



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

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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).

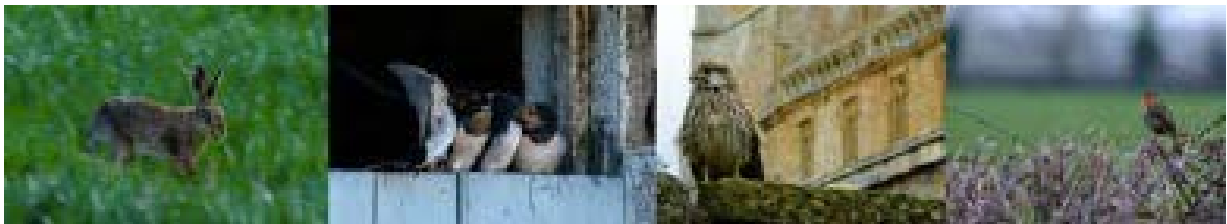
Local businesses and services supporting a strong community

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

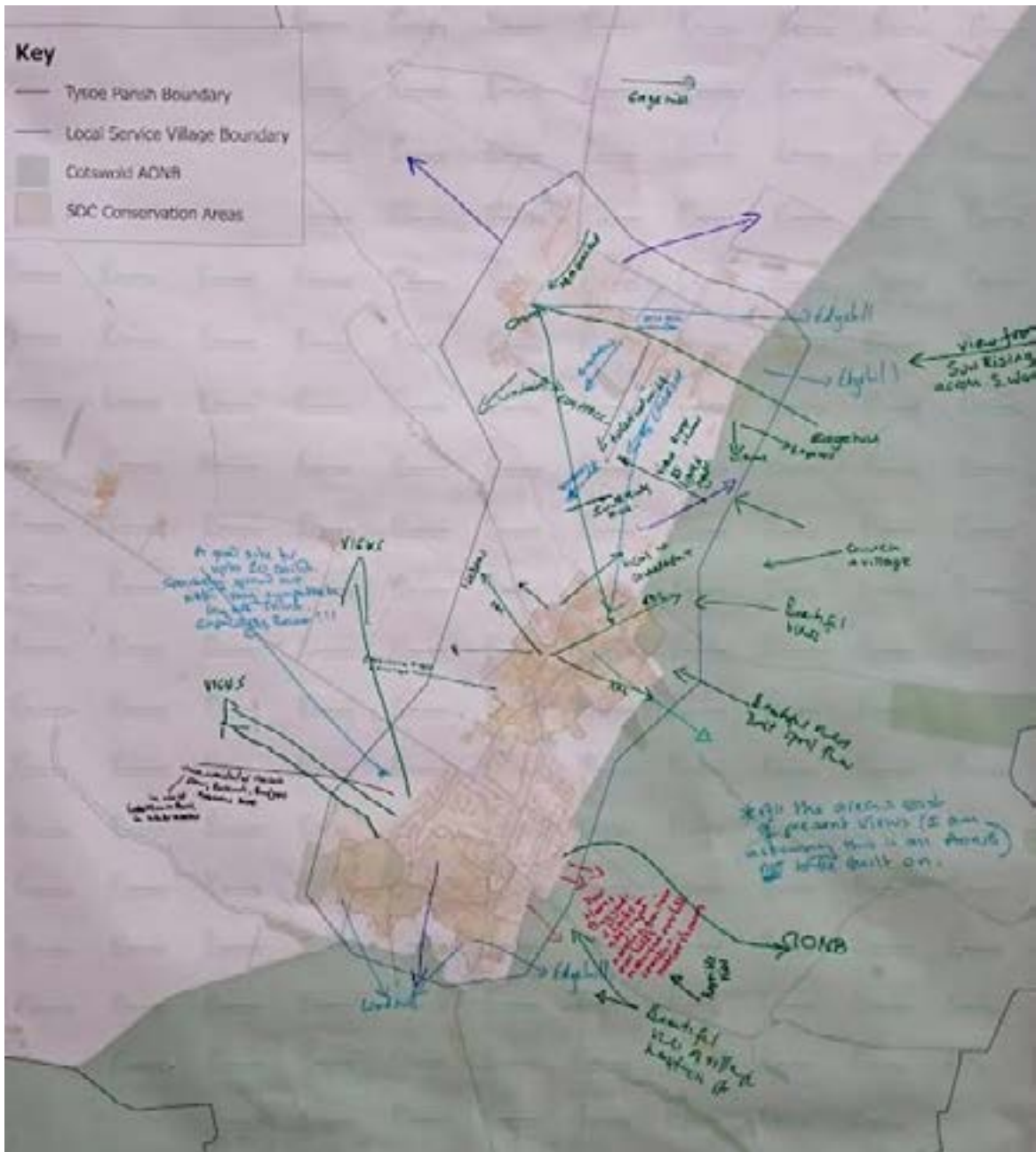


Explanation

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