

TYSOE PARISH COUNCIL

Neighbourhood Development Plan

Resubmission of Regulation 17a Plan, August 2021

Justification for changes in resubmitted Plan:

Tysoe Parish Council wish to incorporate two changes of substance for incorporation into the resubmitted Reg 17a Plan. The first is a change to the wording of *Housing Policy 3 – Strategic Reserve* and the second is a change to the *Natural Environment Policy 6 – Protected Strategic Gap*. The reasons for these changes are outlined below:

1. Housing Policy 3 – Strategic Reserve

The changes to the Policy wording are relatively subtle and are precisely as suggested by the Examiner in his report dated 4th May, 2021. The reason for making these changes is to clarify the mechanism by which reserve housing stock might be released in conformity to SDC's Core Strategy Policy 16, and also to emphasise the need to safeguard the local character of the village and ensure the continuing viability of Herbert's Farm should any future development occur there. The Policy wording in our July 2020 Reg 17a Plan was as follows:

This Plan supports the safeguarding of land at Herbert's Farm, as shown on Map 8, Site 3. This safeguarded site has the potential for future residential development of up to 16 houses. The above site 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 having regard to the criteria in Policy CS.16 of the Core Strategy 2011-2031.

It is proposed that this be changed to:

The Plan safeguards land at Herbert's Farm as shown on Map 8, Site 3 (page 30) as a reserve housing site (with the potential for future residential development of up to 16 houses).

The safeguarded site 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 its early release having regard to the criteria in Policy CS.16 of the Core Strategy 2011-2031

It is also proposed that the final 4 sentences of paragraph 6.4.0.1 be replaced with the following wording:

The development of the site will need to incorporate a satisfactory and safe vehicular access. It will also need to address a series of issues relating to heritage assets in this part of the village. These matters have been addressed in the District Council's Heritage Impacts Assessment report of potential reserve sites in the District. In this context the Parish Council considers that any harm can be ameliorated by sympathetic design and careful use of materials. Moreover, any potential development of the site could be undertaken without affecting the future functioning and viability of the working farm itself as development is only anticipated on a small area fronting Saddledon Street. In this context the existing farm buildings could be relocated elsewhere on the wider farm holding.

These changes were recommended by the Examiner and the Parish Council has no objection to incorporating them in the re-drafted Plan. The Parish Council does not believe that the proposed changes have any material bearing on the efficacy or meaning of the Policy or its explanation.

2. Natural Environment Policy 6 – Protected Strategic Gap

The reasons for the amendments here are to follow the recommendations of the independent Examiner, firstly to re-name the 'Strategic Gap' as a 'Settlement Gap', and secondly to redefine the area covered by this term. The Parish Council felt it necessary to define by wording what was intended by a 'Settlement Gap'. That said, in this wording the Parish Council also wished to emphasise the need to prevent coalescence between the two settlements of Lower Tysoe and Upper Tysoe in both north/south and north-west/south-east directions.

The Parish Council believes that there is a clear and imminent danger of such coalescence taking place. Indeed the proposed development that the Examiner

referred to in his report, included in Loxton Development's representation, is clear evidence of such intentions.

The Parish Council has a clear obligation to represent the wishes of residents and those wishes have been clearly stated for many years and through several full consultations – residents want the land between the settlements of Lower and Middle Tysoe protected from any sort of development that would impinge on the existing open countryside nature of that land.

The Parish Council believes that the proposed Policy wording with the addition of the clarifying paragraph (new 8.7.0.2) provides the protection sought by residents. The deletion of the map was originally suggested by the same Examiner in his report on the Reg 16 Plan in February 2020.

It is proposed that the Policy wording be changed from:

Natural Environment Policy 6 – Protected Strategic Gap

Development proposals should ensure the retention of the open character of the countryside between Middle Tysoe and Lower Tysoe

Proposals for the re-use of rural buildings, agricultural and forestry-related development, playing fields, other open land uses and minor extensions to existing dwellings in the area between the two settlements off Tysoe Road will be supported where they would preserve the separation between the two settlements and retain their individual character and appearance.

To:

Natural Environment Policy 6 – Protected Settlement Gap

Development proposals should ensure the retention of the historic open character of the countryside between Middle Tysoe and Lower Tysoe.

Proposals for the re-use of rural buildings, agricultural and forestry-related development, playing fields, other open land uses and minor extensions to existing dwellings in the area between the two settlements off Tysoe Road will be supported where they would preserve the separation between the two settlements and retain their individual and distinct character and appearance.

Other forms of development not specifically listed in this policy will not be supported within the open countryside between the two settlements.

In addition the Parish Council is proposing to include within the Explanation of the policy an additional paragraph, 8.7.0.2 as follows:

8.7.0.2 To clarify what is meant by “coalescence” – this policy seeks to prevent any further diminution of the open countryside gap between the two settlements whether that be along Tysoe Road or across the open countryside between Middle Tysoe and the western extent of Lower Tysoe on Lane End.

With the inclusion of these changes the Parish Council believes that the illustration of the Gap on Map 8, the Proposals Map, would be superfluous and it is therefore proposed that this be deleted from the map.

Other changes

A small number of other changes are incorporated in the re-submitted Plan. These are largely small corrections or typographical changes, none of which are germane to the policies within the Plan.

Consultation and discussion

In his February 2020 report the Examiner expressed the view that:

“It is clear that consultation has been an important element of the Plan’s production. Advice on the neighbourhood planning process has been made available to the community in a positive and direct way by those responsible for the Plan’s preparation.

From all the evidence provided to me as part of the examination, I can see that the Plan has promoted an inclusive approach to seeking opinions of all concerned throughout the process”

This approach has not changed and has only been limited by the restrictions placed on public meetings by the Covid pandemic. Despite these restrictions the Parish Council has continued to meet virtually on Zoom with public

participation. Whenever anything pertinent to the Plan has occurred it has been reported upon in those meetings. Various documents, including the Examiner's May 2021 report have been posted on the parish website and once it was clear to the Parish Council how best to respond to the Examiner's report the proposed amendments were discussed in the 21st June meeting and the final proposal was discussed in the 12th July meeting. Councillors approved the Plan amendments at that meeting subject to any objections which might be raised at a public meeting on 26th July.

The meeting on 26th July was publicised widely in the village including notices on the parish website, the village notice board on Facebook and by posters around the village. The agenda was widely distributed which made it clear that the main subject of the meeting was the proposed amendments to the two policies discussed above. In addition to 6 members of the NDP Committee 18 members of the public, all village residents, attended the meeting. The proposed wording changes to the Plan were discussed and members of the public asked a number of detailed questions (see minutes attached). At the end of the meeting a show of hands response was asked for to the question "Is this the right direction for the Council to be going in?" Only one attendee voted "no" all others agreed that the Council's approach was the right one.

This should be no surprise as the reworded Strategic Settlement Gap policy simply states what have been the wishes of residents since the very first Plan discussions in 2014. The proposed wording does not express a materially different policy from what has been extensively consulted upon several times already.

The Parish Council is confident that the resubmitted Plan reflects what residents want and expect.