

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 Thursday 27th September

DRAFT MINUTES

Present: David Roache, Alison Mallalieu, Jeremy Rivers Fletcher, Isobel Watson, John Hunter, Cllr. John Tongue, Cllr Malcolm Littlewood. Members of public: 5

1. The Chairman **welcomed** members of the public to the meeting
2. **Apologies** – Wayne Cressman
3. **Declaration of interests** by Steering Committee members - none
4. **SDC Code of Conduct** – All members of the Neighbourhood Planning Group agreed to adhere to this.
4. **Minutes of last meeting:** Approved
5. Wayne Cressman has resigned owing to pressure of work. It would be useful to have a further member of the committee.
6. **Update on draft pre-submission Plan**

The consultation period for the pre-submission Draft has ended. DR thanked all respondents who produced 120 feedback submissions – many on more than one theme.

The most efficient course of action will be for the Neighbourhood Planning Group to consider the comments and to produce a multi - response document. This will take some time (November is optimistic)

DR has not seen response to the Draft from SDC. It is going to cabinet Monday 8th October so we should see their responses soon.

Meantime we will be redrafting Plan taking the feedback into account.

JH has categorised the submissions and offered a breakdown of themes:

Approx. 128 returns - mostly single sheet, 24 lengthier responses, one a solicitor's letter, one a student survey and three from developers arguing for additional sites.

Key areas of concern in the **short responses** are:

Lower Tysoe (11)

Housing Policy/affordable/allocated sites (8)

Lack of consultation (4)

Herberts Farm (4)

Roses Farm (23)

Reserve sites in general (3)

Failure to use Feeoffee for affordable housing (7)

Strategic gap (2)

Green spaces (2)

Longer responses

Lower Tysoe (11)

Housing Policy/affordable/allocated sites (5)

Lack of consultation (8)

Herbert's Farm (1)

General (1)

Some respondents sent duplicate comments to SDC, but SDC were unable to read these as they are consultees at this stage.

7. Next steps

Neil P (consultant) believes there are no major problems with the Draft as far as SDC are concerned. Therefore it will be redrafted in the light of the feedback and submitted with supporting evidence as the Submission Plan. It will then be subject to a further six week consultation which will be managed by SDC. After this everything is handed to an examiner who will write a report. The ensuing rewrite will become the submission plan. This will take us into next year.

Some feedback needs to be redacted to make it anonymous then it can be made public. The committee's response will be extensive and JRF asked whether it should be delivered to all residents. It was generally felt it should be, because we want it to be as widely read as possible and not everyone has the means or inclination to read it on-line.

8 Mark Henderson of Compton Estates

Mr Henderson shared Compton Estate's vision for a development of detached and semi-detached homes with the level of affordables required by SDC within the mix. The vision is not to produce executive homes, but homes that are needed by the village. Compton Estates already manage a large number of rental properties. They would want to manage the affordables as rentals in perpetuity, retaining ownership so that the homes are not sold on at market value and lost to those who need them as occurs when Housing Associations build developments. Compton Estates is discussing their intentions with SDC. Properties are to be high quality and good design and he believed the development could go ahead quickly if agreed.

MH recognised the concerns around vehicular and pedestrian access and the comments made by SDC Highways Department. Since the Estate owns the properties around the proposed site they have employed consultants and believe that they have solutions to the problems noted by SDC and can create the visibility splay required for safe vehicular access. There is a choice of potential entrances to the site.

A safe pedestrian route is also readily achievable. An automated traffic count has shown that traffic levels would be within reasonable limits with a new development.

In response to questions from the public, MH said that Compton Estates aimed to produce rental housing at 80% of market cost, although price could be lower under certain circumstances.

The farm house is currently let out for residential use and the farm buildings are rented to a farmer but are not used for agricultural purposes.

JH asked whether the estate had taken into account that the site is in a conservation area with historic earth works. MH recognised this. JT said that being in a conservation area did not preclude development.

MH said that if the village did not want the housing which the development offered, then the project would not go ahead.

In the draft Plan, the site is a Reserve Site so development is not a given.

MH also commented on the Community Orchard being designated a Green Space and said that the Estate rented out many pieces of land at low cost for community use. He imagines that the lease of the Orchard will be renewed on in into the future, but if control were taken away from the Estate by making the land a Green Space then these kind of good will arrangements would not be offered in the future.

9. Public Participation

A member of the public asked that the feedback be made public immediately, before the NP group had made a response to it. DR felt this was unnecessary and questioned why it was wanted.

10. Next meeting

DR anticipated that the response to the feedback will not be ready for the October meeting, so decided to cancel the October meeting. There will be an update on the plan at the PC meeting of 5th November.

Next meeting will be 29th November 7.15pm in the village hall.

The meeting ended at 8.26pm.