

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 Tuesday 27th March 2018

MINUTES

Present: David Roache, Wayne Cressman, Jeremy Rivers-Fletcher, Alison Mallalieu, Isobel Watson, Cllr Malcom Littlewood., Cllr John Tongue, Members of public: 17

1. The Chairman **welcomed** members of the public to the meeting
2. **Apologies** John Hunter
3. **Declaration of interests** by Steering Committee members - none
4. **Minutes of last meeting:** Approved
5. **Matters arising:** A member of the public had asked whether Compulsory Purchase of land had been considered and it had not. After some further enquiries, the Steering Group believes that this is not an appropriate step to take at this time.

A member of the public had felt there was a conflict of interest in Cllr Collier creating the Green Space Assessments for the Plan. This was raised with the PC which did not believe there was a conflict of interest here.

The number of Affordable houses (19) mentioned in the Plan had been questioned. This figure has been checked. Eleven dwellings were identified as needed by the Housing Needs Survey. A further 10 with a Tysoe connection were from the Council Waiting List, but two of those were double counted, so the total needed was 19.

6. **Built Up Area Boundaries.** The inclusion of Lower Tysoe in the Plan with its own boundary has again been questioned in the village. The chairman was reluctant to revisit this matter as it was agreed by the PC in May 17 and the inclusion of Lower Tysoe was supported both in the Public Consultation November 2017 and in the Questionnaire circulated by the previous steering committee. A new iteration of the NPPF may well undermine the presumption against development in so-called 'remote hamlets' which share local services, as Lower Tysoe does.

The committee voted on the inclusion of Lower Tysoe. Six were for the inclusion and one abstained because he wasn't sure that we could draw the boundary tightly enough to protect Lower Tysoe. The committee looked again at the boundary and agreed that it would be reconsidered and drawn as tightly as possible with the Plan Consultant.

7. **Site Assessments.** The committee has revisited the site assessments. The three sites (Site 2, 4 and 6) which offer 'good' potential for development provide 18 potential dwellings. Site 6 could provide 4 affordable homes. In addition there are 45 dwellings which have already been built or granted planning permission and we

would like to provide up to 19 affordables as well. The matter of land for affordables has been raised again with Tysoe Utility Trust and they are considering whether they would be able to provide land, but this has not been agreed and there is no pressure on them to do so.

We need to select a reserve site from those sites, (Site 5 and Site 7) with 'moderate' potential for development. Both sites have advantages and disadvantages – one suggestion was that both could be reserve sites. The matter will be discussed further with the Plan Consultant.

8. Questions from Members of the Public

It was mentioned that the latest iteration of the NPPF wants 20% of new build on smaller sites.

Concern was expressed that if the Built Up Area Boundary is too tight, then too many houses may be crammed in.

It was mentioned that Tysoe Utility Trust has a duty to get the best value from its assets and it was reiterated that there is no wish to railroad the Trust into a decision on the matter of affordable housing.

A member of the public asked about the time scale to Referendum. If the next consultation is over the summer holiday, two weeks could be added to ensure all have a chance to take part.

It was asked if Tysoe still qualifies as a Level Two Local Service Village. Since the numbers of new dwellings originally suggested for different levels of Service Village are no longer even considered to be indicative numbers, and certainly not targets, the Committee felt that the categorisation was no longer particularly relevant.

It was mentioned that Housing Associations can have difficulties in financing affordables – in Ilmington the Housing Association recently asked for commercial housing to finance the low cost housing.

9. A.O.B. None

12. Next Meeting Tuesday May 1st 2018, 7.15pm Village Hall.

The meeting concluded at 8.40pm.

Isobel Watson