultation, November 2016).

The built environment

The historical aspects of the village (the church, the well heads, the conservation area, the ridge and furrow and our historic buildings) will be protected. Design and build standards of new developments will be in the character of the existing buildings which must conform to village design standards, including the choice of exterior building materials, pitch of roofs, etc. Designing for the prevention of crime through the secure by design principles will also be a consideration. Ensure all development conforms to the Village Design Statement (see Appendix 2).

Tysoe's ridge and furrow fields will be protected for future generations to enjoy.

"Although Windmill Way hasn't flooded during winter and heavy rain, the furrows [in the ridge and furrow fields] hold approximately 12 – 15 inches of rain for weeks/months." (Source Public Consultation, November 2016).



Infrastructure and community facilities

Ensure that developers improve and do not degrade the existing infrastructure and wherever possible ensure that it is easier to maintain. In this context the capacity of the roads and drainage system will be considered when creating new developments.

Because of the remote nature of Tysoe, the community will remain very dependent on cars for the foreseeable future. Traffic and parking must be well managed, while we work with the relevant authorities to push for adequate public transport to and from the village.

Support and encourage community facilities and actively seek to provide quality experiences within the school, playgroups and recreation facilities. Ensure that the provision for health care facilities is to a high standard and able to meet the demands of the village residents whether provided via the current doctors' surgery or in another purpose built structure.



5.0

Summary of Policies

Housing - the Plan will:

- prioritise where new houses might be located
- ensure that development in the parish will comply with the Village Design Statement
- give emphasis to the construction of appropriate homes (1-3 bedrooms)
- provide the opportunity for rural exception to meet the affordable housing needs of the parish
- encourage small rather than large developments
- promote the design of dwellings that conform to the “secure by design” principles

Environment & sustainability - the Plan will:

- work to protect the rural setting of Tysoe in all future planning decisions and developments
- hold and update information relating to the local environment
- promote the use of alternative energy resources
- promote sustainable drainage systems and domestic water management to reduce the impact of run-off
- It will also aspire to support the Campaign to Protect Rural England dark skies policy which means turning off street lighting between midnight and 5am
- encourage and support the principle of Community Interest Companies

Protected areas - the Plan will:

- maintain and protect views of valued landscapes to and from the Area of Outstanding Natural Beauty
- protect listed buildings
- enhance wildlife diversity as identified by the Warwickshire Wildlife Trust
- define the Local Service Village and development boundaries
- It will also aspire to review the extent of existing conservation areas and recommend new areas and/or the inclusion of parts of the historic landscape

Infrastructure - the Plan will:

- expect developers to make financial contributions to the parish infrastructure projects - for example the local health service, the school and community projects – and guide how that is spent
- ensure that the impact of new building doesn't harm the surrounding natural landscape

Employment, community & transportation - the Plan will:

- support new developments which contain flexible space for working from home
- support the part conversion of existing homes for business use
- ensure that new homes are broadband ready
- It will also aspire to encourage local business premises to provide flexible office space for local residents.



6.0

Housing

Strategic Objective

The objective is to maintain a traditional rate of housing development proportionally within the hamlets to support the viability of the community socially and economically, while protecting and enhancing the natural, built and historic environment and taking advantage of low carbon initiatives

Policy H1 – Housing Growth

Within Tysoe's Local Service Village two development boundaries are defined and separated by a strategic gap (see Policy NE6). New housing within the development boundaries will be supported in principle, subject to compliance with other Plan policies such as designated Local Green Space (see Policy NE4). Outside the Local Service Village boundary the remainder of the parish is defined as open countryside. New housing in the open countryside will be strictly controlled and limited to rural exception sites (see Policy H3), replacement dwellings, the conversion of rural buildings and dwellings for rural workers.

Explanation

The District Council introduced the Local Service Village concept in its Core Strategy⁵. Within the boundary of the Local Service Village, housing development is accepted as sustainable in terms set out in the National Planning Policy Framework. The remainder of the Plan area is designated as open countryside. The Core Strategy sets out targets for development based on this concept of development within Local Service Villages. For Tysoe, approximately 84 homes will be required during the Plan period. Of this total, 43 have already been built/approved.

The Local Service Village concept has been tested through examination⁶ and the conclusion is that there is a limit to which existing settlements should be expected to grow during the plan period. This is due to the importance of retaining their character and also because of specific constraints in terms of capacity in relation to infrastructure and services. The definition of the boundary of the Local Service Village is therefore a cornerstone of the Plan and is based on the following principles:

- The Parish Plan (2010)⁷ which states: "Tysoe itself is made up of the three small hamlets of Lower, Middle and Upper Tysoe".
- The views of the respondents to the Plan questionnaire of August 2014⁸ (where 78% of respondents that answered Question 25(a) stated that they believed Tysoe comprised all of the three villages).
- The views of the residents of Lower Tysoe gathered in a consultation meeting held on 7th October 2016⁹
- being within an acceptable walking distance of the village services (assumes an 'average' person to be able to walk 500m in ten minutes)¹⁰.

⁵ SDC Adopted Core Strategy 2016 (<https://www.stratford.gov.uk/planning/adoption-core-strategy.cfm>)

⁶ <https://www.stratford.gov.uk/files/seealsodocs/170861/Core%20Strategy%20-%20Proposed%20Modifications%20re%20Interim%20Conclusions%20-%20August%202015.pdf>

⁷ [2] Tysoe Parish Plan 2010

⁸ See Volume 2 – Evidence

⁹ See Volume 2 – Evidence

¹⁰ [3] Providing for Journey on Foot (2000) – Chartered Institute of Highways and Transportation

¹⁶ See Appendix 3 - Evidence

NEW MAP

Policy H2 - Site Allocations

The following sites, as identified on Map 2, are allocated for residential development within the plan period:

1. 8 Avon Avenue for approximately 1 dwelling
2. Grisedale, Lower Tysoe for approximately 3 dwellings
3. Paxton's Garage for approximately 3 dwellings
4. Roses Farm for approximately 19 dwellings (of which 35% will be affordable)
5. Home Holdings for approximately 3 dwellings
6. Land to the West of Sandpits Road 1 for approximately 6 dwellings
7. Land to the West of Sandpits Road 2 for approximately 9 dwellings
8. Smarts Lane for approximately 5 dwellings
9. Smarts Lane for approximately 3 dwellings
10. Lane End, Lower Tysoe 1 for approximately 5 dwellings
11. Lane End, Lower Tysoe 2 for approximately 3 dwellings
12. Lane to South of the Orchards for approximately 6 dwellings

Total: 66 potential dwellings.

Explanation

Housing in Tysoe has developed on a slow and small-scale basis. The 1985 "Domesday Reloaded" entry for Tysoe records 351 dwellings¹¹. Analysis of the most recent available data from the 2011 Census Data shows 511 dwellings¹². Over the period 1985-2011 an average of six additional dwellings per year were added. This long term trend is comparable to the growth envisaged in the District Council's Core Strategy¹³.

The sites considered in the allocations process in this Plan are based on the Strategic Housing Land Availability Assessments carried out by the District Council in 2008 and updated in 2012¹⁴, together with sites added by the parish call for sites exercise which ended on 31st October 2016. Consultation took place in August 2014 and November 2016. These sites are considered through this process on the basis that they will meet the target set out in the Core Strategy. A further site has been identified as a strategic reserve which will only be released if there is sufficient robust evidence to justify its release.

...may provide future potential subject to further consideration through the plan making process.'

¹¹ <http://www.bbc.co.uk/history/domesday/dblock/GB-432000-243000/page/14>

¹² Small Area Profiles (Census Data): <http://www.warwickshireobservatory.org/census-2011-results/>

¹³ The SDC Core Strategy envisages that approximately 12% of 700 dwellings should be constructed between 2011 and 2031.

¹⁴ SHLAA Review Final Report (2012)



Policy H3 - Strategic Reserve

This Plan supports the safeguarding of land at the Herbert's Farm location as shown on the Map 2 at location 13. This safeguarded land has potential for future residential-led development of up to 10 units. The above site will only be released during the plan period if it can be demonstrated through the submission of evidence that there is an identified housing need for their early release. The sites in this category may be altered as a result of the consultation on this pre-submission draft.

All developments on allocated sites will be expected to demonstrate:

- a) an appropriate landscape led design in accordance with the Village Design Statement;
- b) an appropriate density and layout which reflects and respects local character;
- c) a safe access and adequate parking arrangements; and
- d) suitable and sustainable drainage proposals.

Explanation

The overall housing figure for the district is expected to rise during the Plan period. Equally, the proportion of any increase that will be allocated to Tysoe as a Category 2 Service Village is unknown. It is for this reason that this Plan has identified a potential site as a strategic reserve, which will be protected from development until such times as a specific, evidence based need for housing arises.

Policy H4 - Rural Exception Housing

Affordable housing development will be supported on small sites beyond, but reasonably adjacent to, the Village Boundaries where the following is demonstrated:

- a) There is a proven and as yet unmet local need, having regard to the latest Housing Needs Survey;
- b) No other suitable and available sites exist within Tysoe's Local Service Village; and
- c) Secure arrangements exist to ensure the housing will remain affordable and available to meet the continuing needs of local people.

Where viability for 100% affordable housing provision cannot be achieved, an element of market housing may be included within a rural exception scheme, to provide sufficient cross-subsidy to facilitate the delivery of affordable homes. In such cases, land owners will be required to provide additional supporting evidence in the form of an open book development appraisal for the proposal containing inputs assessed and verified by a chartered surveyor.

For the purposes of local needs housing this will be based on a local connection with the Parish. A local connection is defined as:

- Someone who has lived in the Parish for a minimum of 6 months
- Someone who has previously lived in the Parish for 6 out of the last 12 months or 3 out of 5 years
- Someone who has close family (parents, siblings or children) residing in the Parish for at least 3 years
- Someone who has full or part-time work in the Parish and has been employed for at least 6 months
- Someone who can otherwise demonstrate a connection to the Parish.

To satisfy the local connection criteria an applicant only has to meet one of the above points, although many may have more than this.

Explanation

Paragraph 54 of the National Planning Policy Framework sets out the mechanism for the provision of affordable housing through Rural Exception Sites. However the current system for providing affordable housing is not working in rural areas like Tysoe, so we need to champion our own scheme to ensure this provision is met. We want to create a small development offering well designed affordable housing and housing designed specifically for the elderly and following the lines of existing successful projects elsewhere.

Such a scheme will be an exception to the policies set out in Policy H2 and Policy H5, because it will further the economic, environmental and social well-being of the area.

In October 2016, the Plan steering group, in conjunction with Warwickshire Rural Community Council, conducted a Housing Needs Survey on the important issue of providing the necessary homes to maintain the vitality of our community. This survey identified a need for 11 new homes in Tysoe parish for households with a local connection, as detailed below:

Housing association rent

- 4 x 1 bed flat
- 1 x 1 bed bungalow
- 1 x 2 bed house

Housing association shared ownership

- 2 x 1 bed flat

Owner occupier

- 1 x 1 bed flat
- 1 x 2 bed bungalow
- 1 x 2 bed house

The Parish Plan (2010) similarly recorded support for affordable housing in the parish. Fifty nine respondents (16.5%) identified the need for affordable homes for young people and 64 (17.9%) supported sheltered/affordable homes for the elderly and disabled.

The data from the Housing Needs Survey (2016) showed that 79% of the respondents who answered the question were supportive of a small affordable housing scheme to meet the identified needs of local people within the parish.

The Housing Needs Survey also revealed an ageing population, with 72% of respondents aged 45 or older, revealing an imbalance with potential consequences for the long term sustainability of the community. In the Parish Plan, the age profile of the community showed a marked drop off between the ages of 21-34 while 34% of households in the parish were beyond retirement age.

Analysis of the 2011 census data showed the housing stock in the village to be dominated by detached houses (53.2% compared to 39.1% in District Council) and bungalows (19.8% compared to 9%). Seventy six per cent of the dwellings in Tysoe were 3 bedroomed or larger compared to 68% in the district as a whole. This means there were very few smaller, affordable dwellings for new families, first time buyers, and low earners.

The average household size in Tysoe was 2.38 persons. This declined from 2.44 in 2001. The average number of bedrooms was more than 3.5 per dwelling. In addition, the number of people living in the parish between the ages of 20-34 represented only 10% of the population. This is typically the most dynamic and transient component of the age profile. To ensure a healthy community, this age range needs to be encouraged and helped to remain in the village; there is therefore a need for houses with fewer bedrooms to allow young adults to access the housing market.

²⁵ [5] Landscape and Visual Impact Assessment Methodology, Landscape Institute (2011) (www.landscapeinstitute.org)

²⁶ [6] Landscape Sensitivity Assessment for Villages, White Consultants (June 2012)

Policy H5 - Market Housing Mix

New developments will comply with the following market mix, which is based on the ranges set out in Policy CS.19 of the Stratford-on-Avon District Council Core Strategy. In this way, positive weight will be given to housing developments of predominantly two to three bedrooms and will be managed in order to provide a mix of units for rent and shared ownership.

Dwelling Type	Market housing	Affordable Housing
1 bed (2 person)	10%	15%
2 bed (3 or 4 person)	40%	40%
3 bed (5 or 6 person)	45%	40%
4+ bed (6, 7 or 8+ person)	5%	5%

Explanation

Analysis of the 2011 Census Data shows that the housing stock in the parish is dominated by detached houses (53.2% compared to the 39.1% in the District Council area) and bungalows (19.8% compared to 9%). Seventy Six Percent of the dwellings in Tysoe are 3 bedroomed or larger compared to 68% in the district as a whole. This naturally raises the average house price in Tysoe above the district average.

Analysis of the Plan questionnaire (August 2014) showed that the majority of respondents did not express a preference for any one type of house size (57.5%) but where a preference was expressed family homes of 2-3 bedrooms were identified as a priority (28.8%).

Traditionally, farm workers cottages formed the backbone of Tysoe's development until the 20th century. Development solutions which allow delivery of one, one/two and two/three bedroom dwellings will be accorded significant weight to provide for those aged between 21 and 34 years who are so poorly represented in Tysoe, yet necessary for a vital community.

Further, in order to prevent the village becoming simply a commuter dormitory it is important that we redress the balance of housing stock to become nearer to the average for the District Council as a whole. This much better reflects the rural heritage of the village and supports the Plan's intent to maintain the vibrancy of the village. While it is recognised that by doing this the Plan will be at odds with the District Council's Core Strategy it is felt that this variance is well justified given that Tysoe is already well supplied with larger houses in greater numbers than the Core Strategy envisages.

¹⁷ [6] Landscape Sensitivity Assessment for Villages, White Consultants (June 2012)

7.0

Employment

Strategic Objective

Encourage opportunities to increase local working and reduce the number of vehicle journeys, thereby contributing to community sustainability.

Policy E1 - Protecting and Enhancing Local Employment Opportunities

Proposals for the change of use or redevelopment of land or premises identified for, or currently in, employment use will not be resisted unless:

- a) it can be demonstrated that there is a sufficient supply of sites for a range of employment uses to meet both immediate and longer term requirements over the plan period;
- b) the applicant can demonstrate that the site/premises is no longer capable of meeting employment needs; or where there is no reasonable prospect of the site being used for employment uses; or
- c) development of the site for other appropriate uses will facilitate the relocation of an existing business to a more suitable site; or
- d) unacceptable environmental problems are associated with the current use of the site and the proposal will remove them.

Limited extensions to existing commercial buildings in the Tysoe Neighbourhood Area will be supported providing there is no conflict with other policies in this Plan.

Explanation

The neighbourhood is fortunate to have a number of important employment sites within it, covering industrial, leisure, retail and commercial activities. The protection of these sites which support local jobs assists in making the rural economy sustainable.

Policy E2 - Home Working

Homeworking

All new dwellings are encouraged to provide space to support home-working, with flexible space adaptable to a home office, and where appropriate incorporate cabling to support broadband in accordance with Policy ECON3.

Live-Work Units

Proposals for small scale mixed use development (new build or conversion), comprising of commercial space and living space will be supported subject to the following criteria:

- a) Have suitable independent access to both uses;
- b) Have an appropriate level of off road parking to serve both uses;
- c) Layout and design ensures that residential and work uses can operate without conflict;
- d) Be in reasonably accessible locations to service facilities by means other than a private vehicle;
- e) In the case of conversions, the building should be of a permanent and substantial construction, structurally sound and capable of conversion without major rebuilding or extension; and
- f) Have an adequate residential curtilage without having a detrimental impact on the building and its rural setting.

Explanation

The impact of the internet and the role that it can play in service accessibility, thereby enabling local communities to thrive, is noted in paragraph 42 of the National Planning Policy Framework:

“the development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services.”

The Parish Plan 2010 received responses from more than 50 businesses operating within the parish. Seventy five per cent of these businesses were run from home, while the remaining 25% operated from local business premises. It reported that these businesses offered a wide and diverse range of services to Tysoe residents and the general public. The Parish Plan reported that the proportion of businesses employing more than one person had increased from 30% to more than 41% since its earlier survey (2000). It reported that 30% of the businesses responding to the survey had been in operation for fewer than 5 years and more than 40% of those responding had been running for more than 11 years.

On the other hand, the August 2014 questionnaire responses showed that 58.7% of respondents worked outside the parish on more than 3 days per week. This policy is aimed at reducing these journey to work patterns.

Therefore this Plan will actively promote dwellings that provide flexible additional space for home working and are broadband ready, although this should not create a license for additional rooms to be built by developers. Any Community Infrastructure Levy contributions are expected to support this and extend access to superfast broadband. In addition support will be given to conversions that can demonstrate conformance to Home Quality Mark four star ratings.¹⁵

¹⁵www.homequalitymark.com

8.0

Natural Environment



Strategic Objective

Enhance the protection of our natural environment by protecting and extending green spaces. The rural environment (the Area of Outstanding Natural Beauty, the wildlife and the cherished views including ancient ridge and furrow fields) are of high importance to villagers

Policy NE1 - The Cotswolds Area of Outstanding Natural Beauty

Developments which fails to conserve the landscape and scenic beauty of the Area of Outstanding Natural Beauty will be resisted, particular regard will be given to the effect on Valued Landscapes identified in Policy NE5.

Explanation

The rural setting is a cherished part of the history and tradition of Tysoe. These themes are explored by Ashby in his observations of English Village Life in Tysoe from 1859-1919¹⁶. Their protection, particularly the tranquillity aspect, is at the heart of the Tysoe vision (see also Volume 2).



¹⁶[4] Joseph Ashby of Tysoe 1859-1919: A study of English Village Life (1974) M K Ashby

Policy NE2 – Tranquility & Dark Skies

Lighting on new development should be kept to a minimum, while having regard to highway safety and to security, in order to preserve the rural character of the village. Amenity lighting of buildings should be kept to a minimum and its use controlled by sensors and timers where possible.

Proposed lighting should be designed and sited to help reduce light pollution and contribute to dark skies as part of the Campaign to Protect Rural England's dark skies policy¹⁷

Proposals which would result in excessive light pollution will be resisted.



Explanation

The Cotswolds Area of Outstanding Natural Beauty Board has issued a position statement on tranquillity and dark skies, with the objective of maintaining or improving the existing level of tranquillity¹⁸. Furthermore, The Tysoe Parish Plan (2010) referred to these matters, suggesting a number of places where lighting was important, but a number of respondents:

"...stressed that more lighting would not be in keeping with the rural character of the village..."

Since 2010 the cost of street lighting has escalated and with the drive to a low carbon economy, street lighting is being switched off at midnight across the country. The 2016 consultation provided further evidence to support this policy: 33 people endorsed the statement that we should: "Preserve tranquillity and dark skies". This was the high level of endorsement. Individual comments extracted included:

"Reduce light pollution by turning public/street lighting off by 11pm."

"Manage existing lighting so as to reduce present light pollution." e: Respondents, Public Consultation, November 2016)

¹⁷ <http://www.cpre.org.uk/resources/countryside/dark-skies>

¹⁸ <http://www.cotswoldsaonb.org.uk/userfiles/file/consultations/tranquillity-and-dark-skies-nov-09-revised-oct-2010.pdf>



Policy NE3 - Flooding and Drainage

All new development of more than 50sq. metres should incorporate Sustainable Drainage Systems (SuDS) to ensure runoff volume does not exceed a 1 in 100 year, 6 hour rainfall event¹⁹.

Explanation

The Environment Agency flood map places the majority of Tysoe within Flood Zone 1, however Map 2 shows Flood Zone 3 extending in fingers out to the west of the parish as the drainage network connects to the River Stour). Flash flooding has long been an issue around Main Street, Saddledon Street, the school and the church (both listed buildings) and in Lower Tysoe. Flooding is a real concern for Tysoe residents partly because the design standards adopted in earlier developments were not sustainable as described in the paragraph below.

There are 13 springs marked on the 1:25000 Ordnance Survey map along the Edge Hill escarpment that discharge towards Tysoe. These and the streams running down the Main Street were made into culvert drains from the 1890s onwards. This well-meaning work has created an on-going maintenance problem as forecast in the 19th Century (see Ashby, *ibid*).

SuDS are a key component in delivering the Flood Water and Management Act 2010, for which the County Council is the approval body. SuDS are a measure designed to reduce the flow of surface water to sewage treatment works and to allow an orderly release into the river network. These options are essential, given that the Tysoe waste water treatment works is already at its design dry weather flow capacity²⁰. SuDS are a key component in the planning process and are approved by the County Council.

¹⁹ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/415773/sustainable-drainage-technical-standards.pdf

²⁰ SDC Water Cycle (2012) <https://www.stratford.gov.uk/files/seealsodocs/125444/Water%20Cycle%20Study%20Final%20Report%2C%20URS%20-%20September%202012.pdf>



CO Policy NE4 - Designated Local Green Space

This Plan designates the following areas of Local Green Space as defined on the Proposals Map.

- a) area between the existing building line in Lower Tysoe and the road to the north
- b) area north of the road at Lower Tysoe²¹
- c) school playing field
- d) recreation ground
- e) sports ground
- f) cemetery
- g) Allotments
- h) Community Orchard
- i) War Memorial
- j) Paddock and pond on the east of Sandpits Road

The above designations include a range of existing formal sports and recreational spaces along with informal areas of play and open space.

Development that would harm the openness or special character of a Local Green Space or its significance and value to the local community will not be supported unless there are very special circumstances which outweigh the harm to the Local Green Space.

Where appropriate, Community Infrastructure Levy funds will be used to enhance these designations to ensure a suitable quantum and quality of recreational and amenity space is available for the parish.

²¹Both spaces (a) and (b) were designated 'Town Green' extending to 3,000 acres under an enclosure Act of 1796

Explanation

The principle of local green space designation is set out in paragraphs 76 and 77 of the National Policy Planning Framework. The designation should only be used, where:

- the green space is in reasonably close proximity to the community it serves;
- the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value;
- the green area is local in character and is not an extensive tract of land.
- the designations have been made on the basis of the November 2016 consultations and the evidence is contained in Volume 2.



²¹<http://www.cotswoldsaonb.org.uk/userfiles/file/consultations/tranquillity-and-dark-skies-nov-09-revised-oct-2010.pdf>

²²https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/415773/sustainable-drainage-technical-standards.pdf

²³SDC Water Cycle (2012) <https://www.stratford.gov.uk/files/seealsodocs/125444/Water%20Cycle%20Study%20Final%20Report%2C%20URS%20-%20September%202012.pdf>

²⁴Both spaces 1 & 2 were designated 'Town Green' extending to 3,000 acres under an enclosure Act of 1796

Policy NE5 - Valued Landscapes

Development proposals must demonstrate how they are appropriate to, and integrate with, the character of the landscape setting whilst conserving, and where appropriate, enhancing the character of the landscape including important local features. Development proposals should ensure that all prominent views of the landscape and valued landscapes and skylines are maintained and safeguarded, particularly where they relate to heritage assets, village approaches and settlement boundaries.

All developments which are observed from, or impinge upon, the Area of Outstanding Natural Beauty will require a formal Landscape and Visual Impact Assessment.²²

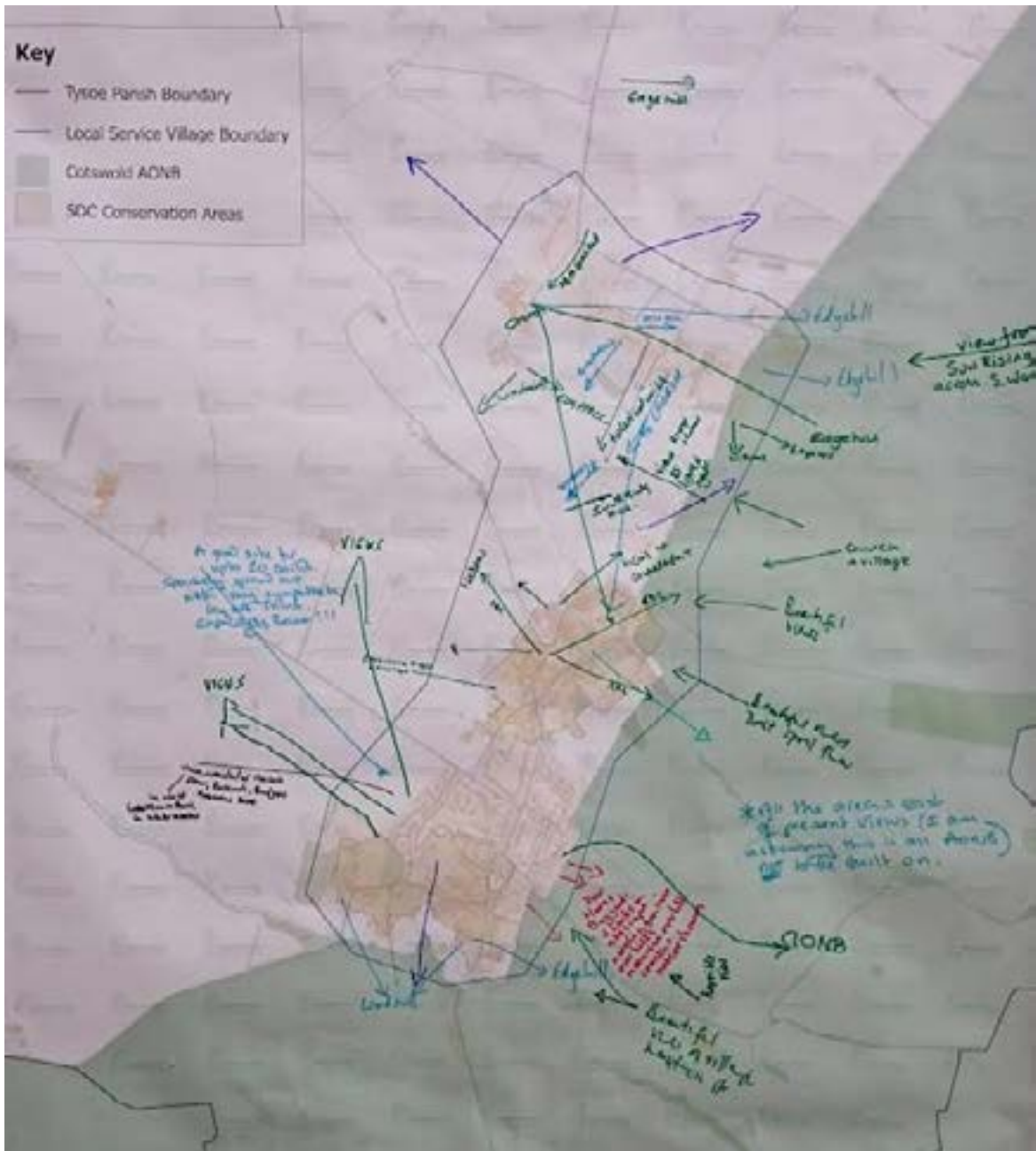


Explanation

Good quality open space positively affects the quality of life and personal well-being of residents and visitors and is an important feature of the local environment and the rural and open aspect of the neighbourhood. In addition, on the fringes of the neighbourhood area, open spaces are equally important and help to give a feeling of spaciousness. The lines where these vistas should remain uninterrupted are shown on Map 3 valued landscapes which was created during the public consultation in November 2016.



²² [5] Landscape and Visual Impact Assessment Methodology, Landscape Institute (2011) (www.landscapeinstitute.org)



Map 3 Valued Landscapes

Policy NE6 – Protected Strategic Gap

In order to prevent coalescence of Middle Tysoe and Lower Tysoe, a “strategic gap”, as shown on Map 2, should be maintained in order to preserve the open setting and individual character of these distinctive settlements. New development within the “strategic gap” will be restricted to the reuse of rural buildings, agricultural and forestry-related development, playing fields, other open land uses and minor extensions to existing dwellings



Explanation

The National Planning Policy Framework states that plans should “identify land where development would be inappropriate, for instance because of its environmental or historical significance” (paragraph 157, bullet point 7). The purpose of maintaining a “strategic gap” between Middle and Lower Tysoe is to serve as a buffer or visual break between the two rural settlements and protect the character and setting of those settlements by providing additional protection to open land that may be subject to development pressures. The designation helps to maintain a clear separation between the two settlements in order to retain their individual identity.

The importance of the strategic gap to the distinctiveness of place in the open countryside is referred to in the briefs prepared by Bellars and Davies²³.

²³ For the withdrawn appeal (APP/J3720/A/14/2212036) on the proposed development at Church Farm Court (SDC Ref: 13/00994/FUL)

Built Environment

Strategic Objective

Ensure all development conforms to the Village Design Statement. This is set out in Appendix 2. It is a major objective of the Plan that the existing infrastructure should be maintained and, wherever possible, improved. Development that negatively impacts on residents' continued enjoyment of the tranquillity of village life will be resisted. Urbanisation of the village environment will be resisted and only developments which can be accommodated by appropriate infrastructure or, ideally, which improve the current infrastructure will be supported.

Policy BE1 – Designated Heritage Assets

Proposals which may affect a heritage asset will be required to include an assessment which describes the significance of the asset and their setting.

Proposals which lead to substantial harm to or total loss of significance of a designated heritage asset will only be supported if it can be demonstrated that:

- a) the harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or
- b) the nature of the heritage asset prevents all reasonable uses of the site and no viable use can be found, and grant or other funding or ownership is not possible, and the harm or loss is outweighed by bringing the site back into use.

Proposals which lead to less than substantial harm to the significance of a designated heritage asset will be considered against the public benefits of the proposal including securing the optimum viable use of the heritage asset.

Proposals, including changes of use, which enable the appropriate and sensitive restoration of listed buildings, will be supported.

All proposals must conserve the important physical fabric and settings of listed buildings and Scheduled Ancient Monuments.

Development within and adjacent to all heritage assets will be strictly controlled. Development which fails to conserve or enhance the character or appearance of the Conservation Area will not be supported.

Explanation

A Conservation Area is 'an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance' and was established under the Planning (Listed Buildings and Conservation Areas) Act 1990.

Turning the Plough and its revision²⁴ designated Tysoe as a priority parish for its ridge and furrow landscape. Policy H2 (Site Allocations), also weights this aspect of our landscape as a material consideration in the red/amber/green analysis. Recent destruction of ridge and furrow by landowners requires its protection to be enhanced.

²⁴ [2] Hall 2001; [7] Catchpole & Priest 2012

Although aspirational, it is noted that the existing conservation areas have not been reviewed since 2006. As a result of the extensive survey work conducted by local residents, this Plan sees the need to extend the conservation area principle to encompass Lower Tysoe and its listed buildings, notably the well-heads and the ridge and furrow.

Policy BE2 – Responding to Local Character

All development proposals must demonstrate how local character has been taken into account during the conception and evolution of a design in accordance with the following principles:

- a) be compatible with the distinctive character of the area, respecting the local settlement pattern, building styles and materials as set out in the Village Design Statement (see Appendix 2)
- b) be of a density that is in keeping with the character of the surrounding development and landscape
- c) sustain or enhance heritage assets including listed buildings and the designated Conservation Areas
- d) protect or enhance landscape and biodiversity by incorporating high quality native landscaping
- e) ensure key features of views to and from higher slopes, skylines and sweeping views across the landscape can continue to be enjoyed
- f) comply with the concepts outlined in paragraph 58 of National Planning Policy Framework to create safe and accessible environments where fear of crime and disorder does not undermine the quality of life. The recommendations of the Warwickshire Constabulary will be given significant weight in the consideration of all development proposals.

Proposals that do not positively contribute to local character will not be supported.

Explanation

It is important to incorporate local character into new developments by reflecting the density, shapes, materials and architectural detailing of the local building stock and in their relationship with their surroundings.

Policy BE3 – Energy Efficiency and Renewable Energy

All new housing must comply with Home Quality Mark principles²⁵. Opportunities should be taken to achieve this level during any conversions or extensions over 50sq. metres.

Explanation

Sustainability is an integral part of the National Planning Policy Framework . Tysoe is remote and therefore additional fuel consumption when people travel to and from the village is inevitable. Delivery services are also required to travel to reach the village. To support the move to a low carbon economy (National Planning Policy Framework, paragraph 7) additional steps are required to offset the impacts travelling to and from a remote location.

Social housing in Tysoe has been provided with alternative energy sources, including ground source heating and PV cells, in the last 5 years to avoid fuel poverty and mitigate the impacts of climate change. Twenty five dwellings have been provided with these facilities.

²⁵ www.homequalitymark.com

The Core Strategy objective on climate change and sustainable construction is set out in CS.2. This objective and the National Planning Policy Framework are steps towards creating a low carbon economy. Policy CS.2 talks about directing development to sustainable locations. In terms of mitigating climate change, Tysoe is at a disadvantage, as heating is primarily based on oil. The relative costs and carbon impact (as of 2013) are shown below.²⁶

Fuel	Gas	Oil	LPG	Wood pellet
2013 Average price (p/kWh) (£)	4.21	6.43	8.59	4.4
Carbon dioxide emission (kgCO2/kWh)	0.184	0.246	0.214	0

Policy BE4 – Local Parking Standards

Where appropriate all new buildings must include provision for off-road parking. Dwellings will be expected to provide one off road parking space per bedroom.

Explanation

Census data confirms very high levels of vehicle ownership in Tysoe. This is a consequence of the inadequate public transport to support travel to work outside the village. It is highly likely that residents of new properties will have an average of more than two cars per household. Most of the roads in the village are too narrow to allow safe on-street parking. In addition, on-street parking is a visual blight. There are many examples where congestion occurs around the central services and the school. (See Photograph).



²⁶ <http://www.energysavingtrust.org.uk/>

Policy BE5 – Replacement Dwellings

Proposals for replacement dwellings must respect the character and appearance of the locality. Particular importance is placed on sensitive sites such as those within the conservation area or affecting the setting of listed buildings.

All proposals for replacement dwellings must:

- a) be no more than 30% larger, in volume, than the existing dwelling
- b) be on a similar footprint as the existing dwelling unless for site planning reasons an alternative footprint is necessary or beneficial;
- c) be of an appropriate scale so as not to be too dominant or adversely affect the amenity of neighbouring uses
- d) be able to demonstrate how the replacement is more sustainable in the longer term than refurbishment, alteration or extension to the existing building; and
- e) provide evidence that protected species will not be harmed as a result of the proposals.

This policy will only apply to lawful dwellings and does not apply to caravans or mobile homes.

Explanation

This policy is designed to facilitate the renewal of the existing housing stock with appropriate replacements. It is not intended to overly restrict people's freedom and expression of interest in design and layout. However, it is important to recognise the role of sustainability by ensuring that good quality habitable dwellings are not simply demolished to meet a personal preference or desire. In this respect, all new replacement dwellings will be expected to enhance design and create a more sustainable living environment in the longer term.

Policy BE6 – Empty Homes and Spaces

Proposals which bring back into active use empty homes, including the reuse of redundant agricultural buildings will be supported and encouraged. This includes any ancillary works required to facilitate the reuse of the building. Proposals which seek to utilise empty or unused spaces within existing buildings will be looked upon favourably providing that:

- a) there is no adverse effect on nature conservation;
- b) boundary hedges are maintained or planted to provide wildlife corridors;
- c) the reuse is compatible with the existing neighbouring uses;
- d) it does not have an unacceptable impact on the visual and landscape amenity of the area;
- e) there is safe and satisfactory access to the highway and pavements;
- f) the building is capable of being converted without significant modification or extension; and
- g) outbuildings are in character with the setting of the original building.

Explanation

Properties that are empty could play a more important role in meeting housing demand in the Neighbourhood Area. While there is clearly a need to build new homes, ignoring the potential of empty homes is a costly environmental mistake.

Creating homes from empty properties saves substantial amounts of materials over building new houses. It also minimises the amount of land used for development. Refurbishing and repairing empty homes can also help improve streets and neighbourhoods, as empty properties are often unsightly and are likely to attract further problems.

Community Assets

Strategic Objective

It is a major objective of the Plan that the existing service infrastructure should be maintained and, wherever possible, improved. Development that negatively impacts on residents' continued enjoyment of all aspects of village life will not be supported. Urbanisation of the village environment will be resisted and only developments which can be accommodated by the existing service infrastructure or which improve the current service infrastructure will be supported.

Policy CA1 – Community Assets

The loss or partial loss of existing community facilities will be resisted unless it can be demonstrated that the facility is no longer in active use and has no prospect of being brought back into use or is to be replaced by a new facility of at least an equivalent standard.

Proposals which enhance and improve existing community facilities will be supported. New community facilities will be encouraged providing they are compatible with existing neighbouring uses.

This Plan has identified the following assets which are of significance in maintaining the social, economic and environmental viability of the community:

- a) St Mary's Church. Tysoe
- b) Tysoe Methodist Church
- c) the village shop
- d) the post office
- e) the health centre
- f) the public house
- g) the village hall
- h) the sports pavilion
- i) the primary school
- j) the pre-school

Community assets will be supported, where appropriate, through Regulation 123 of the Community Infrastructure Levy Regulations 2010 to facilitate the sustainability of the local community.

Explanation

Tysoe is well served with community assets and these will be protected and enhanced under this plan.

These are important to maintaining the vitality of the rural community. In the event of the impending loss of one or more of these assets, the community reserves the right if it can be achieved to create community interest companies (or other mechanism) to take over their running.

Glossary

Abbreviation	Meaning
CLG	Department for Communities and Local Government
CSW	Coventry, Solihull and Warwickshire
EA	Environment Agency
L VIA	Landscape and Visual Impact Assessment
NDO	Neighbourhood Development Order
Plan	Neighbourhood Development Plan
PC	Parish Council
PV	Photovoltaic
WWT	Warwickshire Wildlife Trust

References

- [1] Tysoe Parish Plan (2010)
- [2] Turning the Plough: Midland open fields: landscape character and proposals for management. (2001) Hall (English Heritage and Northamptonshire County Council)
- [3] Providing for Journey on Foot (2000) – Chartered Institute of Highways and Transportation (CIHT)
- [4] Joseph Ashby of Tysoe 1859-1919: A study of English Village Life (1974) M K Ashby
- [5] Landscape and Visual Impact Assessment Methodology, Landscape Institute (2010) (www.landscapeinstitute.org)
- [6] Landscape Sensitivity Assessment for Villages, White Consultants (June 2012)
- [7] Turning the Plough: Update Assessment (2012) Catchpole & Priest (English Heritage and Gloucestershire County Council)
- [8] New Homes 2014 (Secured by Design) <http://www.securedbydesign.com/wp-content/uploads/2014/02/SBD-NewHomes14-lowres.pdf>
- [9] Landscape Sensitivity Study 2012 White Consultants and Warnock (<https://www.stratford.gov.uk/planning/landscape-sensitivity-study-2012.cfm>)

Appendix 1 - List of Neighbourhood Business Locations

Name	Business Type	Address	Telephone No.	Website
Featherbrow Woodcraft	Bespoke kitchens & bathrooms	The Old Barn, Hillside Farm, Lighthorne	01296 651133	www.featherbrow.co.uk
PDR Furniture	Furniture design/manufacture in oak	Oxhill Road, Tysoe, Warwick, CV35 0SX	01295 680149	
Martins of Tysoe	Coach Hire, holidays, excursions	Oxhill Road, Tysoe, Warwick, CV35 0SX	01295 680642	
J Tongue	Building Contractor	Hillview Cottage, Peacock Lane, Tysoe	01295 680469	
P Varley Ceramics	Pottery	5 Avon Avenue Tysoe, CV35 0SP	01295 680700	www.pennywarleyceramics.co.uk
Varmore Garden Solutions	Gardening Services	5 Avon Avenue Tysoe, CV35 0SP	01295 680700	
Cherry Branding Ltd	PR & Marketing	Orchard House, Back Lane, Tysoe	01295 680793	www.cherrybranding.co.uk
Showhomes	Decorators	Green Cottage Tysoe	07814 933210	www.show-homes.co.uk
P H Goodiman & Son	Carpeting & Flooring	Saddledon House, Tysoe, CV35 0SE	01295 680318	
Progardens Ltd	Garden Design & Maintenance	The Nurseries, Quarry Road, Hornton	01295 678877	www.progardensltd.co.uk
Tysoe Post Office	Post Office & Florist	Main Street, Tysoe	01295 680632	
Tysoe Children's Group	Pie and after School Nursery	The Old Fire Station, Main Street, Tysoe, CV35 0SE	01295 680624	www.tysoepreschool.org
New Looks	Hair & Beauty Saloon	Main Street Tysoe, CV35 0SE	01295 680671	
Mary Dowler	Solicitor		01295 688319	
K Brooks	Electrical Contractor	26 Middleton Close, Tysoe, CV35 0SS	0797 6298228	
R Locke and Son	Funeral Director		01295 680251	www.rlockeandson.co.uk
The Peacock Inn	Public House	Main Street, Tysoe	01295 680338	
Costcutler	Convenience Store	Main Street, Tysoe	01295 688333	
Hortec Grow with Technology Ltd	Horticultural Machinery and Plants	Orchard Farm Nursery, Lower Tysoe	01295 688422	www.hortec.co.uk
P Randerson	Carpets & Flooring	24 Main Street, Tysoe	01295 680330	
S Forrester Associates	Copywriting & Marketing	Greenacres, Lower Tysoe	01295 6888459	
C P Sewell	Commercial, Industrial, Workshops and Light Industrial	Burland House Oxhill Road CV35 0RD		
M & J Thornhill	Commercial, Industrial, Workshops and Light Industrial	Orchard Farm Nursery Lower Tysoe, CV35 0BU		
D Paxton	Commercial, Industrial, Workshops and Light Industrial	Main Street Upper Tysoe, CV35 0TJ		No longer operational
Tysoe Sports & Social Club		Main Street Tysoe, CV35 0SE		
Winchcombe Farm	Pie and after School Nursery	Shennington Road, Upper Tysoe, CV35 0TH		www.winchcombefarmdaynursery.co.uk
E Restall-Orr	Nature Reserve Burial Grounds Ltd	8 Welchman Place, Middle Tysoe, CV35 0SU		www.sunrisingburialground.co.uk
H Jervis & Partners Ltd	Woodworking	New House Farm Sandpits Road, CV35 0SZ		
Tysoe Surgery	Health Care	Red Horse Vale Surgery, Main Street, Tysoe, CV35 0SE		
Old Fire Station	Commercial & Business Workspace accommodation	Main Street, Middle Tysoe, CV35 0SR		
N Zahawi	Oaklands Riding Stables	Windmill Farm, Shipston Road, Tysoe, CV35 0TR		

Appendix 2 - Village Design Statement

This Design Statement has been offered up as part of the Consultation process:

Hardstanding

Hard standing areas should be semi-permeable. All housing schemes less than 25 units must be constructed using local ironstone, unless rural exception applies.

Low energy

Innovative designs should be brought forward to provide for alternative ways to meet the energy demands of the dwelling(s) and to meet the demands of a low carbon economy

Building materials

Housing schemes more than 25 units must have 75% of the buildings constructed using local natural iron stone. All other structures, outbuilding, abutments or garages not built using natural stone should be constructed using new or reclaimed oversize 73mm brick, orange in colour, (this reflects Banbury bricks which are used extensively in the village and surrounding area) or large feather or waney edge timber cladding

Style

Layouts should reflect a courtyard style

Roof coverings

Roof coverings of any new development must use either natural or man-made 10x20 blue slate, natural or man-made diminishing Cotswold stone slate or concrete or clay 10x6 tile. Chimneys should be a feature of all houses

Windows

White uPVC windows must not be used on any new developments

Build height

New houses or structures should be no more than 2.5 stories high with a maximum eaves height of 5.5m

Roof pitches

Roof pitches should be between 35 and 50 degrees (45-47 degrees is most common)

Roof construction

New houses should reflect the traditional roof construction with small eaves and verge overhangs and no or minimal fascia and barge boards

Street lighting

Street lighting should be kept to a minimum and be of a low level bollard design

Traditional dry stone walls/hedging

New developments should incorporate traditional dry stone walling and or native hedging to individual plot boundaries, especially those with road frontage

Storage space

Storage space should be accommodated such that garage space designed for vehicle storage is not used for general storage

Parking

Tandem parking at the side of the dwelling should be avoided

Security

All new development will be required to demonstrate agreement by a police Designing Out Crime Officer in terms of Secure by Design32 principals

Reusing grey water

Grey water (defined as wastewater generated from wash hand basins, showers and baths, which can be recycled on-site for uses such as toilet flushing water circulation) to be incorporated into all sites of five or more dwellings

Broadband

All new buildings will be broadband ready to facilitate home working for at least part of the working week

Flexible space

Flexible space will be incorporated into all new builds with three or more bedrooms

Water collection

All new developments will incorporate at least 1x150l water butt at each downpipe for collection of surface water

Good examples

The Plan should reference examples of new developments which fit within the guidelines above



TYSOE

A village for the 21st Century and beyond

**The Tysoe Neighbourhood
Development Plan
2011 – 2031
Volume 2 – The Evidence**

Pre-Submission Consultation Version – May 2017

TYSOE – A Village for the 21st Century and beyond

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1.0 Site Allocation

Introduction

The calls for sites in 2014 and again in 2016 encouraged land owners to put forward possible sites for development to ensure that Tysoe met the minimum housing target of 84 new homes required by the District Council’s Core Strategy. The consultation process made clear the type of development which is required to meet housing need and to ensure the sustainable growth of the village. It has also allowed villagers to express their preferences as to the size, type and location of new developments to be built. The sites were evaluated taking into account this feedback alongside various criteria such as flood risk and distance of the site from services. The following charts aim to show clearly the process by which potential sites for development were selected.

SITE ALLOCATIONS

Site No.	Allocated Sites Description	Potential No. dwellings	Comments
1	Wyles – Land at 8 Avon Avenue	1	Acceptable under Policy BE6
2	Grisedale, Lower Tysoe	3	Acceptable under Policy BE6
3	Paxton's Garage	3	No landowner proposal
4	Roses Farm	19	
5	Taylor & Thorne – Land at Home Holdings	3	2 dwellings already have approval on this site
6	Land to west of Sandpits Road 1	6	
7	Land to west of Sandpits Road 2	9	Planning permission had previous parish council approval (13/02299/FUL)
8	Smarts Lane	5	No landowner proposal
9	Smarts Lane	3	No landowner proposal
10	Lane End, Lower Tysoe 1	5	No landowner proposal
11	Lane End, Lower Tysoe 2	3	No landowner proposal
12	Land to south of the Orchards	6	

Strategic Reserve		Potential No. dwellings	
No.	Description		Comments
13	Herbert's Farm	10	

Rejected Sites		Potential No. dwellings	
	Description		Comments
15	Walker – Land to the North of Lower Grounds	1	Strategic Gap in NP
16	Walton Ronald – Land adjacent to Stoneythorpe	1	Strategic Gap in NP
17	Forrester – Badgers Lane	1	Designated Green Space in NP
18	Land to north of the Orchards	6	Designated Green Space in NP
19	Roberts – Land off Main Street	9	Strategic Gap in NP
20	Orchard Farm Nursery, Lower Tysoe	Unknown	Outside LSV boundary
21	Taylor & Gasson – Land north of Shenington Road	40	Outside LSV boundary
22	Oxhill Road – Gladman Field	40	Outside LSV boundary

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Tysoe Neighbourhood Development Plan - Site Assessment Matrix - April 2017

A full-width Site Assessment Matrix is available at www.tysoe.org.uk/wp-content/uploads/SiteAssessmentMatrix.pdf

	Status of Land (greenfield/brownfield)	Highway Safety (access/visibility splays/traffic speeds)	Topography (flat/undulating/steep slopes)	Impact on Landscape Setting (landscape character assessment)
Site 1	The site is within the perimeter of 8 Avon Avenue.	Access onto Avon Avenue	The site is relatively flat with no significant constraints with regard to topography.	In zone TY01 high/medium sensitivity. Any development would have to be small scale and tightly linked to the existing fabric and make a positive contribution to the setting of the AONB.
Site 2	The site consists of disused agricultural buildings and yards.	Access from Lane End within 30mph limit. Good visibility. One Street Light on Lane End at World's End. No pavements.	The site is flat on wet clay farmland.	This area is not covered in White [9], but is adjacent to TY04 high/medium sensitivity: 'Other than immediately adjacent to the settlement edge, and beneath the high ground, new development would be highly isolated and prominent.'
Site 3	This site consists of small semi-industrial buildings and is a brownfield site	Access from Main Street	The site is relatively level with a slight slope towards Main Street	The site is surrounded by housing and any development would have minimal impact on the surrounding area.
Site 4	The site is a complex mixture of greenfield (some of which is within the AONB) and old farm buildings.	Access onto the Epwell Road within the 30mph zone. This road is very narrow at the point it becomes a T-junction with the Shispton Road.	The site gently slopes from the east down onto the road.	This site is in TY07 [9] with high/medium sensitivity. The proximity of the AONB however would suggest that any new development needs to address visual impact on the AONB with great care.

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Flooding and Drainage (EA Flood Zone/known surface water problems)	Accessibility to Local Services (footpaths/street lighting)	Impact on Natural Heritage (trees/hedgerows/habitats)	Impact on Heritage Assets (conservation area/listed building/scheduled ancient monument)	
The site is not within Flood Zone 3 so is not liable to river (fluvial) flooding. Pluvial flooding occurred on Avon Avenue in 2007.	There are no footpaths on Avon Avenue and car parking is an issue as the estate was developed before 2-3 cars per dwelling became the norm. There are tarmac pavements and streetlights once Avon Avenue is quitted. It is 4 minutes' walk to the main services in the village centre and a further 2 minutes to the school.	Garden hedges and fence abutting to the playing field.	Located within a space between medieval settlements of Middle and Upper Tysoe. No evidence of archaeological or historic significance.	Site 1
Flooding recorded in the summer of 2007, when localised flash flooding was very common and floodplain inundations were extensive and protracted from mid-June to the end of July. This site is adjacent to Flood Zone 3 which extends out in a finger towards Lane End Farm.	The main services are in the centre of Middle Tysoe. The school is 12 minutes away across footpaths (but not capable of being used with a pushchair). From the site the school is 23 minutes using a mixture of road and tarmac footpath (part of which is deformed and would make it difficult to wheel a pushchair). The shops and the Banbury/Stratford bus stop are 2 minutes further. This is beyond a 1000m acceptable walking distance [3].	This is part of the old farmyard. There is an old orchard to the rear of the site.	Home Farm and its stabling lie immediately to the north and both are Grade II listed buildings. The site is likely to lie at the fringe of the medieval hamlet but is not likely to be of major archaeological interest in its own right.	Site 2
The site is not known to flood.	Close to the village centre with easy access to footpaths.	No detrimental impact on natural habitats.	No impact on Heritage assets.	Site 3
This site is not within Flood Zone 3. There is anecdotal evidence of flooding on the Epwell Road.	The main services are in the centre of the village. There are streetlights but no tarmac pavement on the Epwell Road. It is 15 minutes' walk from the point on the Epwell Road to the main services. It is a further 2 minutes to the school. The net effect is that this site will lead to vehicle journeys being chosen as the mode of transport.	Part of the site is used for pasture and the hedges around the site are degraded.	The site has elements of pronounced ridge and furrow. The northern part also displays earthworks of a different nature. Roman material has been discovered in fields to the north-east. The site lies inside a Conservation Area and is partly in the AONB. There are old stone walls along part of the site in a poor condition.	Site 4

	Status of Land (greenfield/brownfield)	Highway Safety (access/visibility splays/traffic speeds)	Topography (flat/undulating/steep slopes)	Impact on Landscape Setting (landscape character assessment)
Site 5	The site is a complex mixture of greenfield and partially developed outbuildings adjacent to residential dwellings and approved development.	Access onto Tysoe Main Road is at the approximate change in speed limits from 50-40mph and shortly before 90degree bend, which sees frequent accidents in the winter.	The site is flat on wet clay farmland.	Although not covered in White [9] but adjacent to TY04 high/medium sensitivity: 'Other than immediately adjacent to the settlement edge, and beneath the high ground, new development would be highly isolated and prominent.'
Site 6	The site is a paddock and undeveloped at present. Immediately to the south is St. Mary's Cemetry. Further it backs onto a barn which is used for commercially.	Access could be gained to Sandpits Road.	The site is relatively flat with no significant constraints with regard to topography.	This land is in TY04 designated high/medium sensitivity (White [9]). White goes on to say that immediately adjacent to the settlement edge and with the view blocked from high ground limited development is acceptable.
Site 7	The site is greenfield at present.	Access could be gained to Sandpits Road.	The site is relatively flat with no significant constraints with regard to topography.	This land is in TY04 designated high/medium sensitivity (White [9]). White goes on to say that immediately adjacent to the settlement edge and with the view blocked from high ground limited development is acceptable.

Flooding and Drainage (EA Flood Zone/known surface water problems)	Accessibility to Local Services (footpaths/street lighting)	Impact on Natural Heritage (trees/hedgerows/habitats)	Impact on Heritage Assets (conservation area/listed building/scheduled ancient monument)	
<p>Pluvial flooding recorded in 1998, 2007 and 2012 in and around Badgers Lane. Adding to the extent of impervious ground downstream on this site may exacerbate flooding in and around Badgers Lane.</p>	<p>The main services are in the centre of Middle Tysoe. The school is 18 minutes away on tarmac footpath (part of which is deformed). The shops and the Banbury/Stratford bus stop are 2 minutes further. There are no street lights until the main village is approached after 18 minutes walking. The site is not within an acceptable [3] walking distance of the services therefore.</p>	<p>This site is surrounded by distinctive hedgerows and a ditch. It includes within it a significant sized pond which will support a diverse fauna.</p>	<p>The site lies immediately adjacent to a Grade II listed building on its south side. The field containing the early market cross is located diagonally opposite the site at the road junction. There is some possible evidence for cultivation ridges in the paddock area, albeit highly degraded. The fields across the road opposite contain pronounced ridge and furrow and other possible earthworks. Although the site is adjacent to an area of archaeological and historic interest it is not of known interest in itself.</p>	Site 5
<p>This site is within Flood Zone 1 and has a very low risk of surface water flooding.</p>	<p>There are tarmac pavements and limited street lights on Sandpits Road. It is 4 minutes' walk to the main services in the village centre and a further 2 minutes to the school.</p>	<p>This site is an empty paddock where screening from hedgerows is being developed.</p>	<p>The site is adjacent to the Conservation Area.</p>	Site 6
<p>This site is within Flood Zone 1 and has a very low risk of surface water flooding.</p>	<p>There are tarmac pavements and limited street lights on Sandpits Road. It is 3 minutes' walk to the main services in the village centre and a further 2 minutes to the school.</p>	<p>This site is used as pasture land. Hedges and vegetation around the periphery of the site provide the main biodiversity value to the site. Any loss would reduce the biodiversity value of the site.</p>	<p>This site is within the Conservation Area and close to listed buildings.</p>	Site 7

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	Status of Land (greenfield/brownfield)	Highway Safety (access/visibility splays/traffic speeds)	Topography (flat/undulating/steep slopes)	Impact on Landscape Setting (landscape character assessment)
Site 8	The site is greenfield and undeveloped at present.	Access would be onto Smarts Lane.	The site is relatively flat on wet degraded pasture land.	This land is in TY07 designated high/medium sensitivity [9]. According to the landscape study, this area could accommodate some sensitive, low density housing development.
Site 9	The site is greenfield and undeveloped at present.	Access could be onto Shipston Road or Smarts Lane.	The site is elevated with land falling to the south.	This land is in TY07 designated high/medium sensitivity [9]. According to the landscape study, this area could accommodate some sensitive, low density housing development.
Site 10	The site is greenfield and undeveloped at present.	Access from Lane End within 30mph limit. Good visibility. One street light on Lane End at World's End. No pavements.	The site is flat on wet clay farmland.	This area is not covered in White [9], but is adjacent to TY04 high/medium sensitivity: 'Other than immediately adjacent to the settlement edge, and beneath the high ground, new development would be highly isolated and prominent.'

Flooding and Drainage (EA Flood Zone/known surface water problems)	Accessibility to Local Services (footpaths/street lighting)	Impact on Natural Heritage (trees/hedgerows/habitats)	Impact on Heritage Assets (conservation area/listed building/scheduled ancient monument)	
The field below The Stable Yard was flooded in 2007. This adjacent to Flood Zone3 which extends along Oxhill Brook.	The services are in the middle of the village. There is no footpath on Smarts Lane, but there are street lights. Walking through Poolgate, Windmill Way and Sandpits Road takes 14 minutes. This site is at the limit of an acceptable walking distance from the central services, but beyond that to reach the school.	Mature vegetation and nearby Tysoe Island and the wooded area around the Manor creates wildlife corridors.	The site lies inside the Upper Tysoe Conservation Area.	Site 8
This site is within Flood Zone 1 and has a very low risk of surface water flooding.	The services are in the middle of the village. There is no footpath on Smarts Lane, but there are street lights. Walking through Poolgate, Windmill Way and Sandpits Road takes 14 minutes. This site is at the limit of an acceptable walking distance from the central services, but beyond that to reach the school.	Being productive agricultural land the site has a medium ecological value having potential habitat for small mammals, birds, insects and invertebrates, some of which may have conservation status.	The site lies inside the Upper Tysoe Conservation Area.	Site 9
The site falls within Flood Zone 1 so is not liable to river (fluvial) flooding. The vast majority of the site has a very low risk of surface water (pluvial) flooding, with the exception of a small area where surface water runoff follows the topography of the site.	The main services are in the centre of Middle Tysoe. The school is 12 minutes away across footpaths (but not capable of being used with a pushchair). From the site the school is 23 minutes using a mixture of road and tarmac footpath (part of which is deformed and would make it difficult to wheel a pushchair). The shops and the Banbury/Stratford bus stop are 2 minutes further. This is beyond a 1000m acceptable walking distance.	The site is pasture with some distinct hedgerows and has a low/medium ecological value having potential habitat for small mammals, birds, insects and invertebrates.	There are no known heritage assets affecting the potential of the site being developed.	Site 10

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	Status of Land (greenfield/brownfield)	Highway Safety (access/visibility splays/traffic speeds)	Topography (flat/undulating/steep slopes)	Impact on Landscape Setting (landscape character assessment)
Site 11	The site is greenfield and undeveloped at present.	Access from Lane End within 30mph limit. Good visibility. One street light on Lane End at World's End. No pavements.	The site is flat on wet clay farmland.	This area is not covered in White [9], but is adjacent to TY04 high/medium sensitivity: 'Other than immediately adjacent to the settlement edge, and beneath the high ground, new development would be highly isolated and prominent.'
Site 12	The site is greenfield and undeveloped at present.	Access from Lane End within 30mph limit. Good visibility. One street light on Lane End at World's End. No pavements.	The site is flat on wet clay farmland.	This area is not covered in White [9], but is adjacent to TY04 high/medium sensitivity: 'Other than immediately adjacent to the settlement edge, and beneath the high ground, new development would be highly isolated and prominent.'
Site 13	This site is within the perimeter of The Orchards and the field immediately to the south has planning permission granted recently.	Access would need to be provided onto Tysoe Main Road. Within 40mph zone.	The site is flat on wet clay farmland.	This site is not covered in White (2012 [9]) but adjacent to TY04 high/medium sensitivity: 'Other than immediately adjacent to the settlement edge, and beneath the high ground, new development would be highly isolated and prominent.' In this case the site is adjacent to the AONB and would be perceived from the footpaths, including the Centenary Way which crosses the ridge line.

Flooding and Drainage (EA Flood Zone/known surface water problems)	Accessibility to Local Services (footpaths/street lighting)	Impact on Natural Heritage (trees/hedgerows/habitats)	Impact on Heritage Assets (conservation area/listed building/scheduled ancient monument)	
<p>Flooding recorded in the summer of 2007, when localised flash flooding was very common and floodplain inundations were extensive and protracted from mid-June to the end of July. This site is adjacent to Flood Zone 3 which extends out in a finger towards Lane End Farm.</p>	<p>The main services are in the centre of Middle Tysoe. The school is 12 minutes away across footpaths (but not capable of being used with a pushchair). From the site the school is 23 minutes using a mixture of road and tarmac footpath (part of which is deformed and would make it difficult to wheel a pushchair). The shops and the Banbury/Stratford bus stop are 2 minutes further. This is beyond a 1000m acceptable walking distance [3].</p>	<p>The site is pasture with some distinct hedgerows and has a low/medium ecological value as a potential habitat for small mammals, birds, insects and invertebrates.</p>	<p>There are no known heritage assets affecting the potential of the site being developed.</p>	Site 11
<p>The site falls within Flood Zone 1 so is not liable to river (fluvial) flooding. The vast majority of the site has a very low risk of surface water (pluvial).</p>	<p>The main services are in the centre of Middle Tysoe. The school is 12 minutes away across footpaths (but not capable of being used with a pushchair). From the site the school is 23 minutes using a mixture of road and tarmac footpath (part of which is deformed and would make it difficult to wheel a pushchair). The shops and the Banbury/Stratford bus stop are 2 minutes further. This is beyond a 1000m acceptable walking distance [3].</p>	<p>The site is pasture with some distinct hedgerows and has a low/medium ecological value as a potential habitat for small mammals, birds, insects and invertebrates.</p>	<p>Home Farm and its stabling lie immediately to the west and both are Grade II listed buildings. The site is likely to lie at the fringe of the medieval hamlet but is not likely to be of major archaeological interest in its own right.</p>	Site 12
<p>A spring issues on the east side of Tysoe Main Road (old well head by the stone wall) almost immediately opposite. Flooding occurred here in 1998 and severe flooding in 2007.</p>	<p>The main services are in the centre of Middle Tysoe. The school is 8 minutes away on tarmac footpath. The shops and the Stratford/Banbury bus stop are 2 minutes further. There are no street lights until the main village is approached after 8 minutes walking. The site is within an acceptable [3] walking distance of the central services.</p>	<p>The site is partially woody scrub and reverting to woodland. From the spring issues on the southern boundary of the site pollard willows follow the watercourse. This boundary is therefore of medium ecological significance.</p>	<p>There is clustered settlement adjacent to the site shown on the late 18th century map, although the site itself is not considered to be of archaeological or historic interest.</p>	Site 13

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	Status of Land (greenfield/brownfield)	Highway Safety (access/visibility splays/traffic speeds)	Topography (flat/undulating/steep slopes)	Impact on Landscape Setting (landscape character assessment)
Site 14	This site is large and owned by WCC. It is a working farm at the point it is adjacent to the built form of the village.	Access would be out to Back Lane, a single track road which is used by other farms and delivery vehicles.	The land slopes gently down towards the village.	This land is in TY04 (White [9]). This zone comprises a largely a pastoral landscape and open countryside immediately to the north and western edges of the main settlement of Middle Tysoe settlement. It is high/medium sensitivity.
Site 15	This site is greenfield in the gap between Middle & Lower Tysoe.	Access to Tysoe Main Road (approved 13/03263/FUL). Within 40mph zone.	The site is flat on wet clay farmland.	In lower sensitivity part of zone TY06 [9] due to being sandwiched between housing land use. However new development would be highly visible from the AONB.
Site 16	This site is greenfield in the gap between Middle & Lower Tysoe.	Access to Tysoe Main Road would need to be created. In the 40mph zone.	The site gently slopes towards the watercourses flowing to Oxhill. The slope is punctuated by the ridge and furrow.	The site is in the northern part of TY06 which is defined as medium sensitivity, but is more sensitive due to its link to the wider landscape and intact ridge and furrow pattern.
Site 17	The site is in the Lower Tysoe green space.	Access onto Tysoe Main Road through existing driveway. Within 40mph zone.	The site is gently sloping and is on wet clay farmland.	The site is not covered in White (2012 [9]) but adjacent to TY04 high/medium sensitivity: 'Other than immediately adjacent to the settlement edge, and beneath the high ground, new development would be highly isolated and prominent.'

Flooding and Drainage (EA Flood Zone/known surface water problems)	Accessibility to Local Services (footpaths/street lighting)	Impact on Natural Heritage (trees/hedgerows/habitats)	Impact on Heritage Assets (conservation area/listed building/scheduled ancient monument)	
Pluvial flooding occurred nearby in Saddledon Street in 2007.	In the village centre.	Being productive agricultural land the site has a medium ecological value having potential habitat for small mammals, birds, insects and invertebrates, some of which may have conservation status.	The site is immediately adjacent to listed buildings of Herbert's Farmhouse, Shelter Shed and Ivy Cottage. Site located within the historic core of medieval Middle Tysoe and likely to be of archaeological significance. The site lies inside a Conservation Area. Degraded ridge and furrow to the rear of the farm buildings and pronounced ridge and furrow in the second field beyond the farmyard.	Site 14
The site falls within Flood Zone 1 so is not liable to river (fluvial) flooding. No records of pluvial flooding.	The main services are in the centre of Middle Tysoe. The school is 3 minutes away on tarmac footpath. The shops and the Stratford/Banbury bus stop are 2 minutes further. There are no street lights until the main village is approached after 3 minutes walking.	The hedgerows on the site are in poor condition.	This site exhibited pronounced ridge and furrow until ploughed out and levelled early in 2016 reducing the number of such sites in the parish to 10. There are records of a WW2 search light installation in this general area.	Site 15
There is none recorded.	The main services are in the centre of Middle Tysoe. The school is 6 minutes away on tarmac footpath. The shops and the Stratford/Banbury bus stop are 2 minutes further. There are no street lights until the main village is approached after 6 minutes walking.	The field has distinctive hedgerows, including pollard willows along the northern boundary formed by the stream/ditch network.	The site is situated in a field of pronounced ridge and furrow. There was a clustered settlement nearby to the northeast site shown on the late 18th century map.	Site 16
Flooding recorded in 1998, 2007 and 2012 in and around Badgers Lane. Adding to the extent of impervious ground on this site may exacerbate extreme rainfall event flooding in and around Badgers Lane, since the ditch on the southern edge of the plot carries the runoff from one of the half a dozen springs which issue from the Edgehill escarpment.	The main services are in the centre of Middle Tysoe. The school is 13 minutes away on tarmac footpath (part of which is deformed). The shops and the Banbury/Stratford bus stop are 2 minutes further. There are no street lights until the main village is approached after 13 minutes walking. The site is beyond an acceptable [3] walking distance from the central services.	There are distinctive hedgerow and ditch boundaries on this site.	The site lies close to Greenacres farm which is a Grade II listed building and is likely to lie at the fringe of the medieval settlement, although it is not likely to be of major archaeological interest in its own right. A geophysical survey of the area has not detected any earlier buildings, although it contains a possible early ditch feature.	Site 17

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	Status of Land (greenfield/brownfield)	Highway Safety (access/visibility splays/traffic speeds)	Topography (flat/undulating/steep slopes)	Impact on Landscape Setting (landscape character assessment)
Site 18	This site is greenfield in the gap between Middle & Lower Tysoe.	Access would need to be created onto Tysoe Main Road. Within 40mph zone	The site is gently sloping on wet clay farmland.	This site is not covered in White [9] but adjacent to TY04 high/medium sensitivity: 'Other than immediately adjacent to the settlement edge, and beneath the high ground, new development would be highly isolated and prominent.' In this case the site is adjacent to the AONB and would be perceived from the footpaths, including the Centenary Way which crosses the ridge line.
Site 19	This site is greenfield in the gap between Middle & Lower Tysoe.	No access to the highway. Access would be required through the field adjacent to Church Farm Court for which development has been approved.	Flat pasture land on wet clay soils.	The site is within TY04 (White [9]) and of high/medium sensitivity since it gives access to the wider landscape.
Site 20	The site is brownfield and outside the Local Service Village.	Access onto Tysoe Main Road is at the front through existing driveway into the 40mph zone.	The site is flat on wet clay farmland.	The site is not covered in White (2012) but adjacent to TY04 high/medium sensitivity: 'Other than immediately adjacent to the settlement edge, and beneath the high ground, new development would be highly isolated and prominent.'

Flooding and Drainage (EA Flood Zone/known surface water problems)	Accessibility to Local Services (footpaths/street lighting)	Impact on Natural Heritage (trees/hedgerows/habitats)	Impact on Heritage Assets (conservation area/listed building/scheduled ancient monument)	
<p>Flooding recorded in 1998, 2007 and 2012 in and around Badgers Lane. Adding to the extent of impervious ground on this site may exacerbate extreme rainfall event flooding in and around Badgers Lane, since the ditch on the southern edge of the plot carries the runoff from one of the half a dozen springs which issue from the Edgehill escarpment.</p>	<p>The main services are in the centre of Middle Tysoe. The school is 10 minutes away on tarmac footpath. The shops and the Stratford/Banbury bus stop are 2 minutes further. There are no street lights until the main village is approached after 10 minutes walking. This site is just within an acceptable walking distance of the central services.</p>	<p>There are distinctive hedgerow and ditch boundaries on this site.</p>	<p>There is clustered settlement adjacent to the site shown on the late 18th century map, although the site itself is not considered to be of archaeological or historic interest.</p>	<p>Site 18</p>
<p>Severe flooding of the stream, School Lane and the site in 2007, along the southern boundary of the site. Flooding occurred again in 2016. There is a long history of flooding in school records.</p>	<p>The main shops and services are 2 minutes' walk away and there is street lighting.</p>	<p>Mature hedgerow along stream on southern boundary providing linear access route for fauna.</p>	<p>The site contains visible ridge and furrow earthworks. The furrows are often flooded in the winter. The site is immediately adjacent to, and in the setting of, the listed buildings of Church Farm, Church Farm Court, the Parish Church and the school. This is the historic core of medieval Middle Tysoe at the village entrance and the site is likely to be of archaeological significance.</p>	<p>Site 19</p>
<p>There is no record.</p>	<p>Pedestrian egress from the site would involve crossing the Tysoe Main Road to reach the tarmac pavement. The main services are in the centre of Middle Tysoe. The school is 12 minutes away on tarmac footpath (part of which is deformed). The shops and the Banbury/Stratford bus stop are 2 minutes further. There are no street lights until the main village is approached after 12 minutes walking. This site is not within an acceptable [3] walking distance of the central services.</p>	<p>On the western side a mature hedged boundary divides the site from the adjacent agricultural land.</p>	<p>The surrounding fields contain pronounced ridge and furrow, which presumably also extend under the dumping and storage at the front of this site. The overall area on that side of the road is denoted as 'Green' on the 18th century enclosure map, but this particular site is denoted 'Waste'. The site is likely to lie at the fringe of the medieval hamlet but is not likely to be of major archaeological interest in its own right.</p>	<p>Site 20</p>

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	Status of Land (greenfield/brownfield)	Highway Safety (access/visibility splays/traffic speeds)	Topography (flat/undulating/steep slopes)	Impact on Landscape Setting (landscape character assessment)
Site 21	The site is greenfield and undeveloped at present.	Access onto the Shennington Road in the national speed limit zone. The 30mph would need to be extended, but the descent from Edgehill escarpment is a high speed route.	Gently sloping site on wet clay.	Within zone TY02 and of high/medium landscape sensitivity. The White report further states that housing to the west of the site has obtrusive roof solar panels from that adversely impact the views from the AONB and the footpaths. The zone is generally tranquil, and is open to views from the AONB. The site is fully within the AONB in any event and is recorded as being part of a cherished view by Tysoe residents.
Site 22	The site is in open countryside outside the Local Service Village boundary.	Access would be onto Oxhill Road at what is effectively the modern day entrance to Upper/Middle Tysoe	The site is a minor river terrace of flat wet clay pasture land with pronounced undulations due to the ridge and furrow.	This land is in TY04 designated high/medium sensitivity (White [9]). This zone abuts the Cotswolds AONB at the north and south eastern edges and in the south includes an area of floodplain and a wild life site. The zone is generally tranquil, and is open to views from the high point of Windmill Hill to the south. Other than immediately adjacent to the settlement edge, and beneath the high ground, new development would be highly isolated and prominent.
Site 23	The site is brownfield.	Access onto Shipston Road.	The site is flat.	The site is within the built form of Upper Tysoe.

Flooding and Drainage (EA Flood Zone/known surface water problems)	Accessibility to Local Services (footpaths/street lighting)	Impact on Natural Heritage (trees/hedgerows/habitats)	Impact on Heritage Assets (conservation area/listed building/scheduled ancient monument)	
<p>The field is an important component in absorbing the runoff from the spring line (one of half a dozen such springs that issue from the escarpment that lead to flooding in the built environment of Tysoe). Further impervious surfaces on the site would exacerbate the flooding potential down the Shennington Road and into Old Tree Close.</p>	<p>Streetlights and tarmac pavements begin 50m after leaving the proposed exit onto the Shennington Road. The main services are in the village centre 11 minutes' walk away. The school is a further 2 minutes' walk. The existing obtrusive solar panels are the housing association's response to make the social housing sustainable. They are complemented by ground source heating which is not visible from the AONB. The site is within an acceptable [3] walking distance of the central services.</p>	<p>This is a productive arable agricultural site, surrounded by hedge and ditch on north, south and east sides with west side abutting rear gardens of the estate on Middleton Close. The site has a medium ecological value having potential habitat for small mammals, birds, insects and invertebrates, some of which may have conservation status.</p>	<p>Casual Roman material has been found on the site, and on the opposite side of the road.</p>	<p>Site 21</p>
<p>The site falls within Flood Zone 1 so is not liable to river (fluvial) flooding. The vast majority of the site has a very low risk of surface water (pluvial) flooding.</p>	<p>The services are in the middle of the village. The proposed entrance to the site is 700metres from the village services. From the rear of the field it takes 12 minutes to walk to the services and 14 minutes to the school and involves crossing the Oxhill Road. This is beyond an acceptable [3] walking distance.</p>	<p>Hedges on 3 sides, including woodland edge on southern perimeter. Bats, Badgers, Buzzards and Green Parrots resident in the adjacent woodland. Roe and muntjac deer have been sighted in the field.</p>	<p>Pasture containing pronounced ridge and furrow earthworks (one of 10 such examples surviving in parish, and including a furlong division in NE corner). Grade II* listed Manor located immediately to south. Site is the only field in the parish where medieval Manor and historic landscape sit adjacent.</p>	<p>Site 22</p>
<p>There is no record of flooding.</p>	<p>There are tarmac pavements and streetlights. It is 6 minutes' walk to the main services in the village centre and a further 2 minutes to the school.</p>	<p>This site is brownfield commercial.</p>	<p>It lies within the conservation area and is surrounded by old farm building courtyard developments.</p>	<p>Site 23</p>

Tysoe Neighbourhood Plan

Site Assessment – November 2016

Site References	Site Area	Site Capacity
1	0.081ha	1 dwelling in 0.063ha

Site Address - 8 Avon Avenue
Site Description - The garden area to the rear of 8 Avon Avenue
Relevant Planning History - PREAPP/00197/14
Site Constraints
<p><i>Status</i> – Put forward on the Tysoe Call for Sites and is within the garden perimeter of 8 Avon Avenue</p> <p><i>Highways</i> – Access onto Avon Avenue</p> <p><i>Topography</i> – The site is relatively flat with no significant constraints with regard to topography</p> <p><i>Landscape Character Zone</i> – The site is within zone TY01 high/medium sensitivity. Any development would have to be small scale and tightly linked to the existing fabric and make a positive contribution to the setting of the AONB.</p> <p><i>Flooding</i> – The site is not within Flood Zone 3 so is not liable to river (fluvial) flooding. Pluvial flooding occurred on Avon Avenue in 2007.</p> <p><i>Sustainability</i> – There are no footpaths on Avon Avenue and car parking is an issue as the estate was developed before 2-3 cars per dwelling became the norm. There are tarmac pavements and streetlights once Avon Avenue is quitted. It is 4 minutes' walk to the main services in the village centre and a further 2 minutes to the school.</p> <p><i>Natural Heritage</i> – Garden hedges and fence abutting the playing field.</p> <p><i>Built Heritage</i> - Located between medieval settlements of Middle and Upper Tysoe. No evidence of archaeological or historic significance.</p>
Flooding - See Map 2
Site Allocation Consultation
28 views were expressed in the November 2016 consultation. Although the number of views expressed was in the lower range of views, this site had the least objections with 89.3% accepting development here.
Conclusion
There is potential for development on this site as part of an infill. The ability to provide car parking space is highly desirable.

Tysoe Neighbourhood Plan

Site Assessment – November 2016

Site References	Site Area	Site Capacity
2		3

<p>Site Address - Grisedale, Lane End, Lower Tysoe</p>
<p>Site Description - The site is sandwiched between Holme Farm to the north and terraced cottages to the south. There are agricultural buildings on the site, one of which is in advance of the building line. There are no distinct habitat boundaries and the rear faces onto open farmland.</p>
<p>Relevant Planning History - None known.</p>
<p>Site Constraints Status - Disused agricultural buildings and yards.</p> <p>Highways – Access from Lane End within 30mph limit. Good visibility. One Street Light on Lane End at World’s End. No pavements.</p> <p>Topography – The site is flat on wet clay farmland.</p> <p>Landscape Character Zone – not covered in White (2012) but adjacent to TY04 high/medium sensitivity: <i>‘Other than immediately adjacent to the settlement edge, and beneath the high ground, new development would be highly isolated and prominent.’</i></p> <p>Flooding – Flooding recorded in the summer of 2007, when localised flash flooding was very common and floodplain inundations were extensive and protracted from mid-June to the end of July. This site is adjacent to Flood Zone 3 which extends out in a finger towards Lane End Farm</p> <p>Sustainability – The main services are in the centre of Middle Tysoe. The school is 12 minutes away across footpaths (but not capable of being used with a pushchair). From the site the school is 23 minutes using a mixture of road and tarmac footpath. The shops and the Banbury/Stratford bus stop are 2 minutes further.</p> <p>Natural Heritage – There is an old orchard to the rear of the site.</p> <p>Built Heritage - Holme Farm and its stabling lie immediately to the north and both are Grade II listed buildings. The site is likely to lie at the fringe of the medieval hamlet but is not likely to be of major archaeological interest in its own right.</p>
<p>Flooding - The EA Surface Water Map to be added</p>
<p>Site Allocation Consultation - 52 views were expressed about this site in the November 2016 consultation. Whilst not in the upper quartile of comment, this is of significance. Of the 52 views expressed 40 were in favour of development on this site</p>
<p>Conclusion - The site has potential for development but is disadvantaged by its distance from the local services. This would certainly lead to vehicle travel modes being adopted.</p>

**Tysoe Neighbourhood Plan –
Site Assessment – November 2016**

Site References	Site Area	Site Capacity
3		3

Site Address
Paxton's Garage, Shipston Road, Upper Tysoe
Site Description
Commercial premises in residential zone
Relevant Planning History
None known
Site Constraints
<p>Status – Brownfield</p> <p>Highways – Access onto Shipston Road</p> <p>Topography – Flat with hard standing for vehicles</p> <p>Landscape Character Zone - This site is within the built form of Upper Tysoe.</p> <p>Flooding – There is no record of flooding</p> <p>Sustainability – There are tarmac pavements and streetlights. It is 6 minutes' walk to the main services in the village centre and a further 2 minutes to the school.</p> <p>Natural Heritage – It is brownfield commercial, but there and there are courtyard barn conversions adjacent.</p> <p>Built Heritage - It lies within the conservation area and is surrounded by old farm building courtyard developments.</p>
Conclusion
There is potential for development on this site as part of an infill. A number of attendees at the November 2016 consultation event mentioned this site as a possible development site.

Tysoe Neighbourhood Plan

Site Assessment – November 2016

Site References - 4 (SHLAA TYS104)	Site Area	Site Capacity - 15
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Site Address - Roses Farm, Upper Tysoe
Site Description
In two parts, one at the north, broadly rectangular with hedges on north and part of east side lies outside the AONB touching the AONB's western edge. The other – a reverse L-shape – lies inside the AONB and slopes down southwards overlapping the northern part on the eastern side. It has a hedge and ditch on its eastern side. Both parts are used for pasture. The site contains abandoned farm buildings and an old wall running alongside the footpath from the Shenington Road which passes through the allotments.
Site Constraints
<p><i>Status</i> – The site is a complex mixture of greenfield (some of which is within the AONB) and old farm buildings. Owned by Compton Estates and has been put forward for development. The Estate developed Jeffs Close previously, but earlier development in the area was not sympathetic to the maturity of the area and nearby listed buildings. The site contains disused agricultural buildings.</p> <p><i>Highways</i> – Access onto the Epwell Road within the 30mph zone.</p> <p><i>Topography</i> – The site gently slopes from the east down onto the road.</p> <p><i>Landscape Character Zone</i> – This site is in TY07 [9] with high/medium sensitivity. The proximity of the AONB however would suggest that any new development needs to address visual impact on the AONB with great care.</p> <p><i>Flooding</i> – This site is not within Flood Zone 3. There is anecdotal evidence of flooding on the Epwell Road.</p> <p><i>Sustainability</i> – The main services are in the centre of the village. There are streetlights but no tarmac pavement on the Epwell Road. It is 15 minutes' walk from the point on the Epwell Road to the main services. It is a further 2 minutes to the school. Development of this site will lead to more frequent vehicle journeys.</p> <p><i>Natural Heritage</i> – Part of the site is used for pasture and the hedges around the site are degraded.</p> <p><i>Built Heritage</i> – The site has elements of pronounced ridge and furrow. The northern part also displays earthworks of a different nature. Roman material has been discovered in fields to the north-east. The site lies inside a Conservation Area and is partly in the AONB. There are old stone walls along part of the site in a poor condition.</p>
Flooding - See Map 2
Site Allocation Consultation - 69 views were expressed in the November 2016 consultation. 56.5% were in favour of development on this site. The August 2014 questionnaire results gave a 57.6% response in favour of the site being worthy of further investigation.
Conclusion - This site has the potential for development. Any development should be carefully designed to reflect the low density and maturity of this part of the settlement with careful investigation of the archaeology.

Tysoe Neighbourhood Plan

Site Assessment – November 2016

Site References - 5	Site Area - 2.1 ha	Site Capacity - 5 dwellings in 1.6 ha
Site Address - Land at Home Holdings, Lower Tysoe		
Site Description - The site is flat, approximately rectangular, surrounded by hedges and ditch with frontage to main road. Used partly as paddock to rear and containing unfinished building work at the front. A large artificial pond has been created towards the southern edge with some potential for biodiversity. There are open fields to the north and west and the site marks the northern limit of Lower Tysoe.		
Relevant Planning History - 14/03055/OUT; 16/02653/REM		
Site Constraints		
<p><i>Status</i> – The site is a complex mixture of greenfield and partially developed outbuildings adjacent to residential dwellings and approved development.</p> <p><i>Highways</i> – Access onto Tysoe Main Road is at the approximate change in speed limits from 50-40mph and shortly before a 90 degree bend, which sees frequent accidents in the winter.</p> <p><i>Topography</i> – The site is flat on wet clay farmland.</p> <p><i>Landscape Character Zone</i> – Although not covered in White [9] but adjacent to TY04 high/medium sensitivity: <i>'Other than immediately adjacent to the settlement edge, and beneath the high ground, new development would be highly isolated and prominent.'</i></p> <p><i>Flooding</i> – Pluvial flooding recorded in 1998, 2007 and 2012 in and around Badgers Lane. Adding to the extent of impervious ground downstream on this site may exacerbate flooding in and around Badgers Lane.</p> <p><i>Sustainability</i> – The main services are in the centre of Middle Tysoe. The school is 18 minutes away on tarmac footpath (part of which is deformed). The shops and the Banbury/Stratford bus stop are 2 minutes further. There are no street lights until the main village is approached after 18 minutes walking. The site is therefore not within an acceptable walking distance of the services.</p> <p><i>Natural Heritage</i> – This site is surrounded by distinctive hedgerows and a ditch. It includes within it a significant sized pond which supports diverse fauna.</p> <p><i>Built Heritage</i> - The site lies immediately adjacent to a Grade II listed building on its south side. The field containing the early market cross is located diagonally opposite the site at the road junction. There is some possible evidence for cultivation ridges in the paddock area, albeit highly degraded. The fields across the road opposite contain pronounced ridge and furrow and other possible earthworks. Although the site is adjacent to an area of archaeological and historic interest it is not of known interest in itself.</p>		
Flooding - See Map 2		
Site Allocation Consultation		
48 views were expressed about this site in the November 2016 consultation. Whilst not in the upper quartile of comment, this is of significance. Of the 48 views expressed 40 (83.3%) were in favour of development on this site, which placed it second in the list of most acceptable sites.		
Conclusion - The site has potential for development but is disadvantaged by its distance from the local services. This would certainly lead to more vehicle travel.		

Tysoe Neighbourhood Plan

Site Assessment – November 2016

Site References - 6	Site Area	Site Capacity - 6
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Site Address
Land to west of Sandpits Road
Site Description
The site is a paddock and undeveloped at present. Immediately to the south is St. Mary's Cemetery. Further it backs onto a barn which is used commercially.
Relevant Planning History
None known
Site Constraints
Status – The site is between the road and the commercial premises housed in a barn. There is planning permission for 6 dwellings on the southern portion of the site. Highways – Access could be gained to Sandpits Road. Topography – The site is relatively flat with no significant constraints with regard to topography. Landscape Character Zone -This land is in TY04 designated high/medium sensitivity (White [9]). White goes on to say that immediately adjacent to the settlement edge and with the view blocked from high ground limited development is acceptable. Flooding – This site is within Flood Zone 1 and has a very low risk of surface water flooding. Sustainability – There are tarmac pavements and limited street lights on Sandpits Road. It is 4 minutes' walk to the main services in the village centre and a further 2 minutes to the school. Natural Heritage – This site is an empty paddock where screening from hedgerows is being developed. Built Heritage - The site is adjacent to the Conservation Area.
Conclusion
This site has the potential for development to reflect the low density and maturity of this part of Tysoe.

Tysoe Neighbourhood Plan

Site Assessment – November 2016

Site References	Site Area	Site Capacity
7	0.45ha	9

Site Address - Land to west of Sandpits Road
Site Description - The site is greenfield.
Relevant Planning History
13/02299/FUL (9 dwellings) – withdrawn; 14/00446/FUL (2 dwellings) – refused.
Site Constraints
<p>Highways – Access could be gained to Sandpits Road.</p> <p>Topography – The site is relatively flat with no significant constraints with regard to topography.</p> <p>Landscape Character Zone -This land is in TY04 designated high/medium sensitivity (White [9]). White goes on to say that immediately adjacent to the settlement edge and with the view blocked from high ground limited development is acceptable.</p> <p>Flooding – This site is within Flood Zone 1 and has a very low risk of surface water flooding.</p> <p>Sustainability – There are tarmac pavements and limited street lights on Sandpits Road. It is 3 minutes’ walk to the main services in the village centre and a further 2 minutes to the school.</p> <p>Natural Heritage – This site is used as pasture land. Hedges and vegetation around the periphery of the site provide the main biodiversity value to the site. Any loss would reduce the biodiversity value of the site.</p> <p>Built Heritage - This site is within the Conservation Area and close to the listed buildings on The Green.</p>
Conclusion
This site has the potential for development to reflect the low density and maturity of this part of Tysoe.

Tysoe Neighbourhood Plan

Site Assessment – November 2016

Site References	Site Area	Site Capacity
8 and 9		

Site Address
Paddocks, Smarts Lane, Upper Tysoe
Site Description
Two or three paddocks in the vicinity of the existing built form of Upper Tysoe farm buildings
Aerial Photo – TBA Relevant Planning History - None known Site Photo - TBA
Site Constraints
<p><i>Status</i> – unknown and no landowner has come forward</p> <p><i>Highways</i> – Access would be onto Smarts Lane or Shipston Road</p> <p><i>Topography</i> – The site is relatively flat on wet degraded pasture land.</p> <p><i>Landscape Character Zone</i> – This land is in TY07 designated high/medium sensitivity [9]. According to the landscape study, this area could accommodate some sensitive, low density housing development.</p> <p><i>Flooding</i> – The field below The Stable Yard was flooded in 2007. This adjacent to Flood Zone3 which extends along Oxhill Brook.</p> <p><i>Sustainability</i> – The services are in the middle of the village. There is no footpath on Smarts Lane, but there are street lights. Walking through Poolgate, Windmill Way and Sandpits Road takes 14 minutes. This site is at the limit of an acceptable walking distance from the central services, but beyond that to reach the school.</p> <p><i>Natural Heritage</i> – Mature vegetation and nearby Tysoe Island and the wooded area around the Manor creates wildlife corridors.</p> <p><i>Built Heritage</i> - The site lies inside the Upper Tysoe Conservation Area.</p>
Flooding
See Map 2
Site Allocation Consultation
There were too few views to carry any weight.
Conclusion
These sites have the potential for limited development to reflect the low density and maturity of this part of Upper Tysoe.

Tysoe Neighbourhood Plan

Site Assessment – November 2016

Site References - 10	Site Area	Site Capacity 5
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Site Address - Land to west of Lane End
Site Description - The site is greenfield and undeveloped at present.
Relevant Planning History - None known
Site Constraints
Status – Pasture farmland. Highways – Access onto Lane End within 30mph limit. Good visibility. One street light on Lane End at World’s End. No pavements. Topography – The site is flat on wet clay farmland. Landscape Character Zone -This area is not covered in White [9], but is adjacent to TY04 high/medium sensitivity: ‘Other than immediately adjacent to the settlement edge, and beneath the high ground, new development would be highly isolated and prominent.’ Flooding – Flooding recorded in the summer of 2007, when localised flash flooding was very common and floodplain inundations were extensive and protracted from mid-June to the end of July. This site is raised slightly above but adjacent to Flood Zone 3 which extends out in a finger towards Lane End Farm. Sustainability – The main services are in the centre of Middle Tysoe. The school is 12 minutes away across footpaths (but not capable of being used with a pushchair). From the site the school is 23 minutes using a mixture of road and tarmac footpath (part of which is deformed and would make it difficult to wheel a pushchair). The shops and the Banbury/Stratford bus stop are 2 minutes further. This is beyond a 1,000m acceptable walking distance. Natural Heritage – The site is pasture with some distinct hedgerows and has a low/medium ecological value with potential habitat for small mammals, birds, insects and invertebrates. Built Heritage - There are no known heritage assets affecting the potential of the site being developed.
Conclusion
This site has the potential for limited development to reflect the low density and maturity of this part of Lower Tysoe. It would need to respect the existing building lines of Lower Tysoe.

Tysoe Neighbourhood Plan

Site Assessment – November 2016

Site References - 11	Site Area	Site Capacity - 3
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Site Address - Land to east of Lane End
Site Description - The site is greenfield and undeveloped at present.
Relevant Planning History - None known
Site Constraints
Status – Pasture farmland. Highways – Access onto Lane End within 30mph limit. Good visibility. One street light on Lane End at World’s End. No pavements. Topography – The site is flat on wet clay farmland. Landscape Character Zone -This area is not covered in White [9], but is adjacent to TY04 high/medium sensitivity: ‘Other than immediately adjacent to the settlement edge, and beneath the high ground, new development would be highly isolated and prominent.’ Flooding – The site falls within Flood Zone 1 so is not liable to river (fluvial) flooding. The vast majority of the site has a very low risk of surface water (pluvial) flooding, with the exception of a small area where surface water runoff follows the topography of the site. Sustainability – The main services are in the centre of Middle Tysoe. The school is 12 minutes away across footpaths (but not capable of being used with a pushchair). From the site the school is 23 minutes using a mixture of road and tarmac footpath (part of which is deformed and would make it difficult to wheel a pushchair). The shops and the Banbury/Stratford bus stop are 2 minutes further. This is beyond a 1,000m acceptable walking distance. Natural Heritage – The site is pasture with some distinct hedgerows and has a low/medium ecological value having potential habitat for small mammals, birds, insects and invertebrates. Built Heritage - There are no known heritage assets affecting the potential of the site being developed.
Conclusion
This site has the potential for limited development to reflect the low density and maturity of this part of Lower Tysoe. It would need to respect the existing building lines of Lower Tysoe.

Tysoe Neighbourhood Plan

Site Assessment – November 2016

Site References - 12	Site Area - 1.58 ha	Site Capacity - 6 dwellings in 1.07ha
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Site Address - Land South of The Orchards
Site Description
Rectangular, gently sloping towards stream/drainage ditch. This stream which drains this area of the Edge Hill escarpment is probably the natural division between Middle Tysoe and Lower Tysoe, since it would represent a barrier to medieval farming techniques. The site is partly wooded and currently used as a garden/recreation area. The rear is bordered by paddock and woodland.
Relevant Planning History - None known
Site Constraints
Status – Unlike the northern site the building line could be taken from The Orchards. The field immediately to the south has planning permission for a three bedroom house. Highways – Access would need to be provided onto Tysoe Main Road. Within 40mph zone. Topography – The site is flat on wet clay farmland. Landscape Character Zone – not covered in White (2012) but adjacent to TY04 high/medium sensitivity: <i>'Other than immediately adjacent to the settlement edge, and beneath the high ground, new development would be highly isolated and prominent.'</i> In this case the site is adjacent to the AONB and would be perceived from the footpaths, including the Centenary Way which crosses the ridge line. Flooding – a spring issues on the east side of Tysoe Main Road (old well head by the stone wall) immediately opposite. Flooding occurred here in 1998 and severe flooding in 2007. Sustainability – The main services are in the centre of Middle Tysoe. The school is 8 minutes away on tarmac footpath. The shops and the Stratford/Banbury bus stop are 2 minutes further. There are no street lights until the main village is approached after 8 minutes walking. Natural Heritage – The site is partially wooded and reverting to woodland. A spring issues on the southern boundary of the site and pollard willows follow the watercourse. Built Heritage - There is clustered settlement adjacent to the site shown on the late 18th century map, although the site itself is not considered to be of archaeological or historic interest.
Site Allocation Consultation
39 views were expressed about this site in the November 2016 consultation. Of the 39 views expressed, the majority view was that development is not acceptable on this site.
Conclusion - This site has potential for development but is adjacent to and will be perceived from the AONB. The flooding issue will need addressing by the riparian owners if the additional impervious surfaces are added immediately downstream of a known flooding hotspot.

Tysoe Neighbourhood Plan

Site Assessment – November 2016

Site References - 13	Site Area - 1.58 ha	Site Capacity - 6 dwellings in 1.07ha
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Site Address - Land South of The Orchards
Site Description Rectangular, gently sloping towards stream/drainage ditch. This stream which drains this area of the Edge Hill escarpment is probably the natural division between Middle Tysoe and Lower Tysoe, since it would represent a barrier to medieval farming techniques. The site is partly wooded and currently used as a garden/recreation area. The rear is bordered by paddock and woodland.
Relevant Planning History - None known
Site Constraints <i>Status</i> – Unlike the northern site the building line could be taken from The Orchards. The field immediately to the south has planning permission for a 3 bedroom house. <i>Highways</i> – Access would need to be provided onto Tysoe Main Road. Within 40mph zone. <i>Topography</i> – The site is flat on wet clay farmland. <i>Landscape Character Zone</i> – This site is not covered in White (2012 [9]) but adjacent to TY04 high/medium sensitivity: ‘Other than immediately adjacent to the settlement edge, and beneath the high ground, new development would be highly isolated and prominent.’ In this case the site is adjacent to the AONB and would be perceived from the footpaths, including the Centenary Way which crosses the ridge line. <i>Flooding</i> – a spring issues on the east side of Tysoe Main Road (old well head by the stone wall) almost immediately opposite. Flooding occurred here in 1998 and severe flooding in 2007. <i>Sustainability</i> – The main services are in the centre of Middle Tysoe. The school is 8 minutes away on tarmac footpath. The shops and the Stratford/Banbury bus stop are 2 minutes further. There are no street lights until the main village is approached after 8 minutes walking. The site is within an acceptable walking distance of the central services. <i>Natural Heritage</i> –The site is partially woody scrub and reverting to woodland. From the spring that issues on the southern boundary of the site pollard willows follow the watercourse. This boundary is therefore of medium ecological significance. <i>Built Heritage</i> - There is clustered settlement adjacent to the site shown on the late 18th century map, although the site itself is not considered to be of archaeological or historic interest.
Flooding - See Map 2
Site Allocation Consultation 39 views were expressed about this site in the November 2016 consultation. Of the 39 views expressed, the majority view (56.4%) was that development is not acceptable on this site.
Conclusion - This site has potential for development but is adjacent to and will be perceived from the AONB. The flooding issue will need addressing by the riparian owners if the additional impervious surfaces are added immediately downstream of a known flooding hotspot.

Tysoe Neighbourhood Plan

Site Assessment – November 2016

Site References - 15	Site Area - 0.346 ha	Site Capacity - 1 dwelling on 0.346ha
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Site Address - Land to North of Lower Grounds
Site Description - Flat, rectangular field, used as pasture with footpath running down northern edge.
Relevant Planning History
16/01370/FUL refused 9/2016; 13/01370/FUL (stable block) approved 3/2014; 13/03263/FUL
Site Constraints
<p><i>Status</i> – This site is greenfield in the gap between Middle & Lower Tysoe and can be viewed from the AONB.</p> <p><i>Highways</i> – Access to Tysoe Main Road (approved 13/03263/FUL). Within 40mph zone.</p> <p><i>Topography</i> – The site is flat on wet clay farmland.</p> <p><i>Landscape Character Zone</i> – In lower sensitivity part of zone TY06 [9] due to being sandwiched between housing land use.</p> <p><i>Flooding</i> – The site falls within Flood Zone 1 so is not liable to river (fluvial) flooding. No records of pluvial flooding.</p> <p><i>Sustainability</i> - The main services are in the centre of Middle Tysoe. The school is 3 minutes away on tarmac footpath. The shops and the Stratford/Banbury bus stop are 2 minutes further. There are no street lights until the main village is approached after 3 minutes walking. This site is within an acceptable walking distance of the central services.</p> <p><i>Natural Heritage</i> – The hedgerows on the site are in poor condition.</p> <p><i>Built Heritage</i> - This site exhibited pronounced ridge and furrow until ploughed out and levelled early in 2016 reducing the number of such sites in the parish to 10. There are records of a WW2 search light installation in this general area.</p>
Flooding
See Map 2
Site Allocation Consultation
18 views were expressed about this site in the November 2016 consultation. This places it in the lower quartile. Whilst this has low weight, the majority (61.1%) were in favour of development.
Conclusion
There is potential for development on this site, but the proximity of the AONB would suggest that any new development will need to address the visual impact on the AONB.

Tysoe Neighbourhood Plan

Site Assessment – November 2016

Site References - 16	Site Area - 0.07 ha	Site Capacity - 1 dwelling in 0.07 ha
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Site Address - Land adjacent to Stoneythorpe, Lower Tysoe
Site Description - Represents part of a field currently used as pasture. There are existing house frontages to the north the line of which could be followed. The field is crossed by an overhead power cable.
Relevant Planning History - None known
Site Constraints
<p><i>Status</i> – Pasture on wet clay vale soils. The site is adjacent to the AONB and would be seen from the footpaths, including the Centenary Way which crosses the ridge line.</p> <p><i>Highways</i> – Access to Tysoe Main Road would need to be created. In the 40mph zone.</p> <p><i>Topography</i> – The site gently slopes towards the watercourses flowing to Oxhill. The slope is punctuated by the ridge and furrow.</p> <p><i>Landscape Character Zone</i> - The site is in the northern part of TY06 which is defined as medium sensitivity, but is more sensitive due to its link to the wider landscape and intact ridge and furrow pattern.</p> <p><i>Flooding</i> – None recorded</p> <p><i>Sustainability</i> - The main services are in the centre of Middle Tysoe. The school is 6 minutes away on tarmac footpath. The shops and the Stratford/Banbury bus stop are 2 minutes further. There are no street lights until the main village is approached after 6 minutes walking. This site is within an acceptable walking distance of the central services.</p> <p><i>Natural Heritage</i> –The field has distinctive hedgerows, including pollard willows along the northern boundary formed by the stream/ditch network.</p> <p><i>Built Heritage</i> - The site is situated in a field of pronounced ridge and furrow. There was a clustered settlement nearby to the northeast site shown on the late 18th century map.</p>
Flooding
See Map 2
Site Allocation Consultation
16 views were expressed about this site in the November 2016 consultation. This places it in the lower quartile. Whilst this has low weight, the verdict expressed against (81.3%) was the third highest site in terms of rejections.
Conclusion
A development in this location would be strip development and would reduce the green gap between Middle & Lower Tysoe. Development on this site would endanger a number of heritage assets. The site is adjacent to the AONB and would be seen from the footpaths, including the Centenary Way, which crosses the ridge line.

Tysoe Neighbourhood Plan

Site Assessment – November 2016

Site References - 17	Site Capacity - 1 dwelling in 0.18 ha
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Site Address - Land to NE Greenacres, Lower Tysoe
Site Description - The site is gently sloping to the west and comprises a rectangular grassed paddock with hedged boundaries and ditch on three sides.
Relevant Planning History - 15/00786/OUT (withdrawn)
Site Constraints
<i>Status</i> – The site is in the Lower Tysoe green space, in advance of the set-back from the main road building line of Lower Tysoe <i>Highways</i> – Access onto Tysoe Main Road through existing driveway. Within 40mph zone. <i>Topography</i> – The site is gently sloping and is on wet clay farmland. <i>Landscape Character Zone</i> – The site is not covered in White (2012 [9]) but adjacent to TY04 high/medium sensitivity: ‘Other than immediately adjacent to the settlement edge, and beneath the high ground, new development would be highly isolated and prominent.’ <i>Flooding</i> – Flooding recorded in 1998, 2007 and 2012 in and around Badgers Lane. Adding to the extent of impervious ground on this site may exacerbate extreme rainfall event flooding in and around Badgers Lane. <i>Sustainability</i> – The main services are in the centre of Middle Tysoe. The school is 13 minutes away on tarmac footpath (part of which is deformed). The shops and the Banbury/Stratford bus stop are 2 minutes further. There are no street lights until the main village is approached after 13 minutes walking. The site is beyond an acceptable walking distance from the central services. <i>Natural Heritage</i> – There are distinctive hedgerow and ditch boundaries on this plot. The ditch on the southern edge of the plot carries the runoff from one of the half a dozen springs which issue from the Edgehill escarpment. <i>Built Heritage</i> - The site lies close to Greenacres Farm which is a Grade II listed building and is likely to lie at the fringe of the medieval settlement, although it is not likely to be of major archaeological interest in its own right. A geophysical survey of the area has not detected any earlier buildings, although it contains a possible early ditch feature.
Flooding - See Map 2
Site Allocation Consultation
41 views were expressed about this site in the November 2016 consultation. Of the 41 views expressed the majority view was that development is acceptable on this site.
Conclusion
The site is outside the building line. This site is considered to be unsuitable for development without a significant sustainable drainage contribution.

Tysoe Neighbourhood Plan

Site Assessment – November 2016

Site References - 18	Site Capacity - 6 dwellings in 1.07 ha
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Site Address - Land north of The Orchards, Lower Tysoe
Site Description - The site is a gently sloping, square grassed paddock with hedged boundaries and ditch on three sides
Relevant Planning History - None known
Site Constraints
<p><i>Status</i> – The site is in the Lower Tysoe green space. It is in advance of the set-back from the main road building line of Lower Tysoe. A red lined footpath marked on the Ordnance Survey maps crosses the site, but seems to have been abandoned.</p> <p><i>Highways</i> – Access would need to be created onto Tysoe Main Road. Within 40mph zone.</p> <p><i>Topography</i> – The site is gently sloping on wet clay farmland.</p> <p><i>Landscape Character Zone</i> – This site is not covered in White [9] but adjacent to TY04 high/medium sensitivity: ‘<i>Other than immediately adjacent to the settlement edge, and beneath the high ground, new development would be highly isolated and prominent.</i>’ In this case the site is adjacent to the AONB and could be seen from the footpaths, including the Centenary Way which crosses the ridge line.</p> <p><i>Sustainability</i> – The main services are in the centre of Middle Tysoe. The school is 10 minutes away on tarmac footpath. The shops and the Stratford/Banbury bus stop are 2 minutes further. There are no street lights until the main village is approached after 10 minutes walking. This site is just within an acceptable walking distance of the central services.</p> <p><i>Natural Heritage</i> – The boundaries of this site consist of mature hedgerows. The ditch on the southern edge of the plot carries the runoff from one of the six springs which issue from the Edgehill escarpment.</p> <p><i>Built Heritage</i> - There is clustered settlement adjacent to the site shown on the late 18th century map, although the site itself is not considered to be of archaeological or historic interest.</p>
Flooding - See Map 2
Site Allocation Consultation
40 views were expressed about this site in the November 2016 consultation. Of the 40 views expressed, the majority view (62.5%) was that development is not acceptable on this site.
Conclusion
The site is outside the building line. This site is adjacent to and will be seen from the AONB. This site is considered to be unsuitable for development without a significant sustainable drainage contribution.

Tysoe Neighbourhood Plan

Site Assessment – November 2016

Site References - 19	Site Area - 5.25 ha	Site Capacity - 9 dwellings in 5.25ha
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Site Address - Land off Main Street, Middle Tysoe
Site Description
Triangular part of a field currently used as pasture in angle between the Grade I listed Church, the Grade II listed School and the (partially listed) Church Farm Court development. Crossed by two footpaths giving access to open countryside beyond and main off road route to Lower Tysoe
Relevant Planning History - None known
Site Constraints
<i>Status</i> – This site is pasture and abuts the Middle Tysoe Conservation Area. <i>Highways</i> – No access to the highway. Access would be required through the field adjacent to Church Farm Court for which development has been approved. <i>Topography</i> – Flat pasture land on wet clay soils. <i>Landscape Character Zone</i> – The site is within TY04 (White [9]) and of high/medium sensitivity since it gives access to the wider landscape. <i>Flooding</i> – Severe flooding of the stream, School Lane and the site in 2007, along the southern boundary of the site. Flooding occurred again in 2016. There is a long history of flooding in school records. <i>Sustainability</i> – The main shops and services are 2 minutes’ walk away and there is street lighting. <i>Natural Heritage</i> – Mature hedgerow along stream on southern boundary providing linear access route for fauna. <i>Built Heritage</i> - The site contains visible ridge and furrow earthworks. The furrows are often flooded in the winter. The site is immediately adjacent to, and in the setting of, the listed buildings of Church Farm, Church Farm Court, the Parish Church and the school. This is the historic core of medieval Middle Tysoe at the village entrance and the site is likely to be of archaeological significance.
Site Allocation Consultation
95 views were expressed about this site in the November 2016 consultation. 94.7% of the views expressed rejected development on the site.
Conclusion
In its landscape setting and with attendant flooding problems this site is not suitable for development.

Tysoe Neighbourhood Plan

Site Assessment – November 2016

Site References - 20 (200 - SHLAA update 2014)	Site Area - 6.5 ha	Site Capacity
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Site Address - Orchard Farm Nursery, Lower Tysoe
Site Description - Flat, rectangular light industrial site with business unit occupancy. The site has hedged boundary to west and contains machinery and heaps of spoil. Site is surrounded on north, east and west by open fields.
Relevant Planning History - None known
Site Constraints
<p><i>Status</i> – Brownfield site with agricultural buildings outside the Local Service Village.</p> <p><i>Highways</i> – Access onto Tysoe Main Road is at the front through existing driveway into the 40mph zone.</p> <p><i>Topography</i> – The site is flat on wet clay farmland.</p> <p><i>Landscape Character Zone</i> – The site is not covered in White (2012) but adjacent to TY04 high/medium sensitivity: <i>'Other than immediately adjacent to the settlement edge, and beneath the high ground, new development would be highly isolated and prominent.'</i></p> <p><i>Sustainability</i> – Pedestrian egress from the site would involve crossing the Tysoe Main Road to reach the tarmac pavement. The main services are in the centre of Middle Tysoe. The school is 12 minutes away on tarmac footpath (part of which is deformed). The shops and the Banbury/Stratford bus stop are 2 minutes further. There are no street lights until the main village is approached after 12 minutes walking. This site is not within an acceptable walking distance of the central services.</p> <p><i>Natural Heritage</i> – On the western side a mature hedged boundary divides the site from the adjacent agricultural land.</p> <p><i>Built Heritage</i> - The surrounding fields contain pronounced ridge and furrow, which presumably also extends under the dumping and storage at the front of this site. The overall area on that side of the road is denoted as 'Green' on the 18th century enclosure map, but this particular site is denoted 'Waste'. The site is likely to lie at the fringe of the medieval hamlet but is not likely to be of major archaeological interest in its own right.</p>
Flooding - See Map 2
Site Allocation Consultation
Few views (15) were expressed about this site in the November 2016 consultation. The site was the second least commented on but 60% of those were not in favour of development.
Conclusion
This site provides one of the employment sites in the Parish. A change of use would be required for residential development. Major development on this site would encroach into open countryside.

Tysoe Neighbourhood Plan

Site Assessment – November 2016

Site References - 21	Site Area - 2.45ha	Site Capacity - 30 dwellings in 1.47ha (12d/ha)
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Site Address - Land on north side of Shenington Road
Site Description - Broadly square field of agricultural land gently sloping up to the east. The site is within the AONB. The field contains a pond and on its northern boundary is the site of a spring issuing from the escarpment.
Relevant Planning History – Planning application withdrawn
<p>Site Constraints Status – Available for development but is currently crop based agriculture.</p> <p><i>Highways</i> – Access onto the Shenington Road in the national speed limit zone. The 30mph would need to be extended.</p> <p><i>Topography</i> – Gently sloping site on wet clay.</p> <p><i>Landscape Character Zone</i> – Within zone TY02 and of high/medium landscape sensitivity. The zone is generally tranquil, and is open to views from the AONB. The site is fully within the AONB in any event and is recorded as being part of a cherished view by Tysoe residents.</p> <p><i>Flooding</i> – The field is an important component in absorbing the runoff from the spring line (one of six such springs that issue from the escarpment and lead to flooding in the built environment of Tysoe). Further impervious surfaces on the site would exacerbate the flooding potential down the Shenington Road and into Old Tree Close.</p> <p><i>Sustainability</i> – Streetlights and tarmac pavements begin 50m after leaving the proposed exit onto the Shenington Road. The main services are in the village centre 11 minutes’ walk away. The school is a further two minutes’ walk. The site is within an acceptable walking distance of the central services.</p> <p><i>Natural Heritage</i> – This is a productive arable agricultural site, surrounded by hedge and ditch on north, south and east sides with west side abutting rear gardens of the estate on Middleton Close. The site has a medium ecological value having potential habitat for small mammals, birds, insects and invertebrates, some of which may have conservation status.</p> <p><i>Built Heritage</i> - Casual Roman material has been found on the site, and on the opposite side of the road.</p>
Flooding - See Map 2
Site Allocation Consultation - 81 views were expressed in the November 2016 consultation. Of these, 58% were in favour.
Conclusion - This site is inappropriate for development due to the landscape sensitivity within the AONB.

Tysoe Neighbourhood Plan

Site Assessment – November 2016

Site References - 22 (SHLAA TYS102)	Site Area - 5.4 ha	Site Capacity - 40 dwellings
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Site Address: Oxhill Road beyond current edge of village, next to Windmill Way
Site Description - Flat, wedge-shaped pasture with hedge and ditch on north, south and west sides and bordering rear gardens of Windmill Way on east. Open fields lie to west.
Relevant Planning History - 13/02515/OUT (27 September 2013); Planning Appeal: APP/J3720/A/14/2215276 (3/2015); 16/01969/OUT
Site Constraints <p><i>Status</i> – The site is in open countryside outside the Local Service Village boundary.</p> <p><i>Highways</i> – Access would be onto Oxhill Road at one of the major gateways to Upper/Middle Tysoe.</p> <p><i>Topography</i> – The site is a minor river terrace of flat wet clay pasture land with pronounced undulations due to the ridge and furrow; hedge and ditch on north, south and west sides and bordering rear gardens of Windmill Way on east. Open countryside lies to west.</p> <p><i>Landscape Character Zone</i> – This land is in TY04 designated high/medium sensitivity (White [9]). This zone abuts the Cotswolds AONB at the north and south eastern edges and in the south includes an area of floodplain and a wild life site. The zone is generally tranquil, and is open to views from the high point of Windmill Hill to the south. Other than immediately adjacent to the settlement edge, and beneath the high ground, new development would be highly isolated and prominent.</p> <p><i>Flooding</i> – The site falls within Flood Zone 1 so is not liable to river (fluvial) flooding. The vast majority of the site has a very low risk of surface water (pluvial) flooding.</p> <p><i>Sustainability</i> – The services are in the middle of the village. The proposed entrance to the site is 700metres from the village services. From the rear of the field it takes 12 minutes to walk to the services and 14 minutes to the school and involves crossing the Oxhill Road.</p> <p><i>Natural Heritage</i> – Hedges on 3 sides, including woodland edge on southern perimeter. Bats, badgers, buzzards and green parrots live in the adjacent woodland. Roe and muntjac deer have been sighted in the field.</p> <p><i>Built Heritage</i> - Pasture containing pronounced ridge and furrow earthworks (one of 10 such examples surviving in parish, and including a furlong division in NE corner). Grade II* listed Manor located immediately to south. Site is the only field in the parish where medieval Manor and historic landscape sit adjacent.</p>
Site Allocation Consultation - 87 views were expressed in the November 2016 consultation. 81.6% were against development on this site.
Conclusion This site is not suitable for development. The planning inspector's report (APP/J3720/A/14/2215276) states that in his view: ".....the appeal site forms a strong demarcation between the countryside and the existing urban development on the edge of Tysoe".

Tysoe Neighbourhood Plan

Site Assessment – November 2016

Site References - SHLAA MID101	Site Area	Site Capacity
Site Address - Feeofee Farm, Main Street, Middle Tysoe		
Site Description		
Rectangular site tapering eastwards containing agricultural buildings and pasture. Runs from street frontage at west to edge of AONB at east where further Feeofee land of open pasture intrudes into the AONB.		
Relevant Planning History - None known		
Site Constraints		
<p><i>Status</i> – This land is owned by the Tysoe Utility Estate. This is a body registered with the Charity Commissioners for the prevention or relief of poverty, elderly/old people, disability and education/training amongst the residents of Tysoe.</p> <p><i>Highways</i> – Access would be out onto Main Street</p> <p><i>Topography</i> – flat pastureland</p> <p><i>Landscape Character Zone</i> – This land is in TY01 – high/medium sensitivity (White [9]). This zone comprises a largely arable landscape and open countryside immediately to the north and western edges of the main settlement of Middle Tysoe settlement.</p> <p><i>Flooding</i> – None recorded</p> <p><i>Sustainability</i> – In the village centre</p> <p><i>Natural Heritage</i> – The hedgerows are degraded and part of the boundaries face onto existing property boundaries.</p> <p><i>Built Heritage</i> - Pasture in AONB contains some degraded and some pronounced ridge and furrow. Frontage site located within the historic focus of medieval Middle Tysoe and likely to be of archaeological significance. The site lies inside a Conservation Area.</p>		
Site Allocation Consultation		
60 views were expressed about this site in the November 2016 consultation. 80% of the views expressed were in favour of development on this site. In the August 2014 questionnaire, 58.8% suggested that this site was worthy of further investigation for development.		
Conclusion		
This site has the potential for development close to the settlement edge. Any housing development would have to be sensitive to the impacts on the edge of Tysoe, the Conservation Area and the AONB. However the owners are committed to retaining the site in agricultural usage.		

The Proposals Map, which shows the location of the Allocated Sites, can be found at page 20 of the pre-consultation draft Neighbourhood Plan. Alternatively it can be downloaded from the Parish website at www.tysoe.org.uk

Green Spaces – Site Assessments

No.	Location	Rationale	Comment
1	Fields either side of Tysoe Main Road in Lower Tysoe from Lane End to the 90 degree turn at Hopkins Farm	As set out in the 1796 enclosure award covering fields 91, 92b, 93, 58, 59, 60, 61 and 62.	This Town Green configuration had already determined the building line layout in Lower Tysoe by the time of the enclosure award.
2	Primary School playground	Prior written consent is required to dispose of land which forms school playing fields under the School Premises (England) Regulations 2012 and the associated 2015 guidance note.	The community uses the area out of school hours for parking at large scale events such as the NGS Open Gardens.
3	Area in front of St Mary's Churchyard	This area is a quiet area for contemplation and has seating. It is directly opposite to one of the most significant well heads in the village.	
4	Verge in front of the dwellings from the Laurels to the Methodist Church, Main Street	This area is used as the modern day village green. It is the site of the Christmas Tree.	
5	The War Memorial		
6	The Recreation Ground & Tennis Court		
7	The Playing Field		
8	Paddock & Pond on east side of Sandpits Road	Significant habitat zone. Received support at the November 2016 consultation.	
9	Top of Old Tree Lane	Long been the site of significant trees in the folklore of the village and remains so today.	The land in front of the green area is subject to pluvial flooding during high intensity rainfall events.
10	Allotments & Community Orchard		This land is leased from Compton Estates.

2.0 Pre-Plan activities

Introduction

On 29th March 2014 the Neighbourhood Planning process for Tysoe was officially launched and taken forward by a committed group of volunteers, culminating in the first draft of the Plan which had its public consultation period in January 2015. In May 2016 a new group of 10 volunteers was appointed by the Parish Council to review the progress of the Plan. The new group very quickly decided to make a series of recommendations to carry the Plan forward, building on the extensive work already undertaken. These recommendations were presented to the Parish Council in July 2016 after which six of the group formed the new Steering Group.

2.1 Timeline

2017

- May 8th: Parish Council adopt the pre-consultation 2nd Draft Plan and launch the public consultation process.
- March, April and May: extensive liaison with Neil Pearce, planning consultant, receiving his feedback and amendments on the second draft of the Plan.
- April, May: liaison with each member of Parish Council to receive feedback and, where appropriate, to make amendments to the draft.
- 6th March: David Roache- meeting with Compton Estates to discuss the provision of affordable housing to meet the need identified in the Housing Needs Survey.
- 6th February – David Roache and Alison Edwards met with Tysoe Utility Trust to discuss the development of the Feeoffee Farm site for affordable housing and housing for the elderly.
- January – David Roache, Wayne Cressman and Jacqui Sinclair, the Chairman of the Parish Council, visited a co-housing development in Stroud to generate ideas for affordable housing in Tysoe.
- January: updating/rewriting of the Draft Plan

2016

- December: updating/rewriting of Draft Plan
- 25/26th November: Public Consultation
- October:- Housing Needs Survey
- October- November: New call for sites.
- October –November: School Project
- 7th October Lower Tysoe Consultation
- End August 2016 – whole village leafleted with update on Plan
- August 20th Tysoe Flower Show. Promotional banners and t-shirts - distributed leaflets to villagers and collected contact details of those willing to support.
- 19th July 2016 Extraordinary Meeting of PC to allow village and PC to discuss Voluntary Groups' recommendations
- July 2016 Review / report produced by new Voluntary Group.
- May 2016 Setting up of the new Voluntary Group to review progress of Plan to date.

2015

- 5th January 2015 Pre-submission consultation open meeting for first draft of Plan. Attendees 45.

2014

- 24th and 29th November 2014: results of Survey and 'next steps' consultations held. Attendees were 17 and 36 respectively
- 16th August 2014: stall at Tysoe Flower Show to answer queries and receive completed questionnaires
- 21st July and 9th August: survey advice consultations for questionnaire respondents held in Village Hall (19 attendees)
- July: questionnaire delivered to all residents.
- 31st May Mapping Party held when 55 parishioners, supported by Mapping Mercia (<http://www.mappa-merciamap.org/2012/12/heritage-mapping.html>) added features (symbols, photographs and footpaths) they care about to Open Street Map (<http://www.openstreetmap.org.uk>)
- Throughout 2014, the NP committee held a scheduled programme of open public monthly meetings (see: <http://www.tysoe.org.uk/>)
- 29th March 2014: the Plan process launch was held in the Village Hall - 130 people attended.

All of the 2014 and 2015 events were supported by the Women's Institute

2.2 Pre-plan activities in detail

May – July 2016 the review process

In May 2016 a new Voluntary Group of ten people from the village was set up by Tysoe Parish Council. The aim: to provide an independent view / fresh pair of eyes on the work of the Plan that had been done to date.

Review process: Members of the group carefully studied what had been achieved to date. They also met with a representative of Kineton Neighbourhood Plan group and a member of the Long Compton Neighbourhood Planning group to understand how they had approached the task and to learn best practice. Very early on in the process, the group came to the unanimous decision that its role should be not merely to evaluate what had been done, but to strongly recommend a way forward to completing the NP with all possible speed.

July 4th, 2016: Report of findings– The Voluntary Group formally reported its findings at the Parish Council Meeting which resulted in the following recommendations:

Recommendations

1	Renew / refresh a Housing Needs Survey using Warwickshire Community Council resources
2	Contact Matthew Neil to obtain the Tysoe 'Call for Sites' information
3	Use local knowledge to speak to known local land owners regarding potential sites
4	Consider the incorporation of appropriate SHLAA (Strategic Housing Land Availability Assessment) sites into the plan
5	Engage a planning expert (Neil Pearce) to assist in the production of the site plan and its supporting documentation based on updating Draft 2 of the current Plan.
6	Combine the outcomes of the call for sites, local knowledge and SHLAA sites to produce a plan showing potential sites available within the LSV. This plan should identify the 55* dwellings required. The Plan should also incorporate the outcome of the Housing Needs Survey.
7	Consideration could be given to adding policies stating that no building should take place outside the Local Service Village and that Areas of Restraint should be created in sensitive areas.
8	Consult with the village about their aspirations and opinions to overlay on the mapping survey. Recommend how the 'enhanced' mapping survey will be used to constrain or filter the potential sites available within the Local Service Village.
9	Arrange a consultation to enable the village to give their views on the site plan
10	Update the Plan to incorporate the views following the first consultation
11	Arrange a final consultation for the whole Plan
12	Arrange a consultation to engage with and obtain views from major developers
13	Send the Plan out to all Statutory Consultees and arrange to meet those deemed to be of high importance
14	Produce a final Draft of the Plan incorporating all feed back

3.0 Public Consultations

Summary of feedback from the various Public Consultations

Respondents throughout the consultations showed that in respect of new development they:

- Were accepting of some further development in the village
- Supported the idea of affordable housing for local people
- Had a strong preference for small developments over large developments
- Had a preference for infill rather than enlarging the boundaries of the village
- Wanted new homes to follow traditional building styles, clad in local stone
- Wanted more smaller dwellings to redress the housing balance of the village
- Highly valued and wanted to protect the historic and rural character of Tysoe
- Wanted to protect green space, especially the buffer between Lower and Middle Tysoe

Concerns were largely about:

- Parking problems
- Excessive and speeding traffic
- Poor bus services
- Poor broadband

Along with the adults who responded, the children:

- Placed great value on the local facilities (shops, church, playground etc)
- Greatly enjoyed the surrounding countryside
- Appreciated the friendly community feel of Tysoe

The adult consultations also showed that most respondents in all three Tysoes were in favour of Lower Tysoe becoming part of the Local Service Village.

3.1 How the Consultation Feedback has informed the Draft Plan

As far as possible the Site Allocations:

- Favour small developments
- Remain within the building line
- Preserve the Area of Outstanding Natural Beauty and green spaces
- Protect the Strategic Gap between Middle and Lower Tysoe

The Village Design Statement

- Requires sympathetic traditional building design using local stone
- Emphasises environmentally friendly design, including encouraging home working
- Requires adequate parking provision
- Seeks to protect tranquillity and dark skies

The Plan

- Makes provision for some affordable housing
- Favours smaller over larger homes
- Includes Lower Tysoe in the Local Service Village

3.2 Public Consultation 25th, 26th November 2016

Publicity

Every household was leafleted with information about the time, location and purpose of the consultation. Two members of the Steering Group distributed leaflets at the local bonfire event at the end of October. There were notices in the Tysoe Record and it was mentioned in the school newsletter. A3 posters were displayed on the parish, school and church notice boards and on a gateway on the walking route to the school. Smaller A4 posters were put up in the shop, post office, hairdresser, old fire station and several homes around the village. A new banner was created and displayed on the railings of the village hall.

The consultation

The consultation was held in the Methodist Church hall, which has good disabled access and was the right size to accommodate both display boards and attendees. Free tea, coffee, cakes and biscuits were provided to encourage people to linger and discuss the Plan. Both the Plan Steering Group, wearing the 'Protect Tysoe' tee-shirts, and some members of the Parish Council were on hand to explain the displays.

There was a registration table at the entrance where the names and addresses of attendees were taken to ensure that visitors were residents and eligible to vote. Contact details were taken if attendees were happy to give these. The registration table also offered a printed summary of the purpose of the Plan. There was a prominent warning that the consultation was not to be used to canvass support for any particular site. A verbal explanation about the Plan was given at intervals through a microphone.



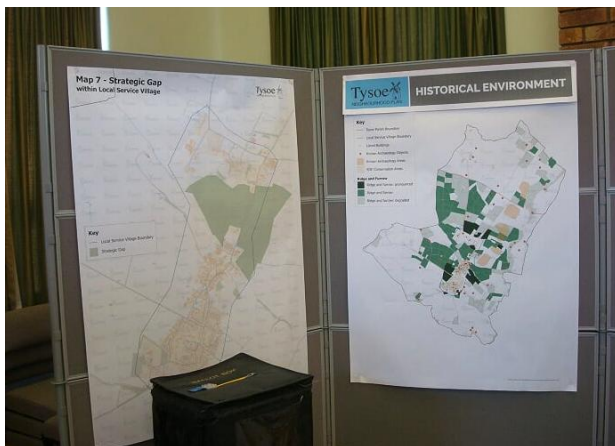


The displays

Display boards were arranged to create a path which would encourage maximum feedback. Children's competition entries, showing their drawings and photographs along with their written contributions, were placed at different points around the hall. Some parents attended specifically to see their child's contribution.

The display boards showed:

- a map of the proposed new Local Service Village boundary including Lower Tysoe.
- the strategic gap proposed between Middle and Lower Tysoe.
- the proposed green spaces within the Local Service Village boundaries.
- the site allocation map, showing those sites originally proposed by Stratford District Council for potential development (the SHLAA sites) and those arising from the call for sites
- a map of sites known to flood
- a map to mark sightings of wildlife.
- a further map to mark valued views.
- a 'Vision for Tysoe' – featuring a vision statement provided by the Steering Group as a springboard to encourage public contributions.



Pencils and postcards were provided by the different display boards so that people could write their opinions and comments. These were posted in ballot boxes which were in prominent positions by the displays.

At the site allocation map, people were encouraged to put green pins into the map on sites they believed were suitable for development and red for those they thought were unsuitable. The number of pins allowed per person was unlimited, but attendees were only allowed to place one pin per site and were not allowed to vote on behalf of others who were not present.

When it came to the flood map, the Steering Group believed they had shown all sites which had been known to flood in the past, but residents were told that they could add in sites if they had firm evidence, such as photographs.

Several people wrote on the wild life map, recording sightings of badgers and foxes among others and similarly several treasured views were recorded on the appropriate map.

The final board was the “Vision for Tysoe”. This board displayed the suggested vision statement:

“Tysoe will be a thriving and attractive community with a broad range of housing and services where people feel fully involved in the community and supported in their lives and aspirations.”

It was felt this would be a starting point to encourage people to think through and add their own ideas. In addition the board provided other statements beside which people could register agreement or disagreement and – if they wished – create their own statements. The themes were *housing, history and ecology, services and employment*. Post-it notes were supplied so that attendees could create statements of their own so that other people could register agreement or disagreement.

Feedback

A total of 113 comments were posted in the ballot boxes. These were transcribed and tabulated.

Residents added 10 new comments on post it notes for display on the ‘Vision’ Board. A total of 591 votes were cast registering agreement or disagreement with the 30 statements which were displayed on the board.

Attendance

The consultation was well attended. On Friday evening 25th November 48 residents signed in and on Saturday 26th November 138 did, making a total of 186 attendees. This was particularly gratifying because of the long time lag since the previous draft of the NDP being produced.

Many of those attending stayed for long periods and spent time in conversation. Much positive feedback was given about the way the consultation was conducted.

Feedback from the consultation can be seen in more detail at Appendix A, page 64.

3.3 Housing Needs Survey

The survey was hand delivered to every household in the parish. By returning the form, respondents would be entered into a free raffle for a prize hamper.

There was a good response to this survey (36.25% compared to a Warwickshire average of 31.14%). One of the main purposes was to quantify accurately the need for affordable housing for locals within the village.

Of the 174 responses to the survey, 11 individuals or households qualified for a local housing scheme, as reported in the body of the Plan.

Aside from questions about the respondents' housing need, the survey gathered information about the household size and the age of respondents. This backed up information from the last census which showed Tysoe had an ageing population and a preponderance of larger homes.

It also gave residents the chance to:

- rate the importance of various aspects of the village on a scale of one to ten
- comment on how they felt about an affordable housing scheme for local people
- specify any facilities that were lacking in the village
- describe their 'top three issues' about Tysoe
- make any additional comments about things of importance

Respondents showed themselves to be very much in favour of an affordable housing scheme for local people and concerned that the village was not offering suitable housing for young families. They were against large developments and in favour of small, sensitively designed schemes. Respondents felt that the tranquil rural setting and historic character of the village should be preserved while problems with parking, public transport and broadband were the main negatives.

The tabulated responses can be found at Appendix B page69

3.4 The Tysoe School Project

The objective of the project was:

- To tell the children what the Neighbourhood Plan is
- To explain the part played by the consultation
- To engage their interest and encourage them to participate



Children were asked to produce a piece of work showing 'What I like about Tysoe'. This was to take the form of a postcard to a friend or family member telling them about the village, mentioning anything they particularly liked or anything special or different about Tysoe. Old pictures of the village showing points of interest and books of birds and wildlife were used as thought provoking stimuli.

Initially, the school council was briefed with help from the Head Teacher on 2nd November. A week later, the whole school was briefed at the school assembly. With support from teachers at school, the project was given as a homework and completed in time for the finished work to be shown at the consultations on 25th, 26th November. Prizes of book tokens were awarded to the pieces of work judged by teachers to be the most worthy.

The themes which emerged are tabulated and can be seen at Appendix D page 76

3.5 Lower Tysoe Consultation

Publicity

Every household in Lower Tysoe received a letter of invitation weeks before the event.

Venue and attendees

David Roache, from the Steering Group, hosted the meeting at his home in Lower Tysoe to make the consultation as accessible and pleasant as possible. Six other members of the Steering Group were also present and two members of the parish council. Thirty residents of Lower Tysoe attended. There are a total of 40 dwellings in Lower Tysoe.

Format of consultation

A large map of the parish was provided for residents to consult.

David Roache introduced the consultation, explaining why the Steering Group had come to the preliminary view that Lower Tysoe should be part of the Local Service Village, but said that this was the opportunity for residents to express their own views and these would be taken into account going forward by the Steering Group.

Attendees then split up into three different discussion groups so that everyone could be encouraged to express an opinion.

Members of the Steering Group facilitated the discussion using prompt questions for the residents and listened to their opinions and concerns. The meeting concluded by asking residents to respond in writing on some question sheets.

Groups came together at a plenary where David assured residents that the Steering Group would take the residents' views gleaned from the consultation into account in progressing the Neighbourhood Plan.

Feedback

Attendees congratulated the steering group on its work to date and on the thorough way the consultation had been conducted.

When the questionnaires were analysed, out of the 30 residents of Lower Tysoe who were present, 16 were in favour of being part of the Local Service Village. Nine were against being part of the Local Service Village and there were five residents who were undecided.

A report on the outcome of the meeting was published in 'The Tysoe Record' and on the village web-site and notice board.

Full details of the discussion questions, response sheets and tabulation of results are available at Appendix C page 72

3.6 Questionnaire, July 2014

Around 950 copies of the questionnaire were hand delivered to households in the parish.

Questions covered areas such as how long the respondent had lived in the parish and what had brought them there, whether they worked from home and what use they made of public transport. It asked what kind of dwellings were needed in the village and what was the preferred style of building. It also asked which of the sites so far proposed were supported for development.

Street champions delivered the forms and were able to discuss the purpose of the questionnaires, to encourage residents to fill them in and to pick them up on completion if needed. The forms could equally be easily returned via a post box in the village store.

A very high response of 400 completed questionnaires (more than 40%) was achieved.

4 Marketing and Publicity

Progress of the Plan was disseminated and communication to encourage residents to engage with the process was made available to the residents of Tysoe by the following means:

1. Notices and posters in the Tysoe Record, a village magazine published 10 times a year to a large number of houses in the parish of Tysoe.
2. Posters and banners placed in prominent places around the village to advertise various events and milestones e.g. the public meetings in November 2016
3. Flyers delivered to all residents in Tysoe to advise on progress of the Plan and encourage participation.
4. E-shots to a distribution list compiled by residents providing email addresses at various events.
5. The Neighbourhood Plan Group attended various village events (e.g. Flower Show, bonfire night celebration, cricket match) to provide opportunity for residents to engage with the process. NPG members wore red tee-shirts with the NPG logo.
6. Update reports were given at the regular monthly Parish Council meetings allowing members of the public to question progress and process.
7. The start of the public consultation process (19th May, 2017) was advertised through the Stratford upon Avon Herald, banners, posters, a flyer delivered to every household in Tysoe and an E-shot to the NPG distribution list. The Plan was made available on the Parish website and all interested parties (statutory bodies, site sponsors, owners of land proposed for Local Green Spaces) were advised by letter or email.

4.1 Publicity material

Tysoe Banner - 8ft x 3 ft banner, produced August 2016





GET INVOLVED!

PROTECT TYSOE

Support your Neighbourhood Plan. It isn't just about deciding where houses should be built, it can also help us to understand how Tysoe can be improved so everyone benefits.

STEP 1

HOUSING NEEDS

- In September a questionnaire will go to all households, from Stratford District Council, to assess the housing needs for Tysoe
- To include questions about: how would you like to see Tysoe develop in the future?
- What is important to you and what you think makes Tysoe a special place to live?

STEP 2

CALL FOR SITES

- From 1 September till 31st October there will be a 'Call for Sites': where you can say if you have a site for development in the Parish
- 'Call for Sites' forms are available from Tysoe Post Office, Shop and Tea Rooms or can be downloaded from www.tysoe.org.uk
- Details of these NEW sites will be added to the register of sites. (If you have applied earlier there is no need to reapply.)
- New sites will be screened for suitability and added to the site plan
- A consultation will be arranged so the whole village can give their views on the revised site plan.

STEP 3

FINAL DRAFT

- The findings from Steps One and Two will be worked into a fresh draft of the Neighbourhood Plan
- This document will help determine how the village develops in the future
- A final consultation will be arranged where you can see and comment on a final draft before it is put to referendum for the whole village to vote on
- The Neighbourhood Plan needs to be approved by a majority of the village before it can be accepted by Stratford District Council.

The new Steering Committee invites you to help us produce a Neighbourhood Plan for Tysoe to protect the character of our village.

JOIN US AT THE PARISH COUNCIL MEETING

THIS COMING MONDAY 8th MAY



TYSOE
A village for the 21st Century and beyond

**The Tysoe Neighbourhood
Development Plan
2011 - 2031**

Pre-Submission Consultation Version - May 2017

This is the moment the Neighbourhood Plan Group has been working towards for the past year.

This is when we officially handover a **Pre-Submission Version** of the Neighbourhood Plan to go to Public Consultation.

The Plan is the key item on a full agenda but, assuming the PC ratify the draft, then the Public Consultation can begin.

WHY IS A PLAN SO IMPORTANT?

The Plan sets out a vision for how Tysoe as a village develops in the future. Crucially it will determine where development should and should not take place, so that we can preserve the unique character of Tysoe as a rural south Warwickshire community.

PROGRESS SO FAR - 1 000S OF HOURS OF WORK

has involved questionnaires, surveys, consultation and mapping exercises, site evaluations and meetings, on behalf of Tysoe Parish Council.

OVER TO YOU - NOW IT'S YOUR TURN

The Neighbourhood Plan, as the name suggests, reflects the views and aspirations of Tysoe residents. During the 6-week consultation you will have the opportunity to **see, read and discuss the Plan** and make your views known. Your comments will be collated reviewed by the Parish Council and will inform the Plan's final draft.

MORE HURDLES TO JUMP

As our Planning Consultant has warned us, there is still a long way to go before the Plan can be 'MADE' - (legally approved). The finish-line is still months away, but the public consultation is the next important step in the process.

SHOW YOUR SUPPORT

Please join us on Monday 8th May at 7.15pm. Let's take control of our own destiny - as far as we are able - and look after the Tysoe we love.

**MONDAY 8TH MAY AT 7.15PM IN THE VILLAGE
HALL**
From the Tysoe Neighbourhood Planning Group

Housing Needs Survey – summary results sent to residents January, 2017



Housing Needs Survey - Summary of Results

Our thanks go to all of you who filled in Housing Needs Survey forms. The 174 forms returned represent an excellent response for such an exercise. The survey sought to discover what housing is required for people with a local connection and to find what support there is for an affordable housing scheme. It also gave the opportunity to express other opinions which could influence development within the village.

Ageing population

The survey confirmed that Tysoe has an ageing population which could lead to problems of sustainability. There is a preponderance of larger houses, above average for Stratford District Council, this combined with an ageing population means that most dwellings are under-occupied.

Identified need:

- The survey identified a need for eleven new homes in Tysoe parish for households with a local connection.
- These should comprise a mixture of Housing Association Rental, Housing Association Shared Ownership and Owner occupier dwellings. Seven of these would be small flats, two 2-bedroom houses and two small bungalows.
- Responses indicated that there is a clear appetite among residents to meet the need for affordable housing within the parish.
- There is a need for more smaller houses to allow residents of larger houses to downsize as their requirements change.

You value highly:

- The rural and historic environment of the village
- The shops and services

You are concerned about:

- Transport links
- Problems with traffic and parking
- Proportionate development (not housing estates)
- Broadband
- Flooding

Next Steps

We will use information from the survey to inform the next draft of our Neighbourhood Plan. Watch for details on the Parish Website and village notice board.

The Neighbourhood Planning Group is setting up a sub-committee to consider options for affordable housing development in Tysoe. Let us know if you are interested in getting involved, please contact: David Roache on: 680309 or email: djroache@buzzinternet.co.uk

The full Housing Needs Survey report is available at:
<http://www.tysoe.org.uk/wp-content/uploads/Tysoe-HNS-report-November2016.pdf>

Directional sign for the Public Consultation



Poster for the Public Consultation:



Instructions at the Public Consultation:

Why are you here?

We will have to build houses in Tysoe to meet Stratford's Housing Target. Currently Tysoe is allocated a minimum of 55 houses (although some have already been built). There is no maximum.

You need to make your views known about where you think these should be in the village so you can be in charge not the developers.

Change will come but it can be managed through

The Neighbourhood Plan

Your views are important in shaping how Tysoe will develop. You need to let us know what is important to you about Tysoe, what needs protecting and what could be better. What you say will form the blueprint for how the village will develop.

This is your chance to make your views count

What you need to do

Around the room is a series of map.

Each covers a different topic.

Each map also has a suggestions box and cards for you to write what you think.

On the Site Allocations map for potential sites you can mark where you think houses should be built with a green pin and a **red pin** for the sites you don't like. If there are sites that you think should have houses on them but which are not marked then stick in a **blue pin**.

On the other maps look at what the map covers and do the same with stickers or post it notes, or even draw on the map, for example indicate where you have seen wildlife like badgers and foxes. Mark where there is flooding.

Tell us which are your favourite parts and what needs protecting.

If you have any photographs let us have them when you can.

At the end give some thought to your **Vision for Tysoe**.

It's your Tysoe. Help to shape its future

And finally reward yourself with a cup of tea or coffee. You deserve it.

BECOME INVOLVED

Calling all Tysoe Residents! If you can spare some time and feel you have skills to contribute, then please tick the relevant box(es) and fill in your details below:

We need volunteers to form part of:

- The Steering Committee** - meets twice a month and allocates tasks
- NP Post** - To deliver 1 or 2 questionnaires to your neighbours
- Focus Groups** - To take part in discussion groups and consultations
- Street Champions** - Be a point of contact for your street about the NP

Name: _____

Phone: _____

Email: _____

PLEASE RETURN THIS FORM TO:

- * The NP Stand at the Flower Show
- * Post in the box at The Village Store OR
- * Send an email to a Parish Councillor

NEXT STEPS

Target for completion: We are aiming to have the Plan ready for early 2017. While a lot of work has been done, there is still more to do:

- **Early September**- consultation with Lower Tysoe residents about the boundaries of the Plan
- **Early September** - housing and Vision for Tysoe questionnaire issued
- **Mid-September** - interactive consultation in the Village Hall about site allocation using maps.
- **September** - engage a planning expert to help with a site plan.

CONTACT
TYSOE PARISH COUNCIL

Jacqui Sinclair (Chair)
Telephone: 01295 680592
jacquisinclairtpc@gmail.com

Colin Locke (Vice Chair)
Telephone: 01295 680139
colinlocke.tpc@gmail.com

Jane Millward (Parish Clerk)
Mob: 07850 567794



Tysoe
NEIGHBOURHOOD PLAN



TYSOE'S
NEIGHBOURHOOD
PLAN
Update - August 2016



Tysoe
Children's Group,
The Old Fire Station / The Health Centre and views of
AONB

WHY DO WE NEED A PLAN?

There are many reasons why having a Neighbourhood Plan is important:

- * It helps protect the character of the village
- * Gives you a say in where new housing is built and the type of development
- * Stops developers taking advantage of relaxed planning laws
- * Identifies problem areas i.e. prone to flooding and conservation areas
- * Ensures contributions by developers are reinvested in the village for community projects
- * It is your opportunity to help determine how you want the village to develop

We want to ensure our village stays vibrant and sustainable, so it remains a special place to live.

WHERE HAVE WE GOT TO?

A new Steering Committee is now being formed to complete a Neighbourhood Plan for Tysoe.

A considerable amount of work has already been done to produce and write a Neighbourhood Plan.

The process started in 2014 with the appointment of the first NP Working Party by the previous Parish Council.




Extensive work was done to map all the fields in the Parish.

A questionnaire was sent to the entire village and meetings were held to get peoples' views and invite their participation.

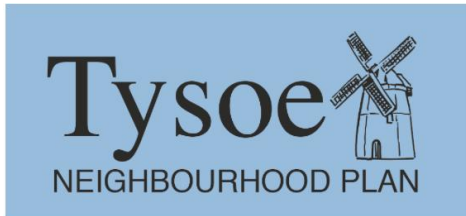
These findings were used to write a Neighbourhood Plan (NP), now in its second draft.

In May 2016 a new Voluntary Group was appointed by the newly elected Parish Council to review the status of the Plan

This Group has made its recommendations on the way forward. **You can read the report on the website at: www.tysoe.org.uk** under *Neighbour Plan 2016*.

Another e-newsletter to advise people:



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JOIN US AT THE PARISH COUNCIL MEETING THIS COMING MONDAY 8th MAY



This is the moment the Neighbourhood Plan Group has been working towards for the past year.

This is when we officially handover a **Pre-Submission Version** of the Neighbourhood Plan to go to Public Consultation.

The Plan is the key item on a full agenda but, assuming the PC ratify the draft, then the Public Consultation can begin.

PROGRESS SO FAR - 1,000s of hours of work

Thousands of hours of time and effort have been spent by both this Steering Group and the previous Steering Group (all of them volunteers) over the past four years. It has involved questionnaires, surveys, consultation and mapping exercises, site evaluations and meetings, on behalf of Tysoe Parish Council.

OVER TO YOU - now it's your turn

The Neighbourhood Plan, as the name suggests, reflects the views and aspirations of Tysoe residents. During the 6-week consultation you will have the opportunity to **see, read and discuss the Plan** and make your views known. Your comments will be collated reviewed by the Parish Council and will inform the Plan's final draft.

TYSOE

A village for the 21st Century and beyond

The Tysoe Neighbourhood
Development Plan
2011 - 2031

100% Parish Council Consultation - May 2011

Monday 8th May at 7.15pm in the Village Hall
From the Tysoe Neighbourhood Planning Group

Appendix A – Public Consultation 2016

The ‘Vision Board’ Public Consultation 25th & 26th November 2016

A ‘vision’ board was created topped by the following vision statement:

“Tysoe will be a thriving and attractive community with a broad range of housing and services where people feel fully involved in the community and supported in their lives and aspirations.”

Underneath the vision statement were displayed some more statements, covering different aspects of a possible vision for the village. Residents were provided with paper and pencils so that they could mark on the vision board whether they agreed or disagreed with each one. Residents were encouraged to create their own statements and pin them to the vision board. Obviously the number of votes cast for and against them was influenced by the length of time they were on display.

Responses to individual statements

Housing: statements provided by Steering Group	Agree	Disagree
Housing in keeping with the rural character	31	0
Developments of an appropriate size and density	25	0
Housing so the young can stay in the village	25	0
Housing to meet the desire of the elderly to stay in the village	24	0
Use appropriate materials in design and build	21	0
Avoid inappropriate infill	20	0
Any new building to address infrastructure issues	12	0
Cater for home working	6	0
Statements provided by respondents	Agree	Disagree
Fulfil the requirements with a number of small developments	14	0
Social housing	14	0
Any housing must have off road parking for a minimum of two cars	7	1
Development MUST be in keeping with the style/colour of Tysoe	5	0
Don’t discount innovative design	4	6

Vision Board, History and Ecology: Statements provided by steering group	Agree	Disagree
Safeguard the heritage and historic environment	39	0
Preserve tranquillity and dark skies	33	0
Protect the AONB	30	0
Preserve the historic ridge and furrow	29	0
Safeguard important views	27	0
Define and preserve green spaces	27	0
Keep the character of conservation areas	26	0
Statements provided by respondents	Agree	Disagree
Control speed of traffic	18	0
Preserve what's left of the green space between Middle and Lower Tysoe	12	1
Preserve two ancient footpaths and bridleway in field next to school and behind Church Farm Court	10	0

Services:	Agree	Disagree
Support the post office and the shop	49	0
Support the school by prioritising young families	27	0
Protect and sustain facilities	23	0

Employment: Statements provided by steering group	For	Against
Seek to improve broadband	24	0
Support home working	14	0
Statements provided by respondents		
Support and maintain farming and agriculture in the community	10	0
Some small workshop units as well as home working	6	0

Vision Bubbles in order of priority

Statement	<i>agree</i>	<i>disagree</i>
Support the post office and the shop	49	0
Safeguard the heritage and historic environment	39	0
Support the post office and the shop	49	0
Safeguard the heritage and historic environment	39	0
Preserve tranquillity and dark skies	33	0
Housing in keeping with the rural character	31	0
Protect the Area of Outstanding Natural Beauty	30	0
Preserve the historic ridge and furrow	29	0
Safeguard important views	27	0
Define and preserve green spaces	27	0
Support the school by prioritising young families	27	0
Keep the character of the conservation areas	26	0
Developments of an appropriate size and density	25	0
Housing so the young can stay in the village	25	0
Housing to meet the desire of the elderly to stay in the village	24	0
Seek to improve broadband	24	0
Protect and sustain facilities	23	0
Use appropriate materials in design and build	21	0
Avoid inappropriate infill	20	0
Protect and encourage employment in the village	19	0
* Control speed of traffic	18	0
Support home working	14	0
* Social housing	14	0
* Fulfil the requirements with a number of small developments	14	0
Any new building to address infrastructure issues	12	0
* Preserve what's left of the green space between Middle and Lower Tysoe	12	0
* Preserve 2 ancient footpaths & bridleway in field next to school and behind Church Farm Court	10	0
* Support and maintain farming and agriculture in the community	10	0
* Any housing must have off road parking for a minimum of 2 cars	7	1
Cater for home working	6	0
Some small workshop units as well as home working	6	0
* Development MUST be in keeping with the style/colour of Tysoe	5	0
* Don't discount innovative design	4	6

Themes arising from consultation

Aside from the votes on the vision board and the vision comments added to it, there were 126 comment cards posted in the ballot boxes. The tables below are an attempt to pick out the main themes expressed in the comments and to give an idea of the relative popularity of different views.

Affordable housing	<i>Comments expressing this opinion</i>
We need (genuinely) affordable housing/shared ownership/help to buy/affordable rental/cheap housing/social housing/small dwellings	18
Self- build sites	1
Affordable housing for those who have lived in the area 3 years?	1
Tysoe Utility Trust should build affordable housing on their land	1
Consider the younger generation	12
Want smaller properties/against larger properties	9
Support school with housing mix	1
Need good housing mix	1

Surrounding countryside, natural environment	<i>Comments expressing this opinion</i>
Maintain ridge and furrow	7
Enhance natural environment/biodiversity/hedgerows	6
Reduce light pollution	5
Preserve Area of Outstanding Natural Beauty	4
Maintain/preserve footpaths	3
Preserve cherished views	2
Countryside important for family walks	1
Farmland (Shenington Rd site) important for children, fun and educational	1

Strategic Gap, Green space within village Green field sites	<i>Comments expressing this opinion</i>
Keep/ extend strategic gap between Middle and Lower Tysoe	29
Don't develop green field sites/don't extend village boundary	4
Infill preferred over green field	4
Maintain green space	7
Build on Strategic Gap rather than extend village boundary	5

	<i>No. of comments</i>
Preserve beauty, history of village	
Preserve character/feel of village	7
Beauty of village should be preserved	5
Maintain listed buildings e.g. manor, church, school / and their surrounds	5
Protect conservation areas	5

	<i>No. of comments</i>
Nature of new development	
Small developments, not large	12
Sympathetic rural style/local materials for new build	4
New build should be in cul-de-sacs	2

	<i>No. of comments</i>
Traffic and parking	
Sandpits Road needs speed restriction/traffic management	5
Improve parking provision/car parks, garages	5

	<i>No. of comments</i>
Older residents	
Accommodation for elderly	8

	<i>No. of comments</i>
Lower Tysoe	
Lower Tysoe belongs in the Local Service Village	7
Lower Tysoe more suitable for development – take its share	6
Lower Tysoe should not be part of Local Service Village	2
Lower Tysoe needs safeguards	1
Preserve feel/building pattern of Lower Tysoe	3
Northern boundary to Lower Tysoe should be Tysoe Road	1

	<i>No. of comments</i>
Comments on individual sites	
Build barn conversions on Herberts farm – remain as working farm	1
Home holdings is a suitable site – many advantages	1
Shenington Road is a suitable site – many advantages	1
Limited development on Shenington Road site acceptable	1
Protect areas of archaeological importance, e.g. Shenington Road site	1

	<i>No. of comments</i>
And finally.....	
Good consultation, thank you	1

Appendix B Housing Needs Survey

Respondents were invited to rate the importance of the following topics on a scale of 1 - 10

Topic	1	2	3	4	5	6	7	8	9	10
transport links	13	4	6	5	17	13	12	27	14	59
availability of parking	12	7	11	5	20	18	15	23	10	44
affordable housing	21	1	6	8	17	14	16	17	14	52
faster broadband connection	5	1	2	5	13	9	9	19	20	81
Flooding	4	2	6	6	8	11	11	23	17	78
rural environment	1	0	1	0	5	0	1	10	18	135
historical environment	2	2	0	0	2	1	3	18	15	128

Top three issues: main themes	No of comments
Preserve the rural character/ / idyllic setting/ surrounding farmland/AONB/hedgerows/lack of pollution/ /ridge and furrow/village atmosphere	49
Protect historical environment of village/ windmill /church	13
Conserve wildlife/trees, animals, birds, insects/reduction of pesticides/tree planting/green spaces	10
Appreciation of local amenities	33
Parking problems	24
Upkeep of roads	10
Speeding through village especially large vehicles	9
Limit traffic	5
Improved bus service	12
Affordable housing for locals/affordable rental/for families	17
Housing for elderly	5
Housing for singles/couples/small dwellings	3
Strength of community/ community feel / friendliness of people	10
Balanced community catering for all ages/ /community life and spirit/ community events and social aspect/mix residential and farming	8
Superfast broadband/improved broadband/ to enable home working	13
Flood risk/ drainage/flooding round old tree	8
Dislike of dog fouling e.g. on playing field	5
Lower Tysoe should be included in LSV	3
Accommodation for local businesses/support local businesses	3
Mobile signal	3

Affordable Housing	<i>No. of comments</i>
Comments about tenure: the housing should be	
Homes for first time buyers	13
Truly affordable/affordable purchase	8
Shared ownership	2
Not shared ownership - affordable	1
Affordable rent	9
Buy or rent	1
Social/council housing.	6
Public housing – not ‘affordable that isn’t affordable’. Parish/community owned – not housing association	3
Type of accommodation believed to be needed:	
Small houses, apartments	12
Family homes / cheap enough for young families	9
For young	6
For singles/single mum	2

Accommodation for the elderly: main themes	<i>No. of comments</i>
Bungalows/ spacious bungalows/small bungalows / dwellings for downsizing	32
Sheltered housing/purpose built for elderly/retirement accommodation	7
Residential home	3

HNS lack of facilities: main themes	<i>No of comments</i>
Lack of butchers shop	24
Need decent pub/pub serving food	11
Improved bus service/bus shelter	9
Parking facilities	7
Improved broadband	5
Local business hub/offices/industrial units	5
Facilities for older children/teenagers	5
Car repairs/MOT	4
Improved mobile signal	3

Additional comments	<i>No. of responses</i>
Preferred housing locations	
Upper Tysoe	1
Shenington Rd	2
Herberts Farm	2
Feeoffee Farm	6
Triangular grazing field below Walnut Paddocks	1
Lower Tysoe / with some provisos	12
Barn conversions, single house developments only in Lower Tysoe	1
No more in Middle Tysoe please	1
Land behind Jeff's Close max 10 dwellings	1
Village hall site (accommodation for elderly)	1
Methodist church	1
Along Oxhill Road/Wiindmill Way	6
Epwell Road	1
Between Middle and Lower Tysoe	6
Between Middle and Lower Tysoe but not on ridge and furrow	1
Not between Middle and Lower Tysoe	1
On edge of village	1
Tysoe Hill opposite allotments	1
Infill/ /near centre/brownfield sites	8
Not on AONB not in conservation area	1
Redundant/disused agricultural locations	1
NOT field adjacent to school behind church	1
Other comments – main themes	
Small /proportional developments	10
Sympathetic/sensitive design/local materials	7

Any other important topics: main themes	<i>No of comments</i>
Speeding traffic	4
Verges	3
Low traffic quiet roads	3
Parking problems/garages needed	6
Conserve beauty /character of village/tranquillity/ size/avoid pollution/light pollution/great village	16
Protect views, rights of way/AONB/countryside/ridge and furrow	9
Sympathetic housing/low profile housing/small developments	13
Retain gap between Middle and Lower Tysoe	5
Use brownfield and infill/infill	4
Maintain/increase facilities	18
Maintain friendly community spirit	12
Working village/protect rural way of life/agricultural businesses and crafts	3
Mobile phone signal, 4g	3

Appendix C Lower Tysoe Consultation

Format of the discussion – prompt questions used

1. Do you feel that Lower Tysoe is separate from or part of the village of Tysoe Why? Did you know that at the moment Lower Tysoe is not classified as part of the village of Tysoe
2. What do you think about the building of new houses in Lower Tysoe? What kind of houses should they be and where?
3. Do you feel that Lower Tysoe needs protection from developers?
4. What do you think about the position of Lower Tysoe in relationship to the Neighbourhood Plan? Should it be part of the Plan?
5. What do you feel about the green spaces between Middle Tysoe and Lower Tysoe? Are they important to you?
6. What do you see as the advantages if any of Lower Tysoe being part of the Local Service Village which at the moment includes only Middle and Upper Tysoe?
7. And what do you think would be the disadvantages if any?

Overall – thinking about what we have discussed - do you think Lower Tysoe should remain as a hamlet separate from the rest of Tysoe or not?

Responses at the conclusion of the Lower Tysoe consultation

A question sheet was given to attendees at the end of the meeting on which they were asked to write their comments. The answers to questions 2 – 5 don't lend themselves to yes/no tabulation because of their phrasing. Nevertheless the responses are published here as fully as possible for the sake of transparency but with regard to anonymity. Twenty six people attended plus the two hosts. The hosts did not fill in the form but to give the fullest picture their opinions are added to the final two questions.

Question	yes	no	undecided/no response
Do you think Lower Tysoe needs protection?	27	1	0
Tysoe – 3 hamlets – do you agree?	14	10	1
Do you value the green space between Middle and Lower Tysoe?	28	0	0
Do you feel well enough informed to reach a decision on whether Lower Tysoe should be part of the Lower Service Village	18	6	1
On balance are you for or against Lower Tysoe being included in the LSV?	17	9	4

Additional comments, other than *yes, no, for or against or undecided*.

Question 1 Do you think Lower Tysoe needs protection?

- Yes and it is being afforded that by the PC and DC.
- From what? I guess – as does the rest of the village.
- Yes – outside the LSV
- Yes – to retain its autonomy
- Yes – inside LSV
- Yes – inside
- If inside the LSV yes, in terms of ensuring there is proportionate and appropriate development
- Yes, but how that is achieved is unclear. It seems it is best achieved by being outside.

Question 2 Tysoe – three hamlets – do you agree?

- No – sadly Upper and Middle now coalesced. Lower Tysoe still a hamlet
- A village and hamlet
- Two hamlets please
- No – one large village, one hamlet
- No – one hamlet and a village
- No – belong to Tysoe
- Three hamlets in one village
- I view this as three hamlets
- No – one village
- No – Lower Tysoe – hamlet
- No – all one village
- Lower Tysoe is part of Tysoe

Question 3 Do you value the green space between Middle and Lower Tysoe?

- Yes and PC and DC currently protecting this.
- Yes, very much
- Yes absolutely
- It is pleasant but not sacrosanct
- The green buffer is essential and must be maintained
- Certainly, yes

Question 4 Do you feel that the three hamlets are one village or does the green buffer mean that Lower Tysoe is in some way separate?

- Lower Tysoe is separate – geographically by the green space between Middle and Lower.
- Green buffer means that Lower Tysoe is separate.
- Lower Tysoe is separate.
- Lower Tysoe separate
- I believe it does create a separation which is important.
- The two hamlets are one village - yes it (Lower Tysoe) has its own identity but is still part of the Tysoe parish
- Separate
- Lower Tysoe is separate – but part of the village
- Not separate
- I would like green buffer to remain
- The green “buffer” is a physical buffer but as a social community we are all one
- One village
- No – not one village, Lower Tysoe separate
- One village – but the buffer is important/ essential
- One village but Lower Tysoe has unique character

Question 5 What do you think the advantages and disadvantages of Lower Tysoe being in or out of the LSV are?

- Will not comment until policies are available to view.
- Both have valid points.
- No or few advantages. Does not prevent Lower Tysoe having protections of NP.
- I believe there is a risk of establishing a principle of development if it is included in LSV.
- In – advantages – none. Out - advantages – maintain its unique hamlet quality
- PC having more say on local housing.
- If in LSV more chance of an amalgamation over time.
- None
- Community issues suggest being in. But to preserve Lower Tysoe it seems best to be out so I am undecided.
- In, advantages of existing situation stability
- Being part of LSV seems to me makes LT less vulnerable to mass development
- Inside LSV with no conditions it's not desirable. I would prefer to be inside (with conditions) and demonstrate social cohesion.
- We should make provision for some development in Lower Tysoe regardless

- Protection in numbers
- In (*indecipherable*) planning at a time for Lower Tysoe. Out – private individual housing at a time
- Advantages: better planning protection, feeling of inclusion
- As stated in the proposal, being in the LSV gives Lower Tysoe protection and the scope for small scale development
- In – control over development, houses newly built become part of house allocation. Out – no control over development
- Unsure
- The advantage is to be in a larger community for protection

Question 6 Do you feel well enough informed to reach a conclusion on this matter?

- No but my fault.
- Reasonably well informed
- Not quite
- Not really
- Nearly. But I feel some negative voices wish to push their agenda.
- No because it seems better for Lower Tysoe to remain out – yet I feel being one community is important.

Question 7 On balance are you for or against Lower Tysoe being included in the LSV?

- At the moment, against.
- I am for on balance but on condition that we have proportionate and appropriate development.
- For – if no more than one new property at a time.
- For. Don't understand why Lower Tysoe was not included in the first place.
- On the fence – but unfortunately it seems better for Lower Tysoe to remain separate.

Appendix D

The Children's Voice

Children commented on various aspects which they were felt were special to the village. There were some detailed descriptions of the St. Mary's, and some children clearly found its atmosphere special. For one or two, the emphasis was on the graveyard where members of their family were buried. Two children also knew that members of their family were mentioned on the war memorial.

Children wrote about their school as a happy place where they made friends.

The shop and post office were mentioned many times – the shop being the source of occasional treats. The shop and post office staff were among those mentioned as being helpful and friendly in the village. Various facilities of the village were enumerated and annual events got a few mentions.

The outdoors was described with enthusiasm. Many children mentioned the recreation ground and the playground facilities, but dog walking and the walk to the windmill was fresh in some children's minds and the countryside surrounding the village was a source of joy.

Features of Tysoe named by the children:	No's of comments
churches/church yard	23
shop/post office/tearoom	36
playing field/playground	16
countryside/nature/outdoors/wildlife	18
windmill	12
war memorial	11
school	8
walks	7
village hall	6
old fire station	6
helpful people, great people	5
old buildings/stone houses	5
bonfire	3
doctors	3

Tysoe Neighbourhood Plan Group Feedback Report - v1.0 08/01/2018.

A printed copy of this report is available in both the Tysoe Tea Room and the Reading Room. Contact details have been removed from the submissions to comply with the Data Protection Act.

Feedback Type: First consultation

No: 1

Policy Number: H2

Support/Object/Comment: Comment

Comment: I like the spread and sized of the different potential sites. Also that there is a back up plan (site 13) if sufficient cannot be found/the housing need goes up.

Parish Council response: Comment noted

Feedback Type: First consultation

No: 2

Policy Number: H4

Support/Object/Comment: Comment

Comment: Agree that Tysoe champion our own scheme if possible. We need a mix of young as well as elderly blood in the village. But the current house sizes do not cater for this. Unfortunately I did not see many younger people at the meeting who may fall into the "first rung of the housing ladder" to push home the idea. Moving into OAP status such as my wife and I we may want to stay in the village and downsize. Well done

Parish Council response: Comment noted

Feedback Type: First consultation

No: 3

Page Number: 21

Policy Number: H2

Support/Object/Comment: Comment

Site: Site 7

Comment: Currently the north corner of the field appears to be within the development boundary whereas the rest of the field is outside it. This is very odd, especially since on the northern third of this field in within the conservation area and the rest of the field is not. The development boundary should more logically run along Aspens SW boundary and then cross the field behind Wisteria House. See attached amended map.

Site 7 should therefore be reduced in accordance with the realigned development boundary

Parish Council response: Boundary will be re-examined

Feedback Type: First consultation

No: 4

Page Number: 18, 36 & 37

Policy Number: BE1 & BE2

Support/Object/Comment: Object

Site: Site 7

Comment: Site 7 is too close to the listed buildings and within the conservation area. See Planning (Listed Buildings and Conservation Areas) Act 1990

Parish Council response: Comment noted - all sites have been independently re-examined.

Feedback Type: First consultation

No: 5

Support/Object/Comment: Object

Comment: The residents of Lower Tysoe voted for no more than 3 properties within a development. Should more be granted especially along Lane End the no through road will not be sustainable for the amount of traffic required.

Parish Council response: While some residents may have taken a vote on this, others did not and this question was not part of the questionnaire given to Lower Tysoe residents. However the intention is that the three Tysoes retain their unique characters through the Neighbourhood Plan. Our consultant is undertaking an independent re-examination of the sites and we are taking feedback into account. Several dwellings have been removed from the Draft Plan including in Lane End.

Feedback Type: First consultation

No: 6

Policy Number: NE4/NE6

Support/Object/Comment: Comment

Comment: Not only is this an area used to sustain local farmers with grazing, it also acts as a noise barrier for village "bussell" which is why we chose to live there.

Parish Council response: Comment noted

Feedback Type: First consultation

No: 7

Support/Object/Comment: Object

Comment: Proposals for Upper Tysoe will create unnecessary traffic hazards and numbers spoken of seem disproportionate. I'm not a NIMBY but these things must be fair to all

Parish Council response: Comment noted

Feedback Type: First consultation

No: 8

Policy Number: H4

Comment: I do not think 6 months minimum is long enough, this could apply to anyone. This could have a short work commitment and then have the right to get a house here. This is the same for working here for 6 months, this isn't long enough time period. What do the parish count as affordable housing? It this beyond £200k as this is certainly not affordable for two full time works (who work in the village). Please don't make this village a commuting village or a place to be when you retire.

Parish Council response: The Affordable housing policy is being re-examined. There would be a scoring mechanism for allocation to ensure that dwellings were fairly allocated.

Feedback Type: First consultation

No: 9

Support/Object/Comment: Object

Site: Site 7

Comment: Please find enclosed highly relevant findings from the SDC Conservation Officer at the time of Mr Jervis's last planning application for this plot in 2014. The officer mentions everything that is so very important about this last open space in the centre of the village because this is right in the centre of the village the problem with traffic chaos and parking both sides of the main street will be much worse by traffic movement from this site. PNES values landscapes. The view of this field is part of the streetscape and open space in centre of the village. As are the drystone wall and ancient stone seat which would be damaged if this plot is used. Policy NE3 Tysoe is a known flood zone. This field floods often and after heavy rain

winter or summer. Ponds form in the centre of the field and ducks etc take advantage. I am surprised this site was not included in the open greenfield site list for protection as mentioned before there are no other fields like this left in the centre of Tysoe. This is it once it's gone that's it.

Parish Council response: All sites are being independently re-examined prior to the next Draft.

Feedback Type: First consultation

No: 10

Policy Number: BE14 & BE2

Support/Object/Comment: Comment

Comment: The decisive proposals have a strong emphasis, this is very positive for the whole village now and in the future. Great punch and determination is implied in the policy aims and stated unequivocally in the proposals that may be presented for decision. Great work, great plan

Parish Council response: Comment noted

Feedback Type: First consultation

No: 11

Policy Number: H4

Support/Object/Comment: Comment

Comment: Housing of all sizes needs to reflect the occupants wage/income level below £25,000 (typical of people on minimum/low wage structure). The current house prices are way too high for people starting out on lower bands of a career or job and young families with children of pre or actual school on income

Parish Council response: Comment noted

Feedback Type: First consultation

No: 12

Policy Number: NE4/NE5/NE6

Support/Object/Comment: Comment

Comment: Designated land/landscapes are vital to the village. These decisions are important to maintain the rural character and natural assets in the surrounding area. The areas in the policy are well defined for this purpose

Parish Council response: Comment noted

Feedback Type: First consultation

No: 13

Policy Number: NE1 & NE2

Support/Object/Comment: Comment

Comment: Essential for all generations to value and enjoy now and in the future. These aspects are often taken for granted until they are gone. Please preserve these at all costs for everyone.

Parish Council response: Comment noted

Feedback Type: First consultation

No: 14

Policy Number: H4

Comment: Local connection definition: Someone who has lived in the Parish for a minimum of 6 months.

In my opinion no other definition is needed as the above is very loose and would apply to anyone renting for 6 months. It needs to be all of the definitions or more specific. This needs to be buttoned down more otherwise "locals" will still not be able to live in the village.

Parish Council response: There would be a scoring mechanism for allocation to ensure that dwellings were fairly allocated.

Feedback Type: First consultation

No: 15

Support/Object/Comment: Comment

Comment: Sites that do not have the land owners permission, in my opinion, must be taken off the plan. Land owners could be hounded by developers to release it or developers can obtain planning permission without their consent.

Parish Council response: Agree

Feedback Type: First consultation

No: 16

Support/Object/Comment: Comment

Site: Sites 10, 11

Comment: I have no objection per say to the sites on Lane End. However has any thought been given to the road situation? The road is currently single track but with the extra traffic of the 1 house already given permission and planning application for 3 more in the pipeline, then 2 further potential sites of up to 8 more houses the amount of traffic will significantly increase, possibly double

Parish Council response: Two sites have been removed.

Feedback Type: First consultation

No: 17

Support/Object/Comment: Comment

Site: Site 5 and 12

Comment: Why is site number 5 outside the development boundary? It would also take any building outside the "building line" for Lane End. It would be the same for site number 12

Parish Council response: Comment noted. Boundaries are being revised.

Feedback Type: First consultation

No: for

Support/Object/Comment: Comment

Comment: I note that in the National Planning Policy Framework the land designated local green space which is farmed by Kevin Welby, is owned by Warwickshire County Council. Can the WCC over rule the District Council and build on it?

Parish Council response: Local Green space are being re-emanied and once approved cannot be overruled.

Feedback Type: First consultation

No: 19

Policy Number: H2

Support/Object/Comment: Comment

Comment: The amount of available space in Lower Tysoe. It is not populated like the rest of Tysoe. This is not 3 villages it is 1. Let Lower Tysoe have some of the responsibility for once. Why should they be exempt from normal development

Parish Council response: A number of dwellings have been built in Lower Tysoe since the start of the Plan period, (although building is not visible from the road). Most residents within the Tysoes believe that we comprise one village together and we are pleased that Lower Tysoe is part of the Local Service Village.

However, it is the intention of the Plan that the three Tysoes retain their unique characters and only take development which is proportionate to their size.

Feedback Type: First consultation

No: 20

Support/Object/Comment: Object

Site: Site 7

Comment: Re site 7. This part of the field it has previous planning application refused owing to the nature of the site. It is an open space and in proximity to Grade II buildings and their sittings the hedgerow and field and a home for wildlife. Our property borders this site our pond has newts in it which go into the field depending on season. The location of this field is near the centre of the village (war memorial stone, wall &

bench and grass bank which make the character of the centre of the village. This part of the field is only point which is in the conservation area and should be kept as an open space. Please see attached from SDC (Planning Committee Report)

Parish Council response: Site now excluded from draft Plan

Feedback Type: First consultation

No: 21

Page Number: 19

Policy Number: H1

Support/Object/Comment: Object

Comment: The development boundary currently divides our garden. This is not a practical positioning of the development boundary. The boundary should be redrawn to include the whole of our garden. Unlike other properties the area beyond the kitchen garden walls are not a field but just part of the garden

Parish Council response: Development boundary now re-defined

Feedback Type: First consultation

No: 22

Support/Object/Comment: Comment

Comment: On a minimum of 3 sites where services would already be in place allocate 2/3 units for self build with priority to young people living in the village. Feeoffee would have been an ideal site for this to have happened. We need to ensure young people live and work in our village

Parish Council response: Comment noted

Feedback Type: First consultation

No: 23

Support/Object/Comment: Comment

Site: Site 1

Comment: Development on Avon Avenue could set a precedent for other gardens

Parish Council response: If Planning Applications come forward they will be judged on their own individual merit

Feedback Type: First consultation

No: 24

Policy Number: H3

Support/Object/Comment: Object

Comment: I object to Herbert's Farm being considered a strategic reserve site for the following reasons: 1. We must maintain working farms at the core of the village, it is an intrinsic part of Tysoe's character as per Feoffee farm also. 2. Access to the farm via both Back Lane or Saddledon Street is already troublesome being single track lanes loaded with parked cars. The prospect of a further 25-30 cars using these roads as access would be very hazardous. 3. If that site was ever developed, and the farm buildings pushed up the farm lane, it would create further traffic and ample opportunities for accidents. 4. We must protect the of the listed thatched barn on Saddledon Street, a small part of old Tysoe and an intrinsic part of the Conservation Area. Apart from this objection I think it is an outstanding piece of work. Well done

Parish Council response: All sites are being independently re-examined prior to the next Draft.

Feedback Type: First consultation

No: 25

Support/Object/Comment: Object

Site: Site 4

Comment: The Roses Farm development is in the conservation area of the village. The road from the Epwell Road onto Main Street is too dangerous on health and safety grounds for 19 houses to be built

Parish Council response: No building will occur on Site 4 without a Highway Authority review of vehicular and pedestrian access.

Feedback Type: First consultation

No: 26

Support/Object/Comment: Comment

Site: Site 3

Comment: The Paxton garage site is not suitable for 3 new dwellings 1/2 dwellings would be appropriate

Parish Council response: Site now excluded from Plan

Feedback Type: Second Consultation

No: 83

Policy Number: H2

Support/Object/Comment: Comment

Comment: Site allocations 6 & 7 Sandpits road access stated to be Sandpits Road. Sandpits Road is a single carriageway not suitable for 2 new access points. Extra traffic volume from 6 plus 9 = 15 dwellings will cause congestion and road safety issues. Sandpits Road is currently used as a rat run into the village centre more traffic volume and more access points will be increased hazards, a potential for accidents. Why is Tysoe Utility Turst land not included and mentioned (eg Feeoffee Farm) in any part of the document. 84 new dwellings from now is above SDC core strategy policy why. Need for affordable housing needs more explanation and better justification in the document

Parish Council response: Feedback noted. Any future development will be subject to Highway Authority review. Re Feeoffee Farm: sites cannot be proposed for development if owners have refused consent. The number of dwellings is being reduced. The affordable housing section is being altered.

Feedback Type: Second Consultation

No: 84

Support/Object/Comment: Support

Comment: to sustain the facilities, post office, shop, pub, school, church, social club and hair dressers we need to encourage new families with children to the village. We need broad band to encourage working from home. Affordable housing must not be promoted as a commutable ie that the affordable housing will be provided off site. considerations of drainage, sewage, roads, traffic must be included in plan. If we do not have a good sustainable Np we will be subject to all developers and speculators. Tysoe needs to be in control of what and where we build

Parish Council response: comment noted

Feedback Type: Second Consultation

No: 85

Comment: If houses of any demographic need to be built, the aesthetics which normally represent drive village life should be respected, eg properties with decent gardens, not homes so tight they look like they are in a town or city. Aesthetics must be considered.

Parish Council response: Comment noted

Feedback Type: Second Consultation

No: 86

Support/Object/Comment: Comment

Comment: As a first time buyer, there was only one house I could afford to buy in Tysoe. Planning sites should include 2 bedroom homes in the centre of the village. Drainage, infrastructure needs to be documented to expand with the village. Telecoms & broadband need to be documented, so people can work from home with good infrastructure. More affordable housing to central village site for school children

Parish Council response: Comment noted

Feedback Type: Second Consultation

No: 87

Page Number: 23

Support/Object/Comment: Obect

Comment: I strongly object to the 19 dwellings proposed behind Roses Farmhouse for several reasons.

Firstly, the field in question is at least, in the areas of the countryside that should be protected from large developments so that their natural qualities can be enjoyed by future generations. Secondly, any vehicular access to the proposed site has not been explained. Parts of Epwell Road are narrow and there is no footpath therefore I cannot see scope for this already dangerous road to facilitate the inevitable increase in traffic flow.

The t-junction where Main street and Epwell Road meet is already a dangerous narrow junction for pedestrians and road traffic & any increase traffic flow will only increase the likelihood of an accident.

Items of historical significance on "site 4" and ridge and furrow pasture land. To demolish the land would be to forever lose that part of traditional rural life. Similarly a large development of houses around Roses Farmhouse will look totally out of place and forever spoil this part of Tysoe. Please reconsider

Parish Council response: Comments noted. Any future development of the Roses Farm site will be subject to satisfactory review by the Highways Authority.

Feedback Type: Second Consultation

No: 88

Support/Object/Comment: Support

Comment: Although there may need to be some setting with site allocation and numbers, principles and policies make great sense and will add to control over local development. Thank you

Parish Council response: Comment noted

Feedback Type: Second Consultation

No: 89

Page Number: 21

Support/Object/Comment: Support/Obect/comment

Comment: Tysoe is in the costwold Area and an area of natural beauty. We have no complaints regarding the proposal for 19 dwellings behind Roses Farmhouse, However, Epwell Road already has problems. Not suitable for the amout of traffic, including large lorries, tractors, school buses etc. The proposed 19 new houses should be linked to the Shenington Road, not Epwell Road

Parish Council response: Comment noted. Any development wil only take place subject to satisfactory review from the Highways Authority.

Feedback Type: Second Consultation

No: 90

Comment: Just to say how about some parking in the village. There are too many cars in Main Street now. Making it not safe to cross the road even. How long before there is an accident.

Parish Council response: Comment noted

Feedback Type: Second Consultation

No: 91

Page Number: 23

Support/Object/Comment: Object

Comment: The proposed development on the Epwell Road is ridiculous. Far too many houses for the site and an access onto an already very dangerous, narrow road with its three way junction. A nightmare with the present comparatively low traffic flow - an accident waiting to happen with hugely increased traffic flow.

This is still an AONB - beauty doesnt obey man made boundaries - to build here will spoil part of what makes Tysoe a beautiful and special place to live. Yes houses have to be built but in this instance there are better more convenient and safer sites to use. The fields which would be lost are ridge & furrow; Roman & both earlier and later artifacts have been found here and it is a haven for wildlife particularly birds and the beautiful birds of prey, who are fast losing their habitate everywhere. Building here means Tysoe will lose something precious and irreplaceable. Please think carefully before spoiling what you have.

Parish Council response: Comments noted. Any future development will be subject to Highway Authority review.

Feedback Type: Second Consultation

No: 92

Page Number: 21

Comment: If we have got to have new houses built in this village they must be what our own young people and older people require ie affordable rent and buy (youngsters) and bungalows for the older people. Big expensive houses we do not want. We want to know who needs what before any buildings are done. I had postcards trying to get me interested in some big expensive houses at Kinton. We do not want to be like that having our village about small development better than extending out into the fields

Parish Council response: Comment noted. We have conducted a Housing Needs Survey which, in conjunction with Waiting List information (supplied by the District Council) has given us information as to what housing is urgently needed in the village. The Draft Plan also stipulates that we need more smaller houses in order to encourage a younger age group to live in the village.

Feedback Type: Second Consultation

No: 93

Comment: Whilst it may be desirable for protection of character etc to maintain the "strategic gap" between Middle & Lower Tysoe this is clearly an area where smaller housing might be provided. Should discussions not be held with relevant land owners and a social housing provider to this end. This might also help with the school issue. There is an irony that if the school role falls and it is closed then it is best placed to be the next strategic housing site.

Parish Council response: Comments noted. Our Public Consultations showed many residents regarded the Strategic Gap as a feature of high importance. The Plan has to reflect residents' wishes.

Feedback Type: Second Consultation

No: 94

Support/Object/Comment: Comment

Comment: Given that 70 houses are to be built between 2011-31, and so far 43 are either built or in planning stages the plan should reflect a further plan of 27 dwellings and 20% to this and a plan of 34 dwellings. Having a plan in excess of this number is not a good strategy. Any further dwellings within the boundary not highlighted in the plan could also reduce this number.

Parish Council response: Comment noted. Numbers have been reduced.

Feedback Type: Second Consultation

No: 95

Comment: Tysoe desperately needs affordable houses including social/rental to attract the young and keep the facilities here viable. Ideally it would be good to have smaller pockets of development BUT there would be no necessity in these to provide social housing. I would like to see small developments but realise the aim of affordable housing for the young can only be achieved by larger developments where the proportion of such houses would be greater. Would suggest 3 or 4 sites around the village of up to 20 houses to try to provide for what we need. Please remember sewage.

Parish Council response: The number and size of sites you suggest would greatly increase the number of houses being built and we have had numerous objections to the numbers put forward in this first Draft Plan. The Plan has to be accepted by a majority of residents in a referendum before it can be enforced so we need it to reflect the will of the majority.

Feedback Type: Second Consultation

No: 96

Support/Object/Comment: Object

Comment: We are wondering why the AONB stops building between Middle & Lower Tysoe but it does not affect the proposed building in Upper Tysoe below the Windmill Hill.

Parish Council response: The Draft Plan does not propose building any houses in the AONB. Smarts Lane is not in the AONB.

Feedback Type: Second Consultation

No: 97

Policy Number: H5

Comment: It is all very well to talk about market mix and as was mentioned a lot at the consultation meeting "affordable" housing but how can this be achieved when a local social housing provier seems to be embarking open a policy of selling larger houses. Has any approach been made to Orbit in order to determine what its housing policy for the village is and whether it might assist towards the mix we desire.

Parish Council response: Orbit is responding to Central Government policy which requires Housing Associations to sell properties in order to build more. Unfortunately Orbit is not answerable to the Distric Council or the Parish Council and while we may not agree with their policy there is not a lot we can do about it. The policies in the Draft Plan are designed to encourage the building of small houses in the future.

Feedback Type: Second Consultation

No: 98

Support/Object/Comment: Object

Comment: Why is there a 20% reserve? This is not necessary. 70 IS THE NUMBER. Lower Tysoe is not a sustainable location - if floods and will only attract developers of large detached houses - not affordable to rent. I would like to see the village boundary line redrawn to eeflect to built up boundary.

Parish Council response: Comment noted. Numbers have been amended. We have sought expert advice on the question of numbers and the reserve site. On balance the recommendation to go for a reserve (only to be used in the event that Stratford District's Housing Supply falters and that they force more housing our way) seems the most sensible path. Boundaries have been redrawn.

Feedback Type: Second Consultation

No: 99

Support/Object/Comment: Support/comment

Comment: The need for social housing would suggest the village would be better served by 2 or 3 large sites which must be backed up by the Neighbourhood Plan stating that developers must build affordables on site and not pay a commutable sum of the local authority

Parish Council response: Comment noted. Consultation showed there was a very strong preference for small sites and not large sites from residents. The Plan has to reflect this. Truly affordable housing can only be achieved through substantial subsidy in this area of Warwickshire. We are still seeking to create a suitable scheme.

Feedback Type: Second Consultation

No: 100

Policy Number: BE6

Comment: I am in favour of this type of development, but only if it can deliver smaller units that would be affordable rather than upmarket dwellings that are out of reach of young couples/families.

Parish Council response: Comment noted

Feedback Type: Second Consultation

No: 101

Support/Object/Comment: Support/comment

Comment: I have no objection to the sites as put forward in the plan. I am concerned that during the period from now until the plan is finalised that further planning applications will be made and possible imposed. This could make the potential number of houses very much greater.

Parish Council response: We are seeking to move the Plan forward as quickly as possible.

Feedback Type: Second Consultation

No: 102

Support/Object/Comment: Comment

Comment: I do not agree with the emphasis placed on the preservation of the strategic gap between middle and lower Tysoe. Housing on the strategic gap would give the easiest possible access via two separate roads to the A422 and thus to stratford and Banbury. Contrast this with the 19 houses possible to be built behind Roses Farm on the Epwell Road that basically leads to nowhere or alternaitvely access through the entire length of the LSV to the A422. A no brainer in terms of increased traffic congestion, pollution, etc through the village.

Parish Council response: The Draft Plan reflects the opinions expressed in the Public Consultations, and many residents expressed a strong desire to preserve the Strategic Gap.

Feedback Type: Second Consultation

No: 103

Page Number: 21

Support/Object/Comment: Support

Comment: I agree with all proposals for housing development coloured blue on the working map enclosed.

Parish Council response: Noted

Feedback Type: Second Consultation

No: 104

Page Number: 19

Policy Number: H1

Support/Object/Comment: Object

Comment: Development boundary cuts off the bottom 20 metres of my garden. Insite that 20 metres is my garage. So the line is incorrect. Why cannot the line be drawn on the boundary of my garden with the field below. The current garage would then be correctly placed within the current development area.

Parish Council response: Boundary now redrawn

Feedback Type: Second Consultation

No: 105

Comment: A brilliant plan. Well done. Lets get it a made plan.

Parish Council response: Comment noted

Feedback Type: Second Consultation

No: 106

Policy Number: H2

Comment: Some of these sites are inappropriate for the number of dwellings proposed and for the infrastructure eg road access and drainage.

Parish Council response: Comment noted

Feedback Type: Second Consultation

No: 107

Policy Number: All

Comment: Any new build to include footpaths/pavements for pedestrians

Parish Council response: Comment noted

Feedback Type: Second Consultation

No: 108

Policy Number: H5

Comment: No 4 bedroom housing required

Parish Council response: We have stipulated that more one, two and three bedroom homes need to built to redress the balance.

Feedback Type: Second Consultation

No: 109

Policy Number: H3

Comment: Agree in principle. Only use if absolutely necessary

Parish Council response: Comment noted

Feedback Type: Second Consultation

No: 110

Policy Number: H4

Comment: It would be preferable for all housing to be contained within the designated boundaries

Parish Council response: Comment noted

Feedback Type: Second Consultation

No: 111

Policy Number: H2

Comment: The amount of affordable housing seems quite low. Only one of the sites quotes 35% of the housing being affordable. The school is suffering falling roles and is losing a teacher at the end of this term. The village needs to attract couples/young families if it is to keep its school and a lower average age. Do we retired people really want to be surrounded by those of a similar age. The average age of church attendees is also pension age. New blood is needed. Affordable and rented housing please

Parish Council response: Comment noted.

Feedback Type: Second Consultation

No: 112

Page Number: 19

Policy Number: H1

Support/Object/Comment: Comment

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM012k-svV2Ut34V-4e>

Parish Council response: Boundaries are being reconsidered and redrawn.

Feedback Type: Second Consultation

No: 113

Page Number: 30

Policy Number: NE3

Support/Object/Comment: Support

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM012q7aeRh7gVbDTc0>

Parish Council response: In the Design Statement we seek to encourage sustainable drainage and to use flood prevention measures. The infrastructure of the drainage system is outside our remit.

Feedback Type: Second Consultation

No: 114

Page Number: 29

Policy Number: NE2

Support/Object/Comment: Support

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM012sHi28ItIF-8PvE>

Parish Council response: Somewhat surprisingly, research into this area does not appear to show a clear correlation between street lighting and crime rates. It is believed that lighting can give criminals some advantages. Ideally any lighting should be targetted carefully so that the skies remain as dark as possible.

Feedback Type: Second Consultation

No: 115

Page Number: 43

Policy Number: App 2

Support/Object/Comment: Support

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM012xAR0a9WVSEp1IP>

Parish Council response: Comment noted. Design guidelines are being reconsidered.

Feedback Type: Second Consultation

No: 116

Page Number: 21

Policy Number: H2

Support/Object/Comment: Support/comment

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM0121DX4JoAfbtULVS>

Parish Council response: Boundary will be reconsidered. We are adding a policy into the Plan to encourage the retention of trees and hedges.

Feedback Type: Second Consultation

No: 117

Page Number: 21

Policy Number: H2

Support/Object/Comment: Object

Comment: Comments in file

Redacted Link: https://1drv.ms/b/s!ArddfdNv8IM0126mjl0p_ma39dD9

Parish Council response: Comment noted. All sites have been independently reassessed and reconsidered.

Feedback Type: Second Consultation

No: 118

Page Number: 37

Policy Number: BE2

Support/Object/Comment: Support/comment

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM011AI3ENM6Jjk74C4>

Parish Council response: Comment noted. Village Design Statement is being amended.

Feedback Type: Second Consultation

No: 119

Page Number: 37

Policy Number: BE3

Support/Object/Comment: Support/comment

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM012-HkGasdwZMgWwy>

Parish Council response: Comment noted

Feedback Type: Second Consultation

No: 120

Page Number: 19

Policy Number: H1/H2

Support/Object/Comment: Object

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM013BlGM6EmLSLbHh1>

Parish Council response: Comment noted

Feedback Type: Second Consultation

No: 121

Page Number: 21

Policy Number: H2

Support/Object/Comment: Object

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM013F2zlz811A302Et>

Parish Council response: Comment noted

Feedback Type: Second Consultation

No: 122

Page Number: 23

Support/Object/Comment: Object

Comment: Comments in file

Redacted Link: https://1drv.ms/b/s!ArddfdNv8IM013Iw_5C2kFVR-Zqd

Parish Council response: Comments noted. Any development will be subject to satisfactory review by the Highways Authority.

Feedback Type: Second Consultation

No: 123

Page Number: 21

Support/Object/Comment: Comment

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM013OM7gc4EDCpI-qL>

Parish Council response: Comments noted

Feedback Type: Second Consultation

No: 124

Page Number: 21

Support/Object/Comment: Object

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM013SchCRTKBXgag15>

Parish Council response: Comment noted

Feedback Type: Second Consultation

No: 125

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM013UgEQ3b4joFlztS>

Parish Council response: Comment noted

Feedback Type: Second Consultation

No: 126

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM013YwIpOmgSDrS93z>

Parish Council response: Comment noted

Feedback Type: Statutory Bodies

No: SB1

Support/Object/Comment: Support

Comment: Whilst the Tysoe plan area contains no navigable waterways, which are our chief area of concern, the Inland Waterways Association (Warks branch) is pleased to offer general support to your efforts to build a robust Neighbourhood Plan to protect the Tysoe area from unwelcome and unwarranted development which could adversely affect the character of the village and surrounding countryside. We are keen to see well planned and acceptable development to enhance and maintain the viability of the area without destroying the essential character and beauty which has evolved over time.

Parish Council response: Comment noted

Feedback Type: Statutory Bodies

No: SB2

Comment: Many thanks for consulting Highways England on the most recent round of consultation in relation to your Neighbourhood Plan. Having reviewed the documentation I can see that the proposals are unlikely to warrant the consideration of Highways England given their scale and distance from our network (m40, A46). We therefore have no comments to make at this stage but would welcome being kept informed of the development of your plan.

Parish Council response: Comment noted

Feedback Type: Statutory Bodies

No: SB3

Comment: Comments in file

Parish Council response: Suggestions will be considered in next draft Plan

Feedback Type: Statutory Bodies

No: SB4

Comment: Comments in file

Parish Council response: Comment noted

Feedback Type: Statutory Bodies

No: SB5

Comment: Comments in file

Parish Council response: Comment noted

Feedback Type: Statutory Bodies

No: SB6

Comment: Comments in file

Parish Council response: Comment noted. Pay attention to their comments.

Feedback Type: Statutory Bodies

No: SB7

Comment: Comments in file

Parish Council response: Policy suggestion is noted and will be considered in next draft Plan

Feedback Type: Statutory Bodies

No: SB8

Comment: Comments in file

Parish Council response: Already handled by Alison.

Feedback Type: Other Feedback

No: 27

Comment: This plan represents the needs and wishes of Tysoe. Well presented. This will hopefully protect us from unwanted large scale developments and keep our village as the community we all enjoy being part of.

Parish Council response: Comment noted

Feedback Type: Other Feedback

No: 28

Page Number: 21

Support/Object/Comment: comment

Comment: With regard to the proposed 19 dwellings at Roses Farm, Upper Tysoe, we would like to make the following observations: we are concerned that the Epwell Road from the T junction to the proposed development is too narrow to sustain further daily use by a possible 30 plus vehicles (assuming 2 car ownership). Immediately after the junction travelling in the direction of Epwell, the road is only wide enough to allow one car to pass at anytime. As pedestrians and regular users of this road (which has no footpaths) we have often had to stand to one side on the grass verge to allow other road users to pass, this is particularly noticeable at peak times for school traffic. The Epwell Road is a well used road with a potentially difficult junction to negotiate with a listed building immediately adjacent.

Parish Council response: Any development would only be permitted after satisfactory review from the Highways Authority

Feedback Type: Other Feedback

No: 29

Page Number: 21

Support/Object/Comment: Object

Comment: The NPC is to be congratulated on the tremendous amount of work that has gone into the plan. However, I have serious reservations about one particular aspect of the plan. I think it is a huge mistake to propose such a large development of houses at Rose's Farmhouse in Upper Tysoe. In the context of the area this is without doubt a large development, which would totally change the nature of the area. The great increase in traffic would cause noise pollution and fumes, not only for Upper Tysoe residents but for everyone living on the main road, all the way down into the centre of the village. It is the issue of safety which concerns me most. The road is habitually used as a rat run, often by speeding traffic. It is a very narrow road with a dangerous T junction; indeed very frequently we witness near accidents. The proposal to put affordable housing there is a dismaying one. Inevitably there would be families with young children who would need to get to school. The road is emphatically not safe for any child to walk on. It would be a case of when, not if, a child gets hurt. None of us would want that on our conscience. Social housing must be as close to the school as possible. The Committee must find alternative sites.

Parish Council response: Any development would only be permitted after satisfactory review from the Highways Authority.

Feedback Type: Other Feedback

No: 30

Support/Object/Comment: comment

Comment: Feeoffee Farm - This site was a popular choice for housing allocation as evidenced by surveys. The site, unlike other sites, appears to have been excluded from the plan. I understand informally that this was at the specific request of the landowner, a local charity dedicated to alleviating economic hardship. Apparently the trustees are more interested in "preserving the rural feel of the village" than they are in addressing their actual remit of alleviating economic hardship. In a legal sense it might be argued that the trustees are acting outside their remit. I believe that there needs to be much more evidence in the plan concerning this situation as, as a village charity, the whole situation should reflect the wishes of the village. If houses have to be built somewhere the decision does not preserve the rural feel of the

Parish Council response: Comment noted

Feedback Type: Other Feedback

No: 31

Support/Object/Comment: comment

Comment: There is no mention of the extra community infrastructure levy that can be earned by having a neighbourhood plan. It is 10% more than without one. This can make the village tens of thousands of pounds more than without a neighbourhood plan (approximately £75000 using approximate figures)

Parish Council response: Comment noted

Feedback Type: Other Feedback

No: 32

Comment: I am sorry but this seems to be a shopping list for developers. Do we really want all these fields filled up with houses?? How can we make serious objections to developments later down the line if we have already suggested these sites as suitable?

Parish Council response: Comment noted. We have now reduced the numbers in the Draft Plan. However, we have taken expert advice and have listened to those at the District Council. The general consensus is that Stratford will expect us to produce a fair contribution to the District's housing requirement as time goes on.

It is believed that the five year housing supply is likely to slip (developers engineer shortages deliberately) and if we are not ready with our Plan and our Strategic Reserve, Stratford will overrule the wishes of the village and sanction developments which we really do not want. No site will be universally popular, but we are seeking to put forward the more popular sites and those with the most merit for the village.

Feedback Type: Other Feedback

No: 33

Comment: As I cannot access the Feedback Form, I will leave a final comment here.... I do not understand why those responsible for the NP (especially in the form of an easy-to-read map: perfect for pinning on developers' walls) have created a target/shopping list of fields for Steve Taylor and his ilk to plaster with planning proposals. I know that NPs cannot actually stop development from taking place; but neither should they go out of their way to actively encourage it... – and definitely not to this extensive extent. It breaks my heart that we spent so much time and energy defeating Gladman, only to now appear to be on their side. PS: The comment form link does not work. If I were paranoid, I'd believe that democracy had flown out of the window, long ago.... Isn't having the NP spread over three files just ensuring that those of us who would prefer to read it online will either struggle, or simply be put off? When some accepted plans have only been single, short documents, why does ours need to be so complex? (We must be well on the way to satisfying our new housing requirement, anyway....) By the way: has any allowance been made for those who are disabled, and may need to access it in alternate formats? Thank you.

Parish Council response: Comment noted, please see response to previous comment. We will give more publicity to a contact number for people who have trouble accessing our information in the future.

Feedback Type: Other Feedback

No: 34

Comment: I am unsure what the purpose of the Tysoe Feedback Form is as well as the 'Post a Comment'. Are these one and the same - I have posted a comment, but not filled in the form as it is pretty complicated and difficult to understand - and I would say I tend to deal with these things often, so I am fairly sure you will find it puts most people off. I also do not think many people in Tysoe will have this in their sites. In my view the more democratic way of putting this about would be a paper version to each household as in the very first questionnaire. The controversial inclusion of Lower Tysoe has created a very loose boundary around the satellite hamlet. There is no infrastructure to support the development of the scale that Lane End is subject to. The access to shops would be the best part of a mile or across the footpath through to the Church. The boundary line showing the edge of the LSV, should have considered the style of the housing and the street scene along the road frontage in Lane End and Kinton Road. However a number of large backland developments have been proposed altering the nature and character of the settlement. Lower Tysoe was previously not part of the Sustainable Settlement of Tysoe. It has been added at a recent stage to be included in the LSV. There is no logical reason for this to have taken place as there are no Public Services or Facilities within Lower Tysoe. Why therefore have so many potential development sites within Lower Tysoe, been included within the draft Neighbourhood Plan which we cannot support in its proposed format.

Parish Council response: The comments regarding the boundary of the LSV and the inclusion of Lower Tysoe in the LSV are noted. The LSV boundary was drawn after consultation with residents and was

supported in public consultation meetings.

Feedback Type: Other Feedback

No: 35

Comment: There is clearly a huge amount of work that has been done by the NP Committee to protect our village. Please pass on my thanks. I have some concerns with the NP Process, some of which I include below: At the public meeting on Tuesday 6th June 2017, the Chair asked us not to contact our Parish Councillors concerning the NP but only to fill out the "Representation Forms" and return them to the Parish Clerk. The comments on these forms would then be published in full to Tysoe parishioners and the "Examiner". The NP is extremely important and will affect all of us forever. I would be obliged if you could advise me whether the Parish Councillors are within their powers to ask us not to speak to them, or otherwise clarify the Chair's statement. The timing of the launch of the Tysoe NP Consultation appears to run contrary to the Government "Consultation principles: guidance", in particular to launching a consultation during an election period (General Election, called 18th April 2017). The Guidance also states that consultations should last for a proportionate length of time. It was two weeks before an email was passed to me concerning the Parish Council approval of the release of the NP for consultation. There are 43 pages in "Volume 1" of the NP, and 76 pages in "Volume 2". I believe the amount of time allowed makes no provision for requests for additional information and/or for clarification questions. There is not enough time to then consider any further information, or the Parish Council's replies to the queries. Neither is there enough time for the Parish Council to read through the Neighbourhood Planning Act published 27th April 2017, nor the House of Lords' commentary. (see <https://www.gov.uk/government/publications/consultation-principles-guidance>). I therefore request that the "draft NP Consultation" period is re-commenced at the beginning of September 2017 after the school holidays end, and last for three months. I believe this would provide a welcome rest for both the NP Steering Group and the PCC. It would also allow the Tysoe villagers some thinking time. I am unable to find a timetable for the Consultation and NP approvals process and the Referendum. I would be obliged if an NP timetable could be published on the Tysoe.org.uk. This would also help us to understand the timing of the various drafts of the NP. Could you advise me when the minutes of the Public Meeting held on Tuesday 7th June 2017 will be published and added to Tysoe.org.uk. I would be grateful if you would circulate this letter to all of the Tysoe Parish Councillors, and also let me know when I may expect a reply.

Parish Council response: we will take your comments into account during the consultation on the Second Draft.

Feedback Type: Other Feedback

No: 36

Comment: I believe that overall the draft plan has been produced in a very thorough way and addressed the main issues. It is vital that the village continues to be a vibrant centre where services, shops and activities can flourish. Protecting historical aspects of the village is key and design and build must be in line with the village character. We must also protect and enhance the natural environment including the Area of Outstanding Natural Beauty, the wildlife, the cherished views and the local green spaces. The Committee that have produced the plan should be congratulated on their hard work for our community, however unfortunately I do have several areas of concern around the deliverability and conflicting nature of the plan and on this basis if we held a referendum based on this plan I would oppose it. Size of Houses. The village clearly has a predominance of larger house and does not fulfil the needs for young and old age groups and affordable housing. However the development of larger houses is driven by the need for financial return by the developers and landowners. Most developments to date have been larger houses as they deliver this financial return; these have not been for the benefit of the village. I do not see how the best and intentioned plan can stop this process. It is inevitable that the development that happens will be larger houses and once there are planned development sites agreed we will see 4 bedrooms houses developed on them. There is no financial return for a developer to build affordable housing and no financial return for the landowner to sell their land for this. The plan does not indicate where affordable housing will be other than at Roses Farm with round 7 houses whereas you have identified a need for 11 houses. Page 15 refers to a small development, sponsored by the Parish, offering well designed affordable housing. Such a scheme would be as near as possible to the village centre. It is unclear where this is but Roses Farm is the only site referred to and this is not in the village centre. Roses Farm. Indeed the development at Roses Farm is for 19 houses, with approx. 7 being affordable. I question the scale of this site as it contradicts the plan, which wants to control the size and scale of developments. Indeed you state that development on this site should be "carefully designed to

reflect the low density and maturity of the part of the settlement". Page 14 refers to the concern about the scale of new developments and that the design and build should be appropriate and in keeping with rural character. Page 18 refers to the plan encouraging "smaller rather than large developments". 19 houses will not meet this statement in anyway and is completely out of proportion to the aims of the plan. I believe the only reason this site is so large is because it is the easiest way to economically create affordable housing. Once the floodgates have opened on this size of development the village will be exposed. The Committee must reconsider this decision as their own report states it should not happen. On this reason alone I would vote against this plan. Transport The village as stated on page 10 is the most remote parish in Warwickshire and I wonder what we can really do to alleviate issues. It is all very well to say public transport will be improved but we all know it will not be and that the transport providers want to reduce the services to the village. The village is dependent on cars and I question the comment "traffic and parking must be well managed while we work with the relevant authorities to push for adequate public transport". This plan is for developments from 2011-2031, so some 14 years in the future. Who is the "we" referred to and how are they going to manage this and work with authorities for the next 14 years? This statement is completely undeliverable. Business Site Preservation The plan refers to a need to increase local employment but at the same time plans for 3 houses at a property, Paxton's Garage; that is designated for commercial use. According to page 16 "Business sites will be preserved". This is a complete contradiction and this site should be developed for business use. Strategic Gap. The plan rightly protects the "strategic gap" between Middle and Lower Tysoe to preserve the open setting and characters of these settlements. I would question site 12's inclusion in this plan on this basis. This site is close to the AONB and is also a flooding site as well as being very close to the strategic gap. I cannot see a need for more reason to exclude it. There is a significant distance between the properties in this area at present and this land should be part of the strategic gap and the AONB. A development of 6 houses on this site will significantly change items that the plan has set out to protect. There has already been an erosion of the strategic gap with properties currently being built and future development on any part of this land will lead to the whole area being under pressure of development. The plan makes provision for an alternative site on site 13 Herbert's Farm. This is central to the village and would seem to be the ideal place for affordable centrally based housing. This site should be included rather than site 12 and site 4 as it meets the objectives in a better way. Conclusion Unfortauntely large areas of this plan are not deliverable and contradict the plans objectives and these should be re-evaluated before a final plan is produced.

Parish Council response: Comment noted. The Plan does give the Parish Council ammunition to require developers to produce smaller dwellings.

Feedback Type: Other Feedback

No: 37

Comment: I have included the following on a separate page, as it concerns the process. The Committee has in many ways done an excellent job, but I do have a couple of points to raise as regard the process. The consultation period is very short, particularly bearing in mind that it is happening during an election period. I hope the Committee will grant an extension, well into the Autumn, as the holidays are almost upon us. At the meeting at the village Hall which was held on June 7th we were told that we should not approach our Councillors individually. I am of course aware that the RDC voted to adopt this first draft of the Neighbourhood Plan, nevertheless I feel strongly that villagers ought to be able to approach individual Councillors in order to discuss the plan. After all it was we who voted for them. I would be grateful if you would pass my comments to the Neighbourhood Development Committee.

Parish Council response: Comment noted

Feedback Type: Other Feedback

No: 38

Comment: Tysoe has to build some new houses in the village. The main reason Tysoe is a lively vibrant place to live is because it has a cross section of age groups which allows it to sustain a village shop. Post office, school, church, hairdressers, social club and pub. whilst we would hate it to be overdeveloped we think this plan is sustainable

Parish Council response: Comment noted

Feedback Type: Other Feedback

No: 39

Support/Object/Comment: Object

Comment: Overall, we believe the Plan a good one, and it is laudible that we should be seeking sites for new housing for the future wellbeing and thriving community of Tysoe as a whole. However, we would like to log our formal objection to the potential use of land behind/owned as part of Grisedale in Lane End Lower Tysoe. We do not believe that the erection of dwellings here would serve the purpose for additional housing in any way. Access is limited, the lane and sharp bend would not tolerate a potential additional 6 cars from 3 homes which are likely to be executive built standard, and facilities are a mile away by foot or by car. The purpose stated for the Plan includes the provision of homes for the young to encourage a younger demographic, schools use, community involvement, yet children would not have easy access to the school or transport, and there are plenty of other sites which could be used between Middle and Lower Tysoe without expanding the area here. In addition, the magnificent open views across the fields behind Grisedale would be compromised, when pockets of land are identifiable across the lane and around the bend towards Kington along the roadside if development were deemed vital. We strongly object; and purchased our home with local searches in 2014 showing no plans for development in this way. The aim to encourage younger people to move would be immediately negated as, whilst we are not "young we not old" and we would seek to move immediately should this go ahead accepting a huge loss of value of our property

Parish Council response: Comment noted

Feedback Type: Other Feedback

No: 40

Policy Number: 21

Support/Object/Comment: Comment

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM013ev1Fj7FMLp9J1E>

Parish Council response: Comment noted. Numbers have been reduced

Feedback Type: Other Feedback

No: 41

Support/Object/Comment: Object

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM013jE-bdyWohGI0e1>

Parish Council response: Comments noted. All sites are being independently reassessed and results will be reconsidered for next Draft of Plan.

Feedback Type: Other Feedback

No: 42

Support/Object/Comment: Comment

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM013kecleH91PII-c2>

Parish Council response: Comments noted. A Policy on trees and hedgerows is being added to the next Draft of the Plan. Sites are being reassessed.

Feedback Type: Other Feedback

No: 43

Support/Object/Comment: Object

Comment: Comments in file

Redacted Link: https://1drv.ms/b/s!ArddfdNv8IM013rLVwDs__-rvfd8

Parish Council response: Comment noted. No development will take place without satisfactory review by the Highways Authority.

Feedback Type: Other Feedback

No: 44

Page Number: 21

Policy Number: H2

Support/Object/Comment: Object

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM013sTD9nc2J3pZFwy>

Parish Council response: Comment noted. All sites are being independently reassessed for the next Draft of the Plan.

Feedback Type: Other Feedback

No: 45

Support/Object/Comment: Comment

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM013ylsSmEqvzWP0Sk>

Parish Council response: We continue to work towards Affordable Housing in Tysoe.

Feedback Type: Other Feedback

No: 46

Page Number: 21

Support/Object/Comment: Comment

Comment: Comments in file

Redacted Link: https://1drv.ms/b/s!ArddfdNv8IM0131_ozLkoxJSDD4P

Parish Council response: The document referred to was circulated by a resident in opposition to the Neighbourhood Plan. See new Draft Plan for updated numbers.

Feedback Type: Other Feedback

No: 47

Page Number: 21

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM0137GYEJRRkoa0BuF>

Parish Council response: Comment noted

Feedback Type: Other Feedback

No: 48

Support/Object/Comment: Comment

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM0139n1RFIZU12j4s6>

Parish Council response: Comment noted

Feedback Type: Other Feedback

No: 49

Page Number: 21, 3 & 40

Support/Object/Comment: Object

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM0mADG0OR9quCVNJYI>

Parish Council response: The owners of this Site have stated that they do not want to develop the Site. However by leaving the Site within the Development Boundary the Site remains available for future development if the owners change their mind and put forward a scheme which is acceptable.

Feedback Type: Other Feedback

No: 50

Support/Object/Comment: Comment

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM0mAELOf-P4OziA6-u>

Parish Council response: Comments regarding Employment sites noted. All Sites are being independently reassessed for next Draft of Plan.

Feedback Type: Other Feedback

No: 51

Page Number: 21

Support/Object/Comment: Object

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM0mAJgJWqTIIPFN87>

Parish Council response: All sites are being independently reassessed for the next Draft Plan

Feedback Type: Other Feedback

No: 52

Support/Object/Comment: Object

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM0mAMfyWIpWsAfA6Jt>

Parish Council response: All sites are being independently reassessed for the next Draft Plan

Feedback Type: Other Feedback

No: 53

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM0mASS2HwZeljDihiI>

Parish Council response: Comments noted.

Feedback Type: Other Feedback

No: 54

Page Number: 21

Support/Object/Comment: Comment

Comment: If we have to incur additional development lets have more affordable housing for young people & more retirement accommodation ie bungalows for elderly persons such as myself and my wife

Parish Council response: Comment noted

Feedback Type: Other Feedback

No: 55

Page Number: 21

Support/Object/Comment: Object

Comment: I specifically object to the additional dwellings proposed for Sandpits Land. The area is highlighted is conservation land and the additional density in numbers will furtehr accentuate noise and traffic poultion which is already at an elevated level given that this road is used heavily by passenger traffic, heavy farm machinery and also buses

Parish Council response: All sites are being independently reassessed for the next Draft Plan. No development will occur without satisfactory review from the Highway Authority.

Feedback Type: Other Feedback

No: 56

Page Number: 21

Support/Object/Comment: Object

Comment: I object to the number of houses planned for Sandpits Lane/road. The field behind the war memorial is a protected natural & conservation area. Vehicle access would be an issue, and the number of additional cars on Sandpits Road would not be welcome, and could potentially be dangerous. The introudction of speed bumps or a one way system would be sensible if this particular set of building goes

ahead. I am concerned in general about the amount of extra vehicles the additional houses would bring. Not simply additional family cars but also probable extra buses and delivery vans. Thought should also be given to the additional pupils for the local school and the additional patients at the local doctors surgery.

Parish Council response: All sites are being independently reassessed for the next Draft Plan. No development will occur without satisfactory review from the Highways Authority.

Feedback Type: Other Feedback

No: 57

Page Number: 21

Comment: Poor roads to support the extra traffic. Doctors appointments are hard enough to get without additional families. Not the infrastructure in place. Ruining the countryside. Too much traffic in the village especially during the school run. Could be additional 100 cars. Destroying the wildlife. Making the village too big and unwieldy. Cap the support the children

Parish Council response: Comment noted

Feedback Type: Other Feedback

No: 58

Policy Number: NE6

Support/Object/Comment: Object

Comment: There are large areas of land that are unnecessarily categorised as strategic gap land when it's already AONB land. This is the land on the Edge Hill side of Lower Tysoe Road and the three fields behind Home Farm. AONB land already has its own restrictions. With the current proposal every single one of our fields have either strategic gap or AONB restrictions. We were hoping to be able to build a bungalow or small dwelling on a part of our land off the Lower Tysoe Road. The current proposal will make this impossible which is very disappointing for us as very long term residents of Tysoe.

Parish Council response: The Home Farm site sits within the proposed Development Boundary and is therefore eligible for development if an acceptable scheme were proposed. However, the fields on either side of the Lower Tysoe Road sit within the AONB and proposed Strategic Gap where development will not be supported.

Feedback Type: Other Feedback

No: 59

Page Number: 21

Support/Object/Comment: Object

Comment: The current plan for Middle and Upper Tysoe proposes 45 houses in little pockets which is completely detrimental to the character of the village. They should have been spread all around the village in smaller plots and most of these houses should have been put on Oxhill Road next to the new build properties which would have preserved the area inside the conservation area.

Parish Council response: Comment noted

Feedback Type: Other Feedback

No: 60

Page Number: 21

Support/Object/Comment: Object

Comment: Far too much traffic already. If Tysoe has to have 66 dwellings built, then this will work out at 132 vehicles because there could be two vehicles per household. Elderly people (I am one, aged 93) are already afraid to cross Main Street. Smarts Lane - 8 dwellings proposed - this is ridiculous. It is dangerous as regards exit onto Shipston Road in both directions and also Smarts Lane is an area prone to flooding.

Parish Council response: Comment noted. Numbers have been reduced

Feedback Type: Other Feedback

No: 61

Page Number: 21

Policy Number: H2

Support/Object/Comment: Object

Comment: The 66 dwellings listed in Policy H2 are excessive against an outstanding requirement of 41 dwellings by 2031, as described in Section 2.0. If normal single infills of the type recently seen on Main St or similar, continue at only one or two a year, then the NP should perhaps allocate sites for between 13 and 27 dwellings only, an approach reportedly taken in the successful Long Compton's NP. Additionally, the recent white paper 'Failing our broken housing market' makes it clear that processes and methodologies to establish local need and therefore targets are changing, potentially as early as next year, and it therefore doesn't make sense to give developers a green light now on sites that may not be required or credited from next year.

Parish Council response: Comments will be considered in next draft Plan

Feedback Type: Other Feedback

No: 62

Page Number: 21

Policy Number: H2

Support/Object/Comment: Object

Comment: Policy H4 outlines a laudable desire for 11 further dwellings based on evidenced local need. Presumably this is being considered outside the development boundary because of affordability issues. If an affordable site could be found within the village close to services, then this would satisfy important accessibility issues, particularly for the elderly and count towards our required allocation of a further 41 dwellings. I have heard a lot of people discussing Feoffee Farm as such a potential site and think it should be an allocated site in the NP.

Parish Council response: Comment noted.

Feedback Type: Other Feedback

No: 63

Support/Object/Comment: Object

Comment: I may have missed it, but I didn't see any mention of prioritising brownfield sites in the NP, which is a widespread planning objective. The NP has listed Paxton's garage, so I'm sure it is implicit, but it should be stated as a Policy as there will inevitably be other opportunities over time. One example is Orchard Farm Nurseries, which should therefore be within the defined Local Service Village and allocated ahead of some other more contentious sites (or their extent) anyway.

Parish Council response: Comment noted.

Feedback Type: Other Feedback

No: 64

Page Number: 30

Policy Number: NE3

Support/Object/Comment: Comment

Comment: Policy NE3 is an incomplete lift from the document referenced in footnote 19. The full section needs quoting for it to have any meaning. It would actually be preferable for the Policy to simply require compliance with the linked document as these sections are designed to work together, rather than separately. Additionally, the accompanying explanation should also mention flooding risk in Smarts Lane and the Upper Tysoe rising main capacity issues, so as to signpost the significant upgrading works likely to be required as part of any development in Upper Tysoe.

Parish Council response: Comments will be considered in next draft Plan

Feedback Type: Other Feedback

No: 65

Page Number: 21

Support/Object/Comment: Comment

Comment: I don't think the process by which the allocated sites have been arrived at, is particularly clear in the NP. The outputs from the various resident consultations presumably form a key part of the process

adopted, but there are obvious departures from those outputs in the NP, such as the exclusion of Feoffee Farm, which aren't addressed. It also isn't particularly clear how all the developments satisfy the stated Policy objectives, e.g. 19 dwellings behind Rose Farm v. encouraging small developments. I think it is important that some added explanation and/or linkage through both these points is included to provide the necessary transparency on how the allocated sites have been arrived at and in order to build support for the NP as a whole.

Parish Council response: Comments on process noted. Where owners have objected to the inclusion of sites the sites have been withdrawn from the Plan. In the Consultations, residents showed a strong preference for small developments, so this is reflected in the Site Allocations. However, the indicative number of dwellings proposed by the District Council will not be achieved without a larger development.

Feedback Type: Other Feedback

No: 66

Page Number: 21

Policy Number: H2

Support/Object/Comment: Comment

Comment: I believe site 4 would be too dense. It should support no more than 6 dwellings. All of which should be affordable.

Parish Council response: Comment noted

Feedback Type: Other Feedback

No: 67

Page Number: 21

Support/Object/Comment: Comment

Comment: the 19 houses in Upper Tysoe is very dense and 10 seems more open

Parish Council response: Comment noted

Feedback Type: Other Feedback

No: 68

Page Number: 21

Support/Object/Comment: Object

Comment: No comments

Parish Council response: Noted.

Feedback Type: Other Feedback

No: 69

Page Number: 21

Support/Object/Comment: Object

Comment: No comments

Parish Council response: Noted.

Feedback Type: Other Feedback

No: 70

Page Number: 21

Support/Object/Comment: Comment

Comment: Building anywhere near the centre of a village with its narrow roads and lack of parking, creates harassment and ill feeling. New building should be near the main road with easy access to either Stratford or Banbury. To cause congestion, mostly at the busiest times of day, shows a selfish disregard for people's lives. Both in the present inhabitants and newcomers.

Parish Council response: Comment noted

Feedback Type: Other Feedback

No: 71

Page Number: 21

Support/Object/Comment: Comment

Comment: Whilst I am happy to support Roses Farm house & Paxton garage development. I do object to 1 dwelling in Avon Avenue, 15 dwellings on Sandpits Lane, 8 dwellings in Smarts Lane

Parish Council response: Comment noted

Feedback Type: Other Feedback

No: 72

Page Number: 21

Support/Object/Comment: Comment

Comment: Happy with Paxton's garage & Roses farm but not with Smarts Lane, Avon Avenue & Sandpits

Parish Council response: Comment noted

Feedback Type: Other Feedback

No: 73

Page Number: 21

Support/Object/Comment: Object

Comment: Completely unfair to Upper Tysoe where more housing than the rest of Tysoe have been built prior to this so called plan. As usual Lower Tysoe is getting away with it again.

Parish Council response: Comment noted. In reality, Lower Tysoe has already taken proportionally more development than Middle and Upper Tysoe since 2011, the beginning of the Plan period.

Feedback Type: Other Feedback

No: 74

Page Number: 21

Support/Object/Comment: Object

Comment: Tysoe cannot support any more family or executive homes BUT does need some really affordable 1 or 2 bedroom homes for local people, also some light industry to employ them, now that agricultural opportunities are comparatively rare. The site where 15 dwellings are planned for Sandpits, near the village green, would be perfect to build a small Home for local fragile elderly, no longer able to cope on their own. This would offer local employment and be accessible for friends and neighbours to visit. Adequate parking should negate any vehicular problems in Sandpits, and it could be a real village asset. Localims!

Parish Council response: Comment noted

Feedback Type: Other Feedback

No: 75

Page Number: 21

Support/Object/Comment: Comment

Comment: If we are required to have around 50 further houses/bungalows in the village, it would seem sensible to keep them within the confines of the village, even if it means encroaching on the Conservation Areas. Specifically in Upper Tysoe I am attracted to the development of Paxton Garage and the tidying up of the area around Roses Farm House although there is the problem of the nearby T-junction. This is all preferable to spreading out into the greenfield site beyond the Church which seems to be happening.

Parish Council response: Comment noted

Feedback Type: Other Feedback

No: 76

Page Number: 21

Support/Object/Comment: Object

Comment: We feel the present level of traffic through Upper Tysoe is excessive and the extra proposed housing would increase it further as the residents of these houses would have to travel to work etc by car (house building nearer to places of work is surely more sensible). Upper & Middle Tysoe have had ample

new buildings and the village character and history are being destroyed for future generations. If houses have to be built in tysoe Lower Tysoe has many open greenfield sites.

Parish Council response: Comment noted

Feedback Type: Other Feedback

No: 77

Page Number: 21

Support/Object/Comment: Object

Comment: Re Paxton Garage dwellings building 3 dwelling would result in a loss of privacy for our house. We moved to a quiet village to escape town living. This amount of development is unacceptable. Increased traffic caused by this amount of development is going to increase noise and reduce safety. This amount of property development is going to impact mains drainage. Re Paxtons garage 3 properties could equal 6 cars that could mean on the road parking at a dangerous corner. I believe this development will reduce the amount of light our property receives. My understanding is that there is currently a bat roost in the open barn on the property

Parish Council response: Comment noted.

Feedback Type: Other Feedback

No: 78

Support/Object/Comment: Comment

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM0mAWBIBYTuZo80KiF>

Parish Council response: 1. Neighbourhood Plans are now being shown to have considerable weight in the planning process and they are the only tool we are being offered to increase our influence. We are not being offered a choice. 2: No site will be included in the final Plan without the express agreement of the landowner. 3/4: Comment noted. Sites within and outside the boundary seem to be equally contentious. 5: Stratford District Council tells us that the 'affordable' houses which stood empty in Back Lane had a problem with access and when this was resolved they were quickly filled. We have solid evidence for the need for Affordable Homes in Tysoe, acquired from the Housing Needs Survey which the Parish Council commissioned, and other information from the District Council. 6: Comment noted 7: Potential barn conversions: We agree that there are various potential barn conversions around the village, but the owners haven't put them forward. In any event, the District Council expects us to produce some so -called 'windfall ' housing in addition to the numbers in the Plan. 8: Comment noted. 9: Lower Tysoe has already built or had approved x dwellings in the Plan period since 2011. Comments on Sites: Noted. All sites are being independently re-examined prior to the next Draft of the Plan.

Feedback Type: Other Feedback

No: 79

Support/Object/Comment: Object

Comment: Comments in file

Redacted Link: https://1drv.ms/b/s!ArddfdNv8IM0mAZgMUs_TzMRIsOO

Parish Council response: Numbers have been amended, see next Draft Plan. Policy 1H Comment noted.

Policy H4: We are reconsidering the Affordable Housing section. Strategic Gap: It is always difficult to interpret data about public opinion and caution must be used. However, 29 people who put postcards in the ballot boxes at our Public Consultation Nov 2016 expressed the wish to preserve or extend the strategic gap.

This was the highest scoring response in the boxes. There were 12 votes in favour of preserving the Strategic Gap on the 'Vision Board' as well as the 28 votes at the Lower Tysoe Consultation. The Draft Plan (type face etc) Your suggestions have been noted. Thank you. Orbit: Orbit is selling homes in response to Central Government Policy. We have had expert advice that seeking to use and upgrade ex housing association stock is a very expensive way of creating Affordable Housing, which would increase the need for subsidy.

Feedback Type: Other Feedback

No: 80

Page Number: 20

Site: Comment

Comment: I understand one of the objectives of the NP is to define our Local Service Village, in order limit development to within the defined area, but also to define the area within which development counts towards Tysoe's housing target. With this latter point in mind, I query why the Proposals Map includes land to the north of Oxhill Road within the Local Service Village, but not to the south. I am aware of sensitivities around the recent planning applications on the whole of this field, but if the boundary was drawn with space for just a few dwellings facing the road and adjacent to existing similar properties, it may satisfy the NP policy requirements very well, now or at some time in the future and contribute to our targets, whilst not opening the door to unwanted larger development. The same approach could of course be considered at a number of the roads entering the three Tysoes.

Parish Council response: Comment noted

Feedback Type: Other Feedback

No: 81

Page Number: 20

Site: Comment

Comment: I understand from the NP that the aim of the Development Boundary is to define an area of preferred development within the proposed Local Service Village. The so called strategic gap and certain large gardens are perhaps examples of why the areas defined by the Development Boundary and the Local Service Village are occasionally different, but why are they proposed to be different to the north west of Lower Tysoe and to the south of Upper Tysoe? Map 2 The Proposals Map refers. Does this not open the door to 'non-preferred' development in these areas?

Parish Council response: Boundaries are being redrawn.

Feedback Type: Other Feedback

No: 82

Page Number: 21

Policy Number: H2

Support/Object/Comment: Object

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM0mAcPeRwTrZt9HA8i>

Parish Council response: All sites are being independently reassessed for the next Draft Plan. No development will occur without satisfactory review from the Highways Authority.

Feedback Type: Other Feedback

No: 127

Support/Object/Comment: Object

Comment: Comments in file

Redacted Link: https://1drv.ms/b/s!ArddfdNv8IM011EZBRZXLkN2_Kfw

Parish Council response: 1. Noted. Overall numbers in the Plan have been amended. 2. Expert advice has been sought and considered on these points. The Neighbourhood Plan does aim to denote those sites preferred by residents so that we are not just responding to pressure to agree to potential sites from developers or having having imposed on us from the District Council. While there will never be complete consensus about sites, we are taking all feedback into account and attempting to represent villagers' views fairly. 3/4 Roses Farm : All sites are being independently re-examined, and no development will take place without Highways Authority Review 5/6 We are still hopeful of achieving more of the truly affordable housing needed in the village and we continue to work on this. 8. When Stratford DC requires additional housing from us, then the Plan gives us the control over where it is built. Neighbourhood Plans are showing themselves to be effective in this. A Neighbourhood Plan may be an imperfect tool but it is the only one at our disposal. 9/10 Our leafleting and advertising has aimed to reach all residents. However, we have found that there are those who have no interest in participating, even when they are approached individually. Nevertheless the response to our 2017 consultation period was exceptional with more than 200 responses - which is regarded as extraordinary for a village the size of Tysoe. Comments about the Public Meeting are noted. On the positive side, residents have been encouraged to focus on giving us written feedback because

this allows everyone an equal voice, rather than relying on discussions at large meetings where, by the nature of the event, only the loudest or most confident voices are heard. Regular meetings, which allow time to answer residents' questions, are being held and more information in response to commonly asked questions will be circulated. Hopefully, over the coming weeks residents' questions will have been answered satisfactorily.

Feedback Type: Other Feedback

No: 128

Page Number: 4,35,42

Support/Object/Comment: Object

Comment: Comments in file

Redacted Link: https://1drv.ms/b/s!ArddfdNv8IM011L2mKaR62e4_Jy8

Parish Council response: Boundary will be re-considered. Other comments noted and will require plan amendment.

Feedback Type: Other Feedback

No: 130

Page Number: 21

Support/Object/Comment: Object

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM011TqdfIgCl-kGft7>

Parish Council response: Any development on site No 4 will have to be approved by the Highways Authority and the local planning authority.

Feedback Type: Other Feedback

No: 131

Page Number: 19

Policy Number: H1

Support/Object/Comment: Object

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM011VX5MEUtGDgJGJi>

Parish Council response: Comment noted. Numbers have been amended

Feedback Type: Other Feedback

No: 132

Page Number: 21

Policy Number: H2

Support/Object/Comment: Object

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM011YWvCZksSOJZm0Y>

Parish Council response: Sites to be included in the final Plan will need owners' approval. Other comments noted

Feedback Type: Other Feedback

No: 133

Page Number: 21

Policy Number: H2

Support/Object/Comment: Object

Comment: Comments in file

Redacted Link: https://1drv.ms/b/s!ArddfdNv8IM011c_6iVfbeERSigL

Parish Council response: Comments noted. Owners of Feeoffee Farm refused permission to build on the site therefore it cannot be included in the Plan. All sites including Herberts Farm are being independently re-examined. Stratford District Council expects there to be unplanned development within the village and

this 'windfall' is in addition to any dwellings in the Neighbourhood Plan. If you are aware of any brownfield sites which we have not identified please bring them to the attention of the NPG.

Feedback Type: Other Feedback

No: 134

Page Number: 31

Policy Number: NE4

Support/Object/Comment: Object

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM011gs6fGHWmoQF4S0>

Parish Council response: All green spaces are being reassessed. The comments are noted

Feedback Type: Other Feedback

No: 135

Support/Object/Comment: Object

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM011kZxox-NmSa3JDT>

Parish Council response: Comments noted. All sites are being independently re-examined. Numbers have been reduced.

Feedback Type: Other Feedback

No: 136

Page Number: 21

Support/Object/Comment: Object

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM011o5h6MWuB1tLLgD>

Parish Council response: Comments noted. All sites are being independently re-examined.

Feedback Type: Other Feedback

No: 137

Support/Object/Comment: Object

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM011soQkTaxYMLL3Ew>

Parish Council response: Comment noted

Feedback Type: Other Feedback

No: 138

Page Number: 21

Policy Number: H2

Support/Object/Comment: Object

Comment: Comments in file

Redacted Link: https://1drv.ms/b/s!ArddfdNv8IM011xLQVJAZ9_L2iaB

Parish Council response: Comment noted. See new Draft Plan,

Feedback Type: Other Feedback

No: 139

Policy Number: CONE4

Support/Object/Comment: Comment

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM0110n7Clk8iGJa6Zy>

Parish Council response: Comment noted

Feedback Type: Other Feedback

No: 140

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM0117XcJQ3sJSUIr9n>

Parish Council response: Comment noted

Feedback Type: Other Feedback

No: 141

Support/Object/Comment: Comment

Comment: Comments in file

Redacted Link: https://1drv.ms/b/s!ArddfdNv8IM011_znCZPTjEv_on6

Parish Council response: Comment noted

Feedback Type: Other Feedback

No: 142

Policy Number: NE4 & BE4

Support/Object/Comment: Support

Comment: Comments in file

Redacted Link: https://1drv.ms/b/s!ArddfdNv8IM012B3lGalIKDC_h7n

Parish Council response: Comments will be considered

Feedback Type: Other Feedback

No: 143

Support/Object/Comment: Support

Comment: Comments in file

Redacted Link: https://1drv.ms/b/s!ArddfdNv8IM012HiZ0-pDAmfAf_r

Parish Council response: Suggestions will be considered in next draft Plan

Feedback Type: Other Feedback

No: 144

Support/Object/Comment: Object

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM012JOZJzQ8fLW-CjM>

Parish Council response: Comment noted

Feedback Type: Other Feedback

No: 145

Page Number: 21

Support/Object/Comment: Comment

Comment: Whilst agreeing that infilling some sites is acceptable I do think it is important that we retain some green areas within the village.

Parish Council response: Comment noted

Feedback Type: Other Feedback

No: 146

Support/Object/Comment: Object

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM012Mlo0vbqqbCoOp3>

Parish Council response: 1. Comment noted, numbers have been reduced. Policy H1: Our wish is to retain the individual characters of the three hamlets as far as possible. Policy H4: The Affordable Housing Section will be reworked. Strategic Gap. In the Public Consultation 29 people filled in cards expressing the wish to

retain or even extend the Strategic Gap. This was the most popular topic on the cards and was not in response to a prompt question. In addition 12 people agreed with the prompt question on the 'Vision Board' (supplied by a respondent) 'Preserve what is left of the green space between Middle and Lower Tysoe'. The consultation with Lower Tysoe produced a similarly enthusiastic response as you noted. The Pin exercise: This exercise was intended to give an idea of the support for various sites. The stand was manned and residents were allowed one pin per site. The Plan layout, print size etc: We will endeavour to improve this. Orbit: We have been advised that acquiring ex- Housing Association stock as a method of providing Affordable Housing is prohibitively expensive.

Feedback Type: Other Feedback

No: 147

Policy Number: H2/5

Support/Object/Comment: Object

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM012TXG4K5aviDqEIA>

Parish Council response: Comment noted. All sites are being independently re-examined.

Feedback Type: Other Feedback

No: 148

Page Number: 21

Support/Object/Comment: Support

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM012V0WdA6BeFJ1tU6>

Parish Council response: Comment noted

Feedback Type: Other Feedback

No: 149

Page Number: 21/22

Policy Number: H3

Support/Object/Comment: Object

Comment: Comments in file

Redacted Link: https://1drv.ms/b/s!ArddfdNv8IM012bz8_DVTPxHQQH2

Parish Council response: Comment noted. All sites are being independently reassessed.

Feedback Type: Other Feedback

No: 150

Page Number: 21

Policy Number: H3

Support/Object/Comment: Object

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM012fhmLMhdXzRGktr>

Parish Council response: Comments noted. Numbers have been reduced. All sites are being independently reassessed.

Feedback Type: Other Feedback

No: 151

Support/Object/Comment: Object

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM012gt-4WSLQOef6XT>

Parish Council response: Comments noted. Numbers have been reduced.

Feedback Type: Other Feedback

No: 152

Page Number: 21

Support/Object/Comment: Object

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM0lzx7MkG5iOXX3sav>

Parish Council response: Traffic issues will be considered with any proposed site development

Feedback Type: Other Feedback

No: 153

Support/Object/Comment: Comment

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM0lzx24mzZf-CuBwidE>

Parish Council response: General comments noted and suggestions will be considered in next draft Plan

Feedback Type: Other Feedback

No: 154

Page Number: 21

Support/Object/Comment: Object

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM0lzx4LSg0Yowb8Lx3L>

Parish Council response: All sites are being independently reassessed.

Feedback Type: Other Feedback

No: 155

Page Number: 21

Support/Object/Comment: Object

Comment: Comments in file

Redacted Link: https://1drv.ms/b/s!ArddfdNv8IM0lzx_ULjeOuQZ3S4WF

Parish Council response: Comment noted. All sites are being independently reassessed.

Feedback Type: Other Feedback

No: 156

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM0l0DGNn2amyIdvraR>

Parish Council response: Comments noted

Feedback Type: Other Feedback

No: 157

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM0l0GlgB1eUdPOOMvH>

Parish Council response: The document didn't come from the Neighbourhood Planning Group. Comments noted.

Feedback Type: Other Feedback

No: 158

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM0l0JYpLIhf-aCxOD4>

Parish Council response: Comments noted. The majority of residents of Lower Tysoe do feel that we are all one village and this makes our community stronger. Proportionate to its size, Lower Tysoe has had more building than the other Tysoes in the Plan period since 2011. While it seems clear that no development can please everyone, the ideal is that the Neighbourhood Plan would seek to ensure that all three Tysoes to retain their own character.

Feedback Type: Other Feedback

No: 159

Support/Object/Comment: Support

Comment: we have made a couple of comments under separate cover but wish to compliment the committee on a very good piece of work and impressed that the village is able to take control of its own destiny in this way - Well done

Parish Council response: Comment noted.

Feedback Type: Other Feedback

No: 160

Policy Number: H2

Comment: The calculation method used for calculating the number of houses to be erected on a site is not explained in the document and needs to be clarified. It does not seem realistic in some cases eg sites, 2,3,5,9 and 11 are all supposed to have 3 houses but they vary enormously in size, access and usable shape

Parish Council response: Comments regarding site density will be considered in next draft Plan

Feedback Type: Other Feedback

No: 161

Policy Number: BE4

Comment: The policy should suggest solutions for commercial parking areas. Page 17 says that traffic and parking should be well managed but it is already a mess and will only get worse as new homes are built. One possibility is that playing field car park is used more fully or even extended but no doubt there are other options

Parish Council response: Comment noted

Feedback Type: Other Feedback

No: 162

Page Number: 3 & 12

Support/Object/Comment: Object/comment

Comment: Land south of the Orchards is site 12 on page 3 and site 13 on page 12? This is confusing as the access points are completely different. I would object to the proposed highway access to this site as it is directly opposite the driveway to my property. Access at this area of Lower Tysoe Road is already hazardous with restricted visibility

Parish Council response: Comment noted

Feedback Type: Other Feedback

No: 163

Support/Object/Comment: Support

Comment: Possibility of no more than 5/10 in each development. Could Feeoffee Farm not be used for a development site?

Parish Council response: Comment noted

Feedback Type: Other Feedback

No: 164

Support/Object/Comment: Comment

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM0I0OSTBwoKe3FK8I4>

Parish Council response: Comment noted.

Feedback Type: Other Feedback

No: 165

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM010RxM2v5rw-E6l6H>

Parish Council response: Comments on housing needs noted

Feedback Type: Other Feedback

No: 166

Support/Object/Comment: Comment

Comment: I would like to see the AONB extended to protect more of Tysoe from development. EE is planning to install a mobile phone mast in the sewage works and not disguise it in any way.

Parish Council response: The extent of the AONB is outside of the scope of the Plan

Feedback Type: Other Feedback

No: 167

Page Number: 21

Policy Number: H2

Support/Object/Comment: Comment

Comment: No 4 site allocations specifies land at Roses Farm for approximately 19 dwellings which seems too many for this particular site and should be reviewed.

Parish Council response: Comment noted

Feedback Type: Other Feedback

No: 168

Support/Object/Comment: Comment

Comment: If the village wants to bring young couples and families to Tysoe, apart from affordable homes, there needs to be houses to rent. But this is always difficult to get housing associations to finance such a scheme. Also parents try to place their children in schools with "outstanding" Ofsted reports.

Parish Council response: Comment noted

Feedback Type: Other Feedback

No: 169

Support/Object/Comment: Comment

Comment: The Roses Farm house site would appear to impact on few people but provision should be made for public footpath access to the village with the need for residents to walk down Epwell Road to cross the Shipston Road. With regard to the school role numbers I disagree with the statement made at the meeting on 29th June that larger sites are required to get young children to the village. What the school needs is a good Ofsted report to avoid children who do live in the village and its surrounding villages going elsewhere as they do at the moment. Smaller sites integrate far better into established villages.

Parish Council response: Comments noted. Pedestrian access will be considered for all potential sites.

Feedback Type: Other Feedback

No: 170

Comment: Please note our strong objection to any proposed development of the land currently Herbert's Farm close to the end of Back Lane. It would involve access via an unsuitably narrow lane already congested with parked cars and currently used by schoolchildren walking from the Old Fire Station Pre-School to the CofE Primary School.

Parish Council response: Comment noted. All sites are being reassessed.

Feedback Type: Other Feedback

No: 171

Comment: We have been told the housing requirement for Tysoe is 84. This appears to reflect SDC desires rather than the reality of the situation given the core strategy and the fact that local service village allocations

have been filled. The village needs to be properly informed of the situation. The neighborhood planning group have not met publicly (as required under regulations) since last 2016 and possibly not at all. The public has not been able to attend any meetings and there are no minutes. Work appears to have been carried out privately. If the parish council wish for consultation in the process they need to ensure sub committees follow the rules so that there is public scrutiny.

Parish Council response: Comments noted. The Steering Group is responding to these concerns about process and numbers are being reviewed.

Feedback Type: Other Feedback

No: 172

Comment: The TNP committee in many ways has done an excellent job, but I do have a couple of concerns regarding the process. The consultation period is very short, bearing in mind it is happening during an election period. I hope the Committee will grant an extension, well into the Autumn as the holidays are almost upon us. At the meeting at the Village Hall which was held on 7th June we were told that we should not approach Councillors individually. I am of course aware that the Parish Council voted to adopt this first draft of the neighbourhood plan, nevertheless I feel strongly that villagers should be able to approach individual councillors in order to discuss the plan. After all it was we who voted for them. I would be grateful if you would pass my comments to the Neighbourhood Development Committee, and to our Parish Council members. Thank you.

Parish Council response: Comments noted. There will be a further consultation period.

Feedback Type: Other Feedback

No: 173

Comment: Having attended one of the Neighbourhood Plan Public Consultations and read through the plan a couple of times, overall I have no objections to the Policy H2 – site allocations. I am in agreement with the plan going forward to the next stage, subject to the withdrawal of Policy H3 – Strategic Reserve Herberts Farm, shown as Map 2 location 13. Access is proposed via Back Lane, which is a narrow single track lane, offering no opportunity for widening. Existingly, the passage of residential traffic is problematic, aggravated by the constant use by the large agricultural machines, commercial Severn Trent vehicles accessing the water pumping station to the north of the farm and commercial delivery vehicles to the rear of the village store. This is further aggravated by the necessity of some residents and all visitors having to park along the lane, often on the footpaths used by small schoolchildren, dog walkers and pedestrians accessing the school, church and public footpath. There is no capacity for Back Lane to cope with the additional traffic created by 10 new dwellings – generating in excess of 20 additional vehicles, plus visitors and home delivery services (Tesco, Amazon, etc). Moreover, the re-location of the tenant farmer to the north of any proposed development would raise additional road traffic risks caused by the contact between these additional vehicles and the scale of agricultural and service vehicles accessing Herberts Farm.

Parish Council response: Comments noted. All sites are being reassessed.

Feedback Type: Other Feedback

No: 174

Comment: It seems important that the Tysoe Neighbourhood Plan should incorporate and justify a HOUSING DENSITY. An appropriate but low housing density would not only preclude box-like homes but also enable appropriate car parking allocations eg one space per bedroom needed in a RURAL community. A relatively low housing density would not preclude the development of social housing. It is not the role of the Tysoe Neighbourhood Plan to enrich developers nor encourage development – merely to provide local guidance as to how planning applications are considered.

Parish Council response: Comments noted

Feedback Type: Site owners

No: SO1

Site: 10

Comment: I write to inform you that I have no desire to release my land, marked number 10 on your map, for development and therefore would not wish to be considered for allocation in the Development Plan

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM010WlkNIu2wLjbnWr>

Parish Council response: Site now withdrawn

Feedback Type: Site owners

No: SO2

Comment: Thank you for your letter of 16th May 2017 regarding Local Green Spaces and the Tysoe Neighbourhood Plan. I would just like to say that I am not the owner of the Community Orchard but a director of the company that manages the orchard and as a main promoter of the orchard I would be more than happy to discuss this proposal as part of the formal consultation process. I am passionate about the orchard and its place within the community and how it contributes to the well being of local people and their education and well being. Please do contact me and let me know how I can help as part of the consultation process. I look forward to hearing from you.

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM010ZSVAiR-hDzJfcC>

Parish Council response: Comment noted

Feedback Type: Site owners

No: SO3

Comment: Thank you for your letters which we received this evening reference the Neighbourhood Plan. We are seeking clarification on your question as to whether we are willing to consider releasing our land at the Orchards Lower Tysoe for housing development. Firstly, what does 'releasing our land for housing development' entail precisely and secondly what does the reference 'Lane to South of the Orchards' above the image refer to? Who should we discuss this with and can you confirm if it is related to any other development proposal bordering our property within the context of the Tysoe Neighbourhood plan?

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM010cEMhQ3EcjLVrln>

Parish Council response: Development on this site will only happen if the owner applies for Planning consent. The word "Lane" should be "land" this will be corrected in the next draft Plan

Feedback Type: Site owners

No: SO4

Site: 6 & 7

Comment: We are in receipt of your letter dated 16th May with regards to the two packets of land in Sandpits Road numbered 6 and 7 which we own. We can confirm that we would be willing to consider releasing the land in the future subject to having an input into the designs especially site number 6 as it is adjacent to our house. We would also need to consider our legal position for your proposal so we do not restrict our use or ownership of the land for the next 14 years and are happy to discuss this with you and the Steering Group

Parish Council response: Comment noted

Feedback Type: Site owners

No: SO5

Site: 3

Comment: With reference to your letter dated 16th May. I would be willing for my land to be included in the proposed allocation for housing development BUT this would be sometime in the future and cannot commit to a definite date. Regards Dave Paxton

Parish Council response: Comment noted

Feedback Type: Site owners

No: SO6

Site: 19

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM010j1VN1MtVwGLtdc>

Parish Council response: Comments noted

Feedback Type: Site owners

No: SO7

Comment: Details in Pack

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM0I0kuA2DKnveTxa-y>

Parish Council response: The proposed site is outside the proposed Development Boundary which has been drawn to recognise the current building line. All proposed sites and proposed Green Spaces are undergoing reassessment prior to redrafting the Plan.

Feedback Type: Site owners

No: SO8

Comment: Thank you for your letter dated 16th May 2017 in respect of the Neighbourhood Development Plan for the Parish of Tysoe. I confirm that I have spoken to Lord Northampton and he is willing to consider releasing the land at Roses Farm (4) and Smarts Lane (8) for housing development, should the Parish Council decide to allocate it in the Neighbourhood Plan. With regard to the formal consultation, I have already had preliminary discussions with David Roache where I outlined the Estate's approach and, therefore, I do not intend to make formal representations other than this email confirming the above but if you would like to discuss any more details in respect of how this land might be developed please do feel free to contact me.

Parish Council response: Comment noted

Feedback Type: Site owners

No: SO9

Comment: Thank you for your letter dated 16th May 2017 in respect of the local green space designations in the Tysoe Neighbourhood Plan. I confirm that Lord Northampton is the owner of the land coloured green identified on the plan attached to your letter. I have spoken to his Lordship and he has confirmed that he is happy for the land to the north of the plot – specifically labelled Allotment Gardens – to be included in the plan with the designation of local green space. This land has been allotments for many, many years and there is no intention for this use to change. The local green space designation is therefore highly appropriate for this parcel of land. Having said that, however, the southern area of land which is currently being used as a community orchard is a different matter. Lord Northampton kindly agreed to allow a ten year lease for a community orchard on this land recently but he does not wish to see this officially designated as a local green space. Whilst one would hope that the use of this land will continue as a community orchard well into the future, it is not considered that the local green space designation is appropriate on this occasion and therefore I shall be grateful if you will please refrain from designating it as such in the neighbourhood plan. If you wish to discuss this with me in any more detail, please feel free but I hope that the steering group leading the preparation of the plan will respect the position with regard to the southern section of this land.

Parish Council response: Comment noted

Feedback Type: Site owners

No: SO10

Support/Object/Comment: Object

Comment: Comments in file

Redacted Link: https://1drv.ms/b/s!ArddfdNv8IM0I0pf0_KUuT2MNja8

Parish Council response: Comments noted

Feedback Type: Site owners

No: SO11

Support/Object/Comment: Object

Comment: Comments in file

Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM0I0smRWi2j8oUQG7t>

Parish Council response: This site is outside the proposed Development Boundary and therefore development on it will not be supported. Also, a previous planning application was refused after being examined by a Planning Inspector. The site has very little local support.

Feedback Type: Site owners
No: SO12
Support/Object/Comment: Object
Comment: Comments in file
Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM010wt5tZH7JmnMams>

Feedback Type: Site owners
No: SO13
Policy Number: H3
Support/Object/Comment: Support
Site: 13
Comment: Comments in file
Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM0100ZmBjUK9TPRsRW>
Parish Council response: The provision of a Strategic Reserve site is being reviewed in the new Draft Plan and other potential sites are being considered.

Feedback Type: Site owners
No: SO14
Site: 5
Comment: Comments in file
Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM0106QjHnAaa725b3X>
Parish Council response: The NPG consider the proposed site at Home Holdings to be suitable for the development of 3 houses in addition to the 2 already granted permission on the adjoining site.

Feedback Type: Businesses
No: B1
Page Number: 11
Support/Object/Comment: Comment
Comment: Comments in file
Redacted Link: https://1drv.ms/b/s!ArddfdNv8IM010_201jfVEFOuY6v
Parish Council response: Comments noted

Feedback Type: Businesses
No: B2
Page Number: 11
Support/Object/Comment: Comment
Comment: Comments in file
Redacted Link: <https://1drv.ms/b/s!ArddfdNv8IM0mAsCIXqHPdd-iAjm>
Parish Council response: Title will be corrected in next draft Plan

Feedback Type: Businesses
No: B3
Support/Object/Comment: Comment
Comment: Paragraph 3 Tysoe social club (not sports and social club) Tysoe Childrens Group is an educational facility regulated by Ofsted (not a club or special interest group as described) Lunch Club - although the majority who attend are senior citizens there is no age restrictions as stated (over 60s). Tysoe Utility Estate is a registered charity managed by ten elected trustees. It was set up for the purpose of providing relief to parishioners in times of hardship and distress, offering grants for education and worthy causes in the village
Parish Council response: Noted, will be corrected and clarified in next draft Plan

Feedback Type: Corrections

Comment: I have received a letter dated 17th May 2017 stating Stratford-on-Avon District Council has listed our house as a property with some commercial or similar activity. This is not the case and I would be grateful if it could be confirmed that our house is purely a residential property with no commercial activities being undertaken. Please could you confirm this email has been received and will be acted upon.

Parish Council response: Noted.

Feedback Type: Corrections

Comment: We have just received a letter through our door from the Parish Council regarding the neighbourhood plan, stating we are a commercial property. We are not. Change of use from commercial to residential was granted to us about 7 years ago, just after we moved in. Stratford council's records must be very out of date to notify you incorrectly, as it is a residential property. By its name, it shows it used to be commercial but it is not now. Please include us in residential correspondence. but not commercial as they are not relevant to us

Parish Council response: Noted.

Feedback Type: SDC Comments

Section: Contents Page

Page Ref: p.2

SDC Comment: It would be helpful to list all the individual policies under their section headings, including policy title and page number in the NDP.

Parish Council response: accepted

Feedback Type: SDC Comments

Section: Foreword

Page Ref: p.4

SDC Comment: Replace 'councils' with 'communities' and add 'them' after 'affecting' and delete 'their communities' in the first paragraph. Additionally, replace 'core strategies' with 'policies'; capital 'D' and 'C' for District Council and add 'through the Core Strategy' to the end of the second sentence.

Parish Council response: accept in part

Feedback Type: SDC Comments

Section: Foreword

Page Ref: p.4

SDC Comment: Second paragraph – there is no housing target to be met by individual settlements.

Parish Council response: accept

Feedback Type: SDC Comments

Section: 1.1 Progressing the Plan

Page Ref: p.4

SDC Comment: Insert 'Neighbourhood' before 'Plan' on second line of the first paragraph. Also replace 'parish' with 'Neighbourhood Plan' and add 'and comprises the whole of the Parish' to the sentence on the third line.

Parish Council response: accept

Feedback Type: SDC Comments

Section: 1.1 Progressing the Plan

Page Ref: p.4

SDC Comment: Third paragraph – capital 'P' and 'C' for 'parish councils'. Insert 'exercise' between sites' and 'and' on second line of fourth paragraph.

Parish Council response: accepted

Feedback Type: SDC Comments

Section: Section 2

Page Ref: p.6

SDC Comment: – First paragraph, replace ‘involves dispersing’ with ‘included the dispersal of some’.
Second paragraph – 84 homes is not a target for the settlement it is more an indicative guide.

Parish Council response: semantics

Feedback Type: SDC Comments

Section: Section 2

Page Ref: p.6

SDC Comment: Third paragraph – Replace third sentence with: ‘If this Plan does not identify reserve sites, the District Council may identify sites through the Site Allocations Plan (SAP)’.

Parish Council response: accepted

Feedback Type: SDC Comments

Section: Section 2

Page Ref: p.6

SDC Comment: Fourth paragraph – there is no housing target to be met it is more an indicative guide.

Parish Council response: accepted

Feedback Type: SDC Comments

Section: Section 2

Page Ref: p.6

SDC Comment: Fifth paragraph – replace ‘parish’ with ‘community’. Bullet point 4, delete ‘(for example... going elsewhere’. Bullet point 6 – replace ‘contain’ with ‘influence’.

Parish Council response: accepted

Feedback Type: SDC Comments

Section: Section 2

Page Ref: p.6

SDC Comment: Sixth paragraph – insert ‘and Core Strategy’ after ‘Framework’ on the final line on p.6. Additionally, delete ‘rather than...decision makers’ as it is unnecessary.

Parish Council response: accepted

Feedback Type: SDC Comments

Section: Section 2

Page Ref: p.6

SDC Comment: Eighth paragraph (p.7) – insert ‘as well as’ between ‘place’ and managing’ on third line. Insert line space between this paragraph and the following one.

Parish Council response: accepted

Feedback Type: SDC Comments

Section: Section 2

Page Ref: p.6

SDC Comment: Ninth paragraph – replace ‘contacts’ with ‘individuals’.

Parish Council response: accepted

Feedback Type: SDC Comments

Section: 3.2 – A special Place to Live

Page Ref: p.11

SDC Comment: Insert 'including' between 'environment' and '(the Area...)' as it is not an exclusive list.

Parish Council response: accepted

Feedback Type: SDC Comments

Section: 3.3 – Shaping the Future

Page Ref: p.13

SDC Comment: Paragraph 2 refers to 'the boundary of the LSV'. However, the proposals map has different boundary lines with (potentially) different meanings. This issue needs to be sorted out for consistency.

Parish Council response: will be revised

Feedback Type: SDC Comments

Section: Scale and design of development

Page Ref: p.14

SDC Comment: Reference to 'within the village boundary'. Not precise wording...same issue as point above re: 2 separate 'boundaries' on the map.

Parish Council response: will be revised

Feedback Type: SDC Comments

Section: Section 4

Page Ref: p.15

SDC Comment: First paragraph – there is no development target it is more an indicative guide.

Parish Council response: accepted

Feedback Type: SDC Comments

Section: Section 4

Page Ref: p.15

SDC Comment: Second paragraph – how would potential in-fill development achieve the requirement to 'respect the existing building lines'?

Parish Council response: accepted

Feedback Type: SDC Comments

Section: Section 4

Page Ref: p.15

SDC Comment: Third paragraph – suggests there is more than one reserve site, but there is only one on the proposals map.

Parish Council response: redrafted

Feedback Type: SDC Comments

Section: Section 4

Page Ref: p.15

SDC Comment: Fourth paragraph – The penultimate sentence talks about a vision for a small, Parish sponsored development...what is this? Where is it? Is it one of the allocated sites? Which policy sets this out...this needs referencing, for clarification purposes.

Parish Council response: sentence deleted

Feedback Type: SDC Comments

Section: Local Businesses

Page Ref: p.16

SDC Comment: first paragraph talks about encouraging start-up businesses and seeking opportunities for locals on business parks which is in line with the Core Strategy but I cannot find a policy in the NDP that

does this.

Feedback Type: SDC Comments

Section: Local Businesses

Page Ref: p.16

SDC Comment: Second paragraph – what does ‘limited conversions for business use’ mean and where is the policy ‘hook’ for this?

Parish Council response: accepted

Feedback Type: SDC Comments

Section: The built environment

Page Ref: p.16

SDC Comment: States that the local ridge and furrow fields will be protected. This may be difficult to achieve unless there are other material planning factors that are present such as heritage setting assessments. This will have to be assessed on a case by case basis and therefore policy wording should be softened.

Parish Council response: accepted

Feedback Type: SDC Comments

Section: Infrastructure and community facilities

Page Ref: p.17

SDC Comment: First paragraph – How is the NDP going to ensure that infrastructure is ‘easier to maintain’? Additionally, capacity of infrastructure is the responsibility of statutory undertakers, not the Parish Council via a NDP.

Parish Council response: accepted

Feedback Type: SDC Comments

Section: Section 5

Page Ref: p.18

SDC Comment: Change the heading to ‘Summary of Policy and project Outcomes’

Parish Council response: not accept

Feedback Type: SDC Comments

Section: Section 5

Page Ref: p.18

SDC Comment: 1st bullet under Housing: suggest the wording could be strengthened to read along the lines of ‘identify where new homes should be located’

Parish Council response: accepted

Feedback Type: SDC Comments

Section: Section 5

Page Ref: p.18

SDC Comment: Under sub-heading ‘Protected areas’, bullet point 4 refers to the defining of LSV and development boundaries. What is the difference and why are they both required? (This is referred to in more detail later when considering the proposals map).

Parish Council response: They are required because SDC does not currently recognise Lower Tysoe as part of the LSV

Feedback Type: SDC Comments

Section: Section 5

Page Ref: p.18

SDC Comment: 5th bullet under Protected Areas: This is a responsibility of the District Council and will

depend on resources available to facilitate this. This is not a matter that can be pursued through a NDP.

Parish Council response: accepted

Feedback Type: SDC Comments

Section: Section 5

Page Ref: p.18

SDC Comment: 1st bullet under Infrastructure: need to be more precise about what roles s106 and CIL will have in future.

Feedback Type: SDC Comments

Section: Section 6 – Housing

Page Ref: p.19-25

SDC Comment: Strategic Objective – replace ‘hamlets’ with ‘village’ (would not describe Middle and Upper Tysoe as hamlets; Lower Tysoe maybe).

Parish Council response: accepted

Feedback Type: SDC Comments

Section: Section 6 – Housing

Page Ref: p.19-25

SDC Comment: Policy H1 – Housing Growth: Would this policy be clearer if it was bullet pointed as there are several issues covered?

Feedback Type: SDC Comments

Section: Section 6 – Housing

Page Ref: p.19-25

SDC Comment: Re-word policy as follows: “Within Tysoe’s defined built-up area boundary, new housing will be supported in principle. Outside the designated built-up area boundary, the remainder...[to end]”

Parish Council response: accepted

Feedback Type: SDC Comments

Section: Section 6 – Housing

Page Ref: p.19-25

SDC Comment: Cannot have two ‘village boundaries’. It is confusing and unnecessary. The built-up (or settlement) boundary is the village boundary... Reference to a ‘village boundary’ should be removed from the Plan.

Parish Council response: Dont agree. We have 2 development boundaries within the LSV

Feedback Type: SDC Comments

Section: Section 6 – Housing

Page Ref: p.19-25

SDC Comment: Explanation – First paragraph – change second sentence to read “Within the built-up area boundary of the village, ...”. The Core Strategy does not set a target for development (fourth line). Therefore, it is not correct to state that 84 houses will be required. This is more of an indicative guide rather than a firm target.

Parish Council response: We are saying approximately

Feedback Type: SDC Comments

Section: Section 6 – Housing

Page Ref: p.19-25

SDC Comment: Second paragraph – final sentence – change to read: “The built-up area boundary of the village is therefore...”

Parish Council response: accepted

Feedback Type: SDC Comments

Section: Map 2 – The Proposals Map

Page Ref: p.20

SDC Comment: · The Conservation Areas are not shown

Parish Council response: accepted

Feedback Type: SDC Comments

Section: Map 2 – The Proposals Map

Page Ref: p.20

SDC Comment: · Allocated site 6 in Lower Tysoe goes beyond the ‘development boundary’ (as described in the legend)

Parish Council response: accepted

Feedback Type: SDC Comments

Section: Map 2 – The Proposals Map

Page Ref: p.20

SDC Comment: · Why is the ‘development boundary’ different to a LSV boundary? What is the purpose of the LSV boundary and what does it denote? Which policies does it relate to? How was it assessed? This ‘loose’ type of boundary could be seen by developers as an ‘in principle’ acceptance for development.

Parish Council response: The LSV contrary to SDC’s current definition, includes Lower Tysoe. However we are defining 2 BUABs within that LSV definition. These 2 BUABs are separated by a ‘Strategic Gap’.

Feedback Type: SDC Comments

Section: Map 2 – The Proposals Map

Page Ref: p.20

SDC Comment: · The LSV boundary includes a large proportion of the ‘strategic gap’. Why?

Parish Council response: see above

Feedback Type: SDC Comments

Section: Map 2 – The Proposals Map

Page Ref: p.20

SDC Comment: · The areas of proposed Local Green Space (LGS) need to be numbered or labelled in order to cross reference to associated NDP policy

Parish Council response: accepted

Feedback Type: SDC Comments

Section: Map 2 – The Proposals Map

Page Ref: p.20

SDC Comment: · A large number of the promoted LGS sites are large – concern that they would not meet the assessment criteria set out in para. 77 of the NPPF. How are these areas of land ‘demonstrably special’ to the community? We need sight of the assessment criteria to understand and comment fully.

Parish Council response: will review

Feedback Type: SDC Comments

Section: Map 2 – The Proposals Map

Page Ref: p.20

SDC Comment: · By attempting to put all designations on one map at this scale, it is difficult to differentiate between certain lines which intersect or overlap. It may be more helpful to create a ‘suite’ of

maps concentrating on specific topic areas/polices or 'inset' maps to sit alongside the relevant policy

Parish Council response: accepted

Feedback Type: SDC Comments

Section: Map 2 – The Proposals Map

Page Ref: p.20

SDC Comment: · There is a site situated to the western edge of the settlement boundary, between allocated sites 6 and 7 which seems to be outlined...what is this site, as there is no other reference to it in the Plan?

Parish Council response: This was an error

Feedback Type: SDC Comments

Section: Policy H2 – Site Allocations:

SDC Comment: The basis for identifying these site allocations and rejecting other potential sites will need to be rigorous in order to stand up to scrutiny at Examination, ie. they will need to be suitable, available and achievable - and preferable to other sites that have been put forward.

Parish Council response: noted

Feedback Type: SDC Comments

Section: Policy H2 – Site Allocations:

SDC Comment: Site 1 – why this site in particular, when there will be a large number just like it in the village – is it purely due to availability?

Parish Council response: now excluded

Feedback Type: SDC Comments

Section: Policy H2 – Site Allocations:

SDC Comment: Site 2 – this site is already occupied by a number of buildings. Is this conversion, or new build?

Parish Council response: Site now has PP no longer an allocated site

Feedback Type: SDC Comments

Section: Policy H2 – Site Allocations:

SDC Comment: Site 3 – is this conversion, or new build?

Parish Council response: Site now excluded

Feedback Type: SDC Comments

Section: Policy H2 – Site Allocations:

SDC Comment: Site 5 – a large area of land for only 3 dwellings

Parish Council response: will be reviewed on receipt of Planning Application

Feedback Type: SDC Comments

Section: Policy H2 – Site Allocations:

SDC Comment: Site 7 – this site has already had a number of planning applications refused for residential development. An application in 2013 for 9 dwellings was refused and the Parish Council objected to this proposal for a number of reasons, one being unacceptable harm on heritage (Conservation Area), another being over-development of the site. Other reasons related to infrastructure operating at over capacity. (N.B. This is in contradiction to the statement in the Associated 'Volume 2 – The Evidence' document submitted with the NDP, which states in the table on p.3 that in the case of this site, "Planning permission had previous parish council approval". This is incorrect in 2 ways: the application was refused, not approved; the Parish Council objected, it did not support. What is different now?

Parish Council response: now excluded

Feedback Type: SDC Comments

Section: Policy H2 – Site Allocations:

SDC Comment: Explanation – Second paragraph – there is not a target for the village set out in the Core Strategy.

Parish Council response: `Will meet the requirement set out in the CS`

Feedback Type: SDC Comments

Section: Policy H3 – Strategic Reserve:

SDC Comment: Policy H3: identification of this strategic reserve site needs to be rigorous in order to stand up to scrutiny at Examination, i.e. sites need to be suitable, available and achievable - and preferable to other sites that have been put forward. There are constraints of developing Herberts Farm bearing in mind it is partially in a Conservation Area and has listed buildings on site. The text from the 3rd sentence to the end would appear more applicable to Policy H2 and perhaps should be repositioned there?

Parish Council response: Herberts Farm now not identified as a Strategic Reserve Site. New site will be identified

Feedback Type: SDC Comments

Section: Policy H3 – Strategic Reserve:

SDC Comment: Is this still a working farm? If so, is it the farm mentioned on p.9 of the NDP where it indicates that it is at the heart of the village? The re-development of this site would presumably lead to the closure and loss of the farm, which would no longer form 'the heart of the village'... If it is a functioning farm, what are the reasons for promoting it for such alternative development? How does this re-development stack up against landscape protection policies and employment/business protection policies?

Parish Council response: see above

Feedback Type: SDC Comments

Section: Policy H3 – Strategic Reserve:

SDC Comment: Replace 'their' with 'its' on fourth line of policy. The sentence beginning 'The sites in this category...' is a note and should not form part of the policy itself. Additionally, it is a single site, not multiple sites. Second paragraph should begin: 'Development on this allocated site...'. Criterion c) should read: 'Safe access and egress from the local highway network, plus adequate parking arrangements; and'.

Parish Council response: see above

Feedback Type: SDC Comments

Section: Policy H4 – Rural Exception Housing:

SDC Comment: Would a more appropriate policy title be: 'Affordable Housing'? The first paragraph should be replaced, to read: 'Small-scale community-led housing schemes on sites beyond, but adjacent to, the defined built-up area boundary of the village will be supported where the following is demonstrated:...'.
Parish Council response: We believe Rural Exception Housing is the technically correct term for this Policy. Accept wording change.

Feedback Type: SDC Comments

Section: Policy H4 – Rural Exception Housing:

SDC Comment: In criterion b) replace '...Tysoe's Local Service Village...' with '...the built-up area boundary...'. Second paragraph – what is 'an open book development appraisal'?

Parish Council response: First accepted. Second para, a financial appraisal of the viability of the scheme with and without market housing included.

Feedback Type: SDC Comments

Section: Policy H4 – Rural Exception Housing:

SDC Comment: Explanation (p.24) – in paragraph beginning ‘Analysis of the 2011...’ on the second line, replace ‘District Council’ with ‘the wider District’.

Parish Council response: accepted

Feedback Type: SDC Comments

Section: Policy H5 – Market Housing Mix:

SDC Comment: Replace ‘will’ with ‘should’ in first line of the policy as the original term is too restrictive. The second sentence, beginning ‘In this way...’ is Explanation, not policy and should be removed from the policy text. The %’s are not listed as a range as in the Core Strategy and as such will be almost impossible to achieve if the development is an odd number.

Parish Council response: accepted

Feedback Type: SDC Comments

Section: Policy H5 – Market Housing Mix:

SDC Comment: Explanation – The first paragraph is duplication of the penultimate paragraph on p.24 (which is part of explanatory text for Policy H4). Paragraph 4 of the explanation indicates that the NDP ‘will be at odds with the District Council’s Core Strategy’. I assume this relates specifically to the 4+ bed market housing? Local evidence will be essential if the PC consider the policy is not in conformity with other Development Plan policies.

Parish Council response: noted

Feedback Type: SDC Comments

Section: Policy E1 – Protecting and Enhancing Local Employment Opportunities:

Page Ref: p.26 to 27

SDC Comment: The word ‘not’ should be deleted from 2nd line?

Parish Council response: accepted

Feedback Type: SDC Comments

Section: Policy E1 – Protecting and Enhancing Local Employment Opportunities:

Page Ref: p.26 to 27

SDC Comment: ‘Resisted’ in the first paragraph of the policy should read ‘supported’? Criterion b) delete the word ‘where’. Replace text in criterion d) with ‘development of the site for other appropriate uses will remove existing unacceptable environmental problems associated with the current use’.

Parish Council response: accepted

Feedback Type: SDC Comments

Section: Policy E1 – Protecting and Enhancing Local Employment Opportunities:

Page Ref: p.26 to 27

SDC Comment: Explanation: Insert ‘area’ between ‘neighbourhood’ and ‘is’ in the first line.

Parish Council response: village

Feedback Type: SDC Comments

Section: Policy E2 – Home Working:

SDC Comment: In relation to live-work units, it would seem appropriate to state that the location of new build units should be in accordance with Policies H1 and H2.

Parish Council response: accepted

Feedback Type: SDC Comments

Section: Policy E2 – Home Working:

SDC Comment: The policy has two parts, but the policy title only covers one part – suggest new title reads ‘Home Working and Live-Work Units’. Delete ‘in accordance with Policy ECON3’ from first paragraph –

there is no policy ECON 3 in this NDP...

Parish Council response: accepted

Feedback Type: SDC Comments

Section: Policy E2 – Home Working:

SDC Comment: Explanation: Final paragraph – what is meant by the phrase ‘although this should not create a license for additional rooms to be built by developers’? This requires re-drafting or further explanation.

Parish Council response: accepted

Feedback Type: SDC Comments

Section: Policy E2 – Home Working:

SDC Comment: Live-work units c) layout and design ensures that residential and work uses can operate without conflict – need to clarify if this relates to internal arrangements or the wider neighbouring amenity

Parish Council response: accepted

Feedback Type: SDC Comments

Section: Policy E2 – Home Working:

SDC Comment: ‘Home Quality Mark’ requires more explanation, particularly if it is being used to ratify policy compliance. It cannot be imposed but policy can encourage.

Parish Council response: taken out

Feedback Type: SDC Comments

Section: Section 8 – Natural Environment

Page Ref: p.28 to 35

SDC Comment: Strategic Objective – The strategic objective is looking to protect and extend ‘green spaces’, but goes on to talk about ‘cherished views’ which are a different issue. It looks to protect ancient ridge and furrow fields, but it is not clear how this can be achieved, given they are not a protected entity in the planning system. However, it may be that other planning considerations are identified which mean that a ridge and furrow field may be protected such as, for example, during the course of a heritage setting assessment a ridge and furrow field maybe identified as a relevant factor in the assessment that should be protected. Alternatively it is possible that a ridge and furrow field may be found within an area identified as a local green space.

Parish Council response: Unsure what this comment is hoping to achieve.

Feedback Type: SDC Comments

Section: Policy NE1 – The Cotswolds AONB:

SDC Comment: Suggest start new sentence at ‘Particular’?.

Parish Council response: Accepted

Feedback Type: SDC Comments

Section: Policy NE1 – The Cotswolds AONB:

SDC Comment: Not sure that this policy provides added value to policies within the NPPF and Core Strategy.

Parish Council response: But we want to include it.

Feedback Type: SDC Comments

Section: Policy NE2 – Tranquillity and Dark Skies:

SDC Comment: Insert new second paragraph: ‘Applications for new development should demonstrate how the dark skies environment will be protected through the submission of appropriate supporting documentation to demonstrate accordance with current professional guidance’. Final sentence of policy – replace ‘be resisted’ with ‘not be supported’.

Parish Council response: accepted

Feedback Type: SDC Comments

Section: Policy NE3 – Flooding and Drainage:

SDC Comment: This policy seems very restrictive as drafted. Where has the 50 sq.m threshold figure come from? What is the justification for this figure? Is the policy compliant with associated policies set out within the NPPF and Core Strategy? This policy will need to show evidence to back up this stance. Equivalent policies in other NDPs ask for SuDS in new developments of more than 10 dwellings and major commercial development...

Parish Council response: accepted

Feedback Type: SDC Comments

Section: Policy NE3 – Flooding and Drainage:

SDC Comment: Policy CS.4 supports the use of small scale SUDS (such as rain gardens, green roofs, water butts) where there isn't enough land to include larger scale SUDS measures; i.e ponds and swales.

Feedback Type: SDC Comments

Section: Policy NE3 – Flooding and Drainage:

SDC Comment: Recommend that the third paragraph in the explanation is amended to read ' .. SuDS is designed to control surface water run off close to where it falls and to mimic natural drainage as closely as possible. They are intended to slow down the rate and volume of water before it enters streams, rivers and other watercourses'. Please note that SuDS are not intended to slow water down to sewage treatment works.

Parish Council response: accepted

Feedback Type: SDC Comments

Section: Policy NE3 – Flooding and Drainage:

SDC Comment: Explanation – The final sentence in paragraph 2 on p.30 – what is this forecast and how is it part of the evidence base?

Parish Council response: ammended

Feedback Type: SDC Comments

Section: Policy NE4 – Designated Local Green Space:

SDC Comment: Delete 'CO' in policy title. First line, delete 'the following' and add 'at the following locations:' following 'Proposals Map'. The letters indicating each of the land parcels need to be added to the Proposals Map for cross-reference purposes. SDC have a concern that a number of the proposed LGS designations do not meet the criteria as set out in paragraph 77 of the NPPF and should be removed from the Plan. However, the associated evidence set out within 'Volume 2 – The Evidence' (p.42) is incomplete and is not sufficiently detailed to make a detailed assessment.

Parish Council response: will review

Feedback Type: SDC Comments

Section: Policy NE4 – Designated Local Green Space:

SDC Comment: Explanation – Final bullet point re: evidence – The LGS site assessments at p.42 of Volume 2 is incomplete. The title is missing the word 'Local'. The assessments are incomplete (the rationale and comments are missing from a number of the sites) and does not even mention as to whether the sites have been assessed against the criteria set out in para. 77 of the NPPF. Although there are 10 sites listed in Policy NE4 and Volume 2, they have different location addresses/descriptions and as such it is difficult to cross-reference with certainty.

Parish Council response: will review

Feedback Type: SDC Comments

Section: Policy NE5 – Valued Landscapes:

SDC Comment: The policy refers to both landscape character and views...these are two separate policy issues and as such the policy as worded is muddled and conflating policy issues. These need separating out into separate and distinct policies. Is there a landscape assessment as evidence for this policy? What landscape features is the policy looking to protect? The final paragraph of the policy is too onerous.

Parish Council response: will review

Feedback Type: SDC Comments

Section: Policy NE5 – Valued Landscapes:

SDC Comment: Explanation – The explanatory text is insufficient for this policy. Parts of the explanation referring to land on the fringes of the village would be more appropriate to LGS designation. Views/vistas; landscape; skylines are all separate matters with distinct and separate evidence base requirements.

Feedback Type: SDC Comments

Section: Policy NE5 – Valued Landscapes:

SDC Comment: Map 3 – Valued Landscapes – The map as produced in the NDP is of very poor quality and wholly illegible. As such, it is impossible to comment on the validity or appropriateness of the map and its contents. One specific concern that can be raised is the ‘Local Service Village’ boundary as shown on this map. This boundary does not correspond with any other boundaries as shown on the Proposals map and raises more confusion as to what the proposed LSV boundary actually is.

Parish Council response: accepted

Feedback Type: SDC Comments

Section: Policy NE6 – Protected Strategic Gap:

SDC Comment: Strategic gaps are used to prevent coalescence of two or more settlements and is particularly useful when the ‘gap’ to be protected is narrow and further erosion could lead to the settlements merging. The ‘strategic’ gap indicated on the Proposals Map is extensive. Has any evidence been produced to ascertain why this gap needs to be of this magnitude? It also includes a large area of the Costwolds AONB to the east of the road connecting Middle and Lower Tysoe, which has its own protection. The policy as written would not allow the possibility of a rural exception scheme within the area highlighted, is this deliberate, or an oversight?

Parish Council response: Deliberate and the Strategic Gap Boundary will be redrawn to follow existing field boundaries, streams or other existing natural boundaries.

Feedback Type: SDC Comments

Section: Section 9 – Built Environment

Page Ref: p.36 to 39

SDC Comment: Strategic Objective – Fourth line, replace ‘be resisted’ with ‘not be supported’ in both instances.

Parish Council response: accepted

Feedback Type: SDC Comments

Section: Policy BE1 – Designated Heritage Assets:

SDC Comment: This policy should perhaps refer to guidance produced by Historic England on The Setting of Heritage Assets- Historic Environment Good Practice Advice in Planning: 3

Feedback Type: SDC Comments

Section: Policy BE1 – Designated Heritage Assets:

SDC Comment: This policy replicates the Core Strategy and therefore whether it adds value is questionable?

Parish Council response: We want to include it.

Feedback Type: SDC Comments

Section: Policy BE1 – Designated Heritage Assets:

SDC Comment: The first paragraph quotes from para. 128 of the NPPF but does not go on to consider the potential impact/harm to the significance of the asset and its setting. You need to know this in order to understand whether a proposal is acceptable. The third and fourth paragraphs of the policy quote from para's 133 and 134 of the NPPF, respectively. Does this policy add value to the NPPF and Core Strategy?

Parish Council response: Now re-worded

Feedback Type: SDC Comments

Section: Policy BE1 – Designated Heritage Assets:

SDC Comment: Taking site 7 of Policy H2 of the NDP as an example, given the planning history and refusal reasons for residential development of the site, including unacceptable harm to the heritage asset (Conservation Area), would a similar scale of development on this site (as promoted through the NDP) meet the criteria of this policy?

Parish Council response: Site 7 now excluded

Feedback Type: SDC Comments

Section: Policy BE1 – Designated Heritage Assets:

SDC Comment: Delete first sentence of final paragraph of the policy beginning 'Development with and...'. Add 's' to 'Area' on penultimate line.

Parish Council response: First not accepted, second accepted

Feedback Type: SDC Comments

Section: Policy BE1 – Designated Heritage Assets:

SDC Comment: Explanation – There is insufficient justification for this policy. The second paragraph relates to the ridge and furrow landscape specifically, which is not listed as a specific 'heritage asset' like a listed building or Conservation Area. It is unclear how protection of ridge and furrow is to be/can be enhanced by landowners. The final paragraph talks about a 'need' to extend the Conservation Areas. A Conservation Area review is the responsibility of the Local Planning Authority and cannot be carried out through a NDP.

Parish Council response: We want to include these as they are particularly important to the village, recognising that Ridge and Furrow are not protected and that any Conservation Area review will need SDC's support.

Feedback Type: SDC Comments

Section: Policy BE1 – Designated Heritage Assets:

SDC Comment: The penultimate paragraph refers to Scheduled Ancient Monuments- are there any in the plan area? Please note these are now referred to as Scheduled Monuments by Historic England, on the basis that not all monuments are ancient.

Parish Council response: Scheduled Ancient Monuments removed- there are none.

Feedback Type: SDC Comments

Section: Policy BE2 – Responding to Local Character:

SDC Comment: Delete 'All' at the start of the policy, since this is too onerous. Replace 'must' with 'should' for the same reason. In criterion b) add 'and scale' between 'density' and 'that'. Criterion c) replace 'sustain' with 'conserve'. Is this criterion actually needed as it is covered by legislation? Criterion e) delete 'sweeping views across' since this term is far too general in nature. Criterion f) relating to fear of crime should be removed from this policy, since it relates to a different planning issue to assessing local character. Should it be deemed appropriate to include a policy on 'designing out crime', a separate policy similar to Policy D5 in the Kineton NDP may be appropriate.

Parish Council response: Partial acceptance. Criterion f deleted

Feedback Type: SDC Comments

Section: Policy BE3 – Energy Efficiency and Renewable Energy:

SDC Comment: The policy to support energy efficiency and renewable energy is welcomed. NPPF Paragraph 97 supports for community led initiatives and low carbon energy through NDPs. However, it should be noted that following the outcome of the Government’s Housing Standards Review (March 2015) LPAs are no longer able to set a requirement for higher levels of energy efficiency than Building Regulations. Consequently, it is recommended that the policy is reworded to replace ‘require’ to ‘encourage’ Home Quality Mark principles.

Parish Council response: Agreed

Feedback Type: SDC Comments

Section: Policy BE3 – Energy Efficiency and Renewable Energy:

SDC Comment: Similar to policy NE3 in terms of restrictive/onerous nature of the wording as drafted in relation to compliance. What is the reasoning and justification for the 50 sq.m figure?

Parish Council response: re-worded

Feedback Type: SDC Comments

Section: Policy BE3 – Energy Efficiency and Renewable Energy:

SDC Comment: Explanation – Page 38 includes a table on the costs of a range of fuels which is not labelled or explained. This should be amended and/or is it necessary?

Parish Council response: Agreed

Feedback Type: SDC Comments

Section: Policy BE4 – Local Parking Standards:

SDC Comment: Replace ‘buildings must’ with ‘development should’ in the first sentence. Begin the second sentence with ‘New...’ . Is this an appropriate parking standard, based on number of bedrooms? For eg 5 car parking spaces for a 5 bed roomed house?

Parish Council response: accepted

Feedback Type: SDC Comments

Section: Policy BE5 – Replacement Dwellings:

SDC Comment: BE5 replacement dwellings - existing homes in a Conservation Area and affecting a listed building are protected by the Core Strategy and the issue of replacement dwellings is covered CS.20 part C.

Parish Council response: We want to include this.

Feedback Type: SDC Comments

Section: Policy BE5 – Replacement Dwellings:

SDC Comment: Second line – make ‘Conservation Area’ plural. Criterion a) is too restrictive (particularly the reference to ‘no more than 30% larger’) and not compliant with NPPF or Core Strategy – this is a Green Belt policy copied over from the previous Local Plan which is not appropriate and should be deleted. Criterion b) should also be deleted. There is nothing in NPPF or CS policy to indicate that re-siting cannot be a purely personal choice, as long as there are no adverse impacts on neighbouring amenity etc . Criterion c) talks about scale being ‘too dominant’ but this is not a precise term, as it does not state what is might be too dominant in relation to. Criterion d) takes away a freedom of choice and I do not consider this would meet the basic conditions test. It is considered this policy requires further thought and re-drafting.

Parish Council response: redrafted

Feedback Type: SDC Comments

Section: Policy BE5 – Replacement Dwellings:

SDC Comment: Explanation – The second sentence states the policy is ‘...not intended to overly restrict people’s freedom and expression of interest...’ but that is exactly what it does do and for that reason is

inappropriate, as currently drafted.
Parish Council response: redrafted

Feedback Type: SDC Comments

Section: Policy BE6 – Empty Homes and Spaces:

SDC Comment: The policy also refers to ‘redundant agricultural buildings’. Are these traditional agricultural buildings (i.e. brick built) that may be appropriate for conversion to dwellings? If so, it is considered this should be a separate policy, as these buildings are not currently empty dwellings. See Policy D6 of Kineton NDP for an example of a suitably worded policy. As such, the words ‘...including the re-use of redundant agricultural buildings’ should be removed from policy BE6.

Parish Council response: We will give the policy a new title "Empty homes and redundant agricultural buildings" then the words will match the title.

Feedback Type: SDC Comments

Section: Policy BE6 – Empty Homes and Spaces:

SDC Comment: Consideration should be given to the issue of Permitted development rights (PD) for the conversion of agricultural buildings to residential use.

Parish Council response: Agreed

Feedback Type: SDC Comments

Section: Section 10 – Community Assets

Page Ref: p.40

SDC Comment: Strategic Objective – Remove the words ‘Urbanisation of the village environment will be resisted and’ as it is not a relevant assessment criteria for this section of the NDP.

Parish Council response: redrafted

Feedback Type: SDC Comments

Section: Policy CA1 – Community Assets:

SDC Comment: It is not clear whether Tysoe has formally registered the assets identified as being of community value - doing this would bolster the basis of them being identified in this policy.

Parish Council response: We haven't but will consider doing so.

Feedback Type: SDC Comments

Section: Policy CA1 – Community Assets:

SDC Comment: Replace ‘be resisted’ with ‘not be supported’ in the first line of the policy. The policy lists 10 community assets. It would be very helpful if these could be added to a map for clarity and cross-reference purposes. It is not clear what the final paragraph of the policy means. Is it stating that CIL monies will be spent on retaining and/or upgrading the community buildings listed in the policy? If so, this should be made clear. These community assets are not detailed on the 123 list of the CIL which is in an advanced stage of preparation by the District Council and is awaiting the Examiners report before adoption later this year.

Parish Council response: Will add to a map. The final paragraph seems to be self explanatory.

Feedback Type: SDC Comments

Section: Policy CA1 – Community Assets:

SDC Comment: Explanation – Second paragraph – refers to the creation of a ‘community interest company’ to take over the running of a community asset under threat. This needs to be expanded upon and would need to be listed as a project or community aspiration in an appendix to the NDP.

Parish Council response: redrafted

Feedback Type: SDC Comments

Section: Policy CA1 – Community Assets:

SDC Comment: The loss of facilities will be resisted unless it can be demonstrated that the facility is no longer in active use, it may be useful to specify a time period that it has been vacant for

Parish Council response: redrafted

Feedback Type: SDC Comments

Section: Appendix 2 – Village Design Statement

Page Ref: p.43

SDC Comment: Hardstanding – Second sentence re: use of iron stone is different issue. It is understood that the figure of 25 units come from the previous Parish Plan. However evidence would now needed to justify this figure.

Parish Council response: Re-drafted

Feedback Type: SDC Comments

Section: Appendix 2 – Village Design Statement

Page Ref: p.43

SDC Comment: Building Materials –This policy is considered to be too prescriptive in terms of bricks to be used and when they should be used. It provides no possible alternatives.

Parish Council response: These reflect the very strong views of the village and the vernacular materials in the village and are designed to protect from the use of sub-standard material.

Feedback Type: SDC Comments

Section: Appendix 2 – Village Design Statement

Page Ref: p.43

SDC Comment: Style – Why should layouts reflect a courtyard style? What about sites where this is physically not possible or inappropriate due to other design factors? It is far too specific.

Parish Council response: Will add the words "wherever possible"

Feedback Type: SDC Comments

Section: Appendix 2 – Village Design Statement

Page Ref: p.43

SDC Comment: Roof coverings – Far too specific in terms of materials and tile sizes.

Parish Council response: This is what we want.

Feedback Type: SDC Comments

Section: Appendix 2 – Village Design Statement

Page Ref: p.43

SDC Comment: Windows – Cannot be controlled outside the Conservation Area unless the District Council has specifically removed permitted development rights by way of an Article 4 direction.

Parish Council response: With all of these specific design requirements we are trying to maintain the integrity of the built environment and as such we are very specific.

Feedback Type: SDC Comments

Section: Appendix 2 – Village Design Statement

Page Ref: p.43

SDC Comment: Build height – Where has figure of 5.5 metres to eaves come from and why this height?

Parish Council response: redrafted

Feedback Type: SDC Comments

Section: Appendix 2 – Village Design Statement

Page Ref: p.43

SDC Comment: Street Lighting – WCC responsibility. Can't be controlled via NDP.

Parish Council response: redrafted

Feedback Type: SDC Comments

Section: Appendix 2 – Village Design Statement

Page Ref: p.43

SDC Comment: Storage Space – The Planning system cannot control how occupants use their internal spaces re: storage associated with the residential use of the building.

Parish Council response: Policy taken out

Feedback Type: SDC Comments

Section: Appendix 2 – Village Design Statement

Page Ref: p.43

SDC Comment: Parking – Why is tandem parking not acceptable? It would be ‘off-road’ and as such would comply with Policy BE4, in principle.

Parish Council response: redrafted

Feedback Type: SDC Comments

Section: Appendix 2 – Village Design Statement

Page Ref: p.43

SDC Comment: Should read ‘Secured by Design’ and unclear what ‘32’ refers to?

Parish Council response: Changed

Feedback Type: SDC Comments

Section: Appendix 2 – Village Design Statement

Page Ref: p.43

SDC Comment: Reusing Grey Water – This section does not make sense as drafted.

Parish Council response: Re-drafted

Feedback Type: SDC Comments

Section: Appendix 2 – Village Design Statement

Page Ref: p.43

SDC Comment: Good Examples – States ‘the plan’ should reference examples of new developments which fit these guidelines. What plan? If it is the NDP, where are the ‘good examples’?

Parish Council response: Taken out of the draft

Feedback Type: SDC Comments

Section: Appendix 2 – Village Design Statement

Page Ref: p.43

SDC Comment: General points – what and where is the reasoning and justification for such a tightly drawn list of requirements?

Parish Council response: Because our experience tells us that without such tightly drawn specifications developers are allowed free rein with materials and design that are inappropriate for the village.

Feedback Type: SDC Comments

Section: Appendix 2 – Village Design Statement

Page Ref: p.43

SDC Comment: It may help to reorder this list in alphabetical order or under subject headings.

Parish Council response: Will consider whether this makes it more understandable to the reader

Feedback Type: SDC Comments

Section: Volume 2 – The Evidence

SDC Comment: Introduction – The housing figure is not a target.

Feedback Type: SDC Comments

Section: Volume 2 – The Evidence

SDC Comment: Site Allocations Table – Incorrect comments inserted for site 7. The scheme does not have planning permission, it was withdrawn due to it being earmarked for refusal by LPA. The PC did not approve, it objected to the proposal.

Feedback Type: SDC Comments

Section: Volume 2 – The Evidence

SDC Comment: Rejected Sites Table – Where are sites 14 and 23 in the list, as they appear to be missing? Where is a map showing all the assessed sites (including the rejected sites), without this there is no way of understanding how decisions have been made by the PC? Are the site assessments listed later in the document in the same order as the list set out on pages 3 and 4 of this document and are they the same numbers as those listed on the Proposals Map?

Feedback Type: SDC Comments

Section: Volume 2 – The Evidence

SDC Comment: Site Assessment Matrix – There appear to be inconsistencies in quoted landscape sensitivity land parcels (e.g. site 6 is TY03, not TY04 as quoted and this changes the sensitivity from ‘high/medium’ to ‘medium’). Could this change affect the outcome of each land parcel assessment? This all needs re-checking.

Feedback Type: SDC Comments

Section: Volume 2 – The Evidence

SDC Comment: Local Green Spaces – Site Assessments – Assessments are not complete and no assessment against para 77 of NPPF

Feedback Type: SDC Comments

Section: Volume 2 – The Evidence

SDC Comment: Does not contain any evidence to support the policies and none of the Core Strategy evidence base has been referred to.

Feedback Type: SDC Comments

Section: Policy H1

Page Ref: p.9

SDC Comment: From a practical point of view Policy H1 is confusing in that it refers to both “two development boundaries” and “the Local Service Village” boundary. Those boundaries are different, and are shown as such on the Proposals Map. This makes the Policy unworkable.

Feedback Type: SDC Comments

Section: Policy H1

Page Ref: p.9

SDC Comment: Policy H1 and the Proposals Map should be amended to remove the confusing references to different policy boundaries.

Feedback Type: SDC Comments

Section: Policy H2

Page Ref: p.21

SDC Comment: (a) There does not appear to be any specific recognition that further supply, over and above the 66 homes on the sites allocated in Policy H2, may be forthcoming from unallocated “windfall” sites within the development boundaries for the village identified in Policy H1.

Feedback Type: SDC Comments

Section: Policy H2

Page Ref: p.21

SDC Comment: (b) Supply from both allocated and “windfall” sites will be contributing towards meeting District-wide housing requirements, as well as requirements originating within the parish. In this respect, it would be desirable to attempt to maximise the affordable housing yield within this overall supply envelope.

Feedback Type: SDC Comments

Section: Policy H2

Page Ref: p.21

SDC Comment: (c) Of the 12 allocated sites, only one – Site 4, Roses Farm – is of sufficient size to attract a requirement for on-site affordable housing provision. As the estimated capacity of this site is 19 dwellings, this would indicate a yield on 6 affordable homes.

Feedback Type: SDC Comments

Section: Policy H2

Page Ref: p.21

SDC Comment: (d) The overall yield of affordable housing from the allocated sites is therefore only likely to be in the order of 9%.

Feedback Type: SDC Comments

Section: Policy H2

Page Ref: p.21

SDC Comment: (e) A further three sites – those with estimated capacities of between 6 and 10 dwellings – would be of sufficient size to attract requirements for financial contributions towards off-site provision of affordable housing

Feedback Type: SDC Comments

Section: Policy H2

Page Ref: p.21

SDC Comment: (f) As noted above, whilst supply from Site 4 is likely to mop-up the majority of need identified in the 2016 Housing Needs Survey, the need arising from that figure (8 housing association and 3 private market properties) this is only a headline figure and does not take into account the type and mix of units likely on the site. It may therefore be the case that the type of community-led housing scheme envisaged by Policy H4 would need to be relied upon to remedy any shortfall in supply specifically to meet any unmet local housing need – particularly in terms of affordable housing. However, the Parish Council will need to be pro-active in promoting any such scheme if it is serious about ensuring its local needs are fully met. One possible means of doing so might be to extend the scope of Policy H3 to enable its earlier release in the event of a community-led housing scheme emerging: see further below. Consideration should be given to the quantum of affordable housing likely to be delivered from the application of Policy H2 and, if appropriate, either a lower threshold for on-site affordable housing provision is imposed (this will require justification by reference to local circumstances) or a smaller number of larger sites are allocated

"

Feedback Type: SDC Comments

Section: Policy H3

Page Ref: p.22

SDC Comment: The identification of a ‘reserve site’ at Herberts Farm (Site 13) in Policy H3 is welcome. However, on the basis of an estimated capacity of only 10 dwellings, it is unlikely that there will be any on-

site affordable housing yield meaning that off site provision would be sought. However, it may be possible to expand the scope of that Policy to allow its earlier release for a community-led housing scheme specifically to meet the needs identified in the 2016 Survey if viable.

Feedback Type: SDC Comments

Section: Policy H3

Page Ref: p.22

SDC Comment: The role of Policy H3 could be expanded to allow for the earlier release of Herbert's Farm for a community-led housing scheme if feasible.

Feedback Type: SDC Comments

Section: Policy H4

Page Ref: p.23

SDC Comment: This policy includes criteria for determining a "local connection". Whilst there is no objection to those criteria, these criteria do differ slightly from those currently used in respect of affordable housing provided within mainstream market-led schemes elsewhere within the District. Briefly, this may indicate a need to allow for "off list" nominations by the developing housing association. Also, it is unclear whether those criteria would apply only in the case of a scheme or schemes brought forward under Policy H4, or on all qualifying sites (such as those released under Policies H2 or H3). If two different sets of allocation criteria were to apply on different sites within the same village, this could create significant practical difficulty and questions of equitability.

Feedback Type: SDC Comments

Section: Policy H4

Page Ref: p.23

SDC Comment: The final two paragraphs of Policy H4 (concerning local connection criteria) should be relocated either to a reconfigured Policy H5 or a new freestanding policy, and that the Application of those criteria are clarified.

Feedback Type: SDC Comments

Section: Policy H5

Page Ref: p.25

SDC Comment: Although titled 'Market Housing Mix' actually encompasses the mix of both affordable and market housing. There are two main concerns:

Feedback Type: SDC Comments

Section: Policy H5

Page Ref: p.25

SDC Comment: (a) It is unclear whether the provisions concerning tenure are meant to apply equally to the market housing as well as the affordable housing: this is assumed not to be the case, but clarification is essential.

Feedback Type: SDC Comments

Section: Policy H5

Page Ref: p.25

SDC Comment: (b) The stock mix is described in terms of fixed-point percentages. Such an approach would be very difficult, if not impossible to apply on smaller sites – as is the case in Tysoe. It would be better to express the percentages as a range, or as "not exceeding" or "not less than" a specified percentage. Also it is difficult to see how the stated percentages would assist in delivery against the needs identified by the 2016 Survey.

Feedback Type: SDC Comments

Section: Policy H5

Page Ref: p.25

SDC Comment: Policy should be modified to better reflect the practical issues surrounding the development of a larger number of smaller sites, and the position concerning the tenure of homes is clarified. For affordable homes, a tenure profile of about 75% Social Rent and 25% Shared Ownership would be justified by the findings of the 2016 Survey.

Feedback Type: SDC Comments

Section: Proposals map

SDC Comment: It would help if the Legend on the Proposals Map was cross-referenced to policies in the Plan, and also if existing housing commitments were shown.



A Village for the 21st Century and Beyond

The Tysoe Neighbourhood Development Plan 2011–2031
Pre-Submission Consultation Version 2 – 2018

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Throughout this document a significant number of references are made to various guidelines, policies and strategies administered by statutory bodies. The key points of these are explained as they arise. Readers wanting further detail are invited to follow the references which are denoted by numbers in square brackets and listed at the end.

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Maps

The maps in this Plan are based on two sources. The first is Warwickshire County Council's base map and is made available under an Open Government Licence. This can be freely copied while acknowledging the copyright. The second is that based on the Ordnance Survey. These are subject to Crown copyright and may only be reproduced with an appropriate licence.

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1 Foreword

1.0.0.1 The Neighbourhood Development Plan for Tysoe has come into being in response to a drive from central government which encourages local communities to have more say in the planning matters affecting them. Government legislation is continuing to support communities to produce Plans which add a local voice to the core strategies produced by their District Councils.

1.0.0.2 The Neighbourhood Planning process offers the possibility of engaging and enthusing residents in determining the kind of village they want Tysoe to be in 13 years time. While the key issue for our Plan is the identification of potential sites to meet our future housing need, the Plan needs to meet the aspirations of the village for the future and to ensure that it remains vibrant and sustainable.

1.0.0.3 When made the Plan will carry significant weight when planning applications are being considered by the District Council.

1.1 Progressing the Plan

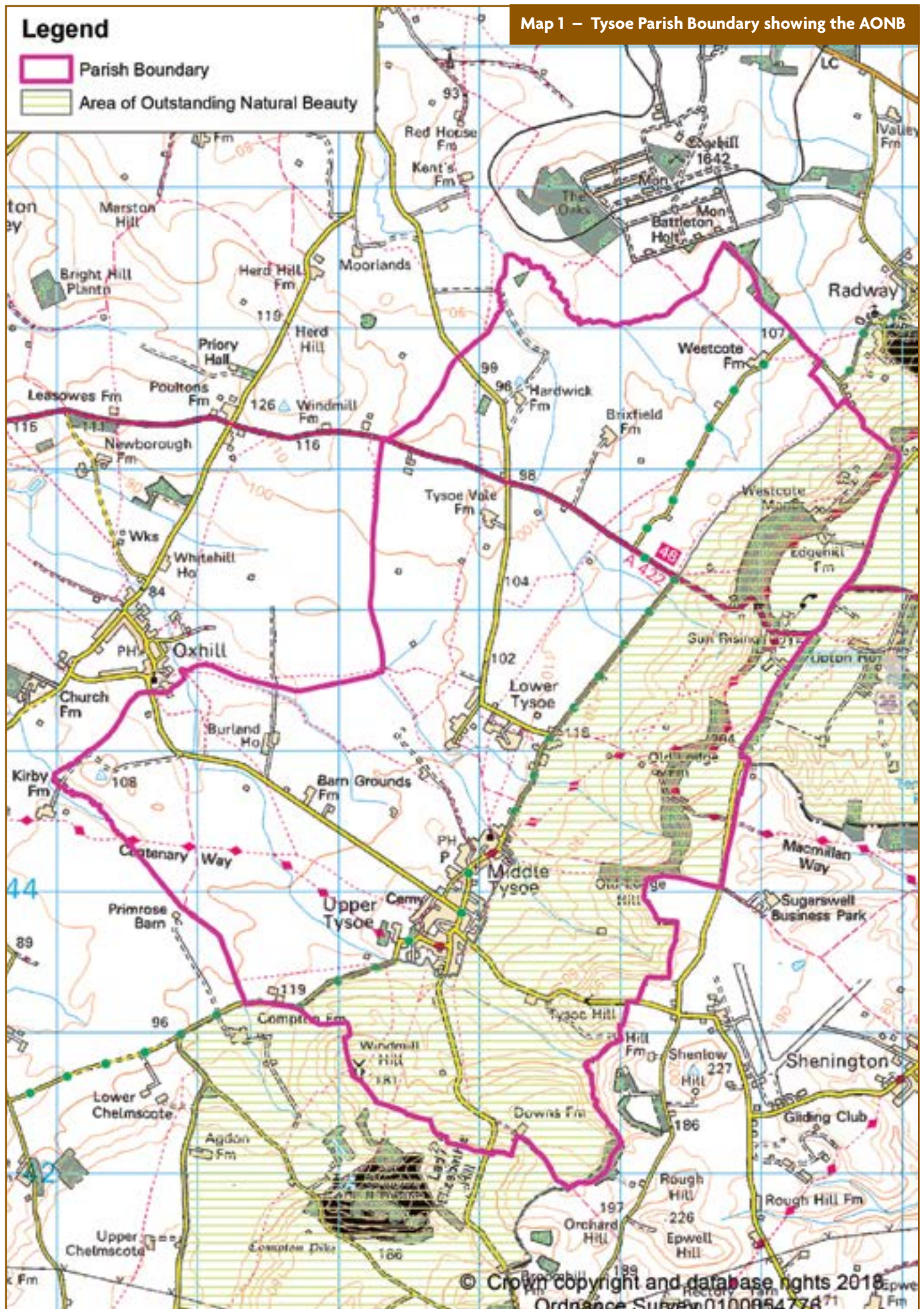
1.1.0.1 In 2010, Tysoe Parish Council produced a Parish Plan [1]. On 10th February 2014, with official approval from The District Council, the Parish Council began to produce a Neighbourhood Plan for the parish of Tysoe. The area covered by the Plan comprises the whole of the parish (Map 1, page 6).

1.1.0.2 A steering group invested many hundreds of hours of work researching, consulting and collecting evidence with grant support to feed into a pre-submission consultation version of the Plan. This was completed in January 2015.

1.1.0.3 A second working party was set up by the Parish Council in May 2016 to move the Plan forward. Advice was taken from Parish Councils who had completed their Plans and a professional planning consultant was engaged.

1.1.0.4 A further grant was obtained and a Housing Needs Survey, a new call for sites exercise and further public consultations were then conducted in 2016, leading to a pre-submission consultation draft which was presented for a six week consultation period in May, 2017. The Parish Council received over 200 comments on that draft from residents and other interested parties. This current draft incorporates that feedback.

1.1.0.5 Approval of the final version of the Plan will be by public referendum in which all those registered on the parish electoral roll will be eligible to vote.



2 The Neighbourhood Development Plan

2.0.0.1 To understand the scope of the Plan it is important to know the government policies underpinning it. Stratford-on-Avon District Council's Core Strategy contains a social theme of rural community sustainability including the dispersal of some development to Local Service Villages (LSVs) [2]. Tysoe is designated as a Category 2 Local Service Village based upon its size, facilities and availability of public transport. There are ten such designated villages in the district.

2.0.0.2 The District Council's aspiration, as stated in its Core Strategy, is that approximately 700 new dwellings should be built in the ten Category 2 Local Service Villages during the Plan period (2011-2031) and that each of those LSVs may yield up to 12% of the total. No formal targets have been set but each village has been asked to determine what level of new housing is appropriate and sustainable for itself.

2.0.0.3 In Tysoe, since the beginning of the Plan period in 2011 to the end of 2017, 20 new dwellings were built, a rate of slightly less than three per year. In addition, applications for a further 25 houses have been granted but not yet built.

2.0.0.4 In preparing this Plan some 16 potential development sites were independently assessed. Of these three were assessed as providing a "good opportunity for development", (i.e. development on the site would cause only minor damage or disruption to the natural environment, the biodiversity, community and heritage assets or infrastructure). These sites were assessed to have the potential to yield up to 18 new dwellings at an appropriate density of development.

2.0.0.5 This capacity for a further 18 new dwellings, in addition to the applications already granted, would potentially give 43 new houses in the balance of the Plan period or approximately three per year. This is believed to be both appropriate and sustainable.

2.0.0.6 It is possible, probably likely, that the District Council's housing target numbers in its Core Strategy will come under pressure before 2031 and that this may cause a re-assessment of housing numbers in the LSVs. In anticipation of this two Reserve Sites have been identified, outside the Built-up Area Boundary (BUAB, a boundary around the built form outside of which development will not be supported). Together these may yield up to 21 additional dwellings if they are developed. It is stressed that this should only happen if the housing numbers anticipated in this Plan were to come under pressure from the District Council.



2.0.0.7 In addition to “market housing” considerations, a need for affordable housing in Tysoe has been identified through the Housing Needs Survey, conducted in late 2016 [3] and from the District Council’s housing waiting list. This indicates a need for up to 19 dwellings for people with a local connection. This need could be partially met by development, but we would also be looking for non-commercial participation. A possible partnership may lie with the Tysoe Utility Trust which owns land at Feoffee Farm on Main Street and which has relevant charitable aims. The site was previously identified by Stratford District Council as a potential site for development, and any future dialogue with the Trust is likely to take place on this basis [4].

2.0.0.8 As well as addressing the housing needs of the village in the period to 2031 the Plan gives the community the opportunity to:

- have a say over where and how new developments should take place
- influence the type of housing built by applying criteria which improve quality and sustainability
- provide more certainty to future development opportunities
- ensure contributions by developers are reinvested in the village
- safeguard against known problems such as the risk of flooding by avoiding high risk areas
- look to influence the size of the developments, to maintain the character of the village

2.0.0.10 The whole process of researching, writing and consulting on the Plan offers the potential for local people to be proactive in deciding where new housing might be built, consistent with the National Planning Policy Framework [5] and Core Strategy.

2.0.0.11 The Parish Council, which represents the community and is ultimately responsible for the Plan, wants the Tysoe residents to have a greater say and responsibility in the future of our parish, for example: in the environment (both built and natural); in housing; in community facilities and quality of life; in employment and in services such as public transport. The Plan also allows us to encourage Tysoe to become a ‘greener’ Parish. We can, for instance, explore ways of protecting our heritage and define measures which contribute towards a low carbon economy.

2.0.0.12 Out of the public consultations, a set of policies has been produced to help inform and structure development within the village over the next 13 years. It covers concerns such as where and how new developments should take place as well as managing their size and scale to help protect the character of the village.

2.0.0.13 Empowering local people to become more involved in planning issues within their community has implications for the way Parish Councils operate and the manner in which they involve residents. To accommodate these added responsibilities, it is envisaged there will be closer collaboration with the individuals and groups that have been involved in creating the Plan.

2.0.0.14 It is hoped that by working together to produce a Plan, making the vision a reality, this very special village in its setting of outstanding natural beauty, will become an even more enjoyable place to live and work in the future.

3 About Tysoe

3.0.0.1 For those who are not familiar with Tysoe, we wanted to describe what makes this village, the place we call home, so special and worth protecting for future generations.



“(We)...need to think about future generations and not destroy natural/heritage assets such as ridge & furrows.”

*Respondent Public Consultation
November 2016*



3.1 History and Geography

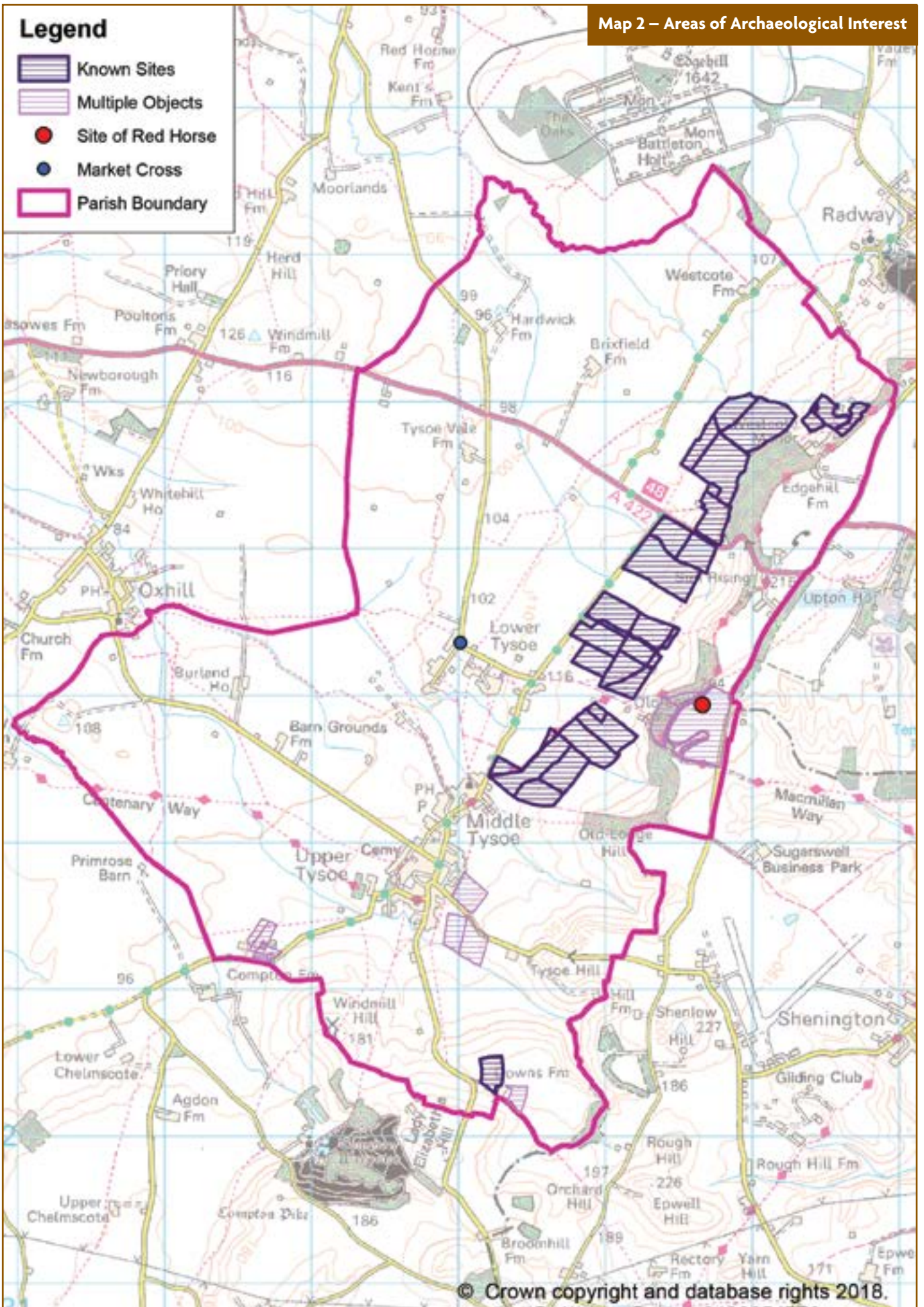
3.1.0.1 Tysoe Parish is an attractive rural parish in South Warwickshire. The parish covers 4,940 hectares rising from the flat agricultural landscape of the Vale of the Red Horse, lying in a Jurassic blue lias mudstone/clay valley. With minimal fall, it has always been subject to flooding.

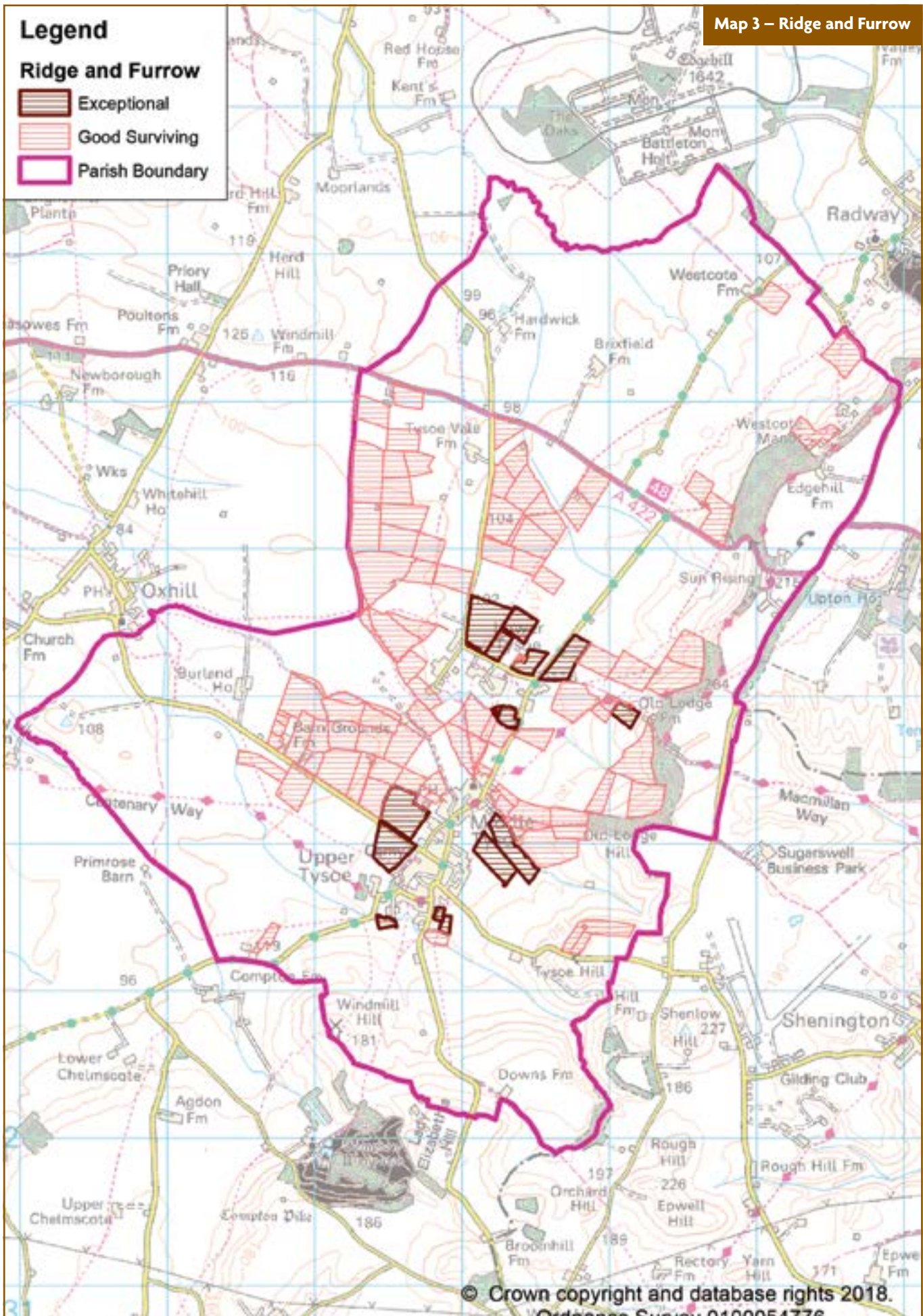
3.1.0.2 The Vale of the Red Horse, as it is known, takes its name from the large Red Horse of Tysoe which was once cut into the red ironstone soils of the Edge Hill escarpment to the east, but which has since been erased by land use. The Red Horse provides the emblem for the Health Centre, the School, the junior football team and local business.

3.1.0.3 The escarpment rises steeply to more than 700 feet from the valley below and forms the eastern boundary of the parish. A substantial part of the eastern part of the parish is within the Cotswolds' Area of Outstanding Natural Beauty (AONB) (Map 1, page 6).

3.1.0.4 The parish is physically defined largely by the natural topography and by the water courses that flow down the escarpment, together with historical settlement foci lying in the valley base. Here there is evidence of prehistoric, Romano-British, Anglo-Saxon and medieval activity identified from fieldwork, particularly in the north-east part of the parish where ploughing has occurred (Map 2, page 10).

Map 2 – Areas of Archaeological Interest





The modern settlement is ringed with ancient ridge and furrow systems, parts of which are recognised as being of national importance in English Heritage’s survey of ridge and furrow, *Turning the Plough* [6] (Map 3, page 11). Tysoe is mentioned in the Domesday Book as one of the top four villages in Warwickshire, yielding the most taxes to William 1.

3.1.0.5 There are two Conservation Areas and 49 listed buildings in the parish (Maps 4 and 5, pages 12-13), not least being the Grade I listed Norman church in Middle Tysoe, and the Grade II* listed 14th Century manor in Upper Tysoe where recent work has indicated the presence of an earlier moat. The local village primary school was designed by Sir Gilbert Scott, better known as the architect of St Pancras station, the Albert Memorial and the Foreign and Commonwealth Office. Saddledon Street is reputed as being the place where some of the participants in the Battle of Edge Hill saddled up before leaving for the battle in 1642. The three settlements house a series of 19th Century stone well heads and seats, unique in Warwickshire; the parish has a well-documented history. All these landscape and built features have been captured in the evidence base.

3.1.0.6 Tysoe is a parish with a current population of about 1,200 people [7], mostly located in the three main settlements (Upper, Middle and Lower Tysoe) which are closely linked geographically and historically. In the Middle Ages, there were probably five centres, including the three Tysoes and the abandoned settlements at Hardwick and at Westcote in the north of the parish.

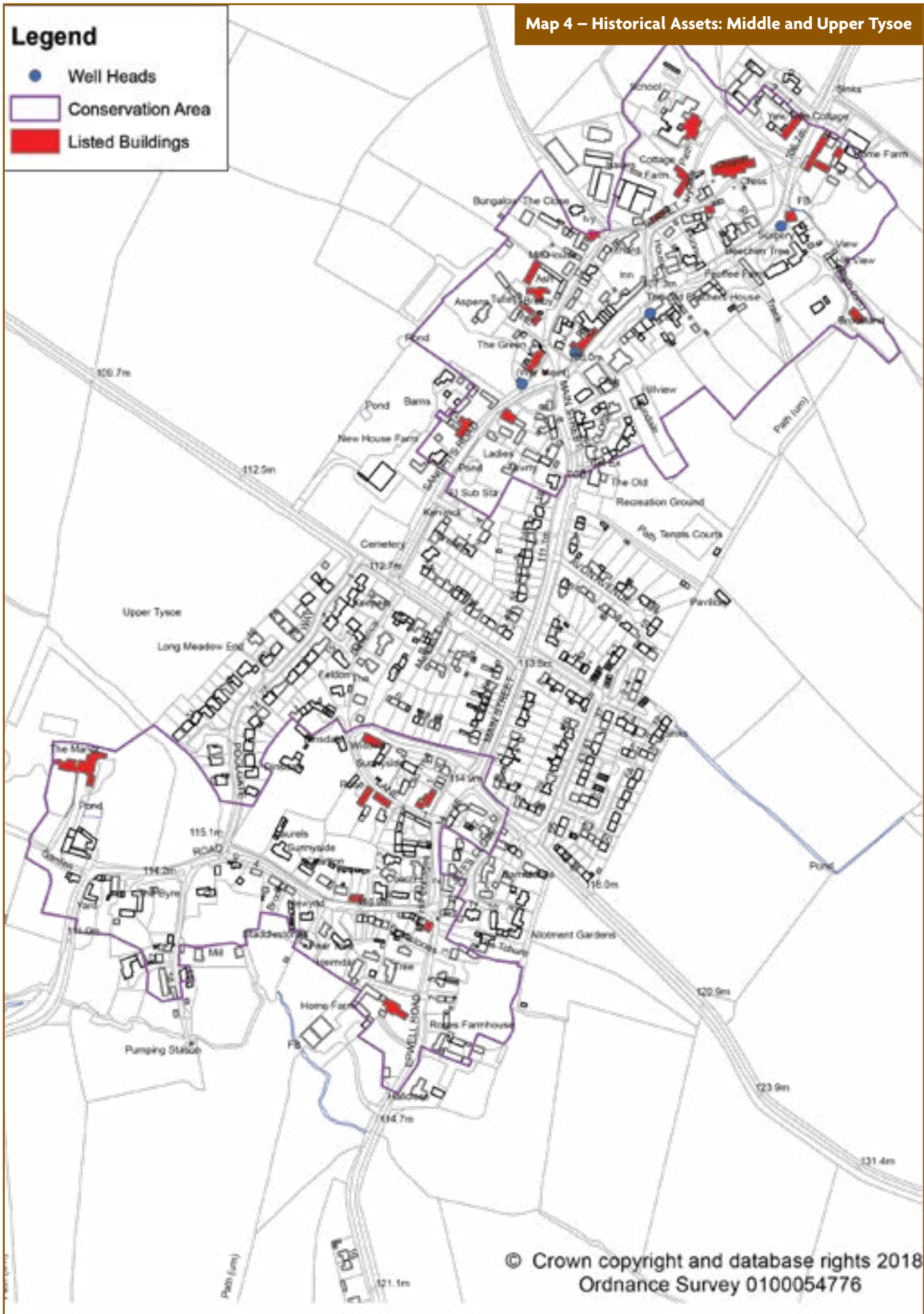


3.1.0.7 The modern village of Tysoe is made up of three distinct settlements which were geographically discrete until the post-war years when a surge in agricultural work and employment opportunities in Banbury created a housing boom. Ribbon development occurred between Middle and Upper Tysoe, blurring their historical integrity.

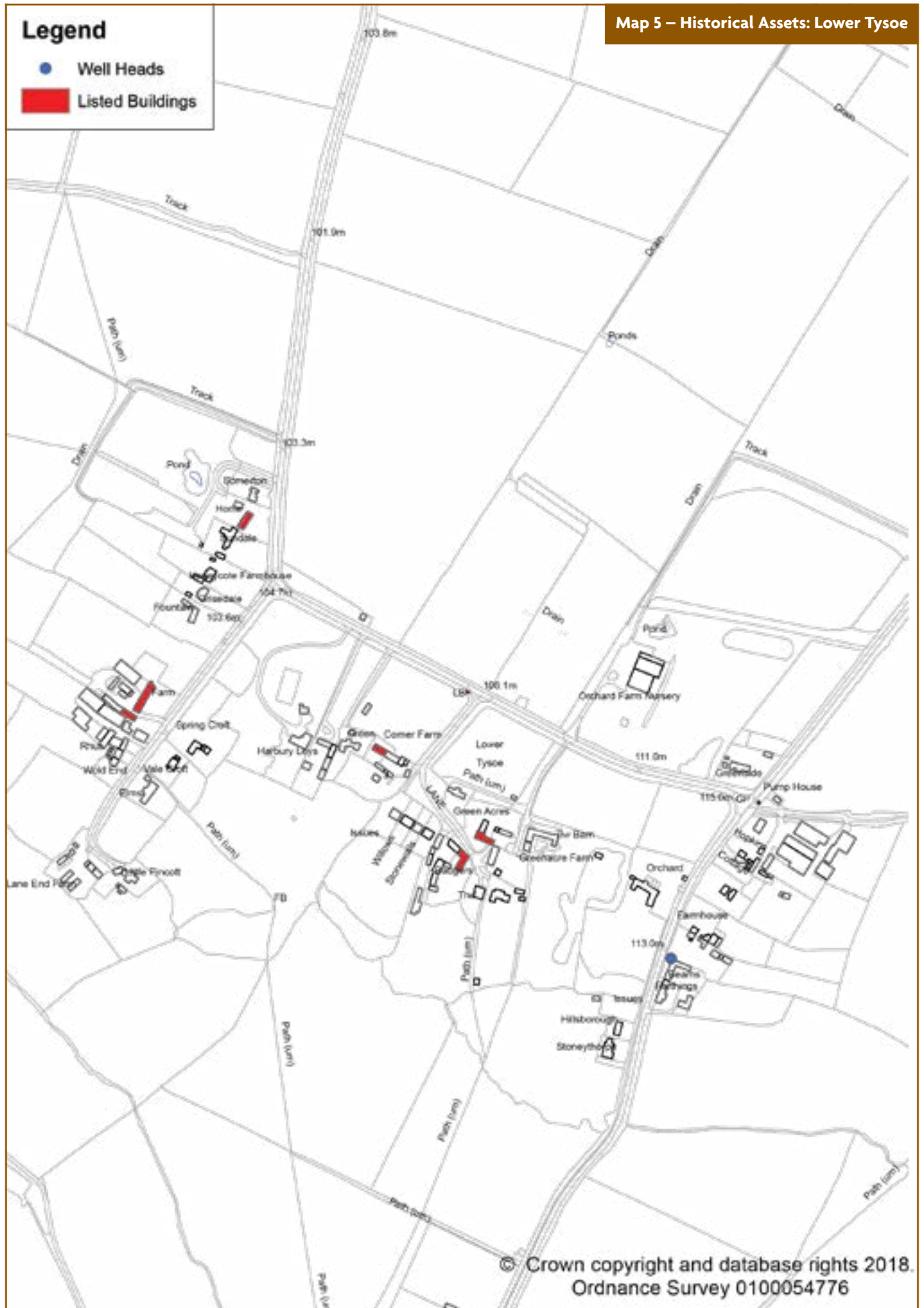
3.1.0.8 Farming is a constant of Tysoe village life. It is responsible for the agrarian landscape in which the village is set. There are few villages in the country which still have working farms at their heart.

3.1.0.9 Deep roots are not restricted to the farming fraternity, there is a significant number of non-farming families whose roots in Tysoe run deep over the generations. One of the aims of the Plan is to ensure that these families can see their future lives in Tysoe.

Map 4 – Historical Assets: Middle and Upper Tysoe



Map 5 – Historical Assets: Lower Tysoe



3.1.0.10 Tysoe is the most remote parish in Warwickshire, roughly ten miles from each of the main shopping centres at Banbury (the nearest station to London), Leamington Spa and Stratford-upon-Avon. The nearest market town is Shipston-on-Stour, some six miles away. Bus services are infrequent, therefore private transport is an essential part of rural life. There is no mains gas and most households must depend on oil, just one of many commodities which must be brought in by road to the village.

3.2 A special place to live



3.2.0.1 The public consultation held in November 2016 revealed a consistently articulated feeling that Tysoe is a special place to live and that what makes the village special should be preserved for future generations. This was expressed not only by adults but also by the school children, who participated in the consultation process.

3.2.0.2 The rural environment including the Area of Outstanding Natural Beauty, the wildlife (Map 6, page 17) and the cherished views (Map 9, page 45) and the historic heritage (the church, the windmill, the wells and the ridge and furrow fields) are of high importance to villagers. The vibrancy of the village was a theme of the consultation.



The Victorian wellhead with seats, the Medieval Cross, and the church doorway.

3.2.0.3 Examples of the community spirit are found annually at: the flower show; the church fete; bonfire night; fun run; apple day and the turning on of the Christmas tree lights on the village green. Other occasions such as jubilees also act as catalysts for big community get-togethers.

“The beauty that attracted us here should be preserved.”

Respondent, Public Consultation, November 2016

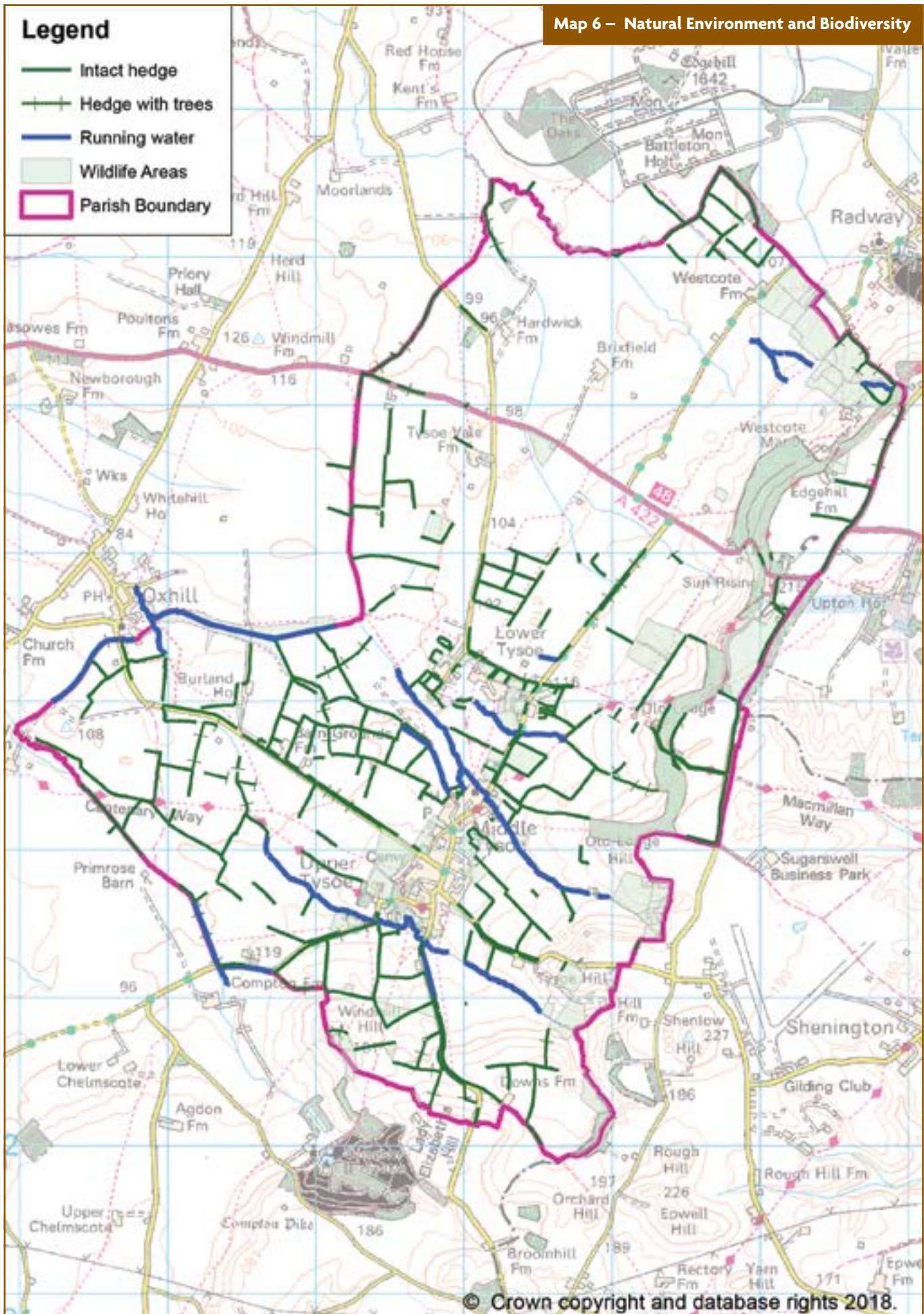


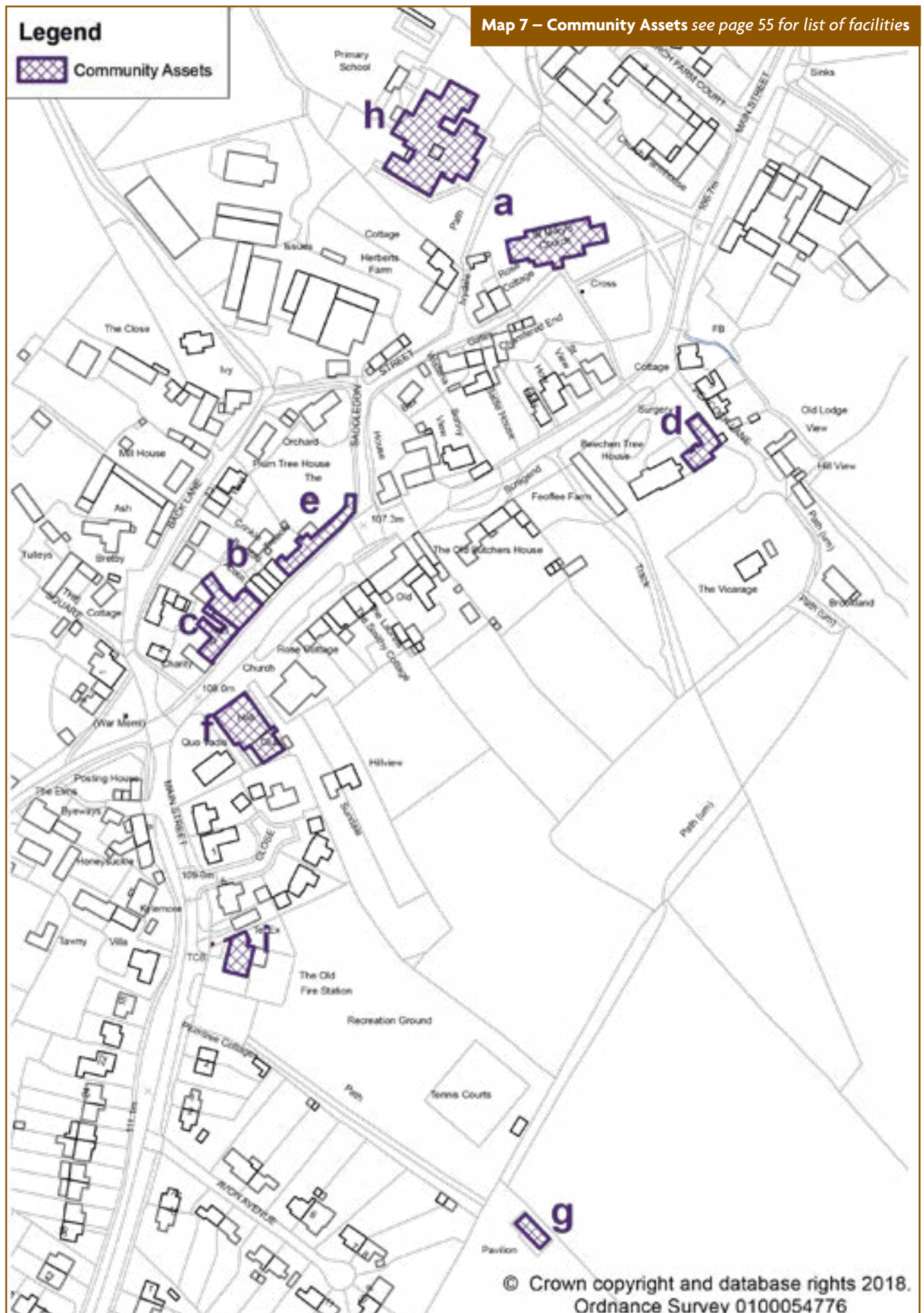
3.2.0.4 The Women’s Institute, formed in 1917, is the oldest in Warwickshire. The village has a range of clubs and special interest groups including a tennis club and football club both with a thriving junior section, sports and social club, drama group and the Tysoe Children’s Group. In 2010, Tysoe, in conjunction with the neighbouring villages of Oxhill and Whatcote, planted a new community orchard adjacent to the allotments. This delivers produce to the village’s lunch club and local care homes. In addition, Tysoe has a Utility Estate which provides grants for education/training and the prevention or relief of poverty in the parish.

3.2.0.5 In the centre of Tysoe there is a public house, hairdresser with beauty salon, shop and post office. Tysoe’s community assets are highly valued (Map 7, page 18), support in particular for the shop and post office being the highest scoring issue



Map 6 – Natural Environment and Biodiversity





in the 2016 public consultation. It also has community facilities such as the village hall, church, Methodist chapel, primary school and a doctors’ surgery so people can make the most of their work, life and leisure.

3.2.0.6 These village amenities are roughly equidistant from the northern edge of Lower Tysoe and the southern edge of Upper Tysoe with the church and school slightly closer to Lower Tysoe and the Post Office being closer to Upper Tysoe. Both of these settlements are connected to the village centre by road, footpaths and metalled pavement.



3.3 Shaping the future – housing

3.3.1 Listening to local people

3.3.1.1 The Plan reflects the thoughts and feelings of local people [8]. Through questionnaires and consultations we now have a picture of how Tysoe residents would like to see their village develop in the future.

3.3.1.2 The Steering Group has considered carefully whether Lower Tysoe should be given its own BUAB over a number of months and is aware that not everyone in the village will be in agreement on this issue. However, the decision to give Lower Tysoe a BUAB in the Pre-Submission Draft has been made, in part, on the basis of the evidence obtained in the 2014 residents’ survey where a large majority of respondents said Tysoe comprised the three settlements (see paragraph 6.0.1.2 below). The inclusion of Lower Tysoe in the Tysoe LSV will also bring into the total for the Tysoe LSV those houses already built and those granted planning permission in Lower Tysoe (some 11 dwellings since 2011) which may help if the housing numbers in the District Council’s Core Strategy were to come under pressure.



3.3.2 Ageing population

3.3.2.1 The Housing Needs Survey highlighted that there is a preponderance of larger houses within the parish, above average for Stratford District. This combined with an ageing population (72% of respondents were over 45 years old) means that most dwellings are under-occupied.



“[Tysoe needs]...more affordable houses, i.e. bungalows to allow older villagers to downsize to make way for younger families”

Respondent, Housing Needs Survey, October 2016

“Given the opportunity large properties which historically comprised of one, two or three smaller cottages should be reformed to their original form thus addressing the balance of small/large homes in the village.”

Respondent, Housing Needs Survey, October 2016

3.3.2.2 If senior citizens become frail and less mobile, they may struggle to find suitable properties locally. Equally, those occupying larger houses may search in vain to find suitable smaller dwellings within the village. This means that larger houses are not released as often as they might be on to the market.

“Tysoe needs more bungalows suitable for the elderly to stay in the parish”

Respondent, Housing Needs Survey, October 2016

“I’m a tenant and would struggle to pay the market value of a new house. What will happen when I can no longer get up the stairs?”

Respondent, Housing Needs Survey, October 2016

3.3.3 Younger generation

3.3.3.1 The increasing cost of rural housing means young adults who grew up in the village are finding it difficult, if not impossible, to live and start their own families in Tysoe because of the lack of affordable housing.

“Encourage local young families to stay in village. [We] need housing that is affordable to rent/buy otherwise the village will die or become a commuter village”

Respondent, Housing Needs Survey, October 2016

3.3.3.2 Young people are essential to the vibrancy and sustainability of the community. Yet those doing low paid but essential work, such as carers or farm workers, find it hard to afford a home. We need to take action to encourage this sector of the community to stay in the village.

“Unless something is done soon young people will be moving away from the village, the local school will have no children”

Young resident wishing to buy a property in the village, respondent, Housing Needs Survey, October 2016

“Small - 1 to 2 bed/studio. AFFORDABLE RENT!!!”

Respondent, Housing Needs Survey, October 2016

“2 + 3 bed affordable housing for first-time buyers (no more 4+ bed needed)”

Respondent, Housing Needs Survey, October 2016

3.3.4 Further housing provision

3.3.4.1 The Housing Needs Survey identified a need for 11 affordable dwellings for residents. There are a further eight Tysoe families on the District Council’s housing waiting list. The dwellings that may be required are flats, houses and bungalows.

3.3.5 Scale and design of development

3.3.5.1 The majority of residents recognise that new houses must be built. However, there is a clear concern about the scale of new developments, evidenced by 39 comments regarding this topic on the vision board at the Public Consultation, November 2016. Further responses in the Housing Needs Survey and public consultation evidence the wish that design and build should be appropriate and in keeping with the rural character of the village. Sites should, where possible, stay within the village boundary and not encroach on the rural landscape.

“We must preserve our green spaces where wildlife can be left in peace”

Respondent, Public Consultation, November 2016



View of Tysoe from Tysoe Hill



4 A Village for the 21st Century and beyond

4.1 One village

4.1.0.1 Within the village two Built-up Area Boundaries are proposed in which new development may be supported in principle. One boundary will surround Lower Tysoe and another will surround Upper and Middle Tysoe. A new Strategic Gap will be designated between Lower and Middle Tysoe ([Map 8, page 30](#) and also [loose-leaf](#)). Safeguards will be put in place to ensure that openness of this Strategic Gap is preserved in order to prevent coalescence between the settlements and to protect the distinct and individual character of each settlement.

4.1.0.2 Currently the District Council regards Lower Tysoe as a hamlet which is separate from Upper and Middle Tysoe. Historically it has never had a Built-up Area Boundary of its own which means that there has always been a presumption against certain forms of development in Lower Tysoe unless supported by the Parish Council, although a number of new houses have been built there in recent years. Formally recognizing that Lower Tysoe is part of the village of Tysoe and drawing a Built-up Area Boundary around it will mean that the principle of limited infill development may be acceptable as it is in Middle and Upper Tysoe. Any development will, of course, need to demonstrate that it is acceptable in all other respects.

4.1.0.3 The proposed Built-up Area Boundaries have been deliberately tightly drawn around Lower, Middle and Upper Tysoe in order to restrict any significant development beyond the allocated sites. Opportunities for new development within the Built-up Area Boundaries may be limited and may not come forward at all.



“Tysoe has an ageing population which could lead to problems of sustainability.”

Sarah Brooke Taylor, author of the Housing Needs Survey, October 2016

4.1.0.4 In some instances the Built-up Area Boundary dissects large gardens in order to preserve the existing settlement character, building lines and the low density, linear and rural nature of the current built environment. Not giving Lower Tysoe a Built-up-Area boundary may be an option, however, the lack of a boundary has not prevented development from taking place in the past. This Plan seeks to promote a positive but controlled approach to sustainable organic growth in the villages in order to meet housing needs and sustain our village amenities.

4.1.0.5 Given that Lower Tysoe is inherently part of the larger village, that its residents share the facilities located in Middle Tysoe and that those facilities are really no further from Lower Tysoe than they are from Upper Tysoe, we believe that this is an entirely logical proposal.

4.1.0.6 The District Council have agreed, in correspondence in February 2018 to work with the Parish Council to agree a suitable Built-up Area Boundary for Tysoe including Lower Tysoe [9]. They have also confirmed that, in the spirit of “localism” it is entirely up to the residents of the parish to decide whether Lower Tysoe should be included in the Tysoe Local Service Village with its own Built-up Area Boundary.

4.2 Housing

4.2.0.1 The expansion of housing within Tysoe should continue at a steady rate as it has done for the last 30 years. New development should concentrate on so-called ‘organic’ growth, that is, supporting the social and economic viability of the community, while maintaining the rural character of the Parish. The public consultation reinforced the view that any new housing should be in small, ideally in-fill, developments which complement the vernacular architecture with an appropriate density of houses and will protect our natural, built and historic heritage. The Parish Council will seek to maintain existing building lines wherever possible in keeping with local preference.

4.2.0.2 As well as the sites allocated for development, two additional sites will be held in reserve so that we can continue to deliver new housing at the level required by the Core Strategy [10]. Both existing and new development will take advantage of low carbon initiatives where feasible.

4.2.0.3 Ideally new development should provide smaller two and three bedroom homes to counterbalance the predominance of 4 and 5 bedroom properties. A specific policy (Housing Policy 4) is aimed at providing affordable dwellings to cater for both old and young alike. The objective is to provide a greater opportunity for the younger generation to live in the village. The village will endeavour to provide dwellings for people with links to the local community, for example those in jobs in local services, or members of village families who seek to live in Tysoe.

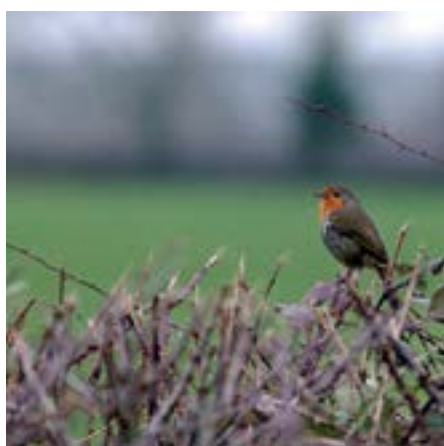
“At 79%, the majority of respondents would be in favour of an affordable housing development.”

Summary Housing Needs Survey, October 2016

4.3 Local businesses and services supporting a strong community

4.3.0.1 The village will continue to have a vibrant centre, where services flourish and community activities are enjoyed. To ensure a sustainable village, existing businesses and services should be supported and encouraged to develop. Where under threat of closure or loss, opportunities for community initiatives should be sought. Business sites will be preserved and start-ups encouraged, with facilities sought for residents in local business parks.

4.3.0.2 All new homes should offer flexible space to enable working from home to provide further employment opportunities. Conversions for business use will be encouraged within existing homes provided that such use is not detrimental to the existing residential area. The provision of fast broadband communications both for existing homes and those yet to be built is essential.



4.4 The natural environment

4.4.0.1 The Plan will encourage the preservation of our natural environment and protect the rural context of the village (views, wildlife, plants, windmill and Area of Outstanding Natural Beauty). The village values and supports its farms and those who manage them. The maintenance and preservation of historic green spaces including the strategic gap between Middle and Lower Tysoe is a crucial part of this vision.

4.4.0.2 New building should be undertaken in a manner and in locations which minimise the risk of flooding. Sustainable sources of energy are to be used where possible in any new housing in order to reduce dependence on fossil fuels.

“Preserve Areas of Outstanding Natural Beauty area and green space for family walks.”

*Respondent, Public Consultation,
November 2016*

“Although Windmill Way hasn’t flooded during winter and heavy rain, the furrows [in the ridge and furrow fields] hold approximately 12–15 inches of rain for weeks/months.”

Public Consultation, November 2016

4.5 The built environment

4.5.0.1 The historical aspects of the village (the church, the well heads, the Conservation Areas, the ridge and furrow and our historic buildings) will be protected. Design and build standards of new developments will be in the character of the traditional buildings conforming to village design standards wherever possible, including the choice of exterior building materials, pitch of roofs, etc. Designing for the prevention of crime through the “secure by design” principles will also be a consideration. Unless there are site-specific reasons all new development should conform to the Village Design Statement (see Appendix 2).

4.6 Infrastructure and community facilities

4.6.0.1 The Plan will make clear that planned developments should include proposals that do not degrade the existing infrastructure. In this context the capacity of the roads and drainage system should be considered when creating new developments.

4.6.0.2 Because of the remote nature of Tysoe, the community will remain very dependent on cars for the foreseeable future. Traffic and parking must be well managed, while we work with the relevant authorities to push for adequate public transport to and from the village.

4.6.0.3 The Plan will support and encourage community facilities and actively seek to provide quality experiences within the school, playgroups and recreation facilities. It will ensure that the provision for health care facilities is to a high standard and able to meet the demands of the village residents whether provided via the current doctors’ surgery or in another purpose built structure.



5 Summary of Policies

5.1 Housing – the Plan will:

- identify where new houses might be located
- ensure that development in the parish should comply with the Village Design Statement
- give emphasis to the construction of appropriate homes (1-3 bedrooms)
- provide the opportunity for rural exception to meet the affordable housing needs of the parish
- encourage small rather than large developments
- promote the design of dwellings that conform to “secure by design” principles

5.2 Environment & sustainability – the Plan will:

- encourage the protection of the rural setting of Tysoe in all future planning decisions and developments
- promote the use of alternative energy resources
- promote sustainable drainage systems and domestic water management to reduce the impact of run-off
- support the Campaign to Protect Rural England dark skies policy which means turning off street lighting between midnight and 5am
- encourage and support the principle of Community Interest Companies

5.3 Protected areas – the Plan will:

- identify, maintain and protect views of valued landscapes to and from the Area of Outstanding Natural Beauty
- encourage wildlife diversity as identified by the Warwickshire Wildlife Trust
- define the Built-up Area Boundaries
- seek to persuade the District Council to review the extent of existing conservation areas and recommend new areas.

5.4 Infrastructure – the Plan will:

- ensure developers make financial contributions to the parish infrastructure projects - for example the local health service, the school and community projects – and guide how that is spent
- ensure that the impact of new building does not harm the surrounding natural landscape

5.5 Employment, community & transportation – the Plan will:

- support new developments which contain flexible space for working from home
- support the part conversion of existing homes for business use where there is no detriment to neighbouring housing
- encourage local business premises to provide flexible office space for local residents.

6 Housing

6.1 Strategic Objective

6.1.0.1 The objective is to maintain a traditional rate of housing development proportionally within the village to support the viability of the community socially and economically, while protecting and enhancing the natural, built and historic environment.

Housing Policy 1 – Housing Growth

Within the village there will be two Built-up Area Boundaries within which new housing will be supported in principle (Map 8, page 30 and also loose-leaf enclosed). Outside the designated Built-up Area Boundaries the remainder of the parish is defined as open countryside. New housing in the open countryside will be strictly controlled and limited to rural exception sites (see Housing Policy 4), replacement dwellings, the conversion of rural buildings, dwellings for rural workers and houses with exceptional and ground-breaking design

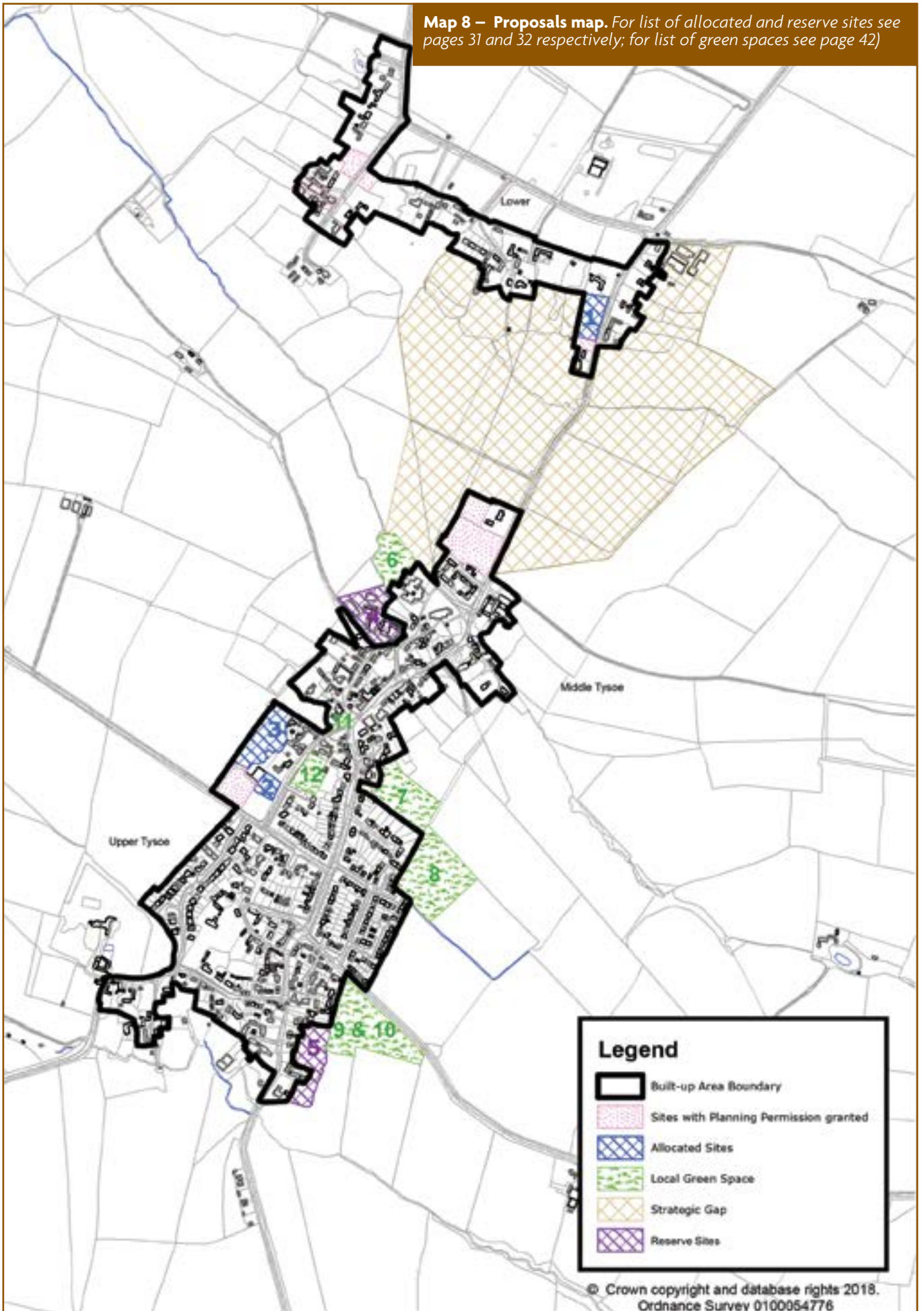
6.2 Explanation

6.2.0.1 Boundaries have been drawn largely using fields, building boundaries and existing development lines. Within these built-up area boundaries of the village, housing development is accepted as sustainable in terms set out in the National Planning Policy Framework. The remainder of the Plan area is designated as open countryside. The Core Strategy requires villages to provide housing for planned growth over the period to 2031 [11]. The Plan identifies sites where up to 18 new houses could be built in addition to the 25 already given permission within the village.

6.1.0.2 There is a limit to which existing settlements should be expected to grow during the Plan period. This is due to the importance of retaining their character and also because of specific constraints in terms of capacity in relation to infrastructure and services. The built-up area boundaries of the village are therefore a cornerstone of the Plan and are based on the following principles:

- The Parish Plan (2010) which states: “Tysoe itself is made up of the three small hamlets of Lower, Middle and Upper Tysoe” [12].
- The views of the respondents to the Plan questionnaire of August 2014 (where 78% of respondents that answered Question 25(a) stated that they believed Tysoe comprised all of the three villages) [13].
- The boundaries should be within an acceptable walking distance of the village services (assumes an ‘average’ person to be able to walk 500m in ten minutes) [14].

Map 8 – Proposals map. For list of allocated and reserve sites see pages 31 and 32 respectively; for list of green spaces see page 42)



Housing Policy 2 – Site Allocations

The following sites, as identified as nos. 1, 2 and 3 on (Map 8, page 30 and also loose-leaf), are allocated for residential development within the Plan period:

1. Land to south of Orchards for approximately 3 dwellings (Site assessment no. 2)
2. Land to west of Sandpits Road for approximately 2 dwellings (Site assessment no. 4)
3. Land to the west of Sandpits Road for approximately 13 dwellings (Site assessment no. 6)

Total 18 potential dwellings.

All developments on allocated sites will be expected to demonstrate:

- a) an appropriate landscape led design in accordance with the Village Design Statement;
- b) an appropriate density and layout which reflects and respects local character;
- c) a safe access and adequate parking arrangements; and
- d) suitable and sustainable drainage proposals.

It should be noted, however, that the Parish Council has no control over what might be included in any future planning application.

6.3 Explanation

6.3.01 Housing in Tysoe has developed on a slow and small-scale basis. The 1985 “Domesday Reloaded” entry for Tysoe records 351 dwellings [15]. Analysis of the most recent available data from the 2011 Census Data shows 511 dwellings [16]. Over the period 1985-2011 an average of six additional dwellings per year were added.

6.3.02 In the period from 2011 to 2017 new houses have been built at a rate of 3 per year. This trend is comparable to the growth envisaged in the District Council’s Core Strategy [17].

6.3.03 Some 16 sites were considered in the Plan process, each being assessed on their suitability for development and their impact on their surroundings – e.g. natural environment, heritage assets, biodiversity etc. and categorized as providing either a “good”, “moderate” or “poor” opportunity for development. The assessments of all 16 are detailed in full in the references [18]. These three sites were all assessed as providing a good opportunity for development (see site assessments 2, 4 and 6). All other sites were assessed as providing either moderate or poor opportunities.

6.3.03 The three chosen sites are considered to provide capacity for up to 18 new dwellings. If these sites are developed in the Plan period, together with the sites for which planning has already been granted but on which no houses have yet been built, then the market housing stock in Tysoe will continue to grow at around three houses per year. Such growth should be sustainable and will support the various amenities already provided in the village (the shop, post office, sports and social clubs etc.) as well as potentially providing an increased population of children needed to maintain the school’s viability.

6.3.04 The three identified sites are all within the current envelope of the built environment of the village, a condition which was identified by many residents as being an important factor in any future development.

Housing Policy 3 – Strategic Reserve

This Plan supports the safeguarding of land at Herbert’s Farm and Roses Farm as shown on Map 8 (numbers 4 and 5 respectively) on page 30 (and also loose-leaf). These safeguarded sites have the potential for future residential development of up to 21 houses. The above sites will only be released during the Plan period if it can be demonstrated through the submission of evidence that there is an identified housing need for their early release.

6.4 Explanation

6.4.01 The overall housing figure for the district is expected to rise during the Plan period. Equally, the proportion of any increase that will be allocated to Tysoe as a Category 2 Service Village is unknown. The Plan has, therefore, identified two potential sites as strategic reserve sites, which will be protected from development until such time as a specific, evidence based need for housing arises. Their site assessments are detailed in full [19] (numbers 9 and 5 in the list of assessments) together with associated access information from the Highways Department, Warwickshire County Council [20]. Whilst neither of these two sites offer ideal development opportunities we believe the shortcomings can be surmounted. The Parish Council is reluctant to lose a village centre farm but we believe that Herbert’s Farm could offer a modest development opportunity without major disruptions to the farming operations. Roses Farm also offers the opportunity for relatively modest development so long as both pedestrian and vehicle access can be properly designed. It also offers the opportunity for a small number of affordable dwellings on the site.



Housing Policy 4 – Rural Exception Housing

Small-scale community-led housing schemes on sites beyond, but adjacent to, the defined built-up area boundaries of the village will be supported where the following three criteria can all be demonstrated:

- a) There is a proven local need;
- b) no other suitable site exists within the Built-up Area Boundaries; and
- c) secure arrangements exist to ensure the housing will remain affordable and available to meet the continuing needs of local people.

For the purposes of local needs housing this will be based on a person's local connection with the Parish. Local connection is defined as:

- Someone who has lived in the Parish for a minimum of six months
- Someone who has previously lived in the Parish for six out of the last twelve months or three out of five years
- Someone who has close family (parents, siblings or children) residing in the Parish for at least three years
- Someone who has full or part-time work in the Parish and has been employed for at least six months
- Someone who can otherwise demonstrate a connection to the Parish.

An applicant will be scored on the above factors and priority given to those with the highest score. Where viability for 100% affordable housing provision cannot be achieved, an element of market housing may be included within a rural exception scheme to subsidise the delivery of affordable homes. In such cases, land owners will be required to provide additional supporting evidence in the form of an open book development appraisal for the proposal containing inputs assessed and verified by a chartered surveyor.

6.5 Explanation

6.5.0.1 Paragraph 54 of the National Planning Policy Framework sets out the mechanism for the provision of affordable housing through Rural Exception Sites [21]. However the current system is not working in rural areas like Tysoe, so we need to champion our own scheme to ensure this provision is met. We want to create a small development offering well designed affordable housing including housing designed specifically for the elderly and following the lines of successful projects elsewhere.

6.5.0.2 Such a scheme will be an exception to the policies set out in Housing Policy 2 and Housing Policy 5, because it will further the economic, environmental and social well-being of the area.

6.5.0.3 In October 2016, the Plan steering group, in conjunction with Warwickshire Rural Community Council, conducted a Housing Needs Survey on the issue of providing the homes necessary to maintain the vitality of our community [22]. This survey identified a need for 11 new homes in Tysoe parish for households with a local connection.

6.5.0.4 In September 2017 the housing waiting list identified a further eight households registered with an address in Tysoe likely to require accommodation.

6.5.05 This gives the following total requirement:

Housing association (rent)

- 5 x 1 bed maisonette/flat
- 1 x 1 bed bungalow
- 2 x 1 or 2 bed bungalow
- 5 x 2 bed house
- 1 x 2 or 3 bed house

Housing association (shared ownership)

- 2 x 1 bed maisonette/flat

Owner occupier (local market)

- 1 x 1 bedmaisonette/flat
- 1 x 2 bed bungalow
- 1 x 2 bed house

6.5.06 The data from this 2016 Survey showed that 79% of the respondents who answered the question were supportive of a small affordable housing scheme to meet the identified needs of local people within the parish.

6.5.07 Examination of the District Council's housing waiting list revealed that there may be an additional eight families with a Tysoe connection who have a stated need for affordable housing.

6.5.08 The Housing Needs Survey also showed an ageing population, with 72% of respondents aged 45 or older, revealing an imbalance with potential consequences for the long term sustainability of the community. In the Parish Plan, the age profile of the community showed a marked drop off between the ages of 21-34 while 34% of households in the parish were beyond retirement age.

6.5.09 The average household size in Tysoe was 2.38 persons. This declined from 2.44 in 2001. The average number of bedrooms was more than 3.5 per dwelling. In addition, the number of people living in the parish between the ages of 20-34 represented only 10% of the population. This is typically the most dynamic and transient component of the age profile. To ensure a healthy community, this age range needs to be encouraged and helped to remain in the village; there is therefore a need for houses with fewer bedrooms to allow young adults to access the housing market.

Housing Policy 5 – Market Housing Mix

New developments should comply with the following mix of house sizes. These parameters are based on those set out in Policy CS. 19 of Stratford District Council's Core Strategy. However, the mix of 4+ bedroom market housing is lower in the Plan (up to 5%) than that included in CS. 19 (15–20%) as Tysoe already has a higher proportion of large houses than the District average. Also, for affordable houses, the mix for 4+ bedroom houses is set at up to 5% in the Plan which is at the lower end of the CS. 19 range of 5–10%. This is because the evidence from the Housing Needs Survey points to a need for smaller affordable houses in the Parish.

Dwelling Type	Market housing	Affordable Housing
1 bed (2 person)	Up to 10%	Up to 20%
2 bed (3 or 4 person)	Up to 40%	Up to 40%
3 bed (5 or 6 person)	Up to 45%	Up to 40%
4+ bed (6, 7 or 8+ person)	Up to 5%	Up to 5%

6.6 Explanation

6.6.0.1 Analysis of the 2011 Census Data shows that the housing stock in the parish is dominated by detached houses (53.2% compared to the 39.1% in the District Council area) and bungalows (19.8% compared to 9%) [23]. 76% of the dwellings in Tysoe are 3 bed roomed or larger compared to 68% in the district as a whole. This naturally raises the average house price in Tysoe above the district average.

6.6.0.2 Analysis of the Plan questionnaire (August 2014) showed that the majority of respondents did not express a preference for any one type of house size (57.5%) but where a preference was expressed family homes of 2-3 bedrooms were identified as a priority (28.8%).

6.6.0.3 Traditionally, farm workers' cottages formed the backbone of Tysoe's development until the 20th century. Development which delivers one, one/two and two/three bedroom dwellings will be accorded significant weight to provide for those aged between 21 and 34 years who are so poorly represented in Tysoe, yet necessary for a vital community.

6.6.0.4 Further, in order to prevent the village becoming simply a commuter dormitory it is important that we redress the balance of housing stock with an increased number of smaller homes to become nearer to the average for the District Council as a whole. This much better reflects the rural heritage of the village and supports the Plan's intent to maintain the vibrancy of the village

7 Employment

7.1 Strategic Objective

7.1.0.1 The objective is to encourage opportunities to increase local working and reduce the number of vehicle journeys, thereby contributing to community sustainability.

Employment Policy 1 - Protecting and Enhancing Local Employment Opportunities

Employment opportunities within the Parish are limited to agricultural work, small retail or very modest professional opportunities. A number of small businesses in the Parish are run from home-based offices and the Parish Council is anxious to do whatever it can to facilitate this practice. However, controls must be in place to ensure that any proposed conversion of residential property to office use is both necessary and appropriate.

Proposals for the change of use or redevelopment of land or premises identified for, or currently in employment use will not be supported unless:

- a) it can be demonstrated that there is already a sufficient supply of sites for a range of employment uses to meet both immediate and longer term requirements over the plan period;
- b) the applicant can demonstrate that the site/premises is no longer capable of meeting employment needs; or that there is no reasonable prospect of the site being used for employment uses; or
- c) development of the site for other appropriate uses will facilitate the relocation of an existing business to a more suitable site; or
- d) development of the site for other appropriate uses will remove environmental problems associated with its current use.

Extensions to existing employment sites in the village will be supported providing there is no conflict with other Plan policies.

7.2 Explanation

7.2.0.1 The village is fortunate to have a number of important employment sites within it, covering industrial, leisure, retail and commercial activities. The protection of these sites, which support local jobs, assists in making the rural economy sustainable. 74% of respondents in the 2014 Plan questionnaire felt that small businesses should be accommodated on existing sites within the village. Moreover, 33% of respondents said that they already worked from home or would like to work from home.

Employment Policy 2 - Home Working and Live-work units

Homeworking

All new dwellings will be encouraged to provide space to support home-working, with flexible space adaptable to a home office.

Live-Work Units

Proposals for small scale mixed use development (new build or conversion), comprising commercial space and living space should comply with Housing Policies 1 and 2 and will be supported subject to the following criteria. They should:

- a) have suitable independent access to both uses;
- b) have an appropriate level of off road parking to serve both uses;
- c) have an internal layout and design that ensures that residential and work uses can operate without conflict;
- d) be reasonably accessible to service facilities by means other than a private vehicle;
- e) in the case of conversions, the building should be of a permanent and substantial construction, structurally sound and capable of conversion without major rebuilding or extension; and
- f) have an adequate residential curtilage without having a detrimental impact on the building and its rural setting.

7.3 Explanation

7.3.01 The impact of the internet and the role that it can play in service accessibility, thereby enabling local communities to thrive, is noted in paragraph 42 of the National Planning Policy Framework:

7.3.02 The Parish Plan 2010 received responses from more than 50 businesses operating within the parish. Seventy five per cent of these businesses were run from home, while the remaining 25% operated from local business premises [25]. It reported that these businesses offered a wide and diverse range of services to Tysoe residents and the general public. The Parish Plan reported that the proportion of businesses employing more than one person had increased from 30% to more than 41% since its earlier survey (2000). It reported that 30% of the businesses responding to the survey had been in operation for fewer than five years and more than 40% of those responding had been running for more than 11 years.

7.3.03 On the other hand, the August 2014 questionnaire responses showed that 58.7% of respondents worked outside the parish on more than three days per week. This policy is aimed at reducing these journey to work patterns.

“the development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services.” [24]

8 Natural Environment

8.1 Strategic Objective

8.1.0.1 The objective is to enhance the protection of our natural environment by protecting our green spaces. The rural environment (the Area of Outstanding Natural Beauty, the wildlife and the cherished views including ancient ridge and furrow fields) is of high importance to villagers.

Natural Environment Policy 1 – The Cotswolds Area of Outstanding Natural Beauty

All developments requiring permission will need to demonstrate measures that ensure the special landscape and scenic beauty of the Area of Outstanding Natural Beauty. Particular regard will be given to the effect on Valued Landscapes and Views identified in Natural Environment Policy 5.

8.2 Explanation

8.2.0.1 The rural setting is a cherished part of the history and tradition of Tysoe. These themes are explored by Ashby in his observations of English village life in Tysoe from 1859-1919 [26]. Their protection, particularly the tranquillity aspect, is at the heart of the Tysoe vision.



Natural Environment Policy 2 – Tranquility & Dark Skies

Lighting on new development should be kept to a minimum, while having regard to highway safety and to security, in order to preserve the rural character of the village. Amenity lighting of buildings should be kept to a minimum and its use controlled by sensors and timers where possible. The Plan should ensure that:

- a) applications for new development should demonstrate how the dark skies environment will be protected through the submission of appropriate supporting documentation to demonstrate accordance with current professional guidance.
- b) proposed lighting should be designed and sited to help reduce light pollution and contribute to dark skies as part of the Campaign to Protect Rural England’s dark skies policy [27].
- c) proposals which would result in excessive light pollution will not be supported

8.3 Explanation

8.3.01 The Cotswolds Area of Outstanding Natural Beauty Board has issued a position statement on tranquillity and dark skies, with the objective of maintaining or improving the existing level of tranquillity [28]. Furthermore, The Tysoe Parish Plan (2010) referred to these matters, suggesting a number of places where lighting was important, but a number of respondents:

“...stressed that more lighting would not be in keeping with the rural character of the village...”

8.3.02 Since 2010 the cost of street lighting has escalated and with the drive to a low carbon economy, street lighting is being switched off at midnight across the country. The 2016 consultation provided further evidence to support this policy: 33 people out of 186 endorsed the statement that we should: “Preserve tranquillity and dark skies”. Individual comments extracted included:

“Reduce light pollution by turning public/ street lighting off by 11pm.”

“Manage existing lighting so as to reduce present light pollution.”

Respondents, Public Consultation, November 2016)

Natural Environment Policy 3 – Flooding and Drainage

All new developments should incorporate Sustainable Drainage Systems to ensure runoff volume does not exceed a one in 100 year, six hour rainfall event [29]. Proposals will only be supported if:

- a) they satisfactorily address the risk of fluvial and pluvial flooding
- b) they ensure that rainfall is retained within the curtilage of the development so that the proposed development will not increase surface water run-off
- c) they incorporate Sustainable Urban Drainage Systems designed to control run-off generated on-site to the Greenfield run-off rate for all return periods up to and including the one in 100 year plus climate change critical storm event criteria
- d) they use wherever feasible above ground attenuation such as swales, ponds and other water-based ecological systems in preference to underground water storage
- e) they ensure that any part of a development within 20m of a watercourse should be accompanied by a site-specific flood risk assessment and, where appropriate, hydraulic modeling prepared in compliance with official guidance. This should demonstrate the flood risk to the site and surrounding area over the recommended periods.
- f) they demonstrate the means by which any mitigation measures which cut off ditching, balancing ponds and similar will be maintained to ensure their satisfactory performance in perpetuity

8.4 Explanation

8.4.0.1 The Environment Agency flood map places the entirety of Tysoe within Flood Zone 1 (a 1 in 1000 annual probability of river flooding), however Flood Zone 3 (a functional floodplain) extends in fingers out to the west of the parish as the drainage network connects to the River Stour. Flooding has long been an issue around Main Street, Saddledon Street, the school and the church and in Lower Tysoe, partly because the design standards adopted in earlier developments were not sustainable.

8.4.0.2 There are 13 springs marked on the 1:25000 Ordnance Survey map along the Edge Hill escarpment that discharge towards Tysoe. These and the streams running down Main Street were made into culvert drains from the 1890s onwards. This well-meaning work has created an on-going maintenance problem.

8.4.0.3 Sustainable Drainage Systems are designed to control surface water run-off close to where it falls and to mimic natural drainage as closely as possible and are intended to slow down the rate and volume of water before it enters streams, rivers and other water courses. These options are essential, given that the Tysoe waste water treatment works is already at its design dry weather flow capacity [30]. Such systems are a key component in the planning process and are approved by the County Council.

Natural Environment Policy 4 - Designated Local Green Space

This Plan designates, at the following locations, areas of Local Green Space as defined by the following numbers on the Proposals Map (Map 8, page 30 and also loose-leaf, page) [31]:

- 6 School playing field, off Main Street
- 7 Recreation ground, Main Street
- 8 Sports ground, Main Street
- 9 Allotments, Shenington Road
- 10 Community orchard, Shenington Road
- 11 War memorial, Main Street
- 12 Pond and paddock, Sandpits Road

The above designations include a range of existing formal sports and recreational spaces along with other areas of open space. Development that would harm the openness or special character of a Local Green Space or its significance and value to the local community will not be supported unless there are very special circumstances which outweigh the harm to the Local Green Space (see Map 8, page 30 and also loose-leaf). Where appropriate, Community Infrastructure Levy funds will be used to enhance these designations to ensure a suitable quantum and quality of recreational and amenity space is available for the parish.

8.5 Explanation

8.5.0.1 The principle of local green space designation is set out in paragraphs 76 and 77 of the National Policy Planning Framework. The designation should only be used:



- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife, and;
- where the green area concerned is local in character and is not an extensive tract of land.

Local green spaces will add to the tranquility of the Parish and provide protection for a diverse range of wildlife.





Natural Environment Policy 5 – Valued landscapes and views

Development proposals must demonstrate how they integrate appropriately with their setting while conserving or enhancing its character. Important views and skylines visible from the village should be safeguarded as should views towards the village, particularly when they relate to heritage assets, village approaches and settlement boundaries. All developments which are observed from, or impinge upon, the AONB will require a formal Landscape and Visual Impact Assessment [32].

8.6 Explanation

8.6.0.1 Good quality open space enhances our quality of life and is an important feature of Tysoe’s rural environment. Views out of the village towards open countryside give great pleasure, and travelling in and around the village allows residents to enjoy vistas both from and towards the settlement. Some of these are shown on pages 46–48.

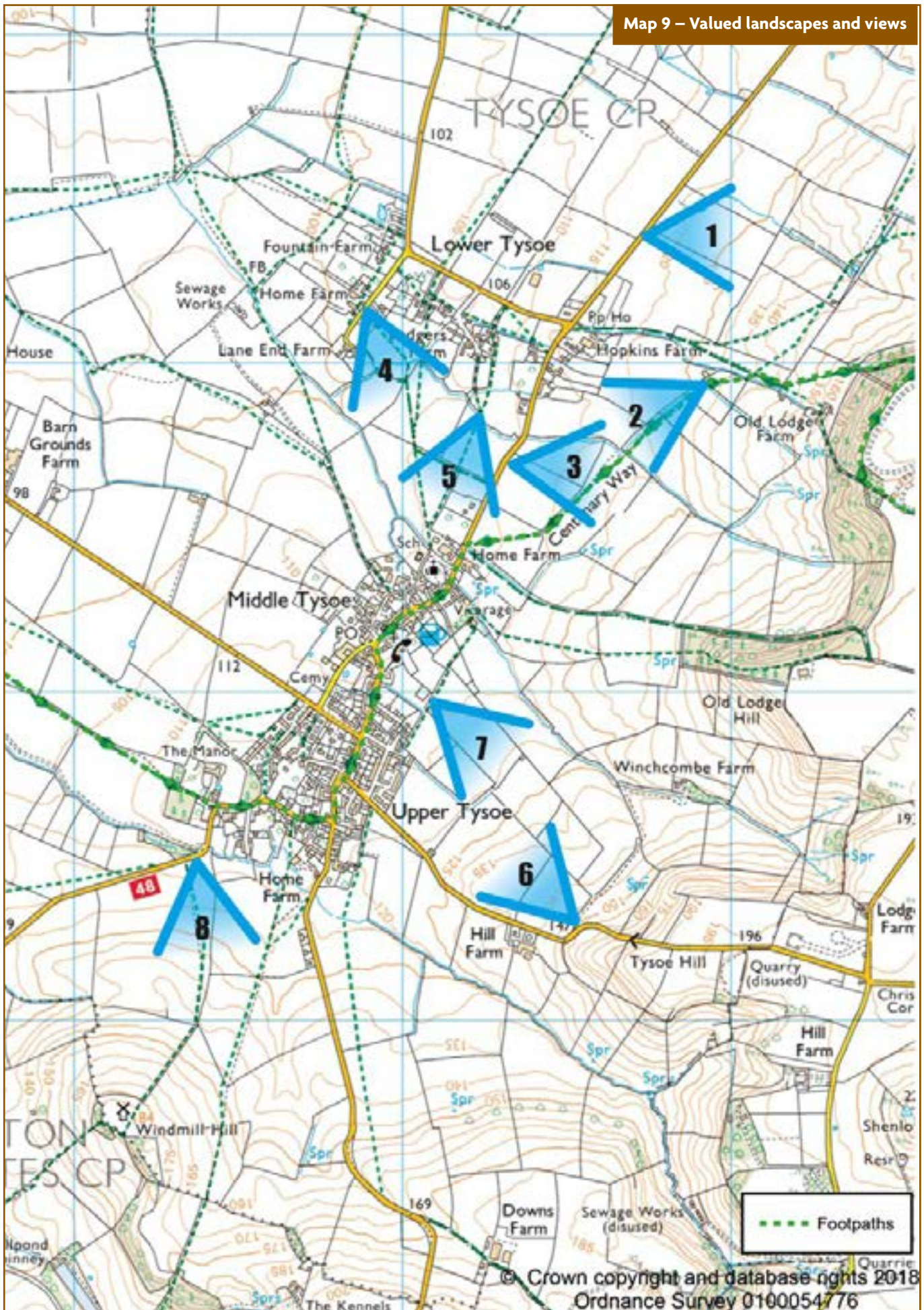
8.6.0.2 Walking the footpaths around the village also offers idyllic rural views. Some paths are of great antiquity – they would have connected Romano-British and Saxon sites. More recently, paths connecting Middle and Lower Tysoe and Oxhill were used by children going to school, churchgoers, farmers taking their horses to be shod and mourners carrying coffins for burial. The views from the paths have a long history.

8.6.0.3 Nowadays both the Macmillan Way and the Centenary Way run through the area. Preservation of the parish landscapes is important for all those who currently use the pathways, both local residents and the walkers, cyclists and students working for their Duke of Edinburgh awards who pass regularly through the village.

8.6.0.4 Map 9 (page 45) shows the indicative positions of the valued views and landscapes. All eight views highlighted are visible from well used public footpaths and public highways. Consultation on the topic of views into, or from the Tysoes showed overwhelmingly the extent to which Tysoe residents value their visual environment. Residents were asked to draw on a plan of the Parish their favoured or cherished views, the eight most popular being reproduced here. Key views included the Edgehill escarpment, the church and the windmill. Some residents also annotated the map flagging up the importance and variety of animal and bird life in those places.



Map 9 – Valued landscapes and views





8.6.1 View 1

8.6.1.1 Across the Romano-British landscape, now pasture, towards the ancient site of the Red Horse once etched into the escarpment.



8.6.2 View 2

8.6.2.1 From the Centenary Way near Lodge Farm across the ridge and furrow to Tysoe dominated by St Mary's Church, then over to Oxhill, the Broadway Tower and the Malvern Hills.



8.6.3 View 3

8.6.3.1 Across the fields of Roman settlement and the medieval ridge and furrow towards the old coaching route up Edgehill, now partially followed by the Centenary Way.



8.6.4 View 4

8.6.4.1 From Lower Tysoe across Middle Tysoe following the traditional route used for centuries by farmers, church worshippers, mourners carrying coffins and schoolchildren.



8.6.5 View 5

8.6.5.1 From Lower Tysoe giving a particularly attractive view of Middle Tysoe across the medieval ridge and furrow from a well established copse of willow.



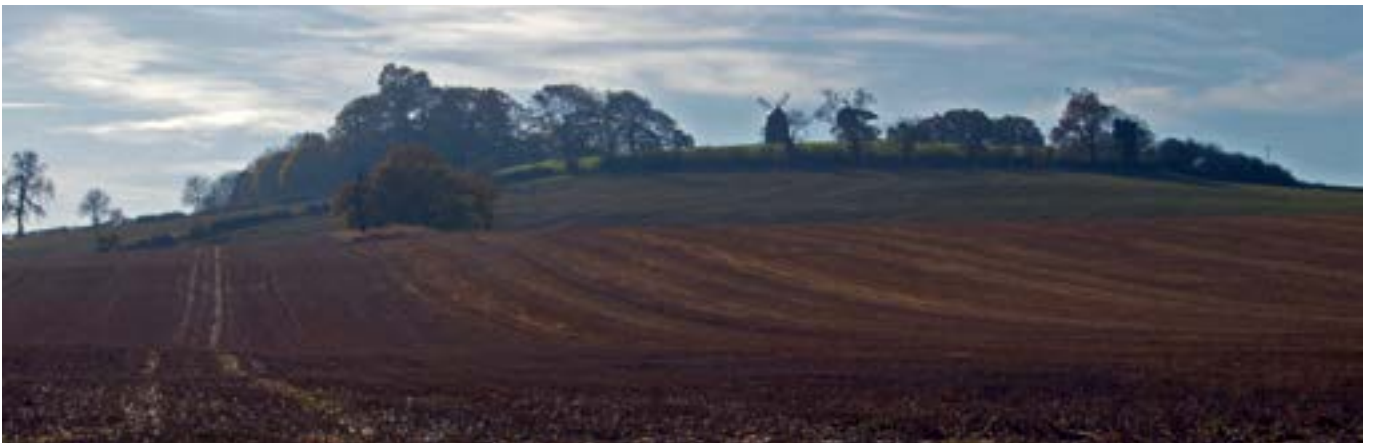
8.6.6 View 6

8.6.6.1 From the road half-way up the escarpment, a wide-ranging view across the Area of Outstanding Natural Beauty towards the village and beyond.



8.6.7 View 7

8.6.7.1 From the edge of Middle Tysoe, across the pasture providing a view which stretches over the Area of Outstanding Natural Beauty to the Edgehill escarpment.



8.6.8 View 8

8.6.8.1 From the road near the 14th century Manor House across fields to the Victorian windmill which is a well- loved local landmark

Natural Environment Policy 6 – Protected Strategic Gap

In order to prevent coalescence of Middle Tysoe and Lower Tysoe, a “strategic gap”, seen best on Maps 1 and 8 (pages 6 and 30 respectively), should be maintained in order to preserve the open setting and individual character of these distinctive settlements. New development within the “strategic gap” will be restricted to the reuse of rural buildings, agricultural and forestry-related development, other open land uses and minor extensions to existing dwellings



8.7 Explanation

8.7.0.1 The National Planning Policy Framework states that plans should “identify land where development would be inappropriate, for instance because of its environmental or historical significance” [33]. The purpose of maintaining a “strategic gap” between Middle and Lower Tysoe is to serve as a visual break between the two rural settlements and protect the character and setting of those settlements by providing additional protection to open land that may be subject to development pressures [34]. The designation helps to maintain a clear separation between the two settlements in order to retain their individual identity.

“In terms of preserving the character of the village, protection of the Area of Outstanding Natural Beauty is a priority as is the preservation of the Strategic Gap between Middle and Lower Tysoe.”

*Respondent, Public Consultation
November 2016*

Natural Environment Policy 7 – trees and hedgerows – green infrastructure

Existing trees and hedgerows (the Green Infrastructure) should be maintained; new developments should incorporate sympathetic plantings of trees and hedgerows to complement the network of fields, established woodland and hedgerows (the Green Infrastructure Network). The network will:

- a) Support biodiversity and a range of habitats helping them to survive in the changing climate
- b) Reduce the risk of flooding
- c) Create, maintain and enhance local wildlife corridors
- d) Sequester carbon and contribute to mitigating the effects of climate change
- e) Protect and support a sense of place and time to sustain the landscape and character of Tysoe

8.8 Explanation

8.8.0.1 Natural England, in its latest guidance, *Nature Nearby – Accessible Natural Greenspace Guidance* defines Green Infrastructure as a strategically delivered network comprising the broadest range of environmental features [35]. It should be managed as a multifunctional resource delivering ecological services to the community it serves and underpin sustainability. Its management and development should also enhance the character of an area with regard to habitats and landscape.

8.8.0.2 The National Planning Policy Framework emphasises the importance of conserving and enhancing an integrated natural and built environment. Trees and hedgerows have a major role in delivering these objectives and are therefore important components of the infrastructure of Tysoe. Thus a Green Infrastructure Network has a multi-functional role including flood attenuation, retention of rural character and limiting the effects of climate change through carbon capture.

9 Built Environment

9.1 Strategic Objective

9.1.0.1 The objective is to ensure all development conforms to the Village Design Statement. This is set out in Appendix 2. It is a major objective of the Plan that the existing infrastructure should be maintained and, wherever possible, improved. Development that negatively impacts on residents' continued enjoyment of the tranquillity of village life will not be supported. Urbanisation of the village environment will not be supported and only developments which can be accommodated by appropriate infrastructure or, ideally, which improve the current infrastructure will be supported.



Built Environment Policy 1 – Designated Heritage Assets

Proposals which may visually detract from, hinder access to or in any other way cause damage to a heritage asset will be required to include an assessment which describes the significance of the asset to the village and what mitigating actions have been considered. This should be undertaken with regard to the impact of the proposal on the character, context and setting of the asset, on the views both to and from the asset and on its physical surroundings as recommended by Historic England (below). The ethos of any proposal should be to maximize enhancement of the asset and minimize any harm that might endanger the asset.

Proposals which lead to substantial harm to or total loss of significance of a designated heritage asset will not be supported unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh harm or loss, or that all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation
- c) conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible
- d) the harm or loss is outweighed by the benefit of bringing the site back into use

Proposals which lead to less than substantial harm to the significance of a designated heritage asset will be considered against the public benefits of the proposal including securing the optimum viable use of the heritage asset.

Proposals, including changes of use, which enable the appropriate and sensitive restoration of listed buildings, will be supported.

All proposals must conserve the important physical fabric and settings of listed buildings.

Development within and adjacent to all heritage assets will be strictly controlled as recommended in Historic England's advice contained in *Historic Environment Good Practice Advice in Planning Note 3* [36]. Development which fails to conserve or enhance the character or appearance of the Conservation Areas will not be supported.

9.2 Explanation

9.2.01 A Conservation Area is ‘an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance’ and was established under the Planning (Listed Buildings and Conservation Areas) Act 1990.

9.2.02 *Turning the Plough* and its revision designated Tysoe as a priority parish for its ridge and furrow landscape which is considered to be important to the village’s heritage [37]. Housing Policy 2 (Site Allocations), also weights this aspect of our landscape as a material consideration. Recent destruction of ridge and furrow by landowners is to be deeply regretted and landowners will be encouraged to protect this unique landscape feature.

9.2.03 It is noted that the existing conservation areas have not been reviewed since 2006. As a result of the extensive survey work conducted by local residents, this Plan would aspire to extend the conservation area principle to encompass Lower Tysoe, its listed buildings and its significant earthworks. The well-heads, which are unique to Lower and Middle Tysoe, might be reviewed as meriting listed status.

Built Environment Policy 2 – Responding to Local Character

All development proposals should demonstrate how local character has been taken into account during the conception and evolution of a design in accordance with the following principles. They should:

- a) be compatible with the distinctive character of the area, respecting the local settlement pattern, building styles and materials as set out in the Village Design Statement (see Appendix 2)
- b) be of a density and scale that is in keeping with the character of the surrounding development and landscape
- c) conserve or enhance heritage assets including listed buildings and the designated Conservation Areas
- d) protect or enhance landscape and biodiversity by incorporating high quality native landscaping and
- e) ensure key features of views to and from higher slopes, skylines and views across the landscape can continue to be enjoyed

Proposals that do not positively contribute to local character will not be supported.

9.3 Explanation

9.3.01 It is important to incorporate local character into new developments by reflecting the density, shapes, materials and architectural detailing of the local building stock and in their relationship with their surroundings.

Built Environment Policy 3 – Energy Efficiency and Renewable Energy

All new housing developments will be encouraged to comply with Home Quality Mark principles [38]. Opportunities should be taken to achieve this level during any proposals for conversions or extensions.

9.4 Explanation

9.4.0.1 Sustainability is an integral part of the National Planning Policy Framework. Tysoe is remote and therefore additional fuel consumption when people travel to and from the village is inevitable. Delivery services are also required to travel to reach the village. To support the move to a low carbon economy (National Planning Policy Framework, paragraph 7) additional steps are required to offset the impacts of travelling to and from a remote location.

9.4.0.2 The District Council's policy on climate change and sustainable construction, along with the National Planning Policy Framework, describe steps towards creating a low carbon economy. The District Council's Core Strategy Policy CS.2 talks about directing development to sustainable locations. In terms of mitigating climate change, Tysoe is at a disadvantage as heating is primarily based on oil.

Built Environment Policy 4 – Car parking

Where appropriate all new developments should include provision for off-road parking.

New dwellings will be expected to provide one off road parking space per bedroom up to a maximum of 4 spaces.

Local Green Spaces and verges should be protected from damage from car parking

9.5 Explanation

9.5.0.1 Census data emphasises very high levels of vehicle ownership in Tysoe. This is a consequence of the inadequate public transport to support travel to work outside the village. It is likely that residents of new properties will have an average of more than two cars per household. Most of the roads in the village are too narrow to allow safe on-street parking. In addition, on-street parking and tandem parking is a visual blight. There are many examples where congestion occurs around the central services and the school. (see photograph).



Built Environment Policy 5 – Replacement Dwellings

Proposals for replacement dwellings must respect the character and appearance of the locality. Particular importance is placed on sensitive sites such as those within the conservation areas or affecting the setting of listed buildings.

Proposals for replacement dwellings will be supported so long as they do not overcrowd or over-develop the existing site and do not detract from the amenities on neighbouring sites. As with new developments, replacement developments should, wherever possible, comply with the Village Design Statement and avoid harm or damage to the natural environment. This policy will only apply to lawful dwellings and does not apply to caravans or mobile homes.

9.6 Explanation

9.6.0.1 This policy is designed to facilitate the renewal of the existing housing stock with appropriate replacements. All new replacement dwellings will be expected to respect the vernacular village design and contribute towards a more sustainable living environment in the longer term.

Built Environment Policy 6 – Empty homes and redundant agricultural buildings

Proposals which bring empty homes back into use, including the reuse of redundant agricultural buildings will be supported and encouraged. This includes any ancillary works required to facilitate the reuse of the building. Recognition will be given to the issue of permitted development rights for the conversion of agricultural buildings to residential use and for proposals which seek to utilise empty or unused spaces within or around such buildings. Any proposals would need to ensure that:

- a) there is no adverse effect on the existing natural environment, including boundary hedges and wildlife corridors
- b) any reuse is compatible with the existing neighbouring uses;
- c) the proposal does not have an unacceptable impact on the visual and landscape amenity of the area
- d) there is safe and satisfactory access to the highway and pavements
- e) the building is capable of being converted without significant modification or extension
- f) outbuildings are in character with the setting of the original building.

9.7 Explanation

9.7.0.1 Properties that are empty could play a role in meeting housing demand in the Neighbourhood Area. Ignoring the potential of empty homes is a costly environmental mistake.

9.7.0.2 Creating homes from empty properties and redundant agricultural buildings saves substantial amounts of materials over building new houses. It also minimises the amount of land used for development. Refurbishing and repairing empty homes can also help improve streets and neighbourhoods, as empty properties are often unsightly and are likely to attract further problems. Permitted development rights will be used for the conversion of agricultural buildings to residential use.

10 Community Assets

10.1 Strategic objective

10.1.0.1 It is a major objective of the Plan that the existing service infrastructure should be maintained and, wherever possible, improved. Development that negatively impacts on residents' continued enjoyment of all aspects of village life will not be supported. Developments which can be accommodated by or improve the existing service infrastructure will be supported.

Community Assets Policy 1 – Community Assets

The loss or partial loss of existing community facilities will not be supported unless it can be demonstrated that the facility is no longer valued or of use to the village and has no prospect of being brought back into use, or is to be replaced by a new facility of at least an equivalent standard. Proposals which enhance and improve existing community facilities will be supported. New community facilities will be encouraged providing they are compatible with existing neighbourhood uses.

This Plan has identified the following assets which are of significance in maintaining the social, economic and environmental viability of the community (see Map 7, page 18):

- a) St Mary's Church
- b) the village shop
- c) the post office
- d) the health centre
- e) the public house
- f) the village hall and social club
- g) the sports pavilion
- h) the primary school
- i) the pre-school

Community assets will be supported, where appropriate, through the use of Community Infrastructure Levy which allows the Parish Council considerable freedom in using the funding to support development in the local community.

10.2 Explanation

10.120.1 Tysoe is well served with community assets. These are important to maintaining the vitality of the rural community and will be protected and enhanced under the Plan. In the event of the impending loss of one or more of these assets the community may examine ways to protect the asset including the creation of a community interest company (or other mechanism) to take over their running.

References

- [1] Tysoe Parish Council 2010. *Tysoe Parish Plan*.
- [2] Stratford-on-Avon District Council 2016. *Adopted Core Strategy*. (<https://www.stratford.gov.uk/planning/adoption-core-strategy.cfm>)
- [3] <https://www.stratford.gov.uk/doc/175478/name/Tysoe%20HNS%20report%20November2016.pdf/>
- [4] <https://www.stratford.gov.uk/search/index.cfm>
- [5] Department for Communities and Local Government 2012. *National Planning Policy Framework*. (https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf).
- [6] Hall, D. *Turning the Plough: Midland open fields: landscape character and proposals for management*. English Heritage and Northamptonshire County Council. See also Catchpole, T. and Priest, R. 2012, *Update Assessment*. Historic England.
- [7] *Small Area Profiles (2011 Census Data)* 2011. (<http://www.warwickshireobservatory.org/census-2011-results/>)
- [8] <https://1drv.ms/x/s!ArddfdNv8IM0nR3du8gH5pGQCC7H> (see various consultation documents)
- [9] <https://1drv.ms/x/s!ArddfdNv8IM0nR3du8gH5pGQCC7H> (see correspondence with John Careford)
- [10] Stratford-on-Avon District Council 2016. *Adopted Core Strategy*. (<https://www.stratford.gov.uk/planning/adoption-core-strategy.cfm>).
- [11] Stratford-on-Avon District Council 2016. *Adopted Core Strategy*. (<https://www.stratford.gov.uk/planning/adoption-core-strategy.cfm>).
- [12] Tysoe Parish Council 2010. *Tysoe Parish Plan*.
- [13] Stratford District Council. *Survey Results Nov 2014*, Q25a, p21.
- [14] Chartered Institute of Highways and Transportation 2000. *Providing for Journey on Foot*.
- [15] <http://www.bbc.co.uk/history/domesday/dblock/GB-432000-243000/page/14>
- [16] *Small Area Profiles (Census Data)*. (<http://www.warwickshireobservatory.org/census-2011-results/>)
- [17] The SDC Core Strategy envisages that approximately 12% of 700 dwellings should be constructed between 2011 and 2031.
- [18] <https://1drv.ms/x/s!ArddfdNv8IM0nR3du8gH5pGQCC7H> (see Neil Pearce Site Assessments)
- [19] <https://1drv.ms/x/s!ArddfdNv8IM0nR3du8gH5pGQCC7H> (see Neil Pearce Site Assessments)
- [20] <https://1drv.ms/x/s!ArddfdNv8IM0nR3du8gH5pGQCC7H> (see Highways assessments of Herbert's Farm and Roses Farms).
- [21] Department for Communities and Local Government 2012. *National Planning Policy Framework*. (https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf).
- [22] <https://www.stratford.gov.uk/doc/175478/name/Tysoe%20HNS%20report%20November2016.pdf/>
- [23] *Small Area Profiles (2011 Census Data)* 2011. (<http://www.warwickshireobservatory.org/census-2011-results/>)
- [24] Department for Communities and Local Government 2012. *National Planning Policy Framework*. (https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf).
- [25] Tysoe Parish Council 2010. *Tysoe Parish Plan*.
- [26] Ashby, M.K. 1974. *Joseph Ashby of Tysoe 1859-1919: A study of English Village Life*.
- [27] <http://www.cpre.org.uk/resources/countryside/dark-skies>
- [28] <http://www.cotswoldsaonb.org.uk/userfiles/file/consultations/tranquillity-and-dark-skies-nov-09-revised-oct-2010.pdf>

- [29] https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/415773/sustainable-drainage-technical-standards.pdf
- [30] Stratford-on-Avon District Council 2012. *Water Cycle*. <https://www.stratford.gov.uk/files/sealsodocs/125444/Water%20Cycle%20Study%20Final%20Report%2C%20URS%20-%20September%202012.pdf>
- [31] <https://1drv.ms/x/s!ArddfdNv8IM0nR3du8gH5pGQCC7H>
(see Local Green Space Assessments)
- [32] Landscape Institute 2011. *Landscape and Visual Impact Assessment Methodology*. (www.landscapeinstitute.org)
- [33] Department for Communities and Local Government 2012. *National Planning Policy Framework*, para 157, bullet 7.
- [34] See the withdrawn appeal (APP/J3720/A/14/2212036) on the proposed development at Church Farm Court (SDC Ref: 13/00994/FUL) (Bellars and Davies).
- [35] Natural England 2010. *Nature Nearby – Accessible Natural Greenspace Guidance*.
- [36] Historic England 2017. *Historic Environment Good Practice Advice in Planning Note 3*.
- [37] Hall, D. *Turning the Plough: Midland open fields: landscape character and proposals for management*. English Heritage and Northamptonshire County Council. See also Catchpole, T. and Priest, R. 2012, Update Assessment. Historic England.
- [38] www.homequalitymark.com

Key Sources and links

Feedback: 2017 consultation

<https://1drv.ms/x/s!ArddfdNv8IM0nR3du8gH5pGQCC7H> (see Tysoe Neighbourhood Plan Group Feedback Report for First Draft of Plan)

Housing Needs Survey

<https://www.stratford.gov.uk/doc/175478/name/Tysoe%20HNS%20report%20November2016.pdf/>

Local green space assessments

<https://1drv.ms/x/s!ArddfdNv8IM0nR3du8gH5pGQCC7H> (see Local Green Space assessments)

National Planning Policy Framework (NPPF) Department for Communities and Local Government 2012 (currently under updating).

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

Parish Plan 2010

Tysoe Parish Council 2010. *Tysoe Parish Plan*.

SDC Core Strategy

Stratford-on-Avon District Council 2016. *Adopted Core Strategy*. (<https://www.stratford.gov.uk/planning/adoption-core-strategy.cfm>)

Strategic Housing Land Allocation Assessment (SHLAA) 2012

<https://www.stratford.gov.uk/search/index.cfm>

Site assessments

<https://1drv.ms/x/s!ArddfdNv8IM0nR3du8gH5pGQCC7H> (see Neil Pearce Site Assessments)

Village questionnaire results 2014

<https://1drv.ms/x/s!ArddfdNv8IM0nR3du8gH5pGQCC7H> (see Tysoe Neighbourhood Plan Survey Results and Summary)

Appendix 1 – List of Neighbourhood Business Locations

NAME	BUSINESS TYPE	ADDRESS	TELEPHONE	WEBSITE
Featherbrow Woodcraft	Bespoke kitchens & bathrooms	The Old Barn, Hillside Farm, Lighthorne	01296 651133	www.featherbrow.co.uk
PDR Furniture	Furniture design/manufacture in oak	Oxhill Road, Tysoe, Warwick, CV35 0SX	01295 680149	
Martins of Tysoe	Coach Hire, holidays, excursions	Oxhill Road, Tysoe, Warwick, CV35 0SX	01295 680642	
J Tongue	Building Contractor	Hillview Cottage, Peacock Lane, Tysoe	01295 680469	
P Varley Ceramics	Pottery	5 Avon Avenue Tysoe, CV35 0SP	01295 680700	www.pennyvarley.ceramics.co.uk
Varmore Garden Solutions	Gardening Services	5 Avon Avenue Tysoe, CV35 0SP	01295 680700	
Cherry Branding Ltd	PR & Marketing	Orchard House, Back Lane, Tysoe	01295 680793	www.cherrybranding.co.uk
Showhomes	Decorators	Green Cottage Tysoe	07814 933210	www.show-homes.co.uk
P H Goodman & Son	Carpeting & Flooring	Saddledon House, Tysoe, CV35 0SE	01295 680318	
Progardens Ltd	Garden Design & Maintenance	The Nurseries, Quarry Road, Hornton	01295 678877	www.progardensltd.co.uk
Tysoe Post Office	Post Office & Florist	Main Street, Tysoe	01295 680632	
Tysoe Children's Group	Pre and after School Nursery	The Old Fire Station, Main Street, Tysoe, CV35 0SE	01295 680624	www.tysoepreschool.org
New Looks	Hair & Beauty Saloon	Main Street Tysoe, CV35 0SE	01295 680671	
Mary Dowler	Solicitor		01295 688319	
K Brooks	Electrical Contractor	26 Middleton Close, Tysoe, CV35 0SS	0797 6298228	
R Locke and Son	Funeral Director		01295 680251	www.rlockeandson.co.uk
The Peacock Inn	Public House	Main Street, Tysoe	01295 680338	
Costcutter	Convenience Store	Main Street, Tysoe	01295 688333	
Hortec Grow with Technology Ltd	Horticultural Machinery and Plants	Orchard Farm Nursery, Lower Tysoe	01295 688422	www.hortec.co.uk
P Randerson	Carpets & Flooring	24 Main Street, Tysoe	01295 680330	
S Forrester Associates	Copywriting & Marketing	Greenacres, Lower Tysoe	01295 6888459	
C P Sewell	Commercial, Industrial, Workshops and Light Industrial	Burland House Oxhill Road CV35 0RD		
M & I Thornhill	Commercial, Industrial, Workshops and Light Industrial	Orchard Farm Nursery Lower Tysoe, CV35 0BU		
D Paxton	Commercial, Industrial, Workshops and Light Industrial	Main Street Upper Tysoe, CV35 0TJ		No longer operational
Tysoe Sports & Social Club		Main Street Tysoe, CV35 0SE		
E Restall-Orr	Nature Reserve Burial Grounds Ltd	8 Welchman Place, Middle Tysoe, CV35 0SU		www.sunrisingburialground.co.uk
H Jervis & Partners Ltd	Woodworking	New House Farm Sandpits Road, CV35 0SZ		
Tysoe Surgery	Health Care	Red Horse Vale Surgery, Main Street, Tysoe, CV35 0SE		
Old Fire Station	Commercial & Business Workspace accommodation	Main Street, Middle Tysoe, CV35 0SR		
N Zahawi	Oaklands Riding Stables	Windmill Farm, Shipston Road, Tysoe, CV35 0TR		

Appendix 2 – Village Design Statement

The following are design guidelines and should be followed wherever possible unless there are site-specific reasons not to.

Materials & construction

Build height

New houses or structures should be no more than 2.5 storeys high

Building materials

Wherever possible local ironstone should be used in the construction of new dwellings. All other structures, outbuilding, abutments or garages not built using natural stone should be constructed using new or reclaimed, hand-made facing bricks red/orange in colour or large feather or waney edge timber cladding

Hardstanding

Hardstanding areas should be semi-permeable.

Roof construction

New houses should reflect the traditional roof construction with small eaves and verge overhangs and no or minimal fascia and barge boards

Roof coverings

Roof coverings of any new development should, wherever possible, use either natural or man-made 10x20 blue slate, natural or man-made diminishing Cotswold stone, slate or concrete or clay 10.5 x 6.5 tile. Chimneys should be a feature of all houses

Roof pitches

Roof pitches should be between 35 and 50 degrees (45-47 degrees is most common)

Style

Layouts should reflect the vernacular style

Windows

Traditional designs and materials should be used wherever possible

Infrastructure & environment

Low energy

Innovative designs should be brought forward to provide for alternative ways to meet the energy demands of the dwelling(s) and to meet the demands of a low carbon economy

Parking

Tandem parking at the side of the dwelling should be discouraged to ensure all vehicles are parked off-road

Security

All new development will be required to demonstrate agreement by a police Designing Out Crime Officer in terms of Secure by Design principals

Street lighting

Warwickshire County Council will be prevailed upon to ensure that street lighting is kept to a minimum and be of a low level bollard design

Traditional dry stone walls/hedging

New developments should incorporate traditional dry stone walling and or native hedging to individual plot boundaries, specially those with road frontage

Water collection

All new developments should incorporate at least 1x150l water butt at each downpipe for collection of surface water



DESIGN: WWW.HOWARD-SHERWOOD.CO.UK

TYSOE NEIGHBOURHOOD DEVELOPMENT PLAN

Pre-Submission Plan July 2018

Table of main public comments received and responses

(Note: the full, redacted texts of public comments can be read via the link contained in each entry. There are additional, amplified notes to some of the responses listed at the end of the document)

Abbreviations used: *NPG* – Neighbourhood Planning Group; *PC* – Parish Council; *SDC* – Stratford on Avon District Council; *NPPF* – National Planning Policy Framework; *LSV*- Local Service Village; *BUAB* – Built up Area Boundary

No	Type	MAIN COMMENTS RECEIVED	NEIGHBOURHOOD PLANNING GROUP RESPONSE
2	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0ow2HmgS5kxSMnyjG</p> <ul style="list-style-type: none"> * Lower Tysoe to be included in LSV *Congratulates the group on work *Objects to Reserve Sites, especially Herberts Farm for various reasons 	<ul style="list-style-type: none"> *Agree, see Housing Policy 1, also Note 18. *Comment noted *Objection noted but disagree. The justification for including reserve sites in the Plan is explained in Housing Policy 3. Reserve Sites have to provide a reasonable capacity for new housing, they also have to be deliverable and outside the BUAB. After a process of assessment, the NPG together with the planning consultant, have identified Roses Farm and Herbert’s Farm as being suitable. That said, neither site is perfect, they both lie within conservation areas and they both present challenges for gaining suitable access. The NPG commissioned a Highways Authority report on the access issues on both sites which indicates that these problems could be mitigated. Contrary to some comments, Herbert’s Farm would

			continue to be a working farm even if development took place. The present outbuildings and byres could be moved further west thus ensuring that the village still possessed an active farm close to its centre. Notes 21 and 22
3	Resident	https://1drv.ms/b/s!ArddfdNv8IM0nmAba-QZs6E4bw3b *Keep up the good work *Houses should be environmentally friendly	*Comment noted * Agree, see Built Environment Policies 2 and 3.
4	Resident	https://1drv.ms/b/s!ArddfdNv8IM0nmEQ_Z3fZDiM-fcf *Positive, practical plan *Pleased to see good level of affordable housing	*Comment noted. *Agree, see Housing Policies 4 and 5
5	Resident	https://1drv.ms/b/s!ArddfdNv8IM0nmIsNUwgUXTqgb0C *Good to see all factors (incl environment and views) considered; congratulates the group	*Comments noted, especially the retention of panoramic views which were a major concern of residents, see Natural Environment Policy 5
6	Resident	https://1drv.ms/b/s!ArddfdNv8IM0nmO8Zpt435-osFhc *Likes the Plan *Wants to demolish Methodist Chapel in favour of affordable housing	*Comment noted *Comments noted. There are a small number of strong but opposing views in the village regarding the Methodist Church. While one side argues that it has been inexcusably omitted as a community asset (see comments 100 and 122 below), another sees it as being an ideal site for affordable housing, were it to be demolished. The Church lies inside the Built up Area Boundary and therefore the site is open to appropriate future redevelopment. That said, on reflection, the Group took the view that the building was indeed a Community Asset and should be defined as such (Community Assets Policy 1). Notes 25 and 26
7	Resident	https://1drv.ms/b/s!ArddfdNv8IM0nmQn4B1n1jqewGT3 *Plan covers all relevant points	*Comments noted
8	Resident	https://1drv.ms/b/s!ArddfdNv8IM0nmXJQCeq2McXT2uD *Methodist Chapel is in poor condition and would be	* Comments noted. The Church lies inside the Built up Area

		better used as housing for elderly	Boundary and therefore the site is open to appropriate future redevelopment. There are a small number of strong but opposing views in the village regarding the Methodist Church. While one side argues that it has been inexcusably omitted as a community asset (see comments 100 and 122 below), another, as here, sees it as being an ideal site for affordable housing, were it to be demolished. The Church lies inside the Built up Area Boundary and therefore the site is open to appropriate future redevelopment. That said, on reflection, the Group took the view that the building was indeed a Community Asset and should be defined as such (Community Assets Policy 1). Notes 25 and 26
9	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0ox5VrA8xhuRPK7ZN</p> <p>*Sees Lower Tysoe as part of the LSV</p> <p>*Sees need for bungalows or smaller/starter homes</p> <p>*Excellent document</p> <p>*Notes conflict between conservation and development</p> <p>*Sees little need for Strategic Gap</p>	<p>*Agree, see Housing Policy 1, also Note 18.</p> <p>*Agree, see Housing Policy 5.</p> <p>*Comment noted</p> <p>*Comment noted. The Plan takes serious account of the natural and historic built environment in its strategy (see, eg Natural Environment Policy 1 & Built Environment Policy 1).</p> <p>*Noted but disagree. The Strategic Gap is included to prevent coalescence of Middle and Upper Tysoe (Natural Environment Policy 6). The concept was highly valued in the draft Plan and received much positive feedback, although a small number of respondents wished to see ribbon development between Middle and Lower Tysoe. The Area of Outstanding Natural Beauty only covers the east side of the road between Middle and Lower Tysoe and, although a significant designation, in itself is not a full</p>

		<p>*Feoffee would be good for affordable housing</p> <p>*How are green spaces chosen?</p> <p>*Objects to development in Area 3 for various reasons including newts</p>	<p>guarantee against future development. The NPG wished to enhance the protection of this gap on both sides of the road and this has been achieved by defining a Strategic Gap within the Plan. Note 28.</p> <p>* Agree but unfortunately not possible. The owner has ruled out the allocation of Feoffee Farm which is a small working farm (outbuildings and fields, but no dwelling) at the core of the village owned by the Tysoe Utility Trust which is a registered charity. Many respondents pointed out that part of this site would be an ideal location for a small number of affordable homes, particularly for the elderly. The Trustees have voted not to allow this to happen despite likely funding available to support such a venture. Sites can only be included in the plan if the owners agree. Note 24.</p> <p>*Local Green Spaces have been designated as being those areas which are local to the community and considered to be special or important on the basis of their beauty, history, recreational value or tranquillity (Natural Environment Policy 4). They should remain undeveloped in perpetuity in order to retain oases of open space and ‘green lungs’ within the village. The majority of these designations are in public ownership, but this is not essential. The ‘Local Green Space’ site assessments are referenced in the draft Plan. Note 29 and link to NPPF.</p> <p>*Objection noted but disagree. The Site assessment of Site 3 supports the allocation (Housing Policy 2). It was one of 16 possible sites looked at individually by the NPG and also independently by the Group’s planning consultant whose remit was to consider them strictly in planning terms. A number of criteria were used to assess each site including relevant planning history and constraints; the landscape and topography; drainage</p>
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			and flooding; accessibility; the adjacent natural or historic built environment, and how any new build might fit into the existing settlement pattern and density. After due elimination, three sites were selected as appropriate locations, this being one, although there is no guarantee that planning permission would automatically be granted on any Allocated Site. The NPG is not aware of any new issue, but this would be picked up in any planning application. Notes 11 - 12.
10	Estate Agent	https://1drv.ms/b/s!ArddfdNv8IM0nntRXztaQnUyDP81 *Complains of not being able to access minutes or receive information re. consultations	* Comment noted, but the NPG is not aware of any difficulty of this nature. All documents are available on the PC website. The NPG has made every effort to reach and listen to all elements of the community, publicising events with flyers, announcements and advertising. This comment is from an Oxford address outside the circulation area. The group has done its utmost to give residents and interested parties the opportunity to make comment and has considered public feedback carefully. Many of the comments made have felt that the Plan has been well put together and is clearly presented. See Consultation Statement Appendix 2 for timeline of meetings and consultations. Notes 8 - 9
11	Resident	https://1drv.ms/b/s!ArddfdNv8IM0nwSs2WP_nAFC5hBI *Notes absence of data on housing density.	*Disagree. This resident cites Council for the Preservation of Rural England figures and argues that the Plan fails to take into account appropriate density of dwellings. Density is flagged up in the Plan in various places, notably Housing Policy 2 and Built Environment Policy 2 , as well as paras 4.1.0.5 and 4.2.0.1. One factor in determining the choice of Allocated Sites was the factor of density. The NPG believes this issue has been adequately taken into account. Notes 10 to 13.
12	Resident	https://1drv.ms/b/s!ArddfdNv8IM0nwNFf0COGVEs8TGo *I like the draft in style and content	*Comment noted
13	Resident	https://1drv.ms/b/s!ArddfdNv8IM0ox9eG4JuABJ9SyMG *I think it would be a great pity if the three Tysoes were	*Agree, see Housing Policy 1

		split up	
14	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0nwe3Zzg8SX5BtlQr</p> <ul style="list-style-type: none"> *Good spread of slow growth housing *The choice of reserve sites is appropriate *Strategic gap is essential *The NP is good and will ensure Tysoe is protected 	<ul style="list-style-type: none"> *Agree, see Housing Policy 2 *Agree, see Housing Policy 3 *Agree, see Natural Environment Policy 6 *Agree, the whole ethos of the Plan is to contain development, inhibit inappropriate development and retain those features of the natural and built environment that make Tysoe special.
15	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0nwIFbU4yQPn6m9Ss</p> <ul style="list-style-type: none"> *The two BUABS will send a clear message to developers *The plan reflects the views of residents for the future of the village, protection in some areas, small growth in others *Thoroughly researched and reflecting the historical, environmental and character 	<ul style="list-style-type: none"> *Agree. The NPG anticipate this will inhibit uncontrolled and speculative development (Housing Policy 1) *Agree. One of the aims of the Plan is to ensure that any development is small scale and takes into account features of the natural and built environment (eg Housing Policy 2 and Built Environment Policy 1). *Comments noted, see Built Environment Policy 1 and Natural Environment Policy 1)
16	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0nwEQg7yvi5bHmGrw</p> <ul style="list-style-type: none"> *The inclusion of Lower Tysoe with its own BUAB is correct *Well balanced and clearly stated; a great plan *Absence of Feoffee is an opportunity missed 	<ul style="list-style-type: none"> *Agreed, see Housing Policy 1, also Note 15 *Comments noted * Agree, but unfortunately not possible. The owner has ruled out the allocation of Feoffee Farm which is a small working farm (outbuildings and fields, but no dwelling, at the core of the village) owned by the Tysoe Utility Trust which is a registered charity. Many respondents pointed out that part of this site would be an ideal location for a small number of affordable homes, particularly

			for the elderly. The Trustees have voted not to allow this to happen despite likely funding available to support such a venture. Sites can only be included in the plan if the owners agree. Note 24
17	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0nwbUB3kxJTnL6eYI</p> <p>*Agree with smaller rather than larger development</p> <p>*Good to see three Tysoes together</p> <p>*Reflects the wishes of residents</p> <p>*Would like to see more grand designs and modern architecture</p>	<p>*Comment noted, see Housing Policy 2</p> <p>*Agree, see Housing Policy 1, also Note 18</p> <p>*Agree. A wide and comprehensive degree of consultation with residents has taken place over the five years. Notes 8 - 9</p> <p>*Agree, providing that such buildings are suited to the immediate built and natural environments. Apart from identifying Allocated Sites, the Plan can also specify construction materials according to a Village Design Statement and is open to support buildings which are of innovative design (Built Environment Policy 2). Note 4</p>
18	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0nwiVFA-jGUx_mCsN</p> <p>*Agree that Lower Tysoe should be included</p> <p>*Congratulations on a great plan</p> <p>*Why is the prime site of Feoffee not used?</p>	<p>*Agree, see Housing Policy 1.</p> <p>*Comment noted.</p> <p>* Agree with sentiment, but unfortunately not possible. The owner has ruled out the allocation of Feoffee Farm which is a small working farm (outbuildings and fields, but no dwelling) at the core of the village) owned by the Tysoe Utility Trust which is a registered charity. Many respondents pointed out that part of this site would be an ideal location for a small number of affordable homes, particularly for the elderly. The Trustees have voted not to allow this to happen despite likely funding available to support such a venture. Sites can only be included in the plan if the owners agree. Note 24</p>
19	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0nwBnkXTOgEzflpc9</p> <p>*A fantastic job</p>	<p>*Comment noted</p>

		<p>*Agree that Lower Tysoe should be seen as part of the whole</p> <p>*Agree need to avoid ‘Gladman-type’ developments. Agree need smaller houses with appropriate draining and build materials.</p>	<p>*Agree, see Housing Policy 1.</p> <p>*Agree. A focus on small-scale housing growth is a key feature of the Plan (Housing Policy 2) as is the need for smaller rather than larger ‘executive-style’ houses (Housing Policy 5). The Plan can identify those sites where development is to be resisted for historical, environmental or community reasons and specify construction materials according to a Village Design Statement (Built Environment Policy 2). Note 4.</p>
20	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0nn9HhLESqPpcaonT</p> <p>*Agree need for affordable housing, not large executive types..</p> <p>*The village will die if it continues the way development is going</p>	<p>*Agree, see Housing Policy 5. Tysoe already has a greater proportion of larger houses than SDC’s Core Strategy defined housing mix. It is the intention of the Plan to rebalance this by recommending a preponderance of smaller dwellings. Numerous comments on the Plan express concern that there were no small or affordable housing schemes proposed in the Plan either for the elderly and young families. This now addressed in the Plan (Housing Policy 2, para 6.3.0.6). From a commercial point of view small affordable houses are uneconomic to construct. The Group has pursued potential sites with several land owners, most notably at Feoffee Farm, Roses Farm as well as Sites 2 and 3 where the owner is now seriously considering an affordable scheme. Alternatively affordable housing may be permitted under a Rural Exception Scheme. Note 22</p> <p>*Agree. The Plan aims to prevent this from happening by allowing the local community to decide the nature, density and specified number of new dwellings and their preferred locations within defined BUABS (Housing Policy 1 and 2). The Plan can also identify those sites where development is to be resisted for historical, environmental or community reasons and specify construction</p>

			materials according to a Village Design Statement (Built Environment Policy 1 and 2). This is the best way of avoiding the unplanned and speculative development that has already been seen in the village. Importantly, the Plan also includes a number of heritage, environment and community based policies covering a range of local issues. Note 4.
21	Resident	https://1drv.ms/b/s!ArddfdNv8IM0oyASioW1q31m9Z0C *Extremely informative for Tysoe	*Comment noted
22	Resident	https://1drv.ms/b/s!ArddfdNv8IM0nn3d2VsMJ46C3RN2 *The number of 4/5 bed houses should be restricted. *Affordable houses should be priority over Reserve Sites	*Agree. Tysoe already has a greater proportion of larger houses than SDC’s Core Strategy defined housing mix. It is the intention of the Plan to rebalance this by recommending a preponderance of smaller dwellings (Housing Policy 5). *Comment noted. Both are needed. The Group has pursued potential sites for affordable housing with several land owners, most notably at Feoffee Farm, Roses Farm as well as Sites 2 and 3. Affordable housing is unlikely to be created in the commercial market but para 6.3.0.6 of the Plan (Housing Policy 2) now sees affordable housing potentially being developed on one of these. Alternatively affordable housing may be permitted under a Rural Exception Scheme. Reserve sites are also necessary; these sites are those identified as being a possible “safety valve” in the case where SDC cannot demonstrate a 5 year housing land supply. Reserve sites would only be released for development in very specific circumstances (SDC Core Strategy CS16) or they may be released if a suitable Rural Exception Scheme were proposed on them. If the circumstances under which Reserve Sites would be released for development were triggered then, in the absence of a Reserve Site identified in the Plan, it is likely that SDC would allocate one through the Site Allocation Plan (currently being prepared); equally a developer might apply to build in a place unwelcome to the community. Hence whilst it is not prescribed

		<p>*6 months not long enough to be classed as a ‘resident’</p>	<p>that villages should identify Reserve Sites it is highly recommended that they do. The NPG believes it is better for the local community to be in control of where development should be located rather than to leave it to others. Notes 21-26.</p> <p>*Comment taken into account. This criterion (and others) has now been removed. They pertain to the Rural Exception Scheme (Housing Policy 4) and no longer apply. In these schemes allocation of housing depends on need and qualifying connection to the Parish but can also be made available more widely. Note 23</p>
23	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oyHWmdpQzufTY7dx *Queries the line of the BUAB across frontage of the respondent’s dwelling.</p>	<p>*This resident was concerned with the line of the new BUAB across the frontage of her dwelling. It transpired that the scale of the plan and the location of physical boundaries had caused some confusion. The resident was reassured after an on-site discussion with members of the Group and no changes were made. Note 16</p>
24	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oCLTbFtVKNgs553b *Strategic gap important</p> <p>*Agree that Roses Farm should be a reserve site.</p> <p>*Well presented and covers most of the issues. Time, effort and thought have gone into its preparation.</p> <p>*Access concern re sites 2 and 3</p>	<p>*Agree, see Natural Environment Policy 6.</p> <p>*Agree, see Housing Policy 3.</p> <p>*Comments noted</p> <p>*Concerns noted but these were two of the 16 possible sites chosen by the NPG and also by the Group’s independent planning consultant whose remit was to consider the 16 sites strictly in planning terms. (Housing Policy 2). A number of criteria were used to assess each site including relevant planning history and constraints; the landscape and topography; drainage, flooding and access. Any development on these sites would require progress through normal planning procedures in which issues of access would also be considered. Notes 11 and 12</p>

<p>25</p>	<p>Resident</p>	<p>https://1drv.ms/b/s!ArddfdNv8IM0oCNONTeNCw-DGoEz</p> <p>*The plan calls for small buildings but three sites are allocated which will end up having larger houses</p> <p>*Sites 2 and 3 will be combined into a mass development</p> <p>*Roses Farm is unsuitable for traffic reasons</p>	<p>* Disagree. Tysoe already has a greater proportion of larger houses than SDC’s Core Strategy defined housing mix. It is the intention of the Plan to rebalance this by recommending a preponderance of smaller dwellings (Housing Policy 5). The Plan cannot control what future planning applications may include regarding type of housing, but Housing Policy 5 indicates what the PC will support. Notes 11 to 13.</p> <p>*Disagree. The two sites are close to each other but are geographically distinct and can be accessed separately. The NPG agrees, however, that there will be a concentration on new dwellings in this area (see Plan Map 8) but this is one of the few places in the village where development is feasible. Moreover, site 3 has the potential for much-needed affordable housing (see Housing Policy 2 para 6.3.0.6). Note 22.</p> <p>*Disagree. There a number of comments on this particular topic which may result from a flyer distributed by an independent resident (see comment 77). The Plan explains the rationale for reserve sites and the NPG believe it is prudent to include them. The actual choice of Roses Farm as a Reserve Site (Housing Policy 3) was made after careful deliberation of all options. Reserve Sites have to provide a reasonable capacity for new housing, they also have to be deliverable and outside the Built up Area Boundary. There are few sites in the parish which comply with these requirements. Several comments raised the issue of traffic/access as an objection, but a study by Warwickshire County Council’s Highways Authority indicates that the problems can be mitigated. In any event, any potential development would require normal planning permission which would include consideration of access and traffic. Note 21</p>
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		*The Plan is not deliverable in any way	*Disagree. The Group believes there is every reason that the Plan is deliverable. It has developed from wide consultation and engagement over a period of five years (see Appendix 2).
26	Resident	https://1drv.ms/b/s!ArddfdNv8IM0oCR8jgUAJUr-lik6 *The Group has no authority to include Reserve Sites. They should be removed.	*Disagree. The justification for including reserve sites in the Plan is explained in Housing Policy 3 and the NPG believes that it is prudent to include them. If the circumstances under which Reserve Sites would be released for development were triggered then, in the absence of a Reserve Site identified in the Plan, it is likely that SDC would allocate one through the Site Allocation Plan (currently being prepared); equally a developer might apply to build in a place unwelcome to the community. So, whilst it is not prescribed that villages should identify Reserve Sites it is highly recommended that they do. It is considered better for the local community to be in control of where development should be located rather than to leave it to others. It should be remembered that any development of a Reserve Site would (a) only occur in the event of the housing supply not being met, and (b) would always be subject to the normal planning rules which, if they were not met, would prevent permission being granted. Notes 20 - 21
27	Resident	https://1drv.ms/b/s!ArddfdNv8IM0oCU5F-HfQ8rvHOTd *Roses farm is inappropriate. Access is dangerous and there are too many cars in the village	*Disagree. There a number of comments on this particular topic which may result from a flyer distributed by an independent resident (see comment 77). The Plan explains the rationale for Reserve Sites and the NPG believe it is prudent to include them. The actual choice of Roses Farm as a Reserve Site (Housing Policy 3) was made after careful deliberation of all options. Reserve Sites have to provide a reasonable capacity for new housing, they also have to be deliverable and outside the Built up Area Boundary; there are few sites in the parish which comply with these requirements. Several comments raised the issue of traffic/access as an objection, but a study by Warwickshire County Council's Highways Authority indicates that the problems can be mitigated.

		<p>*The village is being spoiled</p>	<p>In any event, any potential development would require normal planning permission which would include consideration of access and traffic. Note 21. The issue of too many cars in the village is an effect of too many houses and too great an emphasis on commuting. The Plan proposes to constrain new building growth to an acceptable organic level (Housing Policy 1) and to encourage working from home (Employment Policy 2).</p> <p>*Comments noted. The NPG is in agreement in ‘Keeping Tysoe Special’. The entire Plan and all its policies are focused to this end. The ‘spoiling’ is from inappropriate building. The Plan, through its policies, (eg Housing Policy 2 and Built Environment Policy 2) will provide the necessary constraints.</p>
28	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oCaUxIQVXuVKfSVH *The reserves sites are well chosen <i>contra</i> to the flyer that was distributed which contained misinformation *Well thought out and comprehensive</p>	<p>*Comments noted, see Housing Policy 3 *Comment noted</p>
29	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oCeLj5wCbL3LNDs *It makes sense to bring Lower Tysoe into the whole group *A well considered document which reflects hard work and thought</p>	<p>*Agree, see Housing Policy 1 . *Comment noted</p>
30	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oCgdn_ZHXsJt1WgN *Roses Farm is unsuitable for affordable houses. *Young families would need to travel across the village to school causing more traffic.</p>	<p>*Disagree. Roses Farm is especially suited to affordable housing. It has the benefit of a landowner (Compton Estates) who is prepared to construct a proportion of affordable housing and manage the rental arrangements in perpetuity. Note 21 *There a number of comments on this particular topic which may result from a flyer distributed by an independent resident (see comment 77). The actual choice of Roses Farm as a Reserve Site (Housing Policy 3) was made after careful deliberation of all</p>

			<p>options. Several comments raised the issue of traffic/access as an objection, but a study by Warwickshire County Council’s Highways Authority indicates that the problems can be mitigated. Moreover, the Roses Farm owner (Compton Estates) also owns the surrounding properties and, if development were to be permitted, believe they could design vehicle access into the scheme which would meet Highways Authority’s requirements. Pedestrian access could also be obtained via the footpath (suitably upgraded) which currently runs through the orchard and allotments to Shenington Road where it would connect to a metalled pavement. In any event, any potential development would require normal planning permission which would include consideration of vehicle access and traffic as well as safe pedestrian movement. Note 21</p>
31	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oCIXWTAislcqW2ps *Houses should not be built on Roses farm which is a conservation area. Also the roads are unsuitable.</p>	<p>*Disagree. There a number of comments on this particular topic which may result from a flyer distributed by an independent resident (see comment 77). The Plan explains the rationale for Reserve Sites and the NPG believes it is prudent to include them. The actual choice of Roses Farm as a Reserve Site (Housing Policy 3) was made after careful deliberation of all options. Reserve Sites have to provide a reasonable capacity for new housing, they also have to be deliverable and outside the BUAB; there are few sites in the parish which comply with these requirements. The resident is correct in pointing out that Roses Farm falls within a Conservation Area. However, any development that might take place would need to conform to appropriate design and materials defined by the Plan (Built Environment Policies 1 and 2). The issue of traffic here has been raised on a number of occasions, but a study by Warwickshire County Council’s Highways Authority indicates that the problems can be mitigated. In any event, any potential development would require normal planning permission which would include consideration of access and traffic (Note 21).</p>

		*Lack of infrastructure for new houses	*Comment noted. The Plan is a Parish-wide exercise and not confined to the main populated areas (Note 5). One aim of the Plan is to ensure that the level of new build is not detrimental to the existing community assets and infrastructure (Community Assets Policy 1). Limiting the number of new houses is a key element in preventing this from happening (Housing Policy 1).
32	Resident	https://1drv.ms/b/s!ArddfdNv8IM0oCpLpMQgluB12cX *Roses Farm is wholly inappropriate	*Disagree. There a number of comments on this particular topic which may result from a flyer distributed by an independent resident (see comment 77). The Plan explains the rationale for reserve sites and the NPG believe it is prudent to include them. The actual choice of Roses Farm as a Reserve Site (Housing Policy 3) was made after careful deliberation of all options. Reserve Sites have to provide a reasonable capacity for new housing, they also have to be deliverable and outside the BUAB; there are few sites in the parish which comply with these requirements. Note 20 and 21
33	Resident	https://1drv.ms/b/s!ArddfdNv8IM0oCutE1OvBJ-2In_Y *Roses farm development would cause undue traffic safety issues	*Disagree. Several comments raised the issue of traffic/access as an objection, but a study by Warwickshire County Council's Highways Authority indicates that the problems can be mitigated. In any event, any potential development would require normal planning permission which would include consideration of access and traffic. Moreover, the Roses Farm owner (Compton Estates) also owns the surrounding properties and, if development were to be permitted, believe they could design vehicle access into the scheme which would meet Highways Authority's requirements. Pedestrian access could also be obtained via the footpath (suitably upgraded) which currently runs through the orchard and allotments to Shenington Road where it would connect to a metalled pavement. Note 21
34	Resident	https://1drv.ms/b/s!ArddfdNv8IM0oCyXuixV4zGdDG_Z *The promise of low cost housing for first time buyers just does not happen	*Agree. This is why the Plan makes every effort to find ways of addressing the problem through potential Rural Exception

			Schemes (Housing Policy 4) and the proposed market housing mix (Housing Policy 5). The Group has also pursued potential sites for affordable housing with several land owners, most notably at Feoffee Farm, Roses Farm as well as Sites 2 and 3. Affordable housing is unlikely to be created in the commercial market but para 6.3.0.6 of the Plan (Housing Policy 2) now sees affordable housing potentially being developed on one of these. Note 26
35	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oC3Q_6wKnM0DPvt3 *Poolgate, Windmill Way, Jeffs Close etc were all built on green fields. How hypocritical can it be to complain</p>	<p>*Comments noted. New build in the village is inevitable, not optional. SDC, which is the Local Planning Authority, has developed a Core Strategy which points to the need to create new homes throughout the District during the period 2011 - 2031. One of the ways it proposes to do this is to share development throughout its LSV of which Tysoe is one (Note 1). The developments cited by the resident were all of relatively substantial scale. One of the aims of the Plan is to prevent further developments on that scale and adopt a policy of supporting small organic infill development instead (Housing Policy 1).</p>
36	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oC5-B7ng_Yf4mV7E *I like the strong connection with agriculture in the plan</p> <p>*Thank you for the time and care that has gone into this plan</p> <p>*Traffic is such that new builds need to be kept to a minimum</p>	<p>*Agree. One of the aims of the Plan is to maintain the rural atmosphere of the village and ensure that its historic connection with the landscape is preserved and fostered (Natural Environment Policies 1 and 5; Built Environment Policy 1). In addition, a housing policy that can provide affordable housing for local agricultural workers and their families is seen as being essential (Housing Policies 4 and 5)</p> <p>*Comment noted</p> <p>*Agree. The issue of too many cars in the village is an effect of too many houses and too great an emphasis on commuting. The Plan proposes to constrain new building growth to an acceptable</p>

			organic level (Housing Policy 1) and to encourage working from home (Employment Policy 2).
37	Resident	https://1drv.ms/b/s!ArddfdNv8IM0oC8mtahdhAhuXm6m *Roses Farm should not be developed for historic, environmental and Conservation Area reasons	*Disagree. There a number of comments on this particular topic which may result from a flyer distributed by an independent resident (see comment 77). The Plan explains the rationale for reserve sites and the NPG believes it is prudent to include them. The actual choice of Roses Farm as a Reserve Site (Housing Policy 3) was made after careful deliberation of all options. Reserve Sites have to provide a reasonable capacity for new housing, they also have to be deliverable and outside the BUAB; there are few sites in the parish which comply with these requirements. The resident is correct in pointing out that Roses Farm falls within a Conservation Area. However, any development that might take place would need to conform to appropriate design and materials defined by the Plan (Built Environment Policies 1 and 2) as well as the Plan’s environmental requirements (eg Natural Environment Policy 1). Any potential development would require normal planning permission which would include consideration of these policies. Note 21
38	Resident	https://1drv.ms/b/s!ArddfdNv8IM0oDAXH_1fTOFKHu-j *Roses Farm unsuitable on traffic grounds	* Disagree. Several comments raised the issue of traffic/access as an objection, but a study by Warwickshire County Council’s Highways Authority indicates that the problems can be mitigated. In any event, any potential development would require normal planning permission which would include consideration of access and traffic. Moreover, the Roses Farm owner (Compton Estates) also owns the surrounding properties and, if development were to be permitted, believe they could design vehicle access into the scheme which would meet Highways Authority’s requirements. Pedestrian access could also be obtained via the footpath (suitably upgraded) which currently runs through the orchard and allotments to Shenington Road where it would connect to a

		<p>*Believes the strategic gap should be used for development</p>	<p>metalled pavement. In any event, any potential development would require normal planning permission which would include consideration of vehicle access and traffic as well as safe pedestrian movement. Note 21</p> <p>*Noted but disagree. The Strategic Gap is included to prevent coalescence of Middle and Upper Tysoe (Natural Environment Policy 6). The concept was highly valued in the draft Plan and received much positive feedback, although a small number of respondents wished to see ribbon development between Middle and Lower Tysoe. The Area of Outstanding Natural Beauty only covers the east side of the road between Middle and Lower Tysoe and, although a significant designation, in itself is not a full guarantee against future development. The NPG wished to enhance the protection of this gap on both sides of the road and this has been achieved by defining a Strategic Gap within the Plan. Note 28.</p>
39	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oDG9J8qxWpRVqbhG Development of Herberts Farm would spoil an architecturally pleasing area</p>	<p>* Disagree. The justification for including reserve sites in the Plan is explained in Housing Policy 3 and the NPG believe that it is prudent to include Reserve Sites. Housing Policy 3 explains that the development of Herbert’s Farm would not necessarily affect the operation of the farm and any planning application would have to take account of the listed buildings and Conservation Area concerns (Note 21). Moreover, the importance of retaining the integrity of the historic environment is flagged up in Built Environment Policy 1, and the requirement to build using appropriate materials and design in Built Environment Policy 2.</p>
40	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oDIsgdLBkqPtKXJl *Agrees that Lower Tysoe should take its share of the housing, being part of the same Parish as Middle and</p>	<p>*Agree, see Housing Policy 1</p>

		Upper Tysoe. *A good draft plan. Well done	*Comment noted
41	Resident	https://1drv.ms/b/s!ArddfdNv8IM0oDNq04bFbUsM6P3j *Lower Tysoe should be see as part of the main village and take its share of building. *Congratulations to the NPG for a good draft plan *Feoffee should remain a farm and would be a good starter base for a young farming entrant.	*Agree, see Housing Policy 1 *Comment noted *Comment noted. This is a valid opinion and does much to support the concept of retaining a strong agricultural presence in the village (Employment Policy 1). There is also an argument to suggest that the site should be used for affordable housing for which there is a strong need (eg see comment from resident 9 and others), although this is now no longer an option (Note 24).
42	Resident	https://1drv.ms/w/s!ArddfdNv8IM0oEfl1kplk4ub7STO * Lower Tysoe should not be part of the LSV with its own BUAB	*Comments noted but disagree. Residents of Lower Tysoe enjoy easy access to the ‘central’ facilities located in Middle Tysoe via well maintained footpaths, a newly resurfaced pavement or by a short distance on the road (by cycle or car) (Note 18). The Group sees Lower Tysoe as much a part of the village as the other two settlements and this reflects the views of over 70% of the respondents in the 2014 survey (Appendix 3). Many other comments question why Lower Tysoe should remain outside the village and be treated in some ways differently from Middle and Upper Tysoe. The view that a BUAB in Lower Tysoe will be detrimental to planning there is unsupported. Whilst the principle of new development would be acceptable within the BUAB, the fact that the Boundary has been drawn in the way proposed would limit building opportunities to small infill or conversion schemes (Note 19). Currently, Lower Tysoe, being defined as a rural hamlet, enjoys a level of protection from new building afforded by a presumption against development except in well defined

		<p>*Lack of recognition of SDC communication (John Careford email)</p> <p>*Lack of clear and accurate consultation.</p>	<p>circumstances. It should be pointed out that this has not prevented some eleven dwellings being granted planning permission there since 2011. It is the opinion of the Group that drawing Lower Tysoe into the Local Service Village and providing it with its own BUAB will afford it greater protection than previously (Housing Policy 1). The Plan proposes that only three dwellings should be built there until 2031.</p> <p>*Disagree. The resident makes a partial and incomplete quote from an SDC email part of which, not cited by the resident, expresses an alternative viewpoint and outcome. Note 17</p> <p>*Disagree. The Timeline (Appendix 2) details the extent of the publicity, consultation, survey, advertising and information available over the last five years. Three draft Plans have been produced, each being informed by public comment as well as by meetings with local amenity groups and clubs, local landowners and local businesses. The Group meets formally on average monthly. These meetings have been open to the public and minutes are posted on the village notice board and on the Parish website. An update on the Plan has been delivered to the Parish Council at public meetings on a monthly basis since 2014 and a record covering consultations and meetings is held on a database. Many of the comments made have felt that the Plan has been well put together and is clearly presented. Notes 8 and 9</p>
43	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0ow6ugTAD7GPvW4Uj</p> <p>*Recognises need for affordable housing</p>	<p><i>This is an A-level project , as opposed to specific comments on the Plan, but presents an interesting and valuable view on the Plan’s content nevertheless.</i></p> <p>*Agree. Numerous comments on the Plan express concern that there were no small or affordable housing schemes proposed in the Plan either for the elderly and young families. This now</p>

		<p>*Lack of public consultation using social media</p> <p>*Skewed demographic of those who attend meetings</p>	<p>addressed in the Plan (Housing Policy 2; para 6.3.0.6). From a commercial point of view small affordable houses are uneconomic to construct. The Group has pursued potential sites with several land owners, most notably at Feoffee Farm, Roses Farm as well as Sites 2 and 3 where the owner is seriously considering an affordable scheme. Alternatively affordable housing may be permitted under a Rural Exception Scheme. Note 22</p> <p>*Only partly agree. On reflection the use of social media has probably been underplayed but may be a reflection of the older age profile of a community which tends to be unfamiliar with many common social media platforms. This age demographic was evident in the Parish Plan of 2010 (Appendix 1) and supported by the Housing Needs Survey (Appendix 5) where 72% of the respondent were 45 years of age or older. The importance of social media has since been recognised and will play a larger part in publicising the run up to the potential referendum.</p> <p>*Agree in part, although there are no objective figures to support this. The NPG believes this partly a product of the age demographic (see note above). Members of the public who regularly attend <i>evening</i> meetings tend to be those who find time to do so or who have a specific interest. That said, when consultations or presentations take place at weekends (as opposed to evenings) attendances are much greater and more varied in profile (see attendance figures in the timeline (Appendix 2)).</p>
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<p>44</p>	<p>Resident</p>	<p>https://1drv.ms/b/s!ArddfdNv8IM0ow-1FCXxn_2AVMYI</p> <p>*The Plan does not take into account landscape sensitivity with archaeological/historical implications</p> <p>*No evidence for Lower Tysoe to be part of the LSV or having its own BUAB</p>	<p>*Disagree. The Plan not only uses Warwickshire County Council Historic Environment Records (HER) data but also enhanced this record by undertaking its own field survey on both ridge and furrow quality throughout the Parish. The Plan updates areas of archaeological interest and also includes new geophysical survey data. The work underpins Maps 2 and 3 in the Plan. This supplements the existing HER record of archaeological sites and monuments which includes designated listed buildings and their settings, scheduled ancient monuments and Conservation Areas (Built Environment Policy 1)</p> <p>*Comments noted but disagree. Residents of Lower Tysoe enjoy easy access to the 'central' facilities located in Middle Tysoe via well maintained footpaths, a newly resurfaced pavement or by a short distance on the road (by cycle or car) (Note 18). The Group sees Lower Tysoe as much a part of the village as the other two settlements and this reflects the views of over 70% of the respondents in the 2014 survey (Appendix 3). Many other comments question why Lower Tysoe should remain outside the village and be treated in some ways differently from Middle and Upper Tysoe. The view that a BUAB in Lower Tysoe will be detrimental to planning there is unsupported. Whilst the principle of new development would be acceptable within the BUAB, the fact that the Boundary has been drawn in the way proposed would limit building opportunities to small infill or conversion schemes (Note 19). Currently, Lower Tysoe, being defined as a rural hamlet, enjoys a level of protection from new building afforded by a presumption against development except in well defined circumstances. It should be pointed out that this has not prevented some eleven dwellings being granted planning permission there since 2011. It is the opinion of the Group that drawing Lower Tysoe into the LSV and providing it with its own BUAB will afford it</p>
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		<p>*There should be no Allocated Site S of Orchards</p> <p>*Roses Farm should not be a reserved site</p> <p>*Community Orchard should not be a Green Space without owner’s approval</p>	<p>greater protection that previously (Housing Policy 1). The Plan proposes that only three dwellings should be built there until 2031.</p> <p>*Disagree. Sixteen possible sites were identified within the two BUABS as being available for development. They were assessed individually by the NPG and also independently by the Group’s planning consultant whose remit was to consider them strictly in planning terms. A number of criteria were used to assess each site including relevant planning history and constraints, the landscape and topography, drainage and flooding, accessibility, the adjacent natural or historic built environment, and how any new build might fit into the existing settlement pattern and density. As a result three sites were selected as appropriate locations for future development, this being one. Between them they provide capacity for approximately 18 dwellings. The full 16 site assessments are all in the public domain and are referenced in the Plan. Notes 10 – 13</p> <p>*Disagree. There are a number of comments on this particular topic which may result from a flyer distributed by an independent resident (see comment 77). The Plan explains the rationale for reserve sites and the NPG/PC believe it is prudent to include them. The actual choice of Roses Farm as a Reserve Site (Housing Policy 3) was made after careful deliberation of all options. Reserve Sites have to provide a reasonable capacity for new housing, they also have to be deliverable and outside the Built up Area Boundary; there are few sites in the parish which comply with these requirements. Any potential development would require normal planning permission which would include consideration of access and traffic, pedestrian movement and the fact that the site lies within a Conservation Area. Note 21.</p> <p>*Agree. This site was originally identified as a Local Green Space but, subsequent to discussions with the land owner (Compton</p>
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			Estates), has been withdrawn as they were uncomfortable with it being designated as a Green Space in perpetuity. Note 29
45	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oxDmmeQ-ql1K91HN</p> <p>*Supportive of home offices and similar</p> <p>*Supportive of ‘dark skies’, valued landscapes and community assets</p> <p>*Housing Needs Survey needs to be revisited</p> <p>*Resists the suggestion that there should be an allocation of a certain number of houses</p> <p>*Thought should be given to affordable rental accommodation</p> <p>*Lower Tysoe should not be in the LSV</p>	<p>*Agree, see Employment Policy 2</p> <p>*Agree, see Natural Environment Policies 1, 2 and 5; Community Assets Policy 1 (now enhanced to include the Methodist Church and facilities).</p> <p>*Disagree. The Housing Needs Survey was undertaken in 2016 and has to be viewed as a snapshot in time. Review as such was carried out in 2019 on the basis of waiting lists (para 3.3.4) and incorporated in Housing Policy 5.</p> <p>*Comment noted. No allocation of a specific number of houses has been made. The Plan makes clear that the number of new dwellings proposed is a reflection of existing small scale organic growth as opposed to any specified or allocated ‘target’ (Housing Policy 2). Note 3</p> <p>*Agree, see Housing Policy 5. Numerous comments on the Plan express concern that there were no small or affordable housing schemes proposed in the Plan either for the elderly and young families. This now addressed in the Plan (Housing Policy 2, para 6.3.0.6). Roses Farm is also especially suited to affordable housing. It has the benefit of a landowner (Compton Estates) who is prepared to construct a proportion of affordable housing and manage the rental arrangements in perpetuity. Note 21</p> <p>*Comments noted but disagree. Residents of Lower Tysoe enjoy easy access to the ‘central’ facilities located in Middle Tysoe via well maintained footpaths, a newly resurfaced pavement or by a short distance on the road (by cycle or car) (Note 18). The Group</p>

		<p>*There should be no BUABs anywhere</p> <p>*The NDP concept is flawed</p>	<p>sees Lower Tysoe as much a part of the village as the other two settlements and this reflects the views of over 70% of the respondents in the 2014 survey (Appendix 3). Many other comments question why Lower Tysoe should remain outside the village and be treated in some ways differently from Middle and Upper Tysoe.</p> <p>*Disagree. BUABs are an essential tool in limiting settlement expansion (Housing Policy 1). Without them the three Tysoes would lie exposed to speculative development of unwelcome size and density. This would be to the potential detriment of both the natural and built environment as well as to community infrastructure. Note 14</p> <p>*Disagree. The implementation of a Neighbourhood Plan provides an enhanced level of protection against unwanted development. It takes into account the values a community places on character and environment. Note 4</p>
46	Resident	<p>https://1drv.ms/x/s!ArddfdNv8IM0oEohuGtF8Kztnb_f</p> <p>*Lower Tysoe should be part of the LSV</p> <p>*Supports the need for smaller houses</p> <p>*Both Roses Farm and Herbert’s Farm are suitable for housing.</p> <p>*Excellent and well presented</p>	<p>*Agree, see Housing Policy 1, also Note 18.</p> <p>*Agree, see Housing Policy 5.</p> <p>*Agree, see Housing Policy 3. Although each site poses certain problems, these are not considered insurmountable and there are few other options in the village where Reserve Sites can be found. Notes 20 and 21.</p> <p>*Comment noted.</p>
47	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oxGe2dbZRvYfLpu8</p> <p>*Supports green space, limited development and strategic gap and other environmental factors; broadband development; historical environment</p>	<p>*Comments noted. The Plan is committed to supporting all aspects of the environment including green spaces (Natural Environment Policy 4), the strategic gap (Natural Environment Policy 6), and</p>

		<p>*Supports Roses farm, less so Herbert’s Farm. Using Herbert’s Farm as a reserve site does not chime with maintaining village farms</p> <p>*Lack of consultation; current NP group secretive; critical of ?PC’s responses to comments</p>	<p>preservation of the Historic Environment (Built Environment Policy 1). Improved internet connectivity will support home working and cut down commuting (Employment Policy 2).</p> <p>*Comments noted. The justification for including reserve sites in the Plan is explained in Housing Policy 3. Reserve Sites have to provide a reasonable capacity for new housing, they also have to be deliverable and outside the BUAB. The NPG, assisted by the planning consultant, have assessed that both these sites are suitable. Contrary to some comments, Herbert’s Farm would continue to be a working farm even if development took place. The present outbuildings and byres could be moved further west thus ensuring that the village still possessed an active farm close to its centre. Notes 21 and 22</p> <p>*Disagree. The Timeline (Appendix 2, also Consultation Statement section 5) details the extent of the publicity, consultation, survey, advertising and information available over the last five years. Three draft Plans have been produced, each being informed by public comment as well as by meetings with local amenity groups and clubs, local landowners and local businesses. The Group meets formally on average monthly. These meetings have been open to the public and minutes are posted on the village notice board and on the Parish website. An update on the Plan has been delivered to the Parish Council at public meetings on a monthly basis since 2014 and a record covering consultations and meetings is held on a database. Every effort has been made to ensure that feedback from consultations has been both accurate and adequate, although changes among the volunteers working on the Plan over the five years may have resulted in occasional discontinuity. Many of the comments made have felt that the Plan has been well put together and is clearly presented. Notes 6 to 9</p>
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		<p>*Issues of infrastructure</p> <p>*Why is Feoffee mentioned?</p> <p>*Critical of ridge and furrow definition</p> <p>*‘Wild life areas’ definition?</p> <p>*Objects to Lower Tysoe as part of LSV and with its own BUAB</p>	<p>*Comment noted. The Group believes that the matter is adequately covered in the various policies in the Plan. The Plan is a Parish-wide exercise and not confined to the main populated areas (Note 5). One aim of the Plan is to ensure that the level of new build does is not detrimental to existing community assets and infrastructure (Community Assets Policy 1). Limiting the number of new houses is a key element in preventing this from happening (Housing Policy 1).</p> <p>*Comment noted. Feoffee farm has been taken out of the Plan as the land owner (Tysoe Utility Trust) was unwilling to make it available for affordable housing. Note 24.</p> <p>*Comment noted. This field of exceptional ridge and furrow has subsequently been destroyed by the development mentioned by the resident. One of the aims of the Plan is to prevent this from happening in the future.</p> <p>*Comment noted. Map 6 in the Draft Plan illustrates features of the natural environment and its biodiversity. This map has been downloaded directly from Warwickshire County Council’s website and is the result of the work of the Warwickshire Wildlife Trust commencing in 1999. There are no ‘designations’ as such, statutory or otherwise. The places denoted are simply those which flag up areas or points of interest.</p> <p>*Comments noted but disagree. Residents of Lower Tysoe enjoy easy access to the ‘central’ facilities located in Middle Tysoe via well maintained footpaths, a newly resurfaced pavement or by a short distance on the road (by cycle or car) (Note 18). The Group sees Lower Tysoe as much a part of the village as the other two settlements and this reflects the views of over 70% of the respondents in the 2014 survey (Appendix 3). Many other</p>
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			<p>comments question why Lower Tysoe should remain outside the village and be treated in some ways differently from Middle and Upper Tysoe. The view that a BUAB in Lower Tysoe will be detrimental to planning there is unsupported. Whilst the principle of new development would be acceptable within the BUAB, the fact that the Boundary has been drawn in the way proposed would limit building opportunities to small infill or conversion schemes (Note 19). Currently, Lower Tysoe, being defined as a rural hamlet, enjoys a level of protection from new building afforded by a presumption against development except in well defined circumstances. It should be pointed out that this has not prevented some eleven dwellings being granted planning permission there since 2011. It is the opinion of the Group that drawing Lower Tysoe into the Local Service Village and providing it with its own Built up Area Boundary will afford it greater protection that previously (Housing Policy 1). The Plan proposes that only three dwellings should be built there until 2031.</p>
48		<p>https://1drv.ms/b/s!ArddfdNv8IM0oE2GivARfym52J-j *Stratford-on-Avon's Core Strategy document (<i>Sustainable development</i>)</p>	<p>*Appendix to 51 below, noted.</p>
49		<p>https://1drv.ms/b/s!ArddfdNv8IM0oE7s7rXrwaxGm2G7 *Stratford-on-Avon's Core Strategy document (<i>Distribution of development</i>)</p>	<p>*Appendix to 51 below, noted..</p>
50		<p>https://1drv.ms/b/s!ArddfdNv8IM0oE8vK1I7RBM_rf-Z *Stratford-on-Avon's Core Strategy document (<i>Countryside and Villages</i>)</p>	<p>*Appendix to 51 below, noted.</p>
51	Resident Group (19 Names)	<p>https://1drv.ms/b/s!ArddfdNv8IM0oxLb4UFhEnWJAF77 9 Pages of objections by Lower Tysoe Local Environment Group (LTLEG), plus appendices (nos 48-50 above). They object to the following: *Development in Lower Tysoe is not sustainable</p>	<p>*Disagree. The facilities in Tysoe (shops, school, church etc.) are, in</p>

		<p>*Lack of consultation and evidence</p>	<p>practice, no more distant from the settlement of Lower Tysoe than they are from Upper Tysoe. Residents access them by well maintained footpaths, metalled pavements and by road. No such objections were raised when planning permission was granted for the 11 houses that have been built or granted permission in the last 7 years. Para 78 of the NPPF (Feb 2019) states that “housing should be located where it will enhance or maintain the vitality of rural communities”. The NPG considers that a small amount of development in Lower Tysoe would meet this aspiration as it would support the facilities in Tysoe. Site 1 is within easy walking distance of the school and shops in Middle Tysoe.</p> <p>* Disagree. Virtually the only objections raised against the inclusion of Lower Tysoe in the LSV have come from a small (circa 20) number of residents in Lower Tysoe who live adjacent to allocated Site 1. Their assertion that the conclusions of the NPG are not based on sound or robust evidence of consultation with the community is refuted by the NPG. All Parish residents have been given ample opportunity to discuss and comment on the Plan. The Timeline (Appendix 2) identifies all of the public meetings at which residents have had the opportunity to raise concerns. The contention that residents were not fully aware of what they were voting on in the 2014 Plan Questionnaire is misleading. Residents have consistently expressed the view that “Tysoe” comprises the three settlements – Upper, Middle and Lower Tysoe – see the many comments in this document supporting that view. The NPG maintains that this sentiment is best realised by the inclusion of Lower Tysoe in its own BUAB in the same way that Upper and Middle Tysoe are treated. The LTLEG rejected the offer by the NPG to meet them to discuss this matter and have consistently avoided open debate on the subject .</p>
52	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0vjUX1Q7KJdLrHLmo</p>	

	<p>This is a 25 page submission plus substantial appendices. The respondent objects to virtually every aspect of the Plan identifying only 1 of the 138 paragraphs and 5 of the 21 policies with which he has no significant objection. The submission is made on behalf of a number of residents of Lower Tysoe. The main themes of the respondent’s objections can be found on pages 2 and 3 of the submission and are as follows:</p> <ul style="list-style-type: none"> *Lack of a “vision” for Tysoe *Large sections of the Plan contain inaccurate information and aims which cannot be delivered. *Much space in the Plan is devoted to the inclusion of Lower Tysoe in the LSV without any decision having apparently been made by the PC or NPG. *The evidence to support the proposal regarding Lower Tysoe is inaccurate or misleading and no attempt has been made to explain the arguments for and against the proposal. 	<ul style="list-style-type: none"> *Disagree. The entire Plan is a statement of what the residents of the entire parish feel is important to them, what they value, how it should be protected and what kind of development might be supported in the period to 2031. *Disagree. The NPG does not recognise this characterisation of the Plan. After many reviews, often by experienced and qualified planning professionals the NPG are satisfied that the Plan is accurate and deliverable in all material respects. *Disagree. All of the policies in the Plan are proposals which will eventually be voted on by the residents of the parish at a referendum. Therefore, whilst the proposed policies have been decided upon by the NPG and PC the ultimate decision will be made by the residents. Given the importance of this matter (the proposed change in planning status of Lower Tysoe) the NPG do not believe that too much space is taken in the Plan. *Disagree. The matter of the inclusion of Lower Tysoe is extensively discussed in both the Plan itself and in the Consultation Statement and has been included in both pre-submission Plans before that. The majority of parish residents support the inclusion of Lower Tysoe (see results of the 2014 village questionnaire, Appendix 3.3). The matter is covered in the Plan in paragraphs
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		<p>*The Housing Policy within the Plan, to deliver approximately 18 new houses and to have reserve sites for 21 more houses, is dependent on Lower Tysoe being part of the LSV. This development is not sustainable.</p> <p>*The change of planning status for Lower Tysoe is contrary to the NPPF and to SDC’s Planning Policies. SDC regard this as a fundamental change.</p> <p>*The change in planning status of Lower Tysoe would lead to it becoming “eligible for housing developments on a scale and number not currently possible”. Respondent cites recent applications for 12 houses asserting that they may have been approved if Lower Tysoe’s status had been changed.</p>	<p>3.3.1.2 and 4.1.0.1 to 4.1.0.6 and in the Consultation Statement, section 5.5. The NPG has carefully considered the matter of the inclusion of Lower Tysoe and the proposed change in planning status that this would mean. The protection afforded to Lower Tysoe by having its own BUAB are well argued and supported in the Plan. A very significant amount of discussion about this subject has taken place during public consultations and meetings.</p> <p>*Disagree. The only contribution expected from Lower Tysoe, other than from planning permissions already granted, comes from Site 1 which is identified as having capacity for approximately 3 houses. There is no reserve site identified in Lower Tysoe.</p> <p>*Disagree. Whilst the change in status may be regarded as fundamental SDC have, in their comments to the proposal in the pre-submission Plan, expressed satisfaction with the rationale for including Lower Tysoe in the LSV. Also, the NPG believe that small-scale development in Lower Tysoe meets the objectives of NPPF (Feb 2019) para 78 which states that “housing should be located where it will enhance or maintain the vitality of rural communities”.</p> <p>*Disagree. With the proposed BUAB only development within the BUAB should be considered for approval (except for Rural Exception schemes). The NPG maintains that the BUAB does not allow for other than very limited in-fill or conversion schemes other than on Site 1 which is identified for approximately 3 houses. The planning applications cited do not support the respondent’s argument – an application for 7 houses on Site 1 was refused (now at appeal) largely on the grounds of over-development, an objection that would probably be sustained even if it were within a BUAB. The application for 5 houses was on a site outside the proposed BUAB and was rejected (also now at appeal) on grounds</p>
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		<p>*Lower Tysoe would become eligible for a Rural Exception scheme if its status were changed.</p> <p>*Lower Tysoe could face development of 50 houses under the Plan’s current proposals.</p> <p>*The Plan’s explanations for its policies are misleading</p> <p>*It is not clear how the Plan’s aims and policies reflect the comments made on the first draft (May 2017)</p> <p>*There has been no valid consultation with Lower Tysoe residents about the proposed change to its status.</p>	<p>which are likely to have prevailed were Lower Tysoe to be included in the proposed BUAB.</p> <p>*Agree. An application for a Rural Exception scheme could be presented. Any scheme would be subject to normal planning review and would have to conform to the Plan’s policies regarding local characteristics. The parish’s affordable housing requirement will be partially met by Site 3 and it is not clear that a development on the edge of Lower Tysoe would be attractive to a developer. It is not clear why the respondent believes that a Rural Exception scheme would be damaging to Lower Tysoe or the parish as a whole.</p> <p>*Disagree. It is not at all clear where the respondent has found evidence to support this assertion. Any such developments would be subject to planning regulations and would need to comply with the Plan’s policies on maintaining character etc.</p> <p>*Disagree. The policies and their explanations have been included in the Plan through 2 pre-submission versions both of which have been extensively reviewed by qualified planning professionals and they reflect any suggested changes made by those reviews.</p> <p>*The Submission Plan reflects the cumulative adoption of all appropriate suggested drafting points made by consultees to both pre-submission Plans (May 2017, July 2018).</p> <p>*Disagree. The Timeline (Appendix 2) identifies 138 occasions (PC meetings, NPG meetings, village consultations, drop-in sessions etc.) since the beginning of 2014 when residents have been given the opportunity to make their concerns known, ask questions and discuss the policies in the emerging Plan. In addition residents have taken the opportunity to submit comments on 2 pre-submission</p>
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		<p>*Inaccurate and misleading information was given to residents in November 2016.</p> <p>*Since November 2016 no properly conducted consultations have been held. NPG meetings have restricted questions and comments.</p> <p>*Decisions taken by the NPG about the inclusion of Lower Tysoe have been pre-determined.</p> <p>*The process of preparing the Plan has not followed government guidelines</p> <p>*The NPG have not always complied with the Terms of Reference as agreed with the Parish Council</p> <p>*Attempts by residents to gain NPG and PC support to ensure that residents are properly informed about matters relevant to the preparation of the Plan have been refused or ignored.</p>	<p>Plans (May 2017 and July 2018).</p> <p>*Disagree. The NPG is not aware of any misleading or inaccurate information having been given to residents at any meeting.</p> <p>*Disagree. The Timeline (Appendix 2) identifies village consultation meetings / drop-in sessions in June 2017 (two on the May 2017 Plan during the 6 week public consultation period) and in July, Aug and Sept 2018 during the 10 week consultation period on the July 2018 Plan. 280 residents attended these open meetings. At public meetings questions have necessarily been limited, although not unduly, to prevent meetings being dominated by single issues or by particularly persistent residents. All parish residents have been treated equally in these consultations.</p> <p>*Disagree. Decisions regarding the proposals made in the Plan have been made with due regard and respect for the views of the majority of parish residents. The respondent does not appear to have any evidence for this assertion.</p> <p>*Disagree. The Statement of Basic Conditions demonstrates that the Plan complies with all relevant government guidelines.</p> <p>*Disagree. The NPG maintains that in all material matters they have complied with the Terms of Reference. The NPG have had no notice of non-compliance from the PC.</p> <p>*Disagree. Residents have been kept regularly informed about the progress of the Plan, its preparation and timing (see Appendix 2).</p>
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	<p><i>The respondent then goes on to raise objections to individual paragraphs in the July 2018 pre-submission Plan:</i></p> <p>*1.0.0.2. Why look out to 2031?</p> <p>*1.1.0.2. Former drafts of the Plan are irrelevant and do not provide evidence for the current draft</p> <p>*1.1.0.4 objects to lack of notice of consultation</p> <p>*2.0.0.4 questions why 16 sites were identified.</p> <p>*2.0.0.5 questions why NPG believe that a rate of 3 houses per annum would be appropriate or sustainable</p> <p>*2.0.0.6 no evidence for the statement that the SDC housing numbers could “possibly...come under pressure”</p> <p>*2.0.0.7 the Plan does not meet the need for affordable</p>	<p>*12 years is the life of the Plan therefore it is relevant to look that far forward.</p> <p>*The previous incarnations of the Plan are referred to give context and background in order that any comments can be accommodated in future versions.</p> <p>*Exhaustive detail of the consultations and other engagements with residents is given in the Consultation Statement (see Appendices 1, 5, 8 and 9). The NPG and PC believe that these have been more than adequate and meet the requirements of the NPPF – see Statement of Basic Conditions.</p> <p>*Sites were those originally proposed through SDC’s Strategic Housing Land Allocation Assessment and from a ‘Call for Sites’ by the NPG. Assessments were made public.</p> <p>*The rate of development was considered sustainable as it is similar to the rate achieved over the previous 7 years without undue disruption to the village (Housing Policy 2).</p> <p>*This statement reflects the widely held belief that housing numbers will come under pressure. Reserve Sites, by definition, have to be outside the BUAB and development on them will only be supported if the criteria for their release are met (Housing Policy 3). Feeoffee Farm site now excluded from the Plan.</p> <p>*There is now the high likelihood that a number of affordable</p>
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	<p>housing. Also objects to the mention of the Utility Trust</p> <p>*2.0.0.12 Asserts that there has been inadequate consultation</p> <p>*2.0.0.12 questions why the Plan may affect the way that residents interact with the PC</p> <p>*2.0.0.13 Questions why there is no “vision”</p> <p>*3.2.0.1 asserts that the use of selective resident quotes is inadequate and demonstrates the absence of evidence</p> <p>*3.2.0.6 objects to the statement regarding Lower Tysoe</p> <p>*3.2.1.1 questions how the comments on the previous pre-submission draft have been taken into account. Also alleges a breach of Terms of Reference</p>	<p>houses will be built on Site 3. Mention of the Trust has now been removed.</p> <p>* Disagree. The Timeline in Appendix 2 identifies 138 occasions (PC meetings, NPG meetings, village consultations, drop-in sessions etc.) since the beginning of 2014 when residents have been given the opportunity to make their concerns known, ask questions and discuss the policies in the emerging Plan. The Timeline also identifies village consultation meetings /drop-in sessions in June 2017 (two on the May 2017 Plan during the 6 week public consultation period) and in July, Aug and Sept 2018 during the 10 week consultation period on the July 2018 Plan. 280 residents attended these open meetings</p> <p>* This paragraph describes how the creation of the Plan may affect the way that the PC interacts with residents. The NPG refute the assertion that it is “unclear” or “inappropriate”.</p> <p>* The Plan embodies vision throughout. That is what the Plan is about. The NPG refute this assertion. The entire Plan is a statement of what the residents of the entire parish feel is important to them, what they value, how it should be protected and what kind of development might be supported in the period to 2031.</p> <p>*Disagree.This statement by the contributor is opinion not a statement of fact.</p> <p>*Disagree. This is a statement of opinion not fact.</p> <p>*Disagree. See Consultation Statement for details of consultation process. It is the job of the NPG to take account the comments received from residents and others – that is their authority. The</p>
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		<p>*3.3.1.2 objects to the word “decision” and questions the evidence including the use of the 2014 survey.</p> <p>*3.3.2.1 to 3.3.3.2 objects to all of these paragraphs</p> <p>*4.1.0.1 asserts that this misrepresents the nature of the change in planning status to Lower Tysoe</p> <p>*4.1.0.2 questions the statement that Lower Tysoe was the centre of the village and also questions the statement that the presumption against development applies unless supported by the PC.</p> <p>*4.1.0.3 objects to statement that a tightly drawn BUAB</p>	<p>Plan reflects the cumulative adoption of all appropriate suggested drafting points made by consultees to both pre-submission Plans (May 2017, July 2018). The NPG maintains that in all material matters they have complied with the Terms of Reference. The NPG have had no notice of non-compliance from the PC.</p> <p>*Disagree. This is semantics. It is clear from the text that the “decision” to propose has been made after careful consideration of residents’ responses. There is no reason to believe that the evidence gained from the 2014 survey is in any way invalid (Appendix 3.3). Circumstances in the village remain much as they were in 2014.</p> <p>*Disagree. It is not at all clear why the contributor is making these assertions. They are matters of opinion and are not shared by the NPG.</p> <p>*Disagree. Again, semantics around the words “proposal” and “decision” – the meaning is clear to the reader. The use of the word “may” indicates that support [by the PC] would be forthcoming depending on the exact nature of any planning application. It would have to comply with the policies in the Plan for support to be given. The purpose and nature of the Strategic Gap are clear and further explained in Natural Environment Policy 6.</p> <p>*Disagree. Lower Tysoe is the historic site of the village market. Significant development has been allowed in Lower Tysoe over the last 5 years or so largely because the planning applications have been supported by the PC, Where they were not supported the applications were refused by SDC.</p> <p>*Disagree. The evidence (see the proposed BUAB around Lower</p>
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		<p>will restrict development in Lower Tysoe</p> <p>*4.1.0.4 to 4.1.0.6 questions the sustainability of development in Lower Tysoe and partially quotes from correspondence with SDC</p> <p>*4.2.0.1 & 4.2.0.3 makes confusing comments about Housing Needs Survey and statements in the Plan about housing growth etc.</p> <p>*4.3.0.1. No evidence of consultation with local businesses.</p> <p>*4.4.0.1. No evidence that residents value farms and those who manage them.</p>	<p>Tysoe) is that there is very little room for other than very limited in-fill and conversion development within the proposed Lower Tysoe BUAB, therefore the statement is justified. Whilst there may be a presumption in favour of development, if there is no land on which to develop (apart from the allocated Site 1) such development is unlikely to happen.</p> <p>*Disagree. These paragraphs contain the “justification” put forward by the NPG for the proposed inclusion of Lower Tysoe in the LSV with its own BUAB. Many of the comments received from residents support this proposal and it is only opposed by a minority of residents in Lower Tysoe. The NPG believes that there is wide support for this proposal in the village and SDC’s comments on the July pre-submission Plan also indicate support for the proposal. The selected quote from Careford’s (SDC Planning Policy Officer) email does not include the statement he concluded with to the effect that it was up to the residents of Tysoe to decide whether Lower Tysoe should be included in the LSV with its own BUAB.</p> <p>*Disagree. It is not clear what point the contributor is making here.</p> <p>*Disagree. A list of all local businesses consulted appears in Appendix 8 of the Plan. The fact that “services flourish” is self evident to the users of the village facilities.</p> <p>*Disagree. Evidence is in the responses to the consultation open days held on the May 2017 Plan and the July 2018 Plan where residents expressed a high level of support and pleasure at having a farming based community within the village. It is ridiculous to suggest that the Plan only values the farming community as a source of land for development. This is an opinion not borne out</p>
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		<p>*4.5.0.1 asserts that the statement lacks credibility</p> <p>*6.2.0.1/2 again objects to the inclusion of Lower Tysoe</p> <p>*Housing Policy 2 – objects comprehensively to this policy</p> <p>*Housing Policy 3 – objects comprehensively to this policy</p> <p>*6.5.0.1 objects to wording and also objects to policy regarding Rural Exception schemes.</p> <p>*Employment Policies 1 & 2. Asserts that the objectives are unclear, vague etc.</p>	<p>by the evidence.</p> <p>*Disagree. See Plan Appendix 2 (the Village Design Statement) for credibility, also Built Environment Policies 1 and 2.</p> <p>*Disagree. See above for comments on the proposed Lower Tysoe BUAB.</p> <p>*Disagree. The land to the south of The Orchards is not outside the proposed BUAB so it is quite legitimate to include it. Any development on the site would be subject to a planning application. A recent application on the site for 7 houses was rejected on the grounds of over development and inappropriate design. As far as the land to the west of Sandpits Road is concerned, the respondent’s objections are opinion. Again, any development would be subject to a planning application being granted permission. The contributor is attempting to pre-empt determination by planners if an application were made.</p> <p>*Disagree. Again, the contributor appears to be anticipating matters that may well come up if planning applications were to be submitted for the two Reserve Sites – this would be a matter for the planners at that time. There is no evidence that either of the two sites is undeliverable.</p> <p>*Partially agree. Paragraph now amended to exclude comment about the current SDC policy. No Rural Exception site has been identified because none has come forward. The Policy simply states that such a scheme would be supported if it came forward.</p> <p>*Disagree. The NPG believe that the objective of the Employment Policy is quite clear. The Employment Policies support the objective by protecting home-based offices and places of work</p>
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		<p>*Natural Environment Policy 1. Asserts no link between Objective and Policy 1</p> <p>*8.2.0.1 and 8.3.0.1 objects to the use of the word “tranquillity”</p> <p>*Natural Environment Policy 5 . Points out lack of views towards the village</p> <p>*8.6.0.1 to 8.6.0.4 objects to lack of narrative</p> <p>*Natural Environment Policy 7 – respondent is not clear how this will be delivered</p> <p>*9.1.0.1 questions the authority of the Village Design Statement</p>	<p>from being converted to housing or other use wherever possible and by encouraging the building of homes that have space for home working. The contributor goes to lengths to criticise what is a straightforward and easily understood policy. The Plan cannot pretend to create employment opportunity, it can only protect and support what is there.</p> <p>*Disagree. The objective is clear and is supported by the wide range of comments received in consultations on both versions of the pre-submission Plan. The link to Natural Environment Policy 1 is quite clear.</p> <p>*Reference is now made in the Plan to the Cotswold AONB Board’s statement on tranquillity and dark skies by way of explaining what this policy is endeavouring to achieve.</p> <p>*Agree. Wording now includes views towards the village.</p> <p>*Disagree. These paragraphs explain why it is that the protection of the views and landscapes are important to residents of the village. There is no lack of narrative. There is a map and images of each of the selected views with a description of the landscape being viewed – the NPG believe that is sufficient to explain the Policy.</p> <p>*Disagree. The Policy provides the tool that the PC or SDC planners would use to ensure that future developments would need to protect hedges and trees and incorporate such planting in their design.</p> <p>*Disagree. The objective and the Village Design Statement reflect the comments received from residents and also from SDC in their</p>
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		<p>*Built Environment Policy 1 – asserts that assets are not identified and asserts that the policy contradicts other policies in the Plan</p> <p>*9.2.0.1 asserts that there is no explanation to Policy1</p> <p>*9.2.0.2 questions reference to ridge & furrow</p> <p>*9.2.0.3 questions why the paragraph is included</p> <p>*Built Environment Policy 2. Asserts that the policy is in direct conflict with the inclusion of Lower Tysoe within its own BUAB</p> <p>*Built Environment Policy 3. Questions why the impact of car emissions is omitted.</p>	<p>comments on the pre-submission Plan. Comments from residents have overwhelmingly supported the use of local materials and the protection of the rural aspect of the village.</p> <p>*Disagree. The NPG can see no contradiction between this policy and the site allocation policy. The sentence starting “Development which fails to.....” does not preclude any development in or adjacent to Conservation Areas. It does, however, state that if such development fails to conserve or enhance etc. it will not be supported – this is not a contradiction. Historic assets are identified on Maps 2 - 5 in the Plan, also in Built Environment Policy 1.</p> <p>*Disagree. There is an explanation of the Policy contrary to the contributor’s assertion.</p> <p>*Agree. The Policy now includes non-Designated Heritage Assets which include ridge & furrow land (Built Environment Policy 1).</p> <p>*Disagree. This statement is aspirational. The extension of the Conservation Areas is a matter that goes beyond the scope of the Plan.</p> <p>*Disagree. This does not contradict the proposal to draw a BUAB around Lower Tysoe. The effect of a BUAB would be to restrict any development to within the proposed boundary which is co-incident with the current envelope of that settlement. Other policies, including this one, would continue to protect Lower Tysoe’s character.</p> <p>*Comment noted. This policy is about the Built Environment and as such does not address vehicle use. To the extent that the Plan can influence the use of car transport (and given the relatively isolated</p>
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		<p>*9.4.0.1 asserts that the BUAB around Lower Tysoe will increase carbon emissions</p> <p>*Built Environment Policy 4. Questions whether comments on previous drafts have been taken into account</p>	<p>nature of the village it can only be slight) it is included in the Policies on Employment – para 7.1.0.1, and on limiting the increase in number of new dwellings (Housing :Policy 2) which in turn will limit the increase in commuter vehicle emissions .</p> <p>*Disagree. The drawing of a BUAB around Lower Tysoe has no impact on carbon emissions. Indeed, without a BUAB Lower Tysoe has had proportionately more development than the rest of Tysoe over the last 7 years.</p> <p>*Comment noted. This policy reflects comments received on both pre-submission Plans and is in line with SDC’s Core Strategy</p>
53	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oxRIIZOzBmCw-z5f</p> <p>*Insufficient evidence for number of dwellings and density in allocated sites</p> <p>*Number of dwellings can be increased thereafter</p>	<p>*Disagree. The number of dwellings and their density are flagged up in the Plan in various places, notably Housing Policy 2 and Built Environment Policy 2. One factor in determining the choice of Allocated Sites was the factor of density. The NPG believes this issue has been adequately taken into account.</p> <p>*The Plan cannot control what future planning applications may include regarding type of housing, but Housing Policy 5 indicates what the Parish Council will support. Once adopted, the Plan will carry statutory weight being part of the Development Plan. All stakeholders, including developers and the District Council will therefore have to have pay due regard to the Village Design Statement contained within the Plan in terms of character, style and construction materials etc. In short, the Plan gives added reassurance that the development would respect the local density and style of buildings. Note 13</p>
54	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oxVGeRVxjCtB2Uwy</p> <p>*More transparency and consultation needed</p>	<p>*Comment noted. Much of the criticism here pertains to email exchanges between the resident(s) and the PC to which the NPG</p>

		<p>*Terms of reference not adhered to</p>	<p>has not been party and are tangential to the work of the Group. The Timeline (Appendix 2) details the extent of the publicity, consultation, survey, advertising and information available over the last five years. Three draft Plans have been produced, each being informed by public comment as well as by meetings with local amenity groups and clubs, local landowners and local businesses. The Group meets formally on average monthly. These meetings have been open to the public and minutes are posted on the village notice board and on the Parish website. An update on the Plan has been delivered to the Parish Council at public meetings on a monthly basis since 2014 and a record covering consultations and meetings is held on a database.</p> <p>*Disagree. The terms of reference cited have been adhered to fully. That the process has been ‘wholly inclusive and transparent’ and that the Group has worked for the benefit of the community is manifestly evident from the Timeline (Appendix 2). The NPG maintains that in all material matters they have complied with the Terms of Reference. The NPG have had no notice of non-compliance from the PC.</p>
55	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oxYrQsmuG3MmgAJW *Discussion of the Lower Tysoe issue, including a table of advantages/disadvantages.</p>	<p>*Comments noted. An interesting and valuable contribution to the debate which looks at many parameters but assumes they are all equally weighted. It unjustifiably complains that the residents of Lower Tysoe have not been given the opportunity to voice their views. Reference to the Timeline (Appendix 2) would suggest otherwise. It also makes the point (implicitly) that much of the debate is about opinion rather than fact. The Neighbourhood Planning Group’s opinion sees Lower Tysoe as much a part of the village as the other two settlements and this also reflects the views of over 70% of the respondents in the 2014 survey (Appendix 3). The Built up Area Boundary in Lower Tysoe has been drawn in such as ay as to limit building opportunities to small infill or conversion</p>

			<p>schemes (Note 19). Currently, Lower Tysoe, being defined as a rural hamlet, enjoys a level of protection from new building afforded by a presumption against development except in well defined circumstances. It should be pointed out that this has not prevented some eleven dwellings being granted planning permission there since 2011. It is the opinion of the Group that drawing Lower Tysoe into the Local Service Village and providing it with its own Built up Area Boundary will afford it greater protection that previously (Housing Policy 1). The Plan proposes that only three dwellings should be built there until 2031. The resident makes a partial and incomplete quote from an SDC email part of which (not cited by the resident), expresses an alternative viewpoint and outcome. Note 17</p>
56	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oxfCDeDggLLO_vBl *Lack of transparency and consultation; lack of detail and explanation;</p> <p>*Unbalanced evidence to support assertions</p>	<p>*Disagree. The resident argues that there is insufficient information in the Plan for residents to fully understand the implications. The Timeline (Appendix 2) details the extent of the publicity, consultation, survey, advertising and information available over the last five years. Three draft Plans have been produced, each being informed by public comment as well as by meetings with local amenity groups and clubs, local landowners and local businesses. The Group meets formally on average monthly. These meetings have been open to the public and minutes are posted on the village notice board and on the Parish website. An update on the Plan has been delivered to the Parish Council at public meetings on a monthly basis since 2014 and a record covering consultations and meetings is held on a database. Many of the comments made have felt that the Plan has been well put together and is clearly presented. Notes 8 and 9</p> <p>*Comment noted. It is difficult to respond to this as no examples are given. That said, many of the issues are open to opinion.</p>

		<p>*Lower Tysoe a particular bone of contention and includes a table showing history of planning applications.</p>	<p>*Comments noted. The resident produces an interesting table of planning application and outcomes between Lower and Middle/Upper Tysoe, but nowhere cites the reasons for any planning refusal. His argument that the Parish Council and the residents will have little or no influence in planning decisions if there is a BUAB there seems misinformed. Under the present system (no BUAB) eleven dwellings have been given permission since 2011. The Plan proposes that only three dwellings, beyond those already given planning approval but not yet built, should be built there until 2031 giving it greater protection than previously (Housing Policy 1). The resident makes a partial and incomplete quote from an SDC email part of which (not cited by the resident), expresses an alternative viewpoint and outcome. Notes 15 – 19</p>
57	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oxhfR6nCdRsVpp4t *Issues with regard to BUAB in Lower Tysoe (cites Walnut Cottage, Kineton as example).</p>	<p>*Comments noted. A BUAB is a key element of a Local Service Village. It is a virtual boundary drawn tightly around the existing built form of a settlement (and any proposed allocations) to define the area within which development will be supported in principal. Outside the BUAB only development of a few very specific types will be supported. Within the boundary development will be supported in principle by the PC but would have to be subject to the normal planning rules and constraints. Because the existing properties in Lower Tysoe are generally larger and sit on large plots, the Boundary necessarily dissects some plots in a very few places as the placing of large gardens inside the boundary would otherwise offer the potential for inappropriate medium-scale development. This will provide a better future safeguard against unwanted or speculative building than at present. BUABs otherwise follow, as far as possible, physical demarcations such as building lines, fences, hedges, streams or other physical boundaries. Site 1 to which the resident specifically alludes is a relatively large plot. It is the number of houses on the plot that is important here (in this case three houses) not the size of the plot.</p>

			Application for a greater number of houses has already been turned down. The Plan cannot control what future planning applications may include regarding type of housing, but Housing Policy 5 indicates what the Parish Council will support (ie three houses). Once adopted, the Neighbourhood Development Plan will carry statutory weight being part of the Development Plan. Notes 13 – 19
58	Resident	https://1drv.ms/b/s!ArddfdNv8IM0oFjEiMUWlU_uBnfd *Objects to possible conservation area in Lower Tysoe on grounds of no information	*Comments noted. Archaeological fieldwork throughout the whole Parish was undertaken by a competent group of local volunteers and the results entered into the public domain via Warwickshire County Council’s Historic Environment Record (HER). Work took place in the early years of the Plan. It was presented as part of the evidence base at public meetings and displays and underpins Maps 2 and 3 in the Plan. The notion of a new Conservation Area is aspirational only (Built Environment Policy 1) and looks to the future rather than being an integral part of the Plan itself. Note 31
59	Resident	https://1drv.ms/b/s!ArddfdNv8IM0oFedBQyQ7Xl3wAJJ *Believes all of Lower Tysoe will become a conservation area and therefore free from building	*Comment noted. There is no intention of turning the whole of Lower Tysoe into a Conservation Area, merely the aspiration to have an appropriate part of it considered for Conservation Area status in the future. This results from the findings from recent fieldwork (see Built Environment Policy 1). Note 31
60	Resident	https://1drv.ms/b/s!ArddfdNv8IM0oFY9SJ6H29sSzoXX *Agrees with BUAB in Lower Tysoe *Objects to BUAB’s new line through garden	*Comment noted, see Housing Policy 1 . *Because the existing properties in Lower Tysoe are generally larger and sit on large plots, the BUAB there necessarily dissects some plots in a very few locations as the placing of large gardens inside the boundary would otherwise offer the potential for inappropriate medium-scale development. BUABs otherwise follow, as far as possible, physical demarcations such as building lines, fences, hedges, streams or other physical boundaries. This

			has been explained to the resident who is now satisfied with the rationale for the route of the boundary around their property. Notes 15 – 16
61	Resident	<p>https://1drv.ms/w/s!ArddfdNv8IM0oFng7Tn_v2v1JJRq Member of LTLEG objecting to BUAB in Lower Tysoe and to inclusion in LSV</p> <p>*There should be no BUAB around Lower Tysoe</p> <p>*The respondent asks whether the Plan is needed as SDC have reached their housing numbers.</p>	<p>*Disagree. The NPG/PC has considered this matter with great care and has been very mindful of the concerns of residents of the whole parish rather than just those of Lower Tysoe. The arguments for the inclusion of Lower Tysoe are included in the Plan in paragraphs 3.3.1.2 and 4.1.0.1 to 4.1.0.6. and in the Consultation Statement in section 5.5. Much of the concern raised by the respondent involves the change in planning status that would arise by including Lower Tysoe within the LSV with its own BUAB. This would change the planning status from a presumption against development to one of a presumption for development. On its own this could be seen as detrimental to Lower Tysoe. However, with a BUAB drawn in such a way as to preclude any development other than very small in-fill schemes or development on the one allocated site in Lower Tysoe (Site 1), the NPG/PC believes that protection will be more secure than reliance on the willingness or otherwise of a PC to support development in Lower Tysoe. Notes 14 to 19</p> <p>* The Plan identifies sites where approximately 18 houses could be built in addition to 20 already granted permission but not yet built. These 38 houses, built in the period to 2031 would provide an average of 3 per year, a similar number to those built in the last 7 years. It also provides, on Site 3, for the provision of affordable housing much needed by the village. The Plan is about much more than housing numbers as it contains policies to preserve and protect those aspects of the village that residents have identified</p>

			as important. Notes 1,3 - 4
62	Resident	<p>https://1drv.ms/w/s!ArddfdNv8IM0oFp9qOjTcO6IZvYw Member of LTLEG objecting to BUAB in Lower Tysoe and to inclusion in LSV</p> <p>*Further development in Lower Tysoe would be unsustainable</p> <p>*There should be no BUAB around Lower Tysoe</p>	<p>*Disagree. The facilities in Tysoe (shops, school, church etc.) are, in practice, no more distant from the settlement of Lower Tysoe than they are from Upper Tysoe. Residents access them by well maintained footpaths, metalled pavements and by road. No such objections were raised when planning permission was granted for the 11 houses that have been built or granted permission in the last 7 years. Para 78 of the NPPF (Feb 2019) states that “housing should be located where it will enhance or maintain the vitality of rural communities”. The NPG consider that a small amount of development in Lower Tysoe would meet this aspiration as it would support the facilities in Tysoe. Site 1 is within easy walking distance of the school and shops in Middle Tysoe.</p> <p>*Disagree. The NPG has considered this matter with great care and has been very mindful of the concerns of residents of the whole parish rather than just those of Lower Tysoe. The arguments for the inclusion of Lower Tysoe are included in the Plan in paragraphs 3.3.1.2 and 4.1.0.1 to 4.1.0.6. and in the Consultation Statement in section 5.5. Much of the concern raised by the respondent involves the change in planning status that would arise by including Lower Tysoe within the LSV with its own BUAB. This would change the planning status from a presumption against development to one of a presumption for development. On its own this could be seen as detrimental to Lower Tysoe. However, with a BUAB drawn in such a way as to preclude any development other than very small in-fill schemes or development on the one allocated site in Lower Tysoe (Site 1), the NPG believes that protection will be more secure than reliance on the willingness or otherwise of a Parish Council to</p>

			support development in Lower Tysoe. Notes 14 – 19
63	Resident	<p>https://1drv.ms/w/s!ArddfdNv8IM0oFvzYKtvE4PWrCax</p> <p>*Objects to the inclusion of Lower Tysoe in the LSV and the BUAB around Lower Tysoe</p> <p>*States that inclusion is contrary to Core Strategy citing correspondence with John Careford of SDC</p> <p>*States that Site 1 is not within the envelope of the built environment</p> <p>*Faults the process, evidence and consultation for incorporating Lower Tysoe</p>	<p>* The NPG has considered this matter with great care and has been very mindful of the concerns of residents of the whole parish rather than just those of Lower Tysoe. The arguments for the inclusion of Lower Tysoe are included in the Plan in paragraphs 3.3.1.2 and 4.1.0.1 to 4.1.0.6. and in the Consultation Statement in section 5.5. Much of the concern raised by the respondent involves the change in planning status that would arise by including Lower Tysoe within the LSV with its own BUAB. This would change the planning status from a presumption against development to one of a presumption for development. On its own this could be seen as detrimental to Lower Tysoe. However, with a BUAB drawn in such a way as to preclude any development other than very small in-fill schemes or development on the one allocated site in Lower Tysoe (Site 1), the NPG believes that protection will be more secure than reliance on the willingness or otherwise of a Parish Council to support development in Lower Tysoe. Notes 14 - 19</p> <p>*Disagree. The email in question is only partly cited. In the correspondence referred to the officer goes on to say that the determination of Lower Tysoe should ultimately be left to residents of the parish. In SDC’s comments on the pre-submission Plan they express satisfaction with the rationale for including Lower Tysoe (Appendix 7.5)</p> <p>*Disagree. Site 1 is within the proposed BUAB and is opposite a linear development of approximately 6 houses. The NPG maintain that a development of 3 houses on Site 1 would not “drastically change the nature and characteristics of Lower Tysoe.</p> <p>* Disagree. Virtually the only objections raised against the inclusion of Lower Tysoe in the LSV have come from a small (circa</p>

		<p>*The respondent refers to misleading information provided at a meeting in October 2016</p> <p>*The respondent asserts that there is no explanatory text in the Plan to support the inclusion of Lower Tysoe</p>	<p>20) number of residents in Lower Tysoe who live adjacent to allocated Site 1. Their assertion that the conclusions of the NPG are not based on sound or robust evidence of consultation with the community is refuted by the NPG. All Parish residents have been given ample opportunity to discuss and comment on the Plan. The Timeline (Appendix 2) identifies all of the public meetings at which residents have had the opportunity to raise concerns. The contention that residents were not fully aware of what they were voting on in the 2014 Plan Questionnaire is misleading. Residents have consistently expressed the view that “Tysoe” comprises the three settlements – Upper, Middle and Lower Tysoe – see the many comments in this document supporting that view. The NPG maintains that this sentiment is best realised by the inclusion of Lower Tysoe in its own BUAB in the same way that Upper and Middle Tysoe are treated. The LTLEG rejected the offer by the NPG to meet them to discuss this matter and have consistently avoided open debate on the subject .</p> <p>*At this meeting the NPG stated that development in Lower Tysoe would be restricted to 3 or fewer houses on any site. It was later admitted by the NPG that this was an error as they had no capacity to restrict numbers in this way. However, the NPG maintain that the statement had no practical impact on the matter as the only allocated site in Lower Tysoe is recommended for 3 houses and the NPG maintain that the proposed BUAB allows for only limited in-fill or conversion development within the BUAB other than on that site. In all village consultations the majority view of parish residents has demonstrated support for the inclusion of Lower Tysoe.</p> <p>*Disagree. See the arguments for and against the inclusion of Lower Tysoe in paragraphs 3.3.1.2 and 4.1.0.1 to 4.1.0.6. of the Plan and in the Consultation Statement in section 5.5.</p>
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<p>64</p>	<p>Resident</p>	<p>https://1drv.ms/x/s!ArddfdNv8IM0oFxFK0ltCrtSexJbF *Why have the most popular sites for houses been ignored and others added. What’s the point of consultation if you do this?</p>	<p>*Comment noted. Residents were offered the opportunity to put pins on a map indicating their views as to where new development might/might not be. The exercise was purely indicative and residents who attended were given free rein to place pins where they wanted, the locations being defined by an existing SDC strategic housing assessment and a more recent call for sites. The 16 sites listed were subsequently assessed for suitability on planning grounds (Note 11). Three sites were ultimately selected (Housing Policy 2)</p>
<p>65</p>	<p>Resident and developer</p>	<p>https://1drv.ms/b/s!ArddfdNv8IM0oxmGv5f5_EefVFD *Objects to changes of recommendation. *Housing supply *Seems to think the BUAB is a straitjacket *Lists problems associated with allocated sites 1, 3, 4 and 5; also the Reserve Sites</p>	<p>*Comments noted. Any change of recommendation between Plan drafts will have resulted from consultation and, as would appear in this case, by assessment of the original 16 sites for suitability on planning grounds (Note 11). Three sites were ultimately selected (Housing Policy 2)</p> <p>*Comment noted. There is no fixed or ‘target’ figure for new builds in Tysoe. The Group has taken the safe option of opting for a figure (Housing Policy 1) which reflects recent annual growth and which largely reflects a equitable share of new dwellings required by the District Council. Note 3</p> <p>*Agree, but for different reasons. The whole purpose of a BUAB is to contain future development and inhibit unwanted building spread.</p> <p>*Comments noted. Each of the 16 possible sites was assessed individually by the Neighbourhood Planning Group and also by the Group’s independent planning consultant whose remit was to consider them strictly in planning terms. A number of criteria were used to assess each site including relevant planning history and constraints; the landscape and topography; drainage and flooding;</p>

		<p>*View 6 taken from his land without permission</p> <p>*Wants to build on Shennington Road site</p> <p>*Appears to want housing in strategic gap?</p> <p>*Vastly inferior to previous version</p>	<p>accessibility; the adjacent natural or historic built environment, and how any new build might fit into the existing settlement pattern and density. As a result three sites were selected as appropriate locations for future development, and two as Reserve Sites. The resident may not have used the same criteria .</p> <p>*Comment noted. As the NPG is aware the photograph was taken from a public footpath.</p> <p>*Comments noted. The resident advocates the allocation of a substantial site within the AONB (Shennington Road) which is contrary to a large majority of public opinion in the village as evidenced in consultation meetings and contrary to Natural Environment Policy 1 as well as to the Plan’s policy of small scale organic growth (Housing Policy 2).</p> <p>*The resident also advocate developing a site within the Strategic Gap (Lower Grounds) contrary to Natural Environment Policy 6 and to the opinion of residents. Note 28</p> <p>*Disagree. This is a matter of opinion. The Plan has evolved from the previous version on the basis of advice, consultation and public engagement.</p>
66	Resident	<p>https://1drv.ms/w/s!ArddfdNv8IM0oF5qJMt03kENHsVg</p> <p>*Believes Lower Tysoe should not be included in the LSV on the grounds of sustainability</p>	<p>*Disagree. The facilities in Tysoe (shops, school, church etc.) are, in practice, no more distant from the settlement of Lower Tysoe than they are from Upper Tysoe. Residents access them by well maintained footpaths, metalled pavements and by road. No such objections were raised when planning permission was granted for the 11 houses that have been built or granted permission in the last 7 years. Para 78 of the NPPF (Feb 2019) states that “housing should be located where it will enhance or maintain the vitality of rural communities”. The NPG consider that a small amount of</p>

		<p>*Cites determination of planning application 17/03730/FUL as grounds for excluding Lower Tysoe</p> <p>*Respondent refers to lack of consultation</p>	<p>development in Lower Tysoe would meet this aspiration as it would support the facilities in Tysoe. Site 1 is within easy walking distance of the school and shops in Middle Tysoe.</p> <p>*Disagree. This application was for a site that is outside the proposed BUAB for Lower Tysoe and the refusal was supported by the NPG.</p> <p>*Disagree. Virtually the only objections raised against the inclusion of Lower Tysoe in the LSV have come from a small (circa 20 residents) number of residents in Lower Tysoe. Parish residents have been given ample opportunity to discuss and comment on the Plan (See Appendix 2 – Timeline) which identifies all of the public meetings at which residents have had the opportunity to raise concerns. The contention that residents were not fully aware of what they were voting on in the 2014 Plan Questionnaire is misleading. Residents have consistently expressed the view that “Tysoe” comprises the three settlements – Upper, Middle and Lower Tysoe – see the many comments in this document supporting that view. The NPG maintain that this sentiment is best realised by the inclusion of Lower Tysoe in its own BUAB in the same way that Upper and Middle Tysoe are treated. The LTLEG rejected the offer by the NPG to meet them to discuss this matter and have consistently avoided open debate on the subject. The assertion that the conclusions of the NPG are not based on sound or robust evidence of consultation with the community is therefore refuted by the NPG. Notes 14 to 19</p>
67	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oxpNeYpGICoBBgNm</p> <p>This submission raises numerous concerns:</p> <p>*2 houses granted planning permission at Home Holdings in Lower Tysoe not shown on Map 8</p>	<p>*Comment noted. This now corrected in Submission version</p>

		<p>*Lower Tysoe not categorised as an LSV in Core Strategy</p> <p>*Process has not been consultative</p> <p>*It is not possible to decide on the number of houses to be built on a particular site</p> <p>*Is the collaboration to be with the current NPG?</p> <p>*Questions about the source of information on Map 6</p> <p>*Argues that more development in Lower Tysoe would be unsustainable.</p>	<p>*Comment is correct – the Plan does not say that it is, it states that “Tysoe is designated as a Cat 2 LSV”</p> <p>* Disagree - see Appendix 2 which identifies the very significant number of open meetings that have taken place over 5 years at which residents have had the opportunity to voice their concerns and comments.</p> <p>*Comment noted and while strictly speaking is correct, it is not correct to say that developers are able to build without safeguards. Any development will be subject to normal planning regulations and review.</p> <p>*The process will continue to be led by the NPG whose membership may change from time to time but it will continue to be governed by the Terms of Reference agreed with the Parish Council. Residents will continue to have the right to comment on the Plan through to the Referendum. All consultation will remain in the public domain. The NPG will have no “power” over elected Councillors.</p> <p>*The information on Map 6 came largely from a detailed field by field survey of the entire parish. It is included as a guide to the bio-diversity and the sensitivity of the landscape within the parish undertaken through Warwickshire County Council. The map is in the public domain.</p> <p>*Disagree. The facilities in Tysoe (shops, school, church etc.) are, in practice, no more distant from the settlement of Lower Tysoe than they are from Upper Tysoe. Residents access them by well maintained footpaths, metalled pavements and by road. No such objections were raised when planning permission was granted for the 11 houses that have been built or granted permission in the</p>
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		<p>*A number of objections to “wishful thinking” in the wording of Housing policy</p> <p>*Objections to the wording in Section 4.3 Local Businesses</p> <p>*Objections to wording in Section 4.4 Natural Environment</p> <p>*Objections to Section 4.5 Built Environment</p>	<p>evidence to suggest that it would be better not to designate the open land between Middle and Lower Tysoe as Strategic Gap. It is a policy of the Plan (Natural Environment Policy 6) to maintain this gap in order to protect the character and setting of both Middle and Lower Tysoe.</p> <p>*Comments noted. The NPG has included policy wording which is deemed to be appropriate. It has sought to avoid policies which may be impossible to enforce through the use of too restrictive language. The Plan provides a tool for the PC and planners to use to ensure that any future planning applications may comply with the policies that residents find acceptable.</p> <p>*Disagree. It is beyond the power of the Plan to ensure that businesses will flourish, however, it is within the remit of the Plan to propose policies that will create an environment in which business is likely to flourish. The Plan also states that start-ups will be encouraged and local businesses will be supported – this is a statement of intent by the PC to the effect that wherever they can they will do whatever is in their power to encourage and support. This may include supporting applications to convert redundant buildings to business premises, support start-ups seeking advice etc. See Employment Policy 1 and 2, Community Assets Policy 1</p> <p>*Disagree. The Plan proposes policies which will help to protect the natural environment. These have had the widespread support of parish residents. See Natural Environment Policies 1,2,3,4,5,6</p> <p>*Disagree. The Plan will give the PC and SDC planners a tool to prevent inappropriate development which may spoil the existing built environment. See Built Environment Policies 1,2,4,5,6 and Village Design Statement (Appendix 2 in Plan).</p>
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		<p>*Numerous other objections to policy wording characterised as “wishful thinking”</p> <p>*Objection to approximate numbers of dwellings being applied to allocated sites</p> <p>*Comment on Site Assessment 2 (Site 1)</p> <p>*Comment on Housing Policy 4 – Rural Exception housing</p> <p>*Comment on Housing Policy 5 – Market Mix</p>	<p>*Disagree. The respondent misses the point that the Plan is an expression of what the parish residents consider to be valuable. By articulating this in the Plan the Plan becomes a statement of intent by the PC and, when adopted, by the District Council that when these aspects of the parish (the facilities, built and natural environment, protected areas, infrastructure etc.) come under threat they will be protected by whatever measures may be available. This is not wishful thinking, it is a clear statement of intent to protect what the residents find valuable.</p> <p>*Disagree. If no indication were given of what the NPG believe to be appropriate numbers of dwellings per site then the PC and planners would have little defence against over development of a site. The indicative numbers of dwellings have been given taking into account the size and nature of the sites and an appropriate density of build (Housing Policy 2).</p> <p>*Comment noted. Any application submitted on this site (or any other) will be subject to the normal review by planners who will consider traffic access as well as other planning considerations.</p> <p>*Comment noted. No Rural Exception application has come forward but the Policy anticipates that such an application could be made for a site outside the BUAB (Housing Policy 4). Any such application would be subject to normal planning review and would have to comply with the policies in the Plan. This would include Policies applying to the proposed Strategic Gap, AONB etc. all of which would be taken into consideration when determining such application.</p> <p>*Comment noted. The proposed mix of housing would be a factor taken into consideration by the PC and by planners when considering any new planning application in the parish.</p>
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		<p>*Comment on Built Environment Policy 4 – Car parking</p>	<p>Site 1 does not believe that limited development of the site (Site 1) would impact unduly on the view from the AONB. Existing houses on the east side of the road would shield the view of a new development on the site and any application would be subject to review for compliance with the Core Strategy and with the policies proposed in the Plan (eg Natural Environment Policy 1). Point (e) has been taken out of the Submission Plan as being unenforceable.</p> <p>*Noted. The policy gives the PC and planners the ability to insist that any new development should include provision for off-road parking. However, provision of such does not guarantee that cars would not be parked on verges. Enforcement of a parking policy will continue to be a Parish Council responsibility.</p>
68	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oGDjh08QLd2EPSfW *The Tennis Club wants any further play areas moved away from the Club</p>	<p>*Comment noted. The whole area in question (the recreation ground and the sports ground) is designated as a Local Green Space within the Plan (Natural Environment Policy 4). It is, however, the remit of the PC, not the NPG to determine any changes to its infrastructure.</p>
69	Resident	<p>https://1drv.ms/x/s!ArddfdNv8IM0oGFkWsCNiw8wXOo7 *In favour of Lower Tysoe in the LSV *In favour of Roses Farm as a reserve site *Thoughtful and detailed plan *Feoffee Farm should be utilised *Market housing mix confusing</p>	<p>*Agree, see Housing Policy 1. *Agree, see Housing Policy 3. *Comment noted *Agree, but unfortunately not possible. The owner (Trustees of the Tysoe Utility Trust) has ruled this out despite likely funding available to support affordable housing there. Note 24. *Comment noted. In essence, Housing Policy 5 maps the type of new dwellings against need. The District Council has a recommended 'mix' of house sizes to which settlements are</p>

			<p>required to comply. Tysoe has more larger houses than recommended and needs to ‘rebalance’ by building smaller ones.</p>
<p>70</p>	<p>Resident and Chair of LTEAG</p>	<p>https://1drv.ms/b/s!ArddfdNv8IM0oGJettgabJklbm5B *The respondent, the Chair of the LTLEG, objects to the inclusion of Lower Tysoe in the LSV with broad objections on the grounds of sustainability/ contrary to NPPF/ contrary to Core Strategy/ determination of application 17/03730/FUL</p> <p>*Objects to the process regarding the inclusion of Lower Tysoe in the LSV.</p>	<p>*Disagree. The facilities in Tysoe (shops, school, church etc.) are, in practice, no more distant from the settlement of Lower Tysoe than they are from Upper Tysoe. Residents access them by well maintained footpaths, metalled pavements and by road. No such objections were raised when planning permission was granted for the 11 houses that have been built or granted permission in the last 7 years. Para 78 of the NPPF (Feb 2019) states that “housing should be located where it will enhance or maintain the vitality of rural communities”. The NPG considers that a small amount of development in Lower Tysoe would meet this aspiration as it would support the facilities in Tysoe. Site 1 is within easy walking distance of the school and shops in Middle Tysoe. In SDC’s comments on the pre-submission Plan they express satisfaction with the rationale for including Lower Tysoe (Appendix 7.3). Application 17/03730/FUL was for a site that is outside the proposed BUAB for Lower Tysoe and the refusal was supported by the NPG.</p> <p>*Disagree. Virtually the only objections raised against the inclusion of Lower Tysoe in the LSV have come from a small (circa 20 residents) number of residents in Lower Tysoe. Parish residents have been given ample opportunity to discuss and comment on the Plan (See Appendix 2 – Timeline) which identifies all of the public meetings at which residents have had the opportunity to raise concerns. The contention that residents were not fully aware of what they were voting on in the 2014 Plan Questionnaire is misleading. Residents have consistently expressed the view that “Tysoe” comprises the three settlements – Upper, Middle and Lower Tysoe – see the many comments in this document supporting that view. The NPG maintains that this sentiment is</p>

		<p>* Refers to meeting in October 2016</p> <p>*Refers to correspondence with SDC officer John Careford</p> <p>*In para 4.7 respondent refers to objections to planning</p>	<p>best realised by the inclusion of Lower Tysoe in its own BUAB in the same way that Upper and Middle Tysoe are treated. The LTLEG rejected the offer by the NPG to meet them to discuss this matter and have consistently avoided open debate on the subject. The conclusion that the NPG has drawn from the many consultations made and from the comments addressed in this document is that the main objections to the inclusion of Lower Tysoe come only from a small number of residents of Lower Tysoe a significant number of who live adjacent to allocated Site 1 and that their comments and concerns are not representative of parish residents as a whole.</p> <p>*At this meeting the NPG stated that development in Lower Tysoe would be restricted to 3 or fewer houses on any site. It was later admitted by the NPG that this was an error as they had no capacity to restrict numbers in this way. However, the NPG maintain that the statement had no practical impact on the matter as the only allocated site in Lower Tysoe is recommended for 3 houses and the NPG maintain that the proposed BUAB allows for only limited in-fill or conversion development within the BUAB other than on that site. In all village consultations the majority view of parish residents has demonstrated support for the inclusion of Lower Tysoe.</p> <p>*Disagree. In the correspondence referred to the officer goes on to say that the determination of Lower Tysoe should ultimately be left to residents of the parish. In SDC's comments on the pre-submission Plan they express satisfaction with the rationale for including Lower Tysoe (Appendix 7.3). This correspondence is now referred to in para 4.1.0.6 of the submission Plan and is included in full by reference [9] on page 58 of the submission Plan.</p> <p>*The application for 7 houses was on Site 1 which the Plan</p>
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		<p>application for 7 houses and for 5 houses in Lower Tysoe</p> <p>*In para 4.8 the respondent questions why the determination of Lower Tysoe should be subject to a referendum including all parish residents.</p> <p>*In paras 4.9 to 6 the respondent repeats the assertions that the inclusion of Lower Tysoe has not been subject to sufficient consultation, that residents are unaware of the implications of the change in planning status, that the inclusion would reduce the protection currently enjoyed by Lower Tysoe</p> <p>*In para 5.7 the respondent asks how development in Lower Tysoe might be limited and; in para 5.9 asks how development might be restricted to 3 houses on Site 1.</p>	<p>identifies for approximately 3 houses – the NPG supports the objections to this application which is now in appeal. The application for 7 houses was on a site which is outside the proposed BUAB around Lower Tysoe and, as such, the objections were supported by the NPG.</p> <p>*The Plan is for the entire parish including Lower Tysoe, and as such any referendum can only be held including all residents of the Parish. To do otherwise would be undemocratic.</p> <p>*Disagree. See reasons above. Also regarding reduced protection - much of the concern raised by the respondent involves the change in planning status that would arise by including Lower Tysoe within the LSV with its own BUAB. This would change the planning status from a presumption against development to one of a presumption for development. On its own this could be seen as detrimental to Lower Tysoe. However, with a BUAB drawn in such a way as to preclude any development other than very small in-fill schemes or development on the one allocated site in Lower Tysoe (Site 1), the NPG/PC believes that protection will be more secure than reliance on the willingness or otherwise of a Parish Council to support development in Lower Tysoe.</p> <p>*The BUAB is drawn in such a way as to preclude any development beyond very small in-fill schemes (at most 2 houses), conversions or development on Site 1. Therefore, whilst there would be a presumption for development within the BUAB, in practice this would be limited by the availability of space. It should be noted that in the last 7 years 11 houses have been granted planning permission in Lower Tysoe, proportionately more than in the rest of the village, whilst there has been a presumption against development. A tightly drawn BUAB would limit the opportunity to continue development at this pace. Whilst the PC has no power to</p>
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			restrict the number of houses in any application the fact that the Plan identifies the appropriate capacity of Site 1 as three houses gives the PC and planners the reason to reject any application which fails to conform. A previous application for 7 houses on the site has been rejected largely on the grounds of over-development (this is now in appeal). Notes 14 to 19
71	Estate Agent	<p>https://1drv.ms/b/s!ArddfdNv8IM0oyJTYNMeWDtWaxZw</p> <p>*Map 6 is incorrect in showing a wildlife area south of Oxhill Road.</p> <p>*Affordable housing not addressed and contra to SDC’s policy</p> <p>*Reserve Sites of Roses Farm and Herbert’s Farm are not deliverable. The site at Oxhill Road is a better Reserve Site</p>	<p>* This is a map produced by Warwickshire County Council and the result of the work of the Warwickshire Wildlife Trust commencing in 1999. There are no ‘designations’ as such, statutory or otherwise. The places denoted are simply those which flag up areas or points of interest. Note 27</p> <p>*Comment noted. Numerous comments on the Plan expressed concern that there were no small or affordable housing schemes proposed in the Plan either for the elderly and young families. This is now addressed in the Plan (Housing Policy 2, para 6.3.0.6). From a commercial point of view small affordable houses are uneconomic to construct. The Group has pursued potential sites with several land owners, most notably at Feoffee Farm, Roses Farm as well as Sites 2 and 3 where the owner is now seriously considering an affordable scheme. Alternatively affordable housing may be permitted under a Rural Exception Scheme. Note 22</p> <p>*Comment noted but disagree. The justification for including reserve sites in the Plan is explained in Housing Policy 3. The NPG believe that it is prudent to include reserve sites which need to be able to provide a reasonable capacity for new housing should SDC experience a shortfall in housing stock. They also have to be deliverable and outside the BUAB. There are not many sites in the parish which comply with these requirements. The NPG, assisted by the planning consultant, have assessed that the two sites</p>

			<p>identified in the Plan – Roses Farm and Herbert’s Farm – are suitable. That said, neither site is perfect, they both lie within Conservation Areas and they both present challenges for gaining suitable access. However, the Group has commissioned a Highways Authority report on the access issues on both sites which indicates that any traffic problems could be mitigated. Contrary to some comments, Herbert’s Farm would continue to be a working farm even if development took place. The present outbuildings and byres could be moved further west thus ensuring that the village still possessed an active farm close to its centre. Notes 21 and 22. The Oxhill Road site to which the resident alludes was one of the original 16 sites considered but was rejected after the site assessments of all 16. In addition, the site had been turned down in two previous planning applications.</p>
72	Utility Trust	<p>https://1drv.ms/b/s!ArddfdNv8IM0oyPiBVvOqe5U0SUR *Tysoe Utility Trust wants reference to itself removing</p>	<p>*Comment noted and reference now excluded. Note 24</p>
73	Resident /Developer	<p>https://1drv.ms/b/s!ArddfdNv8IM0oyTk7r2tBEHskRIw *Site assessment is wrong; gives argument as to why Home Holdings site should be developed</p>	<p>*Disagree. This was one of the 16 possible sites assessed individually by the NPG and by the Group’s independent planning consultant whose remit was to consider them strictly in planning terms (Housing Policy 2). A number of consistent criteria were used to assess each site including relevant planning history and constraints; the landscape and topography; drainage and flooding; accessibility; the adjacent natural or historic built environment, and how any new build might fit into the existing settlement pattern and density. Any changes in the wording of the NPPF were also taken into account. This site was not included in the final choice of Allocated Sites (for assessments see link in Plan). The site already has planning permission for three dwelling and an application for additional dwellings has been rejected and is currently under appeal. Note 4</p>
74		Duplicate of 65	Duplicate entry (see 65 above)
75	Interested	<p>https://1drv.ms/b/s!ArddfdNv8IM0oyVrAX6ti43oPatv</p>	

	party/Developer	*Unhappy with the site assessments of Site 14 and Site 19 and believes they would be of more value to the village than the Allocated Sites selected.	*Disagree. This interested party believes that Site 14 (adjacent to church and school) had been inaccurately assessed. Firstly, the proposed access through a new development (not yet been built) may be viable but has not been agreed. Secondly, the view that little in the way of archaeological remains are likely to be found adjacent to a medieval church at the core of a medieval village is unrealistic as is, thirdly, any development's lack of impact on the setting of the local listed buildings. Fourthly, and most fundamental, is the fact that the Plan is specific in supporting small-scale organic growth (Housing Policy 2), not a large scale development of this kind. Note 11 . With reference to Site 19, this field lies within the area defined by the Plan as a Strategic Gap between Middle and Lower Tysoe (Natural Environment Policy 6). The NPG wishes to enhance the protection of this gap on both sides of the road and the Plan would not support any development that might impinge on this. Note 28
76	District Council	https://1drv.ms/w/s!ArddfdNv8IM0oGqvtYg9XcJkO95E *Preliminary comments from Stratford District Council on first part of Plan.	* These comments were subsequently incorporated into SDC's final list of comments. The full comments and responses are too lengthy to list here and appear as Appendix 7.3 of the Consultation Statement.
77	Resident	https://1drv.ms/b/s!ArddfdNv8IM0oyaSdb3F3g_QmdJ5 Objections to Roses Farm (distributed flyer)	*Disagree. This flyer which contains much misinformation was distributed by an independent resident (for contrary view see comment 28). The flyer states that the site has been 'earmarked for development' when actually the site will be protected from development unless the conditions for releasing Reserve Sites are met. The flyer talks about 'affordable housing' but the Plan does not propose this as being a primary site for affordable houses. It says that a 'damning' report from Highways has been received – whilst the report does identify difficulties with the site it also points out that they can be mitigated. Many of the objections to this Reserve Site use very similar language which may indicate a

			<p>concerted attempt to undermine the legitimate case for this as a Reserve Site. The Plan explains the rationale for Reserve Sites and the NPG believes it is prudent to include them. The actual choice of Roses Farm as a Reserve Site (Housing Policy 3) was made after careful deliberation of all options. Reserve Sites have to provide a reasonable capacity for new housing, they also have to be deliverable and outside the BUAB. There are few sites in the parish which comply with these requirements. Any potential development would require normal planning permission which would include consideration of access, traffic, pedestrian movement and the issue of Conservation Areas. Note 21</p>
78	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oydKqOKiQPXnd6wJ *A fair appraisal with some disagreements</p> <p>*Concerned with Site Allocation 1 and traffic</p>	<p>*Comments noted. The NPG is in agreement in our views of the inappropriate development at the entrance to the village. It can only be hoped that SDC will exercise tighter control over the current building in the adjacent field.</p> <p>*Comment noted, but unclear as to where these 12 access points lie. This Allocated Site has been earmarked for three dwellings (Housing Policy 2). Whether access to them is via a single or three entries will be a planning matter. Permission will only be granted if there is appropriate safety of access and traffic movement.</p>
79	Solicitor representing resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0ox1ltyD48kCAvgG *Errors and confusion in draft plan</p> <p>*Wants the site to be included for development?</p> <p>*Wants 'wildlife' designation to be lifted</p>	<p>*Comments noted and have been discussed with the resident with some level of agreement reached.</p> <p>*Comment noted. The site in question (Housing Policy 2) is not an Allocated Site. It lies outside Lower Tysoe's proposed BUAB and outside the existing building line. A planning application there was rejected before the BUAB was mooted. Notes 11, 15 and 19</p> <p>*Comment noted. The map showing the 'wildlife' site has been downloaded directly from Warwickshire County Council's website</p>

			and is the result of the work of the Warwickshire Wildlife Trust commencing in 1999. There are no ‘designations’ as such, statutory or otherwise. The places denoted are simply those which flag up areas or points of interest. Note 27
80	Resident	https://1drv.ms/b/s!ArddfdNv8IM0oyjOfBhWHDIXLrLs *General approval with comments; congratulations. The whole village should be grateful	*Comments noted.
81	Resident	https://1drv.ms/b/s!ArddfdNv8IM0oSChxEvbrY6vUmDU *Upper Tysoe is not suitable for more development	*Disagree, but sympathetic. Several residents commented that Tysoe should have no more development. Unfortunately SDC requires us to build more houses, hence development stagnation is not a viable option. The Plan’s policies of limiting areas for development (Housing Policy 1) and in keeping new housing numbers low (Housing :Policy 2) at least allows the community a strong voice in where new building takes place and how it might fit best into the local environment (Built Environment :Policy 2).
82	Resident	https://1drv.ms/b/s!ArddfdNv8IM0oR2BZXOtc-4mySoT *Roses Farm should not be developed *Objects to executive developments	*Disagree. There a number of comments on this particular topic which may result from a flyer distributed by an independent resident (see comment 77). The Plan explains the rationale for Reserve Sites and the NPG believes it is prudent to include them. The actual choice of Roses Farm as a Reserve Site (Housing Policy 3) was made after careful deliberation of all options. Reserve Sites have to provide a reasonable capacity for new housing, they also have to be deliverable and outside the BUAB; there are few sites in the parish which comply with these requirements. Any potential development would require normal planning permission which would include consideration of other points that have been raised (eg traffic, pedestrian safety and Conservation Areas). Note 21. *Agree. A focus on small-scale housing growth is a key feature of the Plan (Housing Policy 2) as is the need for smaller rather than larger ‘executive-style’ houses (Housing Policy 5). The Parish

			Council will have the authority of the Plan to support proposals for homes the village needs: that is, smaller homes rather than large executive dwellings (Notes 4 and 30). The Plan can identify those sites where development is to be resisted for historical, environmental or community reasons and specify construction materials according to a Village Design Statement (Built Environment Policy 2).
83	Resident	https://1drv.ms/b/s!ArddfdNv8IM0oR7Llkm74l75wpEz *Disappointed that Feoffee Farm not included	* Agree, but unfortunately not possible. The owner has ruled out the allocation of Feoffee Farm. Many respondents pointed out that part of this site would be an ideal location for a small number of affordable homes, particularly for the elderly. The Trustees of the charity that owns the farm have voted not to allow this to happen despite likely funding available to support such a venture. Sites can only be included in the plan if the owners agree. Note 24
84	Resident	https://1drv.ms/b/s!ArddfdNv8IM0oSG04Ortj6_1brmy *Likes BUABS *Need to avoid large developments *Excellent plan reflecting needs of the parish	*Comments noted. Built up Areas Boundaries are key to the Plan’s need to restrict new building to within certain defined places (Housing policy 1) , *Agree. A focus on small-scale housing growth over time is seen as essential to the Plan and would retain the character of the village (Housing Policy 2). This view was supported by over 90% of the respondents to a survey (Consultation Statement Appendix 3.3). *Comment noted.
85	Resident	https://1drv.ms/b/s!ArddfdNv8IM0oRuOw1ihD9Omrkhu *Does not want Lower Tysoe in the LSV and having its own BUAB	*Comments noted but disagree. The NPG sees Lower Tysoe as much a part of the village as the other two settlements and this reflects the views of over 70% of the respondents in the 2014 survey (Appendix 3). Residents of Lower Tysoe enjoy easy access to the ‘central’ facilities located in Middle Tysoe via well maintained footpaths, a newly resurfaced pavement or by a short

		<p>*Lack of consultation</p>	<p>distance on the road (by cycle or car) (Note 18). Many other comments question why Lower Tysoe should remain outside the village and be treated in some ways differently from Middle and Upper Tysoe. The view that a BUAB in Lower Tysoe will be detrimental to planning there is unsupported. Whilst the principle of new development would be acceptable within the BUAB, the fact that the Boundary has been drawn in the way proposed would limit building opportunities to small infill or conversion schemes (Note 19). Currently, Lower Tysoe, being defined as a rural hamlet, enjoys a level of protection from new building afforded by a presumption against development except in well defined circumstances. It should be pointed out that this has not prevented some eleven dwellings being granted planning permission there since 2011. It is the opinion of the Group that drawing Lower Tysoe into the LSV and providing it with its own BUAB will afford it greater protection than previously (Housing Policy 1). The Plan proposes that only three dwellings should be built there until 2031; it also complies with the NPPF and SDC's Core Strategy.</p> <p>*Disagree. The Timeline (Appendix 2) details the extent of the publicity, consultation, survey, advertising and information available over the last five years. Three draft Plans have been produced, each being informed by public comment as well as by meetings with local amenity groups and clubs, local landowners and local businesses. The Group meets formally on average monthly. These meetings have been open to the public and minutes are posted on the village notice board and on the Parish website. An update on the Plan has been delivered to the Parish Council at public meetings on a monthly basis since 2014 and a record covering consultations and meetings is held on a database. Many of the comments made have felt that the Plan has been well put together and is clearly presented. Notes 8 and 9</p>
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86	Resident	Duplicate of 54	
87	Resident	https://1drv.ms/b/s!ArddfdNv8IM0oSizGnlO3EX1Psbp *Objects to Lower Tysoe BUAB and the rationale behind it.	*Comments noted but disagree. The Group sees Lower Tysoe as much a part of the village as the other two settlements and this reflects the views of over 70% of the respondents in the 2014 survey (Appendix 3). Residents of Lower Tysoe enjoy easy access to the ‘central’ facilities located in Middle Tysoe via well maintained footpaths, a newly resurfaced pavement or by a short distance on the road (by cycle or car) (Note 18). Many other comments question why Lower Tysoe should remain outside the village and be treated in some ways differently from Middle and Upper Tysoe. The view that a BUAB in Lower Tysoe will be detrimental to planning there is unsupported. Whilst the principle of new development would be acceptable within the BUAB, the fact that the Boundary has been drawn in the way proposed would limit building opportunities to small infill or conversion schemes (Note 19). Currently, Lower Tysoe, being defined as a rural hamlet, enjoys a level of protection from new building afforded by a presumption against development except in well defined circumstances. It should be pointed out that this has not prevented some eleven dwellings being granted planning permission there since 2011. It is the opinion of the Group that drawing Lower Tysoe into the Local Service Village and providing it with its own BUAB will afford it greater protection than previously (Housing Policy 1). The Plan proposes that only three dwellings should be built there until 2031; it also complies with the NPPF and SDC's Core Strategy.
88	Resident	https://1drv.ms/b/s!ArddfdNv8IM0oRgTEhbNBQrMe9c3 *Does not like the strategic gap as it pushes houses elsewhere	*Comment noted. The Strategic Gap was highly valued in the draft Plan and received much positive feedback (Natural Environment Policy 6) although a small number of respondents wished to see (as here) ribbon development between Middle and Lower Tysoe. The Neighbourhood Planning Group believe it is important to

		<p>*Lack of affordable housing</p> <p>*No development should be allowed in Conservation Areas</p>	<p>preserve this visual break between Lower and Middle Tysoe in order to preserve their character and setting. The Area of Outstanding Natural Beauty only covers the east side of the road between Middle and Lower Tysoe but, although a significant designation, in itself is not a full guarantee against future development.</p> <p>*Comment noted. Numerous comments on the Plan expressed concern that there were no small or affordable housing schemes proposed in the Plan either for the elderly and young families. This is now addressed in the Plan (Housing Policy 2, para 6.3.0.6). From a commercial point of view small affordable houses are uneconomic to construct. The Group has pursued potential sites with several land owners, most notably at Feoffee Farm, Roses Farm as well as Sites 2 and 3 where the owner is now seriously considering an affordable scheme. Alternatively affordable housing may be permitted under a Rural Exception Scheme. Note 22</p> <p>*Comments noted. Although the Neighbourhood Planning Group would wish to avoid building in Conservation Areas, there is no planning reason why development should not take place there. However, any development that might take place would need to conform to appropriate design and materials defined by the Plan and be appropriate to the character of the built and natural environment (Built Environment Policies 1 and 2).</p>
89	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oRcAaDNLPMUaQkJy</p> <p>*Thanks to everyone</p> <p>*A pity Feoffee has not been used for affordable housing</p>	<p>*Comment noted.</p> <p>*Agree but unfortunately not possible. The owner has ruled out the allocation of Feoffee Farm which is a small working farm. Many respondents pointed out that part of this site would be an ideal location for a small number of affordable homes, particularly for</p>

			the elderly. The Trustees of the charity that owns the farm have voted not to allow this to happen despite likely funding available to support such a venture. Sites can only be included in the plan if the owners agree. Note 24. However, it now seems likely that affordable housing might be available on one of the other allocated sites (Housing Policy 2 , para 6.3.0.6). Note 22
90	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oRnxuy-vdpyd2yFX</p> <p>*Good that Lower Tysoe is part of the LSV</p> <p>*Generally supportive</p>	<p>*Comment noted, see Housing Policy 1.</p> <p>*Comment noted</p>
91	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oRUAfjG3L62fXCrn</p> <p>*Generally supportive</p> <p>*Thinks that Green Space (Lock’s Paddock) would be better as bungalow housing</p> <p>*Are Reserve Sites really necessary?</p>	<p>*Comment noted</p> <p>*Comment noted. ‘Local Green spaces’ have been designated as being those areas which are local to the community and considered to be special or important on the basis of their beauty, history, recreational value or tranquillity (Natural Environment Policy 4). They should remain undeveloped in perpetuity in order to retain oases of open space and ‘green lungs’ within the village. This site was not put forward as a possible site for development whereas sites on the other side of the road were. The Neighbourhood Planning Group felt it appropriate to maintain this as green space in order to balance the new development. Note 29</p> <p>* Reserve sites are necessary as being a possible “safety valve” in the case where SDC cannot demonstrate a 5 year housing land supply. Reserve sites would only be released for development in very specific circumstances (SDC’s Core Strategy CS16) or they may be released if a suitable Rural Exception Scheme was proposed on them. If the circumstances under which Reserve Sites would be released for development were triggered then, in the absence of a Reserve Site identified in the Plan, it is likely that the District Council would allocate one through the Site Allocation Plan</p>

			(currently being prepared); equally a developer might apply to build in a place unwelcome to the community. So, whilst it is not prescribed that villages should identify Reserve Sites it is highly recommended that they do. The NPG believes it is better for the local community to be in control of where development should be located rather than to leave it to others. Notes 20 - 21
92	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oRbchhCMNt0eg312</p> <p>*Queries consultation system and sees whole process being, undemocratic and full of vested interests.</p>	<p>*Disagree. The Timeline (Appendix 2) details the extent of the publicity, consultation, survey, advertising and information available over the last five years. Three draft Plans have been produced, each being informed by public comment as well as by meetings with local amenity groups and clubs, local landowners and local businesses. The Group meets formally on average monthly. These meetings have been open to the public and minutes are posted on the village notice board and on the Parish website. Some residents may have been more vocal than others but everyone has had the opportunity to engage throughout the process. The choice of Allocated Sites has been made according to defined criteria (Housing Policy 2) not as the result of ‘Nimbyism’ as the comment suggests. Notes 8 and 9</p>
93	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oRRgnyZPpttggdWa</p> <p>*All the allocated houses should be in Upper and Lower Tysoe</p> <p>*There should be houses for young and elderly</p>	<p>*Comment noted. The Plan views the three Tysoes as a single entity (Housing Policy 1) and the ‘longlist’ of 16 possible allocated sites for development were spread between the three. The final choice of sites was made on the basis of applying a set of consistent criteria for suitability (Housing Policy 2). Whether they were in Upper, Middle or Lower Tysoe was not part of the equation. To have removed Middle Tysoe from the process would have been undemocratic and socially divisive. Notes 10 - 13</p> <p>*Agreed, and the Plan does its best to support small and/or affordable properties. The need for smaller homes is recognised in the proposed housing mix (Housing Policy 5) and the need for</p>

			affordable homes is now addressed in the Plan (Housing Policy 2 , para 6.3.0.6). From a commercial point of view small affordable houses are uneconomic to construct. The Group has pursued potential sites with several land owners, most notably at Feoffee Farm, Roses Farm as well as Sites 2 and 3 where the owner is now seriously considering an affordable scheme. Alternatively affordable housing may be permitted under a Rural Exception Scheme. Note 22
94	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oRowdT7ShciErg67</p> <p>*Good that Lower Tysoe is part of the LSV</p> <p>*Why does Lower Tysoe need its own BUAB?</p> <p>*The NPG contains too many Lower Tysoe people</p>	<p>*Comment noted, see Housing Policy 2.</p> <p>* A BUAB is a key element of a Local Service Village. It is a virtual boundary drawn tightly around the existing built form of a settlement (and any proposed allocations) to define the area within which development will be supported in principal. This boundary has been drawn quite tightly around Lower Tysoe in order to inhibit any unwanted or speculative development. Outside the Built up Area Boundary only development of a few very specific types will be supported. Notes 15 - 19</p> <p>*Disagree. Currently one of the seven members of the Group is from Lower Tysoe</p>
95	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oRM4pNkPYRGqaAiv</p> <p>*Plan takes into account comments made by residents</p> <p>*Lower Tysoe should be seen as part of the whole</p> <p>*Private land as green space is untenable</p>	<p>*Agreed. The Timeline (Appendix 2) shows the extent of public consultation and engagement over the five years and the way in which the final Plan has evolved.</p> <p>*Agree. This is a key element of the Plan (Housing Policy 1)</p> <p>*Disagree. Local Green Spaces have been designated as being those areas which are local to the community and considered to be special or important on the basis of their beauty, history, recreational value or tranquillity (Natural Environment Policy 4).</p>

			The idea is that they should remain undeveloped in perpetuity in order to retain oases of open space and ‘green lungs’ within the village. The majority of these designations are in public ownership, but this is not essential. The ‘Local Green Space’ site assessments are referenced in the draft Plan. Note 29 and link to NPPF.
96	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oRljL0osCPrUupWL</p> <p>*I appreciate the time and effort</p> <p>*Lower Tysoe should not be separate</p> <p>*Affordable housing needed</p>	<p>*Comments noted</p> <p>*Agree, see Housing Policy 1, also Note 18</p> <p>* Agree. The need for smaller and/or affordable homes is recognised in the proposed housing mix (Housing Policy 5) and in Housing Policy 2, para 6.3.0.6). From a commercial point of view small affordable houses are uneconomic to construct. The Group has pursued potential sites with several land owners, most notably at Feoffee Farm, Roses Farm as well as Sites 2 and 3 where the owner is now seriously considering an affordable scheme. Alternatively affordable housing may be permitted under a Rural Exception Scheme. Note 22</p>
97	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oQ---UC_r3v0TGEG</p> <p>*Leave as written</p>	<p>*Comment noted</p>
98	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oREN_Xvxmnw9ORRv</p> <p>*Objects to Roses Farm as potential site on conservation and historical grounds</p>	<p>*Comment noted. The Plan explains the rationale for reserve sites and the Neighbourhood Planning Group believe it is prudent to include them. The actual choice of Roses Farm as a Reserve Site (Housing Policy 3) was made after careful deliberation of all options. Reserve Sites have to provide a reasonable capacity for new housing, they also have to be deliverable and outside the Built up Area Boundary; there are few sites in the parish which comply with these requirements. Any development would need to take into account the Plan’s policy on the value of heritage assets (Built Environment Policy 1). In any event, any potential development would require normal planning permission which would require</p>

			consideration of these assets. Note 21.
99	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oQ08YTzDNdiSe6E Objects to Roses Farm as potential site on traffic and views grounds</p>	<p>*Comment noted. The Plan explains the rationale for Reserve Sites and the NPG believes it is prudent to include them. The actual choice of Roses Farm as a Reserve Site (Housing Policy 3) was made after careful deliberation of all options. Reserve Sites have to provide a reasonable capacity for new housing, they also have to be deliverable and outside the BUAB; there are few sites in the parish which comply with these requirements. Any development would also need to take into account the Plan’s policy on the value of landscapes and views (Natural Environmental Policy 5). Traffic and access issues have been voiced in a number of comments, but a study by Warwickshire County Council’s Highways Authority indicates that the problems can be mitigated. In any event, any potential development would require normal planning permission which would include consideration of access and traffic. Note 21</p>
100	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oR-w2WdTqP3OGGFP *Impressive piece of work</p> <p>*Failure to find space for affordable houses</p> <p>*Methodist Chapel should be seen as a community asset</p>	<p>*Comment noted</p> <p>*Comment noted. The need for smaller and/or affordable homes is recognised in the proposed housing mix (Housing Policy 5) and in Housing Policy 2, para 6.3.0.6). From a commercial point of view small affordable houses are uneconomic to construct. The Group has pursued potential sites with several land owners, most notably at Feoffee Farm, Roses Farm as well as Sites 2 and 3 where the owner is now seriously considering an affordable scheme. Alternatively affordable housing may be permitted under a Rural Exception Scheme. Note 22</p> <p>*Agree. There were varying opinions about this (eg see comment 8) but the building has now been listed as a community asset in the Plan (Community Assets Policy 1)</p>

		<p>*Some confusion about Feoffee</p> <p>*Queries the BUAB in Lower Tysoe</p>	<p>*Comment noted. The farm was originally in the list of potential sites, but the owner, the Tysoe Utility Trust, has asked for it to be removed. Many respondents pointed out that part of this site would be an ideal location for a small number of affordable homes, particularly for the elderly. The Trustees have voted not to allow this to happen despite likely funding available to support such a venture. Sites can only be included in the plan if the owners agree. Note 24.</p> <p>* Comment noted. A BUAB is a key element of a Local Service Village. It is a virtual boundary drawn tightly around the existing built form of a settlement (and any proposed allocations) to define the area within which development will be supported in principal. This boundary has been drawn quite tightly around Lower Tysoe in order to inhibit any unwanted or speculative development. Outside the BUAB only development of a few very specific types will be supported. Notes 15 to 19</p>
101	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oQ5cGECvaFwFsKM7</p> <p>* Roses Farm is unsuitable on grounds of traffic and safety</p>	<p>*Disagree. The Plan explains the rationale for reserve sites and the NPG believes it is prudent to include them. The actual choice of Roses Farm as a Reserve Site (Housing Policy 3) was made after careful deliberation of all options. Reserve Sites have to provide a reasonable capacity for new housing, they also have to be deliverable and outside the BUAB. There are few sites in the parish which comply with these requirements. Several comments raised the issue of traffic/access as an objection, but a study by Warwickshire County Council’s Highways Authority indicates that the problems can be mitigated. In any event, any potential development would require normal planning permission which would include consideration of access, traffic and pedestrian movement. Note 21</p>
102	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oylIOFiWYlKlImXb</p> <p>* Roses Farm is unsuitable on grounds of traffic, safety and</p>	<p>*Disagree. The Plan explains the rationale for reserve sites and the</p>

		conservation	NPG believe it is prudent to include them. The actual choice of Roses Farm as a Reserve Site (Housing Policy 3) was made after careful deliberation of all options. Reserve Sites have to provide a reasonable capacity for new housing, they also have to be deliverable and outside the BUAB. There are few sites in the parish which comply with these requirements. Several comments raised the issue of traffic/access as an objection, but a study by Warwickshire County Council’s Highways Authority indicates that the problems can be mitigated. In any event, any potential development would require normal planning permission which would include consideration of access, traffic and pedestrian movement. It would also need to take into account the Plan’s policy on the value of heritage assets (Built Environment Policy 1). Note 21
103	Resident	https://1drv.ms/b/s!ArddfdNv8IM0oQsHRuoGhW7vF6mL *Objects to Roses Farm on various grounds	*Disagree. The Plan explains the rationale for Reserve Sites and the NPG believe it is prudent to include them. The actual choice of Roses Farm as a Reserve Site (Housing Policy 3) was made after careful deliberation of all options. Reserve Sites have to provide a reasonable capacity for new housing, they also have to be deliverable and outside the BUAB. There are few sites in the parish which comply with these requirements. Several comments raised the issue of traffic/access as an objection, but a study by Warwickshire County Council’s Highways Authority indicates that the problems can be mitigated. In any event, any potential development would require normal planning permission which would include consideration of access, traffic and pedestrian movement. . It would also need to take into account the Plan’s policy on the value of heritage assets (Built Environment Policy 1) and other issues such as views, particularly from the adjacent AONB (Natural Environment Policy 1) . Note 21
104	Resident	https://1drv.ms/b/s!ArddfdNv8IM0oRA1rFNq_d1UFxSk *Prefers infill development to extending boundaries	*Agree in the sense that the BUABs are intended to limit new

		<p>*Too many 4+ bedroom type houses</p> <p>* Roses Farm is unsuitable</p>	<p>development to appropriate locations and inhibit speculative or unwanted development outside the current settlements. ‘Windfall’ development would also be acceptable in principle. (Housing Policy 1 and 2). Notes 11 and 14</p> <p>*Agree, see Housing Policy 5. Tysoe already has a greater proportion of larger houses than the District Council’s Core Strategy defined housing mix. It is the intention of the Plan to rebalance this by recommending a preponderance of smaller dwellings. In addition, numerous comments on the Plan express concern that there were no small or affordable housing schemes proposed in the Plan either for the elderly and young families. This is now addressed in the Plan (Housing Policy 2, para 6.3.0.6).</p> <p>*Disagree. The Plan explains the rationale for Reserve Sites and the NPG believes it is prudent to include them. The actual choice of Roses Farm as a Reserve Site (Housing Policy 3) was made after careful deliberation of all options. Reserve Sites have to provide a reasonable capacity for new housing, they also have to be deliverable and outside the BUAB. Any potential development would require normal planning permission which would include consideration of access, traffic and pedestrian movement. It would also need to take into account the Plan’s policy on the value of heritage assets (Built Environment Policy 1) and on the local environment (Natural Environment Policy 1).Note 21</p>
105	Non-resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oQkLKKcaVrLn4A1w</p> <p>*The village is being ruined by too many houses and too many vehicles.</p>	<p>*Agreed. New dwellings are inevitable but the Plan enables the village to develop in a controlled way (Housing Policy 2) in order to minimise excessive traffic volumes and maintain the character of the existing settlement (Built Environment Policy 1 and 2). Note 1</p>
106	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oQo-csl7GDLnUY</p> <p>Roses Farm is unsuitable on grounds of traffic, safety and conservation</p>	<p>*Disagree. The Plan explains the rationale for reserve sites and the NPG believes it is prudent to include them. The actual choice of</p>

			<p>Roses Farm as a Reserve Site (Housing Policy 3) was made after careful deliberation of all options. Reserve Sites have to provide a reasonable capacity for new housing, they also have to be deliverable and outside the Built up Area Boundary. There are few sites in the parish which comply with these requirements. Several comments raised the issue of traffic/access as an objection, but a study by Warwickshire County Council’s Highways Authority indicates that the problems can be mitigated. In any event, any potential development would require normal planning permission which would include consideration of access, traffic and pedestrian movement. It would also need to take into account the Plan’s policy on the value of heritage assets (Built Environment Policy 1). Note 21</p>
107	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oQgj1EujiUstGmQa * Roses Farm is unsuitable on grounds of traffic, safety and conservation</p>	<p>*Disagree. The Plan explains the rationale for reserve sites and the NPG believe it is prudent to include them. The actual choice of Roses Farm as a Reserve Site (Housing Policy 3) was made after careful deliberation of all options. Reserve Sites have to provide a reasonable capacity for new housing, they also have to be deliverable and outside the BUAB. There are few sites in the parish which comply with these requirements. Several comments raised the issue of traffic/access as an objection, but a study by Warwickshire County Council’s Highways Authority indicates that the problems can be mitigated. In any event, any potential development would require normal planning permission which would include consideration of access, traffic and pedestrian movement. It would also need to take into account the Plan’s policy on the value of heritage assets (Built Environment Policy 1). Note 21</p>
108	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oQSy62jtnO9Cpa_P *Roses Farm is unsuitable on grounds of traffic and safety</p>	<p>*Disagree. The Plan explains the rationale for reserve sites and the NPG believes it is prudent to include them. The actual choice of Roses Farm as a Reserve Site (Housing Policy 3) was made after</p>

			careful deliberation of all options. Reserve Sites have to provide a reasonable capacity for new housing, they also have to be deliverable and outside the BUAB. There are few sites in the parish which comply with these requirements. Several comments raised the issue of traffic/access as an objection, but a study by Warwickshire County Council’s Highways Authority indicates that the problems can be mitigated. In any event, any potential development would require normal planning permission which would include consideration of access, traffic and pedestrian movement. Note 21
109	Resident	https://1drv.ms/b/s!ArddfdNv8IM0oQMFCRhGwwRbK6f2 *Leave the middle of Tysoe alone and put more houses in Lower Tysoe	*Comment noted. Lower Tysoe has already taken proportionately more houses than the rest of the village in the last 7 years. The Plan has used a consistent set of criteria to identify sites suitable for new development irrespective of which of the three hamlets they lie in (Housing Policy 2). To do otherwise would be seen as divisive. Note 11
110	Resident	https://1drv.ms/b/s!ArddfdNv8IM0oQeVKRW1qWr4p22o *Please no houses in Conservation Areas	*Comments noted. Although the Neighbourhood Planning Group would wish to avoid building in Conservation Areas, there is no planning reason why development should not take place there. However, any development that might take place would need to conform to appropriate design and materials defined by the Plan and be appropriate to the character of the built and natural environment (Built Environment Policies 1 and 2).
111	Resident	https://1drv.ms/b/s!ArddfdNv8IM0oQIBGMkO0ddcV4py *Sees no need for development. Plan is inappropriate especially for Conservation Areas	*Disagree. Unfortunately, new dwellings are inevitable but the Plan enables the village to develop in a controlled way (Housing Policy 2) in order to maintain the character of the existing settlements (Built Environment Policy 1 and 2) and to minimise excessive traffic volumes. Although the NPG would wish to avoid building in Conservation Areas, there is no planning reason why development should not take place there, subject to the criteria

			above.
112	Resident	https://1drv.ms/b/s!ArddfdNv8IM0oQB8kp54uA1-xr5 *Small developments only please	*Agree. A focus on small-scale housing growth is a key feature of the Plan (Housing Policy 2) as is the need for smaller rather than larger ‘executive-style’ houses (Housing Policy 5). The Plan can identify those sites where development is to be resisted for historical, environmental or community reasons and specify construction materials according to a Village Design Statement (Built Environment Policy 2). Note 4 .
113	Resident	https://1drv.ms/b/s!ArddfdNv8IM0oQFOn2DsANqhXh-A *Priority development should be in Lower Tysoe *Not enough on traffic danger and congestion	*Disagree. Lower Tysoe has already taken proportionately more houses than the rest of the village in the last 7 years. The Plan has used a consistent set of criteria to identify sites suitable for new development irrespective of which of the three hamlets they lie in (Housing Policy 2). To do otherwise would be seen as divisive. Note 11 *Comment noted. This is effectively outside the remit of the Group. However, the Plan’s emphasis on limiting new development to a small scale growth in a controlled way (Housing Policy 2) will also have an impact on limiting the growth of associated traffic.
114	Resident	https://1drv.ms/b/s!ArddfdNv8IM0oH6h8eXk7uw4PSUv *Too much traffic/congestion in Middle/Upper Tysoe. *New development should be focused on Lower Tysoe	*Comment noted. This issue of traffic is effectively outside the remit of the Group. However, the Plan’s emphasis on limiting new development to a small scale growth in a controlled way (Housing Policy 2) will also have an impact on limiting the growth of associated traffic. *Disagree. Lower Tysoe has already taken proportionately more houses than the rest of the village in the last 7 years. The Plan has used a consistent set of criteria to identify sites suitable for new development irrespective of which of the three hamlets they lie in (Housing Policy 2). To do otherwise would be seen as divisive.

			Note 11
115	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oQb4BDolJtQBVVA0 Too many houses at Roses Farm on grounds of parking, traffic and safety. Would prefer smaller number of houses</p>	<p>*Comment Noted. The Plan explains the rationale for reserve sites (Housing Policy 3). The actual number of any potential dwellings has not been defined but the owner (Compton Estates) considers that there would be sufficient to enable there to be a proportion of affordable houses. Several comments raised the issue of traffic/access as an objection to the site, but a study by Warwickshire County Council’s Highways Authority indicates that the problems can be mitigated. In any event, any potential development would require normal planning permission which would include consideration of access, traffic and pedestrian movement. Note 21</p>
116	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oHyRvxYPe-sJWeBM *Would like to complement the team and thank them; *Lower Tysoe should be in the LSV *Excellent document *Supports Roses Farm; objects to Herberts Farm</p>	<p>*Comments noted *Agreed, see Housing Policy 1. *Comments noted. *Comments noted. The Plan explains the rationale for reserve sites (Housing Policy 3). Both sites were assessed by the Group, and independently by the planning consultant, as having suitable characteristics to be identified as Reserve Sites. Herbert’s Farm would continue to be a working farm even if development took place. The present outbuildings and byres could be moved further west thus ensuring that the village still possessed an active farm close to its centre. Issues of access have been considered by Warwickshire County Council’s Highways Authority and indicate that any problems can be mitigated. In any event, any potential development would require normal planning permission which would include consideration of access, traffic and pedestrian movement. Note 21</p>

117	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oQVCgov1oLulWRJx</p> <p>*Objects to development in the middle of the village, especially allocated site 3</p>	<p>*Comments noted. Unfortunately, new dwellings are inevitable but the Plan enables the village to develop in a controlled way (Housing Policy 2) in order to maintain the character of the existing settlements (Built Environment Policy 1 and 2). The sites have been selected using a consistent set of criteria by both the Group and an independent planning consultant. Site 3 was one of the three sites selected and also has the benefit of offering the potential of much need affordable housing. Contrary to the respondent’s comments, Middle Tysoe contains a number of designated Local Green Spaces (Natural Environment Policy 4) one of which lies almost opposite the site in question. Notes 10 - 13</p>
118	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oH_ihYZ2NolGig32</p> <p>*Roses farm is unsuitable on traffic and conservation grounds</p>	<p>*Disagree. The Plan explains the rationale for Reserve Sites and the NPG believes it is prudent to include them. The actual choice of Roses Farm as a Reserve Site (Housing Policy 3) was made after careful deliberation of all options. Reserve Sites have to provide a reasonable capacity for new housing, they also have to be deliverable and outside the BUAB. There are few sites in the parish which comply with these requirements. Several comments raised the issue of traffic/access as an objection, but a study by Warwickshire County Council’s Highways Authority indicates that the problems can be mitigated. In any event, any potential development would require normal planning permission which would include consideration of access, traffic and pedestrian movement. It would also need to take into account the Plan’s policy on the value of heritage assets (Built Environment Policy 1). Note 21</p>
119	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oHuNOu-b1f-S5QSW</p> <p>*Herbert’s Farm is unsuitable as a Reserve Site (ie removes farming from the village).</p>	<p>*Comments noted. The Plan explains the rationale for the two Reserve Sites (Housing Policy 3). Both sites were assessed by the Group, and independently by the planning consultant, as being</p>

			<p>suitable. Herbert’s Farm would continue to be a working farm even if development took place and the respondent’s fears unwarranted. The present outbuildings and byres could be moved further west thus ensuring that the village still possessed an active farm close to its centre. Any potential development would require normal planning permission which would include consideration of access, traffic and pedestrian movement. Another working farm in the village (Feoffee) is not among the list of sites and would be ideal as a ‘starter farm’ for a young person to maintain the farming tradition as the respondent might hope. Note 21</p>
120	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oH3esRJxGAqvEg0J *Agrees with all suggested sites *Lower Tysoe should be part of the whole. *Does not tackle affordable housing sufficiently *Needs to emphasise use of local stone</p>	<p>*Comments noted, see Housing Policy 2. *Agree, see Housing Policy 1 *Comment noted. Numerous comments on the Plan express concern that there were no small or affordable housing schemes proposed in the Plan either for the elderly and young families. This is now addressed in the Plan (Housing Policy 2, para 6.3.0.6). From a commercial point of view small affordable houses are uneconomic to construct. The Group has pursued potential sites with several land owners, most notably at Feoffee Farm, Roses Farm as well as Sites 2 and 3 where the owner is seriously considering an affordable scheme. Alternatively affordable housing may be permitted under a Rural Exception Scheme. Note 22 *Agree. This is important in retaining the character of the village and is embedded in Built Environment Policy 2. Note 22</p>
121	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oHhp2RR9pN2B_oFj *Agree with development sites *More affordable housing needed</p>	<p>Comments noted, see Housing Policy 2 *Comment noted. Numerous comments on the Plan express</p>

			concern that there were no small or affordable housing schemes proposed in the Plan either for the elderly and young families. This is now addressed in the Plan (Housing Policy 2 , para 6.3.0.6). From a commercial point of view small affordable houses are uneconomic to construct. The Group has pursued potential sites with several land owners, most notably at Feoffee Farm, Roses Farm as well as Sites 2 and 3 where the owner is seriously considering an affordable scheme. Alternatively affordable housing may be permitted under a Rural Exception Scheme. Note 22
122	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oHkZM_m4Wz3r1CDN</p> <p>*The Methodist Church is a village amenity</p> <p>*Affordable housing should be a priority</p> <p>*More building needed in Lower Tysoe</p>	<p>*Agree. The Methodist Church has now been included as a community asset (Community Assets Policy 1).</p> <p>*Agree. Numerous comments on the Plan express concern that there were no small or affordable housing schemes proposed in the Plan either for the elderly and young families. This now addressed in the Plan (Housing Policy 2, para 6.3.0.6). From a commercial point of view small affordable houses are uneconomic to construct. The Group has pursued potential sites with several land owners, most notably at Feoffee Farm, Roses Farm as well as Sites 2 and 3 where the owner is seriously considering an affordable scheme. Alternatively affordable housing may be permitted under a Rural Exception Scheme. Note 22</p> <p>*Disagree. Lower Tysoe has taken proportionately more houses than rest of village in the last 7 years. The Plan has used a consistent set of criteria to identify sites suitable for new development irrespective of which of the three hamlets they lie in (Housing Policy 2). To do otherwise would be seen as divisive. Note 11</p>
123	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oHorPzGJTTr1lupp</p> <p>* Roses Farm is unsuitable on traffic and safety grounds</p>	<p>*Disagree. The Plan explains the rationale for reserve sites and the</p>

			<p>NPG believes it is prudent to include them. The actual choice of Roses Farm as a Reserve Site (Housing Policy 3) was made after careful deliberation of all options. Reserve Sites have to provide a reasonable capacity for new housing, they also have to be deliverable and outside the BUAB. There are few sites in the parish which comply with these requirements. Several comments raised the issue of traffic/access as an objection, but a study by Warwickshire County Council’s Highways Authority indicates that the problems can be mitigated. In any event, any potential development would require normal planning permission which would include consideration of access, traffic and pedestrian movement. Note 21</p>
124	Resident	<p>https://1drv.ms/b/s!ArddfdNv8IM0oHdNfYcHfZBhBaHt *Number of new houses too great for size of village</p> <p>*Affordable homes should be in roughcast or brick; ironstone is too expensive.</p> <p>*Objects to Rural Exception scheme</p>	<p>*Comments noted. Unfortunately, new dwellings are inevitable and the village is required to accommodate them. However, the Plan enables the village to develop in a controlled way (Housing Policy 2) and in a manner which will maintain the character and environment of the existing settlements (Built Environment Policy 1 and 2).</p> <p>*Disagree. The Plan requires all buildings to be of appropriate character and materials irrespective of their affordability (Built Environment Policy 2). It would be divisive to do otherwise and be to the detriment of the character of the village. The Plan anticipates that the majority of affordable homes will be for rent rather than purchase and discussions have taken place with owners of both the Roses Farm site and of Site 3 and with a housing association to this effect. Note 22</p> <p>*Comment noted. The Group accepts that an element of market housing may be drawn into a Rural Exception Scheme (Housing Policy 4), but these schemes are exceptional and in any event the recommendation of the Plan in terms of housing types, materials</p>

			and density will be a pertinent part of the planning process (Built Environment Policy 2).
125	Resident	https://1drv.ms/b/s!ArddfdNv8IM0oypTafkUtRRtdhnf * Herbert’s Farm is unsuitable on traffic grounds	*Comments noted. The Plan explains the rationale for Reserve Sites (Housing Policy 3). Herbert’s farm was assessed by the Group, and independently by the planning consultant, as being suitable.. Issues of access have been considered by Warwickshire County Council’s Highways Authority and indicate that any problems can be mitigated. In any event, any potential development would require normal planning permission which would include consideration of access, traffic and pedestrian movement. Note 21
126	Resident	https://1drv.ms/b/s!ArddfdNv8IM0oHXmMjSuiIDcsCgL *Roses Farm is unsuitable on traffic, safety and conservation grounds.	*Comments noted. The Plan explains the rationale for reserve sites and the NPG believes it is prudent to include them. The actual choice of Roses Farm as a Reserve Site (Housing Policy 3) was made after careful deliberation of all options. Reserve Sites have to provide a reasonable capacity for new housing, they also have to be deliverable and outside the BUAB. There are few sites in the parish which comply with these requirements. Several comments raised the issue of traffic/access as an objection, but a study by Warwickshire County Council’s Highways Authority indicates that the problems can be mitigated. In any event, any potential development would require normal planning permission which would include consideration of access, traffic and pedestrian movement. It would also need to take into account the Plan’s policy on the value of heritage assets (Built Environment Policy 1). Note 21
127		Inadvertent duplicate of 52	See response for comment 52
128		Inadvertent duplicate of 56	See response for comment 56
129		Inadvertent duplicate of 55	See response for comment 55
130		Inadvertent duplicate of 53	See response for comment 53
131		Inadvertent duplicate of 70	See response for comment 70

<p>132</p>	<p>Resident</p>	<p>https://1drv.ms/b/s!ArddfdNv8IM0oShCZSeol-IPMiqc</p> <p>*Fully supports quality building materials, small developments, green spaces, ridge and furrow</p> <p>*Objects to the need for Reserve Sites</p> <p>*Feoffee is ideal site for much needed affordable housing</p>	<p>*Comments noted, see Built Environment Policy 2, Housing Policy 2, Natural Environment Policy 4 and Built Environment Policy 1 respectively.</p> <p>*Noted but disagree. Reserve sites necessary and are justified in Housing Policy 3. These sites are those identified as being a possible “safety valve” in the case where SDC cannot demonstrate a 5 year housing land supply. Reserve sites would only be released for development in very specific circumstances (SDC’s Core Strategy CS16) or they may be released if a suitable Rural Exception Scheme was proposed on them. If the circumstances under which Reserve Sites would be released for development were triggered then, in the absence of a Reserve Site identified in the Plan, it is likely that the District Council would allocate one through the Site Allocation Plan (currently being prepared); equally a developer might apply to build in a place unwelcome to the community. Whilst it is not prescribed that villages should identify Reserve Sites it is highly recommended that they do. The NPG believes it is better for the local community to be in control of where development should be located rather than to leave it to others. Notes 21-26.</p> <p>*Agree but unfortunately not possible. The owner has ruled out the allocation of Feoffee Farm which is a small working farm at the core of the village owned by the Tysoe Utility Trust which is a registered charity. Many respondents pointed out that part of this site would be an ideal location for a small number of affordable homes, particularly for the elderly. The Trustees have voted not to allow this to happen despite likely funding available to support such a venture. Sites can only be included in the plan if the owners agree. Note 24. The issue of affordable housing has now been addressed on Site 3 (Housing Policy 2, para 6.3.0.6. Note 22</p>
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<p>133</p>	<p>Supports affordable housing, green spaces, historic landscapes and small developments</p> <p>*Sees no need for Reserve Sites</p> <p>*Feoffee is ideal site for much needed affordable housing</p>	<p>https://1drv.ms/b/s!ArddfdNv8IM0oSmYCICPrSxLS1VE</p>	<p>Comments noted, see Housing Policy 5, Natural Environment Policy 4, Built Environment Policy 1 and Housing Policy 2 respectively. Affordable housing is also now addressed in Housing Policy 2, para 6.3.0.6; also Notes 22 - 26</p> <p>*Disagree. Reserve Sites necessary and are justified in Housing Policy 3. These sites are those identified as being a possible “safety valve” in the case where SDC cannot demonstrate a 5 year housing land supply. Reserve Sites would only be released for development in very specific circumstances (SDC’s Core Strategy CS16) or they may be released if a suitable Rural Exception Scheme was proposed on them. If the circumstances under which Reserve Sites would be released for development were triggered then, in the absence of a Reserve Site identified in the Plan, it is likely that the District Council would allocate one through the Site Allocation Plan (currently being prepared); equally a developer might apply to build in a place unwelcome to the community. Whilst it is not prescribed that villages should identify Reserve Sites it is highly recommended that they do. The NPG believes it is better for the local community to be in control of where development should be located rather than to leave it to others. Notes 21-26.</p> <p>*Agree but unfortunately not possible. The owner has ruled out the allocation of Feoffee Farm which is a small working farm at the core of the village owned by the Tysoe Utility Trust which is a registered charity. Many respondents pointed out that part of this site would be an ideal location for a small number of affordable homes, particularly for the elderly. The Trustees have voted not to allow this to happen despite likely funding available to support such a venture. Sites can only be included in the plan if the owners agree. Note 24. The issue of affordable housing has now been addressed on Site 3 (Housing Policy 2, para 6.3.0.6. Note 22</p>
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		*Not enough consultation for such major issues	*Disagree. The Timeline (Appendix 2) details the extent of the publicity, consultation, survey, advertising and information available over the last five years. Three draft Plans have been produced, each being informed by public comment as well as by meetings with local amenity groups and clubs, local landowners and local businesses. The Group meets formally on average monthly. These meetings have been open to the public and minutes are posted on the village notice board and on the Parish website. An update on the Plan has been delivered to the Parish Council at public meetings on a monthly basis since 2014 and a record covering consultations and meetings is held on a database. Many of the comments made have felt that the Plan has been well put together and is clearly presented. Notes 8 and 9
134		Inadvertent duplicate of 51	See response for comment 51

Amplification Notes to Responses

Note 1. Why do we have to have new development in Tysoe?

Stratford District Council, which is the Local Planning Authority, has developed a *Core Strategy* which points to the need to create new homes throughout the District during the period 2011 - 2031. One of the ways it proposes to do this is to share development throughout its Local Service Villages of which Tysoe is one (see Note 2). Several residents commented that Tysoe should have no more development at all but although the District Council may already have met their requirement from the Local Service Villages it is not felt that development stagnation is a viable option.

Note 2. What is a Local Service Village (or LSV)?

This is a definition applied by Stratford District Council to a village on the basis of being of a certain size with a defined set of amenities and facilities. These include the presence of public transport, shop, school etc. Tysoe is defined as a Local Service Village on these criteria and is

thus required by the District Council to take its share of new housing. The Local Services Villages are broken down into 4 categories, 1 being the most sustainable, and 4 being the least sustainable. Tysoe is classed as a category 2 Local Service Village.

Note 3. How many new homes do we have to have?

This is a moot point. Stratford District Council needs to deliver some 700 dwellings among category 2 Local Services Villages like Tysoe during the period 2011 – 2031. This figure is not a ceiling. Since 2011, 20 new houses have already been built in Upper, Middle and Lower Tysoe and a further 25 have been given planning permission. The Plan proposes a further 18 houses should be built in the Plan period. This average rate of build of slightly more than three per year, plus any windfall permissions, continues the steady rate of development that the village has found acceptable in the past. In addition to this there may be scope for much-needed ‘affordable’ housing (see Note 22) and Rural Exception Housing (see Note 23).

In theory, if Tysoe has not offered sufficient numbers to satisfy the District Council, the village may have reduced defence against opportunistic and unsympathetic development. The District Council has not questioned the proposed market housing numbers in the Plan.

Note 4. What is a Neighbourhood Development Plan?

A Neighbourhood Development Plan allows the local community to decide the nature, density and specified number of new dwellings (subject to windfall) and their preferred locations (see Notes 10 - 13, ‘Allocated Sites’) within a defined Built up Area Boundary (see Note 14). The Plan can also identify those sites where development is to be resisted for historical, environmental or community reasons and specify construction materials according to a Village Design Statement. This is the best way of avoiding the unplanned and speculative development (other than windfall development) that has already been seen in the village. Importantly, the Plan also includes a number of heritage, environment and community based policies covering a range of local issues.

The recently updated National Planning Policy Framework (2019) makes it clear that villages without a Neighbourhood Development Plan will be a great deal more vulnerable than those with one. Although a Neighbourhood Development Plan is not a legal document as such, it carries statutory weight in planning matters once passed at a local referendum and made part of the Development Plan for the area.

Note 5. What area is covered by the Neighbourhood Development Plan?

The whole Parish is covered by the Plan, but the three populated areas of Upper, Middle and Lower Tysoe are those likely to be most affected because this is where the majority of planning applications are focussed. The Plan is not only about development but also about the Parish’s historic and natural environment, the demographics, its amenities and its infrastructure.

Note 6. Who is responsible for the Neighbourhood Development Plan and its drafting?

The Parish Council is ultimately responsible for the Plan as the 'qualifying body', and the Neighbourhood Planning Group is accountable to the Parish Council. The Group was formed of local volunteers in 2014 and has been active ever since. Since 2014 over 20 different volunteers have given their time, and the current group consists of eight individuals from the Parish. Two are also Parish Councillors. The Group is supported by an independent planning consultant (funded by the Parish Council and Government grants) who attends meetings, gives professional advice and is actively involved in the whole process.

Note 7. Is there a defined process that has to be adopted?

The Neighbourhood Development Plan is a Government initiative (*The Neighbourhood Planning (General) Regulations 2012*) and there are rules as to how it should be prepared, what it should cover, and the extent to which consultation and engagement should take place with the community (<https://www.gov.uk/guidance/neighbourhood-planning--2#contents>). Although the Plan has to be in conformity with the strategic policies in the District Council's *Core Strategy* and any statutory designations (eg the National Planning Policy Framework), it can be flexible to reflect local concerns such as the environment, the character of the Parish and the wishes of the community. The District Council checks the Plan at certain stages during its progress. If the Plan was seen to be significantly deficient or have shortcomings it would not have been allowed to reach its present stage.

Note 8. What is the nature of the consultation/engagement process?

The Neighbourhood Planning Group has followed the defined guidelines and adhered to the prescribed process for producing a Neighbourhood Development Plan (see Note 7). This has required keeping the community informed, encouraging the community to be actively involved, and making the community aware of how their views are informing the Plan. A Parish-wide survey/questionnaire was conducted in 2014 (40% response), there have been three major drafts of the Plan since then (both hard copy and digital) each of which has involved a series of consultation evenings and open events. The Plan is evolutionary, each draft being informed by comments from the previous draft, by meetings with local amenity groups and clubs, local landowners, local businesses and by a Housing Needs Survey. The Group meets formally on average monthly. These meetings have been open to the public and minutes are posted on the village notice board and on the Parish website. An update on the Plan has been delivered to the Parish Council at public meetings on a monthly basis since 2014 and a record covering consultations and meetings is held on a database.

Note 9. Has there been sufficient community engagement during the process?

Several of the comments received made claims that this has not been the case. However, the Group has made every effort to reach and listen to all elements of the community (see Notes 7 and 8), publicising events with flyers, announcements and advertising. The group has done its utmost to give residents the opportunity to make comment and has considered public feedback carefully. Many of the comments made have felt that the Plan has been well put together and is clearly presented (see Consultation Statement Appendix 2 for timeline of meetings/consultations).

A public meeting in September 2018 was principally concerned with the proposals for the site of Roses Farm. A detailed presentation was made of the proposed scheme by the site owner followed by public questions.

Note 10. What are ‘Allocated Sites’?

Having decided on the approximate number of houses required to be built (see Note 3) the Plan needs to decide where they should be most suitably located to conform to the character, visual well-being and infrastructure of the village. The Neighbourhood Planning Group inherited a list of potential sites identified as early as 2012 by Stratford District Council.

(<https://www.stratford.gov.uk/doc/205783/name/ED412%20SHLAA%20Review%202012%20Strategic%20Housing%20Land%20Availability%20Assessment%20Jan%202013.pdf>). The community was also asked to suggest other possible locations and there was a ‘Call for Sites’ to encourage landowners to come forward. The result was a ‘long-list’ of 16 possible locations from which the allocated sites could be selected.

Note 11. How were the Allocated Sites chosen?

Each of the 16 possible sites (see Note 10) was assessed individually by the Neighbourhood Planning Group and also independently by the Group’s independent planning consultant whose remit was to consider them strictly in planning terms. A number of criteria were used to assess each site including relevant planning history and constraints; the landscape and topography; drainage and flooding; accessibility; the adjacent natural or historic built environment, and how any new build might fit into the existing settlement pattern and density. As a result three sites were selected as appropriate locations for future development. These provide capacity for approximately 18 dwellings. The full 16 site assessments are all in the public domain and are referenced in the Plan.

Note 12. Would an Allocated Site automatically get planning permission?

There is no guarantee that planning permission would automatically be granted on an Allocated Site but, given that each site has been carefully selected on planning grounds and would come with the full support of the community in the Plan, refusal on grounds of principle would not only be unlikely but also contrary to the spirit of the National Planning Policy Framework (2018) and the Localism Act (2011) which underpin the Plan. Ultimately it is the Planning Authority (the District Council) who has the power to grant permission for any application and a

fully approved Neighbourhood Development Plan will provide them and the Parish Council with a template of what might be acceptable within the parish (see Note 13).

Note 13. How can the Parish Council control what is built on an Allocated Site?

Once adopted, the Neighbourhood Development Plan will carry statutory weight being part of the Development Plan. All development will be assessed against all relevant policies contained within the Plan. All stakeholders, including developers and the District Council will therefore have to have pay due regard to the Village Design Statement, contained within the Plan in terms of character, style and construction materials etc. In short, the Plan gives added reassurance that the development would respect the local density and style of buildings.

Note 14. What is a Built-up Area Boundary (or BUAB) and what is its purpose?

This boundary is a key element of a Local Service Village (see Note 2). It is a virtual boundary drawn tightly around the existing built form of a settlement (and any proposed allocations) to define the area within which development will be supported in principal. Outside the Built up Area Boundary only development of a few very specific types will be supported – these include Rural Exception Schemes (developments of affordable housing which may also include a small number of market dwellings to make the scheme financially viable) (see Note 24), conversions of agricultural buildings into dwellings, rural workers dwellings and dwellings of significant architectural merit. Within the boundary development will be supported in principle by the Parish Council but would have to be subject to the normal planning rules and constraints.

Note 15. What are the implications of Lower Tysoe having its own Built up Area Boundary?

The Plan proposes that Lower Tysoe becomes part of the Local Service Village with the same planning rules as the rest of the village. In order to make this change it has to have its own Built up Area Boundary.

Drawing a Built up Area Boundary where one did not exist previously will mean that the principle of new housing development within the boundary will be acceptable. However, any new development would still have to comply with all relevant planning policies in the Plan (see Note 20) including those that apply to the density of development, character and style of the proposed development, vehicle and pedestrian safety, flood mitigation etc.

Note 16. How were the Built up Area Boundaries drawn?

Stratford District Council had already drawn a Built up Area Boundary around Middle and Upper Tysoe and the draft Plan has largely followed this line. It encompasses the buildings and gardens of those two settlements and also includes some currently undeveloped areas within the village which could be available for limited infill.

The proposed Built up Area Boundary for Lower Tysoe is drawn in very much the same way but as tightly as possible. This minimises potential development opportunity within the boundary. However, because the existing properties in this settlement are generally larger and sit on large plots, it necessarily dissects some plots in a very few places. This differs from the Built up Area Boundary for Middle and Upper Tysoe but is necessary as the placing of large gardens inside the boundary would otherwise offer the potential for inappropriate medium-scale development. This will provide a better future safeguard against unwanted or speculative building than at present. Built up Area Boundaries otherwise follow, as far as possible, physical demarcations such as building lines, fences, hedges, streams or other physical boundaries.

Note 17. What are Stratford District Council's views of Lower Tysoe having a Built Up Area Boundary)?

Currently Stratford District Council regards Lower Tysoe as a hamlet separate from the Local Service Village comprising Middle and Upper Tysoe (see Note 19). They did not include it in the Local Service Village because without its own services they regard development there as unsustainable. This has been the case for some years. However, their view, which has been consistently and often stated, is that whilst they would keep the *status quo*, should it be the wish of the community to change it, then they would accept that.

In effect, the decision as to whether Lower Tysoe has a Built up Area Boundary is a matter for the Neighbourhood Development Plan which covers Upper, Middle and Lower Tysoe and the rural parish.

It should be stressed that the Neighbourhood Development Plan is a community venture for the entire parish, not just parts of it, and is designed in the best interests of the whole Parish over the longer term.

The District Council has stated, in their comments on the draft Plan, that they are “generally comfortable with the justification for including Lower Tysoe within the BUAB for Tysoe”.

Note 18. Is it appropriate for Lower Tysoe to be included in the Local Service Village?

Residents of Lower Tysoe enjoy easy access to the facilities located in Middle Tysoe – the Church(es), Social Club, Public House, Shop, School, Post Office, Village Hall etc. These can be accessed from Lower Tysoe via well maintained footpaths, a newly resurfaced pavement or by a

short distance on the road (by cycle or car). In all practical terms these facilities are just as easily accessed from Lower Tysoe as they are from Upper Tysoe and, in the instance of school children, just as safely.

As a result the Group sees Lower Tysoe as much a part of the village as the other two settlements. However, the strong opinions of some residents from Lower Tysoe regard the planning implications of a Built up Area Boundary there to be detrimental (see Note 19). Many other comments have been received questioning why it is that Lower Tysoe should remain outside the village and be treated in some ways differently from the rest. Many residents have questioned why it is that new development should not be shared equitably across the three parts of the village rather than concentrated in Middle and Upper Tysoe alone.

Some residents have argued that the village survey, conducted in 2014 and in which the majority of respondents agreed that the village comprised the three settlements, cannot be relied upon because residents did not understand the implications behind the question. It is the Group's contention that residents were answering a simple question which demonstrated what is plainly evident: Lower Tysoe is regarded as an integral part of the village and as such should not be subject to any different rules or treatment from the rest of the village. This supports the view that Lower Tysoe is not regarded as sufficiently distant or separate from the rest of the village to warrant being treated in any way differently from the other two settlements.

The proposal to include Lower Tysoe within the Local Service Village with its own Built up Area Boundary supports the aims of the National Planning Policy Framework (2019), with which the Plan must comply. Paragraph 78 promotes the development of rural villages to support local services and the Plan sees Lower Tysoe as supporting the 'central' services in nearby Middle Tysoe.

It should also be noted that development has not been significantly inhibited by Lower Tysoe's exclusion from the Local Service Village. Since 2011 some 11 dwellings have been granted planning permission in Lower Tysoe largely because they have been supported by the Parish Council. Other recent applications have been refused permission for various planning reasons in addition to the principle of development. Planning applications in Lower Tysoe would continue to be assessed against all material planning considerations and unacceptable and inappropriate development will continue to be resisted.

Contrary to what has been stated in some documents, Lower Tysoe's inclusion in the Local Service Village would have no implications for existing houses. Any implications relate only to future new development.

Note 19. Will the inclusion of Lower Tysoe in the Local Service Village mean more development?

Whilst the principle of new development would be acceptable within the Built up Area Boundary, the fact that the Built up Area Boundary has been drawn in the way proposed would limit opportunities to small infill or conversion schemes (which are likely to be supported currently) apart from on Site 1 (land south of The Orchards). On this site a prior application to build 7 dwellings in a courtyard style development was refused permission because of over development and inappropriate style (among other reasons). The site is identified for a potential development of approximately 3 dwellings and whilst the Parish Council cannot control what may come forward in an application it is difficult to see how an application for a larger scale development would be acceptable.

Note 20. What is a Reserve Site and why are they included in the Plan?

Reserve sites are sites identified as being a possible “safety valve” in the case where Stratford District Council cannot demonstrate a 5 year housing land supply. Reserve sites would only be released for development in very specific circumstances (Stratford District Council Core Strategy CS16) or they may be released if a suitable Rural Exception Scheme were proposed on them (see Note 23). If the circumstances under which Reserve Sites would be released for development were triggered then, in the absence of a Reserve Site identified in the Plan, it is likely that the District Council would allocate one through the Site Allocation Plan (currently being prepared); equally a developer might apply to build in a place unwelcome to the community. So, whilst it is not prescribed that villages should identify Reserve Sites it is highly recommended that they do. It is considered better for the local community to be in control of where development should be located rather than to leave it to others. Reserve Sites remain outside the Built up Area Boundaries to protect them from development except where the circumstances identified in Policy CS16 occur.

Note 21. How were the Reserve Sites chosen?

Clearly, to be effective as a “safety valve” in the circumstances outlined in Note 20 above, Reserve Sites have to provide a reasonable capacity for new housing, they also have to be deliverable and outside the Built up Area Boundary. There are not many sites in the parish which comply with these requirements. The Neighbourhood Planning Group, assisted by the planning consultant, have assessed that the two sites identified in the Plan – Roses Farm and Herbert’s Farm - provide suitable characteristics to be identified as Reserve Sites.

Roses Farm has the additional benefit of a landowner (Compton Estates) who is prepared to construct a proportion of affordable housing and manage the rental arrangements in perpetuity (see Note 22). That said, neither is perfect, they both lie within conservation areas and they both present challenges for gaining suitable access. It is believed that these challenges can be mitigated (See WCC Highways Authority report at <https://1drv.ms/x/s!ArddfdNv8IM0nR3du8gH5pGQCC7H>) but ultimately this is a matter for the developer. No permission will be granted unless these can be satisfied during the planning application.

At Roses Farm the owners also own the surrounding properties and, if development were to be permitted, believe they could design vehicle access into the scheme which would meet Highways Authority's requirements. Pedestrian access could also be obtained via the footpath (suitably upgraded) which currently runs through the orchard and allotments to Shenington Road where it would connect to a metalled pavement.

Contrary to some comments, there is no reason to suspect that Herbert's Farm would not continue to be a working farm even if development took place. The present outbuildings and byres could be moved further west thus ensuring that the village still possessed an active farm close to its centre.

It should be remembered that any development of a Reserve Site would (a) only occur in the event of the housing supply not being met, and (b) would always be subject to the normal planning rules which, if they were not met, would prevent permission being granted.

Note 22. Is there a site specifically proposed for affordable housing?

Numerous comments on the Plan express concern that there are no small or affordable housing schemes proposed in the Plan either for the elderly and young families. From a commercial point of view small affordable houses are uneconomic to construct. Stratford District Council recognises this and has specified that in any development of 11 or more dwellings, approximately one third must be classed as 'affordable' (CS 17). One of the allocated sites in the Neighbourhood Development Plan (Site 3, proposed for 13 dwellings) will fall into this category (see Note 26).

Elsewhere, in order for housing to be realistically available to those on lower incomes, it would have to be subsidised. For example, a suitable plot of land would need to be acquired either cost free or well below market value, possibly through a charitable body, or be bought in conjunction with a housing association or other landowner, possibly for rental purposes. The Group has pursued potential sites with several land owners, most notably at Feoffee Farm (see Note 24), Roses Farm (see Note 21) as well as Sites 2 and 3 where the owner is seriously considering an affordable scheme. Alternatively affordable housing may be permitted under a Rural Exception Scheme (see Note 23).

Note 23. What is a Rural Exception Scheme?

Schemes which primarily provide affordable housing are termed 'Rural Exception Schemes' because of their value to the community. Such is the importance attached to need for social or affordable housing, and because of the special status of the scheme, these can be built after the

Plan and *outside* the Plan's Built up Area Boundary. However, they may also include a small number of market dwellings to make the scheme financially viable. In view of this, the Parish Council would prefer to control future planning by the provision of a supply of affordable housing inside the Built up Area Boundary of the original Plan although they would support an application for a suitable Rural Exception Scheme outside the Built up Area Boundary if one were proposed which met all relevant requirements.

Note 24. Why is Feoffee Farm not included as a proposed site?

Feoffee is a small working farm (outbuildings and fields, but no dwelling, at the core of the village) owned by the Tysoe Utility Trust which is a registered charity. Many respondents pointed out that part of this site would be an ideal location for a small number of affordable homes, particularly for the elderly. The Trustees have voted not to allow this to happen despite likely funding available to support such a venture (see Note 26). Sites can only be included in the plan if the owners agree. Therefore Feoffee is unable to be included as a proposed site. There were also comments that wished to see the site remain as it is; one respondent pointed out that Feoffee would make an excellent 'starter farm' for a young person.

Note 25. Could the Methodist Church site be used to provide affordable housing?

There are a small number of strong but opposing views in the village regarding the Methodist Church. While one side argues that it has been inexcusably omitted as a community asset, another sees it as being an ideal site for affordable housing, were it to be demolished. The Church lies inside the Built up Area Boundary and therefore the site is open to appropriate future redevelopment. Any site which was offered by a charitable body would certainly be considered for an affordable housing scheme and the Methodist Church knows the Parish Council would be interested if the site were to become available.

Note 26. Does the village or the District Council have any money to fund an affordable housing scheme.

Under normal circumstances there are no Parish Council funds available to support this. Affordable housing has mostly occurred under Stratford District Council's requirement that developments of 11 or more dwellings should contain a defined proportion (35%) of affordable houses (see Note 22). Developments below that number are required to make a contribution *in lieu* for the off-site provision of affordable housing in the District (known as a Section 106 agreement). Under this arrangement one recent development in Tysoe was required to allocate a sum which the District Council has promised will be available for affordable housing in Tysoe itself. The sum (around £400,000) is available to support a suitable scheme although none has yet been identified.

Note 27. Why are some areas of the parish designated wild-life areas?

Map 6 in the Draft Plan illustrates features of the natural environment and its biodiversity. This map has been downloaded directly from Warwickshire County Council's website and is the result of the work of the Warwickshire Wildlife Trust commencing in 1999. There are no 'designations' as such, statutory or otherwise. The places denoted are simply those which flag up areas or points of interest.

Note 28. Do we need a Strategic Gap if we have the protection of the Area of Outstanding Natural Beauty?

The Strategic Gap was highly valued in the draft Plan and received much positive feedback, although a small number of respondents wished to see ribbon development between Middle and Lower Tysoe. The Area of Outstanding Natural Beauty only covers the east side of the road between Middle and Lower Tysoe and, although a significant designation, in itself is not a full guarantee against future development. The Neighbourhood Development Group wished to enhance the protection of this gap on both sides of the road and this has been achieved by defining a Strategic Gap within the Plan.

Note 29. How are Local Green Spaces designated?

'Local Green spaces' have been designated as being those areas which are local to the community and considered to be special or important on the basis of their beauty, history, recreational value or tranquillity. They should remain undeveloped in perpetuity in order to retain oases of open space and 'green lungs' within the village. The criteria for designation are laid out in the National Planning Policy Framework: (http://www.google.co.uk/url?sa=t&rct=j&q=&esrc=s&source=web&cd=7&ved=2ahUKEwjfxuudtsjhAhV4ShUIHXgpC2kQFjAGegQIARAC&url=http%3A%2F%2Fwww.harborough.gov.uk%2Fdownload%2Fdownloads%2Fid%2F1493%2Flocal_green_space_background_paperpdf.pdf&usg=AOvVaw3nLnRXiF1iyO-QgphykqZr). The majority of these designations are in public ownership, but this is not a requirement. The 'Local Green Space' site assessments are referenced in the Plan.

Note 30. How does the Neighbourhood Development Plan affect the role of the Parish Council?

The Parish Council will continue to make representations on planning applications within the parish but will have the additional strength of the Plan to back it up (see Note 4). It will support development on allocated sites, so long as plans accord with planning regulations, and will use discretion about potential minor development inside the Built up Area Boundaries. It will be able to retain the integrity of designated Local Green Spaces and the Strategic Gap.

For the allocated sites, the Parish Council will have the authority of the Plan to support proposals for homes the village needs: that is, smaller homes rather than large executive dwellings. It will also be guided by the Village Design Statement which reflects the wishes of the majority of

residents and will use the authority of the Plan to oppose developments outside of the Built up Area Boundary other than for the exceptions stated including Rural Exception Schemes which would be of benefit to the community.

Note 31. Can we have more conservation areas within the Parish?

There are currently two conservation areas in the Parish (one in Middle Tysoe and one in Upper Tysoe). It is outside of the remit of the Plan to alter these or to designate additional conservation areas. However, the Parish Council can request Stratford District Council to update or review existing designations or to consider new conservation areas, for example one in Lower Tysoe. This would undoubtedly have cost implications. Conservation areas are *not* exempt from development, but any development in a conservation area would have to have particular regard to the heritage asset.

Note 32. What are the next steps in the process and when will it be completed?

The feedback from the pre-submission draft of the Plan has been redacted and made public on the website as well as being made available in hard copy and lodged in the village church for inspection. The submitted Plan has been redrafted in the light of these public comments as well as from comments made by Stratford District Council. The resultant Submission Plan will now be subject to a further six week consultation which will be managed by the District Council before handing the Plan over to an Independent Examiner. The Examiner will decide whether the Plan meets the Basic Conditions and, subject to any suggested changes, will allow the Plan to proceed to referendum.

The District Council organises and publicises the Referendum which is likely to take place in later in 2019. The website will be updated continually, but no further public consultations are envisaged at this time.

Tysoe Neighbourhood Development Plan

Pre-Submission Neighbourhood Plan Regulation 14 Consultation (Neighbourhood Planning (General) Regulations, 2012)

Appendix 7.3 - Comments from Stratford-on-Avon District Council

Suggested new text underlined deleted text ~~struckthrough~~

Page no and para	Section	Comment	NPG response
general		Paragraph numbering is rather convoluted and could be simplified.	Agreed but unfortunately now far too difficult to change
p.5 – para 1.1.01		There is no need to refer to the Parish Plan. On 10th February 2014, with official approval <u>of the area to be designated</u> from The District Council...	Agreed - redrafted
p.7 – para 2.0.0.2	'No formal targets have been set but each village has been asked to determine what level of new housing is appropriate and sustainable for itself.'	Suggest deleting "and that each of those LSVs may yield up to 12% of the total" and replacing it with "of which no more than around 12% should be provided in any individual settlement, which equates to approximately 84 dwellings". SDC is unsure where this statement has come from. The Core Strategy has already established that Tysoe is a sustainable location for the scale of housing development identified in Policy CS.16 for a Category 2 LSV. In fact the dwelling numbers identified in subsequent paragraphs does not achieve the indicative figure of 84 dwellings set by Policy CS.16, ie. 20+25+18=63. Suggest amending the sentence to read "No formal housing targets have been set in the Core Strategy..."	Agreed, now amended Agreed, now amended Agreed, now amended
p.7 – para 2.0.0.6		"(BUAB, a boundary around the built form outside of which development will not <u>generally</u> be supported)". Some development outside the boundary may be supported such as a rural exception site? Suggest replacing "this should only happen if the housing numbers anticipated in this Plan were to come under pressure from the District Council" with "these reserve sites will only be released in the	Agreed, re-drafted

Page no and para	Section	Comment	NPG response
		circumstances set out in Policy CS.16D of the Stratford-on-Avon District Core Strategy 2011-2031."	Agreed, now amended
p.8 – para 2.0.0.8	bullet point 5	According to the EA flood risk map, there are no 'high risk' areas for flooding within the village from rivers and other water bodies. Is the flooding specifically from surface water run-off? If so, it would be useful to make this clear.	Agreed, re-drafted
p.8 – para 2.0.0.14		Should the para state "...setting of the Cotswolds Area of Outstanding Natural Beauty..."?	Agreed, re-drafted
p.9 – para 3.1.0.1		Should the final sentence state "...subject to surface water flooding" [i.e. not from a river source – see comment on para 2.0.0.8].	Agreed, re-drafted
p.10 – Map 2		Is this accurate? Has this information come from a reliable source [i.e. Warwickshire County Council]?	Yes, archaeological survey and the HER
p.11 – Map 3		Same issue as Map 2 – where has this information come from and is it accurate?	Yes, field-by-field survey by the NPG team
p.15 – para 3.2.0.2		consider replacing "wildlife" with "natural environment and biodiversity"; replace "and" with a comma after "(Map 6, page 17)"	Agreed, re-drafted
p.19 – para 3.3.1.2		What is meant by the final sentence which states that 11 dwellings in Lower Tysoe "may help if the housing numbers in the Core Strategy were to come under pressure". That level of housing would not make much difference in 5 year housing supply calculations...	Agreed, now amended
p.19 para 3.3.2.1		Are 45 year olds considered part of the aging population? A significant number of 45 year olds tend to be part of a family, with kids, so their houses would not be under - occupied. The age profile would appear to need to be reassessed.	Agreed, wording now changed
p.23 para 4.1.0.1		SDC generally comfortable with the justification for including Lower Tysoe within the BUAB for Tysoe, although as set out below notes that the BUAB needs to be drawn consistently. "Safeguards will be put in place to ensure that openness of this Strategic Gap is preserved in order to prevent coalescence between the settlements and to protect the distinct and individual character of each settlement" This appears to be using Green Belt terminology for the Strategic gap whereas it will remain as 'open countryside'. Protections are already	Noted. See later for explanation of BUAB

Page no and para	Section	Comment	NPG response
		in place in the Core Strategy and cross reference should be made to Core Strategy Policy AS.10 here.	Agreed, reference now included.
p.23 – para 4.1.0.3		It is not strictly accurate to state that the proposed BUAB for Lower Tysoe has been drawn “in order to restrict any significant development beyond the allocated sites”. The purpose of the BUAB is to define the built-up area of the village and establish where development is acceptable in principle. It doesn’t fit with the objective of ‘positive planning’. Additionally, stating that opportunities “...may be limited and may not come forward at all” is likely to be unsuitable, for the same reason. Suggest an alternative final sentence could be IN addition to the allocated sites, opportunities for new development within the built-up area boundaries will be limited to ‘windfall’ sites determined on a case-by-case basis in accordance with the relevant development plan policies”.	Noted. Re-drafted Agreed, now included. Note- this para is now 4.1.0.1 and others have been re-ordered.
p.24 – 4.1.0.4		Refers to the BUAB dissecting large gardens in ‘some instances’. There is a lack of consistency with this rationale, gardens should either be included or not. There should be a consistent basis upon which the boundary should be based.	Noted. New explanatory words included. This is now para 4.1.0.5. The NPG have attempted to explain why it is that in very few cases the BUAB has been drawn across open “garden” land. In reality these “gardens” are in fact open land included within the curtilage of properties which,

Page no and para	Section	Comment	NPG response
			if left within the BUAB would present significant development opportunities.
p.25 – para 4.3.0.1		Refers to “facilities being sought for local residents in local business parks”. Where are these business parks? It isn’t mentioned in any of the employment policies in the NDP and therefore suggest this reference should be removed as it is not referred to elsewhere...	Noted, re-drafted
p.25 – para 4.3.0.2		The second sentence refers to “conversions for business use being encouraged within existing homes”. Is this advocating the wholesale loss of a dwelling to an employment use? There is no subsequent policy alluding to this. This sentence may need re-drafting to make it clearer what the Plan is proposing.	Noted, re-drafted to further explain the intent of this statement
p.25 – para 4.4.0.1		States that the village values and supports its farms. However, I note that one of the Reserve Sites in the NDP is a farm complex in the heart of the village. There is a potential conflict/mixed message within the Plan in this regard.	New explanatory words included. The NPG consider that there is very little risk that Herbert’s Farm will cease to exist in the centre of the village even if the small area fronting Saddledon St were to be developed.
p.26 – para 4.5.0.1		Under the heading “the built environment” the Plan talks about protecting the ridge and furrow surrounding the village. This should not be classified as ‘built environment’ and should be removed. As an aside, ridge and furrow is not protected and its loss through ploughing cannot be controlled or stopped through the planning regime.	Noted. It is accepted that R&F cannot be protected but the statement reflects the sentiment expressed by many residents that it

Page no and para	Section	Comment	NPG response
			should be preserved wherever possible. It is accepted that R&F is not part of the Built Environment but in many parts of Tysoe it is closely associated with it historically.
p.27 – Section 5.2	bullet point 5	This is not a 'land-use' matter and is not alluded to subsequently within an policy and therefore this should be removed.	Noted, removed
p.28 para 5.4	1st bullet	The Plan doesn't provide any guidance on how developer contributions will be spent. This could usefully be included in Section 10.	Noted, note now included in Community Assets Policy 1
p.29 para 6.1.0.1		Query the use of the term "... a traditional rate of housing development ..." even though its usage appears to be made clearer in subsequent text. Query the use of the expression "... to maintain a traditional rate of housing development ...". It would be preferable to refer to shaping and directing the form of development to better meet the needs of the local community rather than focussing on a particular rate of development.	Agreed, re-drafted
p.29	Housing policy 1	"New housing in the open countryside will be strictly controlled and limited to rural exception sites (see Housing Policy 4), replacement dwellings, the conversion of rural buildings, dwellings for rural workers and houses with exceptional and ground-breaking design" This policy is more restrictive than Core Strategy Policy AS.10.	Noted, re-drafted. Reference now made to AS 10
p.29 – para 6.2.0.1		refers to 'existing development lines'. It is not clear what this actually means. As mentioned previously, the 'strategy' for creating a BUAB should be consistent. If 'development lines' are to be used as an [artificial] boundary, then all gardens should be severed, regardless of size. It is clear from Map 8 that this is not the case. The paragraph states:	Noted, re-drafted. See above for explanation of Lower Tysoe BUAB

Page no and para	Section	Comment	NPG response
		<p>'The plan identifies sites where up to 18 new houses could be built...' As highlighted by the Planning Practice Guidance and reinforced by Paragraph 57 of the NPPF; 'it is the responsibility of plan makers in collaboration with the local community, developers and other stakeholders, to create realistic deliverable policies. Drafting of plan policies should be iterative and informed by engagement with developers, landowners, and infrastructure and affordable housing providers.'</p> <p>Therefore, it is important that the proposed sites should not be subject to such a scale of development obligations and policy burdens that their ability to be developed is viably threatened. This needs to be considered when imposing an upward limit (Although it is noted that this 'upward' statement is supporting text and not actual policy).</p> <p>Planning Practice Guidance: Viability and Plan Making; sets out how plan/decision makers and applicants/site promoters should consider and apply viability assessments to ensure that development is deliverable.</p>	<p>Noted, re-drafted. Assessed capacities now described as "approximate"</p> <p>Noted, re-drafted</p>
p.29 para 6.1.0.2		<p>"This is due to the importance of retaining their character and also because of specific constraints in terms of capacity in relation to infrastructure and services".</p> <p>This sentence assumes capacity is a constant.</p>	<p>Disagree. It points out the practical limitations to development within a relatively small community like Tysoe. It doesn't necessarily assume that capacity is constant or absolutely limited.</p>
p.29 para 6.2.0.1		<p>It is important that the proposed sites should not be subject to such a scale of development obligations and policy burdens that their ability</p>	<p>Re-drafted . See above</p>

Page no and para	Section	Comment	NPG response
		<p>to be developed is viably threatened. This needs to be considered when imposing an upward limit (Although it is noted that this 'upward' statement is supporting text and not actual policy).</p> <p>It appears that the para numbering has gone awry here as it runs 6.2.0.1, 6.1.0.2.</p>	Corrected
p.30	Map 8	<p>the proposed boundary for Lower Tysoe includes large swathes of land that are clearly not developed. It is not very clear whether some of this land is actually residential in nature... some elements appear to be non-domestic. The NDP cannot advocate the severing some residential gardens in Middle and Upper Tysoe and then promote the inclusion of large areas of land within Lower Tysoe. This is not appropriate or acceptable. There does not appear to be any evidence for this approach and is unlikely to meet the Basic Conditions. If the boundary is to be tightly drawn, this strategy must relate to all parts of the village.</p> <p>There are a number of differences between the boundary proposed for Middle and Upper Tysoe in the NDP and the draft BUAB proposed by SDC. The main difference is inclusion of land relating to site allocations 2 and 3, which is accepted as being appropriate. Other small amendments are also deemed acceptable. The differences not agreed with are the three 'severed gardens', for the reasons stated above.</p> <p>The community's wish to have a strategic gap to prevent possible future coalescence is understood but it is unclear from the Map what parameters were used to inform the shape/size of the gap. For example why does the gap need to go beyond the southern edge of Lower Tysoe, but extend up the eastern side?. Additionally, the gap does not follow natural boundaries (such as hedgerows) in some areas and appears to follow an arbitrary alignment without any explanation as to why. The boundary could be smaller and more precise and still perform the function the community desire.</p>	<p>Explanatory wording now included. See above for explanation of Lower Tysoe BUAB</p> <p>BUAB around Middle and Upper Tysoe now same as SDC's except around site 3.</p> <p>The boundary of the Strategic Gap has used field boundaries and designated foot paths wherever possible. However, in the south-west</p>

Page no and para	Section	Comment	NPG response
		<p>Suggest black numbering is used for clarity.</p>	<p>corner, adjacent to the school, it follows a virtual line across an open field. This is necessary to include and protect the area nearest to the listed school and church.</p> <p>Agreed. Now included</p>
p.31	Housing Policy 2	<p>Strongly recommended that the final paragraph is deleted as it is superfluous and open to mis-interpretation.</p> <p>Only one of the three identified sites (Site 3) is large enough to attract an affordable housing requirement (probably for 4 homes plus fractional contribution). This potential yield is significantly lower than the level of need evidenced at para. 6.5.0.5 (a total of 14 affordable homes). Consider identifying a strategy that would be likely to more fully meet the extent of identified need?</p> <p>It is further noted that Site 3 has been the subject of a detailed site assessment (under Site Reference 6). Given the generally level nature of the site and its proximity to the village centre, it may be well-suited to the needs of households with mobility impairments. Therefore it is of concern that there is currently no footway access along Oxhill Road, although it might be possible to provide one. It is therefore strongly recommended that this issue is given further consideration and addressed as part of the Submission Plan.</p>	<p>Now excluded</p> <p>Noted, discussions with owner have now taken place and agreement in principle to affordable scheme has been reached.</p>
p.32	Housing Policy 3	<p>Estimated capacity per site isn't stated, which makes reference to "development of up to 21 houses" questionable.</p>	<p>Capacities now included</p>

Page no and para	Section	Comment	NPG response
		<p>Concerned about the feasibility of a scheme at Herberts Farm, given the significant site constraints, and suggest safeguarding of this site is carefully reviewed.</p> <p>Site 5 is in an area of high landscape sensitivity (according to SDC's Landscape Sensitivity Study), partly within a Conservation Area and it would involve the loss of ridge and furrow which the Plan identifies as a feature that should be retained.</p> <p>This reserve site appears to conflict with para 3.1.0.8 on page 12 "Farming is a constant of Tysoe village life. It is responsible for the agrarian landscape in which the village is set. There are few villages in the country which still have working farms at their heart."</p> <p>It may be useful to make express provision for earlier release of reserve site in the event of a community-led housing scheme (falling within the scope of Housing Policy 4) coming forward. Would be preferable for final sentence to cross-reference criteria in CS.16.</p> <p>Consideration needs to be taken for the Written Ministerial Statement, 2016 and the updated NPPF (2018). If in the future the Council cannot demonstrate a 5 year housing land supply (5yhls), yet can demonstrate over 3 years of supply, NDPs will not be considered out-of-date and as such, their housing policies will apply.</p>	<p>NPG believe that difficulties could be overcome but would be subject to planning review.</p> <p>Losses would be relatively minor. Site is in a poorly maintained state. NPG believe that any loss would be outweighed by the gain to the parish. NPG believe that farm would continue as only a very small part would be subject to development.</p> <p>Now included</p> <p>Explanatory wording included</p> <p>Noted</p>

Page no and para	Section	Comment	NPG response
p.33	Housing Policy 4 para 6.5.0.1 para 6.5.0.4	<p>Strongly recommended, as a minimum, all the text from "For the purposes of local needs housing ..." to "... priority given to those with the highest score." is deleted. The high level principle is already included in criterion (c) and its inclusion arguably over-complicates matters.</p> <p>Without the inclusion of provision for some form of "cascade" mechanism within the Policy, housing associations will not be prepared to develop a scheme. In simple terms, whilst it is important that the Policy needs to make provision for a prioritising the allocation of properties to people with a qualifying local connection to Tysoe in the first instance, it is also essential that the developing housing association is able to allocate properties on the basis of a "cascade" system to other households in the wider area in the event that there are no applicants with a qualifying local connection to Tysoe. Nothing will get built unless such contingency arrangements are put in place, and the Policy needs to allow for this.</p> <p>Strongly recommended that the whole policy is re-written to (a) better articulate the aspirations of the local community for a community-led scheme as set out in the explanatory text (section 6.5) and (b) set out just the high-level principle that local occupancy controls will be imposed to ensure that households with a qualifying local connection to the parish of Tysoe are prioritised in the allocation of properties, but that detailed criteria/procedures will be set out in a S106 Agreement.</p> <p>SDC would challenge the statement "However the current system is not working in rural areas like Tysoe". On the contrary, SDC have a good record of championing and facilitating the delivery of</p>	<p>Re-drafted</p> <p>Noted, re-drafted</p> <p>Noted, now re-drafted</p> <p>Now excluded</p>

Page no and para	Section	Comment	NPG response
		<p>community-led rural housing schemes.</p> <p>It would be preferable for this paragraph to be re-written to better reflect the need for the local community to be pro-active in terms of identifying opportunities to bring forward a community-led housing scheme and would benefit from updates to reflect the most recent available data.</p> <p>It is not just the needs of older people that should be singled-out. The needs of younger people also need to be considered, to ensure the village maintains a balanced demographic profile.</p> <p>Para. 6.5.0.4 would benefit from being expanded to recognise that the figures quoted represent a snapshot at a particular point in time and are subject to change. There is more recent data available.</p>	<p>Agreed, re-drafted</p> <p>Noted, re-drafted, latest figures included</p>
p.35	Housing Policy 5	<p>a. The title should be amended to reflect the fact it also encompasses affordable housing.</p> <p>b. Whilst supporting the principle of this Policy, we would point out that it is important to be mindful of the implications of trying to apply percentages to the very low absolute number of homes likely to be involved.</p> <p>c. We recommend that 2 bedroom dwellings should only be provided in the form of double or twin bedroom units (i.e. 2 bed 4 person dwellings).</p> <p>. No account seems to have been taken of the inter-relationship with Employment Policy 2. The majority of the text in this policy appears to be explanation/justification. The Market housing percentages add up to 100 but the Affordable housing percentages add up to 105.</p>	<p>Re-drafted</p> <p>Noted</p>

Page no and para	Section	Comment	NPG response
p.37	Employment Policy 1	<p>1st paragraph is explanatory text rather than policy.</p> <p>"A number of small businesses in the Parish are run from home-based offices and the Parish Council is anxious to do whatever it can to facilitate this practice. However, controls must be in place to ensure that any proposed conversion of residential property to office use is both necessary and appropriate."</p> <p>Is it the intention to limit this to 'office' use or should it read 'business' use for additional flexibility and consistency? Other forms of home working may be acceptable? One of the requirements for the change of use land or premises identified for, or currently in employment use will not be supported unless:</p> <p><i>It can be demonstrated that there is already a sufficient supply of sites for a range of employment uses to meet both immediate and longer term requirements over the plan period.</i></p> <p>This is too onerous of a requirement for the applicant, especially on minor applications.</p>	<p>Re-drafted</p> <p>Now better explained</p> <p>Re-drafted</p>
p.38	<p>Employment Policy 2</p> <p>'All new dwellings will be encouraged to provide space to support home working, with flexible space adaptable to a home office.'</p>	<p>It is unclear whether live-work units are supported outside the BUAB. If yes, it should be included in Housing Policy 1; if no, then d) is not relevant as any site within the BUAB is accessible to services and facilities by foot or cycle. However, it should be noted that Core Strategy Policy CS.22 does not support live-work units in locations that are not appropriate for a dwelling.</p> <p>Is it the intention to limit this to 'office' use or should it read 'business' use for additional flexibility and consistency? Other forms of home working may be acceptable? Careful consideration is needed to the wording of this policy. As worded, an application for all new housing could be submitted with an office. Consideration would usually be given to the fact that the office could be converted into a bedroom under PD rights. Therefore, an</p>	<p>Clarified in re-drafting</p> <p>Clarified in re-drafting</p>

Page no and para	Section	Comment	NPG response
		<p>application for a three bedroom house in reality could be for a four bedroom dwelling. However, under this policy the application would have to be treated solely as a three bedroom house and as such, could have implications on the design, parking and highway safety.</p> <p>The Policy states for live work units: a) Have suitable independent access to both uses What are the justification(s) and/or evidence for this requirement? d) Be reasonably accessible to service facilities by means other than a private vehicle What are the justification(s) and/or evidence for this requirement? Not all business requires such facilities, especially in a rural location. f) Have adequate residential curtilage without having a detrimental impact on the building and its rural setting. What are the justification(s) and/or evidence for this requirement? What is considered an adequate residential curtilage? The Policy may wish to consider the emerging Development Requirements SPD.</p>	Now excluded
p.39	Natural Environment Policy 1	<p>– insert “protection of” between “ensure” and “the” on first line? The Policy wording is very stringent: <i>‘All developments requiring permission will need to demonstrate measures that ensure the special landscape and scenic beauty of the AONB...’</i> Agree all developments require particular consideration on the impact of the AONB and where necessary, measures will be taken to mitigate against the impact of development</p>	Re-drafted
p.40	Natural Environment Policy 2	<p>Part C could include: unless exceptional circumstances can be demonstrated that outweigh the harm of the development on the area’s tranquillity and dark skies, on planning balance. The policy could cross refer CS.11 and the Cotswolds AONB Management Plan. Would it be useful to add the CPRE’s ‘Dark Skies Policy’ as an Appendix, to save people searching for it?</p>	Re-drafted Agreed, included
p.41	Natural Environment Policy 3	<p>Is it appropriate for all development to incorporate SUDS? Core Strategy Policy CS.4 (p.37) talks about “proportionate incorporation” of SUDS. Developers/applicants could argue that this is an</p>	Agreed.Re-drafted

Page no and para	Section	Comment	NPG response
		<p>unreasonable request.</p> <p>Criterion b) How would you enforce rainfall being retained on site?. Recommend it is reworded.</p> <p>This policy is too onerous. There are other suitable drainage methods as endorsed by the Environment Agency, DEFRA and Local Lead Flood Authority for surface water run-off. Furthermore, when conditioned, drainage and flooding conditions will be consulted on by the relevant bodies and as worded, it would mean only this strategy (as specified in part b) would be considered acceptable for water run-off. – Robust evidence would be needed for this policy to be applied.</p> <p>Where had the 20 metre figure come from in criterion (e)? Sufficient and robust evidence is needed to ensure this policy is applicable. The EA and DEFRA have specific requirements which must be adhered to throughout the course of the development.</p> <p>criterion (f) is unclear in what it means or is trying to achieve. Why would the implementation of SUDS affect the dry weather flow of the Tysoe WwTw. This needs further explanation.</p> <p>It is unclear what it meant in the policy principle - Does it relates to maintenance?</p>	<p>Re-drafted</p> <p>Re-drafted</p> <p>Re-drafted</p>
p.44	Natural Environment Policy 5	<p>Does the policy need to refer to Map 9, for clarity and consistency? Does the policy need to list/refer to the 8 specific views listed on Map 9? The requirement for all development to be accompanied by a formal Landscape and Visual Impact Assessment is too stringent. Who will decide whether a proposal 'impinges' on the CAONB? Not all developments (i.e. small extensions, barn conversions, etc) require a formal LVIA. Consideration is needed to the AONB Management Plan, its requirements and when consultation is required. This will give an indication when an LVIA is necessary. In addition, screening opinions can be sent to evaluate the impact of</p>	<p>Now refers to map</p> <p>Re-drafted</p>

Page no and para	Section	Comment	NPG response
		development on the wider landscape.	
p.46-48		Providing photographs of important views is very helpful and effective.	Noted
p.49	Natural Environment Policy 6	The strategic gap is not shown on Map 1, as suggested. The policy refers to a number of 'restricted' uses that could be appropriate within the strategic gap – including "minor extensions to existing dwellings". Are there are any dwellings actually located within the proposed strategic gap?, but even if there are it is not considered appropriate to impose a restriction that dwellings can have only 'limited' extensions.	Corrected Re-drafted
p.50	Natural Environment Policy 7	'Green Infrastructure' is about much more than trees and hedgerows. Suggest term be deleted from heading and 1st line. Should "maintained" be replaced by "retained, where possible"? It must be acknowledged that trees can be removed without prior consent in the majority of cases [if not in Conservation Area or TPO'd]. Sequester means 'confiscate' or 'isolate' – is this the most appropriate word to use in this instance?	Re-drafted Re-drafted
p.51	Built Environment Policy 1	Consider replacing "damage" in the first para with "detrimental harm". Consider replacing "that might endanger" with "to" in the final sentence of the first para. "All proposals must conserve the important physical fabric and settings of listed buildings". The penultimate para would appear to contradict/conflict with foregoing policy wording.	Re-drafted Clarified in re-drafting
p.52	Built Environment Policy 2	"conserve or enhance heritage assets including listed buildings and the designated Conservation Areas" Is this necessary in policy 2 as is covered in policy 1? "Proposals that do not positively contribute to local character will not be supported". However Para 131 of NPPF states that "In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help	Re-drafted NPPF wording now included

Page no and para	Section	Comment	NPG response
		raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.	
p.52	para 9.2.0.2	Unsure why a para relating to ridge and furrow landscape is in the built environment section. It would be better placed within the Natural Environment section.	Re-drafted
p.53	Built Environment Policy 3	Suggest amending the second sentence as follows: "Opportunities should be taken to achieve this level during any proposals for conversions and extensions <u>will be encouraged and supported</u> ". It would be helpful to include a brief description/ definition and link to Home Quality Homes , so that it is clear what the requirements for housing development is. Given that Tysoe is 'off gas and isolated, small community renewable energy schemes might be encouraged, to provide security of supply and cheaper low carbon energy generation. Consider including a point about EV charging points?	Re-drafted
p.53	Built Environment Policy 4	Not consistent with SDC's emerging car parking standards in the Development Requirements SPD. The final para of the policy is un-enforceable and it is not 'land-use' per se, therefore should be deleted.	Amended
p.54	Built Environment Policy 5	What is considered as a 'lawful' dwelling? Supporting text should justify this statement for clarity as the NDP has to be easy to navigate and use for all members, including the general public.	Now amended
p.54	Built Environment Policy 6	"Including" [on the first line] is not the correct word to use here, since agricultural buildings have never been dwellings! It requires re-drafting to make it clearer what the policy is intending to achieve. 1st part criterion c) repeats introductory phrase. Amend to read 'it does not have...' It is considered criterion (f) should be deleted as it is not relevant. This policy needs to carefully consider its definition of 'reuse'. As worded, the policy is encouraging all agricultural buildings to be brought back into use, any use. There is no restrictions on the use, the length of time the building was previously used for, materials	Re-drafted Re-drafted Re-drafted Re-drafted

Page no and para	Section	Comment	NPG response
		<p>used for the building and/or architectural merit.</p> <p>As worded, it is possible to convert a metal redundant barn, which has not been used for a year, into a dwelling within the neighbourhood plan area.</p> <p>Presently, the policy is in direct conflict with AS.10 of the Core Strategy and fails to meet the basic conditions test.</p> <p>Recognition is not required for permitted development rights. The application either meets the requirements of the GDPO or fails. It can become convoluted if the NDP, in support of the Parish Council, supports Prior Notification Applications when the Council considers it does not meet the set requirements of the GDPO.</p>	<p>Amended</p> <p>Amended</p> <p>Noted and re-drafted</p>

Page no and para	Section	Comment	NPG response
p.55	Community Assets Policy 1	<p>– The policy refers to the potential for a new facility – should it state where would be appropriate (i.e. remaining within the village?) for clarity... The final para refers to community assets being “supported”. Does this relate to up-keep/maintenance of current premises? It is not clear – it may be worth considering re-drafting to ensure no confusion on this point.</p> <p>Should the Methodist Church be also identified? How will designated assets be maintain and protected. The Government has introduced via the Localism Act 2011 a scheme called ‘Assets of Community Value’. Under this policy a community asset can be nominated by a parish council and an application made to the Local Authority for it to be placed on the Register of Assets of Community Value. This would mean that should the owner of the asset wish to dispose of it the parish council or other community organisation in the parish must be given the opportunity to bid for it. The scheme does not give the parish council first refusal but an opportunity to prepare a proposal and bid.</p> <p>Evidence needs to demonstrate why these assets are considered as community assets?</p>	<p>Clarified and re-drafted</p> <p>Now included</p> <p>Noted</p> <p>Evidence from consultations</p>
CIL		The NDP to consider listing priorities?, i.e. community assets, green spaces, which are intended to be funded via CIL.	Noted
Appendix 2 – Village Design Statement		<ul style="list-style-type: none"> • Build Height <p>This is too restrictive. Each application is determined on its own merits, including viability and character. Furthermore, design and character is covered in other policies within the NDP and District’s Core Strategy (2011-2031).</p> <ul style="list-style-type: none"> • Roof Construction. <p>This is too restrictive. Each application is determined on its own merits, including viability and character. Furthermore, design and</p>	<p>Now re-drafted</p> <p>Re-drafted</p>

Page no and para	Section	Comment	NPG response
		<p>character is covered in other policies within the NDP and District's Core Strategy (2011-2031). As a result, specifications do not have to meet these stipulated requirements, if it is demonstrated that the design is of high merit and conveys to the character of the area.</p> <ul style="list-style-type: none"> • Roof Pitches <p>As worded, too restrictive as highlighted above.</p> <ul style="list-style-type: none"> • Parking <p>Why is the NDP encouraging off-road parking if there is suitable parking within the confines of the site? Off-road parking can intensify the use of area's highway network.</p> <ul style="list-style-type: none"> • Security <p>Too onerous on the applicant. Not all new development needs to be signed off by a Police Designing Crime Officer. Furthermore, this would mean every development could not be implemented until the scheme has been signed off by the Police Designing Crime Officer, delaying the decision making process and causing a backlog in decisions, which is against the principles of the NPPF</p>	<p>Re-drafted</p> <p>Further explanation now included</p> <p>Accepted</p>

**Tabulated Warwickshire County Council Flood Risk Management Comments on the
The Tysoe Neighbourhood Development Plan 2011 - 2031**

WCC FRM has the following content related comments:

Page	Paragraph No.	Commencing:	Comment
30	Map 8	<i>Proposal map</i>	<p>The map shows three allocated sites.</p> <ol style="list-style-type: none"> 1. Land to south of Orchards – surface water outline near the bottom on the site 2. Land to west of Sandpits Road – surface water outline to the east of the site along Sandpits Road 3. Land to the west of Sandpits Road – surface water outline to the west of the site <p>Site allocation 3 will be a major planning application (13 dwellings), and the LLFA will be Statutory Consultee on Flood Risk and Drainage.</p> <p>Any future planning applications that have a flood outline within them will need to have on-site SuDS or storage features placed outside of this modelled outline, to avoid a loss of capacity.</p>
41	Natural Environmental Policy 3	<i>Flooding and Drainage</i>	<p>This forms the basis of a good policy and we would recommend a few minor additions, detailed below;</p> <p>Point A - You could include a copy of the Flood Zone maps, showing the levels of risk from all types of flooding (fluvial and pluvial) to provide supporting evidence that flood risk is a problem in parts of Tysoe, and encourage development to reduce the impacts from flooding. View maps online at https://flood-warning-information.service.gov.uk/long-term-flood-risk/map</p> <p>Point B - Flood attenuation areas must be located outside of flood zones and surface water outlines to ensure that the full capacity is retained.</p> <ol style="list-style-type: none"> a) You may wish to include consultation with local residents and as a requirement of a site specific Flood Risk Assessment to ensure that the existing flood risk and drainage regime is fully understood. a) You may wish to include a requirement for cut off drainage at the boundary of new developments to reduce the likelihood of flooding from overland flows (this should be picked up in the FRA). <p>Point C – really good point about controlling run off and greenfield rates for a 1 in 100year event. We would suggest that you add a percentage to the climate change allowance – 40% as stated in our Standing Advice</p>

Page	Paragraph	Comment
		<p>document (which can be found online at https://apps.warwickshire.gov.uk/api/documents/WCCC-1039-73), which was written in line with the Environment Agency's update dated February 2016.</p> <p>You could develop the point to say that on smaller sites where this results in a discharge rate of below 5 l/s, these rates are achievable through water reuse, protected orifices, and better design.</p> <p>You could also include that 5 l/s is NOT the minimum possible discharge rate is achievable. In relation to this, the requirements set out in the following documents should also be adhered to in all cases:</p> <ul style="list-style-type: none"> • The National Planning Policy Framework • Paragraphs 030 - 032 of the Planning Practice Guidance (PPG) • DEFRA's Non-statutory technical standards for sustainable drainage <p>Point D – good point referencing the preference to above ground features. You could add that SuDS features should be at surface and adequate treatment of flows should be provided to ensure that final flows leaving the site do not degrade the quality of accepting water bodies. You could also include a point that the Lead Local Flood Authority requires SuDS to be designed in accordance with CIRIA 753 SUDS Manual.</p> <p>An additional point to consider adding - the adoption and maintenance of all drainage features is a key consideration to ensure the long term operation and efficiency of SuDS. As part of the planning procedure the LLFA will expect to see a maintenance schedule, at detailed design stages. All SuDS features should be monitored and cleaned regularly as a matter of importance.</p> <p>You could develop a point to encourage new developments to open up any existing culverts on a site providing more open space/green infrastructure for greater amenity, biodiversity and reduced flood risk; and the creation of new culverts should be kept to a minimum.</p>



Historic England

WEST MIDLANDS OFFICE

Ms Jane Millward
The Clerk to Tysoe Parish Council
c/o Farthings
Lower Tysoe
Warwickshire
CV35 0BN

Direct Dial: 0121 625 6887

Our ref: PL00098603

31 August 2018

Dear Ms Millward

TYSOE NEIGHBOURHOOD PLAN - REGULATION 14 RECONSULTATION

Thank you for the invitation to comment further on the Regulation 14 Neighbourhood Plan.

Our earlier Regulation 14 comments remain entirely relevant. That is:

“Historic England is supportive of both the content of the document and the vision and objectives set out in it. The emphasis on the conservation of heritage assets, local distinctiveness generally, and the protection of rural landscape character including ridge and furrow and important views is highly commendable”.

We do continue to note that the Plan makes it clear that the Parish has a rich resource of archaeological remains both above and below ground. This is clearly indicated on Maps 2 and 3 on pages 10-11 of the Plan. There is a high probability that artefacts and other remains will also extend beneath the built form of the Villages, despite currently being obscured by existing development. There is an equally strong likelihood of this resource being impacted by future development.

Therefore, we would still strongly recommend the inclusion within the Neighbourhood plan of a policy to cover the appropriate treatment of archaeological remains within the planning process. The Policy below would be suitable and has been adopted successfully elsewhere in Warwickshire:

“Development proposals should take full account of known surface and sub-surface archaeology and ensure unknown and potentially significant deposits are identified and appropriately considered during development after consultation with the Warwickshire Historic Environment Record (HER). Lack of current evidence of sub-surface archaeology must not be taken as proof of absence”.

Overall the plan reads as a well-considered, concise and fit for purpose document which we consider takes a suitably proportionate approach to the historic environment of the Parish.

Beyond those observations we have no further substantive comments to make on what Historic England considers is a good example of community led planning. I hope you find this advice helpful.



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TF

Telephone 0121 625 6870
HistoricEngland.org.uk





Historic England

WEST MIDLANDS OFFICE

Yours sincerely,

Peter Boland
Historic Places Advisor
peter.boland@HistoricEngland.org.uk

cc:



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TF

Telephone 0121 625 6870
HistoricEngland.org.uk



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.

Date: 07 September 2018
Our ref: 252142
Your ref: Tysoe Neighbourhood Plan – REG 14



Ms Kerry Finlayson
The Clerk to Tysoe Parish Council,
C/o The Laurels,
Middle Tysoe
Warwickshire
CV35 0SE

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

T 0300 060 3900

BY EMAIL ONLY

parishclerk.tpc@gmail.com

Dear Ms Finlayson

Pre-Submission Consultation - Tysoe Neighbourhood Development Plan

Thank you for your consultation on the above dated and received by Natural England on 8th July 2018.

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 does not consider that this Neighbourhood plan poses any likely risk or opportunity in relation to our statutory purpose, and so does not wish to comment on this consultation.

The lack of comment from Natural England should not be interpreted as a statement that there are no impacts on the natural environment. Other bodies and individuals may wish to make comments that might help the Local Planning Authority (LPA) to fully take account of any environmental risks and opportunities relating to this document.

If you disagree with our assessment of this proposal as low risk, or should the proposal be amended in a way which significantly affects its impact on the natural environment, then in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, please consult Natural England again.

Yours sincerely

Sharon Jenkins
Consultations Team

<u>TYSOE NEIGHBOURHOOD PLAN</u>	<u>SURNAME</u>	<u>PLACE ADDRESS(1)</u>	<u>PLACE-ADDRESS(2)</u>	<u>PLACE-ADDRESS(3)</u>	<u>PLACE-ADDRESS(4)</u>	<u>PLACE-ADDRESS(5)</u>	<u>PLACE-POST-CODE</u>
OFFICES AND PREMISES	ACP PUBLISHERS LTD	Units 2-3 Sunrising Business Park	Brixfield Farm	Kineton	Warwick		CV35 0ED
WORKSHOP AND PREMISES	Ecojet Blast Cleaning Ltd	UNIT 2A & UNIT 4 ORCHARD FARM NURSERY	LOWER TYSOE	WARWICK			CV35 0BU
OFFICES AND PREMISES	Henry Jervis & Partners Ltd	New House Farm	Sandpits Road	Tysoe	Warwick		CV35 0SZ
WORKSHOP AND PREMISES	Hortec Grow With Technology Ltd	Unit 1 Orchard Farm Nursery	Lower Tysoe	Warwick			CV35 0BU
HALL AND PREMISES	Knightcote Village Hall	Knightcote Village Hall	Knightcote	Southam	Warwickshire		CV47 2SF
DAY NURSERY AND PREMISES	Liquidators Of Winchcombe Farm Day Nursery Limited	Winchcombe Farm Day Nursery	Shennington Rd	Upper Tysoe	Warwick		CV35 0TH
COMMUNICATION STATION AND PREMISES	Mobile Broadband Network Ltd	Hutchinson (CV0130) Roof Top at Church Farm Grain Store	Church Farm Grain Store	Tysoe Road	Radway	Warwick	CV35 0BS
NATURAL BURIAL GROUND	Nature Reserve Burial Grounds Ltd	Nature Reserve Burial Ground Ltd	Lower Tysoe	Warwick			CV35 0BZ
SURGERY AND PREMISES	Owner/Occupier	Tysoe Surgery	Tysoe	Warwick			CV35 0SE
STABLES & PREMISES	Owner/Occupier	Applegrove Farm	Lower Tysoe	Warwick			CV35 0DG
OFFICES AND PREMISES	Owner/Occupier	The Old Estate Yard	Upper Tysoe	Warwick			CV35 0TD
	Owner/Occupier	The Chicken Shed	Winchcombe Farm	Shenington Road	Upper Tysoe	WARWICK	CV35 0TH
	Owner/Occupier	The Tree House	Winchcombe Farm	Shenington Road	Upper Tysoe	WARWICK	CV35 0TH
	Owner/Occupier	Bob's Lodge	Winchcombe Farm	Shenington Road	Upper Tysoe	WARWICK	CV35 0TH
GARAGE AND PREMISES	Owner/Occupier	Garage Epwell Road	Upper Tysoe	Warwick	Warwickshire		CV35 0TN
WORKSHOP AND PREMISES	Owner/Occupier	Brixfield Farm	Kineton	Warwick			CV35 0ED
OFFICES AND PREMISES	Owner/Occupier	Unit 4 Sunrising Business Centre	Brixfield Farm	Kineton	Warwick		CV35 0ED
OFFICE AND PREMISES	Owner/Occupier	Unit 1 Sunrising Business Park	Brixfield Farm	Kineton	Warwick		CV35 0ED
WORKSHOP AND PREMISES	Owner/Occupier	UNIT 2B ORCHARD FARM NURSERY	LOWER TYSOE	WARWICK			CV35 0BU
WORKSHOP AND PREMISES	Owner/Occupier	UNIT 2C ORCHARD FARM NURSERY	LOWER TYSOE	WARWICK			CV35 0BU
SELF CATERING HOLIDAY UNIT AND PREMISES	Owner/Occupier	Honeysuckle Cottage	Main Street	Middle Tysoe	Warwick		CV35 0SW
SHOP AND PREMISES	Owner/Occupier	31 Main Street	Middle Tysoe	Warwick			CV35 0SE
STORE AND PREMISES	Owner/Occupier	Main Street	Middle Tysoe	Warwick			CV35 0SE
WORKSHOP AND PREMISES	Owner/Occupier	Red Barn	At Burland House	Oxhill	Warwick		CV35 0RD
STABLES AND PREMISES	Owner/Occupier	Oaklands Riding School	Windmill Farm	Shipston Road	Tysoe	Warwick	CV35 0TR
	Owner/Occupier	Meg Rivers Cakes	Main Street	Middle Tysoe	Warwick		CV35 0SE
SHOP AND PREMISES	Owner/Occupier	Post Office	Main Street	Middle Tysoe	Warwick		CV35 0SE
PUBLIC HOUSE AND PREMISES	Owner/Occupier	Peacock Inn	Main Street	Tysoe	Warwick		CV35 0SE
HAIRDRESSING SALON AND PREMISES	Owner/Occupier	New Looks	Main Street	Middle Tysoe	Warwick		CV35 0SE
OFFICE AND PREMISES	Owner/Occupier	Main Street	Middle Tysoe	Warwick			CV35 0SE
SHOP AND PREMISES	Owner/Occupier	Tysoe Butchers	Middle Tysoe	Warwick			CV35 0SE
OFFICES AND PREMISES	Oxford Hardware Ltd	Old Drier	At Burland House	Oxhill	Warwick		CV35 0RD
WORKSHOP AND PREMISES	Oxford Hardware Ltd	Stone Barn	At Burland House	Oxhill	Warwick		CV35 0RD
SEWAGE TREATMENT WORKS AND PREMISES	Severn Trent Water Ltd	Sewage Works	Tysoe	Warwick			CV35 0SE
DAY NURSERY AND PREMISES	Tysoe Childrens Group Ltd	The Old Fire Station	Main Street	Tysoe	Warwick		CV35 0SR
OFFICES AND PREMISES	Tysoe Childrens Group Ltd	Office 1 At	The Old Fire Station	Middle Street	Middle Tysoe,warwick		CV35 0SR
OFFICES AND PREMISES	Tysoe Childrens Group Ltd	Office 2 At	The Old Fire Station	Middle Street,middle Tysoe	Warwick		CV35 0SR
CLUB AND PREMISES	Tysoe Social Club	Village Hall	Middle Tysoe	Warwick			CV35 0BP
PAVILION	Tysoe Sports Club	Playing Fields	Middle Tysoe	Warwick			CV35 0BP
TENNIS COURTS	Tysoe Tennis Club	Tysoe Tennis Club	Middle Tysoe	Warwick			CV35 0BP
HALL AND PREMISES	Tysoe Utility Estate	Old School Room	Tysoe	Warwick			CV35 9DU
HALL AND PREMISES	Tysoe Village Hall Trust	Village Hall	Tysoe	Warwick			CV35 0BP
SCHOOL AND PREMISES	Warwickshire County Council	Tysoe C of E Primary School	School Lane	Tysoe	Warwick		CV35 0SD

Tysoe Neighbourhood Plan

Akins Ltd windfarms@atkinsglobal.com
ancient monuments society office@ancientmonumentsociety.org.uk
arqiva enquiries@arqiva.com
Birmingham International Airport andrew.davies@birminghamairport.co.uk
BT Group PLC ian.binks@bt.com
CABE info@designcouncil.org.uk
CABE kate.jones@designcouncil.org.uk
Canal and River Trust planning@canalrivertrust.org.uk
Capital and Property Projects property@warwickshire.gov.uk
Coal Authority planningconsultation@coal.gov.uk
Council for British Archaeology webenquiry@archaeologyuk.org
Council for British Archaeology casework@britarch.ac.uk
Cotswold Conservation Board alison.rood@cotswoldsaonb.org.uk
Cov & Leics Diocesan Advisory Ctte dac@covlecpportal.org
Civil Aviation Authority mark.wakeman@caa.co.uk
Coventry Airport rsweeney@coventryairport.co.uk
CTC - National Cycling Charity righttoride@ctc.org.uk
CTC - National Cycling Charity cycling@ctc.org.uk
Historic England e-wmids@historicengland.org.uk
Historic England peter.boland@historicengland.org.uk
English Heritage Parks and Gardens kim.auston@english-heritage.org.uk
Environment Agency kazi.hussain@environment-agency.gov.uk
Environment Agency swmplanning@environment-agency.gov.uk
Everything Everywhere windfarms.orange@everythingeverywhere.com
Force Crime Prevention Design Advisor mark.english@warwickshire.pnn.police.uk
Forestry Commission paul.webster@forestry.gsi.gov.uk
Garden History Society conservation@gardenhistorysociety.org
Georgian Group david@georgiangroup.org.uk
Glide Sport UK office@glidesportuk.co.uk
Homes and Communities Agency mail@homesandcommunities.co.uk
Highways Agency (east mids) spatialplanningEM@highwaysengland.co.uk
Highways Agency (west mids) nddrstwm@highwaysengland.co.uk
Inland Waterways Association nick.kenilworth@fsmail.net
Inland Waterways Association iwa@waterways.org.uk
Joint Radio company windfarms@jrc.co.uk
Kernon Countryside Consultants info@kernon.co.uk
London Oxford Airport info@londonoxfordairport.com
MBNL(Acting for Everything Everywhere) info@mbnl.co.uk
MBNL(Acting for Everything Everywhere) amanda.baker@mbnl.co.uk
Ministry of Defence deopsnorth-lms7safe@de.mod.uk
Accessible Stratford med2swan@gmail.com
Mr Butler (CPRE) namb999@btinternet.com
CPRE office@cprewarwickshire.org.uk
National Air Traffic Services nerlsafeguarding@nats.co.uk
National Grid Gas Distribution plantprotection@uk.ngrid.com
National Grid UK Transmission ap.enquiries@ukngrid.com
National Planning Casework Service npcu@communities.gsi.gov.uk
National Trust james.sharp@nationaltrust.org.uk
National Trust chris.lambart@nationaltrust.org.uk

Natural England consultations@naturalengland.org.uk
Natural England jamie.melvin@naturalengland.org.uk
Network Rail townplanning.LNW@networkrail.co.uk
Ofcom spectrum.licensing@ofcom.org.uk
Off Route Airspace steve.hyett@caa.co.uk
Off Route Airspace marks.smailes@caa.co.uk
SDC Conservation planning.conservation@stratford-dc.gov.uk
WCC Principle Highway Control Officer joannearcher@warwickshire.gov.uk
Ramblers Association policy@ramblers.org.uk
Ramblers Association michael.b43@02.co.uk
SDC Planning and Environment planning.applications@stratford-dc.gov.uk
Royal Agricultural Society of England martynluscombe@hotmail.com
RSPB colin.wilkinson@rspb.org.uk
Severn Trent Water net.dev.east@severntrent.co.uk
Sport England West Midlands planning.westmidlands@sportengland.org
Sport England West Midlands bob.sharples@sportengland.org
Stratford-on-Avon Gliding Club chairman@stratfordgliding.co.uk
Stratford-on-Avon Gliding Club nick.jaffray@btopenworld.com
Sustrans edward.healey@sustrans.org.uk
Thames Water Utilities devconteam@thameswater.co.uk
The Design Council kate.jones@designcouncil.org.uk
Theatres Trust planning@theatrestrust.org.uk
Upper Avon Navigation Trust Ltd elainebaird@avonnavigationtrust.org
Victorian Society notifications@victoriansociety.org.uk
Warwickshire Badger Group sahyll@yahoo.co.uk
Warwickshire Bat Group enquiries@warksbats.co.uk
Warwickshire Police planningconsultations@warwickshire.police.uk
Warwickshire Police ian.king@warwickshire.pnn.police.uk
Warwickshire Police Road Safety roadsafety@warwickshire.police.uk
Warks Primary Care Trust david.goodwin@coventrypct.nhs.uk
Warks Primary Care Trust graham.nuttall@property.nhs.uk
NHS Property Services Ltd joanne.bowers@property.nhs.uk
NHS Property Services Ltd mark.jones@property.nhs.uk
Warwickshire Rural Housing Association sarahbt@wrccrural.org.uk
Warwickshire Wildlife Trust annie.english@wkw.org.uk
Warks Wildlife Trust gina.rowe@wkw.org.uk
WCC - planning planningstrategy@warwickshire.gov.uk
WCC Archaeology annastocks@warwickshire.gov.uk
WCC Capital & Property Projects Officer julianhumphreys@warwickshire.gov.uk
WCC Extra Care Housing timwillis@warwickshire.gov.uk
WCC NDP Liaison Officer jasbirkaur@warwickshire.gov.uk
WCC Flood Risk michaelgreen@warwickshire.gov.uk
WCC Ecology planningecology@warwickshire.gov.uk
WCC Forestry forestry@warwickshire.gov.uk
WCC Fire & Rescue Service fireandrescue@warwickshire.gov.uk
WCC Gypsy & Traveller Officer robertleahy@warwickshire.gov.uk
WCC Health & Communities timwillis@warwickshire.gov.uk
WCC Highways highwayconsultation@warwickshire.gov.uk
WCC Land Registry peterendall@warwickshire.gov.uk
WCC Libraries paulmacdermott@warwickshire.gov.uk

WCC Rights of Way	elainebettger@warwickshire.gov.uk
WCC Stratford Cycle Forum	johnharvey@warwickshire.gov.uk
Wellesbourne Airfield	mjlittler@hotmail.com
Wellesbourne Airfield	tower@wellesbourneairfield.com
Western Power Distribution	wpdwayleavesmidlands@westernpower.co.uk
Woodland Trust	enquiries@woodlandtrust.org.uk
Warwickshire Rural Community Council	kims@wrccrural.org.uk
Warwickshire Amphibian and Reptile Team	tim@gribblybugs.com
Stansgate Planning	mail@stansgate.co.uk
Coventry and Warwickshire Partnership NHS Trust	enquiries@covwarkpt.nhs.uk
South Warwickshire Clinical Commissioning Group	hannah.willetts@southwarwickshireccg.nhs.uk
Community Forum - Stratford area	southernareateam@warwickshire.gov.uk
Stratford Business Forum	jon@stratford-business-forum.co.uk
	simon.handy@struttandparker.com
Bromford Housing Group	michael.hill@bromford.co.uk
Stonewater Housing Association	matthew.crucefix@stonewater.org
Fortis Living Housing Association	mramdehal@fortisliving.com
Warwickshire Rural Housing Association	neil.gilliver@midlandsrh.org.uk
Orbit Group	jacqueline.messenger@orbit.org.uk
Waterloo Housing Group	reuben.flynn@waterloo.org.uk
Compton Wynyates Parish Meeting	tomjervis@hotmail.com
Oxhill Parish Council	oxhillpc@btinternet.com
Kineton Parish Council	clerk.kineton@btinternet.com
Brailes Parish Council	brailesparishclerk@outlook.com
Radway	radwaypcclerk@gmail.com
Ratley and Upton Parish Council	ratleypc@aol.com
Butlers Marston Parish Council	leaper.sandd@btinternet.com
Whatcote Parish Council	whatcote@live.co.uk
Cherwell District Council	planning.policy@cherwell-dc.gov.uk
Cllr Jo Barker	cllrbarker@warwickshire.gov.uk
Cllr Mills	christopher.mills@stratford-dc.gov.uk
Cllr Gray	stephen.gray@stratford-dc.gov.uk
Cllr Fielding	john.fielding@stratford-dc.gov.uk
Cllr Kettle	chris.kettle@stratford-dc.gov.uk
Cllr Williams	chris.williams@stratford-dc.gov.uk
Cllr Penny-Anne O'Donnell	Penny-Anne.O'Donnell

Adjoining District Council
County Councillor
Kineton Ward
Brailes and Compton Ward
Red Horse Ward
Bishops Itchington Ward
Napton & Fenny Compton Ward
Ettington Ward

Town and Country Planning Act 1990

Neighbourhood Planning (General) Planning Regulations 2012 (as amended) Tysoe Neighbourhood Development Plan Regulation 14 - Pre-submission consultation and publicity

Notice is hereby given that Tysoe Parish Council as the Qualifying Body has prepared a neighbourhood development plan entitled the 'Tysoe Neighbourhood Development Plan' for their Parish with the help of the local community and has formally published its Pre-submission Draft Plan for public consultation.

The plan sets out a vision for the future of the Parish and planning policies which will be used to determine planning applications within the neighbourhood area. In accordance with Regulation 14 of Part 5 of The Neighbourhood Planning (General) Regulations 2012 (as amended), the Parish Council must now publicise the Pre-submission Draft Plan for a minimum 6 week period inviting feedback from organisations and residents on the Pre-submission Draft Plan.

A copy of the Pre-submission Draft Plan and supporting documentation are available on the Parish Council's website. Alternatively, hard copies of the documents are available for inspection at the Reading Room during normal working hours.

The consultation starts on **Friday 19th May, 2017**. Representations on the Pre-submission Draft Plan may be made to the Parish Council by no later than **5pm on Friday 30th June**. You are encouraged to submit your representations electronically. This can be done by using the on-line form available on the home page of the Parish Council website at www.tysoe.org.uk. If you want to post your response, please send to:

The Clerk to Tysoe Parish Council,
C/o Farthings,
Lower Tysoe
Warwickshire
CV35 0BN

All representations received will be collated and will inform possible future modifications to the Pre-submission Draft Plan prior to submission to the Local Planning Authority.

Town and Country Planning Act 1990

Neighbourhood Planning (General) Planning Regulations 2012
(as amended)

Tysoe Neighbourhood Development Plan
Regulation 14 - Pre-submission consultation and publicity

Notice is hereby given that Tysoe Parish Council as the Qualifying Body has prepared a neighbourhood development plan entitled the 'Tysoe Neighbourhood Development Plan' for their Parish with the help of the local community and has formally published its Pre-submission Draft Plan for public consultation.

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A copy of the Pre-submission Draft Plan and supporting documentation are available on the Parish Council's website. Hard copies of the document will also be delivered to all households in the parish

The consultation starts on. **Monday 9th July, 2018.**

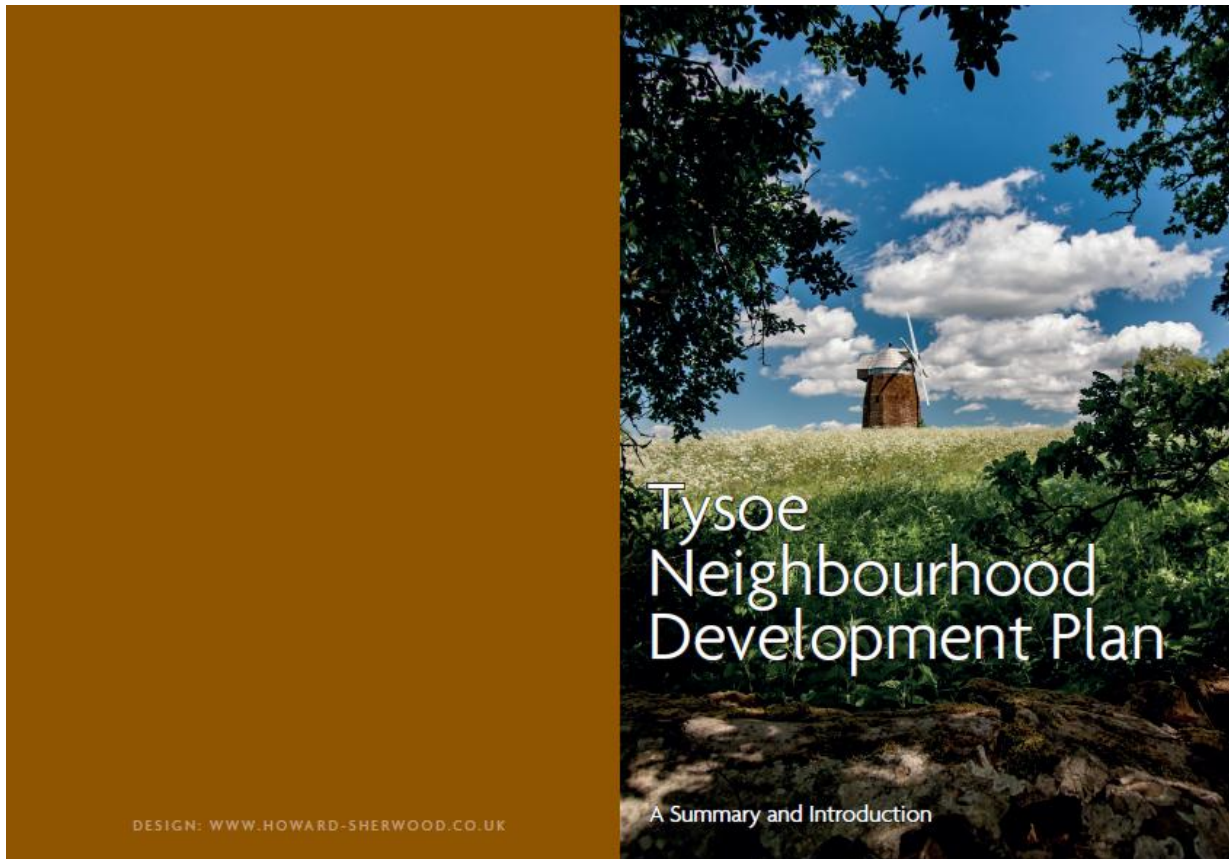
Representations on the Pre-submission Draft Plan may be made to the Parish Council by no later than **5pm on Sunday 16th September, 2018.**

You are encouraged to submit your representations electronically. This can be done by using the on-line form available on the home page of the Parish Council website at www.tysoe.org.uk . If you want to post your response, please send to Tysoe Parish Council, c/o The Laurels, Main Street, Tysoe CV35 0SE or hand deliver to the same address.

All representations received will be collated and will inform possible future modifications to the Pre-submission Draft Plan prior to submission to the Local Planning Authority.

TYSOE NEIGHBOURHOOD DEVELOPMENT PLAN

Sample of publicity images



Flyer 2017



Poster 2017



Tysoe Parish Council
Chair - Jacqui Sinclair
Clerk - Kerry Finlayson parishclerk.tpc@gmail.com

Dear Parish resident

Tysoe's Neighbourhood Plan -Why it matters

The Parish Council, through the Neighbourhood Plan Group, has produced a new draft Plan for your review. It's important that you read it and let us know what you agree with and what you don't agree with. This is your Plan for Tysoe through to 2031.

The Plan is a document that will affect everyone living in the parish, now and in the future. It is about the character of our built environment, our natural and historic resources, the views and the tranquillity. But most of all it is about development and the way in which we as a community wish to see our village expand in the future.

Stratford District Council has set no target housing number as such for Tysoe, but we are expected to contribute our share of the burden. Rather than take a defensive position and allow a developer free-for-all, your Parish Council has opted to take a proactive stance and produce a Neighbourhood Development Plan. This indicates where, and how many new developments we believe should be located, and what type of housing is most needed. Equally, it identifies boundaries outside which new housing would *not* be supported except in very special circumstances.

Once fully approved the Neighbourhood Development Plan has to be taken into account in the planning process. Without a Plan Tysoe would be highly vulnerable to opportunistic developers, there would be no safe-guards to prevent inappropriate and indiscriminate building but by having a Plan we remain in control of what happens in Tysoe.

For the last four years teams of volunteers from Tysoe have given hundreds of hours of their time in producing this document. They have held numerous consultations and meetings and have taken on board your comments, suggestions and the results of surveys. The Plan is now being circulated to every household in the Parish for your comments during a ten week period of consultation at the end of which your comments will be collated with those from Stratford District Council before the Plan is sent back to the District Council to be reviewed by an independent inspector. After that, all those on the electoral roll will be able to vote on the Plan in a parish referendum, hopefully in early 2019.

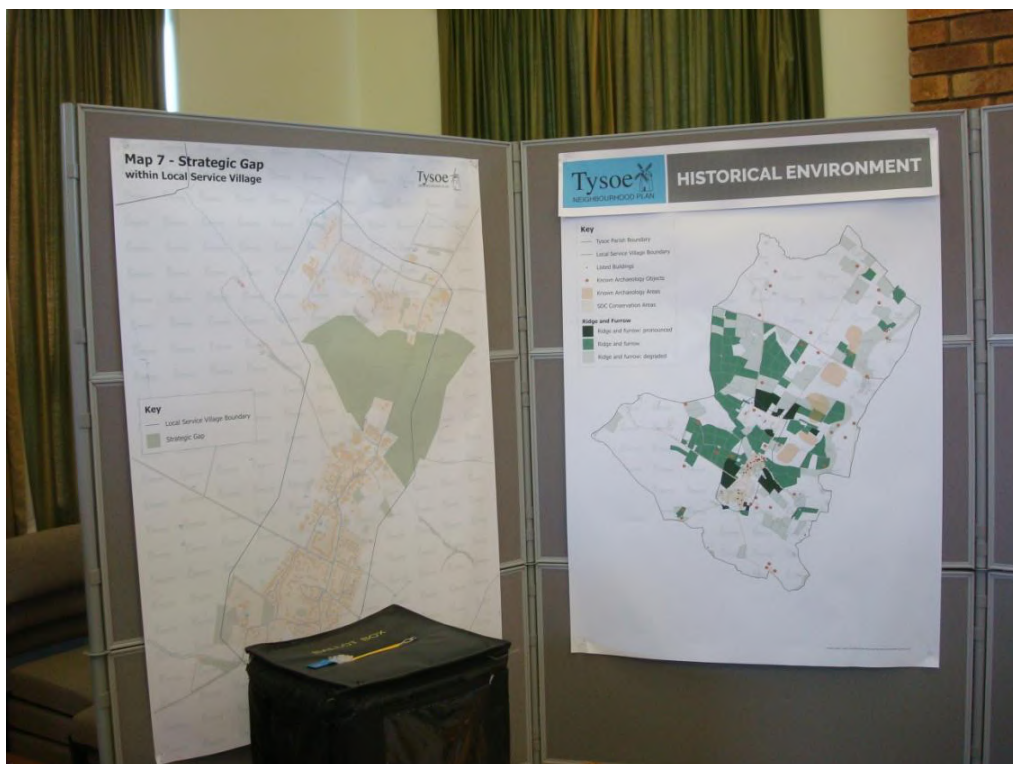
This document is how we see our future, yours and the future generation's. We need to get it right in order to safeguard the environment that we all currently enjoy. It comes with the full support of the Parish Council. Please read it carefully so that we can move confidently to the next stage. Don't miss this opportunity for making your views known.

Councillor Jacqui Sinclair, Chair, Tysoe Parish Council
July 2018

Letter from Chair of Parish Council distributed to all households 2018



Consultation meeting June 2017



Consultation meeting June 2017



Consultation session 2017



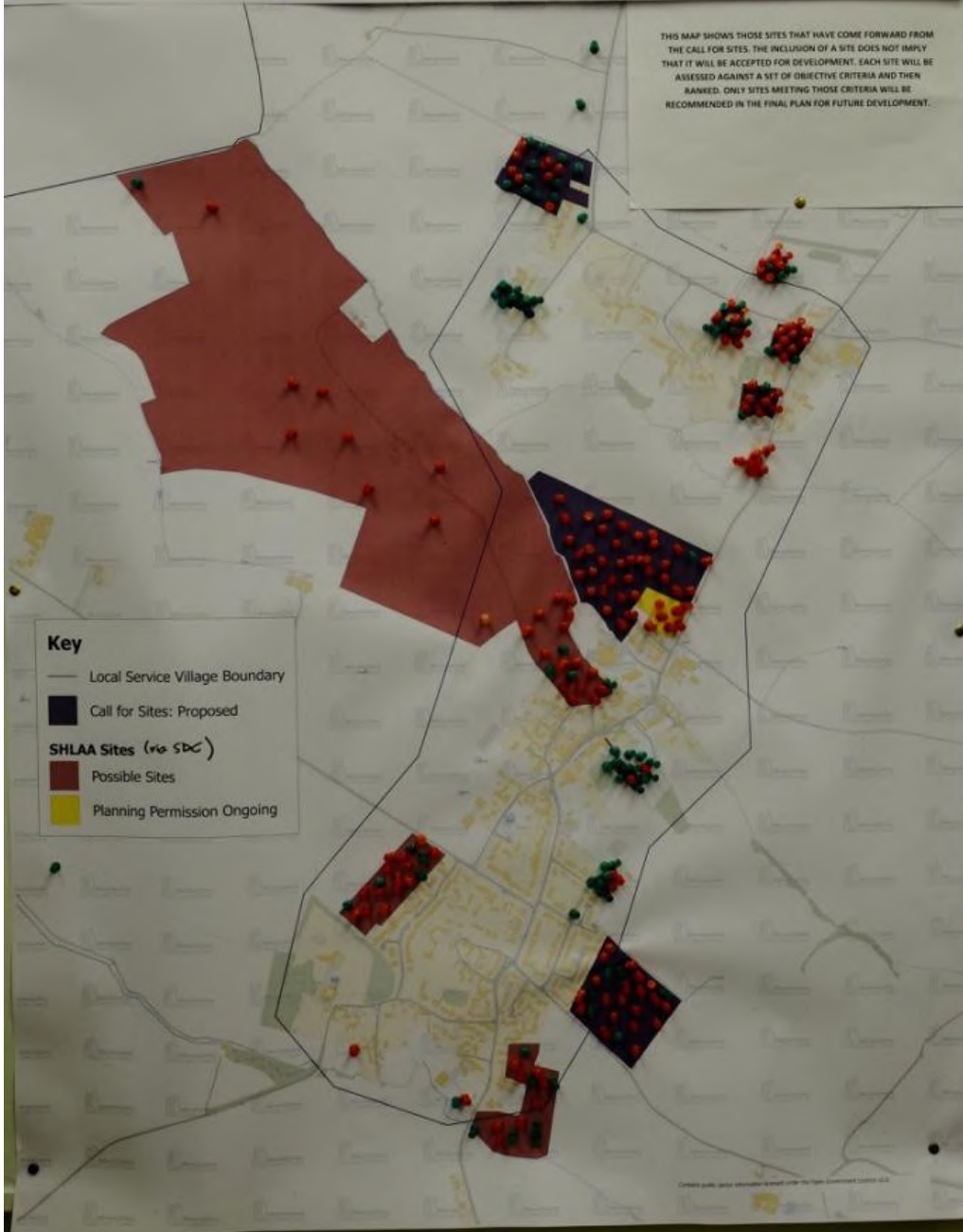
Consultation session 2017 (school display board)

SITE ALLOCATION

THIS MAP SHOWS THOSE SITES THAT HAVE COME FORWARD FROM THE CALL FOR SITES. THE INCLUSION OF A SITE DOES NOT IMPLY THAT IT WILL BE ACCEPTED FOR DEVELOPMENT. EACH SITE WILL BE ASSESSED AGAINST A SET OF OBJECTIVE CRITERIA AND THEN RANKED. ONLY SITES MEETING THOSE CRITERIA WILL BE RECOMMENDED IN THE FINAL PLAN FOR FUTURE DEVELOPMENT.

Key

- Local Service Village Boundary
- Call for Sites: Proposed
- SHLAA Sites (no SDC)
 - Possible Sites
 - Planning Permission Ongoing





Neighbourhood Plan group at Parish Flower Show 2017



Poster 2017



IT'S HERE !

**The Neighbourhood Plan is now
available for comment**

**See the Plan and maps in the Reading
Room until 30th June**

**Make your comments and come along
to an OPEN MEETING on**

7th and 29th June in the Village Hall

**Or go to the www.tysoe.org to see the
Plan and make your comments.**

**NEW
Public
Consultation**

**Tysoe Neighbourhood
Plan**

**Drop -in Sessions:
Sat 14th July 2.30pm
Tues 7th August 6.30pm
Friday 7th September 6.30pm.**

Tysoe Methodist Church Hall

FREE TEA & COFFEE

**Consultation period: 9th July -
16th September**

Copy for Tysoe Record – June edition

Tysoe Neighbourhood Plan

The Plan is now available for public scrutiny and comment

On 8th May the Parish Council adopted the draft Neighbourhood Plan and have now made it available for public consultation. The Plan can be viewed on the Parish website www.tysoe.org.uk or hard copies can be seen in the Reading Room, Tea Room, Church, Methodist Hall and Post Office. Comment forms are available on the Parish website and copies will be available in the above locations also.

The consultation will last until Friday 30th June and there will be Open Meetings on Wednesday 7th June and Thursday 29th June in the Village Hall at 7.15pm and 8.00pm respectively when you can raise any concerns you may have with the Plan and discuss the implications with the Parish Councillors and members of the Neighbourhood Plan Group.

Your views and comments are important and will be taken into consideration in the final Plan document – please make your views known and come along to the meeting.

Copy for the Tysoe *Record* (monthly distribution to all households within the parish), 2017

TYSOE NEIGHBOURHOOD PLAN

UPDATE

We would like to restate our thanks to all of those residents who have taken the time to give us their thoughts on the draft Neighbourhood Plan and also to thank you all for your patience, this is a long process but a worthwhile one.

On October 8th the District Council Cabinet approved their officers' comments on the Plan which now allows us to take it to the next stage. A "submission" version of the Plan is being drafted taking account of all the comments we have received. In due course (hopefully in January) this will be given to the Parish Council for their review prior to it being submitted to the District Council for a further 6 week public consultation, this time run by the District Council rather than by the Parish Council.

We had intended to produce a comprehensive response document in the form of a Q&A which would have answered most of the concerns and questions raised by residents. However, we have been advised by the District Council that this would not be the appropriate thing to do at this stage. The submission version of the Plan will be submitted to the District Council accompanied by a Consultation Statement which will set out how we have engaged with residents, what concerns and comments residents have made and how we have responded to those concerns in the submission Plan. I am sure that many of the comments raised by residents will be covered in that document.

The Neighbourhood Plan Group has meetings scheduled on 29th November and on 18th December, both in the village hall at 7.15 pm. All residents are welcome to come along; time is made available for public participation at each meeting.

From the Tysoe Neighbourhood Plan Group

Copy for the Tysoe *Record* (monthly distribution to all households within the parish), 2018

Tysoe Neighbourhood Plan Group – examples of meeting agendas and minutes

(Minutes of all meetings can be found via links in the Timeline in Appendix 2)

Tysoe Neighbourhood Plan Group

Meeting Thursday 29th November, 2018 at 7.15pm – Village Hall

AGENDA

1. Chairman's welcome
2. Apologies
3. Conflicts of interest
4. Minutes of the meeting on 27th September, 2018
5. Matters arising
6. Update on Plan progress
7. Discussion of BUABS
8. Affordable housing
9. Strategic Gap
10. Reserve sites
11. Community Orchard designation as Local Green Space
12. Disposition of Methodist Church
13. Response document delivery
14. Public participation
15. AOB

TYSOE NEIGHBOURHOOD PLAN GROUP

Meeting 28th February, 2019 at 7.15 pm Village Hall

AGENDA

1. Chairman's welcome
2. Apologies
3. Conflicts of interest
4. Minutes from the meeting of 29th January, 2019
5. Matters arising
6. Progress Submission Plan and Consultation Statement
7. Affordable housing
8. Strategic Environmental Assessment
9. Timetable to submission of Plan to SDC
10. Public participation
11. Any other business
12. Next meeting – 26th March, 2019

TYSOE NEIGHBOURHOOD PLAN STEERING COMMITTEE

Details included on the Parish website: Tysoe.org.uk

Secretary Isobel Watson, email nutmeg51@btinternet.com
Chairman David Roache, email djroache@buzzinternet.co.uk

Village Hall 7.15pm Thursday 26th June 2018

Present: David Roache, Alison Mallalieu, Isobel Watson, John Hunter, Wayne Cressman, Members of public: 6

1. The Chairman welcomed members of the public to the meeting
2. Apologies – no apologies received
3. Declaration of interests by Steering Committee members - none
4. Minutes of last meeting: Approved
5. Matters Arising : matters arising have been dealt with

6. Update on draft pre-submission Plan

The Draft Plan has been amended to reflect what was said at the extra-ordinary Parish Council Meeting and to include feedback from Neil Pearce and from the District Council. This new Draft will be circulated to the Parish Council on Thursday morning, which will be the last chance for the Parish Council to amend. The Plan which has been produced by the designer is working in parallel with the same amendments. John Hunter will check that all page numbers correlate.

Wayne Cressman wanted to add in a piece pointing out that inclusion of Lower Tysoe in the Local Service Village will mean that new dwellings built in Lower Tysoe over the Plan period will be added to the numbers built in the other two parts of the settlement. DR was against this, since there is no target of housing numbers to achieve, but others felt there was no harm in adding in the point, so this will be included. Wayne also wanted to omit the point that Lower Tysoe was roughly the same distance from Middle Tysoe as Upper Tysoe, since this could be challenged, but other members pointed out that Malcom Littlewood among others had timed the walking distance from different points and it was felt to be a fair point so this will be left in. Wayne C also want to leave out the mention of the 2014 Questionnaire, but reference to this was felt to be fair by others.

DR will send a copy including Wayne's last amendment to councillors on Thursday a.m. and it will be considered at Parish Council meeting on Monday. Assuming it is accepted, which it should be, it will be sent for copying at Old Fire Station.

7. Publicity. IW is dealing with banners. AM said that these should include end date of consultation. All publicity is in hand: advert in Herald is being held by them for go-ahead.

8. Distribution

To be dealt with by JRF who will have returned from holiday. Members of committee may be asked to help. IW to book village hall for Saturday July 7th to prepare material for delivery. Committee members to pitch in.

9. Arrangements for village meetings

Methodist Church Hall is booked and display boards have been ordered. They can be stored between meetings.

10. Collating feedback during consultation period

Neil Pearce says that feedback must be emailed to parish clerk. Kerry can forward these to member of committee. Hard copies of comments will go to Jane Millward's address. Jane will bundle up feedback and Wayne collate as we go along.

The Parish Council Surgery can be a point at which villagers can be helped to access the evidence behind the plan, if they have difficulty with accessing internet information.

11. Letters to interested parties

These are in hand (Wayne C) and are as before.

12. File of evidence (on-line)

Wayne is dealing with this.

13. Next meeting will be 27th September after consultation finished.

14. Questions from members of public

It was asked whether a maximum housing density had been mentioned in the Plan. An appropriate density has been given for each site. Parish Council has no control over densities but if developers put forward a different density they would have to justify it.

It was asked whether the Draft Plan was in plain English. The committee felt that it was – feedback has been good.

The meeting ended at 8pm.

TYSOE NEIGHBOURHOOD PLAN STEERING COMMITTEE

Details included on the Parish website: Tysoe.org.uk

Secretary Isobel Watson, email nutmeg51@btinternet.com
Chairman David Roache, email djroache@buzzinternet.co.uk

Meeting - Village Hall 7.15pm Tuesday 18th December 2018

Minutes

Present: David Roache, Alison Mallalieu, Jeremy Rivers Fletcher, Isobel Watson, Cllr Malcolm Little-wood. Members of public: 6

1. The Chairman welcomed members of the public to the meeting
2. Apologies – John Tongue, John Hunter
3. Declaration of interests by Steering Committee members - none
4. Minutes of last meeting: D.R. pointed out that reference to the 'Presubmission Plan' was incorrect and should be altered to 'Draft Submission Plan'
6. Update on Draft Submission Plan
Redrafting is nearly complete apart from
 - an affordable housing scheme. In this regard, a meeting with the owner of Site 3 has had to be postponed to 22nd January, 2019.
 - Relatively small changes to maps – the Plan's Built Up Area Boundary is to be aligned to the District Councils Boundary in Middle Tysoe. Site numbers are to be printed in black so they are more visible.
 - Methodist Church is to be listed as a community asset.

Draft to be sent to designer who may hold off from making changes until all changes are submitted. Parish Council must see Draft Submission Plan before their meeting on 4th February 2019. There are two other documents to accompany the Draft Submission Plan. The Statement of Basic Conditions will be written by consultant Neil Pierce after he sees the final Draft of the Plan.

7. Affordable Housing

Some affordables could be provided by Site 3. The current Plan doesn't deliver enough affordables. D.R. is to look at the District Council's updated Housing List to ensure our figures are up to date.

8. Built up Area Boundary

Middle and Upper Tysoe's Boundary has only slight differences from the District Council's apart from Site 3 which extends the building line.

One resident in Lower Tysoe questioned the boundary near their property in the Consultation Feed-back and it was re-examined, but it will remain as in the Consultation Draft.

9. Consultation Statement

This needs to be ready at the same time as the Draft Submission Plan. D.R. will send electronic ver-sion of Volume 2 of previous Draft to I.W. and J.H. This contains very useful material for the Consul-tation Statement.

Questions from Members of the Public

Q. Can the Feedback Spread Sheet be made available to residents as hard copy? Some people will find the link difficult to follow.

A. A large number of pages which would have to be printed off and very few people would be interested in reading them all. Residents could use Parish Council drop-in surgery in the tea-room on the first Tuesday of the month in order to access the Feedback if they have problems with the link.

I.W. to ensure the information to access the link is made prominent around the village with a phone number to call in case of difficulty.

Q. Can we have more details about the resident who questioned the Built up Area Boundary? How about other residents who are unhappy with the BuAB around their property?

A. One resident felt that the BUAB didn't follow any particular physical feature in the area adjacent to their property. The committee re-examined the boundary in that area, but it was clear that it did follow a stream and a fence. There is no intention of further discussions unless people feel the BuAB is following the wrong course.

The District Council believed that the boundary was following different principles in Lower Tysoe than in Middle and Upper. In reality, the BuAB is going round large gardens in Lower Tysoe. It is easier to follow the curtilage and draw the BuAB tight in Middle and Upper Tysoe than in Lower Tysoe.

The differing course of the BuAB in different parts of the village has now been explained and justifi-ed in the Plan.

Q. A M.O.P. was unhappy with the boundary in relation to their property and wanted it reconsid-ered.

A. The committee will look at this further case to ensure the correct principals are being followed.

A.O.B. D.R. asked IW to follow up bookings of village hall for 2019 meetings.

Next meeting

Tuesday January 29th in the Village Hall at 7.15pm subject to confirmation.

The meeting ended at 8.25pm.

Tysoe Neighbourhood Plan Group – examples of reports and briefing notes to the Parish Council

Briefing note to Tysoe Parish Council from the Neighbourhood Plan Volunteer Group.

To be presented to the Parish Council meeting on 6th June 2016

This note is by way of a brief update on progress made by the Volunteer Group (VG) to date and also an outline plan of work that we recommend is carried out in the near future to progress to a completed Neighbourhood Plan (NP) as soon as possible.

Progress to date

The VG has familiarised itself with the bulk of relevant correspondence, drafting work and research that exists from the old NPG. This has resulted in a conclusion that the most efficient means of achieving a completed NP is to start with the existing draft and make amendments to it based on the comments from SDC and other informed observers. We do not intend to “reinvent the wheel” on this exercise.

Members of the VG have met with the main author of the Kineton NP (this plan seems to be in the very final phase of being accepted by SDC) to determine what methods they used to generate the plan which may inform our work. A brief note from this meeting is attached as is a list of possible actions that should be considered by Tysoe PC.

The VG have considered the issue of the boundary of the Local Service Village (LSV) of Tysoe and have concluded that it would be beneficial to include Lower Tysoe within the LSV but with certain protections. It is also felt important that the residents of Lower Tysoe be consulted on the implications of being included in the LSV. See draft note on LSV boundary and a draft information paper intended for circulation to residents of Lower Tysoe. These drafts may change as more information is gathered.

Consideration has also been given to the consultation that has already been carried out by the previous NPG. It is felt that the level of consultation certainly matches or exceeds that carried out in Kineton but that the important and possibly controversial matter of consulting on site allocation has clearly not been done.

Work that we recommend is carried out – next steps

1. Kineton’s strategy of tackling the site allocation matter up front seems to have been successful and we recommend that this is undertaken as a priority.

a. As a precursor to the site allocation work the actual target number of dwellings needs to be determined. A detailed set of questions to SDC needs to be drafted and sent to the right person – does the target change if Lower Tysoe is included? How have recent planning application grants changed the target? Do the four “new” cottages adjacent to the tea room count as 4 or 1 new dwelling? Etc. SDC should also be pressed for their view of whether Lower Tysoe is currently included in the LSV or not – whilst this may not be relevant to our conclusion

it may be relevant to residents of Lower Tysoe who will want to understand the status quo. The briefing document should be sent to residents of Lower Tysoe for questions and comments.

b. We believe that the Housing Needs Survey may need to be updated. The WRCC resource will need to be contacted to determine cost and availability to do this. The VG feel that it is important to understand what obligation exists to ensure sufficient “affordable” housing is made available (this requires a definition of “affordable”) and what obligation, if any, might exist to provide housing protected for people with local connections.

c. The site allocation work needs to be cross referenced to the mapping exercise that has already been completed so that sites can be prioritised and some sites protected. It may be necessary for the mapping work to be overlaid with some form of prioritisation of environmental concerns to support this work.

d. A “call for sites” may also be considered especially if it is found difficult to identify sufficient sites to meet the target.

e. It may be found helpful to engage a planning consultant to assist in drawing up the site allocation. The VG will attempt to draw up a budget and suggested names to be approached for this work.

f. Once the site allocation is in final draft form we recommend that a whole village consultation takes place. Kineton also consulted with developers which apparently proved helpful.

2. Once the work on site allocation has been done this should be incorporated into the current draft of the NP.

a. The redraft should then be edited to make sure it is as concise as possible whilst incorporating all of the comments/observations that have been made. We believe that it may be helpful to have an independent planning expert read the document in addition to the Kineton NP author and possibly also SDC’s Neighbourhood Plan Officer prior to putting the document to the village for final consultation.

b. The final draft NP should also be made available to all statutory groups who may have an interest in the Plan. The more important bodies (Severn Trent, WCC Transport, Environment Agency etc.) should be lobbied for comments pro-actively.

c. After incorporating all relevant comments from a & b above into the NP the document should then be put to the village for a final consultation before being submitted to SDC and, presumably, a referendum.

Other matters

The outline of work above must be seen as a very preliminary work schedule. It is very likely that priorities will change and more tasks will be added as we progress and as we solicit views from planning experts and other sources. However, it was thought useful to make the PC aware of the possible scope of work and priorities as envisaged by the VG at this stage.

If the NP is to be progressed efficiently it is vital that the VG have a sounding board on the PC with delegated authority who will be able to approve next steps without having to wait for the next monthly meeting of the PC, such delay would slow the work un-necessarily. The VG will continue down the path outlined above unless we hear to the contrary. We will supply to the PC for approval a list of people we may want to talk to at SDC and other bodies in order to determine issues as defined above. It would be helpful if the PC could then furnish the VG with a formal mandate to talk to these people with the authority of the PC.

27th May, 2016

Presentation of the Draft Neighbourhood Plan to Tysoe Parish Council 10th April, 2017

This is a draft Plan which will now be subject to public consultation. The PC will describe the ongoing process in a few minutes.

The preparation of a Neighbourhood Plan is a [legal] requirement of the Parish Council, this has been delegated to a Neighbourhood Plan Steering Committee, who I am representing this evening, and who have prepared this draft Plan.

The purpose of the Plan, the life of which runs until 2031, is to identify where the village is supportive of new housing development in the future and where it is not supportive and also to identify those aspects of the village that are important to the residents and therefore worthy of protection.

The Plan contains policies which are designed to maintain the rural quality of the village, qualities that the residents clearly value very highly. For example, the AONB, the green spaces in the village, the rural views etc.

The Plan sets out certain design criteria which should be adhered to by any future development. These will maintain the aesthetic appearance of the village and protect it from inappropriate development which may spoil the rural nature of the village.

The local Planning Authority, Stratford District Council (SDC), set all Local Service Villages (of which Tysoe is one) a housing target. In our case this was to identify sites on which a minimum of 84 houses could be built during the period 2011 to 2031. Currently 43 houses have either been built or been granted planning permission and we have identified sites for a further 64 houses. This will give a total of 107 which exceeds the target by 23. We believe that this is reasonable given that in the lifetime of the Plan some sites already identified may not be delivered.

We have maintained the premise that Tysoe is one village comprising Upper, Middle and Lower Tysoe, the latter two separated by what we describe as a green Strategic Gap which should be preserved and protected from development. This premise is supported by comments made in the various public consultations. Within the village of Tysoe we have identified two 'built up area' boundaries within which all of the potential development sites are located. Development outside of these boundaries will be resisted and only allowed in certain circumstances e.g. rural workers dwellings, rural exception schemes, replacement dwellings and the appropriate conversion of rural buildings.

In identifying the sites for potential development we have taken into account a number of criteria, the main ones being:

- Any historic, archaeological, natural habitat or flooding considerations on the site.
- The preservation and protection of the AONB
- Preservation of the rural views
- Proximity or encroachment on existing listed buildings
- Size and scale of the potential development in relation to the existing village development.
- Potential planning restrictions – e.g. preservation of existing building lines, road access etc.
- The views and concerns of the village residents as expressed in the public consultation sessions.

The Plan identifies the need to build more smaller (2 & 3 bedroom) houses, more affordable houses and houses for the elderly and we have endeavoured to identify suitable sites for these. This is in response to the recent Housing Needs Survey carried out in late 2016.

It is important to recognise that no building will take place on any site identified unless the owner of the site applies for permission and the SDC Planning Committee approves it.

In preparing the Plan we have used the services of a Planning Consultant, Neil Pearce, who will add a few words in a minute. He has advised a number of PCs on drafting neighbourhood plans and has a great deal of experience in steering Plans through to final approval.

Whilst we have taken note of comments made in the various public meetings regarding the Plan, the final draft document has not been available for scrutiny by the residents until now. It is vitally important that as many residents as possible see and comment upon the Plan as the final document must reflect the thoughts and aspirations of the majority of the village.

We believe that the Pre-Submission Draft Neighbourhood Plan will be ready for a 6 week period of formal public consultation in the next few weeks and we are therefore seeking an endorsement from the PC on the structure and content of the plan prior to launching the Pre- Submission consultation . The PC Chairman will describe in a few minutes how that process will take place.

We will make a map available at the end of this meeting to show where the sites for future potential development are.

I commend the Pre-Submission Draft Neighbourhood Plan to the PC and subject to final adjustments recommend it be endorsed by the PC for public consultation.

Annual Parish Meeting 30th April, 2018

Neighbourhood Plan update

Madam Chairman, Councillors,

A year ago we reported that we were only a few weeks away from publishing a draft Plan for 6 weeks of public consultation – here we are again and again we are saying that we are weeks away from presenting the Parish Council with a second draft Plan for their endorsement to go out for a further period of consultation.

A lot has happened in that intervening year. We published our draft Plan at the end of May, 2017 and received an unprecedented response from the residents of Tysoe. Whilst that was very gratifying as it meant that residents were engaged with the process, it led to a huge amount of work to digest and react to the comments we received, especially those from the District Council. We believe that we have now done this and we believe that the new draft Plan reflects those concerns expressed from all sides.

Drafting a document such as the Plan is never easy. One thing is certain – it will not please everyone, but we are endeavouring to draft a Plan that addresses the concerns of all residents as well as we can. We have been very conscious from the beginning that the Plan must be a Plan for the whole village. No group of residents is any more or less important than any other group. We are mindful that the final document will have to be accepted by the majority of residents in the village voting in a referendum and we have therefore always tried to consider the views of all constituents in the village – the young, the old, young families, those who aspire to live in the village and those whose families may have lived here for generations. This has not been easy. We have received robust and sometimes personal criticism of the work we're doing but at the end of the day we have one goal and that is to produce a Plan that considers the position of the entire village.

We believe that we will produce a document which will be a template for continuing the modest growth in housing that Tysoe has seen over recent years, we believe that this is both sustainable and desirable. It will, hopefully, provide support for the school and other village amenities whilst maintaining

the rural and historical context of the village – not an easy balancing act. The document will provide the Parish Council with the tools to manage both the extent and style of new houses in the village. We have received many comments expressing the need to maintain the traditional building style as well as support for small, in-fill developments of small houses. Our policies will endorse these wishes.

One area that concerns us greatly is the provision of affordable housing. There is an indicated need for up to 19 so-called affordable dwellings and whilst it will always be difficult to ensure that developers are compelled to deliver on this, in accordance with the District Council's own policies, we are determined to try to satisfy at least some of the indicated demand. Young families are the life-blood of any community and this is no more so than in rural villages such as Tysoe and we intend to be able to make some real provision in the Plan for this need.

Whilst the provision of housing is always upper most in people's minds when considering the Plan we must remember that it is about far more than that. The Plan has policies that should enable the protection of our environment, historic settings, valued views and landscapes and the assets and facilities that are so highly valued. We believe that we have struck the right balance between protecting what we value so highly and enabling the village to continue to grow and develop in a controlled way. You will be the judge of how well we've succeeded in doing this when you see the next draft.

So, a year on and I am saying that, with a reasonable following wind, we will be able, within weeks, to put in front of the Parish Council a new draft Plan for their endorsement to publish for a period of public consultation. It is vital that once again the residents of Tysoe, the entire village, read and comment on the Plan – even if you agree entirely with what it says it is important for you to tell us that. We need to get this right, it's the village's Plan and it needs to reflect the views of the majority not just the views of a vocal minority.

Finally Madam Chairman, I would like to thank you and your fellow Councillors for your continued support for this project and I would like to thank my colleagues on the Group for all of the countless hours of work that they have put into preparing the Plan – it's not over yet!

Tysoe Neighbourhood Plan Group

Parish Council update – 1st February, 2019

Following is an update of our activities:

1. There has been no change to the membership of the Group since the last update.
2. There has been good progress on drafting the Submission version of the Plan. We have the first type-set proof back from the designer.
3. We also have the first draft of the Consultation Statement prepared with only a few gaps to fill in.
4. We are anticipating presenting both documents, the draft Submission Plan and Consultation Statement, to the PC for approval prior to the Council going into pre-election purdah.
5. We don't intend to send a copy of the Plan to every household as we did with the last version. Instead we will send a short letter which will highlight the changes we've incorporated into the Submission version and tell people what the next steps are – it would be helpful for the PC to agree to this.
6. Neil Pearce will be preparing the Statement of Basic Conditions as soon as we have a near final draft Plan
7. We have held discussions with the owner of site 3 about an affordable housing scheme on the site. He has indicated a willingness to seriously consider this. I would like to suggest that the PC hold discussions with him in the near future to agree details.
8. Members of the NPG visited site 1 in Lower Tysoe in early January following the owner's questioning of the route of the BUAB around the site. Having

considered the matter the NPG have decided not to make any change to the BUAB.

9. We were informed, in December, by SDC that a Strategic Environmental Assessment (SEA) of the Plan might be required following the SDC commissioned report on the Plan by consultants Lepus. Natural England had questioned why the reserve sites were not included in the Lepus report. We have suggested to SDC that the Lepus report should be amended to cover the reserve sites to satisfy Natural England. We have heard nothing more about the SEA.

10. Absent any unforeseen delays we should now be able to present the Submission Plan to SDC in March. The SDC consultation on the Plan may be delayed by their period of purdah but even so we would expect the consultation to be complete by the end of June when the Plan will be given to an Inspector. Given a reasonable review by the Inspector we would expect a referendum in late summer.

11. The next meeting of the NPG will be on Thursday 28th February at 7.15 in the village hall.