

TYSOE NEIGHBOURHOOD PLAN STEERING COMMITTEE

Details included on the Parish website: Tysoe.org.uk

Secretary Isobel Watson, email nutmeg51@btinternet.com

Chairman David Roache, email djroache@buzzinternet.co.uk

Village Hall 7.15pm Tuesday 29th January 2019

MINUTES

Present: David Roache (Chairman), Alison Mallalieu, Jeremy Rivers Fletcher, Isobel Watson, John Hunter, Cllr. John Tongue Members of public: 9

1. The Chairman **welcomed** members of the public to the meeting
2. **Apologies** – Malcolm Littlewood
3. **Conflicts of interest** – none
4. **Minutes of last meeting:** Approved
5. **Matters arising:** none
6. **Progress on Draft Submission Plan and Consultation Statement**
7. First typeset version of Submission Plan has been received from designer. JH and DR need to do first proof-read, checking for formatting problems. The Consultation Statement has been circulated with appendices. Section 5 contains the main themes from the comments received and the NPG's response. Consultant Neil Pierce has not seen it yet – he is on holiday until tomorrow. Rosemary Williams (District Council) found that the links didn't work on Time Line. These worked for DR and JH. IW to check them again.

8. **Built up Area Boundary Lower Tysoe**

JH, JT, DR and ML visited the Orchards to check the Built up Area Boundary. DR asked if JH or JT had seen anything that made them want to change BUAB. There were no requests to change the Boundary from the committee so it will be left as is.

9. **Affordable Housing** JT and DR met with the owner of Site 3. This Site would provide around 13 market houses, the owner thinks more than 13 are possible if they are 2 or 3 bed units. Site 3 is the only site suitable for a significant number of affordables. He has been asked to give us an answer in next few days. He is aware of the Section 106 money which should become available to help finance affordable housing. The only other way of getting affordables is through a Rural Exception Scheme.

10. **Strategic Environmental Assessment** may be required by the District Council prior to moving the Plan forward. Lepus who reported on the Plan for the District Council, seemed to suggest no such assessment would be needed. Natural England pointed out that Lepus report didn't include the two reserve sites and asked them go back and cover them. Natural England don't seem to be suggesting that a SEA is needed.

11. **Timetable for the Plan.** The PC goes into purdah in March and our intention is to get the Plan approved by the PC before this happens. There is a PC meeting on 4th March but an extraordinary meeting could be called after that. Once it is in the hands of the District Council they run a 6 week

consultation and then give the Plan to an inspector who examines it. Ten days seems a reasonable time for PC to look at it. So we would need to get it to them by 9th March at the latest.

12. Strap Line

The committee agreed on the new strap line for the Plan *Keeping Tysoe Special*.

13. **Hard copy of comments** – Mr Bulman has kindly given us his hard copy of the feedback. It was decided this would best be placed in the Church. IW to ask vicar if this can be arranged.

14. Public Participation

Question When the NP committee started the Neighbourhood Plan process did we have a number of houses to aim for? How many have been built since then?

Answer: Originally the District Council had to provide 14,500 new homes. They cascaded the requirement down to market towns and then to the Local Service Villages. From the the Core Strategy it was deduced that each Category 2 Local Service Village was required to build around 84 new homes. However, it became clear later that this was not to be regarded as a target but as an indicative number.. Some villages have overshot. Stratford has already found the required number of houses from Cat 2 Service Villages. So with no target the committee thought that Tysoe could reasonably be expected to continue a similar level of growth as the last ten years for next ten, i.e. approximately four houses a year. Currently 45 houses have been granted permission of which 20 have been built. The designated sites are currently open space. There will be windfall sites also, but sites with a capacity for approximately 18 more homes are proposed in the Neighbourhood Plan. The member of public was concerned that sites that have been put forward to the Neighbourhood Plan and turned down could now be pushing for planning permission before Plan comes into force. DR pointed out it would be a hard push to get planning permission through before NP is made, but we have no control over people seeking planning permission before the Plan is in force.

Any Other Business - none

Next meeting Thursday 28th February, at 7.15pm, Village Hall

The meeting closed at 7.45pm