

Tysoe



NEIGHBOURHOOD PLAN

Submission Draft - Version 2.0

February 2015

DRAFT

Tysoe Parish Council

www.tysoe.org.uk

Contents

Volume 1 – Plans and Maps

	Foreword	3
Section 1	Introduction	5
1.1	Introduction to Neighbourhood Plans	6
Section 2	A Vision for Tysoe	9
2.1	About Tysoe	10
2.2	The Vision Statement and Core Objectives to Achieve It	13
	Housing	15
	Environment and Sustainability	16
	Designations	17
	Development Strategy	18
	Infrastructure	19
	Employment, Community and Transportation	20
Section 3	Plan Policies	21
3.1	Introduction to Policies	22
3.2	Housing	23
3.3	Environment and Sustainability	26
3.4	Designations	30
3.5	Development Strategy	33
3.6	Infrastructure	35
3.7	Employment, Community and Transportation	37
Section 4	Summary	39
Section 5	Maps, Glossary & References	43

Volume 2 – Appendices

	Appendices	55
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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 prime records, supporting the *evidence* that has been built up during the consultation process.

Foreword

We believe Tysoe is a special Parish with a unique heritage and a dynamic future. Investment and change in the years ahead will only be worthwhile if they are what the community wants, and if they make a real difference to the lives of local people and their future.

The development of the Tysoe Neighbourhood Plan (NP), led by the Tysoe Parish Council (PC), started with the official approval to produce a plan on 10th February 2014. The geographical area that the NP covers is Parish-wide and shown on Map 1 (page 45). The PC wants the Tysoe community to have a greater say and responsibility in all aspects of 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 public transport and other services. It also allows us, for example, to encourage Tysoe to become a 'greener' Parish, through reviewing ways of protecting our heritage; through defining measures to contribute towards the drive to a low carbon economy and to consider how visitors and tourism might be best managed to contribute to the vitality of the community.

The Neighbourhood Plan (NP) comes at a critical time for us, a time when Stratford on Avon District Council (SDC) has allocated specific numbers of houses to be built in Tysoe before the year 2031. This plan therefore covers the period to 2031. Although the timeframe has been set by SDC, our NP offers the potential for local people to be proactive in deciding where this new housing stock might be built (or not built), rather than leaving these decisions to planning committees at County and District level in a reactive capacity. This means that the way the PC operates will have to change and the PC is committed to developing and strengthening the contacts and groups that have evolved as a result of the NP development process. It believes that by working together to implement the NP vision, it will make Tysoe an even better place to live, work and enjoy in the future.

Tysoe's NP sets out a vision for the Parish that reflects the thoughts and feelings of local people with a real interest in their community gathered via a process of questionnaires, open meetings and consultation. It sets out objectives under a series of headings listed below - the same headings are used by SDC, which allows us to make comparisons on a wider local basis. Our vision builds on current and planned activity, and this vision formalises what the PC and its partners (e.g. statutory bodies, local employers and developers) will work towards in reflecting community wishes. 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.

The NP is divided into two volumes. Volume 1 is about Plans and Maps and is in five parts: Section 1 gives a brief introduction to the concept of the NP; Section 2 introduces the Parish itself; firstly in a general way and then successively in more detail around a set of themes and our vision for its future; Section 3 outlines our policies for achieving this vision; Section 4 provides an 'easy-read' summary and Section 5 contains the Maps, together with a glossary and references. Volume 2 contains the supporting appendices. Throughout the 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 should follow the references which are contained in the footnotes.

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Section 1

Introduction

WHAT I LIKE

I like that it's not like the park
I like the park
Lot's of snacks
I like people and they do it to me
It is safe

but a lot of things make the park become a season challenge
A cinema

WHAT I LIKE

I like that about a park, but the way of my park
I like the shop of that of shops
A lot about a school which I go to

IMPROVE

The school could be school a lot
We need to be better
The school could be school a lot
We need to be better

TYSOE

The best is in Tysoe - I love it
I love the park, I love the school, I love the cinema
I love the school, I love the cinema
I love the school, I love the cinema

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IMPROVE

The school could be school a lot
We need to be better
The school could be school a lot
We need to be better

Good

I like the park
I like the school
I like the cinema
I like the school
I like the cinema
I like the school
I like the cinema

Marvelous Tysoe

I love the park
I love the school
I love the cinema
I love the school
I love the cinema
I love the school
I love the cinema

Improving Tysoe

The school could be school a lot
We need to be better
The school could be school a lot
We need to be better

What's best about your school

I love the park
I love the school
I love the cinema
I love the school
I love the cinema
I love the school
I love the cinema

What will make your school better

The school could be school a lot
We need to be better
The school could be school a lot
We need to be better

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1.1 Introduction to Neighbourhood Plans

What is in the Neighbourhood Plan?

A Neighbourhood Plan (NP) is a new type of planning document which results from the Localism Act (2011)¹. 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. It allows communities to express their own vision for the future across a wide range of issues of which housing and the placement of new housing is just one of many.

All of these issues require *evidence* to be collected, firstly by providing an audit (i.e. what we have); secondly, by formulating our objectives (i.e. what we want); and thirdly by identifying actions that we might take to support our vision (i.e. how we might achieve it). Much of the evidence is based on a comparison to the SDC geography as this is the easiest way to obtain comparative data.

The NP has been developed through consultation with the residents of Tysoe and others with an interest in the village, such as businesses, groups and organisations. Details of the consultation process 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 A for completeness.

This demonstrates that the process we have undertaken fully accords with the requirements of the Localism Act. Consultation has included meeting the requirements of Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, and our Plan can be amended where appropriate in response to consultation comments. This version is a part of the long journey that enables us to move towards the

referendum version.

How the Neighbourhood Plan fits into the Planning System

The Localism Act provides the basic framework for Neighbourhood Plans and, although a Neighbourhood Plan is not a statutory document in its own right, Local Authorities have a statutory duty to take its findings into account. Current guidance is provided on the government's planning portal². A key point 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 the local policies and Core Strategy of the District Council, in our case that of Stratford on Avon District Council (SDC)³.

As part of its contribution to the national housing shortage, SDC is required, in its Core Strategy, to enable a defined number of dwellings to be built within its District. Tysoe has been allocated between 51 and 75 new homes to be built between 2011 and 2031.

The NPPF allows the NP to provide *more* than this number of houses, but it does not allow the NP to provide for *fewer*. It allows the NP to indicate where it does *not* want development, and it also allows the NP to indicate prioritisation of sites for new development, providing that prioritisation had been made in accordance with the philosophies of the NPPF.

SDC's housing allocation also brings into play two concepts that need to be taken into account: (1) the Local Service Village (LSV) and (2) the Strategic Housing Land Availability Assessment

¹ Localism Act 2011 (<http://www.legislation.gov.uk/ukpga/2011/20/contents>)

² Planning Policy Guidelines on Neighbourhood Planning: <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/>

³ SDC Core Strategy Submission Version (June 2014)

(SHLAA). The LSV concept is an SDC method for defining the volume of housing to be allocated to individual villages. In simple terms, villages like Tysoe with a school, shops, Post Office and public transport are allocated more new dwellings than those without such amenities.

The NP cannot change the number of dwellings allocated, but it can give opinion on the *location* of those dwellings, the *type* of dwellings, and the extent of the LSV (based on the questionnaire responses, this might now include Lower Tysoe as well as Middle and Upper Tysoe). The working documents behind SDC's Core Strategy included only Upper and Middle Tysoe.

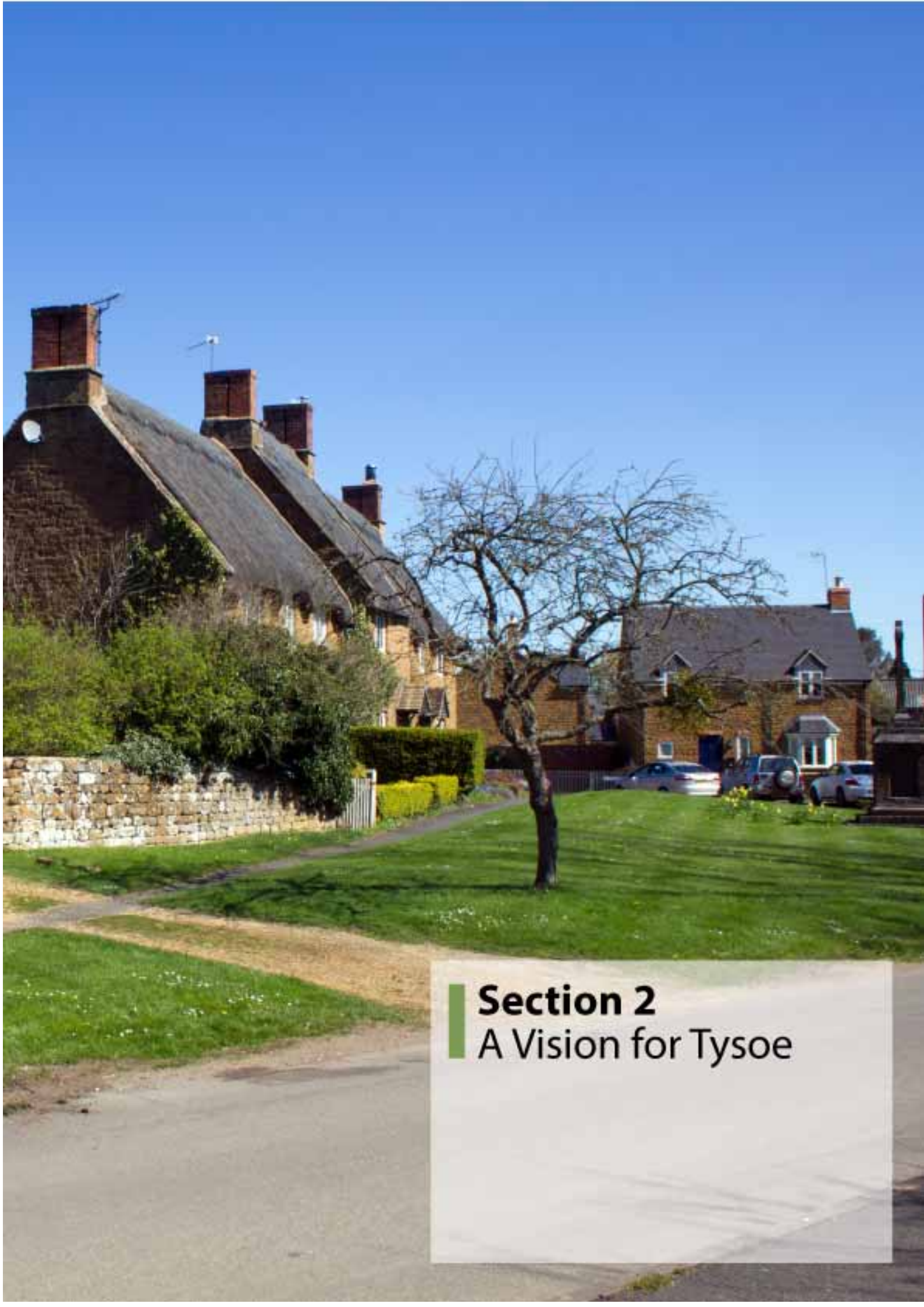
The SHLAA results from a process undertaken in 2012 by a group of councillors, developers, amenity representatives and land owners on

behalf of SDC. Their purpose was to identify potential sites around villages suitable for new development. The sites they identified around Tysoe (Appendix B6) are not exclusive, but the NP has to take them into account and seek public opinion as to their popularity or prioritisation.

Neighbourhood Plans must also be in line with European Regulations on Strategic Environmental Assessment and habitat regulations. The Tysoe NP follows the approach adopted by SDC in its Core Strategy which includes the identification of a 500m buffer zone around settlement areas for environmental protection in the face of development. These zones were sampled by the Warwickshire Biological Records Centre for flora and fauna. The resultant data has been incorporated as evidence into the prioritisation framework used in this NP (Appendix B4).



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Section 2

A Vision for Tysoe

2.1 About Tysoe

Tysoe Parish is an attractive rural Parish in south Warwickshire. The Parish covers 4940 hectares rising from the flat agricultural landscape of the Vale of the Red Horse, lying in a Jurassic Blue Lias mudstone/clay valley; it has a clay substrate which, with minimal fall, 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, since erased by land use. It provides the emblem for the Health Centre, the School and local business. The escarpment rises steeply to over 700 feet from the valley below and forms the eastern boundary of the Parish. A substantial part of the eastern part of the Parish belongs to the Cotswolds' Area of Outstanding Natural Beauty (AONB) (see Map 1).

The Parish is physically defined largely by natural topography and water courses 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 of a quality recognised as being of national importance in English Heritage's survey of ridge and furrow, *Turning the Plough*⁴.

There are two Conservation Areas and 49 listed buildings in the Parish, 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, architect, *inter alia*, of St Pancras station, the Albert Memorial and the Foreign and Commonwealth Office in London.

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 villages also house a series of 19th century well points, unique in Warwickshire; the Parish also has a well-documented history⁵. All these landscape and built features have been captured in the evidence base (Appendix B5).

Tysoe is a Parish with a current population of about 1500 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, the three Tysoes, and the (now) 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.

Tysoe is a remote Parish, one of 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-on-Avon. The nearest town is Shipston-on-Stour, some eight miles away. There is only a small bus service, and private transport is therefore an essential factor of rural life.

Collectively the village displays many of the traditional characteristics associated with successful community living. The Women's Institute formed in 1917 is the oldest in

⁴ Hall 2001; Catchpole and Priest 2012

⁵ Ashby 1974; Wyles 2000

Warwickshire, the villages have a competitive football team, a Sports and Social Club, a Public House (*The Peacock*), a thriving general store and deli, a tea room, a butchers, hair dressers and beauty salon, drama group, playgroup, Village Hall, Methodist Chapel, riding schools, a Primary School and a surgery. In 2010, 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 village Lunch Club and the Kineton Care Homes.

Further examples of the community spirit are found annually at the Flower Show, the Church Fete, Bonfire night, Fun Run and Apple Day, not to mention the pantivity and the turning on of the Christmas Tree lights on the Village Green. These are in addition to unique events like Jubilees, which invariably act as catalysts for big village events.

Housing

Housing in Tysoe has been developed on a slow, small-scale, organic development basis. The 1985 *Domesday Reloaded* entry for Tysoe records 351 dwellings⁶. Analysis of the most recent available data from the 2011 Census Data shows 511 dwellings⁷. Over this period this represents an average of six additional dwellings per year.

Further 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 SDC) and single storey dwellings (19.8% compared to 9%). 76% of the dwellings in Tysoe are three bedroomed or larger compared to 68% in SDC as a whole.

Outside of the social housing provision, there are few smaller, affordable dwellings for new families, first time buyers, and low wage earners. These concerns have already been documented

in the Tysoe Parish Plan (2010; Appendix B2).

Employment

There are a particularly high proportion of people working from home in the Parish. Data from the 2011 Census shows that 10.9% of people work mainly from home. For SDC the figure is 6.9%.

However because of Tysoe's remoteness, 46% of workers drive to work, with Banbury and Stratford being the main employment centres. This adds to the challenge of meeting the low carbon economy targets in Tysoe.



Getting Around

It is evident that a high proportion of residents travel to work by car or van, and the current under-provision of public transport during typical commuter periods undoubtedly influences travel

⁶ <http://www.bbc.co.uk/history/domesday/dblock/GB-432000-243000/page/14>

⁷ Small Area Profiles (Census Data) – Warwick Observatory



behaviour. A public bus service connects Tysoe with Banbury and Stratford but only infrequently. This is supplemented by Community bus services (Shipston Link) and the village's own minibus (Maggie May).

Cycling is possible. Tysoe lies on the Sustrans route 48. The majority of the business parks within 5 miles of Tysoe require traversing the steep Edge Hill escarpment and therefore are unlikely to be accessed by cycle. Warwickshire County Council's current strategy on encouraging cycling is focused on urban and suburban zones.

Residents can access the local village services by walking. The services are within an acceptable walking distance of the majority of dwellings in the three villages.

Environment, Sustainability and Design Quality

Understanding Tysoe is important in designing new development. Overall the layout of the villages is an ellipse along a main street which conjoins Middle and Upper Tysoe. Lower Tysoe

lies slightly separated to the north. All three settlements are surrounded by open fields, the majority of which are pasture, with small patches of woodland.

In all three villages many existing dwellings, especially those from the 17th century, are constructed from, or are faced with, local ironstone.

There are several watercourses running off the escarpment. The land is generally low-lying and is prone to flash flood events, notably in Smart's Lane, along Main Street into Saddledon Street, towards the school in Middle Tysoe, and in Lower Tysoe.

There is no gas supply in Tysoe. Heating is principally by oil and therefore alternative heating sources are essential to meet not only environmental goals but also to minimise the impact of fuel poverty for residents over the lifetime of the Neighbourhood Plan. Evidence of the enduring social sustainability of Tysoe is provided by comparing the Introduction to this Neighbourhood Plan to the *Tysoe Domesday Reloaded* entry⁸.

⁸ <http://www.bbc.co.uk/history/domesday/dblock/GB-432000-243000/page/14>

2.2 The Vision Statement and Core Objectives to Achieve It

The future vision for Tysoe

The Tysoe vision is:

Tysoe will be a thriving and attractive parish, retaining its rural ethos. It will have a broad range of housing and services that will meet the local needs of all residents and visitors.

How will we achieve this vision?

- **We will allow sustainable housing growth to be carried out sensitively**
- **We will maintain the historical and ecological features of the parish**
- **We will develop the recreational amenities of the village**
- **We will actively encourage local employment.**

In order to deliver the vision certain things are important. These include:

- 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;
- The recreation field and its facilities, including the off street parking;
- The Conservation Areas, listed buildings and village traditions;
- The tranquillity of the Parish, which lends itself to recreation, tourism, and quality of living;
- The historic and farming landscape surrounding the villages;
- The woodland, hedgerows and wildlife habitats throughout the Parish;
- The easy access to the countryside via public footpaths within an acceptable walking distance.
- The community spirit with opportunities for activities and projects.



For the purposes of the Neighbourhood Plan, the realisation of this vision is presented beneath six practical headings (admittedly there is inevitably some overlap):

- Housing
- Environment & Sustainability
- Designations (boundaries within which policies, strategies hold sway)
- Development Strategy
- Infrastructure
- Employment, Community and Transportation.

What these headings mean and the objectives and policies supporting them are laid out below. Each section objective has a prefix letter, e.g. H for 'Housing' followed by a number where there is more than one objective. Policies supporting each objective are prefixed by the letter 'P'.



Housing (H)

Objective

H1: Provide new housing in Tysoe as set out in SDC's Core Strategy (51-75 dwellings to be built between 2011-2031)

A Sustainability Appraisal (required under the Strategic Environmental Assessment (SEA) Directive, Directive 2001/42/EC) has been carried out by SDC in preparing its Core Strategy⁹. We have adopted the development targets for the Tysoe Local Service Village as set out in this. Moreover we have included the natural and built environment assessments (Appendices B4 and B5) made in preparing SDC's Core Strategy into our evidence base to prioritise the site allocations (see Appendix B6 for further detail). Further Sustainability Appraisals are not therefore required for this NP.

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

Affordable housing is a national issue. Housing should meet the needs of eligible households including availability at a cost low, determined with regard to local incomes and employment opportunities.

Policy

H1-P1: Prioritise site allocation using the NP evidence base

The NP will give local people the power to decide where new housing should go based on the evidence collected. Our evidence has been gathered in the survey questionnaire (Appendix B3) and supplemented with further evidence obtained which is detailed throughout Appendix B.

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

A Neighbourhood Development Order can grant planning permission for specific types of development in a specific neighbourhood area. This NP establishes the right to bring forward NDOs as they emerge in agreement with the PC's partners.

H2-P1: Prioritise one, two and three bedroom dwellings to encourage younger households to locate in Tysoe

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

⁹ SDC Core Strategy Submission Version (June 2014)

Environment & Sustainability (ES)

Objective	Policy
<p>ES1: Ensure the Tysoe Neighbourhood Plan (NP) continues to meet the needs of local people</p>	<p>ES1-P1: Actively involve local people in on-going consultation</p> <p>ES1-P2: Maintain the evidence base built during the creation of the NP</p>
<p>ES2: Encourage energy efficient and sustainable development</p> <p>As Tysoe is remote, additional measures are required to offset its carbon footprint.</p> <p>Since Tysoe is adjacent to the Cotswold AONB their 2005 position statement on renewable resources carries significant weight¹⁰. Basically it is in favour of ground source and solar (where it is discrete) but not wind turbines.</p>	<p>ES2-P1: All affordable housing to be provided with an alternative source of heating to oil</p> <p>ES2-P2: All new houses to be provided with photovoltaic (PV) cells</p> <p>ES2-P3: Wind turbine generators that require planning permission will be firmly discouraged unless it is possible to demonstrate minimal impact on the setting and tranquillity of the Parish</p>
<p>ES3: Reduce flash flooding within Tysoe and minimise the impact of development on the downstream parish of Oxhill</p> <p>Sustainable drainage systems are an approach to managing rainwater falling on roofs and other surfaces through a set of drainage techniques. The key objectives are to manage the flow rate and volume of surface runoff to reduce the risk of flooding. These approaches are a response to the Flood Water and Management Act 2010. There is significant evidence of flooding (see Appendix B7) in Tysoe and this requires a range of mitigation policies to manage this problem.</p>	<p>ES3-P1: Incorporate Sustainable Drainage Systems (SuDS) as a part of all Development Order developments</p> <p>ES3-P2: 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 more than 10 dwellings</p> <p>ES3-P3: Incorporate underground water storage into all new developments</p> <p>ES3-PS4: Encourage all existing households to fit a minimum of one 190 litre water butt to drain roof areas</p>
<p>ES4: Protect the rural setting of Tysoe</p>	<p>ES4-P1: Ensure the Landscape Sensitivity Assessment is maintained¹¹</p>

¹⁰ Renewable Energy Projects: Position Statement (2005) Cotswolds Conservation Board
<http://www.cotswoldsaonb.org.uk/userfiles/file/position%20statements/renewable-energy-ps.pdf>

¹¹ Landscape Sensitivity Assessment for Villages, White Consultants (June 2012)

Designations (D)

Designations are boundaries within which specific policies operate.

Objective	Policy																
<p>D1: Develop an understanding of the Cotswold AONB</p>	<p>D1-P1: Protect the Cotswold AONB and establish links with our relevant representative on the AONB Board</p> <p>D1-P2: Ensure all developments which are observed from, or impinge upon the AONB have a formal Landscape and Visual Impact Assessment (LVIA)¹².</p>																
<p>D2: Develop the Conservation Area</p> <p>The Conservation Areas have not been reviewed since 2006.</p>	<p>D2-P1: Work with SDC to review the existing Conservations Areas and add additional Areas such as Lower Tysoe, or to include historic landscape features (e.g. pronounced ridge and furrow or specific wildlife habitats).</p>																
<p>D3: Establish further Island Reserves within Tysoe</p>	<p>D3-P1 Establish link with the Warwickshire Wildlife Trust</p>																
<p>D4: Define the Local Service Village (LSV) as the key concept in maintaining the vitality and cohesion of Tysoe</p> <p>The LSV definition is set out in SDC’s Core Strategy [1]. Tysoe is a Level 2 settlement based on the criteria: population; shop (plus opening times), primary school (size) and bus service (frequency). This drives the total development required by 2031. This NP proposes that the LSV is defined based on the walking distance from the main services.</p>	<p>D4-P1 The boundary of the LSV will be defined by the land that lies within 1000m of the services on Main Street¹³</p> <table border="1"> <thead> <tr> <th>Distance definitions</th> <th>Facilities (metres)</th> <th>Commute /School (metres)</th> <th>Other (metres)</th> </tr> </thead> <tbody> <tr> <td>Desirable</td> <td>200</td> <td>500</td> <td>400</td> </tr> <tr> <td>Acceptable</td> <td>400</td> <td>1000</td> <td>800</td> </tr> <tr> <td>Preferred Maximum</td> <td>800</td> <td>2000</td> <td>1200</td> </tr> </tbody> </table> <p>D4-P2 Maintain the concept of the Protected Species zones developed as part of SDC’s LSV strategy to locate development outside Stratford-on-Avon</p>	Distance definitions	Facilities (metres)	Commute /School (metres)	Other (metres)	Desirable	200	500	400	Acceptable	400	1000	800	Preferred Maximum	800	2000	1200
Distance definitions	Facilities (metres)	Commute /School (metres)	Other (metres)														
Desirable	200	500	400														
Acceptable	400	1000	800														
Preferred Maximum	800	2000	1200														
<p>D5: Create Community Interest Companies to protect assets of community value</p> <p>The Parish already has significant experience in doing this and will extend this over the lifetime of the plan to protect those assets that are vital to the vision.</p>	<p>D5-P1: Maintain a register of these companies and extend the principal during the lifetime of the Plan</p>																

¹² Landscape and Visual Impact Assessment Methodology, Landscape Institute (www.landscapeinstitute.org)

¹³ Providing for Journey on Foot (2000) – Chartered Institute of Highways and Transportation (CIHT)

Development Strategy (DS)

Objective	Policy
<p>DS1: All new dwellings must comply with the Energy Efficiency Code for sustainable homes¹⁴; or any future replacement for the Code during the lifetime of the NP</p>	<p>DS1-P1: All new dwellings within the Local Service Village must comply with minimum water and energy efficiency Code for Sustainable Homes Level 4</p> <p>DS1-P2: All new dwellings outside the Local Service Village must comply with the minimum water and energy efficiency Code for Sustainable Homes Level 6 (as these dwellings do not comply with paragraph 55 of the NPPF)</p>
<p>DS2: All new development must make a positive contribution towards the distinctive character of Tysoe as a whole</p> <p>Recent developments including those on Back Lane and the Old Orchard consist of ironstone facing. This enhances the character of the houses in the Parish.</p>	<p>DS2-P1: All new dwellings must contain an element of local ironstone or make an exceptional contribution to the local setting</p> <p>DS2-P2: New development must contribute to local character by creating a sense of place appropriate to location</p>
<p>DS3: All new development must comply with the current Secure by Design Guidelines</p> <p>Crime in rural areas is perceived as an issue¹⁵. Design guidelines exist on blank walls and car parking locations as part of good design to avoid crime hotspots.</p>	<p>DS3-P1: All new houses will be expected to comply with current Association of Chief Police Officer's (ACPO) accreditation</p> <p>DS3-P2: All street and security lights will be extinguished between midnight and 5am to contribute to the Campaign to Protect Rural England's dark skies policy, to minimise energy needs, and reduce impact on wildlife corridors¹⁶.</p>
<p>DS4: All new development will take into account working from home</p> <p>Modern working methods incorporate working from home which reduces the carbon footprint. Tysoe is currently in a white area (no service) but there is significant demand for superfast broadband¹⁷. Tysoe has Broadband Champions already in place.</p>	<p>DS4-P1: All new dwellings will be broadband ready</p>

¹⁴ Code for Sustainable Homes (Communities and Local Government, 2010)
http://www.planningportal.gov.uk/uploads/code_for_sustainable_homes_techguide.pdf

¹⁵ Crime (2103)
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/227013/Crime_Aug_2013.pdf

¹⁶ <http://www.cpre.org.uk/resources/countryside/dark-skies>

¹⁷ Tysoe Record No. 744 (May 2014); see also www.cswbroadband.org.uk

Infrastructure (I)

Objective	Policy
<p>I1: Integrate new housing into Tysoe</p> <p>The Community Infrastructure Levy (CIL) in England and Wales is a legal mechanism to help deliver infrastructure to support the development of the area. It can be used to allow existing residents to derive benefit from new developments.</p>	<p>I1-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 set out in Section 2.2.</p> <p>I1-P2: Ensure all developments which are observed from or are perceived by the AONB have a formal Landscape and Visual Impact Assessment¹⁸.</p>
<p>I2: Ensure that infrastructure does not lag behind development</p>	<p>I2-P1: Developers of new residential development, including windfalls, will be expected to make financial contributions towards new and/or improved infrastructure through the (CIL).</p> <p>This might include enhanced recreational facilities, improved health care, education provision and community services.</p>
<p>I3: Ensure that the quality of the rural landscape and its relationship to the villages is not compromised by new development</p>	<p>I3-P1: Developers which are observed from or perceived by the AONB must have a formal Landscape and Visual Impact Assessment.</p> <p>Added to this must be an awareness of the historic and natural environment in and around the villages which is not covered by designations.</p>

¹⁸ Landscape and Visual Impact Assessment Methodology, Landscape Institute (www.landscapeinstitute.org)

Employment, Community and Transportation (ECT)

Objective	Policy
<p>ECT1: All new development will facilitate home working</p>	<p>ECT1-P1: Promote the provision of space to work at home on new developments</p> <p>ECT1-P2: Support, subject to environmental controls, the conversion of existing residential properties to B1 use (below) where applications for planning permission are required</p> <p>The B1 code covers use for all or any of the following purposes—</p> <ul style="list-style-type: none"> (a) as an office other than a use within class A2 (financial and professional services), (b) for research and development of products or processes, or (c) for any industrial process, being a use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.
<p>ECT2: Expand local bus services</p>	<p>ECT2-P1: New developments will make an appropriate contribution to providing bus services</p>
<p>ECT3: Ensure that business space is located within easy reach of the central services in Tysoe</p>	<p>ECT3-P1: As far as practical space will be made available in business parks within three kilometres of the village centre</p>



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. This section sets out the policies to support and deliver that vision. The policies are grouped under the same following headings:

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

3.1.2 Under each heading is:

- a table setting out the policies, showing which of Section 2's main objectives they support
- the objectives, set out in a green box with an explanatory text
- the supporting policies of each objective with reference numbers (e.g. 'H1-P1') with supporting text that explains how and why the policy requirements must be met.
- a summary.

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.

A summary for each policy



Policies with a purple star

A number of our policies are considered aspirational. Such policies are identified within the document with a purple star.

Whilst not necessarily linked to national planning policy, these policies support the vision of Tysoe as set out in this document.

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 2.2) sets out the benefits that Tysoe desires from development up until 2031. 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 to be built between 2011-2031)

The number of households is reported in the Census data. This is used as an indication of the number of dwellings needed. The number of dwellings in Tysoe grew by less than 2 per year between the 2001 and 2011 censuses²⁰.

Within the current Local Service Village boundary, 26 dwellings have been added to the housing supply since 2011. Some are already built; others have been approved within 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. If the target changes then further schemes can be considered. To meet the SDC target the remainder can be delivered through Policy H2-P2.

The number of households at the last two census points is shown below (Warwickshire Observatory²¹ :

H1-P1: Prioritise site allocation using the NP evidence base

The site allocations in the NP are based on the SHLAA carried out by SDC in 2008 and updated in 2012 (see Introduction for SHLAA definition)¹⁹. 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, that they:

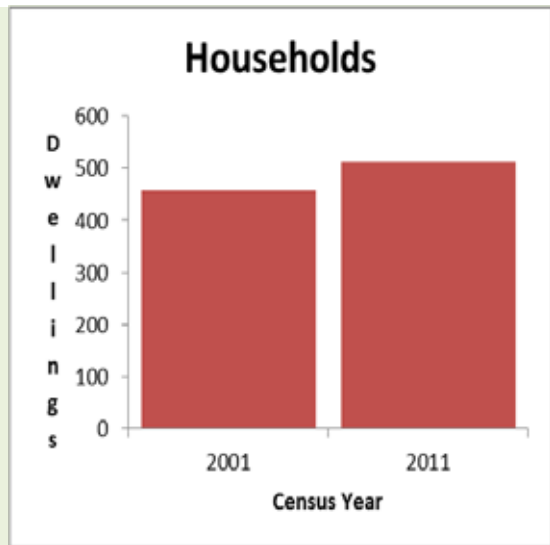
'..may provide future potential subject to further consideration through the plan making process.'

The Tysoe NP is the *de jure* plan-making process referred to. The sites are ranked through a prioritisation process. This ranking is described in Appendix B6. The questionnaire (Appendix B3) conducted as part of building the evidence base for this plan contributed to the prioritisation process.

¹⁹ SHLAA Review Final Report (2012)

²⁰ Small Area Profiles (Census Data) – Warwick Observatory

²¹ *ibid*



SDC's Affordable Housing Policy (CS.17) is contained in SDC's Core Strategy²². It sets out that to meet the affordable housing need an offsite contribution to SDC is required for between 5-9 dwellings and, where the development is of 10 or more properties, approximately one-third must be 'affordable'.

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 profile²⁴. The continual refresh of this age range is needed to ensure a dynamic community and requires smaller numbers of bedrooms to access the housing market in

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

During the lifetime of the Neighbourhood Plan the PC will meet with landowners of the top sites in the ranked list (Appendix B6) to bring forward Development Orders. Discussions are underway with landowners of SHLAA sites scored 1 and 2 (see Map 2 page 46) and letters of intent in Appendix B6) to bring forward schemes that meet the approval of the Parish. The NP will approve this mechanism through the referendum process, and the NDOs will then be agreed with SDC. The referendum will include all of the provisions set out in the NP including 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; given Tysoe has no mains gas²³.

H2-P1: Prioritise one, two and three bedroom dwellings to encourage younger households to locate in Tysoe

Traditionally, farm workers cottages formed the backbone of the development of Tysoe until the 20th century. Development solutions which allow delivery of one, one/two and two/three bedroom dwellings will be accorded significant weight to address the age profile trough that occurs in rural locations. This housing mix will align with SDC's Core Strategy Policy CS.18. 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.

²² SDC Core Strategy Submission Version (June 2014)

²³ Fuel Poverty: a Framework for Future Action (2013) Dept for Energy and Climate Change

²⁴ Small Area Profiles (Census Data) – Warwick Observatory

South Warwickshire.

Furthermore 22% of the population are 65 and over²⁵. This age group is typically looking at opportunities to downsize and be within acceptable walking distance of facilities. Finally, two and three bedroomed dwellings require less energy²⁶.

There are some 80 dwellings already in the village that represent an affordable housing supply. Affordability is not just about the cost of buying or renting, it is also about the running costs of the dwelling, including the journey to work.



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

Managing the social and environmental aspects of the NPPF leads naturally to the clustered development within the settlements of Tysoe²⁷; clustered court yard arrangements are based around the farm buildings that are a feature of the village; but it also needs to avoid ribbon development that joins discrete settlements. Applications that are within the Acceptable walking distances will be awarded significant weight²⁸. The table below assumes an 'average' person to be able to walk 500m in ten minutes; the very young, elderly or disabled would take longer.

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

Housing – Summary

Adoption of the Neighbourhood Plan will enable the community to:

- prioritise where new houses might be located
- be proactive in encouraging developments in particular locations
- give emphasis to the construction of smaller dwellings
- encourage smaller rather than large developments near existing amenities.

²⁵ Small Area Profiles (Census Data) – Warwick Observatory

²⁶ <http://www.energysavingtrust.org.uk/>

²⁷ NPPF (2012) CLG

²⁸ Providing for Journey on Foot (2000) – Chartered Institute of Highways and Transportation (CIHT)

3.3 Environment & Sustainability

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

This NP has been produced by consultation. There have been six open meetings and three briefing sessions to solicit views to take us to this stage. A website is in operation (in addition to the PC's website); moreover the questionnaire soliciting opinions of local residents was delivered by hand and the results delivered by hand (Appendix C). Further details of the consultation process may be found in Appendix A.

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 detailed throughout the Appendices.



Tysoe Childrens Group, The Old Fire Station



ES1-P1: Actively involve local people in on-going consultation

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



ES1-P2: Maintain the evidence base built during the creation of the NP

The PC and the Utility Trust will, through their auspices, provide a bursary for the continued update of the evidence on an annual basis by a local student.

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. In terms of mitigating climate change Tysoe is at a disadvantage, as heating is based on oil. The relative costs and carbon impact are shown below ²⁹:

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. 25 dwellings have been provided with these facilities. This will continue to be supported 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 which can often be extensive in rural environments. Tysoe is remote from the main centres of employment and therefore all new homes built under this NP will incorporate PV cells to offset the additional emissions and contribute to the NPPF objective of moving to a low carbon economy.

ES2-P3: Wind turbine generators that require planning permission will not be permitted unless it is possible to demonstrate minimal impact on the setting and tranquillity 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 setting³⁰. This flows through to the Landscape Sensitivity Assessment undertaken for SDC³¹.

²⁹ <http://www.energysavingtrust.org.uk/>

³⁰ Renewable Energy Projects: Position Statement (2005) Cotswolds Conservation Board <http://www.cotswoldsaonb.org.uk/userfiles/file/position%20statements/renewable-energy-ps.pdf>

³¹ [Landscape Sensitivity Assessment for Villages, White Consultants \(June 2012\)](#)

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 the majority of Tysoe within Flood Zone 1 (see Map 3 page 47) which shows Flood Zones 2 and 3 extending 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 Street³³; the school and the church (both listed buildings).

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.

Blockages of the field drains and culverts have a history of leading to flash floods in Tysoe



Flash flooding in Main Street

and are recorded and will be maintained in the evidence base (see Map 4 page 48). This is different from the flood zone analysis conducted by the EA.

ES3-P1: Incorporate Sustainable Drainage Systems (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 already at its design dry weather flow capacity³². SuDS are a key component in the planning process and are approved by WCC.

★ **ES3-P2: 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 more than 10 dwellings**

This is an extension of the techniques for moving towards a low carbon economy. It is wasteful of resources to use water treated to drinking water standards 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 190 litre**

³² [SDC Water Cycle \(2012\)](https://www.stratford.gov.uk/files/seealsodocs/125444/Water%20Cycle%20Study%20Final%20Report%2C%20URS%20-%20September%202012.pdf)
<https://www.stratford.gov.uk/files/seealsodocs/125444/Water%20Cycle%20Study%20Final%20Report%2C%20URS%20-%20September%202012.pdf>

³³ [Ashby 1974](#)

water butt to drain roof areas

A Water Champion should be appointed to take advantage of the Severn Trent save water and school campaigns³⁴.

Objective ES4: Protect the rural setting of Tysoe

The rural setting is a cherished part of the history and tradition of Tysoe and this is described by Ashby³⁶. Its protection, particularly the tranquillity aspect, is at the heart of the vision (section 2.2).

ES4-P1: Ensure the Landscape Sensitivity Assessment [12] is maintained³⁵

A major part of the evidence base is the work undertaken by the Habitat Biodiversity team associated with Warwickshire County Council (WCC). This has produced a distinctiveness measure for each field in Tysoe. This distinctiveness score was used by SDC to build its Core Strategy. The maintenance of this evidence base is fundamental to this plan and is underpinned by Policy ES1-P2.

Environment & Sustainability - Summary

Adoption of the Neighbourhood Plan will enable the community to:

- continue to be involved in local issues and ensure that the evidence base is maintained, particularly with regard to landscape sensitivity
- specify the incorporation of alternative energy resources
- specify the need for sustainable drainage systems and domestic water management

³⁴ <http://www.stwater.co.uk/leisure-and-learning/your-water-use/school-water-audit/>

³⁵ [Landscape Sensitivity Assessment for Villages, White Consultants \(June 2012\)](#)

³⁶ Ashby 1974

3.4 Designations

Designations are a key component of the planning framework. They are important therefore in maintaining the vision of Tysoe, and are an essential element of the NP. They define boundaries within which certain policies and strategies carry additional weight. Designations mean that the PC has to maintain close links with the bodies that have the formal authority to designate. Moreover as we may choose to press for these boundaries to be redefined, it is important we maintain these as part the evidence base in order to justify the designations.

Objective D1: Develop understanding of the 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.



Tysoe Health Centre and views of the AONB

★ D1-P1: Protect the Cotswold AONB and establish links with our relevant representative on the AONB Board

The AONB Board consists of 37 members and the parishes within its jurisdiction are split into 8 groups. Tysoe lies within one of these groups (Group 1). This group is represented by Chipping Camden Town Council currently. The PC need to establish consultation links with our Parish Group 1 representative.

D1-P2: Ensure all developments which are observed from, or impinge upon, the AONB have a formal Landscape and Visual Impact Assessment (LVIA)

There is a standard approach to producing LVIA's and this can be followed in the reference³⁷.

³⁷ [Landscape and Visual Impact Assessment Methodology, Landscape Institute \(www.landscapeinstitute.org\)](http://www.landscapeinstitute.org)

Objective D2: Develop the Conservation Area

A Conservation Area (the Conservation Area for Upper Tysoe is outlined in pink below) 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.

There are 49 listed buildings in Tysoe (see Appendix B5 and Map 5 (see page 49)).



Objective D3: Establish further Island Reserves within Tysoe

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

D2-P1: Work with SDC to review the Conservation Areas and to add additional Areas such as Lower Tysoe, or to include pronounced landscape features such as the ridge and furrow landscape

There are two Conservation Areas within the parish (within Upper Tysoe and Lower Tysoe – see Appendix C). These have not been reviewed by SDC (the responsible designation body) since 2006.

Turning the Plough and its revision designated Tysoe as a priority parish for its ridge and furrow landscape, which also featured highly in our own evidence base³⁸.

Under this plan we should initiate a Conservation Area review with SDC to revise the designations to cover the three townships of Upper, Lower and Middle Tysoe. One of the reasons behind this is that the NP questionnaire results showed that 78% of respondents regarded Tysoe as one village and the NP supports social cohesion.



D3-P1 Establish link with the Warwickshire Wildlife Trust (WWT)

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 significant educational opportunities and closer links with the WWT will be established under the NP. CIL funds derived under policy D4-P2 will be allocated to extend island reserves.

³⁸ Hall 2001; Catchpole & Priest 2012

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 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 not count towards SDC’s housing allocation.

Objective D5: Create Community Interest Companies to protect assets of community value

The Parish already has the WOT2Grow Orchard, the Fire Station Charitable Trust and the Village Hall Trust set up in such a way as to protect facilities which are important to the NP vision.

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 H2-P2 and the views 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 Map 6 (see page 50).

D4:P2 Maintain the concept of the Protected Species zones developed as part of SDC’s LSV strategy to locate development outside Stratford-on-Avon

WCC piloted a DEFRA offset scheme. The LSV component of the SDC Core Strategy involved the definition of protected species zones (Appendix B4). 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 time³⁹.



D5-P1: Maintain a register of these companies and extend the principal during the lifetime of the Plan

Designations - Summary

Adoption of the Neighbourhood Plan will enable the community to:

- ensure current and future protection of views to and from the AONB
- review the extent of existing Conservation Areas and recommend new Areas and/or the inclusion of parts of the historic landscape
- utilise and enhance wildlife resources of the Parish as identified by the Warwickshire Wildlife Trust
- redefine the boundary of the Local Service Village (LSV) to include Lower Tysoe
- encourage and support the principle of Community Interest Companies.

39

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69530/pb13742-bio-guide-offset-providers.pdf

3.5 Development Strategy

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

The Code for Sustainable Homes is an integral part of the NPPF⁴⁰. Tysoe is remote and therefore additional fuel consumption in travelling is inevitable. In order to support the move to a low carbon economy (NPPF, clause 7) additional steps are required in this locality to offset the additional impact of travelling.

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.

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)

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 B6). 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 B2) identified a significant need for a Design Statement. This has been produced and is included as Appendix E. Ironstone is no longer quarried locally but is available from Great Tew in Oxfordshire.

DS2-P1: All new dwellings must contain an element of local ironstone or make an exceptional contribution to the local setting

Ironstone makes a significant contribution to the character of Tysoe. The NP survey produced some evidence that residents felt this was an important component (Appendix B3).

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

An LVIA would be expected to confirm this as set out in policy D1-P1.

⁴⁰ Code for sustainable homes (2012) CLG

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

The Tysoe Parish Plan had comments to make in terms of crime, principally in terms of response by the police to incidents and street lighting. New Homes 2014 based on the *Secure by Design* police initiative has quantified the carbon costs associated with replacing windows and doors⁴¹. These design considerations will contribute to the Tysoe vision of moving to a low carbon economy.



ACPO accreditation suggests avoiding large expanses of blank windowless walls

DS4: All new development will take into account working from home

DS3-P1: All new houses will be expected to comply with current Association of Chief Police Officer's (ACPO) accreditation

All new development will be required to demonstrate agreement by a police Designing Out Crime Officer in terms of *Secure by Design* principals. The *Secure by Design* scheme focuses on matters such as:

- 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 Campaign to Protect Rural England's dark skies policy⁴²; 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.

★ DS4-P1: All new dwellings will be broadband ready

This is essential to enable home working and reducing carbon footprint from travel.

Development Strategy - Summary

Adoption of the Neighbourhood Plan will enable the community to:

- ensure that all new homes in the Parish will comply with defined water and energy efficiency levels
- require all new dwellings to have an ironstone component and contribute to the local character
- expect the design of dwellings to conform to police security guidelines
- agree to the loss of street lighting between midnight and 5 am
- expect all new dwellings to be broadband ready.

⁴¹ [New Homes 2014 \(secured by Design\)](#)

⁴² <http://www.cpre.org.uk/resources/countryside/dark-skies>

3.6 Infrastructure

Infrastructure refers to roads, utility services, community services, recreation grounds and other facilities that are important in everyday life.

Objective I1: 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 the 2001-2011 period. The Health Centre in Tysoe is at its capacity based on morning surgeries only⁴³; moreover 22% of the population in the NP area are greater than 65 years old⁴⁴.

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 March 2014 survey⁴⁵.



I1-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 set out in section 2.2

There will be a more rapid expansion of the Local Service Village with increasing pressure placed on existing services. This comes at a time when employment opportunities in the parish are based primarily on home working patterns. To ensure these opportunities are maximised 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 have the opportunity to participate in village life during the working week.

⁴³ Letter from Dr Woodward, Tysoe Health Centre

⁴⁴ Small Area Profiles (Census Data) – Warwick Observatory

⁴⁵ <http://www.cswbroadband.org.uk/>

Objective I2: 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.



Doctor's Surgery, Tysoe

I2-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 problems for the PC.

CIL will be used to enhance primary healthcare facilities in Tysoe to extend the opening hours and avoid having to travel to Kineton, Shenington and Shipston. It will also be used to support necessary education provision and community services resulting from increased populations.

I3: Ensure that the quality of the rural landscape and its relationship to the villages is not compromised by new development

I3-P1: Developments which are observed from or are perceived by the AONB must have a formal Landscape and Visual Impact Assessment

I3-P2: Any developments near listed buildings must take into account aspects of setting. Development that destroys significant field earthworks or places of defined biodiversity will not be permitted.

Infrastructure - Summary

Adoption of the Neighbourhood Plan will enable the community to:

expect developers to make financial contributions to the Parish infrastructure projects - for example the local health service, the school and community projects ensure that the interaction between village and landscape is retained by any new developments.

3.7 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 B2). This is the equivalent percentage to that 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 the provision of space to work at home on new developments

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

ECT1-P2: Support, subject to environmental controls, the conversion of existing residential properties to B1 use where applications for planning permission are required

B1 code use for all or any of the following purposes—

(a) as an office other than a use within class A2 (financial and professional services),

(b) for research and development of products or processes, or

(c) for any industrial process, being a use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

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



ECT1-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 B2) identified that for those relying on it a bus service 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 B2). 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 B2). These concepts should be supported through the CIL at an economic level for a minimum of three years and ideally extended over a longer period.

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 the Parish (Sugarswell Business Park lies just outside the Parish to the north). There are currently three parks within this radius:

- Old Fire Station
- Orchard Farm Nursery
- Burlands

- c. 1300 sq. m
- c. 10 units



ECT3-P1: As far as is practicable, space will be made available in business parks within the Parish

As an alternative to working at home (and to complement Policy ECT1-P1) this policy is aimed at working with business park owners to allow residents to use flexible office space with superfast broadband access.

Employment, Community & Transportation - Summary

Adoption of the Neighbourhood Plan will enable the community to:

- promote new developments which contain space for home working
- support the conversion of residential properties to business use
- ensure that new homes are broadband ready
- expect improved bus services from Community Infrastructure Levies
- have improved opportunities for using sites on local business parks.



Section 4
'Easy-read' Summary

Summary

The Neighbourhood Plan:

The Neighbourhood Plan is a legal document that affects planning in the parish. Some of the policies come direct from the government, while some have been decided by the people of Tysoe following surveys and consultation. The latter are crucial to ensure that Tysoe is protected from unwanted development.

Vision:

The vision of this draft Neighbourhood Plan is to promote new residential development that is smaller in scale and in a style that reflects Tysoe's character. The Plan envisages a more compact village as opposed to sprawled development and to avoid joining discrete settlements. The Plan contains policies to support home working, reduce carbon emissions and improve public transport. The Plan also emphasises the need to maintain and improve the natural environment and guard the historic assets of the village. There has been no feedback from the residents calling for dramatic changes, and therefore supports a natural progression of Tysoe's development.

HOUSING

The government require that 51 – 75 new houses are built in the parish of Tysoe by 2031.

Where

From the Neighbourhood Plan survey, residents of Tysoe identified their preferred sites for housing development. From this, two sites are suggested in order of preference and subject to the landowners' agreement for 10 houses each (see Map 2). This would take the total so far to 46 houses. The remainder of our quota to 2031 would ideally be as smaller in-fill developments of less than five houses.

The Local Service Village

In the survey, 78% of respondents regarded Upper, Middle and Lower Tysoe as one village. This Plan therefore proposes that the local service village is defined as everything within 1000 metres of the shop. This would mean that all new houses built in Upper, Middle or Lower Tysoe would go towards fulfilling the quota set by the Stratford on Avon District Council.

What

The survey identified the most popular material as stone, which would maintain the character of the village. Exceptions could be made for outstanding designs. The Plan envisages that all developments should be built to the highest environmental standards, which would mean that houses were 'green' and fuel-efficient. There is an emphasis on smaller (1-3 bedroom) houses to provide more affordable housing for younger people and downsizing for older people.

ENVIRONMENT and SUSTAINABILITY

Energy

It is proposed that solar panels are used on new housing to encourage a more sustainable environment. Windmills are not permitted, as the most efficient place for them would be part of the

Cotswold AONB.

Flooding

The policies are designed to try to minimise the flood problems that occur in Tysoe and out towards Oxhill. This involves soakaway drainage, ponds and water retention to stop flash flooding.

Plants, Trees and Animals

To ensure that our wildlife and beautiful countryside is maintained, the Plan's policies ensure that current habitats remain, and areas of high biodiversity (the richness of nature) are protected and even improved. Where habitat is threatened, policies are in place to support offsetting to recreate that habitat elsewhere locally.

Healthcare and Other Facilities

Policies request that contributions are made from developers for the improvement of facilities in the parish, e.g. the doctors' surgery, primary school, the village hall and other community services.

BOUNDARIES

The Plan envisages more co-operation with the Cotswold AONB (Area of Outstanding Natural Beauty) board to preserve the AONB and its landscape which borders the village.

The Plan seeks further consultation with Stratford on Avon District Council to see if a single Conservation Area for Upper, Middle and Lower Tysoe could be developed or as an alternative to add a further conservation area around Lower Tysoe. It also envisages efforts to give more protection to the ridge and furrow fields in the parish.

Tysoe Island is an important area of natural habitat open to the public. The Plan aims to develop closer ties with Warwickshire Wildlife Trust and to improve and extend places like this in the parish.

EMPLOYMENT COMMUNITY AND TRANSPORTATION

The Plan aims to promote home working by encouraging home work spaces in all new houses. It supports the availability of superfast broadband both for existing homes and those that will be built. Nearby business parks will also be approached to see if arrangements can be made for flexible office access for residents.

The Plan aims to ensure provision of additional bus services to nearby towns through contributions from the developers.

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Section 5

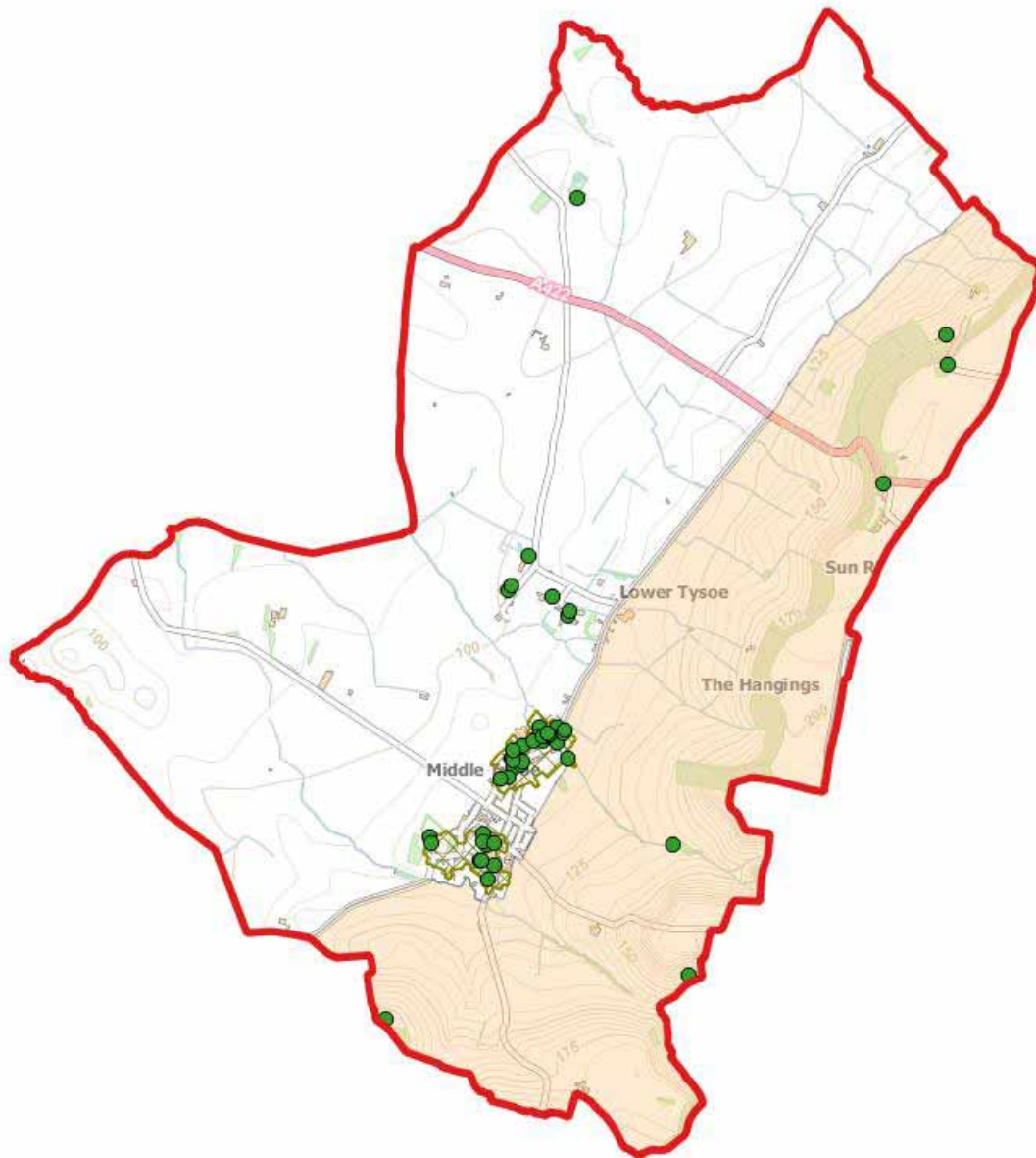
Maps, Glossary & References



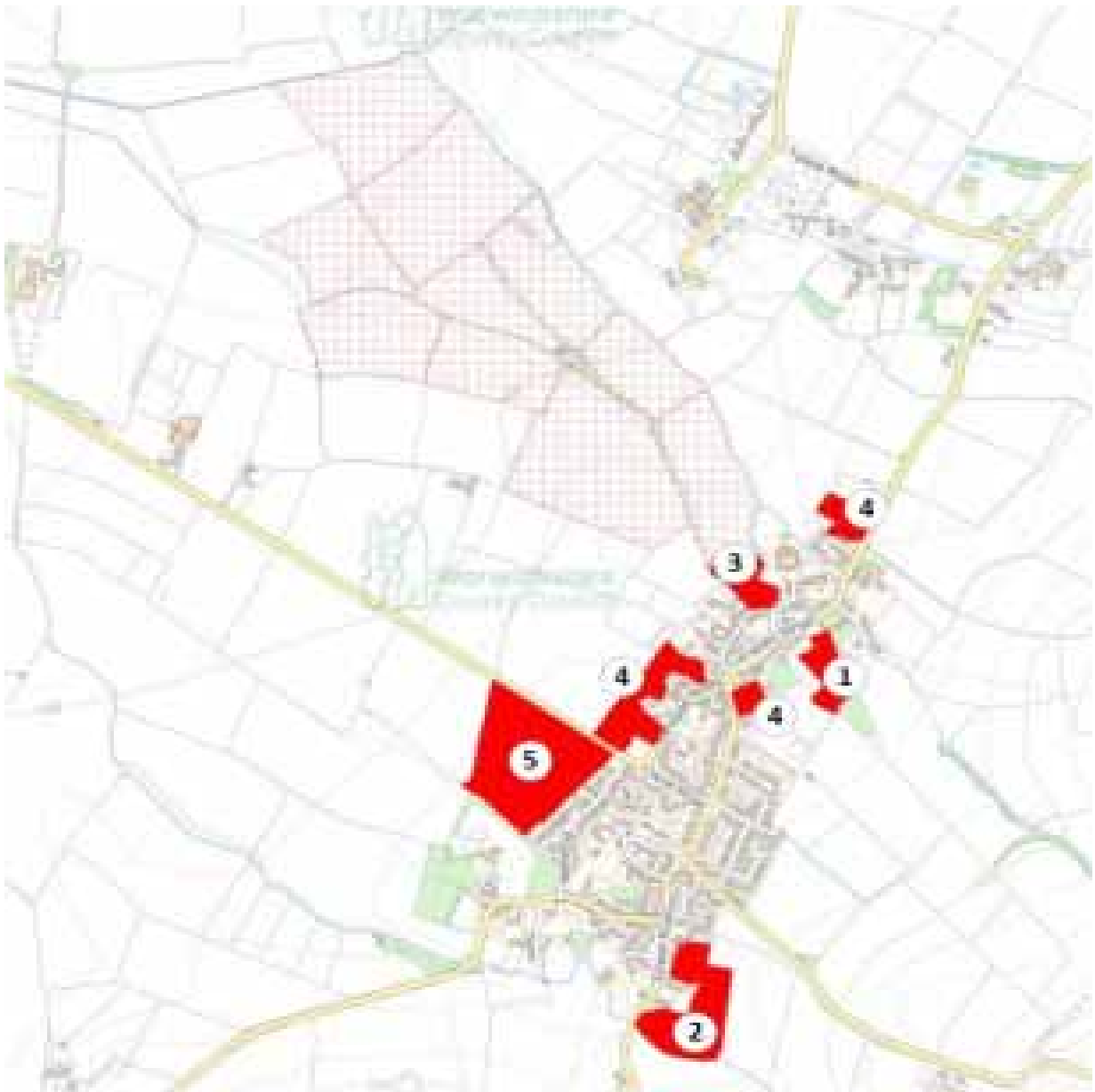
How our maps have been produced

Our maps have been produced using open source data and open source products such as OpenStreetMap, QGIS and data provided under Open Government Licences

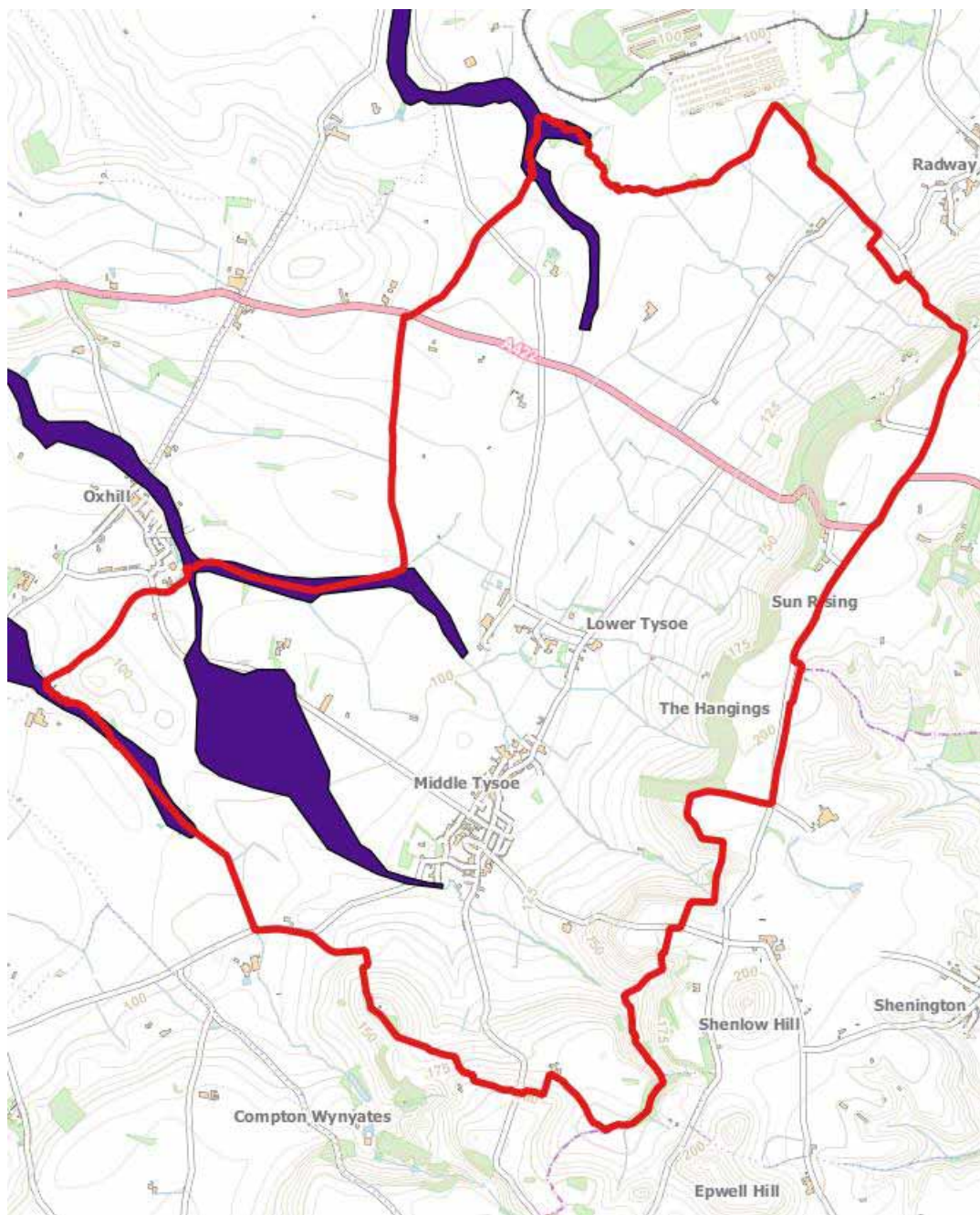
Map 1 Parish Boundary showing its relationship with Cotswold Area of Outstanding Natural Beauty and Listed Buildings



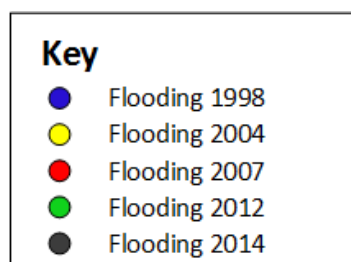
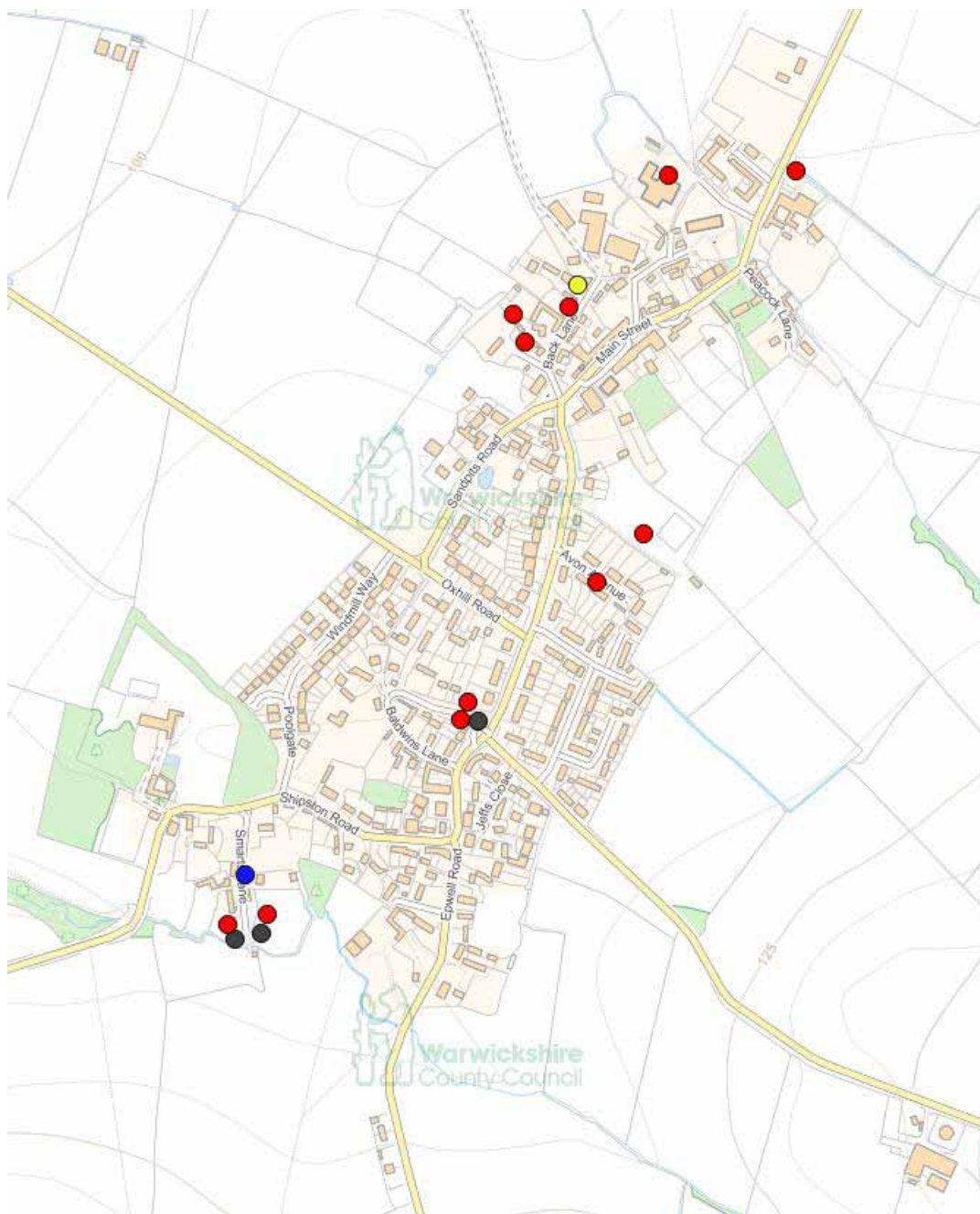
Map 2 SHLAA sites (using data provided by Warwickshire Biological Records under Open Government licence)



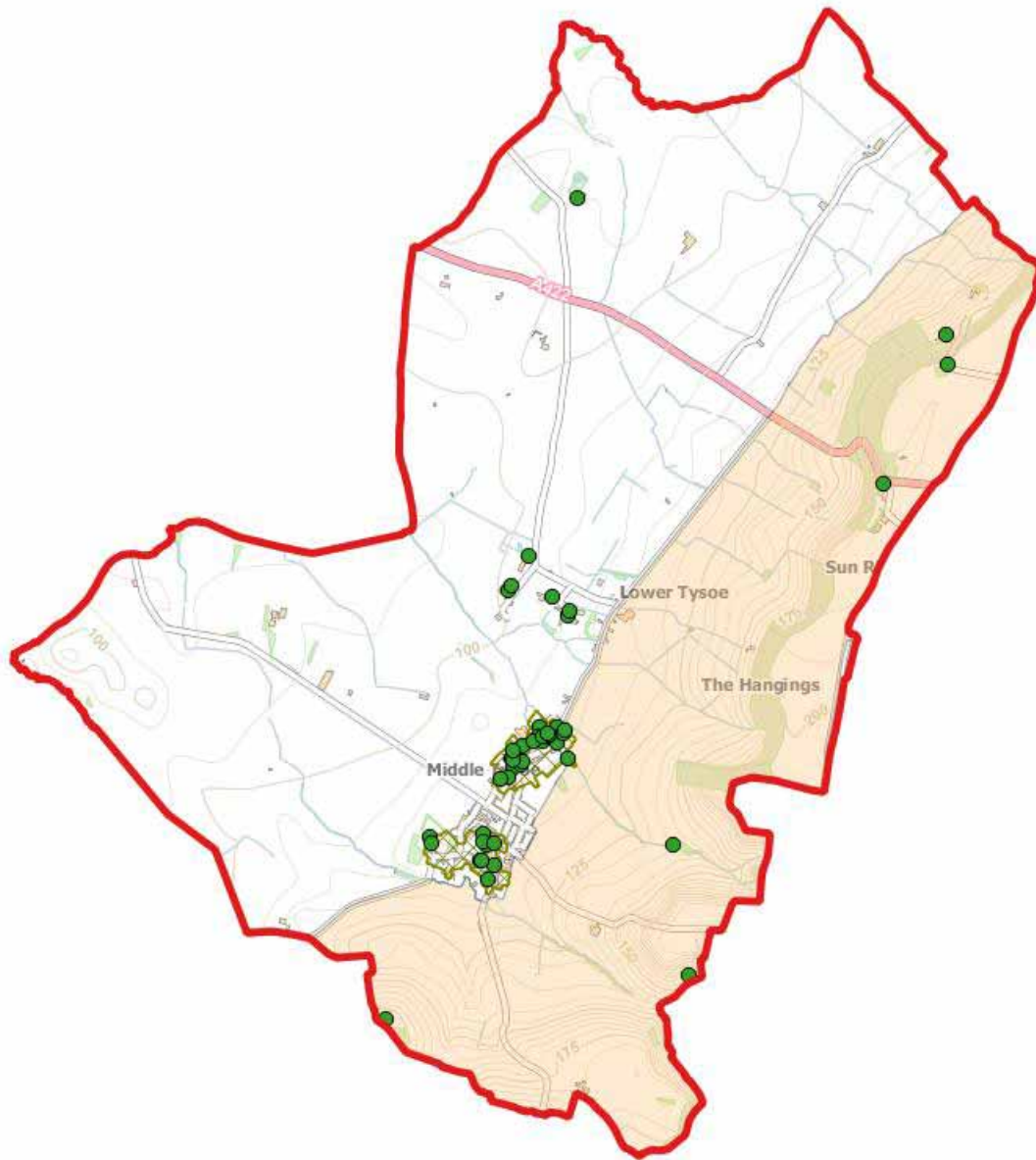
Map 3 Flood Zones 2 and 3 within the Parish (data provided by the Environment Agency)



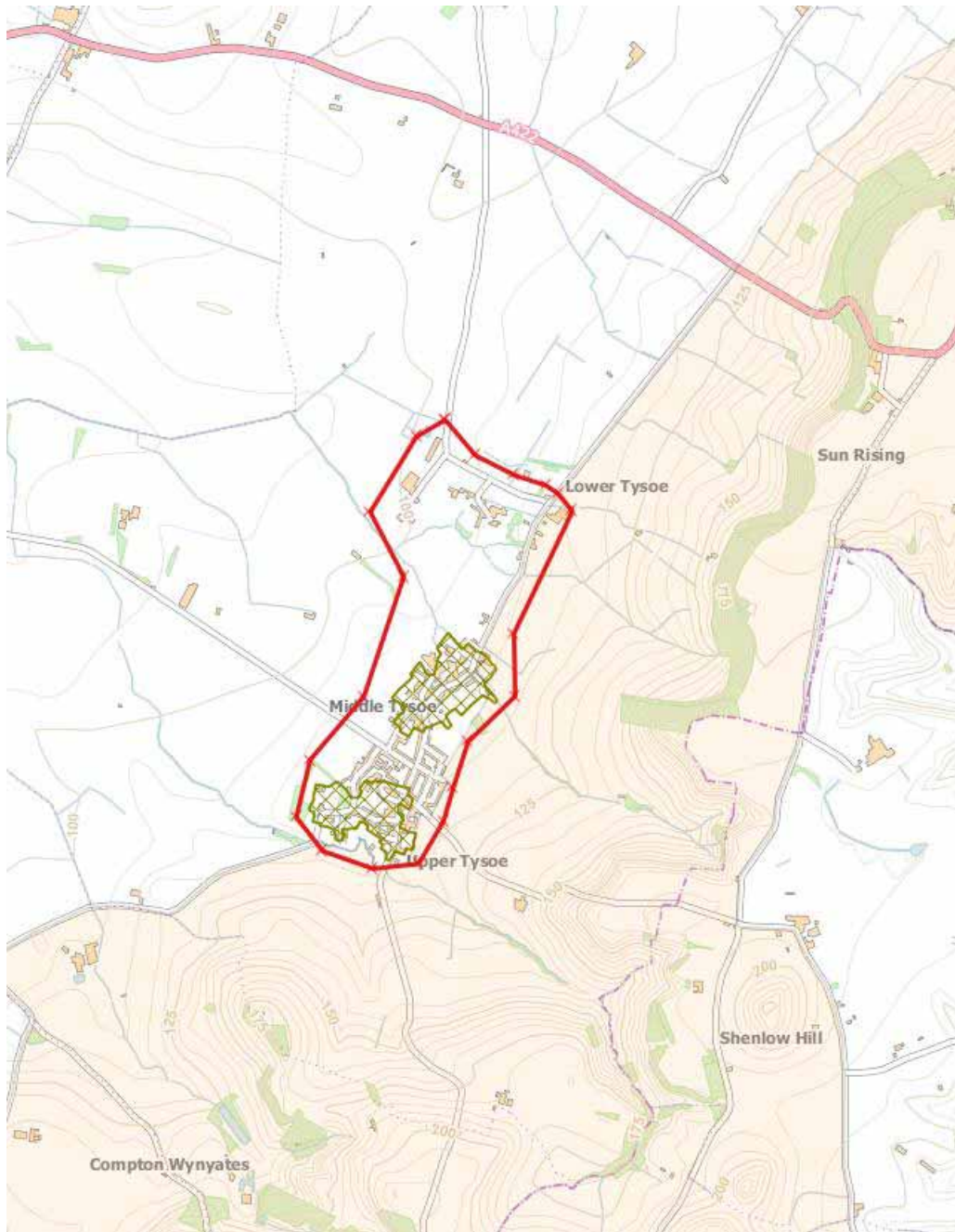
Map 4 Flood Records within Tysoe (from Tysoe evidence base)



Map 5 Listed Buildings in relation to the Conservation Areas and the Cotswold AONB



MAP 6 Local Service Village Definition



Glossary

Abbreviation	Meaning
CIL	Community Infrastructure Levy
CLG	Department for Communities and Local Government
CPRE	Campaign to Protect Rural England
CSW	Coventry, Solihull and Warwickshire
EA	Environment Agency
LSV	Local Service Village
LVIA	Landscape and Visual Impact Assessment
NDO	Neighbourhood Development Order
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
PC	Parish Council
PV	Photovoltaic
SDC	Stratford-on-Avon District Council
SHLAA	Strategic Housing Land Availability Assessment
SuDS	Sustainable (Urban) Drainage Systems
WCC	Warwickshire County Council
WWT	Warwickshire Wildlife Trust

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