

TYSOE NEIGHBOURHOOD PLAN – Update

The Examiner's report on our Plan, which we received in February, made a number of recommendations. Stratford District Council (SDC) asked us to re-draft our Plan to include most of those recommendations but also some of their own. The latter included a re-drawing of the boundary around the Strategic Gap between Lower and Middle Tysoe.

The Examiner had objected to our proposed boundary on the grounds that it enclosed too large an area of land, that it double counted the protection provided by the AONB on the eastern side of the road and that the boundary made use of features such as footpaths which the Examiner believed were of a temporary nature.

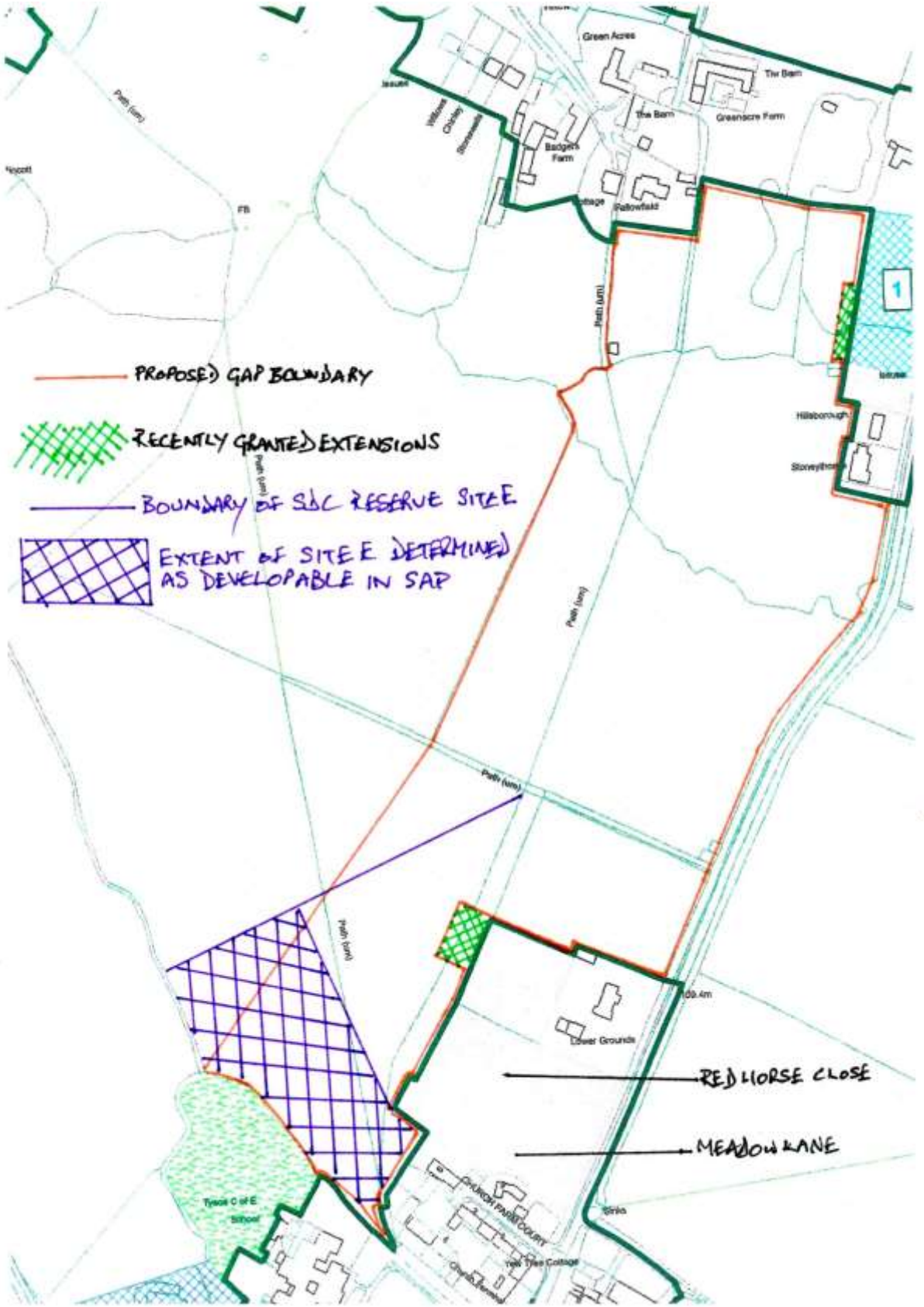
We have made several new boundary proposals to SDC which have been rejected by them. On 11th May we made a final proposal (see map) which we believe addresses all of the objections that the Examiner and SDC have raised whilst still providing the protection that residents of Tysoe indicated that they needed. We are still waiting, 6 weeks further on, for SDC to respond to this proposal. After chasing several times we have given them until close of business on Friday 26th June to respond.

If SDC accept our proposal, we will submit our revised Plan and SDC will open up a 6-week consultation. If they ignore or reject our proposal, the implications of this are as follows:

- SDC will not allow our Plan to go to a final consultation.
- If we accept SDC's suggested Gap boundary the only protection from development would be along the road between Middle and Lower Tysoe.
- The land immediately west of Church Farm Ct, Meadow Lane and Red Horse Close is where SDC have proposed a reserve site in their Site Allocations Plan (SAP) (Site E) thereby giving tacit approval of development.
- Leaving this land "un-protected" would, we believe, expose it to the very real risk of being developed with space to build more than 70 houses; something that residents are very strongly opposed to.

If SDC do reject our proposal, then the Neighbourhood Planning Group recommend taking further action. We propose to instruct a planning lawyer to prepare a brief detailing the options that are available to us and identify the best course of action to take. The lawyer will work initially with Neil Peace from Avon Planning Services to establish our options. This first phase of work may cost in the order of £2,000.

Time is of the essence in this matter as SDC are near to completing their re-draft of the SAP which will most likely still include this plot of land as a reserve site. If we are to protect that land from development and the resultant coalescence of Middle and Lower Tysoe then we need to act quickly, something that SDC's prevarication has prevented us from doing.



Tysoe Neighbourhood Plan Group 24th June, 2020