



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

July 2021

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Rural Housing Enabler, WRCC**

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1. Introduction

Tysoe Parish Council commissioned a local Housing Needs Survey which was distributed in May 2021, with a deadline return of 19th June. 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 a copy was hand-delivered to every home in the parish. Additional forms were available upon request and respondents were given the option to complete the survey online if they preferred. A copy of the cover letter and survey form can be seen as Appendix A to this report.

All households were requested to complete Part 1 of the survey form. Part 1 asks whether, in principle, respondents would be in favour of a small scheme of new homes to meet locally identified housing needs, gives residents an opportunity to comment on local housing and facilities, and asks whether the current home is suitable for the needs of the household.

Households with or containing a specific housing need, and who wish to live in the parish, were requested to complete Part 2 of the survey form. This part asks for details of the household, the current housing situation, preferred housing situation, the identified need and local connection, together with sensitive information such as financial details. Respondents were assured that any information they disclosed would be treated in strict confidence.

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

The survey pack included a Freepost envelope so forms could be securely returned direct to the WRCC Rural Housing Enabler.

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 has 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 housing surveys.

A 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.

The term “affordable housing” has a specific meaning (as set out in the Glossary to the NPPF) and includes options both for affordable housing for rent and home ownership.

New affordable homes are generally required for two reasons:

- Many residents on low and middle incomes cannot afford to rent privately or buy open market housing, and
- The market does not provide the right type of accommodation for residents, for example homes for people who are older and wish to downsize.

3. Results

Approximately 450 survey forms were distributed to local residents and 150 were returned, either partly or fully completed, which equates to a response rate of 33.33%. This level of response is considered to be very good for a survey of this type.

People generally respond for one of three reasons:

1. To express a housing need, or
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.

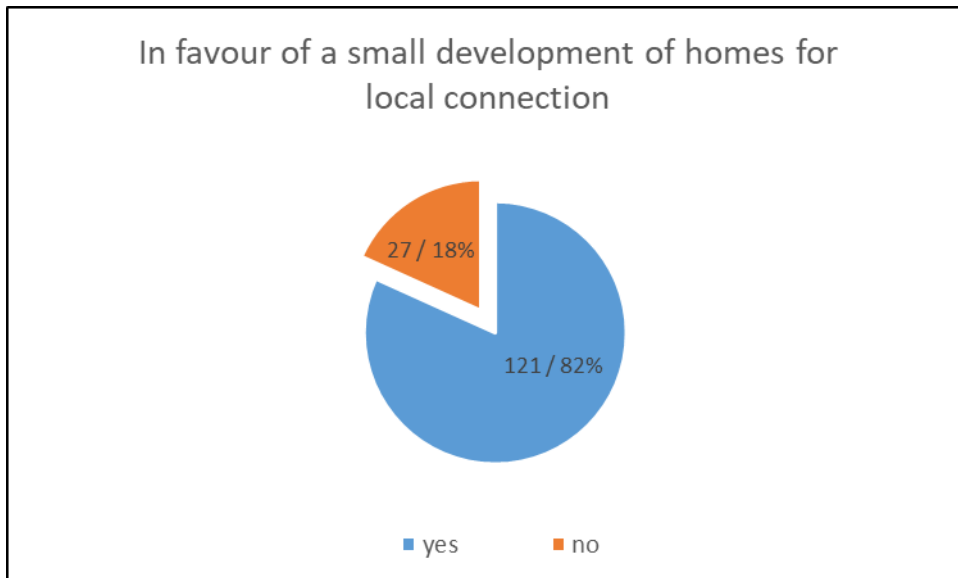
For the purpose of this report the term “respondent” refers to an individual survey form.

Part one – to be completed by all households

Q1: Support for development of affordable homes

Respondents were asked “In principle would you be in favour of a small development of homes in the parish restricted to people with a local connection ...?”.

Through a planning obligation (S106 Agreement) such properties would be restricted to people with a local connection in perpetuity. The local connections include (briefly) currently living in the parish, previously lived in the parish, born in the parish, close relatives currently living in the parish and currently working in the parish.

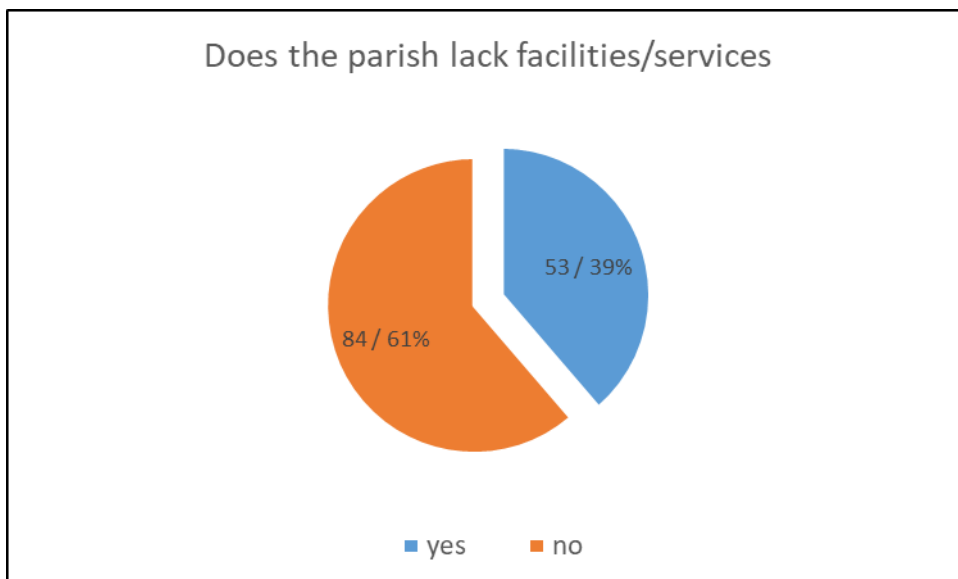


Of the 150 respondents 148 answered this question and, as can be seen above, at 82% the majority of respondents would, in principle, be in favour of a small development of homes restricted to people with a local connection.

Respondents were invited to add comments about local housing, including possible locations that may be suitable for housing. These comments can be seen at Appendix B to this report.

Q2: Life in the parish

Respondents were asked “Do you feel the parish lacks any facilities/services?”



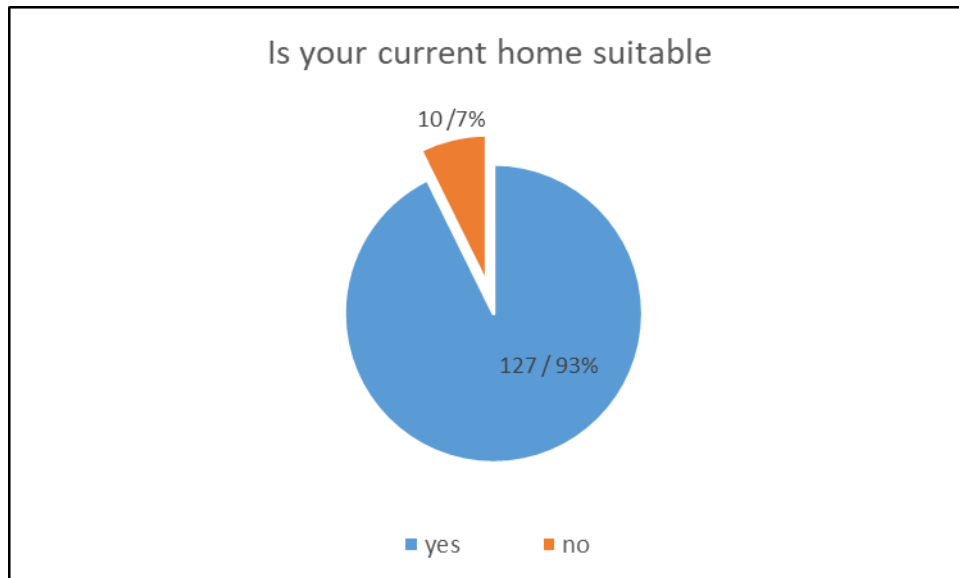
137 respondents completed this question and, as can be seen above, 61% feel that the parish does lack facilities. Respondents were invited to add comments about local facilities and these comments can be seen at Appendix C to this report.

The main issues appear to be a need for a better bus service, pub serving food, and a butcher’s shop.

Q3: Is your current home suitable?

Respondents were asked to consider “whether or not your current home is suitable for your needs”.

Of 137 responses, 93% indicated that their current home is suitable with 7% indicating their current home is not suitable.



Two respondents provided an additional comment:

- At the moment yes, but will want to downsize at some point
- Upsizing to elsewhere though as not enough detached houses with land with facilities we seek / proximity to facilities.

Part two – to be completed only if your household is in need of alternative housing

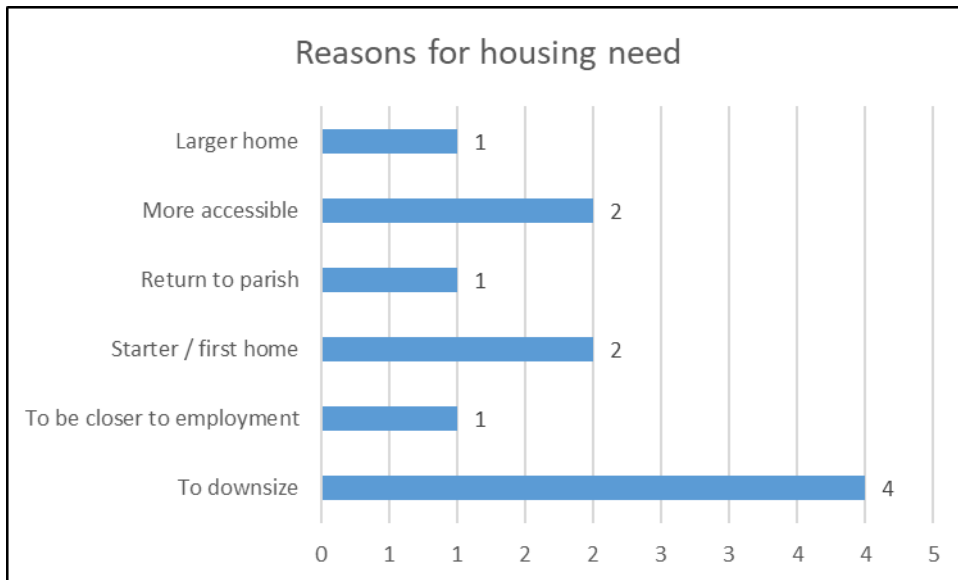
Although 10 respondents indicated that their current home is not suitable for their need:

- 2 respondents appear to already be adequately housed
- 1 respondent provided insufficient information and no contact details
- 1 respondent who indicated 'yes' then completed details of a housing need

This section therefore relates to information provided by 8 respondents.

Q1: Reasons for housing need

Respondents were asked to indicate the reason for the household requiring alternative accommodation and were able to indicate more than one reason. All respondents completed this section and, as can be seen, respondents seeking to downsize represent the largest group.

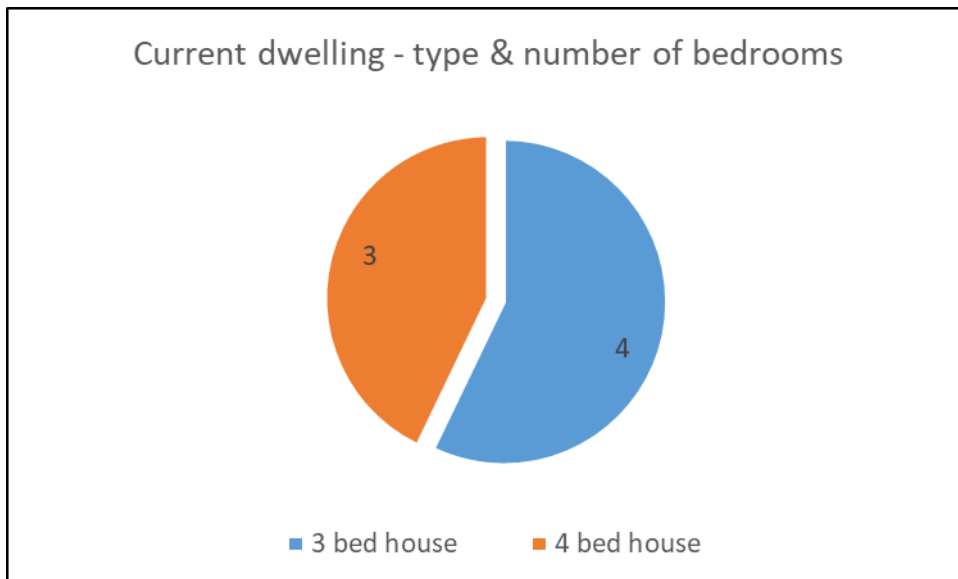


Q2: Current dwelling

Respondents were asked to indicate the type, size and tenure of their current dwelling.

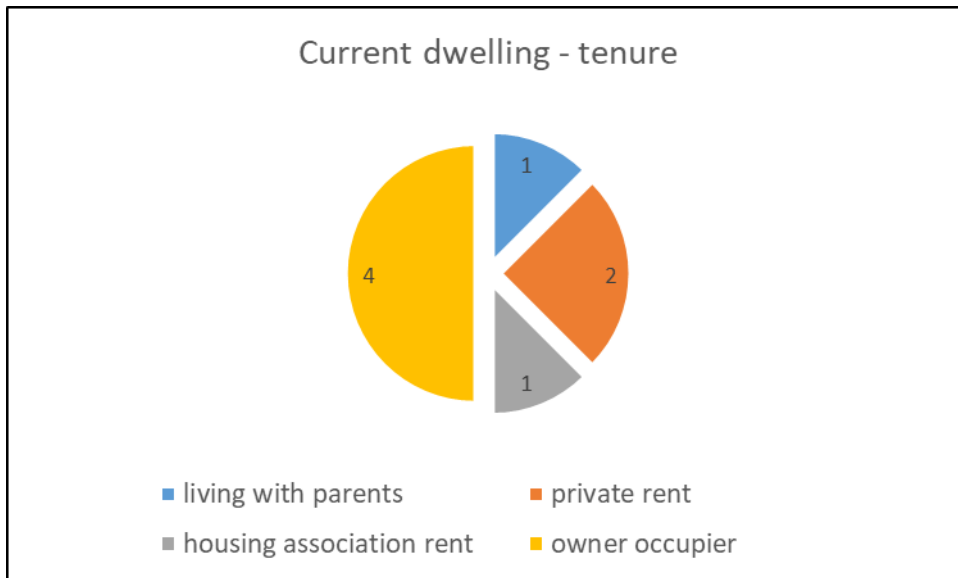
i) Dwelling type and number of bedrooms

All 8 respondents currently reside in a house, with 4 respondents living in a 3 bed house and 3 respondents living in a 4 bed house.



ii) Dwelling tenure

The following chart shows the current dwelling tenure of the 8 respondents, with private ownership being the single largest factor at 50%.



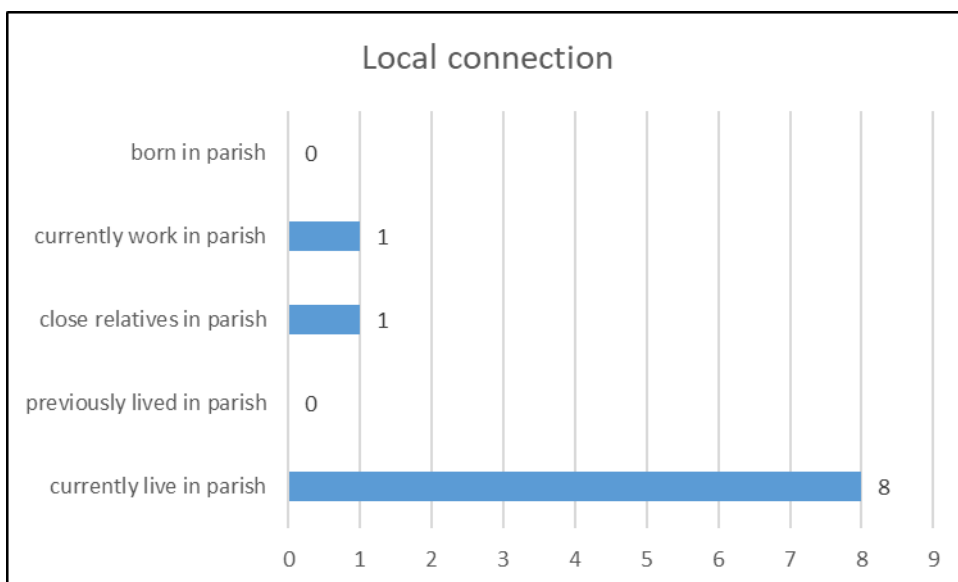
Respondents who rent were asked to indicate “approximately what percentage of your income, after tax, do you spend on rent?” It is generally accepted that a person should ideally spend no more than 35% of their income on rent.

Two of the 3 respondents who currently rent provided information, as shown below, which gives an average rent of 50% of income:

- 60%
- 40%

Q3: Local connection

Respondents were asked to indicate their local connection to the parish and were able to indicate more than one connection. All respondents answered this question and all 8 currently live in the parish.



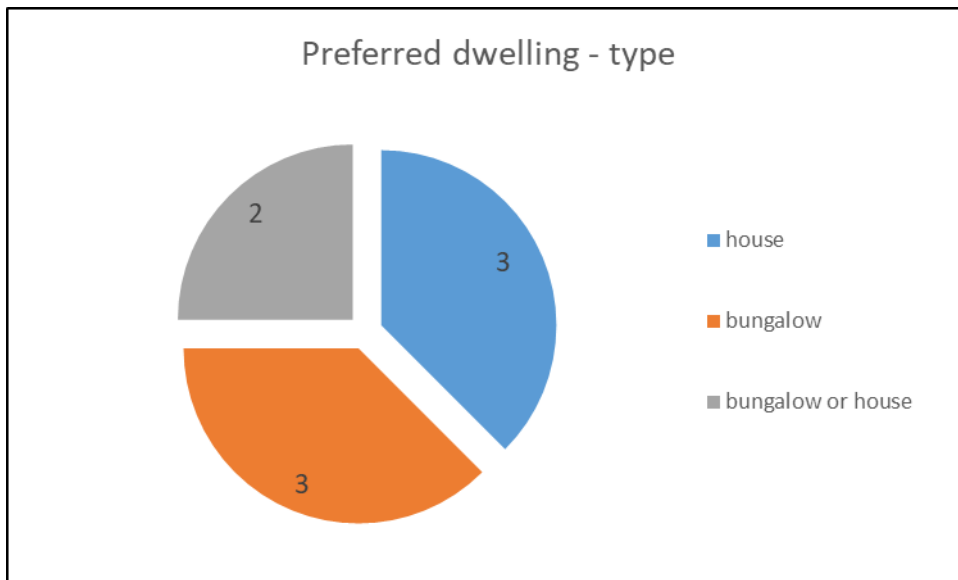
Q4: Preferred dwelling

Respondents were asked to indicate the type, size and tenure of their preferred dwelling. It should be noted that a housing preference doesn't necessarily align to analysed need. For example, a couple with a young child, a joint income of £30,000, no savings or equity, and seeking a 3-bed owner occupier home would be analysed as requiring a 2-

bed house to rent from a housing association. Further information is provided at Q5 Financial Information.

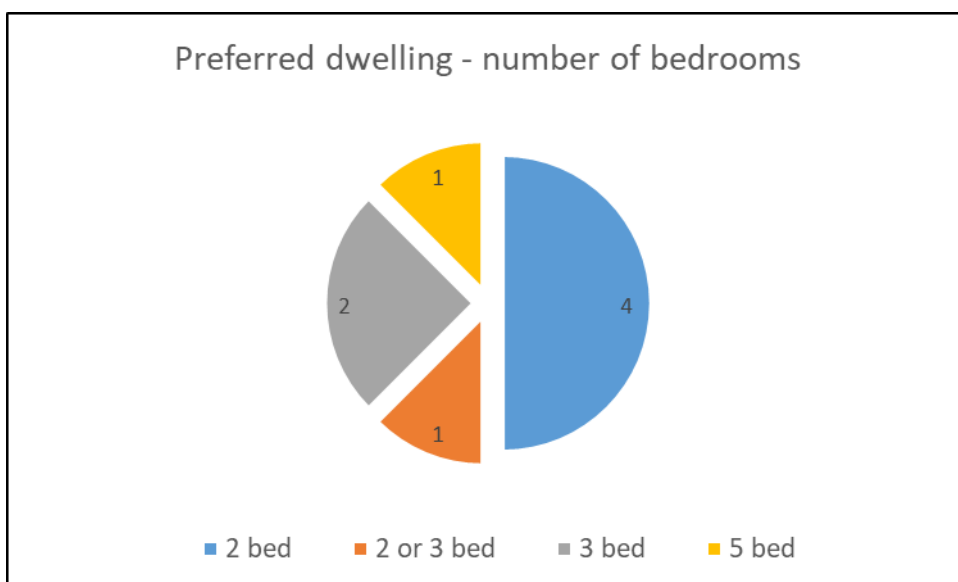
i) Dwelling type

All respondents provided information.



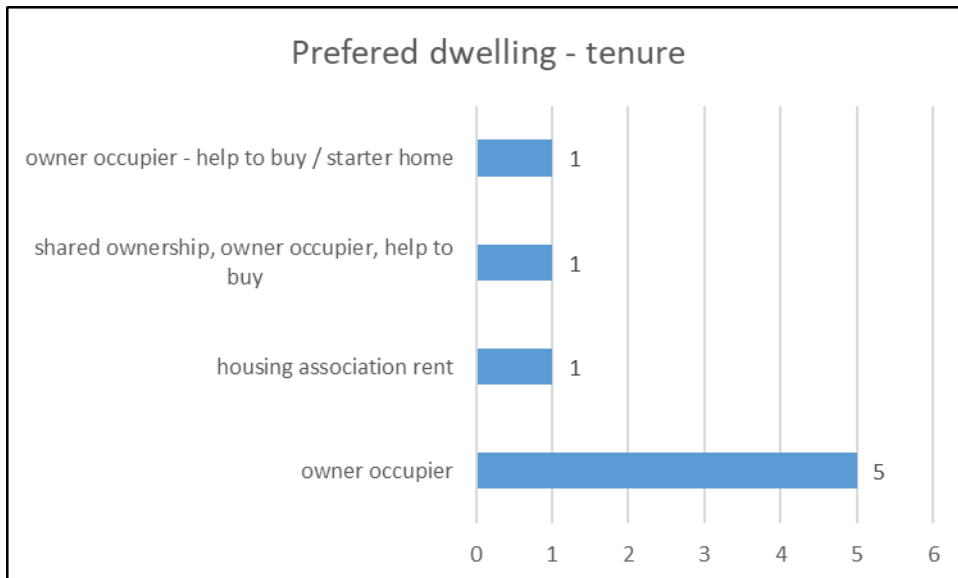
ii) Number of bedrooms

All respondents indicated a preference regarding the number of bedrooms with two and three beds proving most popular.



iii) Dwelling tenure

Respondents were asked to indicate their preferred tenure and were able to indicate more than one preference. All respondents answered this question and some form of home ownership is the most popular.



iv) Self build

No respondents indicated that they would be interested in self build.

v) Designed to cater for a disability

No respondents indicated that they would prefer a property designed to cater for a disability.

Respondents were invited to “provide details of specific housing requirements”. This information aids the analysis of need but is not reproduced within the report.

Q5: Financial information

The information provided in response to this section aids the analysis of need but is confidential and not reproduced herein.

Where a respondent indicates a preference for shared ownership their ability to enter into such an arrangement is assessed using the information provided. The mortgage and deposit that the respondent could raise is compared against a comparable owner occupied property in the local area, as demonstrated through the research shown in Appendix D to this report. If it appears that the respondent could not enter into a shared ownership arrangement (perhaps where they have no deposit) they are re-classified as being in need of rented accommodation.

Similarly, where a respondent indicates a preference for a market home their ability to enter into a mortgage is assessed including the ability to raise a deposit. Having assessed whether the respondent could reasonably acquire a suitable mortgage if they could not do so they are re-classified as being in need of either a shared ownership (with a suitable deposit) or rented property (without a suitable deposit).

Q6: Housing waiting list

None of the respondents indicated that they are currently registered on the District Council’s housing waiting list, known as Home Choice Plus.

However, it should be noted that at November 2020 there were 12 households with an address within the parish registered on the local authority housing waiting list. Whilst some registered households may not wish to continue residing locally, experience from across the district shows that typically most people living in a rural parish will wish to continue residing there due to established social networks etc. This particularly applies to families with children and older people. A summary of these registered households can be seen at Appendix E.

Q7: Detail of households seeking alternative housing

The information provided in response to this question aids the analysis of need, for example in relation to overcrowding, but is confidential and not reproduced herein.

4. Conclusion

This survey identifies a need for 8 alternative homes for households with a defined local connection to Tysoe parish, as shown below.

Housing association rent

- 1 x 1 bed maisonette

Housing association shared ownership

- 1 x 2 bed house

Owner occupier

- 3 x 2 bed bungalow
- 3 x 2 bed house

Consideration should also be given to the households registered on Home Choice Plus.

In rural areas where analysis indicates a need for 1-bed rented accommodation this may be reclassified as 2-bed accommodation as 1-bed homes can sometimes be difficult to let and may sit vacant for a period of time. A 1-bed home can accommodate only a single person or couple, whereas a 2-bed home can also accommodate a small family and a single or couple household may grow and require additional space in the future. This increased flexibility, weighed against the relatively small extra cost and extra space associated with building a 2-bed home is a strong argument for providing the larger unit.

5. Contact Information

Ms Beverley Thorpe - Clerk to Tysoe Parish Council

Email: parish.clerk@tysoe.org.uk

Website: www.tysoe.org.uk

Sarah Brooke-Taylor - WRCC, Rural Housing Enabler

Warwick Enterprise Park, Wellesbourne, Warwickshire CV35 9EF

Tel: 01789 842182

Email: housing@wrccrural.org.uk

Website: www.ruralwarwickshire.org.uk

Appendix A – Survey letter & form



Tysoe Parish Council

Housing Needs Survey

June 2021

Dear Householder

The provision of affordable housing is a priority for the Parish Council. The attached survey will help us to determine what the need is and what type of housing is required.

Do you want to downsize, are you currently living at home with parents and want your own home, do you need a bungalow in preference to a house? A lack of suitable housing is an issue for many households and can often lead to local people moving away.

This survey is for everyone, whether or not you are looking for alternative housing.

- People who are not in need of alternative housing are requested to complete part 1 only.
- People who are looking for alternative housing within the next five years and wish to remain in the parish are requested to complete all parts of the form.

Do you know anyone who is originally from the parish, now living elsewhere, who would like to return? Or someone who works locally and would like to move into the parish to be nearer their work? If so, please ask them to contact the Rural Housing Enabler to receive a copy of this form (housing@wrccrural.org.uk or 01789 842182).

All information is treated in confidence and an anonymised report will be provided to the parish council. The survey is being carried out in partnership with WRCC, an independent charity that works across Warwickshire and Solihull to sustain rural communities, and they will undertake the analysis and destroy all returned survey forms.

By participating in the survey and completing the attached form your views and opinions will help to provide an insight into the housing needs of our community both now and for the future.

Please complete and return the attached form by 19th June using the Freepost envelope provided or complete the survey online at www.smartsurvey.co.uk/s/TysoeHNS.

Thank you for participating in this survey.

Yours sincerely

Cllr David Roache
Chairman – Tysoe Parish Council

Housing survey for Tysoe parish

Part one - to be completed by all households

1. In principle would you be in favour of a small development of homes in the parish restricted to people with a local connection, for example 8-10 homes for rent or shared ownership from a housing association? A planning obligation (S106 Agreement) would restrict the homes to people with a local connection (as per Q3 overleaf) in perpetuity. No particular site has been identified – this is just a general question.

- Yes No

Please add any comments you would like to make about local housing, including possible locations that may be suitable. These comments will be included anonymously in our report.

2. Life in the parish

Do you feel the parish lacks any facilities/services?

- Yes - what facilities/services?
- No

3. Is your current home suitable?

When considering whether or not your current home is suitable for your needs please think about all household members and consider affordability, accessibility, size and security of tenure. Take into account any anticipated changes in circumstances over the next five years.

- Yes**, my current home is suitable (you don't need to complete part two of this form but please return this form using the Freepost envelope attached)
- No**, my current home is not suitable (please complete part two of this form overleaf if you would like alternative accommodation within the parish)

Part two – to be completed ONLY if your household is in need of alternative housing and you wish to live in the parish

1. Which of the following statements apply to your household (tick all that apply)?

- Need a larger home
- Want to downsize
- Want a starter home / first home
- Wish to return to the parish
- Struggling to afford current home
- Need to be closer to a carer or dependent to give or receive care
- To be closer to employment
- Need a home that is more accessible (ie all rooms on one floor)
- Need a new home for another reason - please explain below

2. Current dwelling - what type of property do you currently live in?

- | | |
|-----------------------------------|--|
| <input type="checkbox"/> Bungalow | <input type="checkbox"/> Flat / maisonette |
| <input type="checkbox"/> House | <input type="checkbox"/> Other |

Number of bedrooms

- | | |
|--|--|
| <input type="checkbox"/> Rent - housing association* | <input type="checkbox"/> Owned (with/without mortgage) |
| <input type="checkbox"/> Rent – private* | <input type="checkbox"/> Live with parent/s |
| <input type="checkbox"/> Shared ownership (part rent part buy) | <input type="checkbox"/> Other |

*** If you currently rent your home approximately what percentage of your income, after tax, do you spend on rent?**

%

3. What is your connection to this parish (tick all that apply)?

- Currently live in the parish (how many years?
- Previously lived in the parish (how many years?
- Have close relatives living in the parish (relationship
- Currently work at least 16 hours per week in the parish (how many years?
- Born in the parish but moved away

4. What type of property would your household prefer (tick all that apply)?

Bungalow House Flat / maisonette

Number of bedrooms

Rent - housing association Shared ownership (part rent part buy)

Rent - private Owned - with / without mortgage

Fixed equity Owned - Help to Buy / Starter Home

Interested in self-build

Designed to cater for a disability

Please provide details of any specific housing requirements (eg relating to a disability) for yourself or any member of your household who is seeking housing with you.

5. It is important to understand what people can afford.

This information will not be disclosed to any third party and remains confidential. Financial information helps to determine the tenure of property suitable for the household.

Please indicate the approximate total annual gross income (before tax) of the household in need of alternative housing. Do not include housing or other benefits.

£

Do you have savings, equity in your current home or will someone gift you money towards a new home?

Yes savings £..... / equity £..... / gift £.....

No

6. Are you registered on the Stratford on Avon District Council housing waiting list (known as Home Choice Plus)?

Yes No

If you wish to apply to rent a housing association property you should be on the housing waiting list. Application forms are available by email (housingadviceteam@stratford-dc.gov.uk), telephone (01789 260861) or download (www.homechoiceplus.org.uk).

7. Details of the household seeking alternative housing.

	Age (yrs)	Gender	Relationship to person completing survey form
Person 1			<i>Person completing form</i>
Person 2			
Person 3			
Person 4			
Person 5			
Person 6			

Please provide your name and contact details. We may need to contact you to obtain further information. Any information you give will remain confidential to WRCC and will not be shared with the parish council or any third party.

Name	
Address	
Email / telephone	

Thank you for completing this survey.

If you have questions regarding this survey or you require additional forms please contact the Rural Housing Enabler (housing@wrccrural.org.uk or 01789 842182).

**Please return this form in the Freepost envelope provided
no later than 19th June 2021.**

(or post to Freepost Plus RSRR-KAGE-GBUR, Warwickshire Rural Community Council,
Warwick Enterprise Park, Wellesbourne, Warwick CV35 9EF)

WRCC collects the minimum data required and for the specific purpose of providing an anonymised housing needs report. Data is processed lawfully and fairly, and it is kept in a secure manner. Returned survey forms are kept for a short period before being shredded.

Appendix B – Comments on local housing

At Part 1 Q1 respondents were able to provide additional comments including suggestions of possible locations that may be suitable for new housing.

- A nice pub. Safe crossing points and speed control (humps) on Oxhill Road. Lots of children use it to get to school.
- There has been considerable development in the village with very little homes for rent or shared. It should have been included within these.
- No more development in the centre of the village. Too much traffic already.
- Not enough thought has been taken into consideration regarding - 1) How are all the small roads and lanes already overwhelmed with cars parking & using every available space going to function with yet more traffic in the centre of the village 2) How is low cost housing all gathered together going to help? it needs to be distributed throughout.
- Plenty of houses have been constructed in the Parish over the last 10 years.
- Surely the Neighbourhood Plan was the culmination of such input. I don't think new input is going to help this get completed.
- Have lots of new houses that are too expensive now. Don't need any more nor part buy/rent.
- Too many developments. No room left without changing village totally into Wellesbourne
- People move/would like to move/want to stay in Tysoe because it is rural. Building more defeats this. Keep Tysoe rural, stop the creeping development.
- I would prefer Small Developments in the village which incorporated 3 homes for rent or shared ownership. I would prefer these small developments being a maximum of 10 homes
- All recent builds number I have not been in keeping, horrendous prices, some built on what was green belt areas of the village. Every little green area being built on is very sad, the land owners only thinking of this wad of money they would be receiving, not the welfare and preservation of the village. Very few people I know want to come back to live here, property too expensive, village been spoilt.
- It is my belief that Tysoe is being ruined by over development. House are springing up everywhere. We have seen a big increase in traffic movements.
- The principle is laudable. However the opportunity has been missed. There have been numerous developments the last two on the way out of Tysoe to lower Tysoe and these developments are only for people with over £700K up to £1.3m. There is a limit to developments and Tysoe based on facilities is FULL.
- A community is more than just the families that have lived in it for centuries - a community thrives from welcoming new families and individuals to it, rather than a closed, insular group. There are serious moral & ethical, & market manipulation concerns to such an approach. Whilst a variety of housing sizes is essential, having some kind of birthright to cheaper housing simply due to where you were born, is fundamentally wrong.
- I would support such development of housing if the homes were integrated into existing properties, or homes for sale were purchased for local affordable homes
- I would support some form of affordable housing being provided in Tysoe but not with restricted access; I believe this merely discourages potential residents from outside the local area and reinforces the wrong sort of parochialism. My view is that a village that does not grow will eventually suffer from reduced facilities as public agencies (education, health) continue to seek economic savings by centralising services. The doctor's surgery and, more importantly, the school, are, I suspect, at risk unless the

population increases. As to location, my view is that much of the local farmland is of only modest quality and could be used for housing though I appreciate that this is unlikely to attract the DC (or local residents). I have in mind along the Oxhill Road, extending out from Windmill Lane, or parts of main Street moving into Lower Tysoe or on Tysoe Hill Road. I understand Loxton Developments have already sought permission to build beyond Meadow Lane, adjacent to the school and although I understand that the PC objects to this, I do not understand why if it will bring some more mixed housing into Tysoe.

- Moving out of Tysoe at the end of June so do not feel appropriate to comment.
- Affordable housing at Feed Flee Farm, a location owned by a charity. Also on the site of the Methodist Church which has only a very small congregation.
- We need to carefully plan the future of Tysoe which involves sustainable and suitable housing. I feel that Feofee Farm would make an excellent site for community owned housing for the elderly. It is close to the GP + shops + bus stop. It is owned by the Utility Trust. Also a smaller development on Oxhill Rd (prev. Gladstone). I am strongly against any further developments around the church and school in particularly behind Church Farm Court / Meadow Lane. A very unsuitable site - it should be preserved.
- Can any site be found that doesn't spoil country views for others? (that doesn't apply to us)! We fully understand the need to provide solutions for long term local residents
- Recent house building in Tysoe has included large properties that are too expensive for local people to upgrade into. We do need more basic housing, but I have not seen a great number of local people looking for a first time home purchase.
- Developers should not be allowed to escape responsibility for providing affordable housing with cash payments. SDC should not allow it. Have some integrity!
- The proposed government scheme for discounted houses for first-time buyers seems sensible. Overall, probably better in a mixed scheme to avoid lack of integration / "ghetto-isolation". Favour prioritising young people.
- Houses to be in the current village area and not to extend the outline of the village. Houses to fit the vernacular - ie 'Cotswold' stone not London brick
- Is the Allotment site fully used?
- As long as the agreement is upheld
- Do not try to build on AONB land
- Affordable housing
- Tysoe needs two/three bedroom homes that are affordable i.e. under £300K.
- Not Feofee Farm. About 8 in Heritages field enough. Bungalows and small starter houses.
- Adequate parking needed for home owners & their guests. Plus for school drop off and pick up.
- There are several areas in the village suitable for in-filling.
- Yes - assuming that there is a need. We have no idea if there is a need.
- Epwell Road. Tysoe Road - opposite Allotments.
- We've got more than enough executive homes. We need provision for local people not those moving in from large conurbations.
- Tysoe needs small affordable houses plus affordable houses to rent. Too many large, profit making houses are being built.
- In favour of small development but no more than 6 (six).
- No more than 10 houses.
- 8-10 homes for rent or shared ownership should be on 2 different sites and definitely restricted to local people.
- It is important that people who grew up here can stay here.

- Maybe one or two bungalows, with the rest family homes. Plenty of space between Middle and Lower Tysoe.
- Local Housing needs to be: 1) affordable, 2) sustainable - solar panels, heat source pumps, water storage - not just water butts, 3) fit in with the surrounding areas - look & location, 4) have parking, 5) have a garden/green space, 6) be near the centre of the village
- Absolutely fine provided there is no way the builders can change the plans and build expensive houses. In fill in village and not spread outwards
- S106 seems to get by-passed by builders! Tysoe really needs bungalows and 1 and 2-bed houses. Any land for building seems to get planning for 4 and 5-bed houses. There is room for affordable houses next to Tysoe cemetery. I would be looking to downsize in about 10 years' time
- Affordable housing next or near Windmill Way would be a good sight no more in the village as it is too over crowded.
- Local housing should be built within keeping of the local environment & using local stone etc & infill within the local planning boundaries.
- I have a problem with this question as whilst I think property should be given to people with local connections - new blood is also important.
- A community is not complete unless it is totally inclusive of everyone and meet their needs. Tysoe seems to have an imbalance towards middle and upper class people their community needs and dwellings. This imbalance needs to be corrected in a fair and honest system.
- If practical - houses to be within the current latest BUAB per the SDC S.A.P. for Tysoe
- There is a need for more than 8-10 homes for rent or shared ownership from a housing association. I received a leaflet for a development recently which included 11 affordable homes; this development should go ahead, as it also provided smaller more affordable houses to buy.
- For many years a need has been identified for affordable homes and bungalows. But...everytime the P.C. and D.C. allow new housing schemes to go ahead without a provision for this type of housing. When will the P.C. and D.C. listen to local residents?? Any new homes should only be affordable and/or bungalows. No large 4 and 5 bed properties!!!
- In area approaching Middle Tysoe where recent new developments have taken place. Between Lower Tysoe and Middle Tysoe. This are would not impact on listed buildings and would not destroy village landscape.
- In a zone next to the centre of the village
- This need was identified 10+ years ago during the original parish plan survey & subsequently the neighbourhood plan. Several developments have since been approved and S106 payments made of substantial value and we still have a shortage of affordable housing for locals. However we have many 4/5 bedroom 650K+ new properties!
- No more 4/5/6 bedroom housing! Especially in small estates that have no sympathy with the villages established building style.
- No more executive type developments. Small affordable plots more desirable. We need to 'keep small'. No larger estates to destroy the character of our village. Just infill.
- In principle yes of course. But instead of erecting a single development these could have been included with current and previous developments. Sadly the PC have allowed Red horse close and meadow lane to go ahead and even expand over the allocated area. And now the orchards on their tennis court that we were assured would not go ahead we didn't need more new executive homes! NO MORE DEVELOPMENT ON THAT SIDE PLEASE! Each development could have had starter homes (2). The

only other area I can see is behind where the 1960's estate was built. But no one wants a them and us situation. Sandpits lane is ok.

- Already too many executive-type homes that run the risk of turning Tysoe into a commuter zone and driving out young families who are part of the community.
- There is a need for social/affordable housing. Any planning applications submitted for the village including social/affordable would be fine. Except as in so many previous applications when the planning is granted another application is submitted - social/affordable taken out!!
- We would be in favour of a small development of affordable housing to address local needs. However, we are very sceptical about how this will be achieved. There have been two recent developments in the LSV of Tysoe where to our knowledge the plan was to include some affordable housing but on both occasions this did not happen; it seems very easy for developers to 'change the plan' subsequently. We think there is still scope to use some of the land next to Windmill Way for such a development.
- Shenington Road preferably or between Middle Tysoe & Lower Tysoe beyond the church
- Agree with neighbourhood plan sites. SDC brought our attention to possibility that if all new social housing built in one go without local residents allocated then the houses may go to people outside the village: seems right to build in say two's
- It is disappointing that so many unaffordable houses have already been built in the village. Any further development should only be the above at realistic prices
- Yes as long as they stay for people with housing needs and that they stay for rent or shared ownership. What is the use of shared ownership if they can eventually buy, live for a few years and then sell? So I prefer rent only.
- Though very much in favour of a small development in the parish restricted to people with a local connection, care must be applied when defining the terms of reference. It seems like a noble aim but also one which could be fraught with loopholes and legal issues which might be exploited by some people e.g. unscrupulous developers. For example, how will 'local connection' be established - will this be based on family connections? Length of time the person has spent living in the area? Where the person was born? How are the criteria established? Who defines the criteria? Who scrutinises the criteria? Who ensures the criteria are applied fairly and transparently? How often would the criteria be reviewed? Is there a precedence for doing this elsewhere in the country, and if so, what lessons can be learned from the experiences of other Parish Councils which have done this? There will doubtless be many other details to work through.
- The housing in the village is varied in price & size. However there seems little for older/retired people who may have mobility issues which is not on the private market at prices which would be beyond me as a life long renter.
- To be arranged by the parish council. In keeping with houses already present. After all leads for homes already built have been explored
- In principle I am in favour, PROVIDED there is a written condition that no coop notes remain in the agreement or no "Ah! BUT..." small print clauses are discovered by shrewd solicitors or barristers.
- Upsizing to elsewhere though as not enough detached houses with land with facilities we seek / proximity to facilities.
- The land behind the Methodist chapel would seem suitable.
- Bungalows, were originally going to be on one site, the land sold again, new planning applied for houses which was granted. It about nothing else than money and greed. Our village has been spoilt enough.

- I feel this survey is a complete waste of time and have no faith in any member of the Tysoe Parish Council. All are involved for their own gain and total 'NIMBY'S'

Appendix C – Comments on facilities/services

At Part 1 Q2 respondents were able to provide additional comments regarding the lack of facilities/services within the parish.

- Perhaps a Bowls Green for all generations
- An outside central focal point such as a village green or pond
- Butchers, Garage
- Post Office open main hours please!?
- Potential for office space for small businesses
- Good phone signal - Gas
- Decent pub with restaurant x4
- Pub that serves food (e.g. the Peacock in Oxhill)
- It is crucial that the school, surgery, PO and shop remain viable if the village is not to become simply a haven for retirees. So it does not presently lack amenities but the existing ones are at risk.
- A good dining pub and an open, functioning cafe/coffee shop for daytime coffee/lunch/cake.
- A pub which provides for the whole village
- Cashpoint
- Cafe
- Youth club
- A good pub
- Possibly a more frequent bus service.
- A garage with fuel would be good
- Basket ball hoop with solid backboard & hard standing / Butchers shop / Fibre optic internet to encourage more home-working & less travel
- Gastro pub / Dining
- Better bus service x4
- 4G phone signal, Gas!, Electric car charging point
- Garage and car servicing
- Improvements to public footpaths, stiles, gates for health & wellbeing
- Dog poo bins, Butcher
- Parking at school
- Better transport including bus service to Banbury/Stratford
- Cycle lanes
- An earlier bus to the station in Banbury would be great
- Butchers shop x5
- A mosque
- Taxi
- Sheltered housing for elderly
- Yes as it expands, medical, shops, businesses etc need to be facilitated to meet increased population
- An improved bus service. Electric car charge points.
- A butcher & a public house that serves food
- More regular bus services. More seating in playing field & around village.
- A pub/restaurant. Basic family food.
- Something for the teenagers "Youth Club" for example.
- Better bus service? Sheltered housing?

- More shops that would attract people to shop locally - baker, butcher, a farm shop
- Food establishment
- A community pub

Appendix D – Property search

Results of property search within the parish, July 2021 (excluding period & listed properties, property in need of refurbishment, with additional land, stables etc).

Details of properties currently for sale in Tysoe.

Agent	Location	No of beds	Type	Price £
Hamptons	Red Horse Close	5	detached house	825,000
Hamptons	Back Lane	4	detached house	550,000
Sheldon Bosley Knight	Middleton Close	3	terraced house	270,000
Sheldon Bosley Knight	Middleton Close	3	semi-detached house	250,000

Details of properties sold in Tysoe over the last 12 months.

Date sold	Location	No of beds	Type	Price £
Jan-21	Oxhill Road		semi-detached house	280,000
Jan-21	Windmill Way	4	detached house	470,000
Dec-20	Parke Row	4	semi-detached house	380,000
Nov-20	Meadow Lane	4	detached house	850,000
Nov-20	Orchard Close		detached house	425,000
Nov-20	Shipston Road		terraced house	299,500
Oct-20	Lower Tysoe		detached house	485,500
Oct-20	Meadow Lane	3	semi-detached house	600,000
Oct-20	Old Tree Lane	2	detached house	341,550
Aug-20	Parke Row		detached house	365,000
Aug-20	Baldwins Lane	4	detached house	535,000
Jul-20	Middleton Close	4	semi-detached house	300,000
Jul-20	Welchman Place	2	terraced house	217,500

Average house prices in Tysoe using above information.

House size & type	Price £
2 bed terraced house	485,500
2 bed detached house	380,000
3 bed terraced house	280,000
3 bed semi-detached house	425,000
4 bed semi-detached house	340,000
4 bed detached house	601,250
5 bed detached house	825,000

Source: Rightmove, PurpleBricks, Zoopla, OnTheMarket

Appendix E – Home Choice Plus

Home Choice Plus is the scheme used to allocate housing association properties across the participating local authority areas, which includes Stratford-on-Avon District Council.

At November 2020 the following households with an address within Tysoe parish were registered.

Household type	No. of children in household	No. of households	House type & size
Single / couple	0	3	1 bed maisonette or 2 bed house*
Family	1	1	3 bed house
Family	1	2	2 bed house
Family	2	1	2 or 3 bed house
Pensioner/DLA	0	5	1 or 2 bed bungalow*

*In rural areas where analysis indicates a need for 1-bed accommodation this may be reclassified as 2-bed accommodation as this offers greater flexibility.

If local needs properties are developed for a community as a result of information obtained through a housing survey and similar evidence 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 (as listed at Part 2 Q3 on the survey form).