



**Housing Needs Survey Report
for
Tysoe Parish Council**

November 2016

**Analysis by Sarah Brooke-Taylor
Rural Housing Enabler, WRCC**

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1. Introduction

Tysoe Parish Council commissioned WRCC to undertake a local Housing Needs Survey. Survey forms were distributed at the beginning of October 2016 and were to be returned by 22nd October 2016.

The aim of the survey was to collect local housing needs information within and relating to Tysoe parish. The survey form was a standard document used in parishes across Stratford district and additional copies were available for people not currently living in Tysoe parish but with a strong local connection. A copy of the cover letter and survey form can be seen as Appendices A1 and A2 to this report.

All households were requested to fill out Part 1 of the survey form which is designed to collect information on household composition together with property tenure, type and size, and gives residents an opportunity to comment on specific issues in order to build a profile of the parish. This part also asks whether any member of the household has left the parish to find affordable or suitable accommodation and whether or not respondents would be in favour of a small scheme of new homes to meet locally identified housing needs.

Households with or containing a specific housing need were requested to complete Part 2 of the survey form. This part asks for details of the household in need together with sensitive information such as financial details and respondents were assured that any information they disclosed would be treated in the strictest confidence.

Completed survey forms were posted via a Freepost envelope to the Rural Housing Enabler and analysis of the information provided took place in November 2016.

2. Planning Context

At a national level, current guidelines (National Planning Policy Framework, March 2012) emphasise the role of local communities in the planning process. For example, it encourages communities to “plan positively for local development, shaping and directing development in their area ...”

At a local level, Stratford-on-Avon District Council recently adopted a new local plan to guide development in the district up to 2031. Amongst other things this new plan aims to build upon the success of previous plans in providing opportunities for local communities to promote housing schemes, as well as other forms of development, that meet an identified local need.

There is also scope for a local community to prepare a neighbourhood plan to steer development within their area and, in particular, assist in meeting any local housing that may be identified in this report or as a result of subsequent surveys.

Your community can choose to promote a ‘local needs scheme’ in its own right, relying on policies in the local plan or via a neighbourhood plan. In either case a local needs scheme can include both affordable housing and local market housing.

Such schemes will be supported within or adjacent to existing settlements provided that:

- It has been demonstrated that there is a local need for affordable housing and the scheme reflects identified local need,
- The scheme has been initiated from within the local community and has the support of the relevant Parish Council,

- Satisfactory arrangements for the management and occupation of the properties have been made to ensure that the homes to be provided will meet identified local housing needs both initially and in perpetuity.

Unless a neighbourhood plan expressly provides otherwise a local needs scheme would be subject to a planning obligation, referred to as a 'Section 106 Agreement', which limits occupation of the homes, including any local market homes, to people with a defined local connection.

'Affordable housing' is defined as homes available from a housing association either to rent at a low (subsidised) rent or available on a shared ownership basis. Shared ownership is a middle ground between renting a property and full ownership whereby a 'shared owner' buys a share of the property, typically 50% initially, and pays rent on the remaining share. A 'shared owner' can usually increase their share of the property.

3. Results – Contextual Information

Approximately 480 survey forms were distributed and 174 forms were returned, equating to a response rate of 36.25%. This compares very favourably to the average return rate for housing needs surveys across Warwickshire of 31.14%

This level of response is considered to be a very good achievement for a survey of this type because people generally respond for one of three reasons:

1. To express a housing need,
2. To offer support to the idea of a small housing scheme to meet local needs, or
3. To state opposition to the idea of a housing scheme.

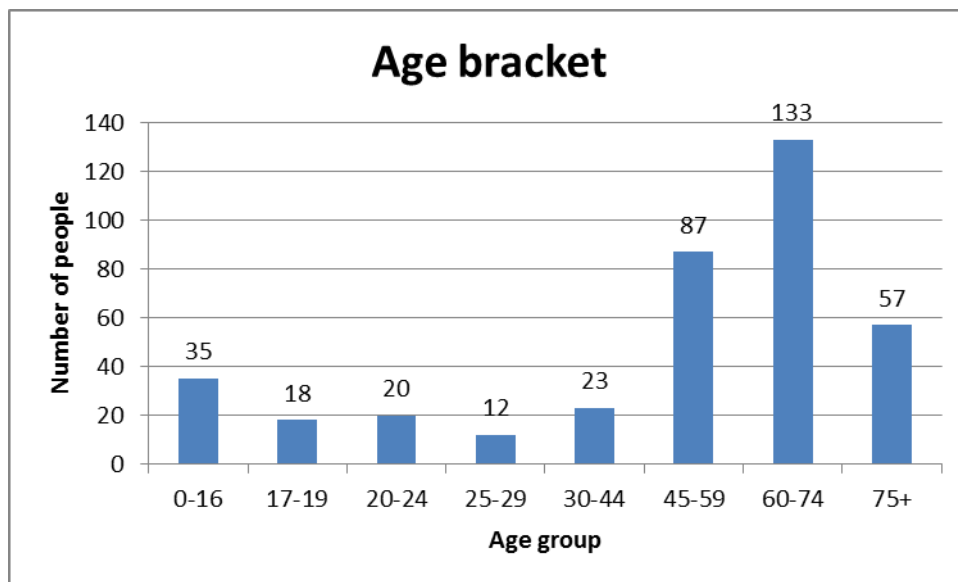
For the purposes of this report the term respondent refers to an individual survey form.

Q1: Your household

This question asked respondents to "specify the number of people in your household that fall into each age category".

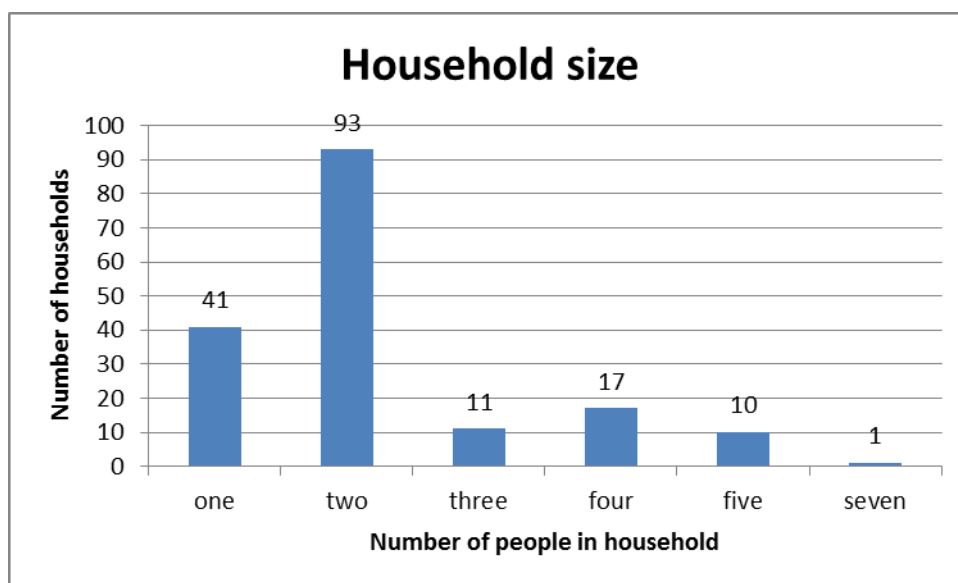
i) Age bracket

There were 173 responses to this question and the following chart shows the age profile of 385 people. The chart shows an ageing population with 72% (277 of the 385 people) aged 45 and above, suggesting an imbalance in the age profile which may have repercussions for the long-term sustainability of the parish.



ii) Household size

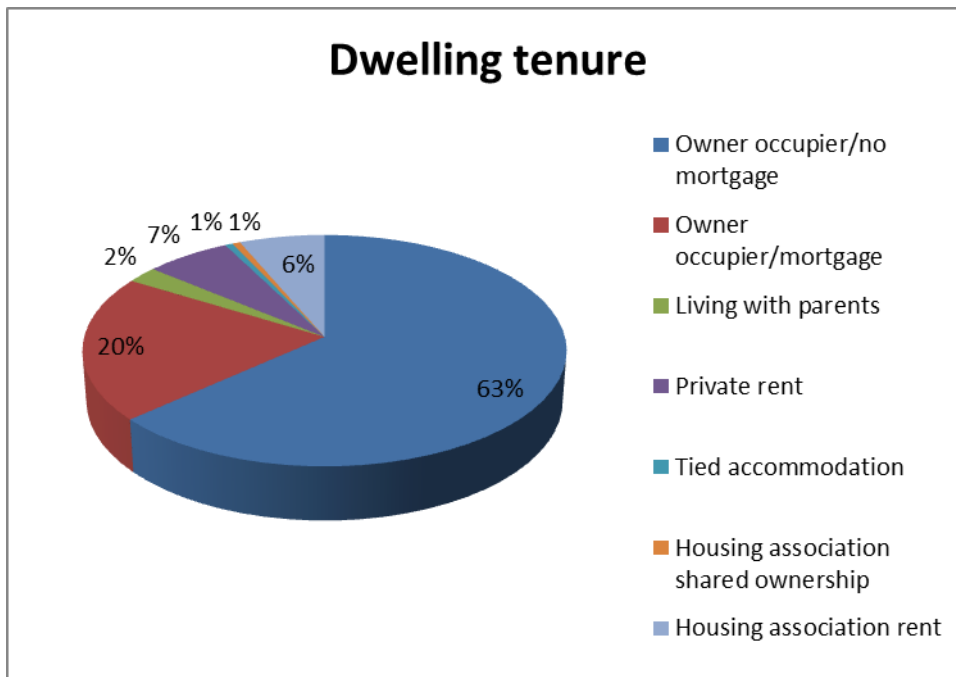
The information collected from the age profile can also be used to create a profile of household size, as shown in the following chart. The survey results show a mean average household size of 2.23 persons per dwelling, being very close to the 2011 Census figure of 2.41 people (1143 usual residents in households divided by 474 dwellings).



Q2: Your current housing circumstances

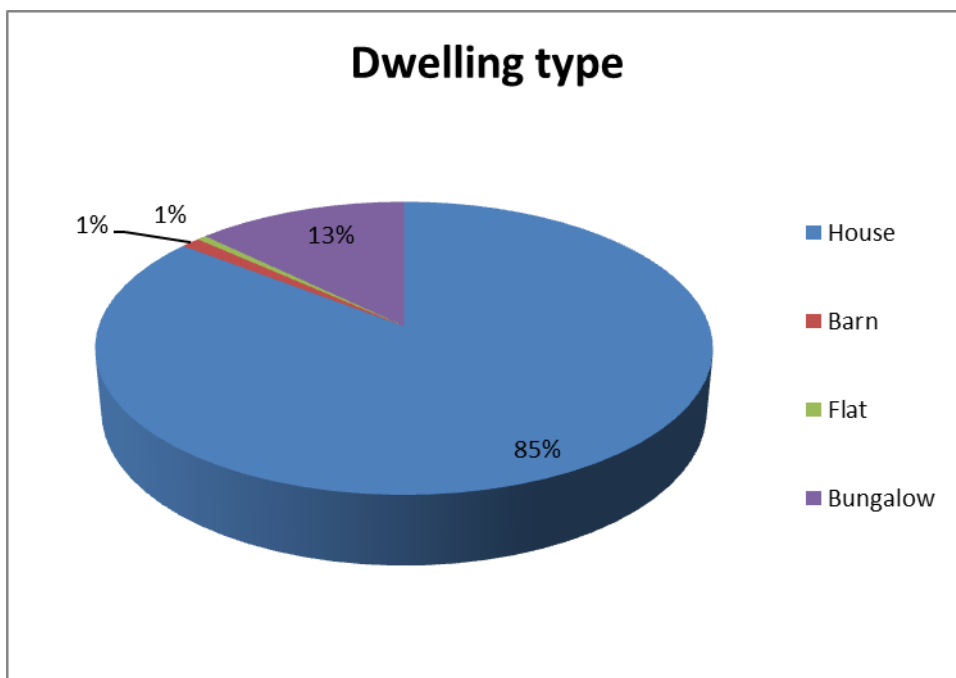
iii) Dwelling tenure

The following chart shows the dwelling tenure for 172 respondents who completed this section. In a pattern typical for villages in south Warwickshire, owner-occupiers represent the majority, with 83% of the total. Tenures that traditionally fall within the 'social sector' account for 7%.



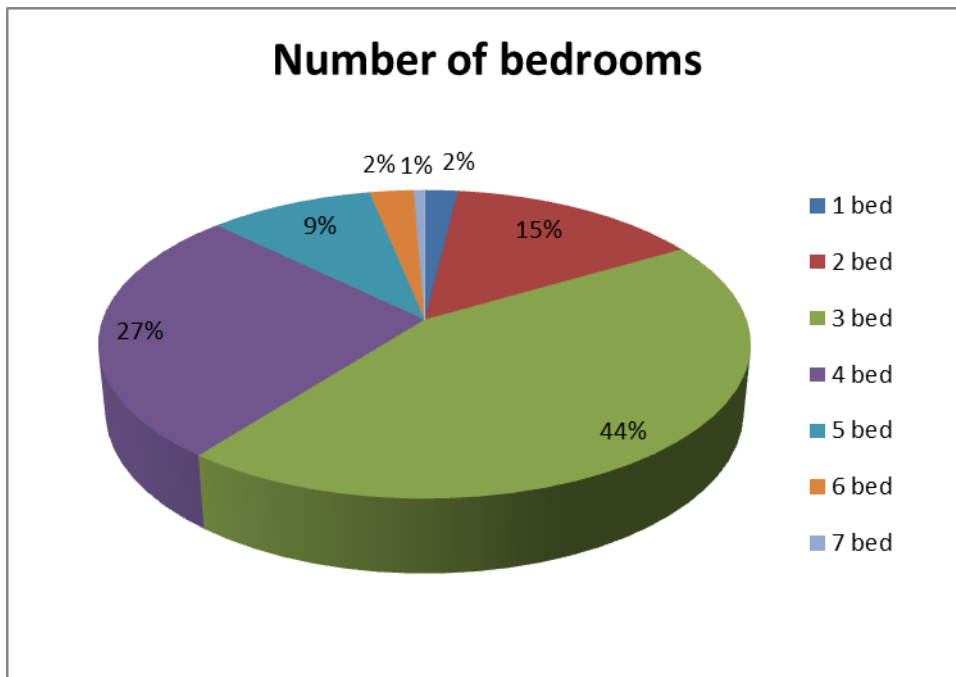
iv) Dwelling type

172 responses were received and the chart below shows the types of homes that these survey respondents live in. Unsurprisingly houses represent the largest factor, at 85%.



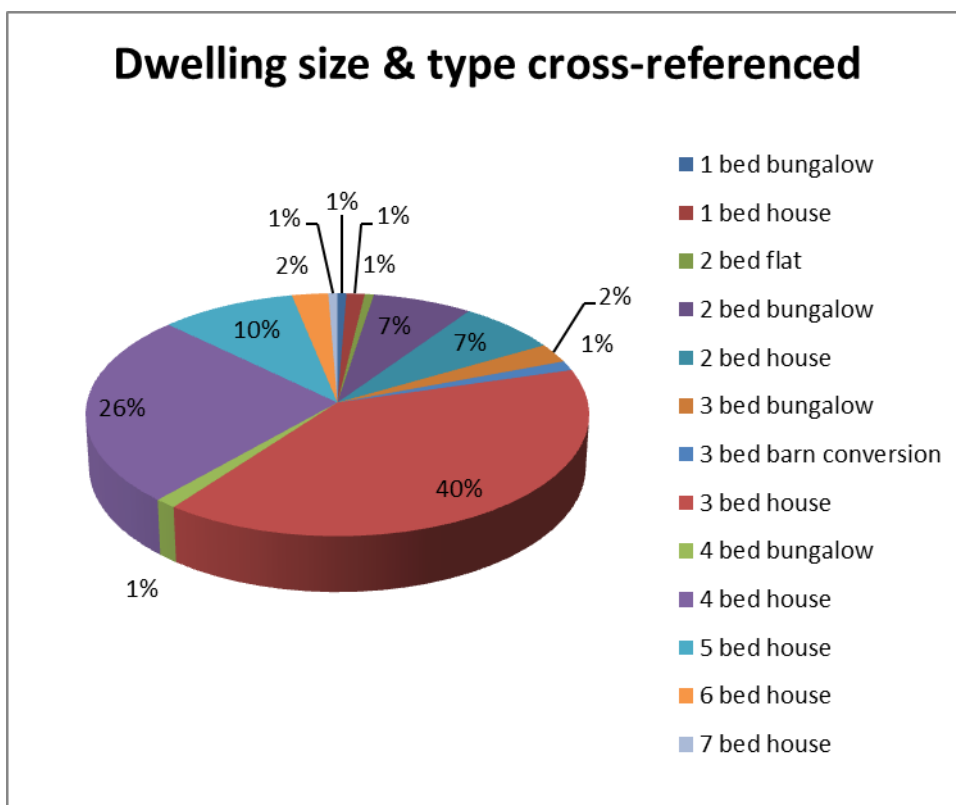
v) Number of bedrooms

The following chart shows the sizes of homes that 157 survey respondents live in. Given the Census 2011 average household size of 2.41 people this chart indicates that the majority of homes across the parish are under-occupied.



vi) Dwelling type and size cross-referenced

Cross-referencing the data from 4.iv and 4.v provides a combined profile of dwelling type and size. 3 bed houses represent the largest group at 40% and 17% of dwellings have 2 bedrooms or less.



vii) Work from home

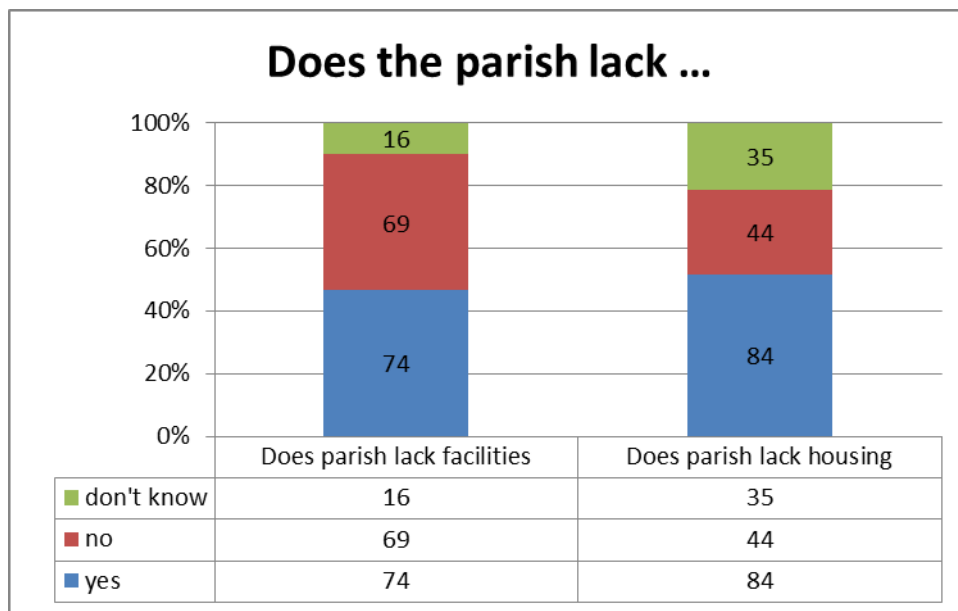
Respondents were asked “does anyone in your household predominantly work from home?” and, if so, whether “they occupy or need dedicated work space?” Of the 35 respondents who indicated that they predominantly work from home 29 indicated that they

occupy or need dedicated work space. One respondent indicated that they occupy or need dedicated work space without predominantly working from home.

Q3: Life in the parish

viii) Lack of facilities and lack of housing

Survey respondents were asked about the perceived lack of facilities and lack of housing within the parish.



Of 159 respondents 46.54% feel that the parish lacks facilities, and of 163 respondents 51.53% feel that the parish lacks housing.

Survey respondents were asked to elaborate on their views regarding a lack of facilities and a lack of housing. Certain key issues emerged, as shown below, and the full range of comments can be found at Appendix B to this report.

ix) Lack of facilities comments – key issues

- Public transport
- Lack of butchers shop
- Parking
- Pub serving food / restaurant

x) Lack of housing comments – key issues

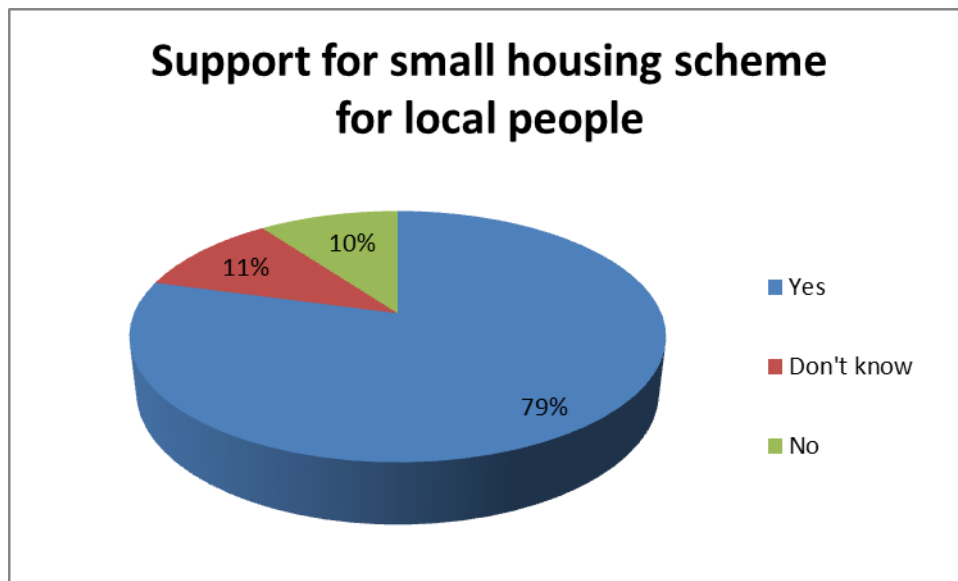
- First time buyers / starter homes
- Affordable
- Bungalows
- Smaller housing

xi) Outward migration from the parish

Survey respondents were asked whether anyone in their household had to leave the parish in the last 5 years because no affordable / suitable housing was available. 14 respondents stated this had happened in their household.

xii) Support for housing scheme

This chart shows the 159 responses to the question “Would you be in favour of a small housing scheme being built in the parish based on the identified needs of LOCAL people”. At 79% the majority of respondents would be in favour.



xiii) Additional comments

At the end of page 1 respondents were able to provide additional comments, including possible locations that they felt may be suitable for housing. These comments are shown at Appendix C to this report.

Possible locations include:

- Farm land in Saddleson Street
- Shennington Road adjacent to Middleton Close
- Land between Middle and Lower Tysoe
- Lower Tysoe
- Site of Methodist church land
- Land in Lower Tysoe south of Lower Tysoe road
- Feoffee Farm
- Herberts Farm site
- Upper Tysoe - Shenington Road (Tysoe Hill) opposite the allotments
- Epwell Road by the Upper Tysoe boundary sign
- Lower Tysoe - on the road out towards A422 either side of the road
- Field on Oxhill Road next to Windmill Way
- Along Oxhill Road
- Triangular small grazing field below Walnut Paddock
- Land behind Jelfs Close
- Feoffee land in Lower Tysoe
- Fields to south side of Tysoe, between road and Badgers Lane
- To the east and west of Badgers Lane

xiv) How important to you are ...

Using a scale of 1 to 10, where 10 is very important and 1 not at all important, respondents were asked to indicate how important to them various topics are.

Topic	1	2	3	4	5	6	7	8	9	10
transport links	13	4	6	5	17	13	12	27	14	59
availability of parking	12	7	11	5	20	18	15	23	10	44
affordable housing	21	1	6	8	17	14	16	17	14	52
faster broadband connection	5	1	2	5	13	9	9	19	20	81
Flooding	4	2	6	6	8	11	11	23	17	78
rural environment	1	0	1	0	5	0	1	10	18	135
historical environment	2	2	0	0	2	1	3	18	15	128

The rural environment of Tysoe (eg cherished views, the Area of Outstanding Natural Beauty, wildlife and plants) is the most important topic closely followed by the historical environment (eg the wells, the windmill, ridge and furrow fields, the church).

Respondents were then asked “Is there anything else that is important to you?” The full range of comments can be found at Appendix D to this report. Key issues appear to be:

- Housing
- Parking
- Rural setting
- Public transport
- Broadband

xv) Top three issues

Respondents were asked “What are your top three issues when thinking about the Parish of Tysoe?” The full range of comments are reproduced at Appendix E to this report.

4. Results – Housing Need Information

Of the 174 responses to the survey, 14 individuals or households completed Part 2. However, one form was discounted as the respondent did not offer enough information and no contact details were provided to allow further information to be sought. A further two forms were discounted as the respondents were already adequately housed within the parish and would not be entitled to different housing following analysis.

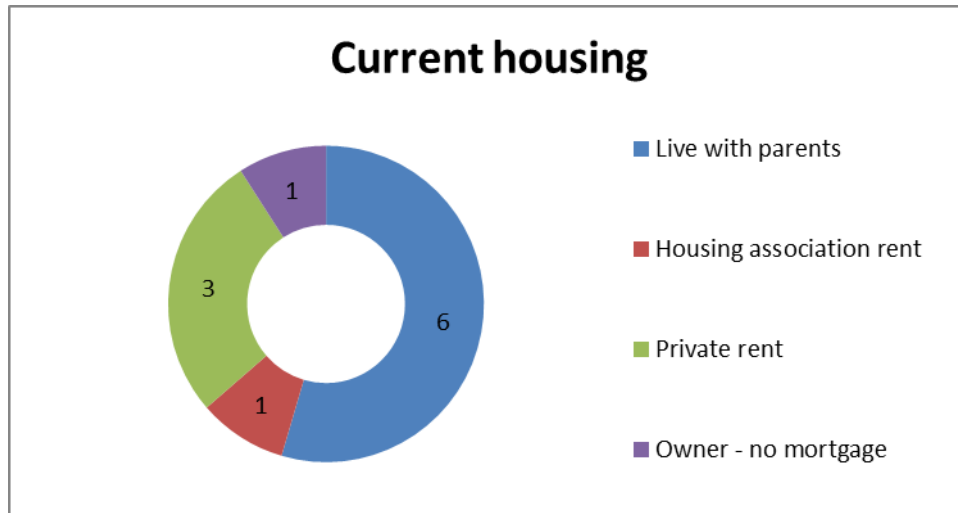
Section 4 provides a breakdown of information from the remaining 11 respondents and a full breakdown of the needs can be seen at Appendix F to this report.

Information provided in response to some of the questions within this section has helped with the analysis but is private and confidential and therefore not reproduced within this report.

i) Current housing

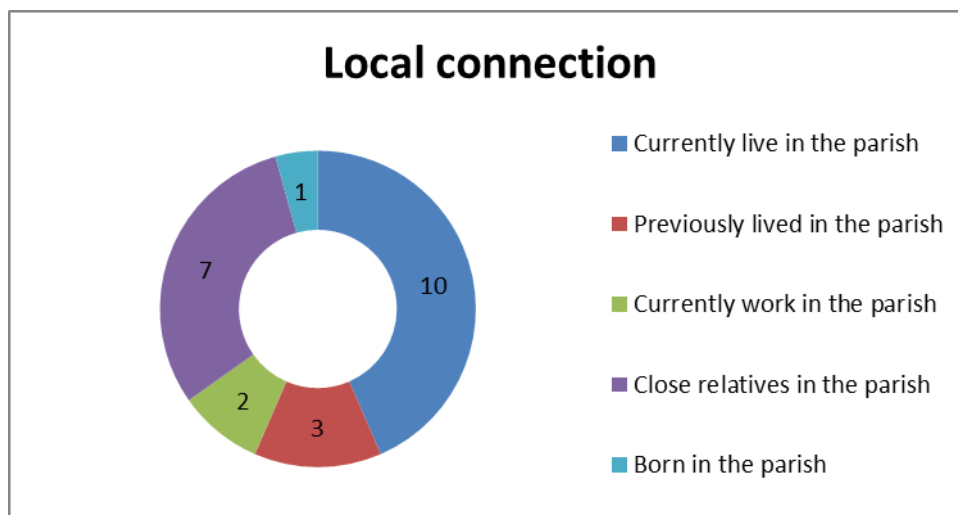
The following chart shows the current housing tenure profile for the 11 survey respondents. Living with parents is the largest group at 55%, whilst tenures that traditionally fall within the ‘social sector’ account for 9%.

Of the 55% of respondents who are currently living with parents 5 are single people and 1 is a family with young children.



ii) Local connection

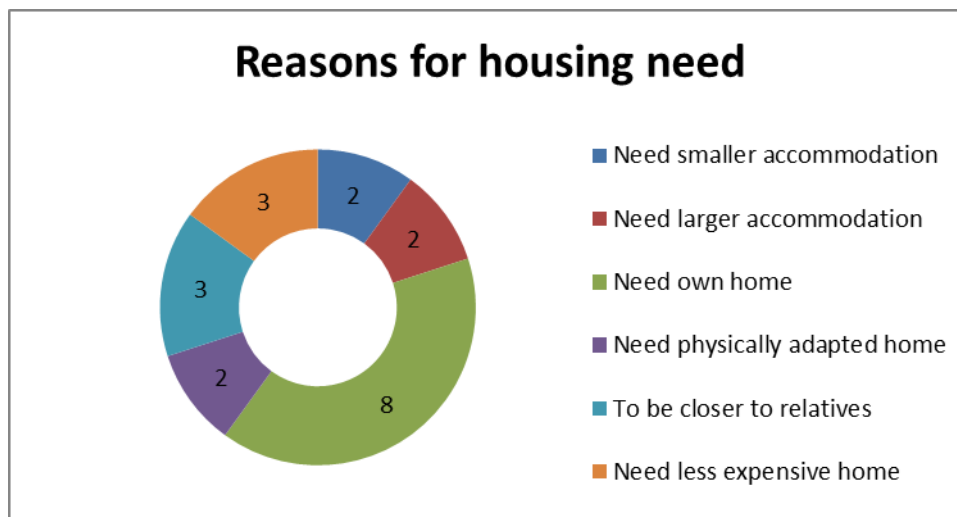
The following chart shows the types of local connection that the respondents have. Respondents were able to indicate more than one type of local connection.



If a local needs scheme is developed by the community as a result of the information contained within this survey report it would be subject to a planning obligation limiting occupation of the homes, including any local market homes, to people with a defined local connection.

iii) Reasons for housing need

Respondents were asked why they needed alternative housing and the following chart shows the reasons for the housing needs. Respondents were able to indicate more than one reason for need.



“Need own home” is the largest group at 40%, followed by “to be closer to relatives” and “need less expensive home” all at 15%.

iv) Housing waiting list

Two respondents indicated that they are currently registered on the District Council’s housing waiting list, known as Home Choice Plus.

As at September 2016 there were 11 households with a Tysoe address registered on Home Choice Plus, the local authority’s housing waiting list. Allowing for the 2 respondents mentioned above there may therefore be a need for a further 9 homes for either rent or shared ownership

5. Determination of Specific Housing Need

Where a respondent indicates a preference for shared ownership their ability to enter into a shared ownership arrangement is assessed. The mortgage the respondent could raise is compared against a 50% share (the usual starting percentage for shared ownership) of a comparable owner-occupied property, as demonstrated through the research shown in Appendix G to this report. Having assessed whether the respondent could afford to enter into a shared ownership arrangement if they could not do so they are re-classified as being in need of rented accommodation from a housing association. Similarly where a respondent indicates a preference for an owner-occupier dwelling their ability to enter into such an arrangement is assessed and where it is identified they could not do so they are re-classified as being in need of shared ownership or rented accommodation.

6. Conclusion

The survey identifies a need for eleven new homes in Tysoe parish for households with a local connection, as detailed below:

Housing association rent

- 4 x 1 bed flat
- 1 x 1 bed bungalow
- 1 x 2 bed house

Housing association shared ownership

- 2 x 1 bed flat

Owner occupier

- 1 x 1 bed flat
- 1 x 2 bed bungalow
- 1 x 2 bed house

7. Acknowledgements

Gratitude is expressed to all those who delivered the survey forms across the parish.

8. Contact Information

Jane Millward - Clerk to Tysoe Parish Council

Telephone: 07850 567794

Email: parishclerk.tpc@gmail.com

Web: <http://www.tysoe.org.uk/>

Sarah Brooke-Taylor – WRCC, Rural Housing Enabler

Warwick Enterprise Park, Wellesbourne, Warwickshire CV35 9EF

Telephone: 01789 842182

Email: sarahbt@wrccrural.org.uk

Web: www.ruralwarwickshire.org.uk

**Tysoe Parish Council
Housing Needs Survey**

October 2016

Dear Householder

As part of our Neighbourhood Plan we are required to have an up-to-date Housing Needs Survey. The Parish Council is aware that a lack of affordable and suitable housing is an issue which can lead to local people being forced to move away.

To assess whether or not this is a problem in Tysoe parish we are carrying out a survey to identify the types and sizes of homes that local people need. **The survey is for everyone, however, not just people in housing need.**

The questions in the first part of the survey will help to compile a profile of residents and some general points about life in the parish. **We need your help** and ask all households to complete a survey form.

- People who are not in need of housing are requested to complete part 1 only.
- People who are in need of housing are requested to complete all parts of the form.

The survey is being carried out in partnership with Warwickshire Rural Community Council (WRCC), an independent charity that works across Warwickshire and Solihull to sustain rural communities. When the survey is complete the Parish Council will consider the results of the survey and work together with WRCC and Stratford-on-Avon District Council to explore how any needs can be addressed.

Do you know of people with a local connection to the parish who would like to live here? If you know of anyone with a strong connection to the parish but currently living elsewhere please encourage them to contact Sarah Brooke-Taylor, Rural Housing Enabler for WRCC, on 01789 842182 or email sarahbt@wrccrural.org.uk so that a survey form can be sent to them. They should currently work in the parish, have previously lived in the parish or have a close relative in the parish.

All information you give will be treated in strict confidence and the Parish Council will not see individual replies. The analysis will be carried out independently by WRCC and it will retain all survey forms.

Please complete and return the attached form by 22nd October 2016 using the Freepost envelope provided.

Thank you for your help in conducting this survey.

Yours sincerely

Jacqui Sinclair
Chairman of Tysoe Parish Council

Appendix A2 – survey form

Housing Needs Survey for Tysoe parish

Part 1

Q1: Your household

Please specify the number of people in your household that fall into each age category

0-16 yrs	<input type="text"/>	17-19 yrs	<input type="text"/>	20-24 yrs	<input type="text"/>	25-29 yrs	<input type="text"/>
30-44 yrs	<input type="text"/>	45-59 yrs	<input type="text"/>	60-74 yrs	<input type="text"/>	75+ yrs	<input type="text"/>

Q2: Your current housing circumstances (please tick)

Own your home / no mortgage	<input type="checkbox"/>	Housing association rent	<input type="checkbox"/>
Own your home / mortgage	<input type="checkbox"/>	Housing association shared ownership	<input type="checkbox"/>
Rent privately	<input type="checkbox"/>	Tied accommodation	<input type="checkbox"/>
Live with parents	<input type="checkbox"/>	Live with friends	<input type="checkbox"/>
Other (please specify)	<input type="text"/>		

House type (please tick)

House	<input type="checkbox"/>	Bungalow	<input type="checkbox"/>	Flat / maisonette	<input type="checkbox"/>	Park / mobile home	<input type="checkbox"/>
Other	<input type="text"/>	(please specify)					
Number of bedrooms	<input type="text"/>						

Does anyone in your household predominantly work from home? Yes / No
 If so, do they occupy or need dedicated work space? Yes / No

Q3: Life in the parish

	Yes	No	Don't know
Does the parish lack any facilities?			
If yes, what facilities?			
Does the parish lack any housing?			
If yes, what type of housing?			
Has anyone in your household had to leave the parish in the last 5 years because no affordable and or suitable housing was available?			
Would you be in favour of a small housing scheme being built in the parish based on the identified needs of LOCAL people?			

Additional comments, including possible locations that you feel may be suitable for housing

On a scale of 1-10, how important to you are the following topics?

Please circle the relevant figure where 10 is very important and 1 not at all important.

transport links	1	2	3	4	5	6	7	8	9	10
availability of parking	1	2	3	4	5	6	7	8	9	10
affordable housing	1	2	3	4	5	6	7	8	9	10
faster broadband connection	1	2	3	4	5	6	7	8	9	10
Flooding	1	2	3	4	5	6	7	8	9	10
the rural environment of Tysoe (eg. cherished views, the Area of Outstanding Natural Beauty, wildlife and plants)	1	2	3	4	5	6	7	8	9	10
the historical environment of Tysoe (eg. the wells, the windmill, ridge and furrow fields, the church)	1	2	3	4	5	6	7	8	9	10

Is there anything else that is important to you? Please write in the space below

What are your top three issues when thinking about the Parish of Tysoe? Please write in the space below.

1.
2.
3.

Part 2 – housing need

If there is more than one household in housing need please request extra forms from the Rural Housing Enabler (details on back page).

Q4: Details of all household members seeking housing and contact details

Title	Surname	First name	Relationship to you	Age
			<i>Person completing survey form</i>	

Your contact details	
Name	
Address	
Telephone number	
Email address	

Q5: Your current housing (please tick)

Own your home / no mortgage	<input type="checkbox"/>	Housing association rent	<input type="checkbox"/>
Own your home / mortgage	<input type="checkbox"/>	Housing association shared ownership	<input type="checkbox"/>
Rent privately	<input type="checkbox"/>	Tied accommodation	<input type="checkbox"/>
Live with parents	<input type="checkbox"/>	Live with friends	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>		

House Bungalow Flat / maisonette Park / mobile home
 Other (please specify)

Number of bedrooms

Q6: Local connection

Do you / have you / were you ... (please tick all that apply)?

Currently live in the parish?	<input type="checkbox"/>	If so, for how long?	years
Previously lived in the parish?	<input type="checkbox"/>	If so, for how long?	years
Currently work in the parish?	<input type="checkbox"/>	If so, for how long?	years
Close relatives in the parish?	<input type="checkbox"/>	(eg, parent, sibling or child)	
Born in the parish?	<input type="checkbox"/>		

Q7: Why do you/your household need alternative housing? (please tick all that apply)

Need larger accommodation	<input type="checkbox"/>	Need smaller accommodation	<input type="checkbox"/>
Need physically adapted home	<input type="checkbox"/>	Need less expensive home	<input type="checkbox"/>
Need to be closer to relatives	<input type="checkbox"/>	Need to be closer to employment	<input type="checkbox"/>
Need to be closer to a carer or dependent	<input type="checkbox"/>	Need own home	<input type="checkbox"/>
Other (please specify below)	<input type="checkbox"/>	Need supported or specialised accommodation (please specify below)	<input type="checkbox"/>

Please provide details of any specific housing needs (eg disability requirements) for yourself or any members of your household who are seeking housing with you.

Q8: Housing waiting list (please tick)

Are you on the District Council's housing waiting list? Yes No

You should go on this list if you are seeking a housing association property. Details are on the back page.

Q9: Type of housing required (please tick)

Housing association rent
 Housing association shared ownership (part rent, part buy)

Owner occupier
 Private rent

Housing type (please tick)

House Bungalow Flat/maisonette Number of bedrooms **Q10: Financial information**

Please specify basic annual household income (joint income where applicable).

Up to £14,999		£15,000-£19,999		£20,000-£29,999	
£30,000-£39,999		£40,000-£49,999		£50,000-£59,999	
£60,000-£69,999		£70,000-£79,999		£80,000-£89,999	
£90,000-£99,999		£100,000+			

If owner occupier accommodation is required at what price range are you looking to purchase (please tick all that apply)?

Up to £199,999		£200,000-£249,999		£250,000-£299,999	
£300,000-£349,999		£350,000-£399,999		£400,000+	

If you require a shared ownership or owner occupied home what is the maximum amount your household could afford?

Maximum mortgage (assume 3 x income)	£
Equity in existing home	£
Savings	£
Other	£
TOTAL	£

Thank you for completing this form.

Please return in the FREEPOST envelope by 22nd October 2016.

If you have questions regarding this survey or you require additional survey forms please contact Sarah Brooke-Taylor, Rural Housing Enabler at WRCC, Warwick Enterprise Park, Wellesbourne CV35 9EF. Telephone: 01789 842182 / email: sarahbt@wrccrural.org.uk

This data is collected for the purpose of identifying housing need only and will not be used for any other purpose. All information will be treated in strict confidence and the Parish Council will not see individual replies. The analysis will be carried out by WRCC and it will retain all survey forms.

Stratford-on-Avon District Council's housing waiting list

Application forms are available by:

- telephone 01789 260861
- email housingadviceteam@stratford-dc.gov.uk
- download from www.homechoiceplus.org.uk

'Affordable housing' are homes available from a housing association either to rent at a low (subsidised) rent or available on a shared ownership basis. Shared ownership is a middle ground between renting a property and full ownership whereby a 'shared owner' buys a share of the property, typically 50% initially, and pays rent on the remaining share. A 'shared owner' can usually increase their share of the property but may be restricted from buying it outright.

WRCC is a registered charity No.1081017 and a Company Limited by Guarantee in England and Wales No. 3930819
 Find out more at www.ruralwarwickshire.org.uk

Appendix B – lack of facilities and housing

Lack of facilities comments:

- A butchers and a pub serving food
- Sunday bus service for those that cannot or no longer able to drive
- Parking
- Public transport to Shipston (our nearest town)
- Could do with another shop
- Decent restaurant
- Sheltered bus stops with seating, improved pavements, safe crossing zone on Main Street.
- Car parking is already an issue. There is insufficient space near the shops and the current arrangement is dangerous
- A decent pub x2
- Not sure if there is a club for teenagers. Support for elderly, handicapped such as a lunch club
- Frequent bus service
- Good road surfaces, more street lighting
- Play facilities for older kids, eg skateboard ramps. Dedicated cycle tracks in the area
- Bins. The park has picnic tables but no bin to get rid of the rubbish
- Reliable broadband
- Small industrial units for local business
- Paper boy, butchers
- A newspaper delivery service
- Public car park
- Business units, small offices
- Butchers shop x12
- Polystyrene recycling facility
- A pub with good food/car repairs/MOT/petrol
- Fast broadband, swimming pool
- Car parking - mornings and afternoons at school times village totally congested, possible accidents because of this also village area congested when functions on at churches and village hall
- Inadequate locations for local businesses? Over stretched GP service, parking, poor sewage,/drainage
- Miss the use of butchers. Childcare for under 2, pub
- Adequate car parking
- A pub serving food. Free cash machine
- Good pub, restaurant, café, butchers
- Relatively well served village compared to others but have recently lost butchers and bus service is being changed after many years
- Workable broadband, 4G mobile phone signal, adequate storm drainage
- A business hub
- Restaurant
- Police and fire facilities and a decent pub
- Garage
- Public transport - bus service doesn't run often or late enough
- Footpaths and styles repair and maintenance public dog waste bins replacement, creation of public woodland and wildlife habitat areas
- Small business units, dentist, butcher

- Parking problems on streets, vans, 2/3 car families
- Youth Club, butchers shop
- The skateboard facility in the play area needs reinstating
- A butcher, working garage
- Butchers, garage, fire station
- Butchers, medical centre, bus shelter, old people's home
- More frequent/useful bus services. A service to Banbury station early am/late pm for commuters.
- Butcher's shop. Local fire station
- More street lights
- A pub which serves food, a butcher
- Taxis
- Better public transport
- Fibre optic broadband, dependable mobile phone signal
- High quality broadband & 4G signal
- Youth club
- Good pub serving food
- We are so fortunate to live in such a great village but if more families are attracted to live here (and why not?) there would be a huge strain on medical facilities, school, parking etc
- Pub that serves food and that is family friendly

Lack of housing comments:

- Homes for first time buyers
- Affordable and social housing
- Bungalows and 1/2 bedroom houses
- Social housing/sheltered housing
- For young people at affordable rents!!
- Small (one bedroom) dining kitchen, lounge, single storey - for village residents - who vacate bigger homes when partners die (retirement elderly)
- Affordable, small
- Larger affordable houses
- Affordable 1 and 2 bed
- Affordable to rent or buy for locals only
- Affordable and market housing
- Retirement and carers
- Sheltered housing for old folk, residential home
- Bungalows x3
- Affordable houses for rent x2
- Council houses
- Executive large houses
- One bed flats/maisonettes for young and old
- First time buyers, retirement
- Affordable housing both for rent and to buy
- Affordable starter homes
- Retirement home
- Retirement bungalows
- 2/3 bedroom bungalows (not social)
- Parish owned housing not housing association
- Bungalows, starter homes

- Affordable/Starter
- Small, affordable starter homes
- Bungalows for older generation. Starter type homes for 30 year olds
- Bungalows and houses to rent
- Affordable 2/3 beds (2nd home) i.e under £200,000
- Starter homes to rent at a fair price
- Spacious bungalows
- Affordable for younger generation
- Shared ownership
- Small, affordable
- There is a variety of houses of varying sizes, types and prices
- Housing suitable for downsizing (single storey), Housing fuelled by renewable energy, low density housing likely to happen if no suitable housing available
- Community housing supported by a local trust
- Starter homes for young people; homes for elderly - small single storey
- Affordable housing
- Social housing, small properties for rent
- Affordable/families/older people
- Small bungalows for elderly people
- Smaller, cheaper houses
- Affordable, nice housing for a single mum
- Bungalows, sheltered housing x2
- Sheltered accommodation
- Bungalows and retirement accommodation
- Given the opportunity large properties which historically comprised of 1,2 or 3 smaller cottages should be reformed to their original form thus addressing the balance of small/large homes in the village
- Bungalows for older people
- Affordable starter homes and bungalows
- Flats/maisonettes, retirement (affordable) properties
- Affordable housing for young people
- Affordable for younger families
- Public housing - no affordable housing (which it isn't)
- Housing association smaller properties should not be allowed to sell housing
- All types
- Purpose built accommodation for elderly people
- Family housing 2/3 bed rooms which can't afford to buy for locals
- Starter homes for 1st time buyers, bungalows for the elderly
- First time buyers
- Bungalows suitable for the elderly to stay in the parish
- That which young people could afford
- Affordable rental
- Affordable x4
- Small - 1 to 2 bed/studio. AFFORDABLE RENT!!!
- Starter homes and Bungalows for the elderly
- Truly affordable (not the affordable that a full time working man cannot afford) housing for single people
- Affordable houses. Bungalows to allow older villagers to downsize to make way for younger families
- Bungalows. Properties cheap enough for young families
- First time buyers

- Small 1/2 bed housing to buy or rent
- Affordable starter homes are an obvious concern, but I have no direct experience of demand
- No retirement homes or sheltered housing
- More social housing for young families and affordable family housing to buy, plus housing for the elderly which is more manageable
- Small starter homes - houses & flats
- Affordable & new build
- Affordable housing for young people!!
- 2 + 3 bed affordable housing for first time buyers (no more 4+ bed needed)
- Affordable. Not shared ownership
- Affordable housing for sale and rental
- Small 1 / 2 bed houses for young people, also housing for older people that currently live in a house too big for them

Appendix C – additional comments

Respondents were able to provide additional comments at the end of page 1, including possible locations that the respondent felt may be suitable for housing. These comments are shown below.

- Shennington Road adjacent to Middleton Close. This is the only site available that will provide on site affordable or starter homes under new Govt. initiative (2016 planning/housing bill) housing as part of the overall mix.
- It depends on what is meant by small and whether it enhances or spoils the village and whether local services can cope with the influx of people.
- Feoffee Farm, the farm land in Saddleson Street.
- When my mother in law lived with us [identifying comment removed] the nearest sheltered housing available was Shipston. We were interested in such a scheme and they were oversubscribed. One flat in Shipston became available but she couldn't take it as it was a 1st floor and she can't cope with lifts. She had to move back north.
- Fairly recently a small rental property in Tysoe owned by a charity could find no tenants in Tysoe to rent it so had to be put out to agency to rent.
- Lower Tysoe near main road.
- I lived in Tysoe when I was a child and so do my grandparents. I would like my kids to go to the same school I went to but there are no affordable housing. Location - along the Oxhill Road or Lower Tysoe.
- If additional housing is necessary use land between Middle and Lower Tysoe.
- Lower Tysoe.
- Infill.
- Area behind Feoffee Farm Gate. Develop a care home/sheltered housing on site of Methodist church land.
- To maintain an active village that supports a primary school, doctors surgery, shop and post office there needs to be housing available at an affordable price for young families.
- Although I have no one who has had to move out of the village I have a lot of neighbours who have lived in the village all their lives and their children have had to move out of the village as there was no affordable housing for them to buy. This to me is vital to keep the village alive with local families and also with keeping families together for all generations so that the young do not have to move out due to this lack of affordable houses or social houses.
- There is an over supply of small houses and bungalows in the village, more larger houses needed to restore the balance.
- Between Middle and Lower Tysoe.
- Don't build more houses in Tysoe - it could ruin a lovely village.
- As long as it's small. Keep Tysoe special.
- Within village, not extending village boundaries, anywhere in village.
- I don't feel qualified to make any additional comments as I have only lived in the parish for 1.5 years.
- Would certainly back environmentally friendly construction.
- Affordable houses for local 1st time buyers not for the fat cats who buy to rent.
- In Lower Tysoe, but not to spoil the view of people who live in the small hamlet.
- Land between lower and Middle Tysoe.
- Depends where! Not on conservation or AONB Land.
- More control over the affordable housing during the planning and running of the houses in the future.

- We need to be aware of volume of traffic in village with current population. Increased housing will put pressure on rural narrow roads in the area. Roads through village are beginning to be blocked by parked cars. More housing will just increase this.
- There are too few bungalows for villagers to retire into. Planning was granted for four only for the builder to change these to houses!
- Footpaths should not be blocked by parked cars. EG in Oxhill Road. Cars should not be permitted to park on verges in Main Street or Oxhill Road.
- Feofee Farm site, Herberts Farm Site.
- Redundant/disused agricultural locations.
- Difficult to say due to lack of knowledge with regards to land ownership etc. Perhaps Lower Tysoe, Oxhill Road, Epwell Road.
- Housing required - 1. Bungalows for the aged, small one or two bedrooms. 2. Two bedroomed houses for first time buyers using housing association shared ownership so young people have a chance of finding a home. 3. Other two or three bedroom houses not overlarge to enable prices to be reasonable. We must ensure any housing meets the needs of the local community and not as weekend cottages for city dwellers. We need people who are going to benefit the local community, willing to join in and help run and organise any functions and events and organisations put on in the village. Locations: all housing should be on the very edges of the village. Upper Tysoe - Shenington Road (Tysoe Hill) opposite the allotments. Epwell Road by the Upper Tysoe boundary sign, Middle Tysoe - Oxhill Road passed Windmill Way. Lower Tysoe - on the road out towards A422 either side of the road. These sites should have no more than 10 houses and be a mix housing required as above. We should not be filling in every green space in the village as Orchard Close has done.
- V small (maximum 10) scheme of 1/2/3 bed houses for low income local people. Location of field on Oxhill Road next to Windmill Way is a possible location.
- Houses for the children of the village to stop them having to move to towns/cities to start families.
- Upper Tysoe/Oxhill Road.
- Sheltered housing facilities for the over 60's could possibly free up some larger properties which could house families.
- Only in favour of above housing schemes. If building was in brown stone and design was sympathetic with the village.
- The UK is full. No more immigrants!
- I would only be in favour of a small housing scheme if I was provided with evidence that it was in fact needed. Will it actually be affordable?!? Such housing I know of in other areas has not been! In-fill rather than encroaching on the countryside would be preferable.
- People need to live in travelling distance to their work. There seem to be few opportunities for work in the village so why the need for more homes?
- No more houses etc in the centre of this village please: There are plenty of suitable sites in Lower Tysoe!
- Next to the doctors - sheltered housing or mixed development.
- Lower Tysoe, as it is not in view from the main part of the village thus allowing the village to maintain its character and charm and not ruin ANOB Areas or put pressure on traffic or main sewage works.
- Any housing development should be sympathetic with and proportional to the existing housing in that area.
- Answer to this depends on what and where. If developments do go ahead they

can often be on a "cram as many in" basis which solves a short term problem but in the long term destroys the feel of the village. Small developments built in keeping with the village are acceptable. Houses across the whole of South east/South Midlands and other areas have increased faster than wages hence making property more unaffordable.

- General: New housing should be spread thinly throughout the village. Don't need large "Executive" homes nor housing estates, Locations: Land in Lower Tysoe south of Lower Tysoe road, Feoffee Farm in Middle Tysoe.
- Sensitive, small, well designed and built houses appropriate to their setting across Tysoe, including lower Tysoe.
- Depending on location. Middle/Upper Tysoe already densely occupied. Lower Tysoe offers better potential.
- Being a Tysoe resident all my life, find it very hard when my children are forced to move away and rent properties privately at a very high price as they cannot afford a deposit for a mortgage let alone a mortgage.
- I feel there are lots of houses in Tysoe waiting to be bought and/or let so housing is not an issue.
- A small residential home so that residents of Tysoe who can no longer care for themselves are able to remain in the community among surroundings and people that are familiar to them and not be sent to other towns. Tysoe ex fire station would have been ideal.
- Affirmative - in the event that the needs of local people are identified through thorough research and evidence based. It is often the case that people say "they would like to live in an area" however when further investigated there emerge factors which make it impractical or too expensive to live in that area, particularly in the case of rural areas. Where travel costs are a huge consideration. In addition to "Call for sites" it may prove beneficial to encourage older property owners living in large properties that had previously comprised one or more cottages, to consider reverting to original state. This would have the effect of creating smaller homes for younger people and allowing the older person in a large property to downsize without the upheaval of a move and allow them to remain in the village.
- A small scheme should be a maximum of 6 dwellings.
- A small amount of infilling.
- I have no fault to find with Tysoe. It is an excellent village in which to live. At the moment it is as a village with amenities as should be.
- We have been lucky enough to build our own home otherwise we would have had to leave the village. We have a family farm so already owned the land.
- Housing must be complimentary to the present village style. Any development must not echo town type styles.
- Small needs to be clarified and the number of houses built at one time needs to be limited to maximum of 30.
- I would like to downsize to a bungalow built on my own land adjacent to my present house but checks have indicated that getting planning consent is not possible.
- Triangular small grazing field below Walnut Paddock preferably for bungalows arranged along the contour. Access appears to be good but flooding possible adjacent to brook.
- Village hall site to provide accommodation for the elderly, move village hall to playing field: Oxhill road - roadside development max 10 dwellings, land behind Jelfs Close max 10 dwellings, Foffee land in Lower Tysoe - small business units, single house developments and barn conversions only in Lower Tysoe to maintain its hamlet status.

- Orbit selling off houses which were rented. Standing empty for months is not good for families as above. New houses being built for 1st time buyers mortgages much too high deposit.
- If they were local. The criteria was 12 months in the Parish. If this is still the case they are not really local in my opinion.
- Any "Brownfield" sites, flats above shops etc.
- Yes if by Oxhill Road or linked Lower and Middle together.
- Still in favour of infill developments if suitable land is available e.g. new development adjacent to the telephone exchange.
- Any scheme should have a limit of 6 properties, not an estate. Lower Tysoe should take fair share of additional housing.
- Between Lower and Middle Tysoe, Upper Tysoe is full!
- Between Middle and Lower Tysoe on non ridge and furrow.
- Small housing scheme should not be more than 10 houses.
- Think we've got enough housing. Doctor's surgery and roads can't cope now.
- Suitable - fields to south side of Tysoe, between road and Badgers Lane.
Unsuitable - any further fields between Middle & Lower Tysoe, especially the large field adjacent to the school behind church. Farm Court already owned by a property developer.
- No, enough building is already identified and going on. These sites need to build much cheaper properties for young families but still to be built in materials suitable to the area.
- As near as possible to the church, doctors & shops, infills preferably.
- Small developments of one to three affordable homes on land within Tysoe area in areas to the east and west of Badgers Lane.
- [in favour of a small housing scheme] But not necessarily limited to local people.
- The need for housing for under 30's is a massive need. There are no council houses left, people from way outside the local area are being given housing when they have no links to the village, when people like us that work in the village have to live with parents, even though we contribute more than others to village life. Affordable houses that are under £200k are needed to keep the village alive and not for the wealthy only. That way local businesses like the pre-school and shop will keep running.
- Lower Tysoe.
- I am actively looking to buy a house in Tysoe, I have always lived in Tysoe and now my partner works in Tysoe. We both work full time and have done since leaving school at the age of 18. We do not do what the average young person does i.e drink/party and waste money. No, we save as much of our disposable income as we can, so we can put it towards a deposit for a mortgage. The only problem is that in Tysoe it doesn't seem to matter if you have lived in Tysoe your whole life or you work in Tysoe, because in Tysoe there only seems to be one type of house being expensive 4+5 bedroom houses just like the new development by Kendrick Homes, that is just the type of development we should be stopping. I thought that is what the whole point of the neighbourhood plan. On a site of that size we could have built at least ten 2 to 3 bed affordable houses for local people. That contribute to the every day running of the village. Young people that are looking to help fuel the village to help keep the local school running, the shop and post office open. Unless something is done soon young people will be moving away from the village, the local school will have no children, Tysoe as a village needs to swallow its pride and build affordable houses for local people in areas of the village where others object so much like the plot next to Windmill Way. There was a time when people

objected to the development at windmill way saying it isn't in keeping with the village, that people wouldn't buy them and now look every house was sold and people love the development but now the people from windmill way are objecting to the development next door. A touch hypocritical don't you think? Tysoe needs affordable houses for local people.

- It's important to have housing for families with children in order to avoid the village turning into a ghetto for wealthy retired people! A broad range of people will ensure Tysoe stays lively and interesting. The school needs pupils to stay open. People who have grown up here often want to bring up their children here where grandparents live. Grandparents need smaller easier to maintain housing. Any new dwellings would be best if built in small pockets of land scattered throughout the village. That way any new residents would assimilate more successfully into Tysoes village life. The danger of building a huge number of houses in one area is that the new people might not integrate so easily and become a separate community. Also it would be best if the new buildings had to blend in with the local ones, same vernacular style rather than a whole field of similar houses as in the new village in Bicester.
- It should be a mix of 2 bed houses & single bed flats.
- * If sensible affordable housing is built then will be able to stay living in the village. * Comes down to older generation/rich not wanting to sell land & give opportunities for housing to be built. * Parish Council built up of wrong people - same no build views!!
- Need to encourage young couples with families to support the school and facilities in village. Also professional couples/individuals who have disposable income which could be spent in the village (shop / pub etc).

Appendix D – any other important topics

Respondents were able to comment on any other topics that are important to them and these comments are reproduced below.

- Upkeep of roads, verges and footpaths.
- I love this village and feel privileged to be living here and would hate to see the whole character of the village and way of life to be altered in too drastic a way. But would understand that more affordable and social housing is and should be available for those who want and encouraged to stay in this village. Most houses that come up for sale are out of the reach of these people.
- It is important to conserve the character of the village, no large acres of new housing. Too many vehicles in Main Street, both sides lined with cars in the day time and sometimes evening as well. A solution to this problem is badly needed.
- Condition of village roads and paths.
- Maintain the beauty and open aspect of the area - the Edge Hill escarpment - the natural stone homes/walls etc. We are an area (the signpost says) scenic route. Cotswolds keep it simple! Maintain the "Sound of silence".
- Village feel, small village school, shop.
- Sadness that people walking their dogs allow them to foul on any of the numerous grassy areas. Dog bin needed especially Shipston Road/Manor area?
- Capacity of utilities and infrastructure.
- The character of the village must be kept intact. Congestion with motor vehicles must be kept down. Full use of village post office, shops, village hall, church, chapel, to be used by every family living in Tysoe.
- Children's playground, more waste bins especially for dog waste for dog walkers.
- A reasonable amount of development should occur immediately to support existing services including at least one medium-sized site to provide on site affordable housing (or starter homes).
- Retaining a balanced community ensuring local services can cope with any development. Ensuring that any development is aesthetically pleasing and enhances the village.
- The village wells are an important part of Tysoe history and should be listed.
- Opportunities to create links socially within the village such as pilates classes. Maintaining the shop, P.O and doctors and school.
- To maintain and improve current facilities, Post office must be kept.
- The retention of the rural gap between the boundary of Middle Tysoe and to start of Lower Tysoe - brook located near Hillisborough.
- It is important that people that grew up in the village can stay in the village when they grow up.
- Our mixed community needs maintaining - young and old,. Old villagers incomes, affluent and less well off. We don't want to become a village of holiday cottages and weekenders.
- The friendly lively village life. It would be great if the local pub was more lively and proactive.
- It is sad that the public house is under used and a poor building. Consequently the social club seems to flourish.
- No large developments, protect views/ AONB.
- United Community ensuring there is something for everyone.
- Maintenance of community spirit in the village.

- Fresh air, countryside, space, fields and wildlife.
- Protecting ridge and furrow where we still have it plus hedgerows. Using brownfield and infill wherever possible including Lower Tysoe in housing numbers required by 2031.
- To preserve the character of the village regarding any future housing development.
- Greedy residents building houses in their gardens.
- Continued facilities - post office, shop, Doctor's surgery etc.
- Controlling the speed of vehicles in the village.
- Allotments, footpaths.
- Tysoe has a wonderful community spirit. It is important to keep the post office, shop, café, village hall etc to maintain this.
- Keeping Children in the village as they grow up. Some of the above might help.
- Retention of all existing facilities i.e post office, village stores, village hall, sports fields, social club and village pub.
- Keeping Tysoe a rural village not like Kineton, Shipston and Wellesbourne are becoming.
- Related businesses/crafts are the essential components of this agricultural based community to protect and enhance the social, economic and environmental character. Tysoe must not become a rural suburb.
- Keep the views of any buildings as low as possible and don't allow overbearing large houses to be built which are out of scale with existing houses.
- Any housing MUST be sympathetic to the village. No huge hideous housing estates (like we are seeing around Kineton and Wellesbourne).
- I have bought a property next to social housing. My neighbours are unbearably noisy, arguing, shouting, swearing MOST evenings. I am not in favour of more people like this moving in to the area for anybody.
- Natural expansion is needed but not on a scale too large to make the village amenities suffer and turn it into something too large that it loses its appeal as to why people love Tysoe, village life!!
- Speed monitoring and restrictions: Mobile Connection - 4G: Keep post office and surgery and social club: protect green spaces between Middle and Lower Tysoe.
- No large scale developments. Any developments limited to 5 or 6 units. Infill wherever possible.
- Maintaining a strong, diverse and active village community.
- That local amenities are not lost.
- Social club, public house, church, school.
- Lack of pollution is important (noise / light / air quality / traffic).
- Parking on grass verges. Using the verges to drive along when the road is only single.
- The village has grown enormously in my lifetime. We are in danger of becoming a suburb. The village is large enough. Small infill is acceptable but we are not a town, nor do we wish to become one. Identity as a village is crucial.
- We live in an age where people will only use a bus service if reliable, frequent and affordable. In a rural village a bus service is based on shopping/social trips. The provision of a service to meet the needs of working people in the village would be impossible in terms of practicality and ensuing costs.
- Maintenance of footpaths across fields, retaining dark skies (no increase in street lighting), mobile phone reception.

- Sustainability of the village and amenities and community.
- Main Street kerbs by Park Row and further to old Fire Station. Perhaps to have this recessed for parking.
- Family history.
- To keep the Lower Tysoe not part of Upper and Middle Tysoe.
- To ensure that we keep all our valuable facilities eg post office, doctors, playing fields etc in the village.
- Maintenance of Lower Tysoe as a hamlet and its unique features, maintenance of the green space between Middle and Lower Tysoe.
- Parking in streets. Orbit have many garages in the Middleton close area. These are 90% empty because of cost. Note these have been empty for years.
- Small "infill" housing developments within current envelope acceptable providing existing character maintained/preserved.
- Parking is a problem for a lot of homes in Tysoe - in a lot of areas parking in the road blocks driveways and not enough room for milk wagon and tractors, heavy lorries to get by.
- Community feeling/spirit.
- That the village medical practice is kept as important for all age groups.
- Increased facilities for older people.
- This will never happen I have 2 children move because no houses, all outsiders have them.
- Local community activities for example, flower show, bonfire night, WI etc.
- Rural way of life: protection of verges: speed restrictions, particularly on side roads off Main street: inclusion of Lower Tysoe in all aspects of village.
- Mobile phone connection, clear footpaths for walking.
- Speeding inc tractors. Day & Night.
- The field footpaths to be kept open and clear with gates replacing stiles where possible. No Green Belt land to be built on.
- Preventing linear development between Middle & Lower Tysoe. Ensuring future housing is in keeping. Ensuring ridge & furrow fields are maintained, ie John Scotts paddock being destroyed.
- Keeping the post office. Keeping the pub. Keeping the shop.
- Lay-out of properties to ensure privacy and an interesting prospect.
- Sufficient lighting. Parking on roadside in Upper Tysoe, especially near bends - difficult to navigate and dangerous for motorists.
- We are very privileged to live in a lovely village. With fantastic facilities. We have to preserve what we have and let, as before, small amounts of development take place.
- The general peace, beauty of our natural environment, being part of a lively working village.
- Quiet roads, low amounts of traffic. Organic housing developments, no large scale sites.
- Maintaining key amenities/services, such as the pub, post office, shop etc.
- Ridge & furrow fields on village boundary. Fields between Upper and Lower Tysoe should remain as fields. In parts of Tysoe parking and cars parked on the side of the road is becoming an issue. More houses in these areas should be avoided.
- Tysoe is a balanced village with a good mix of homes. It would be good to maintain this mix in the future. The local shop, post office & hairdressers are really assets. It's a shame we've lost our butcher.
- * Local sports facilities for kids. * Families to keep school filled. * Low traffic

levels. * Community small enough & slow growing for friendly relationships between the inhabitants. - local facilities eg meeting places - churches, halls, pub & social club, village shop, post office, cafe, hairdressers. The friendliness of the local people is very important & helps keep Tysoe a safe place to live, compared with a town like Banbury.

- * Sustainable pre school & primary school. * Sustainable post office & grocery store. * Doctor's surgery.
- Post office + shop = primary school.
- * Local businesses stay open for local jobs. * Roads gritted in winter.
- We are full. No more immigrants, wherever they come from.

Appendix E – top three issues

Respondents were asked “What are your top three issues when thinking about the Parish of Tysoe?” Comments are reproduced below.

- Maintain its character
- Rurality
- Local amenities x2
- Lack of pollution is important (noise/light/air quality/traffic)
- Maintain the village atmosphere
- Sandpits Close have a sub station which is really over grown and older children are using it
- Beautiful scenery
- To remain a community feel within the village
- Speed through village (especially farm vehicles)
- Rural location
- Preserving the green/rural area
- Development only within the village boundary
- Protection of the historical environment of the village
- Still no neighbourhood plan
- A balanced community catering for all
- Internet speed!
- Maintenance of shop/post office
- Strength of village Community
- Limited housing building spread across all 3 parts of Tysoe
- New building in local stone
- Transport
- Parking on grass verges and footpaths
- Parking and the erosion of the village green
- Lower Tysoe should be included in LSV of Middle and Upper. It should not be a special case in isolation
- More parking problems if more housing is built
- Threat of overbuilding
- That the facilities in the village remain as they are
- Keeping the village as a very pleasant place to live
- Affordable housing for locals
- Improved broadband
- Keep its outstanding natural beauty
- Not to be used by developers for large schemes
- Retaining rural setting
- The maintenance of post office facilities
- Availability of shopping and transport
- Not any housing for single young people.
- Do not want a large estate of houses on edge of Tysoe
- Too much development
- Preserve character and size of Tysoe
- Large farm tractors & equipment speeding in village
- Not increasing the size of the village, beyond current sites
- The rural environment
- Natural developments happen, eg housing not large number in one block
- Affordable housing x3

- More elections for Parish Councillors
- Historical
- Speeding
- Supporting local businesses / services / infrastructure (inc mobile phone reception)
- Limit big developments
- Amount of traffic - not too much
- Idyllic rural setting - great place to walk the dog
- Housing for families, both social & purchasable, and also for elderly
- Sustainable & appropriate housing development
- Parking on grass verges
- Considerate neighbourhood - abiding by the bye-laws
- Affordable housing. Superfast broadband. More 1-2 bedroom houses
- Lack of affordable housing
- No more houses
- Vehicle parking at school times
- Keeping the historical this would also include the rural environment as I feel they are both interlinked
- Views over the countryside
- Conserve what is left of the wildlife/trees, animals, birds insects etc
- Cars parked on pavements etc blocking access
- Bus services
- Lack of affordable housing for young folk who have lived here all their lives
- Severe control of speed through the village
- Parking local to the school for "drop off and "pick up" - our school services many local villages
- Available parking
- Dog mess on playing field
- Impact of school parking on safety and traffic
- Road repairs and cleaning (farmers)
- Historical environment.
- Flood risks
- Allowing sympathetic development in stone
- Faster Broadband connection
- That the historical environment should be protected
- Character of the village (green spaces- small development)
- Development limited to small schemes to maintain character
- Meeting the need for affordable rental housing
- Parking near the shop x2
- Street Lighting
- No jobs
- Preservation of village grass verges
- Need to maintain the character of the village
- The village shop
- Dog mess
- Preventing excessive development
- Good playing field and recreation ground
- Protect environment
- Drainage
- Maintenance of heritage in village
- Standing priority to houses

- Countryside and Wildlife
- Limited additional housing
- No excessive building
- A village shop
- Surrounding views and countryside
- Faster Broadband!!!
- Poor state of footpaths
- Flooding around Old tree
- Retain Facilities
- Shop and Post Office
- Not to spoil the environment of the village
- Village large enough to support school and shops
- Cheaper housing for families
- Infill before building properties on new land
- Local facilities
- Refuse large housing developments
- Footpaths being blocked by parked cars
- Preventing flooding
- Smaller homes for elderly
- Limited and suitable for existing local family housing
- Retain its village atmosphere
- More affordable housing
- That the size of any developments are in proportion to the village centre facilities
- Keeping the village rural
- Protecting areas of natural beauty
- Tysoe in danger of becoming a suburb for commuters to city
- Average age of the village getting older i.e young having to move on
- Shops, services
- Increased traffic density
- When permitting houses to be built, think small
- That the surrounding rural area and farmland is not impacted by any development
- Parking for the school/Main street is dangerous at times
- Shops - miss the butchers!
- Brooks from school to Oxhill needs keeping clear, to save flooding
- Amenities not being sufficient for big developments
- Need for small developments of affordable houses
- Need housing for young families, couples and downsizers
- Keep the mix of social groups and cohesion
- Community life and spirit
- Maintaining character
- Maintain the village size
- Dog mess, along paths and sports field
- Improved mobile signal
- Historic interest
- Development that considers vehicles (average 3 to every house)
- Carefully manage and control the growth of the village to ensure that character is maintained
- Solar panels should be on all new buildings
- Maintain the beauty of the village

- A good pub
- Social Club
- Improvement of roads (kerb areas) and pathways
- Not losing character and culture of village
- School not large enough for more children
- History
- Careful and thoughtful design of any new houses and buildings to keep character
- Sustaining the public house
- Lack of family homes for the young
- Inclusion of Lower Tysoe developments/expansion should not be outside the existing envelope
- There is a car park which is locked after 6pm
- Village becoming too big
- Housing for older members of the community to remain
- Avoiding inappropriate development
- No butcher
- Ensuring the beauty of the village/surroundings
- To maintain its character and ambience
- Preventing over development by speculators
- Continuation of bus services to Banbury and Stratford
- Friendliness of people
- Too many new executive houses = too many cars
- Beautiful village desecrated by development
- Ensure sensitive developments on small scale
- General speeding in village
- Retaining village community life so size of village matters
- Community bringing together as one village !!
- Conservation area
- Housing/planning
- Windmill
- Lack of street lighting
- Providing affordable housing for local people
- Sort the "promised" fast broadband
- Keeping the rural feel
- Great village not too big, not too small - just right
- Telecommunications generally need improving - eg fibre-optic and broadband. People need to pay bills online, businesses need computers to work efficiently
- Social facilities & shops
- Dog fouling
- Community events & social life
- Divide between rich and poor (Lower Tysoe & the rest)
- Medical Centre - could it cope with more people who might purchase the above?
- Future housing developments
- Parking a big issue everywhere driveways should be included in any new houses and areas in streets that this is problematic as a lot of houses now seem to have more than 1 car which causes an annoyance to those who have none or just 1 car
- Quiet environment
- Plan against future flooding by keeping natural surfaces not new estate roads

- Doctors and Dental services available within the village
- No more houses
- Maintenance of road surfaces etc and footpaths alongside. Some are very dangerous
- Low profile homes protecting this wonderful quiet village, small (no more than six together plus infill)
- Tysoe's rural environment
- Cars at school pick up and drop off
- Retention of post office
- Maintenance of local shops and P.O.
- Public transport
- Poor broadband connection in this area
- Broadband improvement to enable working from home
- Ensuring that local services can cope with any development
- That any development should reflect the local vernacular
- AONB
- Maintenance of footpaths (pavements) to be improved
- Avoiding ribbon development
- Church
- On road parking
- Not great transport links
- Restrict new housing numbers
- Need for care home/sheltered housing in centre of Tysoe
- The village post office
- Speeding through the village especially motorbikes
- Supporting sustainable development for local people
- Reasonable community life
- Conservation of historic heritage
- Protecting the village environment
- Friendly village
- Production of Neighbourhood plan
- Countryside and wildlife
- Preserving ridge and furrow, hedgerows, green sites
- A post office
- Good local amenities such as GP, school, shops within walking distance
- Reduction of pesticides
- Speeding farm vehicles
- Retain Community Spirit
- Dr Surgery and Dispensary
- Control the flooding in winter too many large homes being built
- Sensitive new development
- Families spend the money in the shops, help them stay here
- Not expanding into a mini town
- Maintain a regular bus service
- Suitable/appropriate housing
- Maintain the facilities we currently have
- Mobile phone coverage needs improving
- Continued improvement of existing facilities eg village hall and car park
- Restrict large housing developments
- Maintaining local services, especially post office
- Keeping greedy landowners and developers in check

- Too much focus on housing rather than preservation to development of rural environment
- Pub is very poor and barely useable
- Environmental ?
- Shortage of small storage/office/workshop units
- Try to keep any building within building line
- That consideration is given to the village facilities (school, nursery, doctors etc) before any development. I worry facilities will be stretched, impacting us negatively and forcing us to seek such things outside the village
- Acceptance of people who do move to the village
- Community
- More control from "dog owners" cleaning up after mess
- Transport links x6
- Facilities
- Keep village alive and growing without becoming urban or suburban
- Protect Natural environment
- Presence of basic facilities: shop, surgery, school, Post office, bus link etc
- Stop building over priced housing
- Broadband x4
- Sustainable development
- Improve public transport frequency
- People who have cheated the planning rules and got away with it
- Community Feel
- Speed limits on roads
- We are fortunate to have services i.e shops, P. O etc
- Retaining our wonderful village atmosphere!
- Ensure that the services provided in the village, GP surgery, school etc are not overwhelmed to the point of collapse with a sudden large influx in population
- Sufficient variety of shops and other amenities
- Orbit Housing association lack of regards for owned properties trees damaging and overhanging our house
- Anti social parking on verges and pavements
- Public housing - rental
- No more extra cars on roads
- Flooding
- Tree preservation and planting
- Maintenance of the public footpaths
- Many of the homes owned by Orbit on becoming vacant allocated to people from outside the area
- Preservation and protection of rural community and setting
- Footpaths maintained so elderly people can stay mobile
- A village pub that serves food
- Parking x3
- Improving the public house
- Housing x4
- To ensure that needs of all generations are catered for
- Restriction of over sized vehicles on by roads eg coaches, articulated lorries etc that speed and damage verges
- Ensuring flood protection is maximised
- Environment
- No nearby work available - more necessary than more family homes

- Lack of Butcher's shop
- Preserve fields between Middle & Lower Tysoe
- Maintaining the rural atmosphere
- Development to be in local materials, ie stone, Cotswold tile, thatch, slate
- Keeping current facilities going
- At present the parking issues in Main Street
- Traffic
- Freedom to roam
- Village green + fields
- Potential large scale housing development
- Getting the neighbourhood plan in place to protect the village from inappropriate development
- Keep post office & shop going at all costs
- Good facilities - shop
- Supportive community - mix of residential and farming
- Preserving the character of Tysoe, in the way people interact, in the environmental sense also ie the design of vernacular architecture & the rural setting
- A well run & sustainable school
- Class Tysoe as one village not Upper, Middle and Lower
- Parking of cars, vans etc re above
- No more houses
- Lack of diversity

Appendix F – breakdown of identified need

ID	Local connection	Household composition	Reasons for need	Specific need	Identified tenure	Identified size/type
2	Yes	One adult	Need own home	No	Housing association shared ownership	1 bed flat
3	Yes	One adult	Need own home	No	Housing association shared ownership	1 bed flat
13	Yes	Two adults, two children (0-16yrs)	Need larger accommodation, physically adapted home, to be closer to relatives, less expensive home, own home	Downstairs toilet & wet room required	Housing association rent	2 bed house
30	Yes	Two adults	Need smaller accommodation	No	Housing association rent	1 bed bungalow
78	Yes	One adult	Need to be closer to relatives, own home	No	Housing association rent	1 bed flat
90	Yes	One adult	Need larger accommodation, less expensive home, own home	No	Owner occupier	2 bed house
111	Yes	One adult	Need physically adapted home, smaller accommodation	No	Owner occupier	2 bed bungalow
117	Yes	One adult	Need own home, to be closer to relatives	No	Housing association rent	1 bed flat
135	Yes	One adult	Need less expensive home	No	Housing association rent	1 bed flat
146	Yes	One adult	Need own home	No	Housing association rent	1 bed flat

171	Yes	Two adults	Need own home	No	Owner occupier	1 bed flat
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Appendix G – property search

Property search October/November 2016 - Tysoe parish, £400K and less, excluding character properties and properties requiring renovation.

For sale/sale agreed :

Agent	Street	No. of beds	Type	Price £
Seccombes	Epwell Road	2	bungalow	375,000
Victoria Jeffs	Main Street	2	bungalow	350,000
Seccombes	Avon Avenue	3	house	255,000
Peter Clarke & Co	Shipston Road	2	house	238,000

Previously sold :

Date sold	Street	No. of beds	Type	Price £
Aug-16	Parke Row	3	house	325,000
Aug-16	Shipston Road	2	house	268,500
May-16	Oxhill Road	5	house	312,000
Apr-16	Main Street	4	house	275,000
Mar-16	Baldwins Lane	3	house	315,000
Mar-16	Baldwins Lane	3	house	242,500
Feb-16	Oxhill Road	4	house	313,500

Type	Average £	Average £ -5%	Average £ - 10%
2 bed house	253,250	240,588	227,925
2 bed bungalow	362,500	344,375	326,250
3 bed house	284,375	270,156	255,938
4 bed house	294,250	279,538	264,825
5 bed house	312,000	296,400	280,800

Searched: Rightmove, PurpleBricks, Zoopla, OnTheMarket