**Tysoe Parish Council – comments on Cameron Homes proposed development, New House Farm, Sandpits Road, Tysoe**

Following are Tysoe Parish Council’s comments on your proposed development off Sandpits Road:

We welcome Cameron Homes’ initiative to consult with the residents of Tysoe. Whilst we welcome the proposed 11 affordable homes we believe that the absolute quantum of houses, 31, may be too high. We await detailed plans to assess lay-out and density on the site. Specifically, any planning application which seeks Parish Council support will have to demonstrate due consideration of the following matters:

**Style and character:** We ask that you carefully consider the Village Design Statement in our emerging Neighbourhood Plan (NDP). It is important that the design and layout of the development should reflect the vernacular style, especially that in the adjacent Conservation Area. The building materials should be predominantly local, natural Hornton stone with red bricks where appropriate. It is important that the new houses match as closely as possible the traditional styles seen in the village.

**Environmental matters:** Houses should be designed to be as energy efficient as possible making use of latest insulation materials and environmentally friendly energy sources. Street lighting should be low-level and designed to minimise light pollution. Hard surfaces (e.g. parking areas and roadways) should be designed to minimise run-off. Discussions should be held, prior to any application being made, to ensure that Severn Trent Water has adequate capacity for the increase in rainwater run-off and sewage treatment required by the new houses. All houses should be equipped with an EV charging point. We would expect any application to include a high quality landscaping plan to both shield the development from neighbouring properties and to enhance the visual quality of the site.

**Parking and traffic:** Adequate off-street parking must be provided at a realistic cars-per-house assumption. Discussions must take place with the Highways Authority to minimise traffic disruption in the village. Consideration may have to be given to making Sandpits Road a one-way thoroughfare.

**Heritage:** Where you envisage making a pedestrian access through the stone wall at the north end of the site you should demonstrate that you have done everything possible to maintain and enhance the historic stone benches and well-head at this location.

**Management of affordable homes:** We would expect to see that a reputable housing association has been engaged to manage the affordable homes for the benefit of people with a close association to Tysoe. The homes should be offered on a variety of tenures and should be of a mix that will address the need as expressed in the Housing Needs Survey and the Stratford on Avon District Council (SDC) housing waiting list.

**Housing mix:** The overall mix of houses, both market and affordable, should comply with the mix proposed in Housing Policy 5 of our NDP. This mix differs from that in SDC’s policy CS19.

**Construction Management Plan:** We believe that any application should contain a robust construction management plan designed to minimise any disruption to neighbouring properties and the village as a whole. This should not wait until an application has been granted permission as it is vital to addressing the acceptability of any application.

**Disposition of the green space at the north end of the site:** You propose to reserve a “green amenity” area at the north end of the site within the Conservation Area. We would like to see proposals for protecting this from development in perpetuity. This may include giving the Parish Council ownership rights over the land and will include provision for regular grounds maintenance of the site.