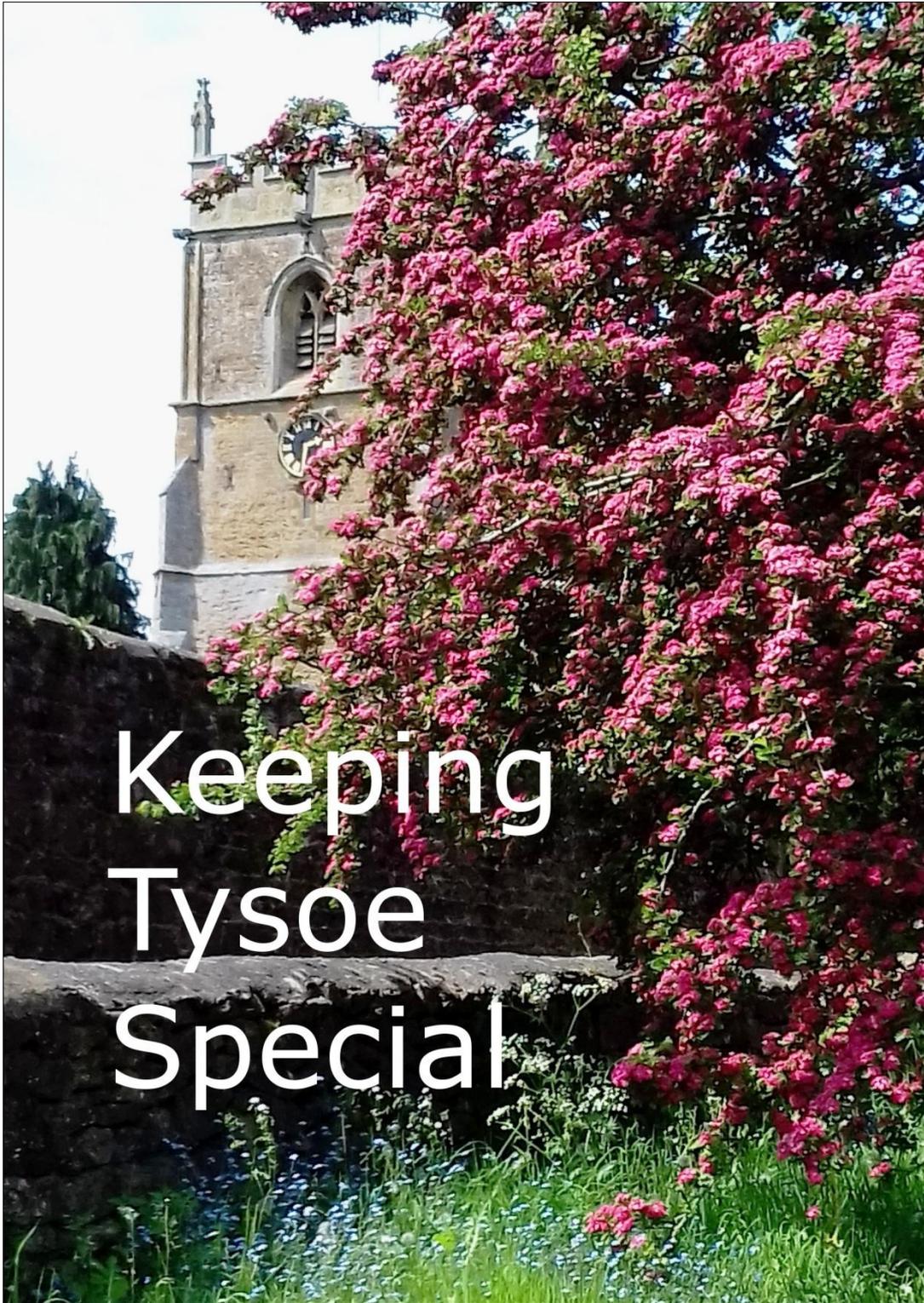


# TYSOE NEIGHBOURHOOD DEVELOPMENT PLAN TO 2031

## CONSULTATION STATEMENT



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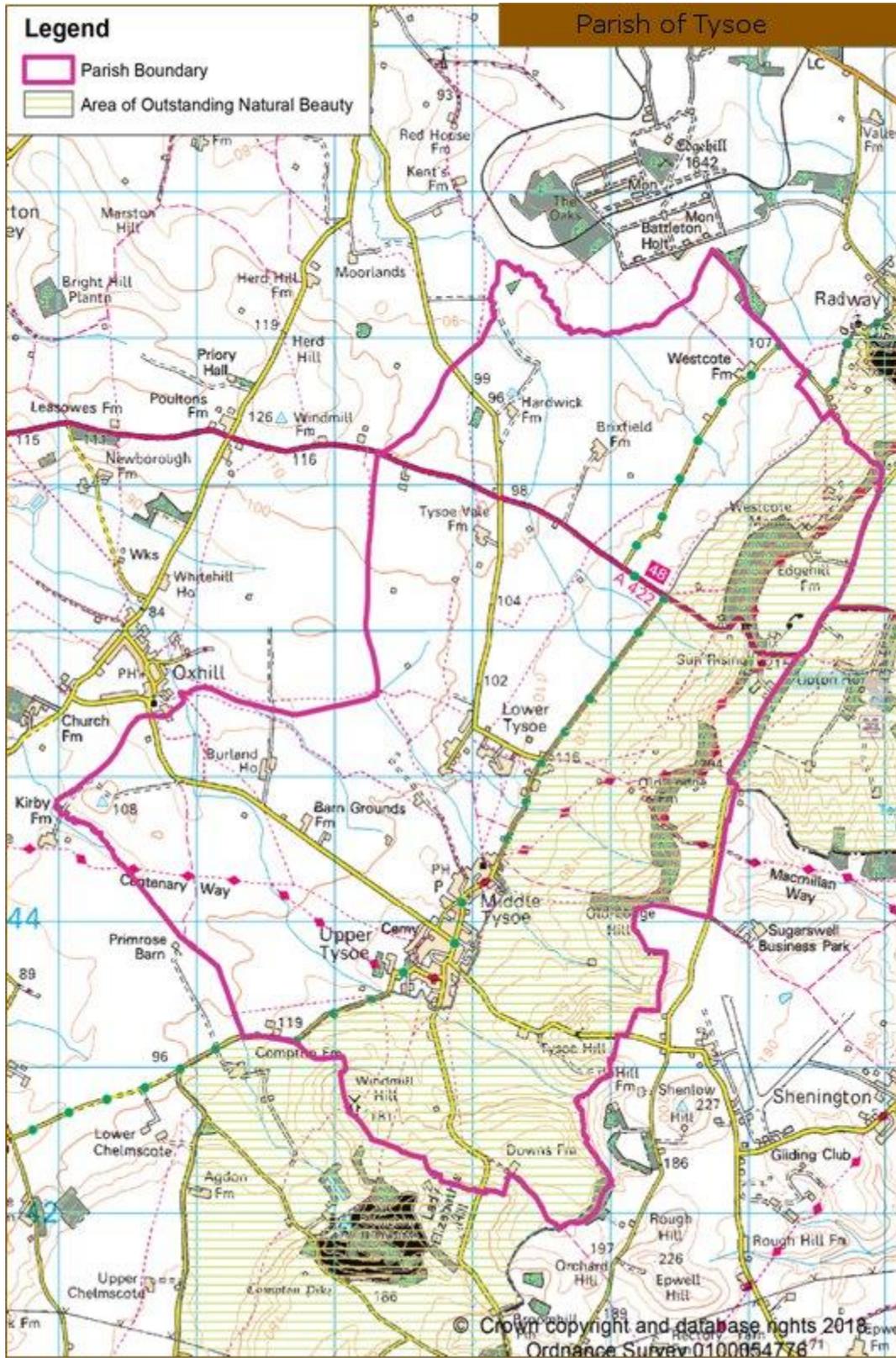
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*St Mary's Church, Tysoe*



Parish of Tysoe

## 1.0 Introduction

This Consultation Statement has been prepared with the aim of fulfilling the legal obligations of the Neighbourhood Planning Regulations 2012, which are set out in the Legislative Basis in Section 4.0.

A copy of this document and all appendix material is available at [www.tysoe.org.uk](http://www.tysoe.org.uk)

An extensive level of consultation, both with the community and statutory bodies has been undertaken by the Neighbourhood Plan Group and Parish Council. The details of this are set out below and supported in a number of appendices.

The submission plan includes:

- Policies to protect the natural environment and heritage assets in the parish
- Recognition that the current community assets and infrastructure are regarded as valuable by residents and should be preserved or improved
- Allocated sites for new, small scale housing developments with the provision for affordable housing
- A Village Design Statement to ensure that the existing vernacular housing design is maintained
- Designated Reserve Sites
- Defined Local Green Spaces
- Incorporation of Lower Tysoe into the Local Service Village with its own Built up Area Boundary
- A Strategic Gap between Middle Tysoe and Lower Tysoe

## 2.0 Background

The Parish Council and Neighbourhood Plan Group have been working with the community to help shape the future of the parish since the development of the Parish Plan in 2010 (**Appendix 1**). The Parish Plan sought to address a wide range of issues but today carries limited weight in the planning process.

A Neighbourhood Plan Group was first formed in 2013 after several residents' meetings at which the idea was discussed. In early 2014 it was adopted as a sub-committee of Tysoe Parish Council. This Group has been through several iterations since then until the final date of submission of the Plan in 2019.

**Appendix 2** (Timeline) is the key document that charts the progress of the Plan during those years. It lists, with dates, each public meeting and report to the Parish Council (over 130 meetings) together with summary actions, decisions and internet links to all sets of minutes.

It also charts the dates and nature of public events, open consultations, displays, presentations and numbers of attendees.

The development of the Plan has involved consultations with residents, businesses, Stratford District Council as well as statutory bodies. The process has been evolutionary. The first key milestone was the result of a community questionnaire in 2014 (**Appendix 3**) which underpinned the first draft of the Plan in 2014 (**Appendix 4**). As a result of changes in personnel in both the Parish Council and the Planning Group progress was temporarily halted. It was picked up again with a new team who commissioned a Housing Needs Survey (**Appendix 5**) and developed a new draft Plan in 2017 which can be found together with public comments and responses in **Appendix 6**. Subsequently a pre-submission Plan was produced in 2018, also with public comments and responses (**Appendix 7**). The final submitted 2019 Plan has developed from these earlier drafts as a result of a wide range of consultations throughout, not only with residents but also with businesses, statutory bodies and other consultees (**Appendix 8**). Some examples of the Group’s publicity material (display, banners etc) are shown in **Appendix 9**. Throughout the duration of the exercise the actions of the Group have been recorded through meeting minutes and reports to its parent body, Tysoe Parish Council (**Appendix 10**).



*Village consultation meeting*

### **3.0 Consultations**

The parish of Tysoe has over 920 residents registered to vote on the electoral role and there are in excess of 450 residences in the parish including those in the three main settlements (Lower, Middle and Upper Tysoe, see Parish Map, page 4) and outlying farms and houses.

Throughout the preparation of the Plan the Neighbourhood Plan Group has conducted consultations through a number of channels (see Appendices 2, 3, 5, 8, 9 and 10):

- Open village meetings and consultation days
- Regular public meetings of the Neighbourhood Plan Group
- Monthly updates presented at Parish Council meetings
- Flyers delivered to houses in the parish
- A Parish-wide questionnaire/survey in 2014 (Appendix 3)
- Email requests for comments sent to local businesses and statutory bodies (see Appendix 8)
- Written comments on draft Plans solicited from residents (see Appendices 6 and 7)
- A dedicated part of the Parish Council’s website
- A Housing Needs Survey (Appendix 5)

The purpose of all of these consultation channels has been to first determine the views of residents and other interested parties and then to validate the Plan’s policies against these views and to incorporate residents’ concerns in the Plan.



*Banner publicising the Plan*

The extremely high returns of comments from the two main pre-submission Plan consultation periods – the May 2017 draft Pre-submission Plan (see Appendix 6.1) generated in excess of 200 comments from residents (see Appendix 6.3) and the July 2018 draft Pre-submission Plan (see Appendix 7.1) generated in excess of 120 comments from residents (see Appendix 7.2) - demonstrate the high level of engagement within the parish.

During the consultation periods – 6 weeks for the May 2017 Plan and 10 weeks for the July 2018 Plan - open meetings were held at which interested parties could ask questions of the Neighbourhood Plan Group and Parish Councillors and raise their concerns.

At the public open day meeting on 7<sup>th</sup> June, 2017 88 residents attended, on 29<sup>th</sup> June, 2017 86 residents attended.

During the consultation period on the July 2018 Plan, extended to 10 weeks to enable residents to attend during the school holidays, 34 residents attended the open consultation meeting held on 14<sup>th</sup> July, 2018, 38 attended on 7<sup>th</sup> August, 2018 and 34 attended the meeting on 7<sup>th</sup> September, 2018.

A paper copy of the July 2018 draft Plan was distributed to every house in the parish at the start of the consultation period together with a summary of the Plan and a covering letter of introduction from the Chair of the Parish Council (see Appendix 9). The Plan was also made available on the Parish website.

As part of the preparation of the May 2017 draft Plan consultation meetings were held on 25<sup>th</sup> and 26<sup>th</sup> November, 2016 at which large-scale maps of the village were displayed showing proposed allocated sites, green spaces, Built-up Area Boundaries, proposed reserve sites and strategic gap. Residents were invited to “vote” for various sites by placing pins in the maps. Residents’ views were also invited on a wide range of topics including favourite views and landscapes, size of potential future housing developments, adequacy of transport and infrastructure and, in general, what they viewed as being of importance to them. The two days of meetings attracted 186 residents.

These views and comments have been reflected in the Plan and policies shaped to address the concerns. Turnout for the various village consultation meetings was high (see above) and debate was often lively.

A recurring theme from the very inception of the Plan process has been the disposition of Lower Tysoe. This settlement, one of three that comprise the parish of Tysoe (the others being Upper and Middle Tysoe), is regarded by the District Council as a rural hamlet outside the Local Service Village being separated from Middle Tysoe by a short tract of open country. In order to solicit views an open meeting of Lower Tysoe residents was organised (for link see Appendix 2, timeline date of 7<sup>th</sup> October, 2016) at which 28 residents attended.

#### **4.0 The Legislative Basis**

Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations sets out that a consultation statement should be a document containing the following:

- details of the persons or bodies who were consulted about the proposed neighbourhood development plan;
- explanation of how they were consulted;
- details and summary of the main issues and concerns raised by the persons consulted on draft plan;
- description of how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

## 5.0 Themes emerging from consultations

A number of broad themes emerged from the written comments and concerns submitted by residents and other interested parties on the two pre-submission Plans (May 2017 and July 2018). The themes were similar for both plans, for the July 2018 Plan the comments and concerns can be grouped as follows:

- Reserve sites – 31 comments
- Housing Policies, affordable housing, allocated sites – 23 comments
- Lower Tysoe issue – 22 comments
- Consultation, transparency – 12 comments
- Strategic gap, green spaces – 3 comments

These comments and concerns were usually straightforward and were responded to by the Group (see Appendices 6.3 and 7.2 respectively).

Other themes emerged at the open village meetings from discussions with residents. Following is a summary of the main concerns raised by residents and other interested parties including the way in which the Plan has dealt with each of them:

### **5.1 The protection and preservation of the natural and historic environments**

This has been a widely commented theme, raised by residents and statutory bodies such as Historic England and Natural England. The Plan proposes policies which will help to protect and preserve such assets:

- *Natural Environment Policy 1 – The Cotswold AONB* seeks to protect this important element of the local landscape.
- *Natural Environment Policy 2 – Tranquility and Dark Skies* seeks to limit any damage caused by artificial lighting installed in new developments
- *Natural Environment Policy 4 – Designated Local Green Spaces* identifies those spaces in the village that residents have sought to protect from future development and have identified as a valued public amenity
- *Natural Environment Policy 5 – Valued Landscapes and views* identifies the vistas in and around the village that residents have identified as being part of the unique and valued aspects of Tysoe
- *Natural Environment Policy 6 – Protected Strategic Gap* seeks to protect the undeveloped space between Middle and Lower Tysoe to prevent the two settlements coalescing; something about which residents expressed strong views
- *Natural Environment Policy 7 – green infrastructure* ensures that any new development should include planting to preserve the natural rural environment and also minimises damage to the environment

- *Built Environment Policy 1 – Heritage Assets* enshrines policies to protect the numerous heritage assets, built and natural, from damage caused by encroaching new development. This policy specifically includes wording from Historic England
- *Built Environment Policy 2 – Responding to Local Character* together with the Village Design Statement seeks to ensure that any new developments are in keeping with the existing vernacular and that they do not detract from the natural environment in which they are set.

## **5.2 The sustainability of existing facilities, amenities and infrastructure**

Residents value highly the excellent facilities that exist in Tysoe and are aware of the fragility of some of the parish's infrastructure. They wish to see these assets improved and protected if at all possible.

- *Employment Policy 1 – Protecting and Enhancing Local Employment Opportunities* sets out measures to protect existing employment locations and encourage the development of new opportunities
- *Employment Policy 2 – Home Working and Live-work units* describes how the Parish Council will encourage and support new houses to accommodate the ability for residents to work from home thereby reducing pollution from commuting and enabling employment opportunities within the parish
- *Natural Environment Policy 3 – Flooding and Drainage* sets out measures by which flood damage may be prevented or mitigated by requiring control measures in any new developments
- *Built Environment Policy 3 – Energy Efficiency and Renewable Energy* encourages sensible measures to reduce energy consumption by new developments in the parish which has no mains gas supply
- *Built Environment Policy 4 – Car parking* together with the Village Design Statement encourages the provision of adequate parking facilities in new developments to keep the verges and streets clear of parked cars
- *Built Environment Policies 5 & 6 – Replacement Dwellings and Empty Homes* These policies ensure that the character of the village can be maintained whilst encouraging the re-use of redundant farm buildings
- *Community Assets Policy 1 – Community Assets* identifies those facilities that residents have said are of significant value to the community. It articulates an intent to protect these assets whenever they might come under threat



Village consultation meeting

### ***5.3 Development through organic, in-fill growth, affordable housing and the use of appropriate materials***

Whilst recognising the need for Tysoe to be able to accommodate some level of housing growth over the Plan period residents have expressed the strong view that such growth should be limited to small sites largely within the current built envelope. There also emerged a strong view that small (2 and 3 bedroom) houses should be built rather than the larger properties with which Tysoe is already more than adequately supplied (above the average for Stratford District).

- *Housing Policy 1 – Housing Growth* identifies where in the village new development will be supported
- *Housing Policy 2 – Site Allocations* identifies three sites within the proposed Built-up Area Boundaries where circa 18 new dwellings could be built providing the parish with the ability to maintain the modest growth that has been sustained in recent years. It also identifies where an affordable housing scheme for up to 12 units may be developed which would partially meet the identified demand for such properties.
- *Housing Policy 3 – Strategic Reserve* identifies two sites adjacent to the proposed Built-up Area Boundaries that should be protected from development until circumstances arise which trigger the development of such sites (see Stratford District Council Core Strategy CS.16). The Neighbourhood Plan Group believes that the inclusion of Reserve Sites, whilst not mandatory, is a sensible precaution to prevent indiscriminate and inappropriate development if the triggers referred to above occur (see 5.4 below).
- *Housing Policy 4 – Rural Exception Housing* is a statement of support for any viable scheme for such a development which may come forward.
- *Housing Policy 5 – Market Housing Mix* reflects the communities wish to see a relatively high mix of smaller dwellings and reflects the results of the 2014 village survey and opinions expressed at the various consultation meetings.

- *The Village Design Statement* contained within the Plan reflects residents' opinions that the vernacular style should be maintained. The use of local stone is particularly encouraged as it is a long-standing feature of the built form in the village.

#### **5.4. Reserve Sites**

A small number of residents have questioned both the requirement for and the location of the proposed Reserve Sites. The concerns have been raised mainly by residents living adjacent to the two proposed sites (sites 4 and 5). They have been particularly vocal and have made their views widely known by way of petitions and flyers distributed around the village. Both sites, however, provide potential development opportunities which are less damaging to the natural and built environments than other sites considered by the Neighbourhood Plan Group.

*Housing Policy 3* identifies the two proposed Reserve Sites. It is believed that it is prudent to provide for circumstances under which the District Council can no longer demonstrate a 5 year housing supply as required in their Core Strategy CS.16. Under such circumstances villages in the District with no reserve sites may come under significant pressure from developers. The Plan's inclusion of Reserve Sites gives the Parish some reassurance of where any additional development might be located rather than allowing a developer free-for-all outside the Built-up Area Boundaries.

Whilst residents' concerns are recognised, the Plan needs to provide a solution for the parish as a whole. Objectors argue that Site 4 lies within a Conservation Area and is a working farm, and that Site 5 is adjacent to the AONB and lies partially within a Conservation Area. Any development of the former, however, would still maintain the viability of the farm by moving the modern agricultural outbuildings some 200m away. There have been concerns regarding access on both sites but it seems clear, following a review by Warwickshire County Council Highways Department, that the access issues on both sites could be managed and mitigated.

The benefits to the Parish as a whole, in identifying these reserve sites, have been weighed against any harm that future development there might generate.

#### **5.5 The inclusion of Lower Tysoe within its own Built-up Area Boundary**

From the very beginning the process of producing a Neighbourhood Plan for Tysoe has been a vexed issue. A number of residents, mainly living in Lower Tysoe, have objected to the change of status for Lower Tysoe. Their main argument has been that currently Lower Tysoe, being defined as a rural hamlet, enjoys a level of protection from development afforded by the presumption against development except in certain well defined circumstances.

Objectively, however, the only factor that makes Lower Tysoe any different from the rest of the village is a small tract of open farmland between Middle and Lower Tysoe. It is

regarded as part of Tysoe by the majority of residents as illustrated by the first Village Survey in 2014 (Appendix 3.3). Lower Tysoe is connected to the rest of the village by a metalled footpath, a road and well maintained rural footpaths. Lower Tysoe residents use all of these to access easily the shop, church, post office, surgery, public house and other facilities which are central to the three Tysoes. Their access is as unencumbered as for any other Tysoe resident. It is for this reason that the Neighbourhood Plan treats Lower Tysoe as an integral and sustainable part of the village. It would be perverse to treat, Lower Tysoe in any way differently from Upper and Middle Tysoe for planning purposes.

During the consultation periods many comments were submitted by residents supporting this view and questioning why, if Lower Tysoe were to remain as a separate hamlet, Upper and Middle Tysoe should carry the brunt of development for the village while Lower Tysoe remained “protected”. The issue is very divisive.

A tightly drawn Built-up Area Boundary around Lower Tysoe affords it protection from inappropriate development that is in every way as strong, if not stronger, as the protection it currently enjoys. It is perhaps germane to the argument to note that of the 44 planning applications granted permission since 2011 eleven have been in Lower Tysoe. This represents a much higher ratio of new permissions to existing houses than for the rest of the village. Lower Tysoe comprises circa 40 houses with approximately 90 residents registered on the electoral role.

Clearly the views of Lower Tysoe residents are valued but the Neighbourhood Plan has to encompass the interests of the parish as a whole. To keep Lower Tysoe excluded from the village and to maintain the *status quo* would be divisive and difficult to justify to the majority of the residents of the parish.

### **5.6 Built-up Area Boundaries and the Strategic Gap**

This issue has been raised mainly by Stratford District Council. They question whether the same principles have been used for drawing the new boundary around Lower Tysoe as those used for the boundary around Middle and Upper Tysoe. They also question the boundary of the proposed Strategic Gap.

As far as possible the Plan uses exactly the same principles for both Built-up Area Boundaries – that is to follow, where it can, physical features such as fences, ditches, property boundaries etc. However, many of the properties in Lower Tysoe are large and built on large plots. To follow the curtilage of such properties would result in large tracts of domestic gardens or paddocks being open to development; this would be undesirable to all concerned. The Plan draws the proposed boundary as tightly as is reasonably possible by following physical features where they exist but, in very few instances, takes the boundary across open land in order to exclude large tracts of “garden” which could be developed. This also has the advantage of maintaining the largely linear nature of the evolved settlement in Lower Tysoe and its historic boundaries.

The boundary of the proposed Strategic Gap has also been questioned. Again, the Plan follows physical features, including marked footpaths, wherever possible. However, as the fields on either side of the road between the two settlements (Lower and Middle Tysoe) are large and particularly wide, this has resulted in the protected area being somewhat larger than is strictly necessary. In one part (the south-west corner of the Gap) the boundary has been taken across open country to avoid encompassing a very large area of open field that would be unnecessary to include. The purpose of the Strategic Gap is to protect the land between Lower and Middle Tysoe from development, something for which many residents expressed strong support. This protection is most important adjacent to the school and church, both valued listed buildings, where current development is already encroaching in a worrying manner.

### ***5.7 Transparency and engagement***

The production of the Plan has followed all relevant legislative guidelines, has been entirely open and engagement has always been encouraged. The attendance at the open village meetings has been generally high given the population of the parish. The number of comments received on both of the pre-submission Plans has been exceptional (200 and 130 respectively). Both of these factors indicate that residents have been able to engage and have, indeed, engaged.

Attendance at many of the regular monthly Neighbourhood Plan Meetings has been disappointing with often fewer than ten members of the public attending and often the same people attending each meeting, but this has not been for a lack of encouragement or publicity. Unfortunately the process has been long and drawn out and it has been difficult to maintain public interest except for those with a favourite concern to air. It has been easier to excite public participation during the consultation periods than it has between times but residents have always been encouraged to attend and participate.

Appendix 2 (Timeline) lists the public meetings, open days and consultations that have provided opportunity for residents to engage in the process.



*Advertising banner publicising village meeting to consult on the emerging Plan*

## **6.0 Conclusion**

The process of producing a Neighbourhood Development Plan for Tysoe has been long and protracted. It has often been divisive and it would be impossible to produce a Plan that would satisfy everyone in the parish. However, the endeavour has been to produce a Plan that recognises those things that residents value most, to put policies in place that protect those things and to propose a level and style of development that residents will support. In doing this it has used evidence gathered through surveys, written comments, open meetings and public participation with regular update meetings to inform the Plan and to shape its policies.

The Neighbourhood Plan Group believes that it has not only followed the letter of the relevant legislation covering Plans but also followed the spirit of Localism implicit in that legislation.

The Plan is commended to the residents of Tysoe parish by the Parish Council and the Neighbourhood Plan Group.