

TYSOE NEIGHBOURHOOD PLAN REPORT

TYSOE – A village for the 21st Century and beyond

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Prepared by the Tysoe Voluntary Group:

Freddy Brookes, Shirley Cherry, Gary Cressman, Wayne Cressman, David Dawkins, Alison Mallalieu, Steve Millward, Jeremy Rivers-Fletcher, David Roache, Isobel Watson.

Presented at the Tysoe Parish Council Meeting on 4th July 2016

TYSOE – A village for the 21st Century and beyond

1. Introduction

The Voluntary Group has now completed its task of assessing the current state of the Neighbourhood Plan (NP), as requested by the Parish Council. Early on in the process the group decided its role should not be merely to evaluate what had been done, but to recommend what is needed to help complete it. This broader brief was proposed to the PC at the public meeting on May 2nd where it was accepted with enthusiasm.

As a result of their deliberations the Volunteer Group (VG) believes it is essential that Tysoe produces a Neighbourhood Plan (NP) and has it accepted by Stratford District Council (SDC) as quickly as is practically possible, given the increasing number of planning applications being received, such as the one for up to 40 dwellings on the Oxhill Road currently under consideration.

“Would you rather the development was in the hands of the village or in the hands of random developers? It will be until you get a plan.” Quote from Lindsay Forbes, Long Compton Parish Council

Having now had the opportunity to familiarise ourselves with the very significant body of work that the original NP Working Group undertook, the VG believe that this provides an excellent basis on which to improve and build upon.

Consequently the VG has put together this set of recommendations which add to and complement the current Plan (V2), to create a third draft which can be put successfully to a village referendum and then formally submitted to SDC for approval.

2. Recommendations

Here is a summary of the steps the Voluntary Group considers necessary:

1	Renew / refresh a Housing Needs Survey using Warwickshire Community Council resources	
2	Contact Matthew Neil to obtain the Tysoe 'Call for Sites' information	
3	Use Local knowledge to speak to known local land owners regarding potential sites	
4	Consider the incorporation of appropriate SHLAA (Strategic Housing Land Availability Assessment) sites into the plan	
5	Engage a planning expert (Neil Peirce) to assist in the production of the Site plan and its supporting documentation based on updating draft 2 of the current Plan.	
6	Combine the outcomes of the Call for Sites, local knowledge and SHLAA sites to produce a plan showing potential sites available within the LSV. This plan should identify the 55* dwellings required. The plan should also incorporate the outcome of the Housing needs survey.	
7	Consideration could be given to adding policies stating that no building should take place outside the LSV and that Areas of Restraint should be created in sensitive areas.	
8	Consult with the village about their aspirations and opinions to overlay on the mapping survey. Recommend how the 'enhanced' mapping survey will be used to constrain or filter the potential sites available within the LSV.	
9	Arrange a consultation to enable the Village to give their views on the site plan	
10	Update the NP to incorporate the views following the first consultation	
11	Arrange a final consultation for the whole NP	
12	Arrange a consultation to engage with and obtain views from major developers (?)	
13	Send the NP out to all Statutory Consultees and arrange to meet those deemed to be of high importance	

14	Produce a final Draft of the NP incorporating all feed back	
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The following notes give more detail on the **Site Allocation element of the Checklist** above items 1-8

Item 1 – Housing needs Survey The need for a survey is considered separately under point 7 of the report.

Item 3 – About new sites

New sites will only be required if the status quo from the version 2 NP on site allocation has changed (reduced). However more new sites might be forthcoming as a result of the public consultation.

Item 6 – Adding a timeline

The NP should provide a timeline to define when sites will be put forward (applications be made through until the culmination at 2031). *The balance of the actual number (plus 20%).

Item 7 – Note about sensitive areas in the LSV

Sensitive areas would be defined to maintain the de-lineation of the settlements. The areas of restraint will be derived from sound environmental knowledge that will be defensible in planning terms (using previously generated information) overseen by appointed NPG officers and appointed consultant.

The following notes give more detail on the **Consultation element of the Checklist** above.

Item 8 – Asking opinions

This is not just about the mapping exercise as stated in the Action Plan but also about the more fundamental issue of engaging the village at the first consultation stage. Consultation on the previous plan did not, as its main focus, ask the village to put forward its views but asked for reactions to a previously defined set of options. It is the view of the Neighbourhood Planning Group that this stage should be revisited to answer basic questions on peoples’ aspirations for the village with a view to defining a Vision for Tysoe.

What kind of village do you want to live in?

What aspects of the village are precious to you? What excites you about living in Tysoe? Which views are special? What are the known problem areas i.e. flood? What changes, if any, would you like to see happen?

“We have to find 55 houses where do you think they should be?”

The aim is not only to identify sites but also to engage and enthuse the village in putting in place a coherent and appealing vision for the kind of village Tysoe should be into the 21st century. Both Kineton and Long Compton considered this initial stage to be key.

The plan would be to conduct an interactive consultation using maps, coloured pins, post-it notes, flip charts and a list of open-ended questions to elicit the wide-ranging answers needed. Writing on the maps will be encouraged. A no holds barred process ***The process needs to be dynamic and energetic.***

Item 9 Arrange a consultation to enable the Village to give their views on the site plan

Following the consultation which led to the completion of the “visionary” mapping work, a second consultation should take place at which the people of Tysoe decide on Site allocations. The location of potential sites for building the required 55 dwellings will be overlaid onto the “visionary” map to ensure that the plan and shape of Tysoe reflects how the people of Tysoe want the village to grow over the next 15 year. This consultation will identify Areas of Restraint, for example the green gap between Lower and Middle Tysoe. The location of different types, sizes and styles of dwellings can also be established at this consultation. It should be noted that the final plan will need to be aligned as closely as possible with both the Stratford planning policies and the NPPF.

Items 10 and 11 on the checklist

“The plans that have progressed well have been simple plans.” Ken Priddis (Kineton Parish Cllr)

Whilst the current plan has much in it that is excellent the village needs to re-engage with the process and in order for that to happen the plan needs major simplification and the incorporation of the village's aspirations.

Item 12-Arrange a consultation to engage with and obtain views from major developers

There remains a question over whether this consultation is either appropriate or necessary. Kineton carried out a consultation with major developers to overlay a reality check on the final Site plan. This consultation could be designed to question if the visionary aspirations of the people of Tysoe could be turned into reality.

Item 13-Send the NP out to all Statutory Consultees and contact the most important ones

The final draft of the NP has to be sent out to a group known as Statutory Consultees. Kineton identified 108 of these. Kineton proactively contacted approximately 12 of these consultees who they deemed of high importance but for the vast majority a reactive response was viewed as acceptable. The output from these Consultees was incorporated into the final NP.

3. Review: how does the NP match the guidelines?

Tysoe's NP has to comply with the guidelines specified in SDC's Core Strategy, guidelines from Warwickshire CC, as well as National Planning Guidelines and EU law. As a voluntary group we believe that the working group made a good start although further discussion with SDC is required for the task to be completed.

SDC, as required by law, has been involved in the Plan's development from the outset. The first draft of the plan was commented on by SDC and evaluated by an independent planning consultant and their feedback was incorporated into the plan.

At second draft, James Derounian, Independent Examiner, gave overwhelmingly positive feedback overall. However, he suggested that, although the Plan implicitly conformed to the guidelines, changes in the text were required to make explicit links between our policies and the guidelines. This was acted on, but more work still needs to be done here.

John Gordon, SDC Development and Enabling Officer, commented that the Plan needs to deliver against the strategic housing provisions of Core Strategy, and mentioned concerns about aspects of environmental policies and their consistency with other objectives.

Matthew Neale, Neighbourhood Planning Officer, thought a Strategic Environmental Assessment might be needed. These bullet points all require clarification with SDC

More detailed notes about the feedback are included in Appendix I.

4. Status of SDC's Core Strategy

SDC will announce changes to the core strategy of the 25th July. Chris Saint, Leader of Stratford District Council (SDC), advises us that it will not affect Tysoe:

"We cannot be absolutely certain until we have the Inspector's final report. I am assured that its arrival is imminent. All things being equal, I do not expect any review of the LSV position for Tysoe and I hope to be in a position for the Council to adopt it [the Core Strategy] on 25th July."

Since this note from Cllr Saint a further conversation indicates that SDC is now expecting the Core Strategy to be approved on 11th July.

5. Recommendations for Site Allocation

Our recommendation to the PC, subject to taking legal and planning advice, is to make the Site Allocation a two pronged process looking at:

Small scale developments- Open the process to all residents to offer up sites for up to three dwellings each.

These sites would then be cross-referenced to the mapping (to eliminate those sites in "sensitive" areas or in green buffer zones) focusing on areas that comply with the general conditions of the core strategy. We believe this would have the added benefit of involving extra engagement of the village.

Large scale developments - Consideration should be given at this stage to incorporate appropriate SHLAA sites into the plan. The focus would be to identify larger sites to take up to say 20 dwellings, we would need to identify the sites and obtain the owners agreement to include them in the NP.

In this way we should be able to identify sufficient sites to meet the housing target and also give residents the opportunity to participate in the process. In conjunction with this, residents would be given the opportunity, via a consultation process, to comment on the major sites identified to ensure their views are heard.

The VG recommends using a consultant as we believe it will: a) help to accelerate this process and create level of 'buy in' b) it will be helpful to have an unbiased, external and objective view, separate from village politics.

Details of the action points required for Site Allocation are included in the recommendations checklist and also in **Appendix III**.

6. The LSV boundary

The Voluntary Group has been asked to make recommendations based on evidence about "The status, definition and boundary of Tysoe as a Local Service Village (LSV) including the potential effect, benefits and risks of including/excluding Lower Tysoe in the LSV."

It is the Group's firm belief that the boundary of the Tysoe Local Service Village (LSV) should be drawn to include Upper, Middle and Lower Tysoe.

Lower Tysoe is a small hamlet physically separated from Middle Tysoe by a 'green buffer', but the residents of Lower Tysoe use the facilities of Middle Tysoe: the shop, post office, village hall and churches and share the same Parish Council.

While the distance from Lower Tysoe to the service centre of the village, puts the hamlet on the cusp of sustainability (as defined by the planners) this physical separation proves to be no real barrier to the integration of the hamlet with the rest of the village.

To pretend that Lower Tysoe is somehow different from the rest of the village is perverse. We believe that it would be difficult to persuade residents of Middle and Upper Tysoe that Lower Tysoe should be treated differently from their part of the village and this may be divisive where no real division now exists.

There is strong evidence that SDC's working assumption is that Lower Tysoe currently is **not** in the LSV, but that it is up to the village to decide.

Our strong recommendation is that Lower Tysoe should be included in the LSV but with certain safeguards:

1. The "green buffer" which separates the hamlet from Middle Tysoe should be protected from any development. This buffer will be defined in congruence with material planning considerations that protect and define the distinctive and historical separation of Middle and Upper Tysoe.
2. Any single development in Lower Tysoe should be strictly limited to three dwellings.
3. All new building in Lower Tysoe should be sympathetic with its existing rural residential character.

We would also recommend that similar safeguards to points 2 and 3 should apply to the rest of Tysoe, unless sites suitable for larger scale development are identified.

Our additional recommendation is that prior to finalising a further draft of the NP the residents of Lower Tysoe should be consulted on the intention to include the hamlet in the LSV and the implications of this pointed out to them.

7. The need to review the Housing Needs survey

An extensive Housing Needs Survey was carried out in December 2011. This indicated the level of need for various categories of dwellings. Whilst this informed the drafting of the NP it was not definitive as Tysoe's housing target was far greater than the Housing Needs Survey showed to be required. Having said this, it is our understanding that in order to have the NP formally adopted it will need the support of a recent Housing Needs Survey.

Whilst we do not expect the findings of a new survey to be significantly different from the existing survey we believe that it would be prudent to discuss with the organisers of the last survey how this could be updated at least cost and in the most efficient way.

We recommend that a discussion with Sarah Brooke Taylor, Rural Housing Enabler at SDC, takes place as soon as possible to investigate what options we might have.

8. Comments on the consultation exercise.

Consultation with Tysoe residents, SDC, local businesses, and relevant parties

The consultation process is detailed in Appendix A of the current Plan. As evidenced from this, the Voluntary Group is confident that the Working Party made great efforts to capture a wide range of opinions and thoughts within the village, for example contacting individual organisations, holding many open meetings -including one where people were encouraged to contribute to the mapping project - and taking a stall at the Flower Show to encourage dialogue.

This was confirmed in James Derounian's report which stated that the plan had been the subject of appropriate pre-submission consultation and publicity, as set out in the legislation. He praised the welcoming layout of the NP and in particular the innovative idea of using Street Champions to reach residents. However, one of the comments from residents and comments from a Councillor indicated doubt about the depth and democratic nature of the consultation. **We believe that we can use the excellent work by the initial group as a basis to continue and improve the consultation process.**

More detailed notes about the feedback are included in Appendix II.

9. Why is a Neighbourhood Plan so important?

The Neighbourhood Planning process offers the possibility of engaging and enthusing the village in determining the kind of village they want Tysoe to be in 25 years time. Although the key issue for all the plans is the identification of sites for the target number of houses, the plans can also act as a blueprint for the aspirations of the village, helping to shape how it looks in the future. The aim is to ensure that Tysoe remains vibrant and sustainable, a village which offers a great quality of life for everyone both now and in the future.

The plan gives the village the opportunity to have some say over:

- Where and how new developments should take place
- The type of housing built by adding conditions which improve quality and sustainability
- Make Tysoe a harder target for rapacious developers
- Ensure contributions by developers are reinvested in the village, rather than going elsewhere
- Safeguard against known problems like the risk of flooding by avoiding high risk areas
- Looking to contain the size of the developments to maintain the character of the village

To quote the representatives from Long Compton Parish Council: ***“Without a plan there will be no protection when Stratford runs out of space.”***

Re-energising the process

The process in Tysoe was started two years ago. A large number of volunteers have been involved in the production of the plan up to this point, in addition to the original NP Working Group. There is some confusion

as to where the Plan has got to and why the plan has stalled. To move the Plan on from here it will be necessary to excite people about the project once more, to make sure they understand its importance and the part they can play in shaping the future of Tysoe. It is vital that Tysoe Parish Council plays an active role and shows its commitment. **Looking at both Long Compton and Kineton, it was apparent that the role and ownership of the Parish Council were key to ensuring the success of their respective Plans.**

Next stage

The VG proposes that an **Extraordinary Meeting should be held on Tuesday 19th July** to provide the PC and village with the opportunity for a more detailed discussion of these recommendations. It also makes sense to continue the momentum and enthusiasm for the Plan over the summer and avoid losing more time. We believe that the PC should appoint a Working Group, without further delay, to move this project forward. There is clear evidence to show that the village is really anxious to see this project brought to a successful conclusion.

APPENDIX I: Comparison of Engagement Strategies between Tysoe, Kineton and Long Compton.

ENGAGEMENT CHRONOLOGY

Tysoe	Kineton	Long Compton
The NP process launch was held on 29th March 2014 in the Village Hall when 130 people attended.	The Kineton NP began with a Village Plan which was aspirational (and this then morphed into a much more “workman like” Neighbourhood Plan (see Note 1).	Tell us your views and what you would like your village to be. Very detailed questionnaire to the whole village. Lot of work to collect ecology, traffic concerns(see Note 2).
Survey advice consultations for questionnaire respondents were held in the Village Hall on 21st July and 9th August 2014 (19 attendees)	A search for all possible sites was undertaken within the Kineton LSV.	See what we have come up with
A Mapping Party was held on 31st May when 55 parishioners, supported by Mapping Mercia, added features (symbols, photographs and footpaths) they care about to Open Street Map.	The production of a “Strawman” plan for site which was presented to the people of Kineton for consultation with very high attendance. This incorporated the outcomes from a housing needs survey.	A Development Evening. Assess villagers’ views on where development might be accommodated
Throughout 2014, the NP committee held a scheduled programme of open public monthly meetings.	The outcomes from the Sites Consultation was integrated into the Village Plan which effectively created the first draft of the Kineton Neighbourhood Plan.	Test final draft against Core Strategy. All communications were part of expectation management so village fully aware of the need to meet SDC and Government requirement for new homes
The NP group had a stall at the Tysoe Flower Show on August 16th 2014 to answer queries and receive completed questionnaires	A second consultation was held to consider this first draft.	The final referendum was treated like a general election in terms of “getting the vote out”. It had 52% turn out and a 92% approval rate.
Results of Survey and the next steps consultations were held on 24th and the 29th November 2014. Attendees were 17 and 36 respectively	A meeting was arranged with major house developers to get their input on the plan.	All villagers received copies of plan in various drafts. A Key Points document was agreed and formed the basis of all final communications
Pre-submission consultation open meeting – 5th Jan	The plan was distributed to 110 Statutory Consultees for their input.	Extensive consultation with government district and county agencies, utilities wildlife groups conservation groups
Number of local organisations were contacted to comment on the plan.	A final consultation was held on the whole plan prior to it being sent to SDC on 11 th January 2016, where it is still awaiting formal approval.	Long Compton Plan was accepted for implementation on 25 th April 2016.

Source: Tysoe – Tysoe Neighbourhood Plan – Draft Version 2 – Appendix A

Kineton - Ken Priddis (KP) from Kineton Parish Council met with Steve Millward and Alison Mallalieu on 23rd May 2016.

Long Compton - Bill Cook and Lindsay Forbes from Long Compton Parish Council met with Alison Mallalieu on 16th June 2016

Notes

1. This village plan included environmental, social and sustainability issues and these followed through to the final document. However, the Kineton NPG felt that the question of site allocation was paramount. KP explained that great care had been taken to ensure that the Kineton Plan was in sync with the SDC Core Strategy and aligned to the National Planning Policy Framework.

2 This involved maps that could be drawn on, a very proactive stance on the identification of potential sites and sought a clear insight into the kind of village the residents wanted to be part of in twenty five years' time. It also included questions such as where does the village flood, what have you seen and where did you see it (e.g. I've seen badger here), which views would you like to preserve what makes the village special. Interestingly out of this came a policy on dark skies. All this fed into the vision for the village.

ACTIONS TAKEN

Action	Tysoe	Kineton	Long Compton
Housing Needs Survey	x	x	x
Call for Sites	x	x	x
Engage Planning Consultant		x	
Deeper Engagement with SDC	x		x
Planning Policies	x	x	x

Notes

Housing Needs Survey

Tysoe used a Housing Needs Survey from SDC for 2012. Kineton Housing Needs survey was completed using Sarah-Brook Taylor from the Warwickshire Community Council to help determine what type of houses were needed. Neil Gulliver of the Rural Housing Association helped with Long Compton's Housing Needs Survey.

Call for Sites

Tysoe identified SHLAA sites, not exclusively, from a 2012 survey which were then filtered by a public questionnaire and other evidence gathering. Kineton identified SHLAA sites using Stratford District Council's late 2014 "Call for Sites", which they augmented by proactively contacting local land-owners who had been "missed" by Stratford District Council. The initial focus was on planning – potential sites, methods of construction, number of dwellings per site and style of dwellings. Long Compton's Parish Council identified SHLAA sites themselves that would meet their housing allocation with some housing to spare.

Engage Planning Consultant

The Kineton NP Group engaged a planning consultant (Neil Peirce). In Ken Priddis' view the plan could not have been produced without the consultants help.

Engage with SDC

Tysoe corresponded and met with Matthew Neal of SDC. Long Compton worked closely with Matthew Neal and drove him round the village to show him the sites earmarked for development. SDC also awarded a £3,000 grant to Long Compton to fund the plan. Long Compton also recommended cultivating Chris Saint.

Planning Policies

Tysoe developed a set of detailed planning policies that are set out in draft 2 of the Neighbourhood Plan. The Kineton NP incorporated a policy that no building should take place outside the LSV. This could be ultimately rejected by the Inspector but the Group felt it was important to incorporate it. KP also believed that it was crucial in the production of the plan to very clearly define the area that the plan should refer to, whether this is the Parish Boundary or the LSV Boundary. The group also created an Area of Restraint Policy which covered the land between Kineton and Little Kineton.

Long Compton identified the following parameters for their development sites: (a) brown field sites, (b) developments limited to five houses, (c) housing to keep the old and the young in the village and (d) the preservation of the village's "green fingers". They also listed the following items for consideration: (a) equal opportunities, (b) sustainable urban drainage, (c) Seven Trent capacity for foul drainage associated with new development, and (d) traffic management. Long Compton also bought a site to fulfil their identified social housing needs with a loan from the Public Works Loans Board. Long Compton also noted that they are located entirely in an AONB area and received help from Nicholas Butler (namb999@btinternet.com) of the CPRE. For parts of Tysoe not in the AONB, Historic England was suggested as a source of help with ridge and furrow and other historic aspects.

Other issues:

1. Long Compton

- a. Long Compton has lost only one planning application on appeal in the last two years. Developers who are interested in building in Long Compton are directed to the Parish Council at pre planning stage by Stratford District Council to discuss their working plans and ensure they are in line with the Neighbourhood Plan. The Council Planning Group takes a very directive role in this process. Builders now understand that if they apply to build on the designated sites they will not have trouble but will be fought if they apply to build on non-designated sites.
- b. Long Compton recommended that Historic England could be useful for Tysoe as a source of help with ridge and furrow and other historic aspects in non-AONB areas.

2. Kineton

- a. David Gossling (Chair of Kineton PC) would be prepared to read a draft of our plan and comment on it in a meeting.

APPENDIX II: Feedback on the consultation exercise.

Pre-submission comments on Version 2 were invited from the village on the website and by email. All comments were answered or incorporated where appropriate. Three Parish Councillors submitted some thoughts on the Plan. Among many other detailed points they questioned:

- The value of having the plan without a Core Strategy in place
- The drawing up of the LSV boundary to include Lower Tysoe
- Whether the language of the Plan was too technical for people to understand
- The depth of the consultation that had taken place.
- The lack of a locally driven 'vision', rising from democratic consultation in the Plan

In response to these comments, a simpler version of the Plan was created to stand with the original. Three further public consultation sessions were arranged and a committee was set up to look at the LSV boundary.

Matthew Neal, the Neighbourhood Planning Officer from SDC commented on Version 2. He also stated that SDC requires that a large number of public bodies (108 i.e. Oxford Airport) should be consulted on the Plan. These can be included at the next stage.

Orbit Housing and the Social Housing Department at SDC were both contacted but no responses were received. These will need to be included at the next stage.

APPENDIX III: Site Allocation Action Plan

Action Plan

1. To review and refresh the status of the most applicable sites that were identified within Version 2 of the NP.
2. Assess current ownership status and discuss the willingness to put sites forward again. Use Local knowledge to speak to land owners regarding potential sites.

3. New sites will only be required if the status quo from the version 2 NP on site allocation has changed (reduced).
4. Consider the incorporation of appropriate (Strategic Housing Land Availability Assessment (SHLAA) sites into the plan as advised by 3rd party consultant.
5. Engage a planning expert (potentially Neil Peirce as used by Kineton PC) to assist appointed NPG officers in producing of the Site allocation plan and its supporting documentation (based on updating Version 2 of the NP).
6. Combine the outcomes of the Site Review (item 1), local knowledge and SHLAA sites to reproduce a plan showing potential sites available within the (LSV). This plan should identify the 55 dwellings required. The NP should provide a timeline to define when sites will be put forward (applications be made through until the culmination at 2031).
7. Consideration could be given to adding policies stating that no building should take place outside the LSV and that Areas of Restraint should be created in sensitive areas e.g. maintaining the de-lineation of the settlements. The areas of restraint will be derived from sound environmental knowledge that will be defensible in planning terms (using previously generated information) overseen by appointed NPG officers, 3rd party consultant and Neil Peirce.

This steps would be followed by checklist points 9-14 (see p X) to produce a final version of the Plan.