

Volume 2 Appendices

Tysoe Neighbourhood Plan
Draft Version 2.0 - February 2015



Appendices

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Appendix A - Consultation Process leading to the Tysoe NP Consultation Draft

1. Open Consultation programme

Whenever possible, prime records were made of attendees at Consultation Events. All of those who attended these events and were happy to have their names recorded are included in a separate Evidence Annex.

The events held were (and these are recorded on the NP website (<http://www.tysoenp.com/>) :

- The NP process launch was held on 29th March 2014 in the Village Hall when 130 people attended
- Survey advice consultations for questionnaire respondents were held in the Village Hall on 21st July and 9th August 2014 (19 attendees)
- A Mapping Party was held on 31st May when 55 parishioners, supported by Mapping Mercia (<http://www.mappa-mercia.org/2012/12/heritage-mapping.html>) added features (symbols, photographs and footpaths) they care about to Open Street Map (<http://www.openstreetmap.org.uk>)
- Throughout 2014, the NP committee held a scheduled programme of open public monthly meetings (see: <http://www.tysoe.org.uk/>)
- The NP group had a stall at the Tysoe Flower Show on August 16th 2014 to answer queries and receive completed questionnaires
- Results of Survey and the next steps consultations were held on 24th and the 29th November 2014. Attendees were 17 and 36 respectively
- Pre-submission consultation open meeting – 5th January 2015. Attendees 45.

All of these events have been supported by the Tysoe Women's Institute and donations were made to support various Tysoe activities.

All of the written comments on the Draft NP, together with the action taken, are recorded in the separate Annex and a consultation form was made available on the www.tysoenp.com website.

2. Specific presentations

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

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

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

Table A1 – Details of organisations contacted to date and outcomes

Organisation	Contact	Original Communication Date	Reply	Comment	Second Round Communication Date	Reply
Compton Estates	Mark Henderson	12/5/14	18/6/14	Attended presentation on 8/7/14; interested in developing TYS104	25/11/14	25/11 – asked to see draft NP. Sent 5/12.
Upton Estates	Estate Manager	12/5/14				
Anglican Church	Martin Leaton				30/11/14	
Methodist Church					30/11/14	
WCC	Estates (via email)	22/5/14				
Tysoe Utility Trust	Percy Sewell			Presentation made on 17/3/14		
Orbit Homes	Estates (via email)	22/5/14	23/5/14	David Dutton failed to attend presentation scheduled on 12/6/14		
Butchers	Martin	14/5/14				
Hair Saloon	Sarah	14/5/14				
Shop	Bart	14/5/14				
Post Office	Jacquie Franklin	13/5/14				
WI	Dee Spencer			Dee is on the NP Committee and understands the process		
Lunch Club	Jackie Franklin	13/5/14				
Sports Club	Steve Allen	13/5/14				
Social Club	Yvonne Dillon	13/5/14				
Village Hall	Percy Sewell	13/5/14	19/6/14	Attended formal presentation on 8/7/14; J Franklin also attended		
Surgery	Dr Woodward	16/5/14				
Tysoe Utility Trust	Percy Sewell	14/2/14		Formal presentation to Trustees held on 17/3/14		
School	J Walsh	7/7/14	9/11/14	Made a verbal presentation and examined Governor's minutes; further presentation in September	30/11/14 (via email)	
Pre-School	Yvonne Dillon	13/5/14	3/6/14	Attended Tysoe Utility Trust presentation on 17/3/14		
Wynchcombe Nursery					30/11/14 (via email)	
Tysoe Island (WWT)	George Green	12/5/14	16/5/14	Can't commit to a date; happy to wait for calendar and see if they can make it. Want a local volunteer	25/11/14 (via email)	24/12/14
Allotment Holders						
Natural Burial Ground	Emma Restall-Orr			NBGR understand the process by virtue of NP Group membership		
Orchard	Mike Sanderson	12/5/14	16/5/14	WOT2Grow understand the process		
Sugarswell Business Park					29/11/14	

Appendix B – Evidence Base

During the NP process we have collected a significant amount of data and information to inform the policies that have been built into the NP and to provide a framework for plan led decision-making. There are two main groups of evidence to describe. There is the data we have collected and the reference documents we have identified as being important (the majority of these documents are to be found in the references). The data are the most significant resource and mechanisms are suggested in the NP to provide for the ongoing update of these elements. This evidence has enabled us to start activities that were identified as important in the Parish Plan Appendix B2).

Appendix B1 – Introduction, Method and Map Generation Tool

This consists of a number of elements:

- The questionnaire results
- The Map Generation Tool (Geographical Information System)
- Ridge & Furrow and archaeological surveys
- Remoteness assessment
- Other third party datasets
- Other communications.

These are described below.

B1.1 The Questionnaire Results

These are produced in their raw form in Appendix R. The questionnaire that gave rise to these results is contained in Appendix Q. A summary of the results used in the Consultation process based on the most significant findings is available on the website.

B1.2 The Map Generation Tool (Geographical Information System (GIS))

B1.2.1 Introduction

Tysoe is a mainly rural parish with a population of 1,143 at the 2011 census. Like a large number of communities Tysoe is engaged in producing a Neighbourhood Plan (under the National Planning Policy Framework (NPPF)). The basic unit for planning purposes in rural communities is the field. It represents the basic unit of land ownership and is readily recognizable to all the residents. We are collating data on a field by field basis. The data includes open data that is described below and field survey data that the residents have collected. We are conflating the data to produce a single score of attractiveness for development based on a number of parameters, including landscape, archaeology, habitat, flooding and the resident's perception as to where development is most suited. We will make our research work available on the NP website and provide the material to <http://www.ourneighbourhoodplanning.org.uk/>.

At this early stage the Tysoe community wants a suite of GIS data sets which it can use for its own purposes to produce maps. Maps make it easy for people to visualise patterns. Most of the maps in this document have been produced from the Tysoe GIS.

The initial phase was to examine the historical dimension of the Tysoe parish through the surrounding ridge and furrow cultivation system. This requires field by field element mapping throughout the parish. The data sets must be free of any licensing conditions that stop the community from:

- re-using the data
- adding value to the data
- providing the data to third-parties
- deriving new information from the data
- combining the data with other data sources

This means that the community cannot re-use data from the Ordnance Survey as the licence conditions are too restrictive. Open Street Map releases its data under an Open Data Commons Open Database License (Open Knowledge Foundation 2014). This is a permissive licence (i.e. you can do what you want with the data) but you must credit the source and if the data is altered or built upon it can only be distributed under the same licence. Unfortunately, OSM does not have appropriate field data for the Tysoe parish. However, it may be the ideal repository to host the data created by the community.

This means that in order to achieve their objectives the Tysoe community needed to create their own GIS data sets. This can be done using Open Data and Geographical Information Systems.

The UK Government has committed to a policy of transparency, which includes making datasets funded by the public accessible to the public. A commitment to open data involves making information and data resources accessible to all without discrimination; and actively engaging to ensure that information and data can be used in a wide range of ways. The challenge, once data is made available, is to find ways to encourage engagement and diversity of re-use.

Warwickshire County Council (WCC) has taken an impressive stance on GI data, data licensing and community access (Warwickshire County Council 2014). The WCC Web map and GIS services website provides a clear overview of the range and nature of services they provide and more importantly the licences these services are provided under. The licences tell you what you are, and are not, allowed to do with the services. Many geographic datasets (for example data in Google Earth or provided under Crown Copyright) are provided under licences that do not allow the work to be altered or for content to be derived in any way. This is true for the Historic Mapping and some of the Ordnance Survey mapping supplied by WCC. All other data is provided under an Open Government Licence (The National Archives 2012). This means the licensee is free to:

- copy, publish, distribute and transmit the Information;
- adapt the Information;
- exploit the Information commercially and non-commercially for example, by combining it with other Information, or by including it in your own product or application.

Under the condition that the licensee, where they do any of the above:

- acknowledge the source of the Information by including any attribution statement specified by the Information Provider(s) and, where possible, provide a link to this licence.

In this case:

Contains public sector information licensed under the Open Government Licence v2.0.

WCC has released over 100 datasets under this licence. This includes county wide 12.5cm orthorectified aerial photographs. These are objects of beauty. It is impressive that someone had the foresight to licence this data appropriately and make it available. Data released under these licences are resources that allow anybody to derive new products and achieve things on a personal, commercial or community basis.

B1.2.2 What can be done with the data?

From a licence perspective apart from having to credit Warwickshire Council for the aerial data we are free to do what we want with this data. We want it to have impact and be re-used. We are in the process of adding attributes to this data

B1.2.3 Where do we put this data?

We need to find a place to put this data, which is publically accessible, well known and allows us to maintain any GIS links to attribute data in a persistent manner (we are assuming that the data will change). The persistence is the biggest challenge, as if we have people collecting attribute data then we need to ensure that that data has utility for the foreseeable future.

Open Street Map is an obvious contender and is where the geometry is likely to end up. However, its volatility means that the GIS link could be easily broken (we can add our own key tag but that will need maintaining as the data is changed).

We could host it in a Web Feature Service, for a static version, or ideally a Transactional WFS for a dynamic version. This requires a degree of infrastructure. We would like to find out the possibility of working with the Council to host such a service.

Finally, we could look at using something like GeoGit to host the data and then provide periodic snapshot derivatives to OSM etc (decoupling in this way avoids having to use the OSM share-a-like licence in the primary product).

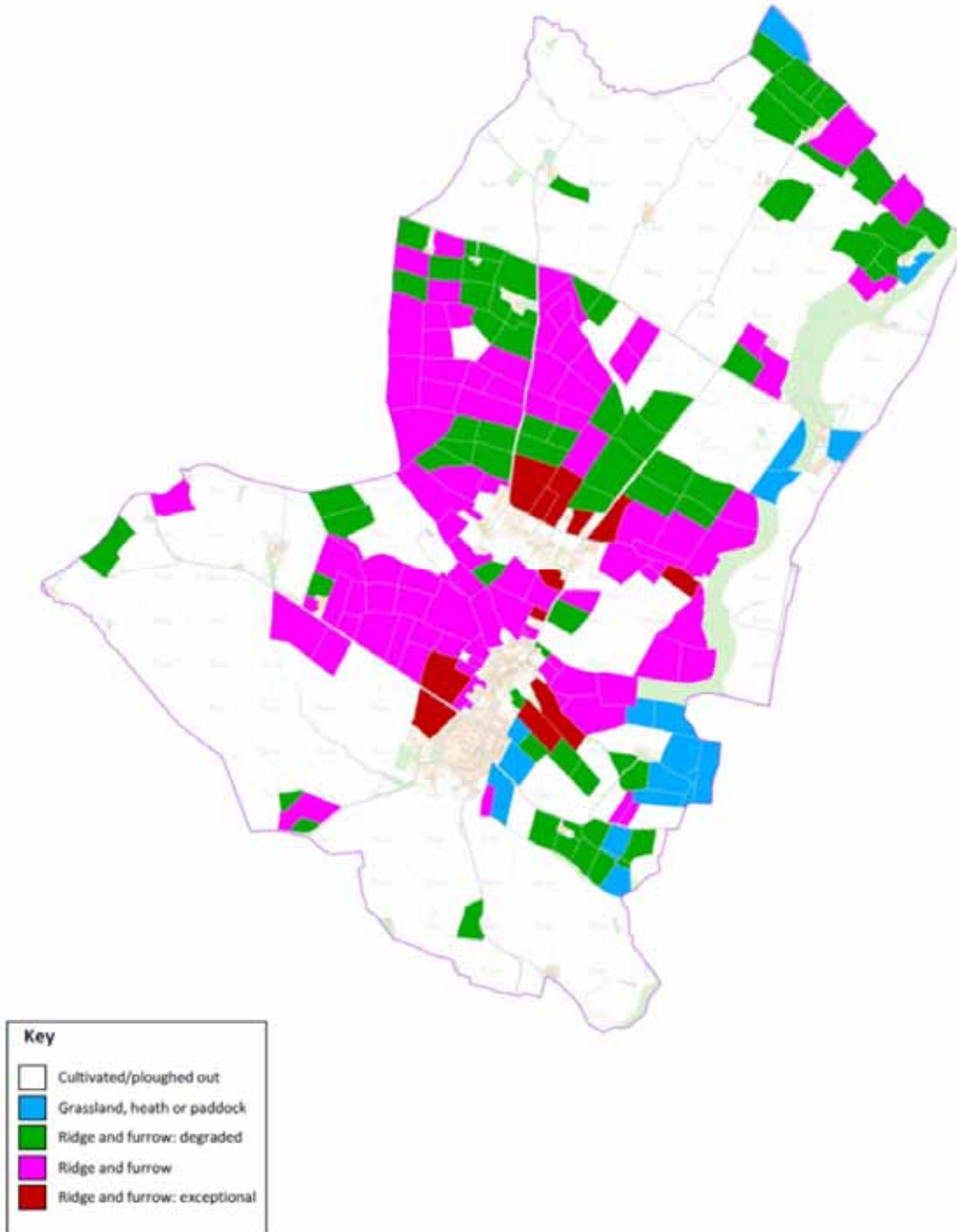
B1.2.4 What comes next?

The Tysoe community project provides a simple benchmark. Field boundaries have been digitised to facilitate the ridge and furrow analysis. An orthorectified aerial photograph from the WCC WMS (with a permissive licence) was used as a backdrop to digitise the field boundaries. The 12.5cm spatial resolution of this data and the orthorectification of the image means that the derived field boundary mapping is both accurate and precise. The digitising for the Tysoe Parish took c. 3 hours to produce and covers 25 km² of a rural area. This area represents 1% of the county of Warwickshire at c. 2800 km². So 300 hours of digitising would cover the whole county. This is an achievable target.

Our view is that there are many other communities, within Warwickshire and beyond, who will want to do similar things. They will have different skill sets and access to underlying re-sources. There will be a lot of people 're-inventing the wheel'. We need to build networks and partnerships that make this whole process more effective and engaging. We have been creating resources to facilitate these (e.g. *youtube* videos).

B1.3 Ridge & Furrow Analysis

This has been carried out by field survey work and is described in greater detail in Appendix B5. It has allowed us to produce maps such as -



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B1.4 Remoteness Assessment

		Nearest Significant Employment		Stratford Upon Avon		Barbury		Leamington Spa		Southam		Redditch		Chipping Norton		Evesham		Warwick		Shipston-on-Stour	
Local Service Village	LSV Cat	Miles	Mins	Miles	Mins	Miles	Mins	Miles	Mins	Miles	Mins	Miles	Mins	Miles	Mins	Miles	Mins	Miles	Mins	Miles	Mins
Ackminster	4	5.5	10	5.5	10	17.8	29	17.5	29	19.2	34	22	39	16.2	29	18.6	29	13.5	25	5.7	11
Alveston	4	2.6	9	2.6	9	25.2	31	12	21	16.3	34	28.5	32	23.5	34	17.7	29	9.8	17	13	19
Aston Cartow	4	6.5	15	6.5	15	31.2	38	16.1	29	25	36	11.7	21	27.7	46	15.5	28	19.9	21	17.1	31
Beoley	4	5.2	13	5.2	13	27.1	33	11.9	22	20.9	29	12.4	23	27.2	43	19.1	37	8.6	17	16.7	29
Bishop's Cleeve	1	4.2	9	17.1	22	14.4	19	8	13	4.2	9	21.5	23	27.2	39	32.6	40	8.7	16	16.9	29
Boles	2	4	7	14.9	28	10.7	19	22.6	33	24.2	39	39.6	50	9.1	20	20.4	27	20.9	34	4	7
Claverton	2	8.2	11	11.4	17	26	29	13.8	19	19.7	29	11.5	16	30.8	44	23.5	34	6.2	11	20.2	29
Clifford Chambers	4	2.8	7	2.8	7	20.7	30	14.2	27	22.1	32	18.4	34	21.3	33	16.9	29	10.8	22	10.8	18
Earlwood	3	8.3	14	23.9	30	37.6	38	22.5	28	31.4	29	8.3	14	42.5	54	21.7	37	19.1	24	13.9	40
Etington	3	5.9	10	5.9	11	14.2	21	13.9	19	15.6	21	30.1	39	16.7	29	19.9	29	11.4	19	8.2	10
Penny Conston	2	7	12	20.1	32	9.7	17	13	20	7	12	34.5	49	22.5	37	35.9	49	14.4	25	16.3	24
Gaydon	4	6.8	11	15.5	22	13.2	19	9.7	14	6.8	11	29.9	38	23.3	35	31	38	9.8	15	14.1	21
Great Ayn	3	7.6	13	7.6	20	33.7	40	18.5	30	27.5	38	9.9	16	35.7	49	13.7	21	12.2	22	18.2	33
Hampton Lucy	4	4.7	12	4.7	13	25.2	29	10	19	14.7	23	25.4	29	22.6	34	21.9	32	6.7	13	12.1	19
Hartshill	1	3.9	8	15.6	25	17	22	6	11	3.9	8	30	39	27	39	31	42	7.7	15	16.5	24
Ilmington	3	4.3	10	9.6	15	19	31	18.8	29	20.4	32	25.1	41	14.8	25	13.8	27	17	29	4.3	10
Ladbroke	4	2.2	9	20.7	29	11.7	17	8.1	13	2.2	9	35	39	24.6	37	36.1	47	13.2	23	22	31
Lighthome	4	8	12	14.1	23	16.9	21	8.2	12	9.8	15	26.5	32	22.8	34	26.6	39	8	14	12.3	19
Lighthome Heath	2	8.2	13	14.4	22	14.7	21	8.4	12	8.2	15	28.7	32	25.2	35	28.8	40	8.3	14	14.6	21
Long Compton	3	5.1	7	16.6	28	13.6	23	24.3	34	25.9	36	41.3	51	5.1	9	20.5	36	22.6	35	5.5	7
Long Itington	1	2.5	6	30	34	16.4	24	6.1	11	2.5	6	34.4	40	29.3	44	35.4	48	12.1	20	20.9	29
Long Marston	4	7.8	14	7.8	14	25.7	35	19.2	32	27.1	38	18.2	31	25.6	35	13.4	21	15.8	25	10	20
Lowley	4	4.5	12	4.5	12	11.5	20	11.2	21	15.4	24	27.7	32	19.6	30	19.3	30	9	16	9	15
Maseborough Green	4	4.6	9	13	27	39.6	39	24.4	29	33.3	39	4.6	9	37.5	51	15.5	28	14.4	25	33.9	40
Morton Marsh	4	8.7	13	8.7	18	20.5	25	6.5	12	10.1	15	27.9	31	22	30	28.3	39	9.7	14	11.5	18
Natun-on-the-Hill	2	3.9	8	25.1	25	17.5	25	19.5	18	3.9	8	38.4	46	30.3	45	40.5	54	15.6	27	24.4	36
Neasdon-on-Stour	3	4.1	8	7.1	12	17	27	16.8	24	18.4	29	23	38	14.6	27	29.3	37	14.2	25	4.1	8
Northend	4	9.2	15	18	24	9.4	15	12.1	19	9.2	16	32.4	34	22.1	34	33.4	42	12.3	19	16.6	25
Oxhill	4	6.1	13	13.7	18	11.6	19	17.4	24	13.3	24	34.9	42	16.6	27	24.6	37	17.2	29	6.1	13
Pilerton Priory	4	6.1	10	8.2	15	13	20	14.3	19	16	21	31.9	37	16.6	29	21.5	32	14.2	25	6.1	10
Priory Marston	4	6	10	27.1	31	11.9	20	12.7	20	6	10	41.6	48	25.2	41	42.6	56	17.8	29	26.6	38
Quinton	1	6.4	12	6.4	12	24.3	31	17.7	32	23.7	35	20.8	29	18.2	30	13	25	14.4	27	7.8	15
Salford Priory	3	5.3	11	10.8	19	38.2	40	23	30	32	43	12.2	23	27.6	41	5.3	11	19.6	31	20.7	34
Snitterfield	3	3.9	8	3.9	8	24.6	27	9.4	17	18.4	24	14.8	23	24.7	38	18.6	29	6	12	14.1	24
Stokton	3	2.5	6	24	24	16.4	24	9.5	17	2.5	6	38.4	49	29.2	45	38.4	52	14.6	26	23.3	34
Tanworth-Arden	4	7	12	13.1	21	37.6	39	22.4	29	31.4	31	7	12	42.4	55	29.4	31	19.1	25	31.9	41
Temple Hersey Oak	3	8.6	15	17.4	23	9	15	11.5	19	8.6	15	31.8	34	21.7	34	32.8	41	11.7	19	16.1	25
Tidington	1	2	7	2	7	19.9	31	13	24	17.2	27	29.5	33	12.9	23	16.8	29	10.8	20	11.1	19
Tidington	3	2.7	8	9.9	18	17.9	29	17.6	29	19.3	29	34.6	42	13.8	23	15.6	21	15.9	27	2.7	8
Tysoe	2	9	17	12.5	23	9	18	16.5	24	14.6	24	34.8	42	14.5	27	26.2	36	16.3	25	9.6	17
Welford-on-Avon	2	5.1	11	5.1	11	24.1	40	17.1	32	25.5	39	16.2	28	24.7	40	11.4	19	15.1	27	14.1	25
Wimpey	2	4.3	10	4.3	12	29.2	34	14	24	23	31	14.8	23	25.4	42	15.1	26	10.6	19	14.8	23
Wood End	4	6.5	12	16.4	28	37.3	37	22.1	27	31.1	34	6.5	12	42.1	53	19.9	29	18.8	23	31.9	38
Wootton Wawen	2	6.8	12	6.8	15	29.5	35	14.3	25	23.3	33	18	17	29	42	17.6	29	9.7	17	17.5	21
Averages			10.8																		
Tysoe against av		64.6%	57.8%																		

Notes:

1. All journey times are fastest routes, and times indicated are 'without traffic'. All data obtained from Google Maps on 11th August 2014.
2. All data obtained from Google Maps on 11th August 2014.

B1.5 Other Communications

1. Warwickshire Highways [30]

-----Original Message-----

From: alanlaw@warwickshire.gov.uk

Sent: Wednesday, November 26, 2014 2:05 PM

To: sueandmike.s@btinternet.com

Cc: lisajones@pilot.warwickshire.gov.uk ; adrianhart@pilot.warwickshire.gov.uk

Subject: Tysoe Neighbourhood Plan

Reference No :2014112692248Michael Sanderson

Your Comments :

Could you point us at where we could get the following information (or provide us a contact point):

1. The number of vehicles you expect to be passing along Main Street Tysoe (or similar designated road) per hour
2. Any strategy statements or policies with regard to the National Cycle Network as it passes through the county?

In response to your email request:

1. The daily 2 way flow based on a 2006 count in Tysoe is about 1500 vehicles. The AM peak (08:00-09:00) represents the highest 2 way flow which is approximately 200 vehicles. The capacity of the road is likely to be higher than this but will be dependent on both link and junction capacity to the north and south of Tysoe.
2. Local Transport Plan (2011-2026) Cycling Strategy Policy CY1 (p406) on 'Partnership working' CY3 (p408) on 'Priorities for new cycle infrastructure' of the LTP Cycling Strategy contain reference to working in partnership with Sustrans to complete the National Cycle Network in the County. See <http://apps.warwickshire.gov.uk/api/documents/WCCC-630-116>

Priorities for improvements / new routes are likely to be urban areas / inter-urban routes rather than rural routes.

Kind Regards

Alan

Warwickshire County Council,
Shire Hall, Warwick, CV34 4RA
<http://WWW.warwickshire.gov.uk>
Switchboard 0845 090 7000

Appendix B2 – The Parish Plan – Action Plan

The Parish Plan was published in 2010 and this component from the Parish Plan is carried into the Neighbourhood Plan. A review was held to inform the Neighbourhood Plan in February 2014 with two member of the Parish Plan team.

Theme	Summary Description	Action	Lead Responsibility	Partners	Priority	Status
Crime	Additional Street Lighting	Additional Street Lighting	PC		M	Discussed by PC
		Neighbourhood Watch further consideration	Neighbourhood Watch		M	Co-ordinator exists
		Police Response to questionnaire	Warwickshire Police		M	
Roads & Traffic	Parking	Prepare and implement Green travel plan with the School	PC	WCC	H	Not Done
		Restrictions to parking in hazardous areas	PC	WCC	H	Not done
		Signage to promote responsible parking by visitors to the village and users of sports field	PC		H	Not done
		Intervention using obstacles to stop parking on grass verges	PC		H	Not done – insurance issue
		Extend hard standing at Old Fire Station to reduce on-street parking	PC		H	Not done – maintenance issue
Roads & Traffic	Managing Traffic Speed	Provide evidence base for speeding vehicles	PC		M	Achieved
		Undertake further measures once evidence exists	PC	WCC	M	Achieved – lower speed limit zones extended and Speed Watch

established

Roads & Traffic	Road Condition	Disseminate details of maintenance and standards applied to rural areas	WCC	PC	L	
		Lobby to improve road surface and identify priority locations	PC	WCC	L	
		Lobby to add Kineton Road to gritting schedule	PC	WCC	L	Not going to occur

Roads & Traffic	Street Lighting	Review street lighting in the village	PC		L	Under review due to costs
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Roads & Traffic	Public Transport	Results of Parish Plan survey to be passed to service provider for future service planning		Johnsons	L	Unknown
		Results of Parish Plan survey to be passed to Shipston Link for future service planning			L	Unknown

Roads & Traffic	Bus Shelter	Investigate requirement and a location for a shelter	PC	Johnsons	L	Discussed – No Action
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Local Environment	Flooding	Publish a detailed response about flood prevention measures	PC		H	Achieved – lots of good work done
	Footpaths & Open Spaces	Publish information on website, notice board or in Welcome Pack	PC		M	Not done – no champion
	Historic Tysoe	List historic sites on website, notice board or in Welcome Pack	PC		L	Not done
	Wildlife Habitats	Survey results available to deliver action plan	PC		L	Not done
	Dog mess	More bins	PC		M	Dog Warden appointed
	Litter	Community litter pick up event	PC		M	On an ad hoc basis
	Litter	Investigate cost of SDC litter management	PC		L	Too expensive
	Churches	Passed survey results to Church leaders		Church	M	Unknown

Leaders						
Local Services	Business Directory	Publish a directory of local businesses	PC		H	Achieved in Parish Plan – but not on website
	Business Directory	Favourable consideration for planning applications creating more business premises	PC	SDC	M/H	Unknown
	Post Office	Passed survey results to management of post office for consideration		Post Office	M	Unknown
	Pub	Passed survey results to management of pub for consideration		Pub licensee	M	Unknown
Other	Recycling	Investigate a community collection point for recycling	PC		M	Not done – charity based response
	Recycling	Lobby for free recycling for local businesses	PC	SDC	M	Not done
	Sports & recreation	Add details to website	PC		M	Done
	Youth Services	Recreational facilities need communicating out	PC		M	Unknown
	Youth Services	Cinema	PC	Village Hall	M	Done
	Youth Services	Arts & craft workshops; nature reserve; extended playground	PC	Local business/ WWT	M	Emerging
Improve-ment Ideas	Village Welcome Pack	Group to be set up to produce a pack	PC		M	Done
	Evening Event after Flower Show	Use marquee after Flower Show	PC	Flower Show	H	Done
	Regenerate the Red Horse	Landowner to be approached	PC		H	Ongoing
	Refurbish the Windmill	Survey results to be forwarded to the Earl of Northampton	PC		H	Unknown

Community Notice Board	Review location and content of existing boards	PC		M	Done
	Identify key locations (media) for information to be made available	PC		M	Unknown
	Prepare information on local businesses and make available through community information tools	PC		M	Unknown
Local Produce Market in Tysoe	Organise framework and run a pilot event	PC		H	Unknown
Tysoe Community website	Organise and create a community website	PC		H	Done
First Responder (defibrillator)	List of volunteers created	PC		H	Unknown – but devices available now
Housing	Report survey findings	PC	SDC	M	Done
	Arrange a Housing Needs Survey	PC	SDC	M	Unknown
	Create a Village Design Statement	PC		L	Unknown

Abbreviations

PC – Parish Council

SDC – Stratford on Avon District Council

WCC – Warwickshire County Council

Appendix B3 – Residents Survey

In July 2014 approximately 950 copies of the following 20 page survey booklet were delivered to the homes of each registered voter in the parish.

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

Exactly 400 completed questionnaires were returned. Completed copies of the survey were processed by an independent market research company Osiris MR, Leicester.



Introduction

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

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

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

So what does the Neighbourhood Plan give us?

Neighbourhood planning will give Tysoe the power to:

- 1) make a neighbourhood development plan
 - 2) make a neighbourhood development order
 - 3) make a community right to build order
 - 4) develop criteria and choose which sites are allocated for the different kinds of development listed above.
-
- 1) A **Neighbourhood Development Plan** establishes general planning policies for the development and use of land in a neighbourhood, like:
 - where new homes and offices should be built
 - what they should look like.The plan can be detailed or general, depending on what local people want. Neighbourhood Plans allow local people to get the right type of development for their community. The plan must still meet the needs of the local council's assessment of housing and other development needs in the area.
 - 2) A **Neighbourhood Development Order** allows the Parish Council to grant planning permission for development that complies with the order. This removes the need for a planning application to be submitted to the local authority.
 - 3) A **Community Right to Build** order gives permission for small-scale, site-specific developments by a community group.
 - 4) **Site Allocation** gives us the right to designate certain land as crucial to the social and environmental aspects of development. This does not stop building but gives us the right to have first refusal if a landowner wishes to dispose of land.

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

What will happen with the results of this survey?

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

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

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

Help completing the survey

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

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

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

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

Thank you for your time in answering the questions below.

Neighbourhood Plan Steering Group

For and on behalf of the Tysoe Parish Council

About You

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

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



Tysoe Parish Neighbourhood Plan - Survey - July 2014

Page 4

Business & Economy

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

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

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

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

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

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

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

Travel and Transport

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

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

- Yes ☐
 Yes, but not all the time * ☐
 No ☐

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

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

- Yes ☐
 Yes, but not all the time * ☐
 No ☐

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

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

14 Where do you work or study?

15 How do you get there?

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

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

- Yes, with a more frequent service* ☐
 No ☐

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

Number of morning services Number of evening services

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

Housing Design

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

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

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

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

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

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

Housing Design continued

- 20 Tysoe has a much lower percentage of **1 person households** than the rest of Stratford District (20.9% rather than 28.5%)¹. Should Tysoe try to raise the proportion of 1 person households reflecting more national and Stratford-wide trends?
- Yes ☐ No ☐ Don't know ☐

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

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

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

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

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

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

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

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

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

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

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

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

Oxhill ☐ Ratley ☐ Radway ☐ No opinion ☐

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



Site Allocations

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

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

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

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

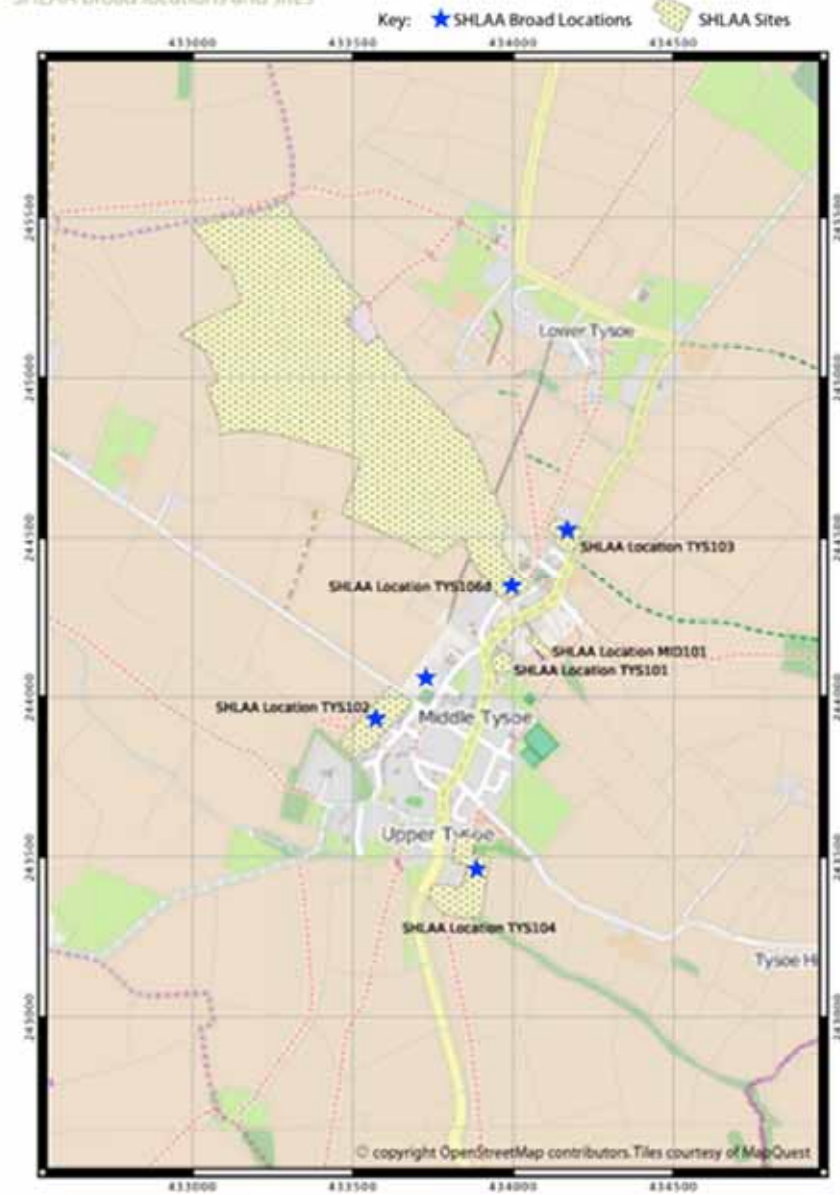
- 27** As part of the preparation of its Core Strategy, Stratford District Council commissioned a Strategic Housing Land Availability Assessment (SHLAA) in 2012. The assessment was a pragmatic attempt to consider a number of development sites within the parish, but was non-evidence based and did not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

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

Please indicate your views on the suitability of the sites.
(Whilst planning permission has already been granted on sites F and G, we are still interested in your views in the event that any decisions are quashed or developers do not exercise the permission or conditions are not met.)
(please tick one box per row)

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

SHLAA broad locations and sites



- 28** The Neighbourhood Plan process encourages communities to identify **community owned development sites** where proceeds could be beneficial to the wider community. This includes sites owned by community groups or associations together with land trusts or building preservation trusts.
- There are a number of such sites within the parish that could potentially be used for development in the period to 2031.

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

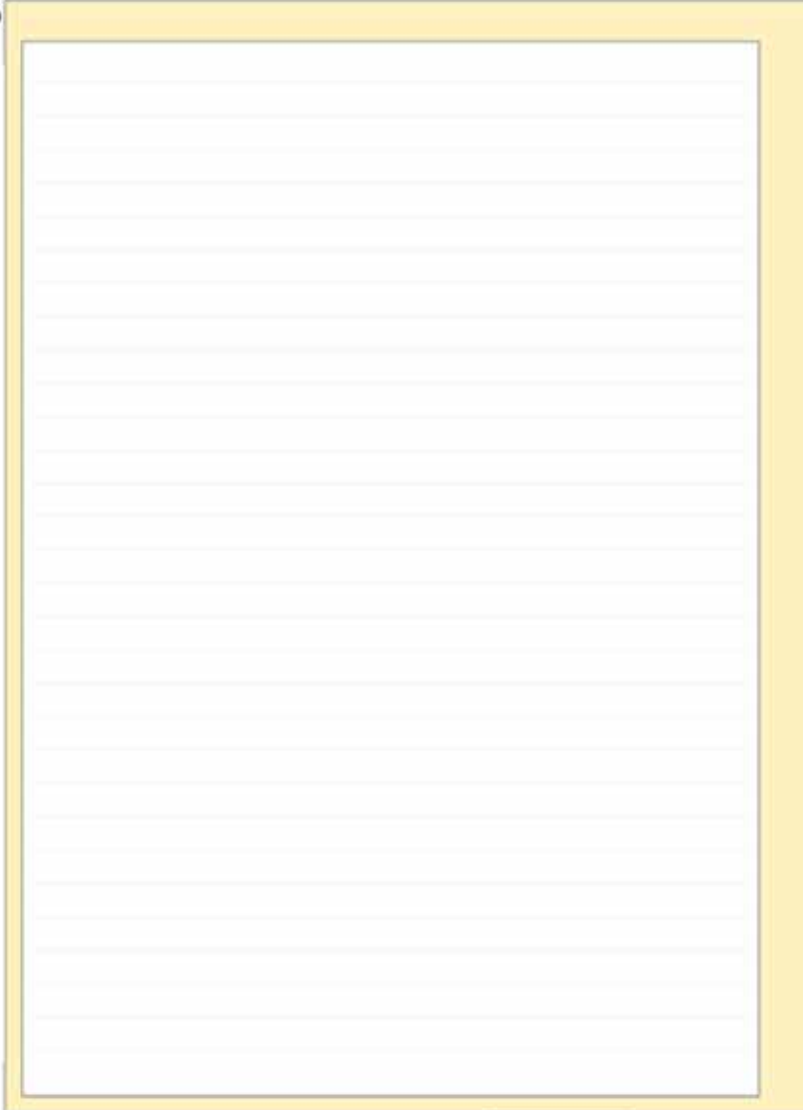
	Strongly Agree	Agree	Disagree	Strongly Disagree	No opinion
Opportunity for the community to control (through policies in the Neighbourhood Plan) the nature of development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Potential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

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

Other comments

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

30

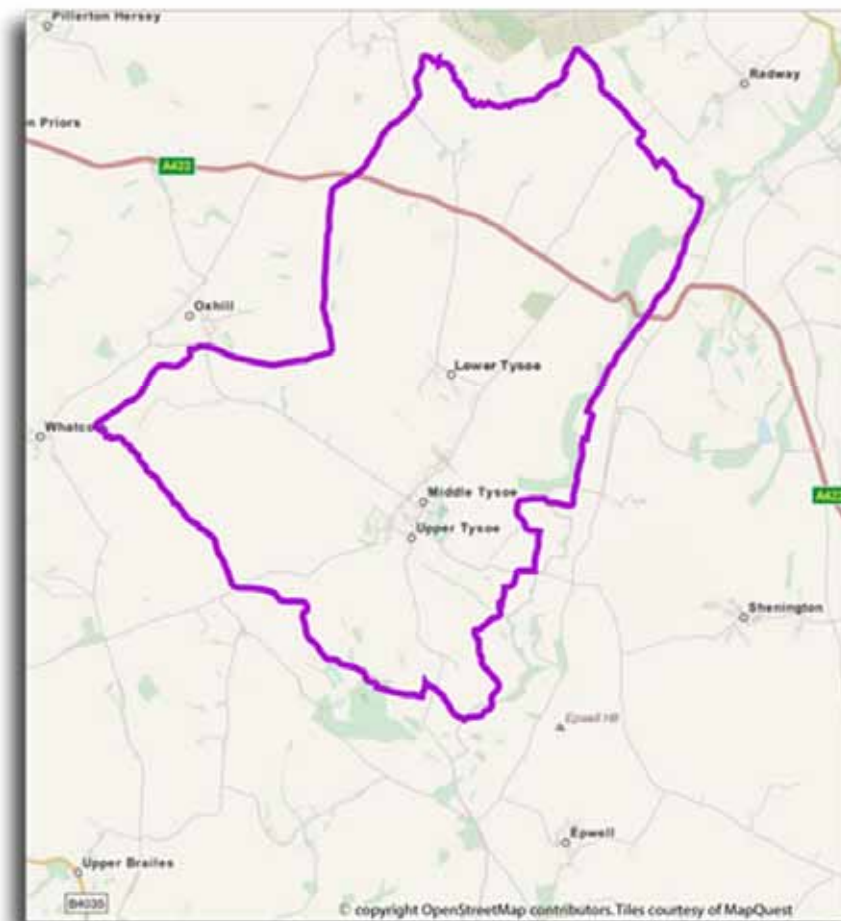


Tysoe Parish

This map shows the boundary of the parish of Tysoe.

Key:

■ Parish Boundary





Tysoe Parish Neighbourhood Plan - Survey - July 2014

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Street Champions

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

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

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

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

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

If you need help contacting your Street Champion you can:
call 01295 680 755 or email trnpg@yahoo.co.uk



Street Champions Map



Returning your completed survey...

Please return no later than 16th August

Either

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

Thank you

Tysoe Parish Council



Appendix B4 – The Natural Environment

All of this data has been provided by Warwickshire Biological Records (currently operating under the Warwickshire Wildlife Trust (WWT)). These data are not open data operating under an Open Government licence. Therefore no maps are reproduced here. The data have been assimilated into the Site Prioritisation process described in Appendix B6.

The Neighbourhood Plan envisages a closer working relationship with WWT with the Parish teams updating Phase 1 surveys and the WWT team making their analysis more robust. The updated records will feed into the Site Prioritisation process during the lifetime of the NP.

Appendix B5 – The Historic Environment

An audit of Tysoe's historic environment has been developed through two strands – by collection and compilation of field data, and through historical research. The former was undertaken by members of the Neighbourhood Plan team, and the latter by Dr John Hunt who has kindly made available his research.

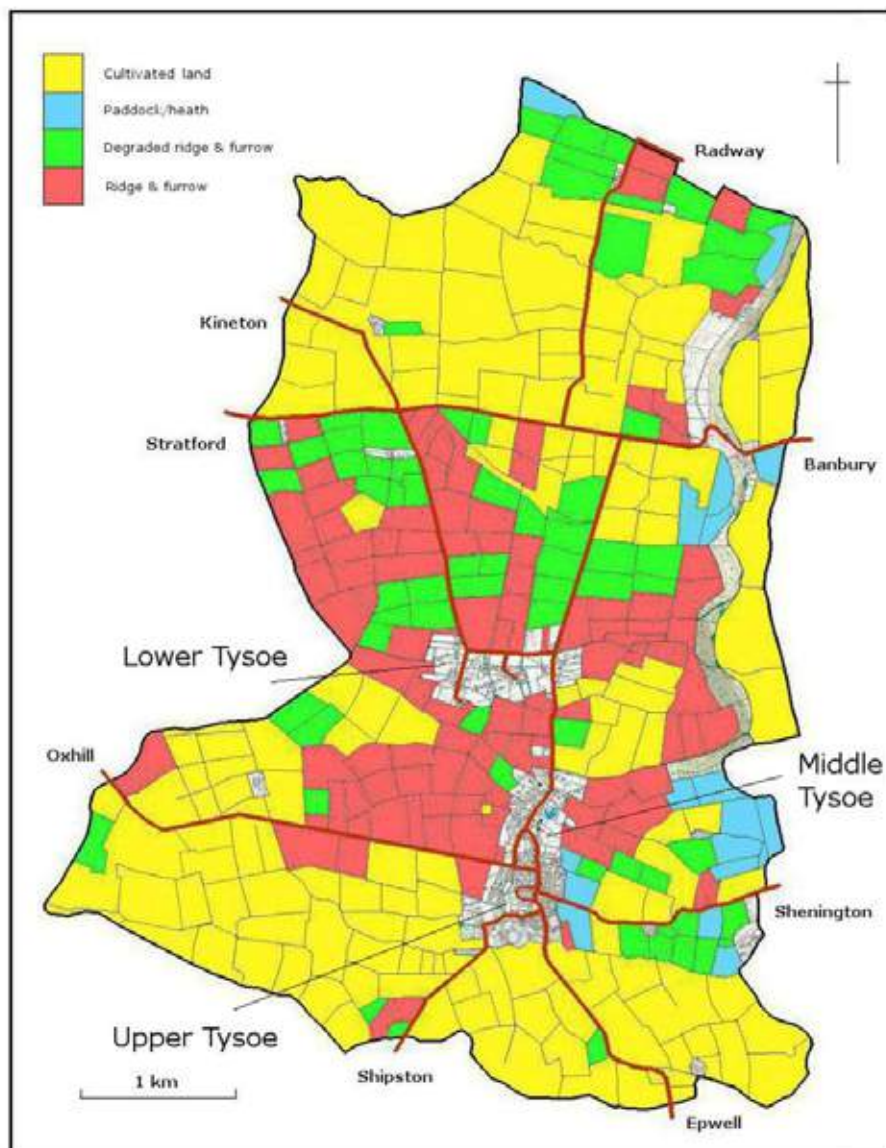
Field Data

Tysoe parish is well known for the high survival of its ridge and furrow fields and featured in English Heritage's study of such (*Turning the Plough*). That publication considered, *inter alia*, survival rates of ridge and furrow (below, Map 1) and was intended as a parish-by-parish guide. It was a broad-brush approach and undertaken using aerial photography which has the advantage of being rapid, but the disadvantage of relying on varying lighting conditions and changing vegetation states.



Map 1: Maps from *Turning the Plough* and initial map of field survey ridge & furrow

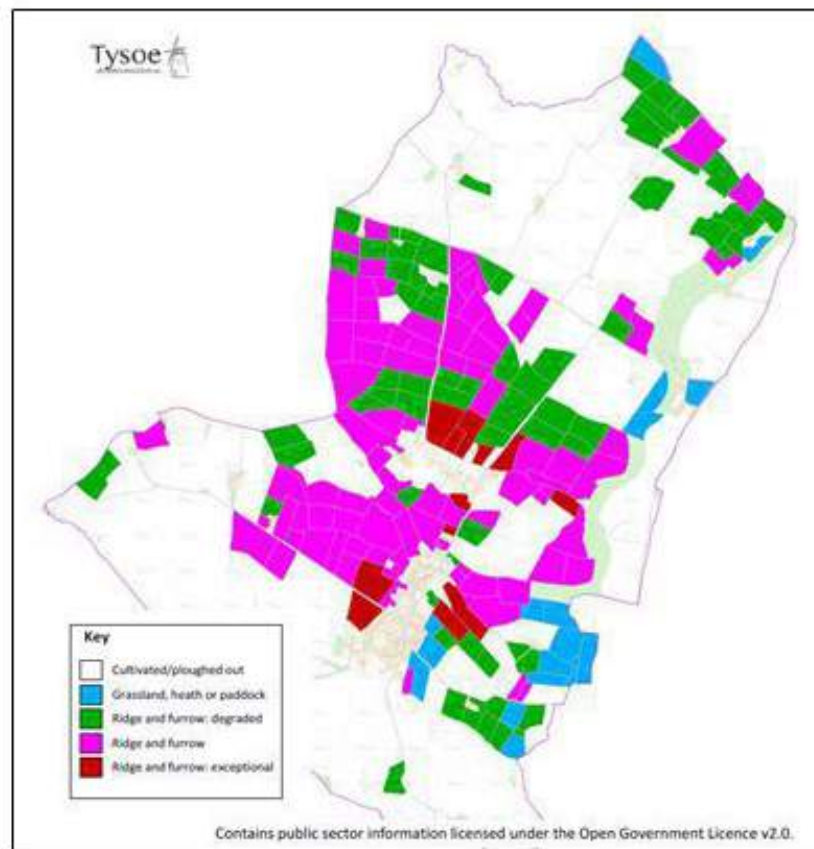
A more comprehensive and more accurate assessment of the historic land use was undertaken for the Neighbourhood Plan. This involved a ground-based, field-by-field survey, during a season of low vegetation cover in which each field in the parish was visited and assessed. This presents a more accurate analysis of ridge and furrow quality and survival, as illustrated below (Map 2). Moreover, by visiting every field, it was also possible to identify those areas where the ridge and furrow was particularly pronounced or worthy of special note (see Map 3 below). This illustration shows that there are only a handful of such survivors in the parish. Reference to all three maps illustrates the likely extent of lost ridge and furrow (ie cultivated land – yellow in Map 2) and the importance of surviving ridge and furrow, particularly those of special character, around the historic cores of the three villages.



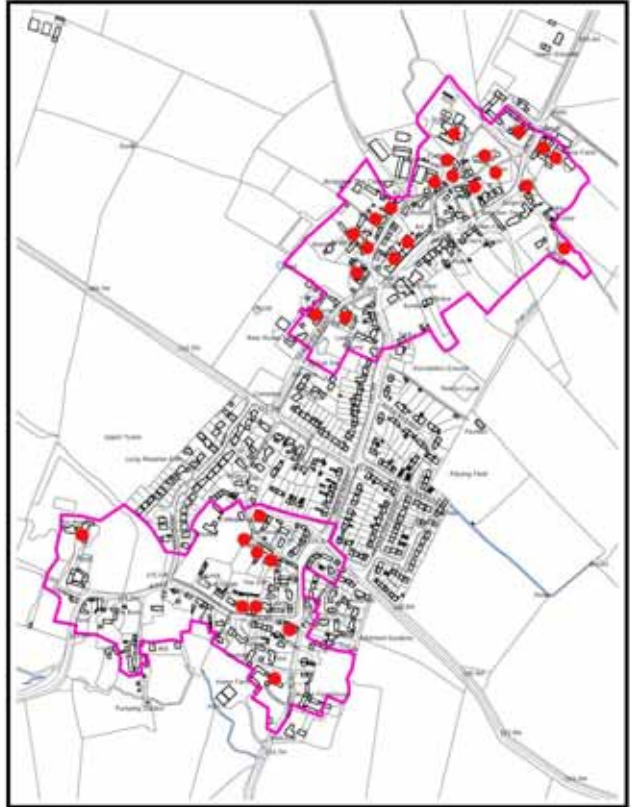
Map 2: Ridge & Furrow from Tysoe NP field survey work from evidence base

Assessment of the parish's historic assets has also incorporated designated Conservation Areas and listed buildings, the majority of which lie clustered around the historic cores of Middle Tysoe and Upper Tysoe (Map 4)

together with monuments and sites identified from the Historic Environment Records (HERs) compiled by Warwickshire County Council. To these have been added other known sites, recorded through fieldwork, geophysical survey and local knowledge which have yet to be added to the County HER (Map 5).

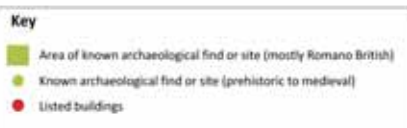
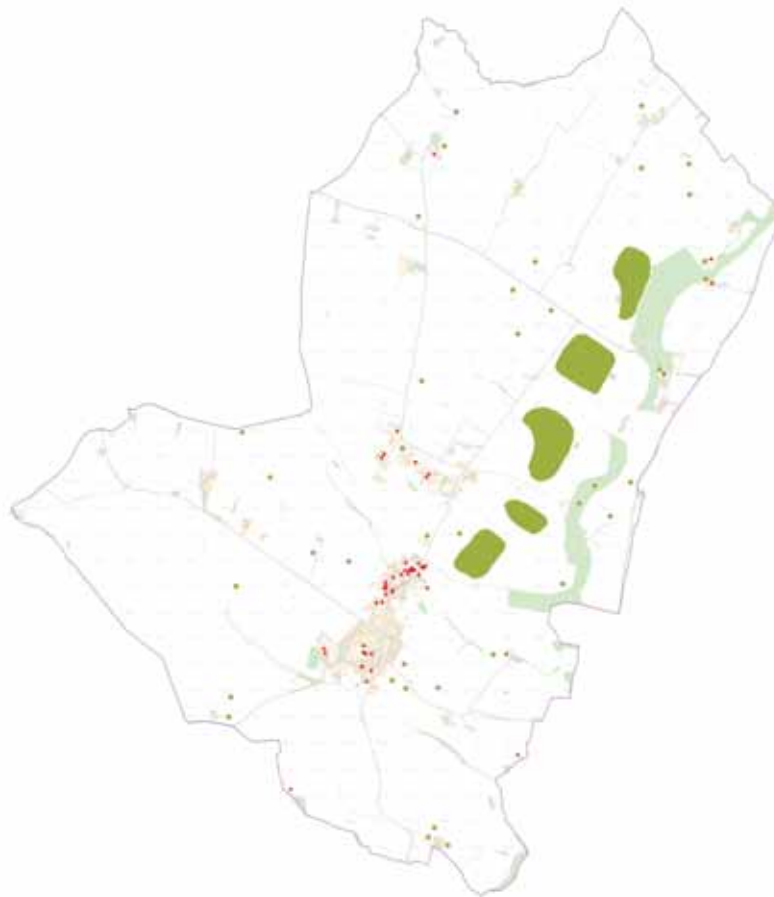


Map 3: Ridge & Furrow of exceptional character (in red) recorded from field survey work



Map 4: The two designated Conservation Areas in the parish, at Middle Tysoe (top) and Upper Tysoe (bottom)

Overall, these confirm the parish's wealth of occupation from prehistoric times through to the Second World War, but with a particular emphasis on the Romano-British and medieval periods. Much of the parish still remains unexplored by detailed archaeological research, but the present state of knowledge indicates a high level of sensitivity, particularly throughout all the lower, fertile areas. It enables the Neighbourhood Plan to attach value to individual fields and areas, and to integrate these derived values with other datasets, notably those pertaining to the natural environment.



Contains public sector information licensed under the Open Government Licence v2.0.

Map 5: The parish-wide distribution of listed buildings and sites recorded by fieldwork, chance finds and survey

Historical research

Notes on the medieval history of Tysoe, Warwickshire

Tysoe offers an important and valuable case study for medieval Warwickshire with regard to

- A complex manorial arrangement with reasonable documentation
- Poly-focal settlement pattern and settlement morphology
- Significant 'footprint' of a medieval landscape
- Important church which raises interesting questions regarding patronage, medieval material culture and parish formation
- Excellent example of continuous human activity across the landscape.
- Tysoe provides a good opportunity therefore to reconstruct the medieval community associated with it and the nature of their lives.

Tysoe therefore provides a basis for an inter-disciplinary reconstruction of a medieval community in its landscape. This is well evidenced by the hundreds of archaeological finds that have been reported over recent years. Tysoe for instance has a landscape that has produced evidence of prehistoric activity since at least the Mesolithic, but it is the presence of Romano-British communities that is perhaps most frequently attested. The HER has 23 Romano-British records for the parish of Tysoe, but of the 315 entries recorded by the Portable Antiquities Scheme for the parish, 276 are thought to represent Romano-British period finds.

Tenure:

A complex tenorial pattern is illustrated by the manor of Tysoe where the principal lord was a man of baronial status, for whom this manor may have had a particular importance. In 1086 Tysoe was Robert de Stafford's largest demesne manor by a long way with established links to Warwick in that the manor held three houses in the town. This urban – rural link suggests that Tysoe had already emerged as a place of some importance. The barons of Stafford were an important regional family although by the mid-12th century there is some sign that their lordship was strained. It is a matter of some interest that while the family took its name from Stafford and established its caput there, the Warwickshire estate seems to have attracted more interest. The barons themselves had probably supported King Stephen and were among those who joined later rebellions against Henry II in 1173/4 although they do not appear to have carried the majority of their tenants with them. They rebelled against King John but their position regarding Henry III is less clear. However, debt and marriage into the gentry community that proved to be divisive contributed to a longer term decline in the fortunes of the family until they were revived in the late 13th and early 14th centuries. The family held the manor into the 16th century.

Tysoe was retained in demesne and in 1279 Nicholas, baron of Stafford, was recorded holding the manor by the service of one knight's fee. The importance of this manor to them was underscored when Nicholas received a grant of free warren here in 1285 (together with Madeley in Staffordshire and Wootton Wawen in Warwickshire), and later, in 1341, Ralph earl of Stafford, steward of Edward III's household, 'for good service rendered and to be rendered', was granted a weekly market on Wednesdays and a four-day annual fair (at Lammas). He also received extensive privileges and franchises which included view of frankpledge, all chattels called waif and stray; sok, sak, tol, them, infangenthef and outfangenthef, and the power to erect gallows and administer justice accordingly without hindrance from the king or his ministers. The same grant also exempted the tenants of Tysoe from the payment of toll, murage, pontage and pavage throughout the realm, making them a

privileged community.

Perhaps not as emphatically as in the case of some of the Staffordshire manors, Tysoe nevertheless was subject to some subinfeudation and fragmentation following grants made by the barons to individuals and corporations. The lords of Stafford seem to have been particularly inclined to this practice although it is a matter of debate as to whether this represents weakness on their part. The family was represented by Robert of Stafford, Nicholas' son, who had demesne land and tenants here in 1279, but there were other manorial interests besides.

Among the other landholders in Tysoe was

- the Priory of Stone. The church and rectory of Tysoe, together with other possessions, were held by the Priory of Stone, among them a hide of land and a close, the meadow of Kynesmor, and the mill near the church. The 1279 Hundred Rolls recorded the labour services required of the prior's tenants. In 1292 Stone Priory was released from its subordinate position to the Prior and Convent of Kenilworth.
- Kenilworth Priory to whom the grants made were related, and reflect the piety of the early barons, and perhaps an attempt to consolidate some honorial support; if so there is no conspicuous evidence of their success. Nicholas of Stafford, in a charter of c.1122-25, gave his Warwickshire manor of Idlicote and some land in Tysoe to Kenilworth Priory. Nicholas de Stafford favoured Kenilworth Priory, supporting a foundation of Geoffrey de Clinton whom the baron's had enfeoffed with land from their demesne. Among the grants made to Kenilworth was the church at Stone in Staffordshire in 1130, where Nicholas was himself buried. It was not until the 1130s and 1140s that the barons of Stafford decided to try and build an honorial focus for religious patronage when Robert II de Stafford started to promote Stone Priory, perhaps in part seeing an opportunity arising from the popularity of the Augustinian order among many Stafford families. So, in the mid-12th century Robert II of Stafford essentially adopted Stone Priory as a family monastery, rescuing it from obscurity. But was Stone a real honorial focus? Robert's *carta* of 1166 names no fewer than 78 people, of varying status, holding land of his honor, and it is against this that the 14 or so patrons of Stone (many from the same families) have to be measured. Although we cannot make direct comparisons between these lists, certainly fewer than 20% of the honors tenants supported the priory (actually, about 17.9%).

In any case, both Kenilworth and Stone were to receive a number of grants in the parish, among which the Prior of Kenilworth in 1279 was acknowledged as the lord of Westcote holding of the barons, although some thirty or so years earlier the lord had been Geoffrey de Mandeville, and 5 virgates of land in Tysoe together with a number of tenants.

Others holding in Tysoe during the 12th and 13th centuries included

- the Priory of Arbury;
- the Knights Templar of Balsall whose tenants were described in the Hundred Rolls and is recalled in the manorial name of Temple Tysoe;
- Bordesley Abbey;
- Stoneleigh Abbey;
- Chalcombe Priory;
- and the Hospital of St John Outside the East Gate of Oxford.

Although Tysoe was a large manor, the scale of incursions made by religious corporations is significant, mostly a result of the grants made by the barons of Stafford. While this seems to

particularly characterise the tenurial pattern of Tysoe, secular lordship was certainly present,

- most obviously a half-fee in Hardwick that in 1279 was held by Richard de Bleys,
- with John de Cantilupe holding another part.
- Westcote had also earlier supported a number of secular lords but by 1279 the Prior of Kenilworth was the lord here.

Thus Tysoe has been subject to a complex tenurial pattern as a result of the various grants made there by the barons, and the consequence of those grants. This helped shape the manorial complexity that may be seen in the Hundred Rolls at the end of the 13th century.

Population – the nature and social structure of the communities living in these three parishes is broadly comparable but with differences of detail.

- Tysoe presents a particularly complex picture in that there were five manorial organisations at least across the townships, each with slightly different profiles. For instance the manor of the baron of Stafford was dominated by villein tenants, holding their lands in return for various service obligations, but there were also several free tenants and some cottagers. The Prior of Stone's manor also had a predominance of villein tenants, although their labour obligations had been lightened in favour of heavier money rents. Robert of Stafford's manor however had more free tenants than it did villeins. For the parish as a whole it was villein tenure that was prevalent, with free tenants and cottagers in addition, seemingly representing the classic Feldon profile.

Economy and Prosperity – an impression of the relative prosperity of each community, and of the economy that supported it, can be compiled from various sources. Again the Domesday Book and the Hundred Rolls have much information to offer, but to these we can add the subsidy lists, estate surveys where they survive, and the information that might be gleaned from records of litigation.

- When thinking about the prosperity levels of either individuals or communities, some caution has to be exercised. Domesday Book valued Tysoe TRW at £30 and Warmington, with Arlescote, at £13. These values tell us more about the manorial lord's assets than anything about the community as a whole, and even then they only inform on the estimated leasable value of the manor. In the case of Warmington there are later surveys dating to 1380 and 1387, the latter valuing the manor at £29.19s.1½d.
- The subsidy lists offer some impression of prosperity in that they were levied as proportions of an individual's moveable wealth. This of course means that they are levied against either declared wealth, or according to whatever haggling might have been done, and therefore cannot be regarded as offering precise illustrations. With regard to the wider community, there was considerable variation in the payments made by individuals as might be expected in any community, but there is also the issue of significant evasion. It is also clear when the 1327 and 1332 lists are compared that whereas some families remained in the forefront of their communities there was also considerable fluidity in both ranking and actual inclusion; this might relate to factors such as death and evasion as well as the rising or declining fortunes of families.
- If the 1327 subsidy list is considered, paid as follows –
 - Tysoe cum membris, which included Tysoe Templars, Westcote and Herdwick – 54 taxpayers assessed at £6.18s.5d.

The fluidity of the situation is reflected in the Tysoe subsidies where in 1327 the highest

taxpayer was Thomas de Pipe, the lord; but putting him aside the leading members of the parish appear to have been John de Middleton and Thomas de Merston paying respectively a little over 6 shillings and just over 14 shillings (£6 and £14 respectively). By 1332 Margaret de Stafford was recorded as the lord of Tysoe and she headed the list with an assessment of £1.2s.2d. But it would seem that John de Middleton had died as Maud, presumably his widow, now appears. Thomas de Merston has fallen out of the assessment, to perhaps be replaced by John de Merston at a much more modest level. Among those rising to greater prominence by 1332 were Margaret de Honynton, Robert de Stalynton and Nicholas de Westcote.

- In the early 14th century the surnames that people adopted still had some potential to reflect the origins and occupations of families. If we combine the evidence of the subsidy lists, Poll Tax returns and litigation records, a picture of the occupations within these communities starts to emerge, reflecting the area more widely. The population in Tysoe had mixed occupations. In the early 13th century reference is made to Thomas le Tailior who appeared as an attorney in a legal case, and a Thomas the Chamberlain appears in another case at about the same time. By the 14th century other occupations included tailors, a carpenter, a cobbler, a blacksmith, a carter, shepherds, a fuller, a butler, an undertaker, and one 'William le Leche' (1327; leach), that is, William the physician.

A striking feature of these communities is the fact that although these are all rural agricultural communities, there was a more diverse occupational base that included 'services' and manorial officials. Trades like merchants, tailor and cobbler reflect growing commercialisation in these rural communities; at the same time sheep rearing seems to be an important part of the agricultural economy and so it is not surprising to find associated trades such as weaving and fulling. The grant of a market and fair in Tysoe in 1341 may have both acknowledged this range of occupations in the community and stimulated their further development. Peasants regularly appear to be the losers whose adverse position was further compromised by the effects of 13th century population growth which prompted the proliferation of smallholdings. However, at the same time, for those peasants with larger holdings, there was greater opportunity to produce a surplus, and to take advantage of rising wheat prices demanded of the increasing population, and the commercialisation of society led in the countryside by the small market towns.

Settlement and Landscape:

The poly-focal settlement at Tysoe comprised at least five focal points; at Upper Tysoe and Middle or Church Tysoe; Lower Tysoe, previously known as Temple Tysoe, taking this name from the manor's association with the Templars of Balsall. Ridge and furrow earthworks reveal that cultivation came right up to the settlement area. Middle Tysoe seems to have been a fairly compact and dense settlement area and was presumably the part of the village where the market granted in 1341 was established, although the 1334 subsidy valuation of £131 suggests a township that was already fairly prosperous. Upper Tysoe was also a relatively compact settlement whereas Lower Tysoe was a more dispersed settlement.

In addition there were manorial centres at Hardwick and Westcote that are clearly identified through documentary sources. Earthworks visible on aerial photographs, some overlain with ridge and furrow, have been noted in the vicinity of Hardwick Farm (2067); there also seems, on the basis of documentary evidence, to have been a chapel here by the mid-12th century. Similarly, in the north-east of the parish the earthworks of platforms, ridge and furrow have been seen (2060) to the south-west of Westcote Manor.

It is clear from other earthwork evidence that there were other settlement points around the parish. In the far west of the parish a site at Old Strupp to the south of Oxhill has been proposed (2089), while to the northwest of Lower Tysoe pottery scatters may indicate yet another focus (2086).

Settlement sites will often be revealed as a result of field walking, particularly through pottery scatters, although such material also found its way into the landscape as it was deposited on the fields. One particular group of such finds (mainly fieldwalking undertaken in 2004 and 2005) whose concentration suggests something more than field scatter may be seen to the north-east of Lower Tysoe around Road Field. This has produced Cotswold oolitic limestone unglazed cooking pots datable between the 12th and 14th centuries, and Worcestershire glazed jug types of 13th to 15th century date. Although less well represented there is also a possible white ware sherd from Northamptonshire datable to the 12th and 13th century. Taken together this is quite an impressive assemblage as three or more ceramic types are presenting a consistent date profile between the 12th and 14th centuries for this possible settlement (was it victim to the Black Death?); furthermore, the range of these wares suggests a community that was, commercially, relatively well connected as it drew in pottery from sources to the west, south-west and east of Warwickshire. There is another smaller group of Worcestershire ware finds, of 13th – 14th century date, occurring to the east of Middle Tysoe. Unfortunately but not unusually, there has been little evidence of Anglo-Saxon material from the parish – one sherd datable to 400-600 which may have come from an urned cremation burial – but its location as yet bears little relation to the medieval landscape.

Ridge and furrow is one of the most common on medieval earthwork features across the three parishes, and south-eastern Warwickshire. It is widely instanced across Tysoe parish, noted for instance to the north of the Westcote site, in the vicinity of Westcote Farm (2088) where APs show it on three sides of the present farm; in fact, it may be seen to run close to most settlement areas. There is plentiful evidence in Tysoe to reflect on the fields that were so prevalent in the parish. For instance, between 1155-59, Robert of Stafford was confirming the gift of arable from the demesne of Tysoe to Arbury Priory, comprising 100 acres of arable in one field, 100 acres in another, 20 acres of meadow, common pasture and so on. Meadow and pasture was also given by Robert in 1183 to Bordesley Abbey. The arable economy is explicit in the Hundred Rolls, but in addition the records of litigation record field locations and some names such as Woghelande; at about the same time we are told, from the perspective of Westcote, of the field towards Tysoe, and of another towards Radway (c.1202-4).

Tysoe had, and in some cases preserves, many classic features of a well established manorial landscape, even though not all have yet been fully traced in the landscape. The market and fair granted in 1341 would both have been accommodated at key sites, most probably in Middle Tysoe, although the market place has yet to be identified; a market cross has been claimed for Lower Tysoe (2059).

Seigneurial features in the landscape certainly included a free warren, granted in 1285, which seems to have taken the place of any parkland as no parks are mentioned in Tysoe, although there was one in the neighbouring manor of Brailes. It may be that the barons of Stafford looked to their Staffordshire to provide this kind of resource. A manor house of possible medieval origin survives in Upper Tysoe (2053), while to the north-west of the church in Middle Tysoe there may originally have been a tithe barn (based on the evidence of a place name on an estate map). At least two windmills operated within the manor, one situated on Windmill Hill in the south of the parish (2056) and the other to the north-east of the church (2087).

Church and Parish?

Earl Leofric and the Countess Godiva, together with their son Earl Ælfgar and grandson Earl Edwin all held Warwickshire manors. Other pre-Conquest landholders in Warwickshire that we may associate with the family, all noted in Domesday Book, are the thegns Waga (or Vagn); Brictwin and his sons, Leofwin and Edmer; Alfwold; Alwin; Alfwald; Sigmund the Dane; and Wulfwin. By the early 11th century it was a widely accepted custom that one of the indicators of being 'thegn-worthy' was the possession of a church, this in turn being associated with those lords in possession of at least a 5 hide

estate.

It does not follow that all of these men and women necessarily supported churches on all or any of their lands; possession of an estate, while a good motivator, is not of itself sufficient to presume an engagement with patronage. However, Domesday Book can sometimes provide us with more specific clues. In the case of Austrey we are told that Earl Leofric had given this 2½ hide estate to Burton Abbey, but more generally our attention is drawn either by the knowledge that the place concerned has a church with recognised Anglo-Saxon fabric, or that Domesday Book directly refers to a church being present, or indirectly raises the possibility by reference to a priest. While a reference in 1086 is not always indisputable evidence of a pre-Conquest church, the coincidence seems generally high. One Warwickshire estate where all of this evidence comes together is Wootton Wawen; the place name associated with this estate seems to be derived from its pre-Conquest lord, Vagn, a thegn of Earl Leofric, and suggestive that he associated himself particularly with this place. Domesday Book tells us that this 7 hide estate in 1086 had a priest, but a combination of archaeological fieldwork, and standing fabric, confirms the presence of an Anglo-Saxon church here. In fact, the church undoubtedly pre-dates Vagn's association with the estate, but it seems probable that on the eve of the Conquest he was emphasising his tenurial associations (perhaps with the support of Earl Leofric) and that an earlier minster church was effectively being adopted as a tunkirken.

This same Vagn also held the estates of Welford and Tysoe, both of which were recorded as having a priest. The Countess Godiva herself held estates with priests at Kingsbury and Salford Priors, while the church at Ansley has been held by some to have 11th century fabric. Earl Ælfgar's manors at Aston Cantlow and Ipsley record priests, as did Earl Edwin's at Aston and Ulverley; among the thegns of Earl Edwin, Wulfwin's manors at Leamington Priors and Bilton both had priests recorded, while Alwin had a priest on his estate at Whitchurch. Any of these manors might have been the subject of both their lord's piety and his possible shared interest with the manorial community in wanting to provide a local focus for worship that reflected his estate. Among these potential tunkirken is that which might have served the estate of Tysoe in south-east Warwickshire.

The presence of a priest in 1086 alerts to the possibility of a pre-Conquest church in Tysoe, and we can associate it with one of the more prominent thegns in the region, also associated with a known church at Wootton Wawen. However, Tysoe is a larger estate than Wootton Wawen and both of these were held by him in demesne. Although the church at Tysoe is a large one the fact that it dates from the 12th century is not immediately helpful. However, a hypothesis that needs to be explored is that not only was the pre-Conquest church at Tysoe a *tunkirke*, like Wootton Wawen, it might also have served as a minster; any church here would certainly have operated within the framework of the minster system.

If we accept that many of the larger parishes are likely to have been the earlier ones, and that some of these may have originally formed a part of minster-parishes that were subsequently fragmented, then the imprint of earlier estates preserved in these boundaries seems probable. Wootton Wawen was at the centre of such an arrangement to which the surviving Anglo-Saxon church provided a minster or 'mother church'. In south east Warwickshire for instance, the place-names Burton Dassett and Avon Dassett suggest common origins in a single larger district or estate that the 13th century lay subsidies partly reinforce, including part of Radway also within 'Great Dassett'. Other adjoining parishes, among them Warmington, may have originally formed part of this wider estate. If so, nearby Wormleighton was being referred to as a unitary estate by the mid-10th century (Charter of King Eadwig to Ealdorman Ælfhere, 956 AD) thus suggesting a date by which time such estates were fragmenting in this area.

Similarly the boundaries associated with Tysoe and its neighbours are equally suggestive of a similar process. The shape of the parishes of Oxhill, Pillerton Priors, Pillerton Hersey, Butlers Marston,

Compton Wynyate and perhaps Whatcote appear secondary and they may have originally formed an entity with Tysoe serving as the mother church. However, there is a need for research on this theme in this part of Warwickshire as other arrangements may also have been possible. Brailes was a very large parish, while the Domesday relationship between Wellesbourne and Kineton may also point to an earlier large estate that took in such as the Pillertons and Butlers Marston. While it is clear that there is a need for more work on this theme, it is also evident that this part of Warwickshire was likely touched by such developments.

Where these patterns of building activity have been explored, some similarities have emerged. While this is hardly unsurprising, it is the case that there is a need for more detailed localised studies to test the impression received. One west midlands study is that undertaken on the parish churches of the honor of Dudley, a lordship that encompassed parishes in Worcestershire and Staffordshire as well as Warwickshire. Based on a sample of some 48 churches, and allowing for the almost continuous presence of minor works, two particular phases of building activity stood out. These were –

- The 12th century, and particularly the second half of the century.
- The late 13th and early 14th centuries.

This pattern of activity is broadly comparable with what was found by Richard Morris in his study of cathedrals and abbeys between 1100 and 1500, where projects commenced were seen to peak around c.1200 and c.1275, while those in progress peaked c.1125 and c.1285; the 1125 date tends to reflect those buildings being worked on from late 11th and early 12th century dates, and as we have already seen, we might expect work on major buildings to precede building projects at parish level.

Nonetheless, these patterns of building activity at parish level tend to reflect periods of relative prosperity, even though between about 1180 and 1230 many manorial lords were facing challenges to their incomes that had to be addressed if they were to survive; and, as the study of the honor of Dudley revealed, not all manorial lords exercised a patronage role, particularly where they lacked the resources to do so, whereas other lords might act as patrons to several churches.

The phases of building activity identified within the honor of Dudley found some resonance with many parish churches outside of the honor, but there is an absence of similar coherent studies against which firm comparisons may be made. It is therefore a matter of impression rather than empirical analysis that suggests to me a wider 12th century pattern of activity from about the 1120s.

While admittedly not necessarily statistically representative, what is the impression that emerges from the three Warwickshire parishes? The three parishes and their manors are quite varied in nature but all of them arguably have churches in place in the 12th century, and it seems very probable that Tysoe at least had a church in the township by the 11th century. What we are talking about here though is not so much the point at which churches first appeared at the heart of these communities, as what appear to be the structural phases of the extant buildings; what came before them cannot be ascertained without excavation, and maybe not even then!

Tysoe Church certainly incorporates fabric and sculpture that argues a 12th century date for the nave and chancel, and the possibility of an 11th century date has been raised although no details have yet substantiated it, beyond the obvious point that there was likely a church of some description here in 1086. A striking aspect of the 12th century work in Tysoe is the fact that it was not concentrated into one period. A south aisle was added in the second half of the century, while late in the 12th century the nave was lengthened and the west tower was added.

The 12th century building programme at Tysoe appears to have a resonance at Warmington where a 12th century date has been proposed on the basis of the proportions of the church; indeed, an early

12th century date has been proposed, but there is no detail to verify this. To this the north aisle was added in the mid-12th century and a south aisle was built in the late-12th century. In the case of Halford, as at Warmington, specific details have been obscured by modern restoration work. However the nave and chancel arch at Halford are certainly of 12th century date; the church was in existence by the second quarter of the 12th century as the Bishop of Worcester later acknowledged that William Giffard, the lord of the manor in the 1120s, held the rights of advowson; by 1135 William Giffard was holding the manor of Halford of the Earl of Warwick. The Romanesque work at Halford therefore seems most probably to date to about 1125-1150, which is broadly in keeping with the other two sites albeit a little earlier.

Although the lengthening of the south aisle at Tysoe may well have continued into the early 13th century, these three buildings again reveal a comparable experience regarding the next substantial campaigns of building. In the case of Tysoe work was undertaken in the later 13th century between the nave and tower, and then around 1330-1340 the north aisle was added; it was also during the mid-14th century that the eight clerestory windows were inserted, and the octagonal font also dates to the 14th century.

In fact, a very similar sculpture occurs at Middle Tysoe, in the Church of the Assumption of the Blessed Virgin Mary. This church was part of the Warwickshire estate of the barons of Stafford and it was Robert II (d.c.1185) who granted the church of Tysoe, together with a mill, land, tithes, meadow and pasture, to Stone Priory in Staffordshire. By comparison with many churches in Warwickshire it appears to have been the subject of some attention, suggesting interest shown by the patron during the 12th century. It is a large parish church with a tower and south porch, both of which have 12th century features. Originally aisle-less, the north and south aisles were added during the 13th century. The south doorway into the nave is decorated with waterleaf capitals, with *torus* on the columns; in the arch there is a row of spaced lozenges, while on the label there is a row of large nailhead. The only item of iconographic significance is the *Agnus Dei*, no doubt to be interpreted as at Whitchurch. It is however flanked by two carved stones, a bird beakhead and a human head, both of which have been reset there. The beakhead has been interpreted as a *voussoir*, which if so suggests that there was at least one very elaborate opening in the church. However, I would not discount the possibility that it has a similar origin to the man's head, that is, from a series of decorated corbels some of which survive along the former external south wall. This reminds us about the debate on how such material should be interpreted, but among their number is a striking figure of a mounted knight with shield. This stone has certainly been reset although there is no reason to dismiss the possibility that it was originally displayed in the south wall. It therefore seems probable that Tysoe once had a relatively rich sculptural scheme.

The *Agnus Dei* at Whitchurch invites comparison with that at Tysoe, and in Tysoe generally there are hints of what was probably a striking 12th century building, at least in terms of its decoration. The *Agnus Dei* here is comparable with that at Whitchurch, but in addition there is a 12th century beakhead reset in the porch, together with a carved corbel, and a number of others in the south aisle, probably reset after the south aisle was added. While these individual items suggest some quality in the work undertaken, they are also of a type that suggests many more have been lost. There is every reason to suppose that de Stafford patronage had provided for a fine church in 12th century Tysoe.

Dr John Hunt

Appendix B6 - Site Prioritisation

Site Allocations have been based on methodology that has been developed during the NP process. The data feeding into this site allocation model includes the questionnaire results and a number of other evidence gathering activities. These other activities included field work by the residents of Tysoe (as detailed in Appendix E – Evidence Base) and data collected by the Habitat Audit Survey team at Warwickshire Wildlife Trust in support of SDC's Core Strategy.

The basic unit of ownership, which also has meaning for the population of Tysoe is the field. The scoring methodology we have developed is based on the field and is described below. We are socialising this approach so that other parties can extend and enhance it.

NEIGHBOURHOOD PLAN – FIELD WEIGHTINGS

There are seven criteria that are considered weightable in the protection of the environment in a development scenario. Should they be all equally weighted – i.e. should a field which is likely to flood be given equal weight with a field that has ridge and furrow? Our guess would be not: flooding can be ameliorated or reversed by drainage measures, whereas destruction of the other cannot. Can fauna be re-introduced or moved elsewhere? We did wonder whether flooding was a valid criterion? In which case should we include the 2km blast zone from the MoD which is also a structural hazard? If we do use flood-proneness we suggest that it is weighted no more than half than the other criteria.

As far as the historic landscapes/archaeology is concerned here are our views:

The fertile soils of the Vale of the Red Horse are recognised as being rich in archaeological remains from early prehistory through to the present (incl. WW2). We can use the surface finds from the cultivated fields in the east of the Parish (Upton Estate) and subsequent geophysical surveys as being a valid sample. On the basis of what has been identified there (mostly Romano-British and medieval settlement), and in neighbouring Oxhill parish to the west, the remainder of the other fields in the Vale bottom are equally likely to be rich in terms of archaeological settlement. Fields on the slopes (notably Windmill Hill) are likely to be less rich in terms of archaeological settlement, although the landscapes will have been contiguous with settlements lower down. On that basis, I propose as base value of 2 (out of ten) for all defined fields in the parish, using the following table to vary the score:

#	DESCRIPTION	SCORE
1	All defined fields	2
2	Fields on lower contours	Add 1
	Any field showing degraded R & F, or	Add 1
	Any field showing R & F, or	Add 2
	Any field showing exceptional R & F	Add 3
3	Any field bounded at least one side by running water	Add 1
4	Any field bounded at least one or two sides by hedge	Add 1
5	Any field containing recorded 'protected species'	Add 1
6	Any field adjacent to or containing /in setting of listed building/Conservation Area/Nature Reserve	Add 2
7	Ranking from questionnaire	Take rank from 10; then divide by 2

This would, for example, give the site on the Oxhill Road (marked 5 on Map H.2) a total of 10: the field

is on the lower contour (2+1), the R & F is exceptional (+3), the boundary is both hedged and ditched (1+1), and it sits adjacent to a listed building (+2) and has a zero score from the questionnaire return.

We don't want each field to have a unique value (nobody will be able to interpret the date). Query should there be a Bayesian component as nearest neighbour fields should be closer in score to each other than fields at either end of the Parish? We need to run a series of sensitivity tests on the outcome to make sure it is useable by decision-makers.

What do we do about missing values?

By doing it this way, you will see that we have rather downgraded the value of the natural environment (i.e. I've not weighted it the same). Looking at it, it also doesn't take into account adjacency to woodland. Indeed, it's full of flaws, but it's a start and we can put our minds to improving it. Instead of running water/hedges, maybe we need to work in specific levels of biodiversity.

We have to think out how we honour find spots/sites on the escarpment, and also around the deserted medieval villages at Westcote and at Hardwick (special status sites), like Conservation Areas should somehow be made sacrosanct.

The Survey results asked respondents to rank sites for development.

First up 400 completed questionnaires were returned. 77.8% completed the questionnaire as individuals and 22.2% as households. This equates to just about 50% of the population of the Parish (2010 Census: 1143; there 474 households with >1 person). So the survey results on ranking of sites for development need to be adjusted for the 50% return. The actual ranking itself for the sites themselves was not that different in reality if Site A is excluded.

Site	Ranking as per Map H.2	% saying site is suitable for further investigation
A Rear of Windmill Way	5	32.1
B Epwell Road	2	57.6
C Saddledon Street (Herbert's Farm owned by WCC)	3	53.1
D Sandpits Lane	4 *	49.1
E Foeffee Farm	1	58.8
F Old Orchard	4 **	49.6
G Church Farm Court	4 ***	49.0

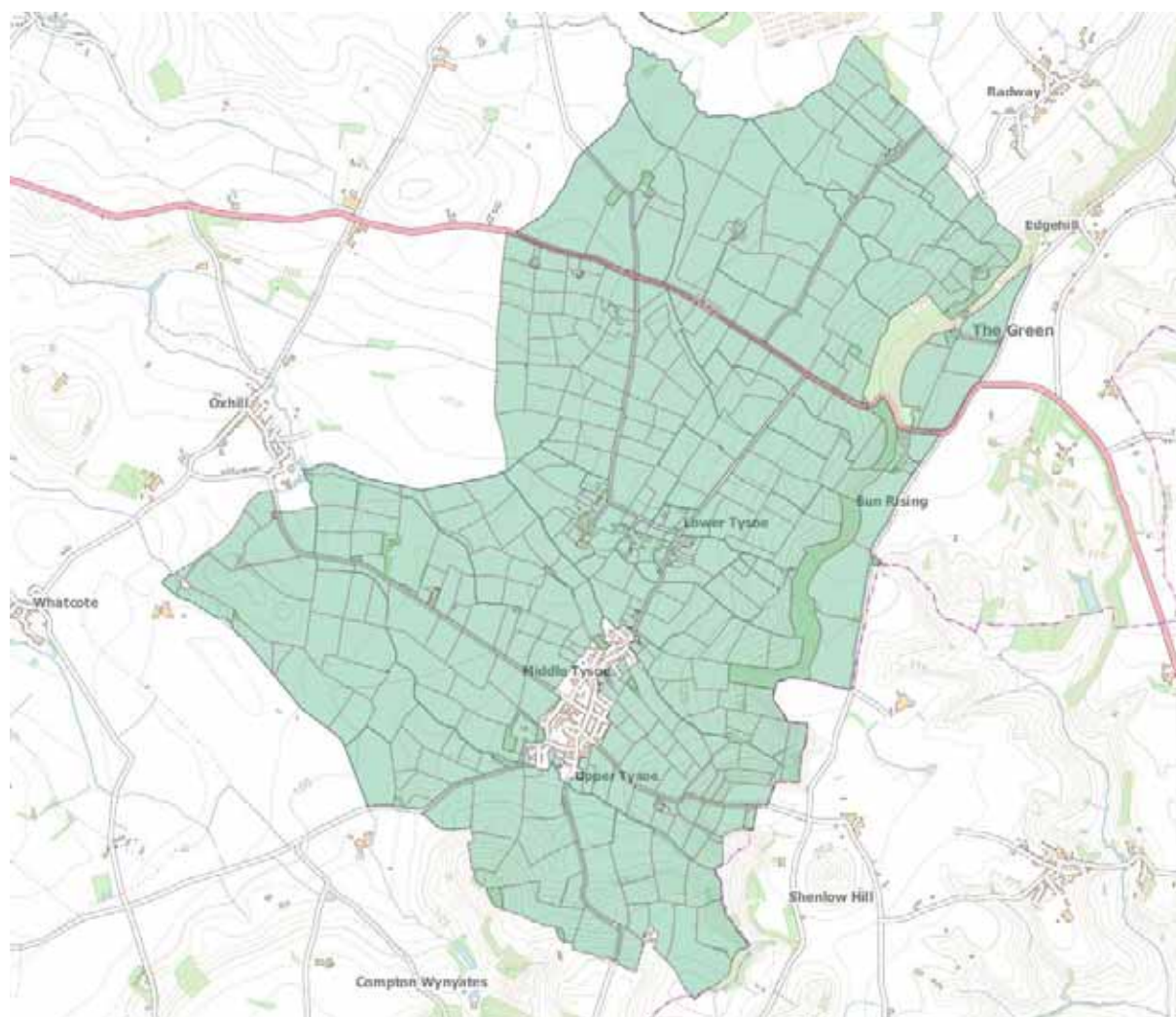
* Site across road from rank 5 site

** Site same side of road as rank 1 site (actually being developed right now)

*** Furthest site out of Middle Tysoe village on left hand side of road on the road to Lower Tysoe (site subject to planning appeals currently)

This has enabled the NP team to produce a score for each field. The overall score and the questionnaire feedback score maps are shown below.

Map H.1 – Field Layout in Tysoe

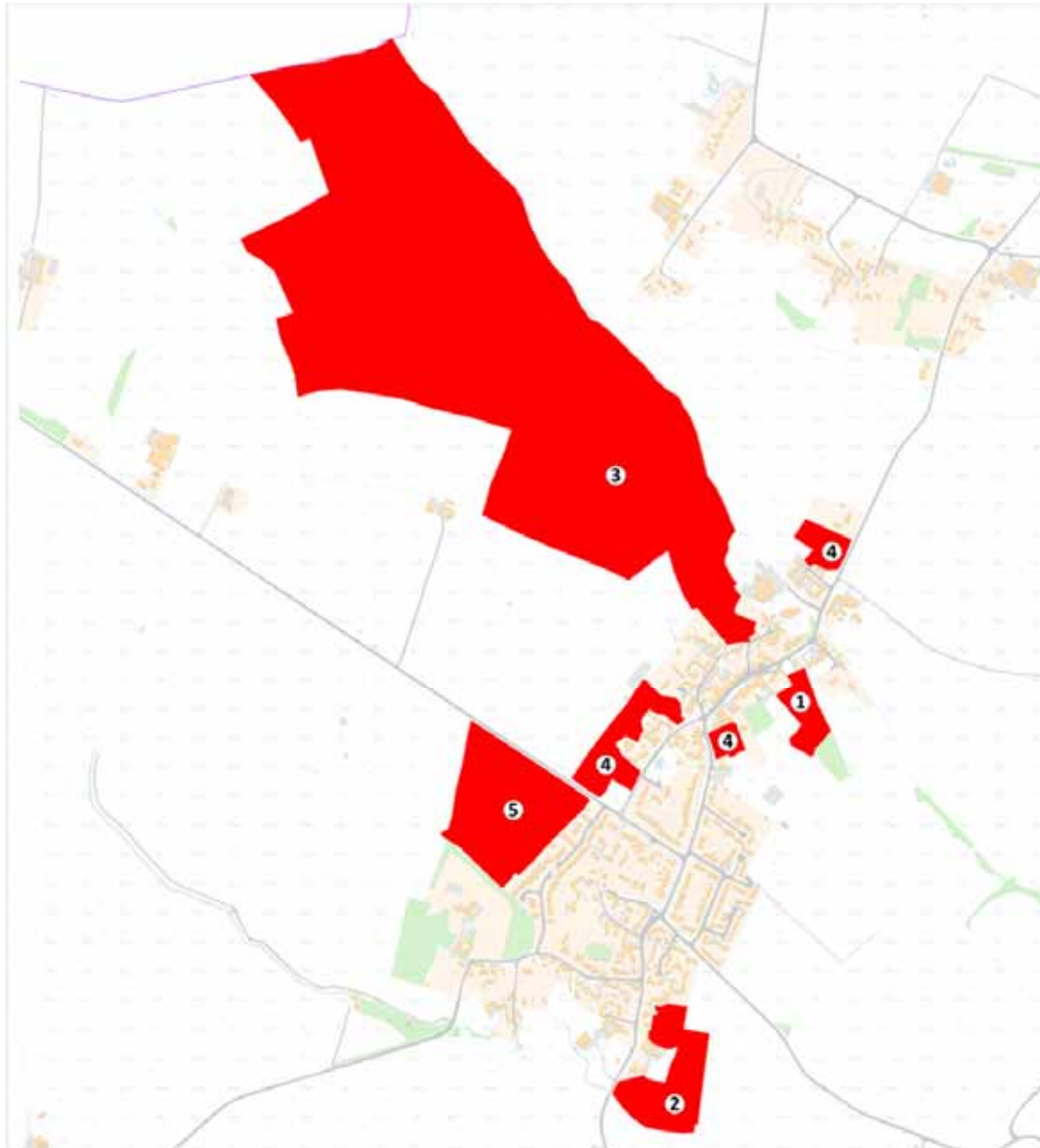


Map H.2 – Sites ranked by questionnaire return

Site identification:-

1 is owned by Tysoe Utility Trust and is currently having a feasibility survey

2 the owner has confirmed a willingness to put the land forward for development based on an outline design.



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Letters from Landowners Sites scoring 1 & 2 in Map above:

Site score 1:

**TYSOE UTILITY ESTATE
C/O. BURLAND HOUSE
OXHILL
WARWICK
CV35 0RD
Tel: 01295 680210
E-mail: percysewell@dsl.pipex.com**

Mr Chris Butchart,
Keeper's Cottage,
Oxhill Road,
Tysoe,
Warwick,
CV35 0SX.

8th September 2014.

Dear Chris,

Neighbourhood Plan Consultation.

Thank you for the update on the progress being made with the Neighbourhood Plan consultation and, in particular, the results of the recent resident's survey in relation to SHLAA preferences.

The Trustees have met and discussed the results and were interested to learn that the survey identified Foeffee Farm as the most popular of the SHLAA sites. We note that residents believe development of the site is worthy of further investigation.

In order to inform further consultation with residents, I can confirm that, at this evening's meeting, members of the Trust voted to allow a feasibility study to be carried out. The purpose of the study would be to develop an outline plan of potential housing development; identify and consider implications, such as usage of the site and existing tenancy agreements, matters of design & access; and to set out resulting benefits to the Trust and our own aims, including potential financial return. The findings would then be used by the Trustees to see what, if any, development they would be willing to consider, and the broad timescales.

We are also interested to see what assistance the Neighbourhood Plan Group could provide in relation to the production of the feasibility study.

Yours sincerely,

Percy Sewell.
p.p. Tysoe Utility Estate.

Site score 2:



COMPTON ESTATES

Estate Manager:
M. A. Henderson, MRICS FAAV

Estate Office
Castle Ashby
Northampton
NN7 1LJ
Tel: 01604 695232
Fax: 01604 696556
E: mail@comptonestates.co.uk
W: www.comptonestates.co.uk

MAH/CEW

15th September 2014

Dear Mr Cressman

Compton Estates – Land Rear of Roses Farmhouse, Upper Tysoe

I refer to the above land at Upper Tysoe which forms part of Compton Estates and is owned by the Marquess of Northampton who lives at Compton Wynyates House. The Estate has been owned by the Compton family for approximately 800 years.

The land at Roses Farm is currently being promoted by Compton Estates for a residential development scheme and initial discussions have been held with the Tysoe Neighbourhood Planning Group. Options for the development of the site are currently being investigated, but it is hoped that Compton Estates will be able to carry out a joint venture with a house builder to create a high quality residential scheme which reflects the character of the village.

In respect of the requirement to provide affordable housing for local people, it would also be the Estate's intention to retain and manage the affordable housing through its own Compton Housing Association, thus preserving and enhancing the links between the Estate and the village.

I understand that the site owned by the Estate has support from the local community and we will be continuing our work to promote the scheme.

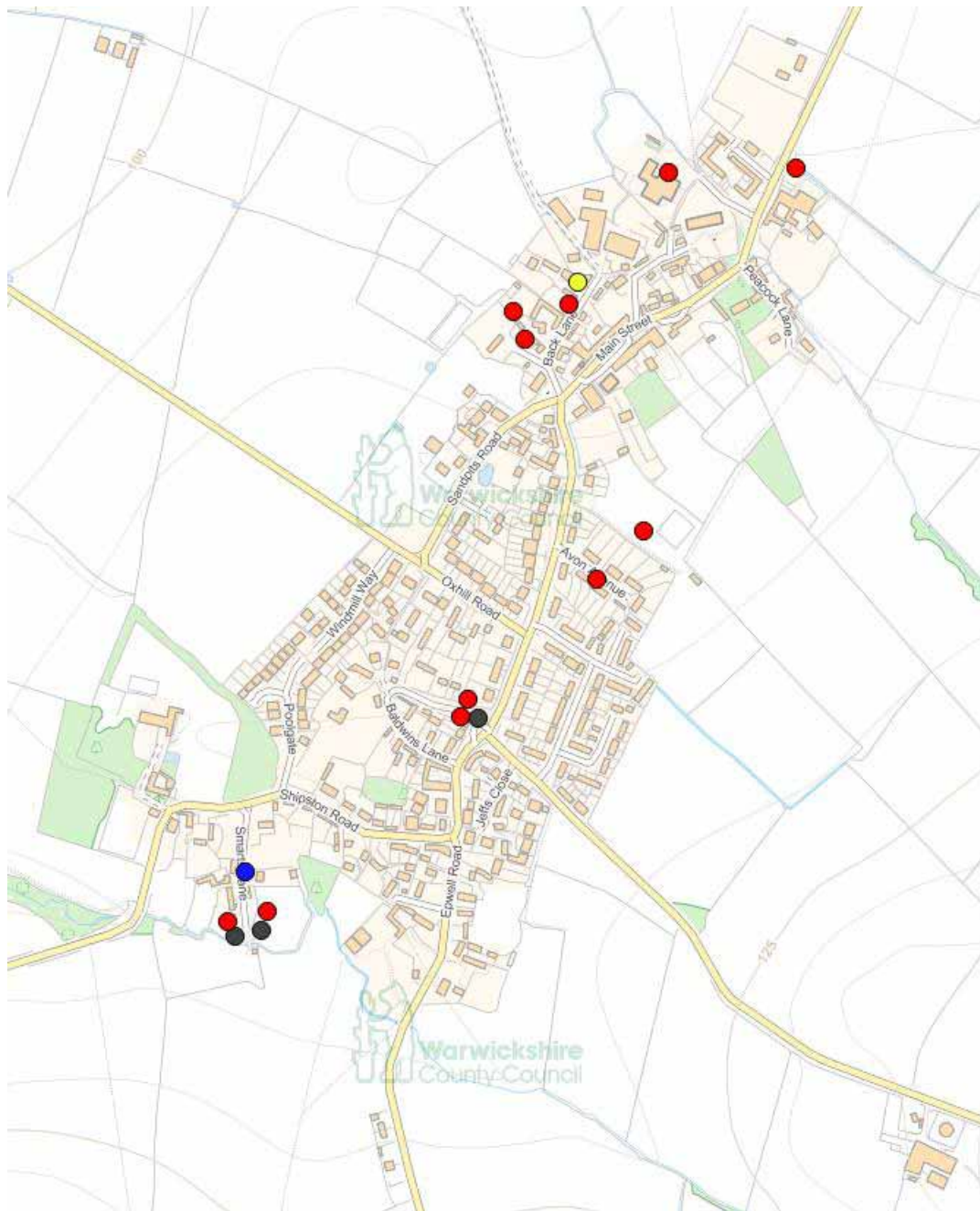
Yours sincerely

M A Henderson MRICS FAAV



Proprietor: The Marquess of Northampton

Appendix B7 - Flooding



Key

- Flooding 1998
- Flooding 2004
- Flooding 2007
- Flooding 2012
- Flooding 2014

Appendix C - Street Champion Framework

Introduction

In order to engage with as many residents as possible a Neighbourhood Plan (NP) Street Champion model was implemented in February 2014 when Tysoe was designated as a Neighbourhood Plan Area.

Homes within the Parish were grouped into 21 areas, and volunteers were sought to act in the role of 'champion' for each area. Each champion typically has between 15 and 20 identified homes close to them. A map showing each of the Street Champion Areas is shown in figure below; the table below contains a list of Street Champions (correct as of December 2014).

Primary Objectives

The primary objectives for Street Champions are to make the NP development processes as accessible to as many people as possible by:

- a) acting as a direct channel of communication with people living local to them;
- b) providing feedback to the NP Steering Group;
- c) answering questions and providing general guidance on the NP process;
- d) encouraging participation in events and consultation process.

The benefits

- A familiar and regular 'face', making the processes as accessible as possible by residents being able to engage with someone ideally known to them;
- To remove, or translate, as much of the jargon and complexity associated with the NP process and general planning policy as possible;
- Avoid having electronic methods as the main communication channel.

Communication

The Street Champion model was introduced at the Tysoe Neighbourhood Plan launch on the 29th March 2014.



Details of Street Champions and the areas they cover are maintained on the Tysoe Neighbourhood Plan website: www.tysoenp.com

As well as general communication, Street Champions distributed copies of the NP Survey to all registered voters in the parish, actively encouraged the completion of surveys and were involved in the collection of completed surveys and the distribution of the results to every home in their area.

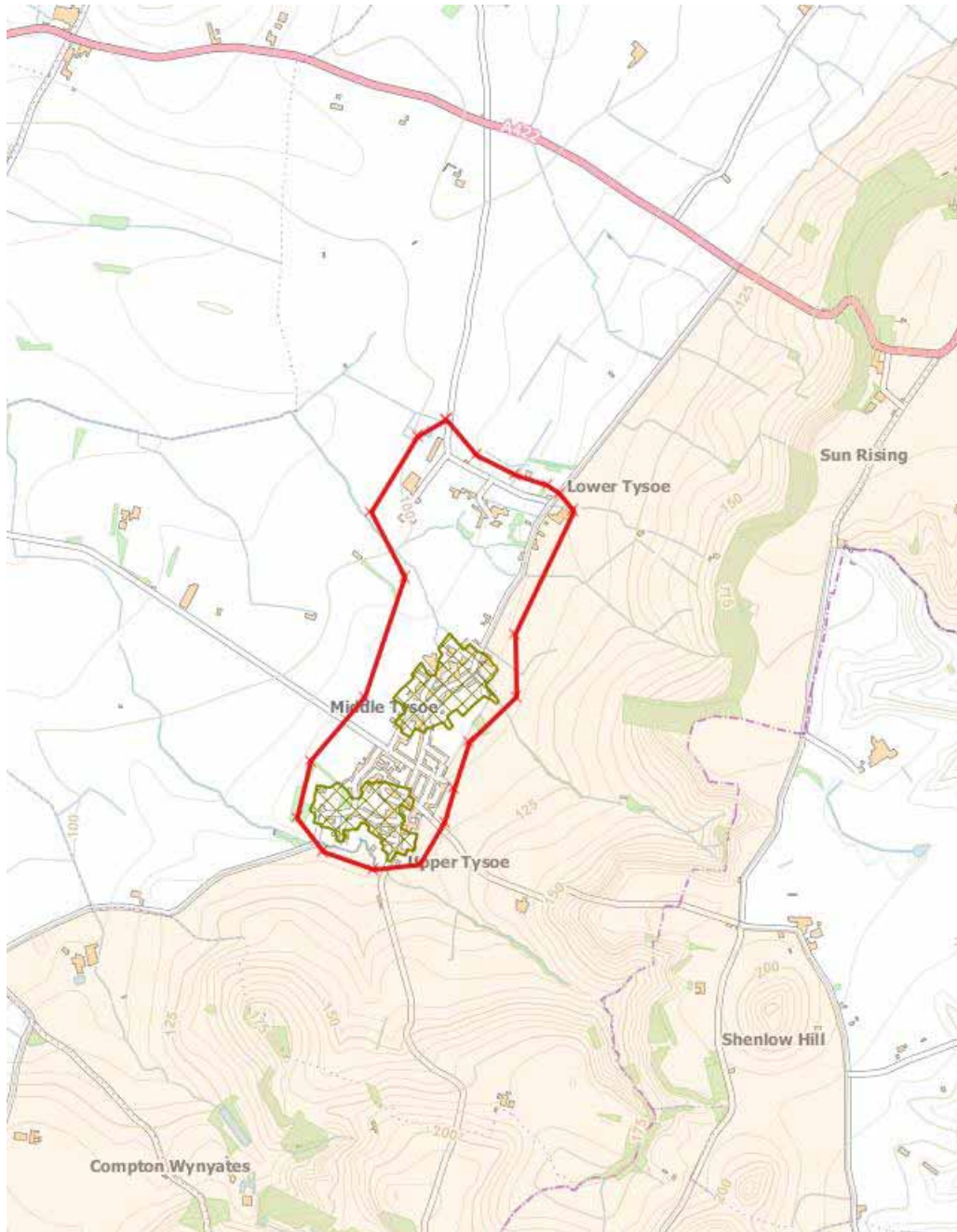


Map Showing Street Champion Areas

Table of Street Champions (correct at December, 2014)

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

Appendix D –Local Service Village Definition



■ Appendix E - Design Statements

A number of design statements exist to support the planning process. The following are included here:

1. Tysoe Design Statement
2. Secure by Design Summary
3. Code for Sustainable Homes

1. Tysoe Design Statement

This Design Statement has been offered up as part of the Consultation process:

- All housing schemes under 25 units must be constructed using local ironstone
- Housing schemes over 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
- 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 UPVC windows must not be used on any new developments
- New houses or structures should be no more than 2.5 stories high with a maximum eaves height of 5.5m
- Roof pitches should be between 35 and 50 degrees (45-47 degrees is most common)
- New houses should reflect the traditional roof construction with small eaves and verge overhangs and no or minimal fascia and barge boards
- Street lighting should kept to a minimum and be of a low level bollard design
- New developments should incorporate traditional dry stone walling and or native hedging to individual plot boundaries, especially those with road frontage
- The Plan should reference examples of new developments which fit within the guidelines above and there are some good examples of large developments in the area.

2. Secure by Design Summary

Secured by Design (SBD) is a police initiative to guide and encourage those engaged within the specification, design and build of new homes to adopt crime prevention measures. The advice and guidance has been proven to reduce the opportunity for crime and the fear of crime, creating safer, more secure and sustainable environments. Secured by Design is owned by the Association of Chief Police Officers (ACPO) and is supported by the Home Office and the Department for Communities and Local Government (DCLG)

The environmental benefits of Secured by Design are supported by independent research proving

that SBD housing developments suffers up to 75% less burglary, 25% less vehicle crime and 25% less criminal damage. Therefore there are significant carbon cost savings associated with building new homes to the Secured by Design standard. At current domestic burglary rates the marginal carbon costs of building a home to SBD quality standards will be recovered within four years.

These impressive crime reductions have been achieved through the adherence to well researched and effective design and layout solutions, the use of building products, such as doors and windows, that have independent third party certification to police preferred specifications.

Full Secured by Design certification can only be awarded to a development that meets all of these requirements. This certification process starts at pre-application phase. Secured by Design reflects the established principles of designing out crime. The application of these principles, the design details and specifications for the particular development, must be agreed between the developer and/or the developer's agent and the police Designing Out Crime Officer (DOCO).

The 2014 edition of SBD New Homes addresses the community safety and security requirements for most types of housing development including individual houses, housing estates, low and high rise apartment blocks. The design, layout and physical security elements can be applied to both new and refurbished homes. This guidance is particularly relevant in rural communities making developments more resilient and less susceptible to rural crime.

Crime and anti-social behaviour are more likely to occur if the following seven attributes of sustainable communities are not incorporated:

1. Access and movement: places with well-defined and well used routes with spaces and entrances that provide for convenient movement without compromising security
2. Structure: places that are structured so that different uses do not cause conflict
3. Surveillance: places where all publicly accessible spaces are overlooked
4. Ownership: places that promote a sense of ownership, respect, territorial responsibility and community
5. Physical protection: places that include necessary, well-designed security features
6. Activity: places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times
7. Management and maintenance: places that are designed with management and maintenance in mind, to discourage crime in the present and the future.

Encouraging residents and legitimate users of places to feel a sense of ownership and responsibility for their surroundings can make an important contribution to community safety and crime prevention. This can be facilitated by clarity in where public space ends and where communal, semiprivate or private space begins. Uncertainty of ownership can reduce responsibility and increase the likelihood of crime and antisocial behaviour going unchallenged.

The adoption of the secure by design principals and certification as a Neighbourhood Plan Policy and future planning condition for new developments will make Tysoe a safer place.

3. Code for Sustainable Homes [31]

This has been produced by the Department for Communities and Local Government and the code

levels are cited in the NPPF as a key tool to achieve a low carbon economy. The whole document can be found at reference 31. It in turn contains references to other Building Regulations. A table is extracted here to support this NP's policies.

Achieving a sustainability rating					
Minimum Standards					
Energy			Water		
Code Level	Standard (Percentage better than Part L ¹ 2006)	Points Awarded	Standard (litres per person per day)	Points Awarded	Other Points ⁴ Required
1(★)	10	1.2	120	1.5	33.3
2(★★)	18	3.5	120	1.5	43.0
3(★★★)	25	5.8	105	4.5	46.7
4(★★★★)	44	9.4	105	4.5	54.1
5(★★★★★)	100 ²	16.4	80	7.5	60.1
6(★★★★★★)	A zero carbon home ³	17.6	80	7.5	64.9

Notes

1. Building Regulations: Approved Document L (2006) – ‘Conservation of Fuel and Power.’
2. Zero emissions in relation to Building Regulations issues (i.e. zero emissions from heating, hot water, ventilation and lighting).
3. A completely zero carbon home (i.e. zero net emissions of carbon dioxide (CO₂) from all energy use in the home).
4. All points in this document are rounded to one decimal place.

Appendix F Pre-Submission Activities and Feedback Audit Trail

Initial Idea Gathering

A rough set of ideas based on the Thame and Deizes Neighbourhood Plan documents [References 1 and 2] was produced and sent to David Holmes (Independent Planning Consultant) using the Locality Grant funds. His comments are produced below and were used as a basis for dialogue with members of the parish at the Open Meetings on 24th and 29th November 2014.

1. Tysoe: A Vision.

- 1.1 Tysoe Parish Council has developed a vision for the future development of the entire civic parish of Tysoe. This vision is consistent with the emerging Core Strategy for Stratford on Avon District Council and will take the community forward to 2031. The Neighbourhood Plan for Tysoe addresses the future development needs of the whole Parish.

A brainstorming meeting was held with leaders of several bodies (the Utility Trust, the Village Hall Committee, the Flower Show Committee and the Community Orchard) on January 18th 2015 to crystallise a vision statement for the version 2 edition.

- 1.2 The vision is delivered through a number of objectives which deal with all issues concerned with the development and use of land. This encompasses a wider range of issues but focuses particularly on:
- The central group of services on Main Street, shops, the Post Office, the pub (Peacock Inn), pre-school, the churches, the community meeting rooms, the doctors' surgery and the school;
 - The recreation field and associated facilities (including off-street parking);
 - Tysoe's conservation areas and listed buildings; and
 - The Red Horse on the nearby scarp slope.

Following an initial round of consultation the following key issues have been identified:

- 1.3 Housing.
- A need to provide for new housing development for a maximum of (net) 75 homes over the period 2011 – 2031.
 - The need for a range of types of home suited to an appropriate range of house sizes and tenure type.
 - New housing needs to be integrated into Tysoe by ensuring (through the Community Infrastructure Levy) that suitable infrastructure support is in place.
- 1.4 Environment and Sustainability.
- Ensure development is energy efficient;
 - Seek to reduce the impact of flash flooding on Tysoe and, downstream, the parish of Oxhill;
 - Maintain Tysoe's rural setting;
 - Seek developer contributions to primary healthcare provision;
 - Protect the Cotswold Area of Outstanding Natural Beauty and its setting;

- Maintain the historic interest and character of Tysoe's Conservation Areas and review their boundaries with a view to extending and integrating these areas if appropriate following further study;
- New development should make a positive contribution to Tysoe's distinctive character.
- New development should comply with Secure by Design guidelines;
- Control artificial lights between the hours of midnight to 5.00am.

1.5 Employment, Community and Transportation.

- Promote home working
- Promote the provision of local bus services
- Seek proportionate contributions to the list of new or improved infrastructure needed to support new housing development
- Promote the provision of traffic calming including more speed controls/calming
- Promote safer cycling
- Maintain as far as possible available space in business parks within three kilometres of the village centre.
- Promote walking by locating residential development within an appropriate distance of the core village services.

2. Context for Tysoe and Overall Strategy for Development.

2.1 Tysoe is within Stratford on Avon District Council's administrative area (SDC). This authority is the local planning authority (LPA) with overall responsibility for determining most applications for planning permission as well as setting out the Core Strategy which will determine the overall spatial pattern of development for the SDC area.

2.2 Within the context of the Core Strategy for the whole of SDC's administrative area Neighbourhood Plans can give local communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. It is a potentially powerful tool, which gives communities the ability to

- Choose where they want new homes, shops and offices to be built;
- Influence what new buildings should look like;
- Influence infrastructure provision; and
- Grant planning permission for new buildings they want to see go ahead.

It is important that Neighbourhood Plans for individual communities align with the strategic needs and priorities of the wider local area. In the case of Tysoe, this means primarily SDC and Warwickshire County Council.

2.3 It is important to recognise that a Neighbourhood Plan must address matters related to the use and development of land. This is because, if the Neighbourhood Plan is to be successful in its progress through legal processes of examination (by an independent Inspector) and a referendum of local people it will become part of the Statutory development plan once it has been formally adopted by SDC. Applications for planning permission must be determined in accordance with this part of the statutory framework unless material considerations indicate otherwise.

2.4 The emerging Core Strategy treats Tysoe as a Local Service Centre, which means that it is considered necessary for the village to accommodate up to 75 new houses over the period

2011 to 2031. Given recent developments, and current housing commitments the real figure remaining to be identified is 49 homes. It is understood that, since April 2011 (the start date that SDC uses to account for housing development figures), 26 houses have either been built, are under construction or have planning permission. It follows that in order to complete Tysoe's contribution to meeting the housing need identified by SDC in the emerging Core Strategy it will be necessary to identify land to accommodate 49 houses.

3. Housing.

- 3.1 The first step in developing a housing Strategy for Tysoe is to identify land, which can be allocated for housing development. On the basis of community consultation and evidence from SDC's Strategic Housing Land Availability Assessment (SHLAA) two new sites are proposed.

Proposal H1.

1. Land controlled by Compton Estate, 20 units.
2. Land controlled by the Utilities Trust, 20 units.

It is estimated that up to nine units will also become available on "windfall" sites in the period up to 2031.

*[Note to Mike Sanderson: Please can you confirm for me, preferably on a 1:1250 or 1:2500 OS Scale Ordnance Survey plan, **where exactly these sites are located**. Do either of them fall within the Cotswold AONB?]*

- 3.2 It is proposed to bring these two sites forward for development in a proactive fashion through the mechanism of Neighbourhood Development Orders (NDO's).
- 3.3 An NDO will need to be adopted by SDC following a referendum to be held in Tysoe. It will, if adopted, grant planning permission for a specified development and there will then be no requirement to make a formal application for planning permission to SDC. A NDO will put the community of Tysoe in a strong position of control of the details of the proposed housing development. For example, the community should be able to control details of

- Design and layout of the proposed development
- Housing mix.
- Layout of access (to comply with the Highway Authority's reasonable requirements).

It is further possible to extend the scope of an NDO by a Community Right to Build Order (CRBO). Any benefit from the development stays within the community to be used for the community's benefit. Examples include maintenance of affordable housing stock or to provide and maintain local facilities such as playgrounds and village halls.

*[Note to Mike Sanderson. Progressing with NDO/CRBO has clear **financial and management implications** which need to be considered. I recommend that you consider this in some detail but off line from the NP process with a simple cross reference.]*

- 3.4 Proposal H2 is progressing with the development of sites under the control of Compton Estates and the Utilities Trust. It is the intention that the housing mix will prioritise smaller housing units to meet local needs. Housing will be predominantly two to three bedrooms and it should be managed in order to provide a mix of units for rent and shared ownership.
- 3.5 **Proposal H3.** It is proposed that all new housing in Tysoe will be subject to charging under the community Infrastructure Levy (CIL) in order to provide for new infrastructure including additional healthcare facilities.

[Note to Mike Sanderson: this will require liaison with SDC, initially through Matthew Neal]

It will be requirement of all new dwellings to comply with Code 4 standards if within the village boundary and level 6 if outside.

4. Environment and Sustainability.

- 4.1 **Policy E1.** It is considered important that all new development in Tysoe is:

- Provided with an alternative to oil as a heating source;
- Provided wherever technically feasible, with solar PV cells on their roofs;
- Incorporates Sustainable Urban Drainage Systems;
- Incorporates grey water circulation (all sites greater than 10 dwellings);
- Provided with underground water storage;

It is also proposed that all existing households will be encouraged to fit minimum 190 litre water butts to drain roof areas. The objectives are to both encourage energy efficiency and to seek to reduce the impact of flash flooding on Tysoe.

- 4.2 The rural setting of Tysoe is considered very important and with that in mind it is considered that policy E2 needs to be implemented.

Policy E2. Wind turbine generators that require planning permission will not be permitted unless it is possible to demonstrate minimal impact on the amenities of the village of Tysoe.

[Note to Mike Sanderson: The anti-fracking policy underground coal burning does, unfortunately, fly in the face of central Government policy. I would advise you to think very carefully before proceeding with this policy which risks being “struck out” by SDC or an Inspector.]

Ground based solar panels will be resisted unless it can be demonstrated that ridge and furrow features can be protected as part of the installation process. In considering wind turbine proposals and solar panels, whether roof or ground mounted, it is considered particularly important to ensure that there is no harm to the Cotswolds AONB or its setting.

- 4.3 Policy E3. Any development, which can be seen from within the Cotswold AONB, will be subject to a Landscape and Visual Impact Assessment as part of an application for planning permission. This will also apply to sites subject to NDO's.
- 4.4 Tysoe has two Conservation Areas, which were declared in 19xx (check). It is therefore considered desirable to review their boundaries with a view to integrating them into a Single

Conservation Area. It is also proposed to consider extending Conservation Area designation to incorporate areas of ridge and furrow as important to the historic setting of Tysoe.

Policy E4: Working with SDC a Conservation Area boundary review for Tysoe will be undertaken at an early opportunity.

- 4.5 It is important to the maintenance of Tysoe's vitality and cohesion that an appropriate boundary of the Local Service Village (LSV) is defined.

Policy E5: The LSV boundary is defined as the smaller of 11 minutes walking distance or within 500m of a shop.

[Note to Mike Sanderson: it is important for the NP to express a preference on this matter. I would recommend a measureable distance. After all, different people have different walking speeds.]

- 4.6 Conservation of Tysoe's natural environment is considered important and in particular to encourage the presence of viable wildlife corridors and Island Reserves within Tysoe.

Policy E6: Working with the Warwickshire Wildlife Trust it is necessary to survey the parish with a view to identifying appropriate opportunities to develop a Strategy to encourage wildlife.

- 4.7 All new development will be expected to make a positive contribution to Tysoe's distinctive character.

Policy E7: New dwellings will all contain an acceptable element of locally sourced materials including local stone. They will all make a positive contribution to local character helping to create a sense of place appropriate to its location.

Policy E8: New dwellings must comply with Secure by Design guidance; in particular by:

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

Policy E9: all street and security light subject to public control will be switched off between the hours of midnight and 5.00am.

This is to contribute to Council for Protection of Rural England's dark skies policy, minimise energy requirements and reduce impact on wildlife corridors.

5. Employment, Community and Transportation.

- 5.1 it is considered important to Tysoe's future sustainability to encourage home working. In order to achieve this the NP will:

Policy ECT1: Promote an element of "live work" accommodation on new development;

Policy ECT2: support, subject to environmental controls, the introduction of B1 uses into existing residential properties where applications for planning permission are required.

Policy ECT3: Ensure new development has appropriate broadband facilitation.

- 5.2 Local bus services are important to the sustainability of communities such as Tysoe. With that in mind:

Policy ECT4: Will ensure new developments make an appropriate contribution to providing bus services through the Community Infrastructure Levy.

5.3 It is also important to make sure that appropriate CIL contributions are made to general infrastructure including, but not limited to :

- Appropriate traffic calming measures;
- Promotion of safer cycling;
- Healthcare,
- Drainage.

5.4 It is important to ensure, as part of the policy of ensuring that Tysoe's development will be sustainable, that new housing will be at walkable distance from core village services.

Policy ECT5: New residential development should be located within appropriate walkable distances from core village services; typically 11 minutes walking distance.

5.5 As far as this is capable of control through the NP mechanism it is considered desirable to ensure that business space is located within easy reach of the village of Tysoe.

Policy ECT6: As far as practical space will be made available in business parks within three kilometres of the village centre.

David Holmes

24 November 2014

Written Comments on pre-submission

A consultation form was produced and placed on the website (www.tysoenp.com). Other comments were received by email. How they were dealt with is shown in the table below. Two Parish Councillors (Simon Forrester and Graham Collier) kindly commented on the original drafting.

Source	Comment	Action
1	Buildings must contain an element of local stone – is not possible	Changed comment to ironstone and make DS2-P2 less prescriptive
1	Acknowledge the role of the Street Champions process and extend consultation through this measure	Appendix S added and an open event scheduled on Jan 5 th 2015 to explain the background to the plan before the end of the Consultation period
1	Why so draconian and narrow-minded to wind turbines?	Additional explanation provided in Objective ES2 on the stance Cotswold AONB has to wind turbines
1	Scant mention to affordable housing	No change at this stage as Objective H2 addresses this point. The concept behind the development orders is to facilitate an affordable housing mix.
1	The start of the process	Obviously initiatives pre-date the NP, so reword to make this clear in the Foreword
2	Extend the Draft Consultation Period to allow the emergence of a Vision	Although the Consultation period can be as short as 6 weeks, we have adopted a process whereby we will accord 6 weeks to each of as many versions as it takes. This was explained at an Open Meeting on 5/1/15
2	Accepting SDC's Core Strategy as the backdrop for the NP is invalid since it has not been approved. We should wait until this or the result of the Inspector's decision on the Outline Planning Application has been made	Without a core strategy the only protection the Parish has is a Neighbourhood Plan. The NP will have to change up to 2031 as other plans that impact the Parish change
2	The draft says Tysoe is special and dynamic but does not say why	The introduction has been strengthened to explain this
2	Why will the NP allow the PC to determine the future of the development in the village rather than SDC?	To a greater extent than currently yes
2	Where is the vision?	Candidate visions were tabled at the meeting on 5/1/15. Further dialogue is ongoing with PC, Utility Trust and others to include this in a second version
2	Why is the NP a new type of Plan? If cynicism isn't to overtake this more explanation is needed	Its driven by the Localism Act process

2	Is there a cart before the horse (s1.2) in vision and planning? Should the vision not come first?	Candidate visions were tabled at the meeting on 5/1/15. Further dialogue is ongoing with PC, Utility Trust and others to include this in a second version
2	Consultations have not led to meaningful dialogue. The website is not adequate forum.	The Street Champion Framework was instituted as it was recognised that the website was not necessarily the best forum. We are not reliant on a single communication platform
2	s1.7 is confusing. It talks about buffer zones and investigations. What investigations?	Agreed. Re-worded in Draft Examination copy.
2	s1.8: Is it true that local people can decide where housing will go?	Tense changed and further explanation added.
2	The foreword and the Introduction are dense and do not invite the reader to go beyond these sections.	Changed the wording in s1.9 and put it into s1.1
2	About Tysoe is hard to understand and in describing flooding is subject to hyperbole.	Alterations made to the wording around three villages; the timelines; the location and the grammar
2	The reason for absorbing the low cost housing development may have been the estates stopping the provision of tied housing.	This may be true but without examining Shipston Rural District's Council records, we will not know what the reason for the estate was. It is clear that in the period it was developed Agriculture provided ~30% of jobs
2	What is a modern agricultural village?	Altered wording.
2	Why is the comparison geography SDC?	Added explanation
2	Housing: Why is not more recent data than 2011 used? What is the relevance of these data?	Added a comparator and said the most recent available.
2	Employment: What are you trying to say here? What employment could Tysoe offer?	This is an Introduction, it shows that people in Tysoe work from home. Added SDC comparator
2	Getting Around: a range of questions	Some rewording attempted – this is an Introduction to the issues not the solution.
2	Heritage: too much material making it confusing.	Reworded Red Horse entry to make it relevant. Added a reference to the Evidence Base
2	Environment, Sustainability and Design Quality	Move the pictures to another section? Changed the statement about Sustainability to give it context.
2	The Vision should be earlier and the current Vision is not a Vision. The current statements are all about physical attributes, what about	Candidate visions were tabled at the meeting on 5/1/15. Further dialogue is ongoing with PC, Utility Trust and others to

	tranquillity?	include this in a second version
3	Vision – if certain services are important where is the evidence for this? If there is no specific evidence shouldn't we include a longer list?	Candidate visions were tabled at the meeting on 5/1/15. Further dialogue is ongoing with PC, Utility Trust and others to include this in a second version
3	Need more details on what the Evidence base is?	Added in s1.1 and s2.3 on Housing and added Appendix E and many references to it
3	What is Development Order?	Added into s2.3 Housing an initial explanation
3	What does this mean: Provide a range of housing types to suit different types of tenures that integrate readily into the community?	The cost of housing is such that socially rented and intermediate affordable housing (below market price) needs to be provided. These are schemes which can be applied to developments. The idea is to provide flexibility so that houses can be purchased at a later date and the subsidy released for use elsewhere.
3	What is Community Infrastructure Levy?	Added into s2.3 Housing an initial explanation
3	Topics on flooding require further explanation	Added into Environment & Sustainability section (s2.3).
3	Add more explanation in s2.3 on LSV designation.	Added more background rationale.
3	Where do the Code Level designations come from?	These are national standards and are invoked by this NP in a certain way.
3	What does ACPO guidelines mean; what is B1	Added further explanation into s2.3
3	There are a variety of mechanisms which we are not sure how they work: Development Orders, CIL etc	This needs to come out in dialogue with SDC at the pre-external examination stage – there seems little practical advice on www for this - it seems to be waiting for SDC to submit a Draft Charging schedule?
3	There are things in the draft that haven't come from the survey: e.g. the idea for a bursary to maintain the evidence base; wind turbine policy.	The wind turbine policy is driven by the Cotswold AONB plan. Ideas around fracking were considered in the initial ideas but removed following David Holmes's input (see section1 above).
3	Does the document describe sufficiently what the residents will be voting for/against at the referendum	Add a summary which makes this apparent by building on s1.1.
3	It is apparent that the limits of what we can decide ourselves (in discussion with our partners) is poorly understood; including the impact that this NP will have on the role of the PC	Can only keep adding to this as the Plan comes into sharper focus as it goes through further Consultation and Examination

4	The Secure by Design process involves the developer consulting with a Designing Out Crime Officer during the design phase of a development and certification.	Strengthened DS3-P1
5	Add exceptional design to local ironstone in DS-P1	Amended
5	Check walking distances back to source document and consider moving definition to Desirable rather than Acceptable	Added source material to H2-P2 and changed wording, but left the definition at Acceptable
6	No mention of roof materials, particularly solar panels are unsightly	Appendix E now added which is a Design Guide prepared by a local builder
6	Methodist Church – implies it was only in the village from 1970	Reworded entry
7	Design needs to reflect needs of retirees who want to stay in the village and downsize	Objectives set out in Housing Policy in v2 attempt to achieve this
7	Designs based on cottage/dormers, avoiding wooden gable ends which are a maintenance problem	Appendix E now added
8	My only comment is that you have omitted Orchard Farm Nursery, Lower Tysoe, from Objective ECT3. Orchard Farm Nursery provides business space within easy reach of the central services in Tysoe and is closer than Sugarswell Business Park or Alkerton Oaks Business Park.	Amended ECT3 accordingly and added Barlands as well, removing Alkerton Oaks
9	The weight of the NP in determining number of new dwellings is overstated	No comment – NPs are new and their status is yet to be fully tested in planning law
9	There is no reference to the Town & Country Planning Act (1990) and 1990 and the Planning (Listed Building and Conservation Area) Act 1990	Amended Objective D2 designation to include the 1990 and the Planning (Listed Building and Conservation Area) Act 1990. The Localism Act substantially alters the Town & Country Planning Act and the working documents for planning are now the NPPF and the Planning Policy Guideline portal
9	I think the presentation of the household statistics at the start of section 3.2 needs substantial improvement	Amended to reflect comment
10	Many of the objectives are aspirational and rely on other parties if they are to be delivered	A number of people have made this comment. Possibly colour code the aspirational policies?
10	It is not clear how mechanism of Development Orders will actually work?	H1-P1 reworded
10	There are no maps covering the areas referred to	Added for version 2

10	What is the baseline for a greener village?	Amended wording to indicate baseline. The policies (admittedly some are aspirational) particularly those in ES category are aimed at promoting a low carbon economy in Tysoe
10	Structure of the Plan does not lend itself to understanding how it was put together and how it will work	Amendments made to version 2
10	The current plan version is unclear because it contains information on the detail of Tysoe	The revision should help this. The detail on Tysoe is there to explain the basis for some of the objectives and policies
10	The plan says little about farming and religion and their role in the life of the Parish	Added some comments, in particular to H2-P2
10	There is nothing about joining up discrete settlements	Added to H2-P2
10	There is no vision above what we have now but a little bigger	Vision statement added to section 2.2
10	It is not made clear that the way in which the PC operates will need to change	Added to Foreword
11	The more policies there in the NP the more loopholes developers will find	The consultation process provides opportunity to weed out the hostages to fortune
11	No professional planning expertise has been engaged	This is not quite accurate. David Holmes was engaged to provide a set of initial comments on the very first draft. These comments are included in this Annex
11	The designations should not be part of the plan they will only serve to increase bureaucracy	The Local Service Village designation is part of the SDC planning framework as indeed is the AONB. The NP is seeking to ensure the local community has a stake in these constructs and is designed to ensure that the Parish's view of conservation assets is accorded its rightful place in the planning law hierarchy
11	The draft NP underplays the historical, landscape and social worth of the Tysoe villages	The addition of a Vision in version 2 should overcome this feeling
11	The focus should be on infrastructure for more acceptable development in the future. Such infrastructure might include a new school/pre-school, new community/leisure centre, visitor and local car parking, improved hospitality	These debates have been held but without any firm agreement. The Infrastructure Levy can be focused on providing these items if the Parish gains an element of control over it through the NP.
11	Consultation is too shallow	Many attempts have been made to engage beyond Compton Estates (see Appendix C).

11	The prioritisation process has not been made clear in this version	Included in version 2
11	The Development Order process is not explained	This need to come out in dialogue with SDC at the pre-examination stage – there seems little practical advice on www for this – it seems to be waiting for SDC to submit a Draft Charging schedule?
11	What result would H1-P1 make to the application in Sandpits Lane?	If the decision is based on the evidence in the prioritisation then the Parish view would take precedence
11	The installation of PV cells is objected to	No comment
11	The LVIA needs to be maintained	The intention behind D1-P2 is that no development will take place unless there is a supporting LVIA
11	Tysoe should be developing with architects a Village Design Statement	Agreed. A start has been added in Appendix E, in version 2
11	Conversion to business use is poorly specified	An attempt has been made to add further explanation
11	ECT3-P1 is a cop-out	Agreed it is aspirational and the comments made about the type of space required are informative and ECT3-P1 has been amended
12	Use of acronym CPRE	Amended to include full description and placed in Glossary
12	Use of the Community Infrastructure Levy	This will replace the s106 arrangements. It is the NP's role to ensure that a portion of it is used for the village infrastructure; like those respondent 11 mentions. Such monies would be administered by the PC
12	ECT3-P1 is meaningless	Agreed it is aspirational and the comments made about the type of space required are informative and ECT3-P1 has been amended
12	A number of policies which appear in version 1 did not come from the survey. What is the basis for their inclusion	The vision gives rise to a number of these policies. They are aimed at ensuring that what we do is not to the detriment of future generations (as set out in the NPPF).
12	DS1-P1 and P2 are vague	Addition of further explanation
12	The Christmas Tree lights should be mentioned	They are and so is the Pantivity
13	The NP should be postponed until the SDC Core Strategy examination is complete. There is no sound policy context without the higher level plan being up to date and in place	A plan is just that. It needs to be continually updated as related plans move. This is not a reason to delay and the feedback is a means of making the policies more robust
13	There is no flexibility in the NP which will	This is not the case. The NP divides attention

	allow for a change in the 51-75 dwellings over the period to 2031	to sites of greater than 10 houses and 5 and less. Any combination of these can be brought forward and judged against the prioritisation framework
13	The plan caps the number of dwellings at 46	It does not
13	The questionnaire which ranked the Tysoe Utility Trust as the preferred site did not point out the constraints and suitability of any of the sites	All of the sites were identified by the SHLAA as potentially suitable for future plan led development
13	None of the SHLAA sites has a robust assessment	Hence the need for the Development Order process
13	The sites of less than 10 dwellings do not qualify for affordable housing contribution (PPG clause 12)	This is fully understood. There is sufficient affordable housing within Tysoe as was pointed out in the recent Inquiry into the Land off Oxhill Road
13	The weight to build 1,2 2,3 bedroom properties is not supported by a robust evidence base	It is. The household size in the Parish has been falling consistently over the last 100 years and smaller dwellings will be more affordable to a wider group of people
13	CIL contributions should be made in relation to Regulation 122 tests	Noted
13	Certain policies repeat what is in the Core Strategy and should be removed e.g. LVIA	Noted
13	Alternative heating sources to be provided are in breach of s173 of NPPF in placing excessive burdens on development	This is a remote location with no gas and therefore it is not a burden as the NPPF requires sustainable development not just for today but for future generations
13	Neighbourhood Plans should not reference the Code for Sustainable Homes as it is being wound down	Sections 139-141 noted. This is still at the Consultation stage and no enabling legislation has been brought forward. It will remain in the draft until the enabling legislation introduces mandatory standards and it is noted that Code level 4 is stated as a design goal in SDC's Core Strategy. We need an element of higher design to provide for offsetting for the achievement of a low carbon economy (NPPF goal) in what is a rural area, where the journey to work will create additional carbon footprint. Fabric first is insufficient.
13	The Secure by Design requirements are constraints against para 59 of the NPPF	Noted but considered essential to remove the perception of rural crime
13	For greater broadband there will need to be larger developments	Noted
13	We are a landowner and have not been	It is not apparent to the NP group that Gladman is a landowner; however they have

	consulted	been consulted being sent a copy of the pre-submission consultation document and their comments are being taken on board
14	SEA screening	Added comment to objective H1 that the basis for development is the same as SDC carried out for the Local Service Village component of the Core Strategy. This material has been incorporated into our evidence base and will be used to prioritise sites. Further Phase 1 surveys are an aspirational goal for the NP Group going forward. These data will be passed back to Warwickshire Biological Records.
15	Reference should be made not only made to the AONB Management Plan 2013-2018 but also its Position Statements and Guidance	ES2 refers to the 2005 position statement issued by Cotswold AONB. Objective D1 amended also
15	The AONB was established in 1996	Objective D1 amended accordingly
15	Flagged the importance of the Position Statement on Setting as relevant to Tysoe	Objective D1 amended to explain this
15	Role placed on planning authorities by CRow Act 2000 should be mentioned	Objective ES4 amended
15	NPPF 115 and 116 recognise the importance of the AONBs	The wording as such talks about development in and not about the setting. It is recognised that part of the parish is within the AONB but the majority of the built form, including Middleton Close is not
16	Reference to Localism Act is wrong it should be NPPF	Amended
16	CIL reference imprecise	Amended to make it clear it is a legal requirement
16	Policy H1-P1 does not give a clear path to delivery of housing need identified in Core Strategy	Detail added
16	Policy H2-P1 need clarifying	Amended and more detail added
16	Policy H2-P2	Does this apply to both market and affordable housing – unclear as to the question being asked but would suggest yes
16	Policy ES1-P1 is an action not a policy	Accepted but the PC must accept the need to keep the NP up to date otherwise it is not a Plan
16	Why in Policy ES2-P1 does alternative heating apply to affordable housing only?	Tysoe is a remote rural location without mains gas. Heating and energy is expensive and not based on low carbon. AN alternative is required. The NP could require ground source but it was not seeking to be

		prescriptive
16	Policy ES2-P2 logic is unclear	Further explanation added
16	Objective D4 misunderstands the concept of the LSV as set out in CS.15 part 4	It doesn't. The LSV definition is about allowing residents to be within walking distance of the main services and this goes right to the heart of both affordability and the low carbon economy. Further it is about maintaining the vitality of the local services, since people can walk to them – if they get in their cars they will go to Banbury and Stratford
16	ES3-PS4. This is not really a land use policy; similarly DS3-P2	It is accepted that certain policies are not about land use, but they contribute to the vision. We have introduced a categorisation of such policies in version 2 (denoted by a coloured *)

1 <http://tysoebard.blogspot.co.uk/2014/12/further-comments.html>

2 Open letter from Keith Risk (Street Champion) dated 19th December 2014, reprinted below:

A lot of work has clearly gone into creating this document, and appreciation is expressed to the authors.

The following comments are intended to be constructive.

Timetable for Feedback & Responses to Draft Consultation Document

Without proper consultation and discussion with the village as a whole, the proposals and policies this document recommends risk being undemocratic.

There is no need for this. This is a small village. There are many occasions when views on our vision for the village: what it is, and how we want it to develop, with accompanying objectives, could be found and aired.

In so far as these views are not yet known, despite a number of efforts, further time and imagination needs to be invested to attract them. It may be difficult. There may be understandable cynicism, scepticism and apathy. That does not need to, must not, prevent it from happening.

Without such real effective consultation the Neighbourhood Plan (NP), when put to the vote in the village referendum, is seriously at risk of failing to reflect the core purpose: that it expresses the views and interests of the neighbourhood – the village as a whole.

*A proposal has been made to have this feedback and responses to the draft Consultation Document by **15th January 2015**. I suggest that this is unnecessarily soon and unrealistic. I recommend that a revised date, of at least 3 months hence, is agreed.*

*There is a meeting to discuss the Neighbourhood Plan on **Monday 5th January** in Tysoe Reading Rooms, at which this recommendation could be discussed.*

I have added further comments below, as background and overview, in support of this recommendation.

Background

At time of writing the validity and timing of the Neighbourhood Plan process is in question.

- *Stratford District Council (SDC) has not completed its Core Strategy, upon which a Neighbourhood*

Plan significantly depends.

- *The draft Core Strategy as it currently exists is highly controversial. Key proposals do not have the full support of governing local political party officials. Planning Officers are severely under-resourced.*
- *There is clear indication that the Core Strategy will not be completed within the next 18 months.*
- *Within that period there will be a general election, and elections for (new boundary) local district councillors.*
- *All these may have significant impact on the planning process. Specifically Core Strategy policies including: dispersal of developments throughout the District; and the definition of a 'Local Service Village ', may change.*
- *Announcements of proposed central government funding cuts to local authorities and public services, to reduce UK borrowing levels, will have as yet unknown effect on economic activity, including housing and employment.*

Given this background, I suggest that the pressing need to have the NP completed urgently, within the currently proposed timetable, has been removed. This is important as it would allow creation of a much more detailed and comprehensive NP than current time pressures allow.

The secondary factor that recommends a change to this timetable is the potential impact of the NP on the current planning process. We have not yet heard the Inspector's decision on the Gladman development. We do not yet know his attitude to the NP, and the planning weight given to it, in its current form; nor in any form, until the Core Strategy is approved.

We do not yet know what weight the NP will have in planning decisions. I suggest we cannot, nor want to, rely on politically influenced decisions which might be made by the Secretary of State.

Even if the NP were to have weight for the Gladman development, or any other planning applications, it may quickly become virtually redundant. New housing developments in Tysoe may already have met SDC's suggested Local Service Village requirement (for 50- 75 houses by 2030) before the Core Strategy or NP are published and approved.

Overview

This is a critical time in Tysoe's history.

- *There are rapid changes in the external and local environment affecting: the sources, nature and quality of employment;*
- *Increased dependence on communication and other technologies;*
- *Climate change, energy supplies and other environmental factors;*
- *Political and economic changes, including the potential for devolution of power to regions;*
- *Increasing urbanisation and spread of urban attitudes;*
- *Significant economic pressures on the viability of agriculture based businesses, and rural communities which depend on them*

Tysoe will be affected by all of these, and more

The NP consultation document needs to be useful, relevant and readily understood if the NP is to play any meaningful part in realising the claimed vision for Tysoe and its residents: sustainability, viability, and availability for future generations. It needs to reflect local people's real lives and aspirations.

This consultation, if it is to be more than a bureaucratic exercise, needs to embrace a wider vision of what Tysoe is, could be, and what its residents want it to be.

This consultation ideally needs to extend beyond narrow considerations such as those envisaged and expressed in the draft document.

While the format of the NP, and its potential impact on planning decisions, have to date been largely dictated to by SDC, and the NPPF, I do not find a wider, locally driven, vision articulated or fully considered in the document as it is currently framed.

Without a clear understanding and articulation of this wider vision, and the over-arching long term objectives for this village, the wishes of the residents will not be reflected in the policies or

proposals suggested in the document. These risk appearing piecemeal, incoherent, opaque and technocratic.

Detailed Comments on Draft Consultation Document

I address below my thoughts on the opening part of the draft consultation document (pages 1 – 11).

It seems to me that comment and feedback on the remaining part of the document, dealing with specific objectives and policies, cannot be adequately given or agreed until this opening part is agreed.

These objectives and policies (pages 12 – 33) are very detailed. Most are appearing in this document for the first time. They need to be discussed and agreed in the context of the whole document. As shown they appear to be already pre-determined. They are not.

[References to pages and paragraphs (#) as per document]

Foreword

#1 Why is Tysoe “a ‘special’ village, with a unique heritage and a dynamic future”. This needs explanation to give meaning. What makes it ‘special’? What is its ‘dynamic future’?

#2 The statement: “rather than leaving this decision (planning) to Stratford on Avon District Council” needs more explanation. Is there any guarantee that the NP will have this effect? What effect does the NP have on planning decisions? Without this explanation there will be uncertainty and suspicion from residents on what is really happening. How would ‘local’ decisions be made, and by whom?

#3 Where is the ‘vision’ referred to?

Introduction

#1.1 “The Tysoe NP is a new type of planning document” Is this true? What does the Localism Act say, that is relevant to this? How much ‘say’ will local people have? If local people are to believe in this process, as more than political PR, fuller explanation is needed.

#1.2 There is some confusion throughout this document between the ‘vision’ for Tysoe, and the role of ‘planning’ (taken to mean housing planning’). The vision ought to dictate the planning, not the other way round; and housing provision is not the sole factor.

#1.3 While there have been ‘consultations’ in a formal sense, there has been very little meaningful dialogue with residents, in a form which would generate views and ideas. The website is not an adequate forum for this dialogue. Less than 30 people attended recent village hall ‘consultations’ in November.

#1.5 As above, the Core Strategy is still evolving, and the conclusions in this paragraph are uncertain.

#1.7 The “plan’ in line 4 needs to be in capitals, if as assumed means the NP. What is meant by the ‘buffer zone’? What ‘investigation’, and why is this relevant here? This paragraph is very confusing, with references to a number of factors without explanation of what this means, or why they are relevant.

#1.8 “The Plan has given local people the power to decide where new housing should go...” Is this true? Who are ‘local people’ in this context? It infers that SDC will have no role in decisions, clearly not the case, and what about the role of other decision makers, such as government ministers, who will retain the power to make planning decisions?

#1.9 This suggests that the NP is more than a planning document, but the examples provided of the ‘wide range of issues’ is very limited, and appear almost as peripheral matters.

These two pages, ‘Foreword’ and ‘Introduction’ are confusing, and too ‘dense’ and formal in presentation. If the intention is to attract interest in and response to the document from as many residents as possible, it is doubtful if it achieves that aim.

2.1 About Tysoe

#2 This describes Tysoe as both 3 villages, and ‘the village’. What did the Industrial Revolution

change? This appears at odds with following statement. This paragraph is confusing. It uses technical language: “houses a varied fossil assemblage” which most people will not understand. It has apparent non-sequiturs, for example linking soil type to flooding; and exaggeration: “much of the parish is subject to flooding”.

#3 Tysoe’s location is steeped in history, or the village is steeped in history? What does this mean? The ‘Red Horse’ needs explanation, if reference to this carved replica of a Red Horse is to be relevant. The ridge and furrow fields ‘have’ not ‘has’ been degraded. What does ‘degraded’ mean, how much is left, and what significance does this have? Why is Saddledon Street, and the saddling there, a ‘testimony to recent history’?

#4 Has the village ‘embraced large housing influxes’, or simply re-housed existing residents as a result of changes to farming practices, with much lower labour needs, and loss of associated housing on farm estates? Too much in this paragraph, with tenuous links to the various statements made.

#5 Is Tysoe a ‘thriving and traditional community’? What tradition? How is its ‘thriving’ nature evidenced? The paragraph later refers to the village as a ‘modern agricultural community’. Is this true? What does this mean? Too much in this paragraph; it ends up not making sense.

#7 The dominant themes referred to are not clear. Why is the comparison being made to the geography of Stratford District Council? Tysoe borders Oxfordshire, and is quite different to other parts of Stratford District area. What is the relevance of this?

Housing

What is the relevance of these statistics?

Why are the 2011 Census figures used, rather than contemporary figures?

Where is the evidence that there are few smaller affordable dwellings for new families, first time buyers and low earners? Why just this category of people? What is the place of older people, and their needs, now and in the future? How will this change over the NP period?

Why are comparisons with this District as a whole relevant?

Employment

Why is 10.9% of people working from home, a high proportion? This paragraph gives no real meaning to the nature of employment in and around Tysoe, now or in the future. The draft gives no clue about what employment Tysoe wants locally; and in so far as it does not exist, how it might be attracted.

Getting Around

What is the meaning and relevance of the ‘low score in the LSV classification’?

What is meant by ‘cycling is possible’?

What is the relevance of the business parks – very few people work there.

What services are within an acceptable walking distance? Many services are not available in the village, and require travel by car. Many dwellings are not within easy walking distance; and even for those that are close to the village centre, the car is used even for short distances.

Heritage

There is too much in this paragraph, making its statements confusing. What is the purpose of it?

What ‘evidence base’ is being referred to?

What is the relevance of the Red Horse, and its use?

Environment, Sustainability and Design Quality

What is meant by “understanding Tysoe is important in designing new development?” There has been no mention in the document until here of the role of design in the NP.

Why is “new development within or next to the Conservation Area or listed buildings” to be the sole focus of enhancing the character of the area?

The second paragraph does not make sense. What is the relevance to this section’s title? Why is

the layout of the villages attractive?

Why are 'flash flood events' mentioned here, and what is the significance of them?

The paragraph beginning: "An assessment of the current sustainability", makes no sense.

This section contains very little linking it to its heading.

Why is the reference to the wide range of activities in the village relevant to this section?

2.3 Vision Statement and Core Objectives

This statement of the vision and objectives for Tysoe is the key part of the document. Why is it not at the beginning?

The opening statement is not clear on this vision. The 'vision' as articulated appears to seek "to ensure the sustainability of those features that we cherish in our locality" This is not a 'vision' that has any meaning.

Further, how does this vision relate (as we are told in the introduction of this document) to the aims of the NP as: "a new type of planning document"?

The remainder of this opening paragraph talks about what: 'we will do to ensure their long term viability and make sure they remain available to future generations'. This is not a vision; it is an aspiration to undertake an unspecified plan of action.

The items listed in the numbered examples that follow, presumably as illustrative of the features that are to be sustained (including the non-existent Red Horse), are essentially physical in nature – buildings and the services provided from them; areas and the activities undertaken on them. Is that, with the inclusion of 'tranquillity', the extent of the vision?

The remainder of the document sets out proposed highly detailed objectives and policies for the themes listed. Much of it assumes knowledge and understanding which few people, other than experts, will have.

Has the document in these opening 11 pages given enough for respondents to be able to respond adequately and meaningfully to these objectives and policies, even if they could be understood?

I suggest not. I suggest that until we have a clear sense of what this community wants: now, for the next 30 years and for succeeding generations, this NP will not deliver for us. We will have failed ourselves, and them.

We do not need to be steam-rolled into this NP to meet a bureaucratic timetable. We have time to consider this, and discuss this, carefully. Let's give ourselves that time.

3 Email From: [Simon Forrester](#)

Sent: Monday, December 22, 2014 6:37 PM

To: [Cbutchart](#) ; sueandmike.s@btinternet.com ; graham_collier@btinternet.com

Cc: [Mark Sewell](#) ; [Nineveh](#) ; [ALLEN Steve](#) ; [JACQUI SINCLAIR](#) ; [Colin Locke](#) ; [Peter Paxton](#)

Subject: Re: DRAFT Neighbourhood Plan - sub-editing

Gentleman, here attached, as requested, is the sub-editing work I have done on this most impressive document. Thank you for a huge effort.

My aim had been to get it to you last week but due to workload I did not quite finish it then. Also, it is clear a massive amount of time, work and research has gone into producing this draft so I was determined to do it justice.

Please recognise that I have tried to view the document from the standpoints of sub-editor, parish councillor and the average resident. My annotations to the attached document are as follows:

- *Red type indicates corrections or revisions to the copy*
- *Red type in italics (in a bracket) denotes a query or suggestion from me to the author.*

My concerns

In addition to the attached comments, I have three concerns:

1. Whilst accepting the document is a consultation draft, I have doubts whether some of it reflects the aspirations of Tysoe residents. In its current form it is so technical, so academic, so long and makes a number of assumptions that I fear many Tysoe residents may not:

- Read it*
- Understand and identify with it*
- Know what it is they are being asked to vote for, thus potentially putting in danger the majority support we require*

2. Given this is at draft, pre-submission, consultation stage, why have we sent a copy to Stratford?

3. Are we confident most Tysoe residents will understand the term 'evidence base', or is it Stratford-on-Avon District Council gobbledegook?

I hope my attached comments help but please let me know if anything is not clear.

Best wishes,

Simon Forrester

Parish Councillor

4 Submission through formal consultation process by George Stepney: explaining the formal process behind the Secure by Design principals.

5 Submission through formal consultation process by Gary Cressman

6 Submission through formal consultation process by Robin Hancox

7 Submission through formal consultation process by Mr & Mrs Marland

8 Submission through formal consultation process by Mary Thornhill

9 Submission through formal consultation process by Charles Davies

10 Submission through formal consultation process by Sylvia Thomson

11 Submission through formal consultation process by James Thomson

12 Submission through formal consultation process by Miranda Forrester

13 Submission through formal consultation process by Gladman Developments

14 Email from Matthew Neale dated 8/12/14 which raises the question of SEAs

15 Email from Andrew Lord, Planning & Landscape Officer, Cotswold AONB dated 16/1/2015

16 John Gordon, Development & enabling Officer, SDC dated 22/1/15

References

[1]

<http://www.southoxon.gov.uk/sites/default/files/Thame%20Neighbourhood%20Development%20Plan-RD.pdf>

[2] <http://www.devizesareaplan.org.uk/draft-devizes-neighbourhood-plan/neighbourhood-plan-consultation-document-and-form>