

Tysoe Neighbourhood Development Plan Final Submission Consultation

Representation Form

Tysoe Parish Council has prepared a final submission Neighbourhood Development Plan for the Tysoe Area and is inviting you to comment by **FRIDAY 28TH JUNE 2019**.

In order for your remarks to be taken into account when the Neighbourhood Plan goes to Independent Examination and to keep you informed of the future progress of the Neighbourhood Plan, your contact details are needed.

All comments will be publicly available on the Stratford-on-Avon District Council website once they have been analysed, but will not be identifiable by name and/or organisation. Please note that any personal information provided will be processed in line with the General Data Protection Regulation 2018 and not made available on the website.

As the consultation is long, you can at any time save up to the point you have completed the questionnaire. You will be prompted with a screen allowing you to cut and paste the URL created to the point you have reached to bookmark or have the saved link emailed to yourself.

Personal Details

Please fill in your contact details below:

Q1 Full Name

Q2 Capacity in which commenting on Plan.

Resident.....

Statutory Consultee

Business/Work in area.....

Other

Resident's Association Representative ..

Q3 Organisation represented (where relevant)

Q4 Address

Q5 Post Code

Q6 Telephone Number

Q7 Email Address

Housing

Strategic Objective: To maintain the recent rate of housing development proportionally within the village to support the needs of the community socially and economically, while protecting and enhancing the natural, built and historic environment.

Housing Policy 1 - Housing Growth

Within the village there will be two Built-up Area Boundaries within which new housing will be supported in principle (Map 8, page 30). Outside the designated Built-up Area Boundaries the remainder of the parish is defined as open countryside. New housing in the open countryside will be strictly controlled and limited to rural exception sites (see Housing Policy 4), replacement dwellings, the conversion of rural buildings, dwellings for rural workers and houses with exceptional and ground-breaking design, or otherwise permitted under Core Strategy A.10 which deals with such issues.

Q8 Do you support or object to Housing Policy 1?

Support..... Object.....

Q9 Please make any comment you have in relation to Housing Policy 1 below

Housing Policy 2 - Site Allocations

The following sites, as identified as nos. 1, 2 and 3 on Map 8 (page 30), are allocated for residential development within the Plan period:

1. Land to south of Orchards for approximately 3 dwellings (Site assessment no. 2)
2. Land to west of Sandpits Road for approximately 2 dwellings (Site assessment no. 4)
3. Land to the west of Sandpits Road for approximately 13 dwellings. See note below regarding potential affordable housing scheme. (Site assessment no. 6)

Total 18 potential dwellings.

All developments on allocated sites will be expected to demonstrate:

- a) An appropriate landscape led design in accordance with the Village Design Statement;
- b) An appropriate density and layout which reflects and respects local character;
- c) Appropriate access for vehicles and pedestrians (eg footway access along Oxhill Road to Site 3) and adequate parking arrangements; and
- d) Suitable and sustainable drainage proposals.

Q10 Do you support or object to Housing Policy 2?

Support..... Object.....

Q11 Please make any comment you have in relation to Housing Policy 2 below

Housing Policy 3 - Strategic Reserve

This Plan supports the safeguarding of land at Herbert's Farm and Roses Farm as shown on Map 8 (numbers 4 and 5 respectively on page 30). These safeguarded sites have the potential for future residential development of up to 21 houses. The above sites will only be released during the Plan period if it can be demonstrated through the submission of evidence that there is an identified housing need for their early release, for example in the event of a community-led housing scheme (CS.16).

Q12 Do you support or object to Housing Policy 3?

Support..... Object.....

Q13 Please make any comment you have in relation to Housing Policy 3 below

Housing Policy 4 - Rural Exception Housing

Small-scale community-led housing schemes on sites beyond, but adjacent to, the defined built-up area boundaries of the village will be supported where the following four criteria can all be demonstrated:

- a) That there is a proven local need;
- b) That no other suitable site exists within the Built-up Area Boundaries; and
- c) That secure arrangements exist to ensure the housing will remain affordable and available to meet the continuing needs of local people.
- d) That while households with a qualifying connection to the Parish of Tysoe will have priority, the housing will be made available more widely to others in the District.

Where viability for 100% affordable housing provision cannot be achieved, an element of market housing may be included within a rural exception scheme to subsidise the delivery of affordable homes. In such cases, land owners will be required to provide additional supporting evidence in the form of an open book development appraisal for the proposal containing inputs assessed and verified by a chartered surveyor.

Q14 Do you support or object to Housing Policy 4?

Support..... Object.....

Q15 Please make any comment you have in relation to Housing Policy 4 below

Housing Policy 5 - Market Housing Mix (including affordable housing)

New developments should comply with the following mix of house sizes. These parameters are based on those set out in Policy CS. 19 of Stratford District Council's Core Strategy. However, the mix of 4+ bedroom market housing is lower in the Plan (up to 5%) than that included in CS. 19 (15-20%) as Tysoe already has a higher proportion of large houses than the District average. Also, for affordable houses, the mix for 4+ bedroom houses is set at up to 5% in the Plan which is at the lower end of the CS. 19 range of 5-10%. This is because the evidence from the Housing Needs Survey points to a need for smaller affordable houses in the Parish.

Dwelling Type	Market housing	Affordable Housing
1 bed (2 person)	Up to 10%	Up to 15%
2 bed (4 person)	Up to 40%	Up to 40%
3 bed (5 or 6 person)	Up to 45%	Up to 40%
4+ bed (6, 7 or 8+ person)	Up to 5%	Up to 5%

Q16 Do you support or object to Housing Policy 5?

Support..... Object.....

Q17 Please make any comment you have in relation to Housing Policy 5 below

Employment

Strategic Objective: To encourage opportunities to increase local working and reduce the number of vehicle journeys, thereby contributing to community sustainability.

Employment Policy 1 - Protecting and Enhancing Local Employment Opportunities

Employment opportunities within the Parish are limited to agricultural or service work, small retail or very modest professional opportunities. There are a number of small business ventures in the Parish, many of which are run from home-based offices. The Parish Council is keen to encourage this and facilitate it whenever possible. However, we are concerned that controls should be in place to ensure that any proposed conversion of residential property to office use is both necessary and appropriate.

Proposals for the change of use or redevelopment of land or premises identified for, or currently in employment use will not be supported unless:

- a) The applicant can demonstrate that the site/premises is no longer capable of meeting employment needs; or that there is no reasonable prospect of the site being used for employment uses; or
- b) Development of the site for other appropriate uses will facilitate the relocation of an existing business to a more suitable site; or
- c) Development of the site for other appropriate uses will remove environmental problems associated with its current use.

Extensions to existing employment sites in the village will be supported providing there is no conflict with other Plan policies.

Q18 Do you support or object to Employment Policy 1?

Support..... Object.....

Q19 Please make any comment you have in relation to Employment Policy 1 below

Employment Policy 2 - Home Working and Live-Work Units

Homeworking:

All new dwellings will be encouraged to include space to support home-working, with flexible space adaptable to a home-run business.

Live-Work Units:

Proposals for small-scale mixed use development (new build or conversion), comprising commercial space and living space should comply with Housing Policies 1 and 2 and will be supported subject to the following criteria. They should:

- a) Have appropriate access to both uses;
- b) Have an appropriate level of off road parking to serve both uses;
- c) Have an internal layout and design that ensures that residential and work uses can operate without conflict;
- d) In the case of conversions, the building should be of a permanent and substantial construction, structurally sound and capable of conversion without major rebuilding or extension; and
- e) Retain the character of a domestic dwelling, including grounds and curtilage.

Q20 Do you support or object to Employment Policy 2?

Support..... Object.....

Q21 Please make any comment you have in relation to Employment Policy 2 below

Natural Environment

Strategic Objective: To enhance the protection of our natural environment by protecting our green spaces. The rural environment (the Area of Outstanding Natural Beauty, the wildlife and the cherished views including ancient ridge and furrow fields) is of high importance to villagers.

Natural Environment Policy 1 - The Cotswolds Area of Outstanding Natural Beauty

All developments requiring permission will need to demonstrate measures that ensure protection of the special landscape and scenic beauty of the Area of Outstanding Natural Beauty. Particular regard will be given to the effect on Valued Landscapes and Views identified in Natural Environment Policy 5.

Q22 Do you support or object to Natural Environment Policy 1?

Support..... Object.....

Q23 Please make any comment you have in relation to Natural Environment Policy 1 below

Natural Environment Policy 2 - Tranquility and Dark Skies

Lighting on new development should be kept to a minimum, while having regard to highway safety and to security, in order to preserve the rural character of the village. Amenity lighting of buildings should be kept to a minimum and its use controlled by sensors and timers where possible. The Plan should ensure that:

- a) Applications for new development should ensure how the dark skies environment will be protected through the submission of appropriate supporting documentation to demonstrate accordance with current professional guidance.
- b) Proposed lighting should be designed and sited to help reduce light pollution and contribute to dark skies as part of the Campaign to Protect Rural England's dark skies policy [27].
- c) Proposals which would result in excessive light pollution will not be supported unless exceptional circumstances can be demonstrated that outweigh the harm of the development on the area's tranquillity and dark skies, on planning balance.

Q24 Do you support or object to Natural Environment Policy 2?

Support..... Object.....

Q25 Please make any comment you have in relation to Natural Environment Policy 2 below

Natural Environment Policy 3 - Flooding and Drainage

Wherever possible new developments should incorporate Sustainable Drainage Systems to ensure runoff volume does not exceed a one in 100 year, six hour rainfall event [29]. Proposals will only be supported if:

- a) They satisfactorily address the risk of fluvial and pluvial flooding
- b) They take steps to maximise rainfall being retained within the curtilage of the development (e.g. using drainage methods endorsed by the Environment Agency and DEFRA) so that the proposed development will not increase surface water run-off.

- c) They incorporate Sustainable Urban Drainage Systems designed to control run-off generated on-site to the Greenfield run-off rate for all return periods up to and including the one in 100 year plus climate change critical storm event criteria
- d) They use wherever feasible above ground attenuation such as swales, ponds and other water-based ecological systems in preference to underground water storage
- e) They ensure that any part of a development within the vicinity of a watercourse should be accompanied by a site-specific flood risk assessment and, where appropriate, hydraulic modelling prepared in compliance with official guidance according to the Environment Agency and DEFRA requirements. This should demonstrate the flood risk to the site and surrounding area over the recommended periods.

Q26 Do you support or object to Natural Environment Policy 3?

Support..... Object.....

Q27 Please make any comment you have in relation to Natural Environment Policy 3 below

Natural Environment Policy 4 - Designated Local Green Space

This Plan designates, at the following locations, areas of Local Green Space as defined by the following numbers on the Proposals Map (Map 8, page 30):

6. School playing field, off Main Street
7. Recreation ground, Main Street
8. Sports ground, Main Street
9. Allotments, Shenington Road
10. War memorial, Main Street
11. Pond and paddock, Sandpits Road

The above designations include a range of existing formal sports and recreational spaces along with other areas of open space. Development that would harm the openness or special character of a Local Green Space or its significance and value to the local community will not be supported unless there are very special circumstances which outweigh the harm to the Local Green Space (see Map 8, page 30). Where appropriate, Community Infrastructure Levy funds will be used to enhance these designations to ensure a suitable quantum and quality of recreational and amenity space is available for the Parish.

Q28 Do you support or object to Natural Environment Policy 4?

Support..... Object.....

Q29 Please make any comment you have in relation to Natural Environment Policy 4 below

Natural Environment Policy 5 - Valued Landscapes and Views

Development proposals must demonstrate how they integrate appropriately with their setting while conserving or enhancing its character. Important views and skylines visible from the village should be safeguarded as should views towards the village (see Map 9, also photos pages 46–48), particularly when they relate to heritage assets, village approaches and settlement boundaries. Developments which are observed from, or impinge upon, the AONB may need a formal Landscape and Visual Impact Assessment according to the requirements of the AONB Management Plan.

Q30 Do you support or object to Natural Environment Policy 5?

Support..... Object.....

Q31 Please make any comment you have in relation to Natural Environment Policy 5 below

Natural Environment Policy 6 - Protected Strategic Gap

In order to prevent coalescence of Middle Tysoe and Lower Tysoe, a "strategic gap", seen best on Map 8 (page 30), should be maintained in order to preserve the open setting and individual character of these distinctive settlements. New development within the "strategic gap" will be restricted to the reuse of rural buildings, agricultural and forestry-related development and other open land uses.

Q32 Do you support or object to Natural Environment Policy 6?

Support..... Object.....

Q33 Please make any comment you have in relation to Natural Environment Policy 6 below

Natural Environment Policy 7 - Trees and Hedgerows

Existing trees and hedgerows should be retained; new developments should incorporate sympathetic plantings of trees and hedgerows to complement the existing network of fields, established woodland and hedgerows. This network will:

- a) Support biodiversity and a range of habitats helping them to survive in the changing climate
- b) Reduce the risk of flooding
- c) Create, maintain and enhance local wildlife corridors
- d) Absorb carbon and contribute to mitigating the effects of climate change
- e) Protect and support a sense of place and time to sustain the landscape and character of Tysoe

Q34 Do you support or object to Natural Environment Policy 7?

Support.....

Object.....

Q35 Please make any comment you have in relation to Natural Environment Policy 7 below

Built Environment

Strategic Objective: To ensure all development conforms to the Village Design Statement. This is set out in Appendix 2. It is a major objective of the Plan that the existing infrastructure should be maintained and, wherever possible, improved. Development that negatively impacts on residents' continued enjoyment of the tranquillity of village life will not be supported. Urbanisation of the village environment will not be supported and only developments which can be accommodated by appropriate infrastructure or, ideally, which improve the current infrastructure will be supported.

Built Environment Policy 1 - Designated and Non-Designated Heritage Assets

Proposals which may visually detract from, hinder access to or in any other way cause detrimental harm to a heritage asset will be required to include an assessment which describes the significance of the asset to the village and what mitigating actions have been considered. This should be undertaken with regard to the impact of the proposal on the character, context and setting of the asset, on the views both to and from the asset and on its physical surroundings as recommended by Historic England (below). The ethos of any proposal should be to maximize enhancement of the asset and minimize any harm to the asset.

Proposals which lead to substantial harm to or total loss of significance of a designated heritage asset will not be supported unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh harm or loss, or that all of the following apply:

- a) The nature of the heritage asset prevents all reasonable uses of the site
- b) No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation
- c) Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible
- d) The harm or loss is outweighed by the benefit of bringing the site back into use

Proposals which lead to less than substantial harm to the significance of a designated heritage asset will be considered against the public benefits of the proposal including securing the optimum viable use of the heritage asset.

Proposals, including changes of use, which enable the appropriate and sensitive restoration of listed buildings, will be supported.

All proposals must take into account the important physical fabric and settings of listed buildings. Development proposals should take full account of known surface and sub-surface archaeology and ensure unknown and potentially significant deposits are identified and appropriately considered during development after consultation with the Warwickshire Historic Environment Record (HER). Lack of current evidence of sub-surface archaeology must not be taken as proof of absence. Development within and adjacent to all heritage assets will be strictly controlled as recommended in Historic England's advice contained in *Historic Environment Good Practice Advice in Planning Note 3*. Development which fails to conserve or enhance the character or appearance of the Conservation Areas will not be supported.

Q36 Do you support or object to Built Environment Policy 1?

Support..... Object.....

Q37

Please make any comment you have in relation to Built Environment Policy 1 below

Built Environment Policy 2 - Responding to Local Character

All development proposals should demonstrate how local character has been taken into account during the conception and evolution of a design in accordance with the following principles. They should:

- a) Be compatible with the distinctive character of the area, respecting the local settlement pattern, building styles and materials as set out in the Village Design Statement (see Appendix 2)
- b) Be of a density and scale that is in keeping with the character of the surrounding development and landscape
- c) Protect or enhance landscape and biodiversity by incorporating high quality native landscaping and
- d) Ensure key features of views to and from higher slopes, skylines and views across the landscape can continue to be enjoyed

Proposals that do not positively contribute to local character will not be supported although those that promote high levels of sustainability or are of innovative design (as noted in the NPPF, para 131) may be viewed sympathetically (see also Housing Policy 1).

Q38 Do you support or object to Built Environment Policy 2?

Support..... Object.....

Q39 Please make any comment you have in relation to Built Environment Policy 2 below

Built Environment Policy 3 - Energy Efficiency and Renewable Energy

All new housing developments will be encouraged to comply with Home Quality Mark principles. Opportunities to achieve this level during any proposals for conversions or extensions will be encouraged and supported.

Q40 Do you support or object to Built Environment Policy 3?

Support..... Object.....

Q41 Please make any comment you have in relation to Built Environment Policy 3 below

Built Environment Policy 4 - Car Parking

Where appropriate all new developments should include provision for off-road parking.
New dwellings will be expected to provide one off road parking space per bedroom up to a maximum of three spaces as per SDC Development Requirements SPD.
Wherever practicable local Green Spaces and verges should be protected from damage from car parking.

Q42 Do you support or object to Built Environment Policy 4?

Support..... Object.....

Q43 Please make any comment you have in relation to Built Environment Policy 4 below

Built Environment Policy 5 - Replacement Dwellings

Proposals for replacement dwellings must respect the character and appearance of the locality. Particular importance is placed on sensitive sites such as those within the conservation areas or affecting the setting of listed buildings.

Proposals for replacement dwellings will be supported so long as they do not overcrowd or over-develop the existing site and do not detract from the amenities on neighbouring sites. As with new developments, replacement developments should, wherever possible, comply with the Village Design Statement and avoid harm or damage to the natural environment. This policy does not apply to caravans or mobile homes.

Q44 Do you support or object to Built Environment Policy 5?

Support..... Object.....

Q45 Please make any comment you have in relation to Built Environment Policy 5 below

Built Environment Policy 6 - Empty Homes and Redundant Agricultural Buildings

Proposals which bring empty homes back into use or which reuse redundant agricultural buildings will be supported and encouraged subject to structural suitability, appropriate design and materials. This includes any ancillary works required to facilitate their reuse. The conversion of agricultural buildings to residential use or proposals which seek to utilise unused spaces within or around such buildings will require Permitted Development Rights. Any proposals would need to ensure that:

- a) There is no adverse effect on the existing natural environment, including boundary hedges and wildlife corridors
- b) Any reuse is compatible with the existing neighbouring uses;
- c) It does not have an unacceptable impact on the visual and landscape amenity of the area
- d) There is safe and satisfactory access to the highway and pavements
- e) The building is capable of being converted without significant modification or extension

Q46 Do you support or object to Built Environment Policy 6?

Support..... Object.....

Q47 Please make any comment you have in relation to Built Environment Policy 6 below

Community Assets

Strategic Objective: It is a major objective of the Plan that the existing service infrastructure should be maintained and, wherever possible, improved. Development that negatively impacts on residents' continued enjoyment of all aspects of village life will not be supported. Developments which can be accommodated by or improve the existing service infrastructure will be supported.

Community Assets Policy 1 - Community Assets

The loss or partial loss of existing community facilities will not be supported unless it can be demonstrated that any facility which is to be lost is no longer valued or of use to the village and has no prospect of being brought back into use, or is to be replaced by a new facility within the parish of at least an equivalent standard. Proposals which enhance and improve existing community facilities will also be supported. New community facilities will be encouraged providing they are compatible with existing neighbourhood uses. Residents have identified the following assets which are of significance in maintaining the social, economic and environmental well-being of the community (see Map 7, page 18). All of them are accessible to, and are enjoyed by, the whole Parish community.

- a) St Mary's Church
- b) The village shop
- c) The post office
- d) The health centre
- e) The public house
- f) The village hall, meeting rooms, kitchen and social club
- g) The sports pavilion
- h) The primary school
- i) The pre-school
- j) The Methodist Church, meeting room and kitchen

Community assets will be funded where appropriate, through use of Community Infrastructure Levy which allows the Parish Council considerable freedom in using the funding to support development in the local community and to identify priorities.

Q48 Do you support or object to Community Assets Policy 1?

Support..... Object.....

Q49 Please make any comment you have in relation to Community Assets Policy 1 below

Thank you for completing this survey