

Tysoe



NEIGHBOURHOOD PLAN

Draft for Pre-submission Consultation - December 2014



Tysoe Parish Council

www.tysoe.org.uk

Contents

Section 1	Introduction	4
Section 2	A Vision for Tysoe	6
2.1	About Tysoe	7
	Housing	8
	Employment	8
	Getting Around	8
	Heritage	9
	Environment, Sustainability and Design Quality	9
2.2	Spare	-
2.3	Vision Statement and Core Objectives	11
2.4	The Future Vision for Tysoe	11
Section 3	Plan Policies	17
3.1	Introduction to Policies	18
3.2	Housing	19
3.3	Environment and Sustainability	22
3.4	Designations	26
3.5	Development Strategy	29
3.6	Infrastructure	31
3.7	Employment, Community and Transportation	32
Section 4	Spare	-
Section 5	References, Glossary and Appendices	34

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

Foreword

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

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

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

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



1 Introduction

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

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

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

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

How the Neighbourhood Plan fits into the Planning System

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

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

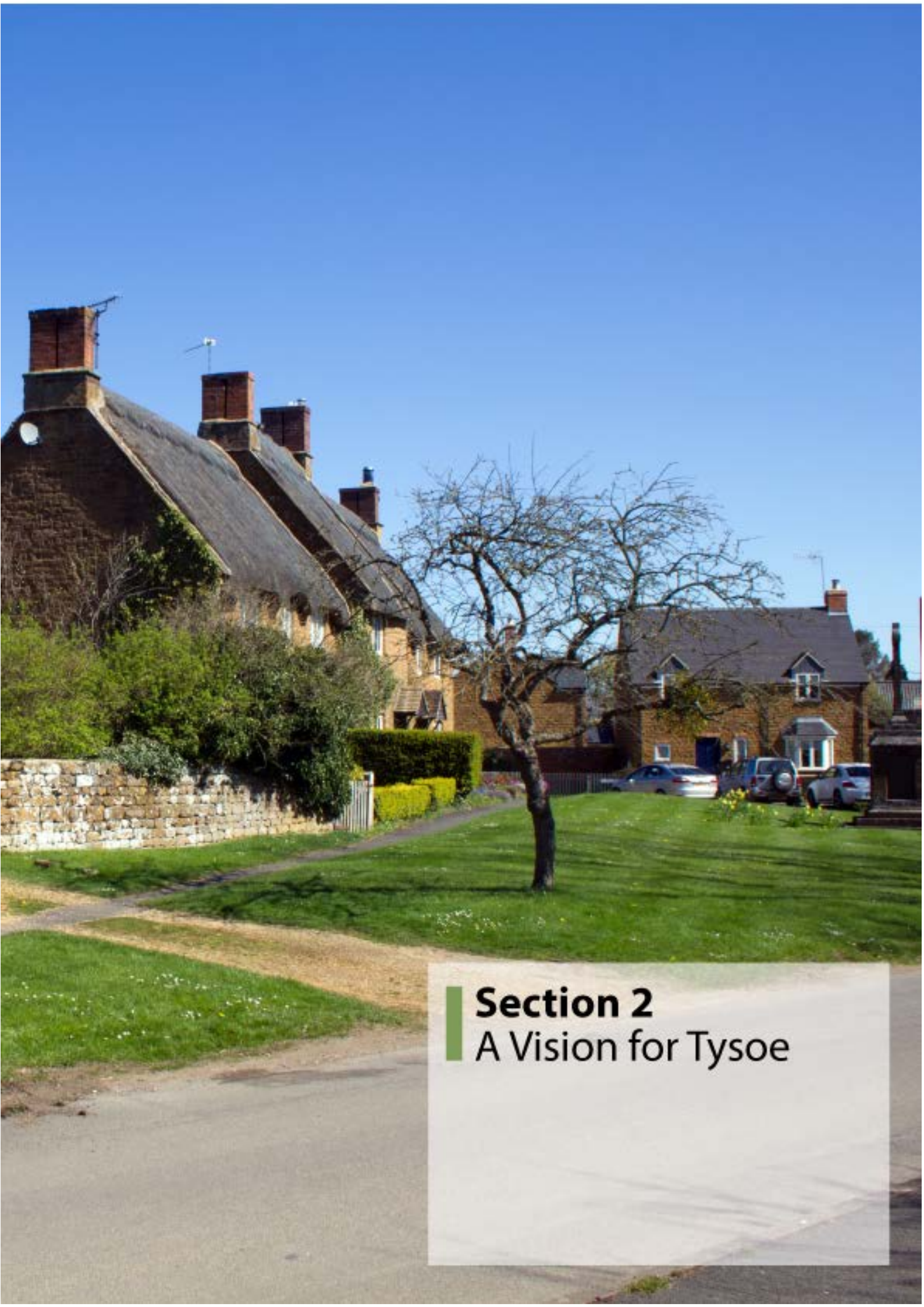
1.7 Neighbourhood Plans must be in line with European Regulations on strategic environmental assessment and habitat regulations. The plan follows the Local Service Village approach adopted by Stratford District Council. This included the identification of a 500m buffer zone around the settlement. This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

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

1.9 What is in the Neighbourhood Plan?

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

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



Section 2 A Vision for Tysoe

2.1 About Tysoe

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

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

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

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

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

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

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



Housing

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

Employment

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

and Stratford being the main employment centres.

Getting Around

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

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

Residents can access the local services by

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

Heritage

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

Environment, Sustainability and Design Quality

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

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

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

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

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



Fig 2.1: Plan showing boundary of the Parish of Tysoe



2.3 Vision Statement and Core Objectives

The future vision for Tysoe

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

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

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

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

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



Housing

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

Environment & Sustainability

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

Designations

Objective	Policy
D1: Develop understanding of Cotswold AONB	D1-P1: Protect AONB within Tysoe and establish link with Parish Group 1 representative on AONB Board
D2: Develop the Conservation Area	D2-P1: Work with SDC to create a single Conservation Area for Tysoe, which includes the ridge and furrow assemblage in Lower Tysoe
D3: Establish further Island Reserves within Tysoe	D3:P1 Establish link with the Warwickshire Wildlife Trust
D4: Define the Local Service Village (LSV) as the key concept in maintaining the vitality and cohesion of Tysoe	D4:P1 The boundary of the LSV will be defined by the land that lies within 1000m of the services on Main Street D4:P2 Maintain the concept of the Protected Species zones developed as part of the LSV spatial strategy



Development Strategy

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

Infrastructure

Objective	Policy
I1: Ensure that infrastructure does not lag behind development	I1-P1: Developers of new residential development, including windfalls, will be expected to make financial contributions towards new and/or improved infrastructure through the Community Infrastructure Levy

Employment, Community and Transportation

Objective	Policy
ECT1: All new development will facilitate home working	ECT1-P1: Promote an element of “live work” accommodation on new developments ECT-P2: Support, subject to environmental controls, the introduction of B1 uses into existing residential properties where applications for planning permission are required ECT-P3: Ensure new development has appropriate broadband access
ECT2: Expand local bus services	ECT2-P1: New developments will make an appropriate contribution to providing bus services
ECT3: Ensure that business space is located within easy reach of the central services in Tysoe	ECT3-P1: As far as practical space will be made available in business parks within three kilometres of the village centre



Section 3

Plan Policies

3.1 Introduction to Policies

Introduction

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

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

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

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

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

Objectives are set out in green boxes.

Explanatory text accompanies each objective.

Each objective is supported by a number of policies.

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

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

3.2 Housing

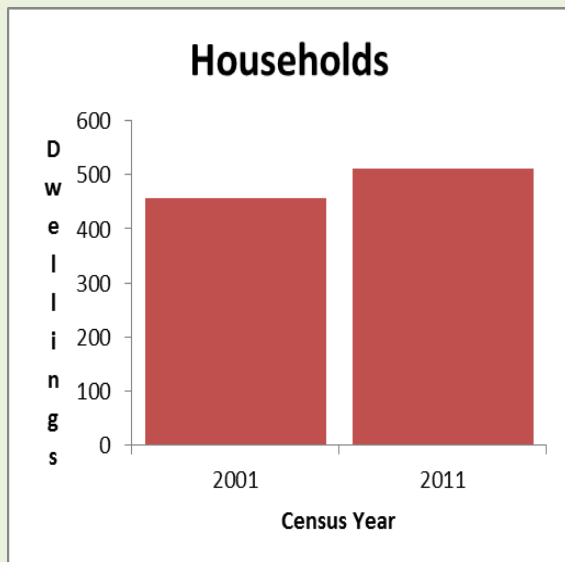
This section of the Plan explains the housing policies that apply to all new residential development in Tysoe. The Future Vision (Section 2.4) sets out where Tysoe will grow up until 2031 and the Site Allocations are discussed in the Housing Policies below.

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

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

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

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



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

H1-P1: Site Allocations Prioritisation

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

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

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

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

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

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

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



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

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

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

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

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

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

Objective H3: Integrate new housing into Tysoe

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



Tysoe Health Centre and views of AONB

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

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

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

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

3.3 Environment & Sustainability

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

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

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

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

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



Tysoe Childrens Group, The Old Fire Station

ES1-P1: Actively involve local people in ongoing consultation

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

ES1-P2: Maintain the evidence base

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

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

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

Objective ES2: Encourage energy efficient and sustainable development

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

Fuel	Gas	Oil	LPG	Wood pellet
2013 Average price (p/kWh)	4.21	6.43	8.59	4.4
Carbon dioxide emission (kgCO ₂ /kWh)	0.184	0.246	0.214	0



PV Cells on homes at Middleton Close

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

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

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

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

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

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

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

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



Flash flooding in Main Street

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

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

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

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

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

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

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

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

Objective ES4: Protect the rural setting of Tysoe

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

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

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

Objective ES5: Improve primary healthcare

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

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

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



Doctor's Surgery, Tysoe

■ Designations

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

Objective D1: Develop understanding of Cotswold AONB

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

[picture of AONB anywhere along the long distance footpath]

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

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

Objective D2: Develop the Conservation Area

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



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

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

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

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

Objective D3: Establish further Island Reserves within Tysoe

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

D3-P1 Establish link with the Warwickshire Wildlife Trust

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

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

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

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

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

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

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

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

Development Strategy

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

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

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

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

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

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

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

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

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

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

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

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

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



ACPOS accreditation suggest avoiding large expanses of blank windowless walls

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

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

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

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

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

Infrastructure

Objective I1: Ensure that infrastructure does not lag behind development

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

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

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

■ Employment, Community and Transportation

Objective ECT1: All new development will facilitate home working

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

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

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

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

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

ECT-P3: Ensure new development has appropriate broadband access

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

Objective ECT2: Expand local bus services

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

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

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

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

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

Sugarswell Business Park Shenington Airfield

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

Alkerton Business Park

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

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

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

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

Section 5

References, Glossary and Appendices



References

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

Glossary

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

Appendices

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

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

1. Open Consultation programme

The NP process launch was held on 29th March 2014 in the Village Hall when 130 people attended.

Survey advice consultations for questionnaire respondents were held in the Village Hall on 21st July and 9th August 2014.

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

Programme throughout 2014 of open public monthly meetings.

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

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

2. Specific presentations

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

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

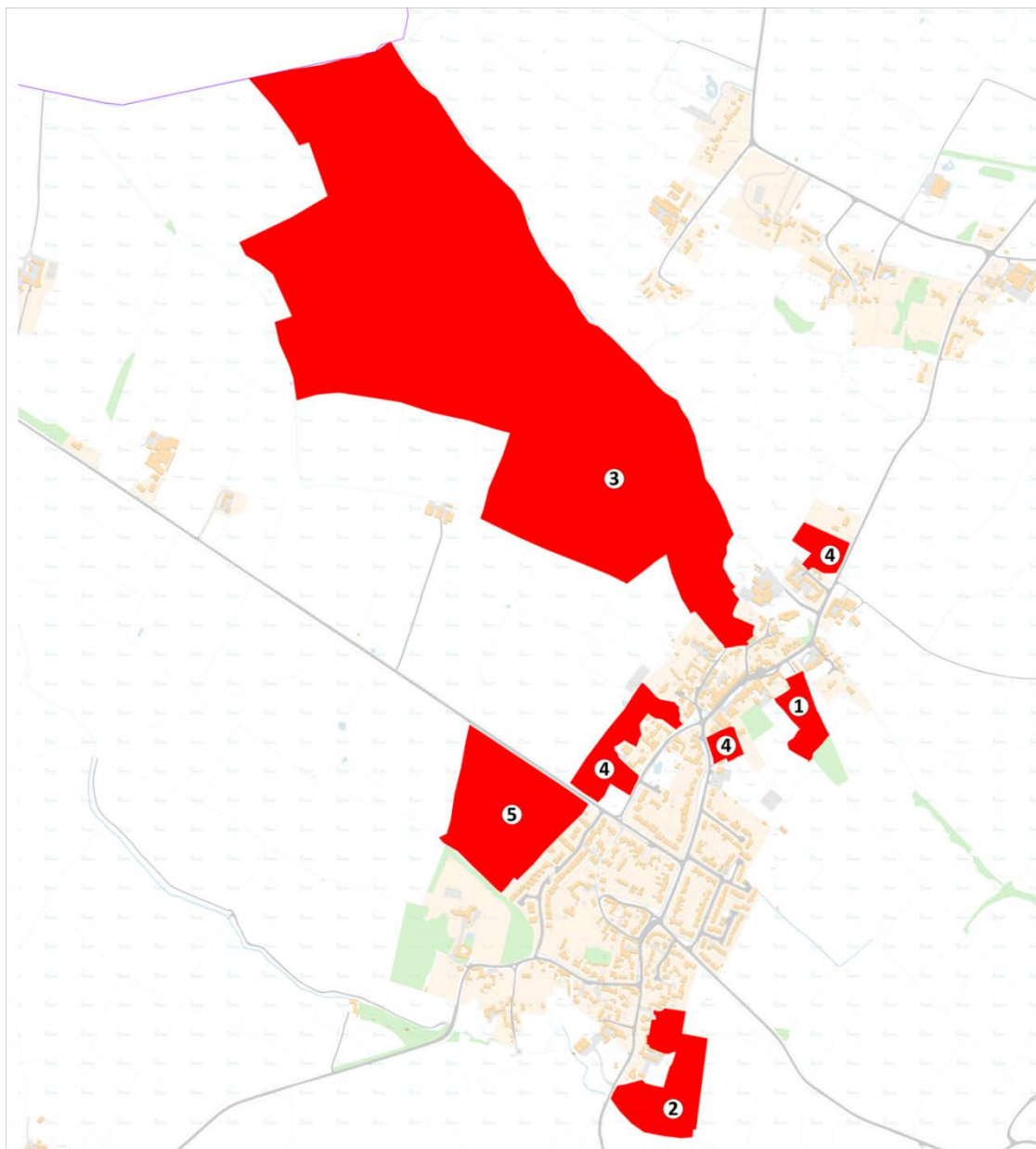
These are detailed in Table C2 below together with other consultation initiatives made during the process.

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

Organisation	Contact	Original Communication Date	Reply	Comment	Second Round Communication Date	Reply
Compton Estates	Mark Henderson	12/5/14	18/6/14	Attended presentation on 8/7/14; interested in developing TYS104	25/11/14	25/11 – asked to see draft NP
Upton Estates	Estate Manager	12/5/14				
Anglican Church	Martin Leaton				30/11/14	
Methodist Church					30/11/14	
WCC	Estates (via email)	22/5/14				
Tysoe Utility Trust	Percy Sewell			Presentation made on 17/3/14		
Orbit Homes	Estates (via email)	22/5/14	23/5/14	David Dutton failed to attend presentation scheduled on 12/6/14		
Butchers	Martin	14/5/14				
Hair Saloon	Sarah	14/5/14				
Shop	Bart	14/5/14				
Post Office	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)	
Allotment Holders						
Natural Burial Ground	Emma Restall-Orr			NBGR understand the process by virtue of NP Group membership		
Orchard	Mike Sanderson	12/5/14	16/5/14	WOT2Grow understand the process		
Sugarswell Business Park					29/11/14	

Appendix H - Site Allocations based on Survey results

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



Key	
■	SHLAA Site
①	highest preference
⑤	lowest preference

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