



# **TYSOE**

A village for the 21<sup>st</sup> Century and beyond

**The Tysoe Neighbourhood  
Development Plan  
2011 – 2031  
Volume 2 – The Evidence**

Pre-Submission Consultation Version – May 2017

# TYSOE – A Village for the 21<sup>st</sup> Century and beyond

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# 1.0 Site Allocation

## Introduction

The calls for sites in 2014 and again in 2016 encouraged land owners to put forward possible sites for development to ensure that Tysoe met the minimum housing target of 84 new homes required by the District Council’s Core Strategy. The consultation process made clear the type of development which is required to meet housing need and to ensure the sustainable growth of the village. It has also allowed villagers to express their preferences as to the size, type and location of new developments to be built. The sites were evaluated taking into account this feedback alongside various criteria such as flood risk and distance of the site from services. The following charts aim to show clearly the process by which potential sites for development were selected.

## SITE ALLOCATIONS

Site No.	Allocated Sites Description	Potential No. dwellings	Comments
1	Wyles – Land at 8 Avon Avenue	1	Acceptable under Policy BE6
2	Grisedale, Lower Tysoe	3	Acceptable under Policy BE6
3	Paxton's Garage	3	No landowner proposal
4	Roses Farm	19	
5	Taylor & Thorne – Land at Home Holdings	3	2 dwellings already have approval on this site
6	Land to west of Sandpits Road 1	6	
7	Land to west of Sandpits Road 2	9	Planning permission had previous parish council approval (13/02299/FUL)
8	Smarts Lane	5	No landowner proposal
9	Smarts Lane	3	No landowner proposal
10	Lane End, Lower Tysoe 1	5	No landowner proposal
11	Lane End, Lower Tysoe 2	3	No landowner proposal
12	Land to south of the Orchards	6	

<b>Strategic Reserve</b>		<b>Potential No. dwellings</b>	
<b>No.</b>	<b>Description</b>		<b>Comments</b>
13	Herbert's Farm	10	

<b>Rejected Sites</b>		<b>Potential No. dwellings</b>	
	<b>Description</b>		<b>Comments</b>
15	Walker – Land to the North of Lower Grounds	1	Strategic Gap in NP
16	Walton Ronald – Land adjacent to Stoneythorpe	1	Strategic Gap in NP
17	Forrester – Badgers Lane	1	Designated Green Space in NP
18	Land to north of the Orchards	6	Designated Green Space in NP
19	Roberts – Land off Main Street	9	Strategic Gap in NP
20	Orchard Farm Nursery, Lower Tysoe	Unknown	Outside LSV boundary
21	Taylor & Gasson – Land north of Shenington Road	40	Outside LSV boundary
22	Oxhill Road – Gladman Field	40	Outside LSV boundary

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## Tysoe Neighbourhood Development Plan - Site Assessment Matrix - April 2017

A full-width Site Assessment Matrix is available at [www.tysoe.org.uk/wp-content/uploads/SiteAssessmentMatrix.pdf](http://www.tysoe.org.uk/wp-content/uploads/SiteAssessmentMatrix.pdf)

	<b>Status of Land</b> (greenfield/brownfield)	<b>Highway Safety</b> (access/visibility splays/traffic speeds)	<b>Topography</b> (flat/undulating/steep slopes)	<b>Impact on Landscape Setting</b> (landscape character assessment)
<b>Site 1</b>	The site is within the perimeter of 8 Avon Avenue.	Access onto Avon Avenue	The site is relatively flat with no significant constraints with regard to topography.	In zone TY01 high/medium sensitivity. Any development would have to be small scale and tightly linked to the existing fabric and make a positive contribution to the setting of the AONB.
<b>Site 2</b>	The site consists of disused agricultural buildings and yards.	Access from Lane End within 30mph limit. Good visibility. One Street Light on Lane End at World's End. No pavements.	The site is flat on wet clay farmland.	This area is not covered in White [9], but is adjacent to TY04 high/medium sensitivity: 'Other than immediately adjacent to the settlement edge, and beneath the high ground, new development would be highly isolated and prominent.'
<b>Site 3</b>	This site consists of small semi-industrial buildings and is a brownfield site	Access from Main Street	The site is relatively level with a slight slope towards Main Street	The site is surrounded by housing and any development would have minimal impact on the surrounding area.
<b>Site 4</b>	The site is a complex mixture of greenfield (some of which is within the AONB) and old farm buildings.	Access onto the Epwell Road within the 30mph zone. This road is very narrow at the point it becomes a T-junction with the Shispton Road.	The site gently slopes from the east down onto the road.	This site is in TY07 [9] with high/medium sensitivity. The proximity of the AONB however would suggest that any new development needs to address visual impact on the AONB with great care.

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<b>Flooding and Drainage (EA Flood Zone/known surface water problems)</b>	<b>Accessibility to Local Services (footpaths/street lighting)</b>	<b>Impact on Natural Heritage (trees/hedgerows/habitats)</b>	<b>Impact on Heritage Assets (conservation area/listed building/scheduled ancient monument)</b>	
The site is not within Flood Zone 3 so is not liable to river (fluvial) flooding. Pluvial flooding occurred on Avon Avenue in 2007.	There are no footpaths on Avon Avenue and car parking is an issue as the estate was developed before 2-3 cars per dwelling became the norm. There are tarmac pavements and streetlights once Avon Avenue is quitted. It is 4 minutes' walk to the main services in the village centre and a further 2 minutes to the school.	Garden hedges and fence abutting to the playing field.	Located within a space between medieval settlements of Middle and Upper Tysoe. No evidence of archaeological or historic significance.	<b>Site 1</b>
Flooding recorded in the summer of 2007, when localised flash flooding was very common and floodplain inundations were extensive and protracted from mid-June to the end of July. This site is adjacent to Flood Zone 3 which extends out in a finger towards Lane End Farm.	The main services are in the centre of Middle Tysoe. The school is 12 minutes away across footpaths (but not capable of being used with a pushchair). From the site the school is 23 minutes using a mixture of road and tarmac footpath (part of which is deformed and would make it difficult to wheel a pushchair). The shops and the Banbury/Stratford bus stop are 2 minutes further. This is beyond a 1000m acceptable walking distance [3].	This is part of the old farmyard. There is an old orchard to the rear of the site.	Home Farm and its stabling lie immediately to the north and both are Grade II listed buildings. The site is likely to lie at the fringe of the medieval hamlet but is not likely to be of major archaeological interest in its own right.	<b>Site 2</b>
The site is not known to flood.	Close to the village centre with easy access to footpaths.	No detrimental impact on natural habitats.	No impact on Heritage assets.	<b>Site 3</b>
This site is not within Flood Zone 3. There is anecdotal evidence of flooding on the Epwell Road.	The main services are in the centre of the village. There are streetlights but no tarmac pavement on the Epwell Road. It is 15 minutes' walk from the point on the Epwell Road to the main services. It is a further 2 minutes to the school. The net effect is that this site will lead to vehicle journeys being chosen as the mode of transport.	Part of the site is used for pasture and the hedges around the site are degraded.	The site has elements of pronounced ridge and furrow. The northern part also displays earthworks of a different nature. Roman material has been discovered in fields to the north-east. The site lies inside a Conservation Area and is partly in the AONB. There are old stone walls along part of the site in a poor condition.	<b>Site 4</b>

	<b>Status of Land</b> (greenfield/brownfield)	<b>Highway Safety</b> (access/visibility splays/traffic speeds)	<b>Topography</b> (flat/undulating/steep slopes)	<b>Impact on Landscape Setting</b> (landscape character assessment)
<b>Site 5</b>	The site is a complex mixture of greenfield and partially developed outbuildings adjacent to residential dwellings and approved development.	Access onto Tysoe Main Road is at the approximate change in speed limits from 50-40mph and shortly before 90degree bend, which sees frequent accidents in the winter.	The site is flat on wet clay farmland.	Although not covered in White [9] but adjacent to TY04 high/medium sensitivity: 'Other than immediately adjacent to the settlement edge, and beneath the high ground, new development would be highly isolated and prominent.'
<b>Site 6</b>	The site is a paddock and undeveloped at present. Immediately to the south is St. Mary's Cemetry. Further it backs onto a barn which is used for commercially.	Access could be gained to Sandpits Road.	The site is relatively flat with no significant constraints with regard to topography.	This land is in TY04 designated high/medium sensitivity (White [9]). White goes on to say that immediately adjacent to the settlement edge and with the view blocked from high ground limited development is acceptable.
<b>Site 7</b>	The site is greenfield at present.	Access could be gained to Sandpits Road.	The site is relatively flat with no significant constraints with regard to topography.	This land is in TY04 designated high/medium sensitivity (White [9]). White goes on to say that immediately adjacent to the settlement edge and with the view blocked from high ground limited development is acceptable.



<b>Flooding and Drainage (EA Flood Zone/known surface water problems)</b>	<b>Accessibility to Local Services (footpaths/street lighting)</b>	<b>Impact on Natural Heritage (trees/hedgerows/habitats)</b>	<b>Impact on Heritage Assets (conservation area/listed building/scheduled ancient monument)</b>	
<p>Pluvial flooding recorded in 1998, 2007 and 2012 in and around Badgers Lane. Adding to the extent of impervious ground downstream on this site may exacerbate flooding in and around Badgers Lane.</p>	<p>The main services are in the centre of Middle Tysoe. The school is 18 minutes away on tarmac footpath (part of which is deformed). The shops and the Banbury/Stratford bus stop are 2 minutes further. There are no street lights until the main village is approached after 18 minutes walking. The site is not within an acceptable [3] walking distance of the services therefore.</p>	<p>This site is surrounded by distinctive hedgerows and a ditch. It includes within it a significant sized pond which will support a diverse fauna.</p>	<p>The site lies immediately adjacent to a Grade II listed building on its south side. The field containing the early market cross is located diagonally opposite the site at the road junction. There is some possible evidence for cultivation ridges in the paddock area, albeit highly degraded. The fields across the road opposite contain pronounced ridge and furrow and other possible earthworks. Although the site is adjacent to an area of archaeological and historic interest it is not of known interest in itself.</p>	<b>Site 5</b>
<p>This site is within Flood Zone 1 and has a very low risk of surface water flooding.</p>	<p>There are tarmac pavements and limited street lights on Sandpits Road. It is 4 minutes' walk to the main services in the village centre and a further 2 minutes to the school.</p>	<p>This site is an empty paddock where screening from hedgerows is being developed.</p>	<p>The site is adjacent to the Conservation Area.</p>	<b>Site 6</b>
<p>This site is within Flood Zone 1 and has a very low risk of surface water flooding.</p>	<p>There are tarmac pavements and limited street lights on Sandpits Road. It is 3 minutes' walk to the main services in the village centre and a further 2 minutes to the school.</p>	<p>This site is used as pasture land. Hedges and vegetation around the periphery of the site provide the main biodiversity value to the site. Any loss would reduce the biodiversity value of the site.</p>	<p>This site is within the Conservation Area and close to listed buildings.</p>	<b>Site 7</b>

# Tysoe Neighbourhood Development Plan - Site Assessment Matrix - April 2017

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<b>Site 8</b>	The site is greenfield and undeveloped at present.	Access would be onto Smarts Lane.	The site is relatively flat on wet degraded pasture land.	This land is in TY07 designated high/medium sensitivity [9]. According to the landscape study, this area could accommodate some sensitive, low density housing development.
<b>Site 9</b>	The site is greenfield and undeveloped at present.	Access could be onto Shipston Road or Smarts Lane.	The site is elevated with land falling to the south.	This land is in TY07 designated high/medium sensitivity [9]. According to the landscape study, this area could accommodate some sensitive, low density housing development.
<b>Site 10</b>	The site is greenfield and undeveloped at present.	Access from Lane End within 30mph limit. Good visibility. One street light on Lane End at World's End. No pavements.	The site is flat on wet clay farmland.	This area is not covered in White [9], but is adjacent to TY04 high/medium sensitivity: 'Other than immediately adjacent to the settlement edge, and beneath the high ground, new development would be highly isolated and prominent.'

Flooding and Drainage (EA Flood Zone/known surface water problems)	Accessibility to Local Services (footpaths/street lighting)	Impact on Natural Heritage (trees/hedgerows/habitats)	Impact on Heritage Assets (conservation area/listed building/scheduled ancient monument)	
The field below The Stable Yard was flooded in 2007. This adjacent to Flood Zone3 which extends along Oxhill Brook.	The services are in the middle of the village. There is no footpath on Smarts Lane, but there are street lights. Walking through Poolgate, Windmill Way and Sandpits Road takes 14 minutes. This site is at the limit of an acceptable walking distance from the central services, but beyond that to reach the school.	Mature vegetation and nearby Tysoe Island and the wooded area around the Manor creates wildlife corridors.	The site lies inside the Upper Tysoe Conservation Area.	<b>Site 8</b>
This site is within Flood Zone 1 and has a very low risk of surface water flooding.	The services are in the middle of the village. There is no footpath on Smarts Lane, but there are street lights. Walking through Poolgate, Windmill Way and Sandpits Road takes 14 minutes. This site is at the limit of an acceptable walking distance from the central services, but beyond that to reach the school.	Being productive agricultural land the site has a medium ecological value having potential habitat for small mammals, birds, insects and invertebrates, some of which may have conservation status.	The site lies inside the Upper Tysoe Conservation Area.	<b>Site 9</b>
The site falls within Flood Zone 1 so is not liable to river (fluvial) flooding. The vast majority of the site has a very low risk of surface water (pluvial) flooding, with the exception of a small area where surface water runoff follows the topography of the site.	The main services are in the centre of Middle Tysoe. The school is 12 minutes away across footpaths (but not capable of being used with a pushchair). From the site the school is 23 minutes using a mixture of road and tarmac footpath (part of which is deformed and would make it difficult to wheel a pushchair). The shops and the Banbury/Stratford bus stop are 2 minutes further. This is beyond a 1000m acceptable walking distance.	The site is pasture with some distinct hedgerows and has a low/medium ecological value having potential habitat for small mammals, birds, insects and invertebrates.	There are no known heritage assets affecting the potential of the site being developed.	<b>Site 10</b>

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<b>Site 11</b>	The site is greenfield and undeveloped at present.	Access from Lane End within 30mph limit. Good visibility. One street light on Lane End at World's End. No pavements.	The site is flat on wet clay farmland.	This area is not covered in White [9], but is adjacent to TY04 high/medium sensitivity: 'Other than immediately adjacent to the settlement edge, and beneath the high ground, new development would be highly isolated and prominent.'
<b>Site 12</b>	The site is greenfield and undeveloped at present.	Access from Lane End within 30mph limit. Good visibility. One street light on Lane End at World's End. No pavements.	The site is flat on wet clay farmland.	This area is not covered in White [9], but is adjacent to TY04 high/medium sensitivity: 'Other than immediately adjacent to the settlement edge, and beneath the high ground, new development would be highly isolated and prominent.'
<b>Site 13</b>	This site is within the perimeter of The Orchards and the field immediately to the south has planning permission granted recently.	Access would need to be provided onto Tysoe Main Road. Within 40mph zone.	The site is flat on wet clay farmland.	This site is not covered in White (2012 [9]) but adjacent to TY04 high/medium sensitivity: 'Other than immediately adjacent to the settlement edge, and beneath the high ground, new development would be highly isolated and prominent.' In this case the site is adjacent to the AONB and would be perceived from the footpaths, including the Centenary Way which crosses the ridge line.

<b>Flooding and Drainage (EA Flood Zone/known surface water problems)</b>	<b>Accessibility to Local Services (footpaths/street lighting)</b>	<b>Impact on Natural Heritage (trees/hedgerows/habitats)</b>	<b>Impact on Heritage Assets (conservation area/listed building/scheduled ancient monument)</b>	
<p>Flooding recorded in the summer of 2007, when localised flash flooding was very common and floodplain inundations were extensive and protracted from mid-June to the end of July. This site is adjacent to Flood Zone 3 which extends out in a finger towards Lane End Farm.</p>	<p>The main services are in the centre of Middle Tysoe. The school is 12 minutes away across footpaths (but not capable of being used with a pushchair). From the site the school is 23 minutes using a mixture of road and tarmac footpath (part of which is deformed and would make it difficult to wheel a pushchair). The shops and the Banbury/Stratford bus stop are 2 minutes further. This is beyond a 1000m acceptable walking distance [3].</p>	<p>The site is pasture with some distinct hedgerows and has a low/medium ecological value as a potential habitat for small mammals, birds, insects and invertebrates.</p>	<p>There are no known heritage assets affecting the potential of the site being developed.</p>	<b>Site 11</b>
<p>The site falls within Flood Zone 1 so is not liable to river (fluvial) flooding. The vast majority of the site has a very low risk of surface water (pluvial).</p>	<p>The main services are in the centre of Middle Tysoe. The school is 12 minutes away across footpaths (but not capable of being used with a pushchair). From the site the school is 23 minutes using a mixture of road and tarmac footpath (part of which is deformed and would make it difficult to wheel a pushchair). The shops and the Banbury/Stratford bus stop are 2 minutes further. This is beyond a 1000m acceptable walking distance [3].</p>	<p>The site is pasture with some distinct hedgerows and has a low/medium ecological value as a potential habitat for small mammals, birds, insects and invertebrates.</p>	<p>Home Farm and its stabling lie immediately to the west and both are Grade II listed buildings. The site is likely to lie at the fringe of the medieval hamlet but is not likely to be of major archaeological interest in its own right.</p>	<b>Site 12</b>
<p>A spring issues on the east side of Tysoe Main Road (old well head by the stone wall) almost immediately opposite. Flooding occurred here in 1998 and severe flooding in 2007.</p>	<p>The main services are in the centre of Middle Tysoe. The school is 8 minutes away on tarmac footpath. The shops and the Stratford/Banbury bus stop are 2 minutes further. There are no street lights until the main village is approached after 8 minutes walking. The site is within an acceptable [3] walking distance of the central services.</p>	<p>The site is partially woody scrub and reverting to woodland. From the spring issues on the southern boundary of the site pollard willows follow the watercourse. This boundary is therefore of medium ecological significance.</p>	<p>There is clustered settlement adjacent to the site shown on the late 18th century map, although the site itself is not considered to be of archaeological or historic interest.</p>	<b>Site 13</b>

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	<b>Status of Land</b> (greenfield/brownfield)	<b>Highway Safety</b> (access/visibility splays/traffic speeds)	<b>Topography</b> (flat/undulating/steep slopes)	<b>Impact on Landscape Setting</b> (landscape character assessment)
<b>Site 14</b>	This site is large and owned by WCC. It is a working farm at the point it is adjacent to the built form of the village.	Access would be out to Back Lane, a single track road which is used by other farms and delivery vehicles.	The land slopes gently down towards the village.	This land is in TY04 (White [9]). This zone comprises a largely a pastoral landscape and open countryside immediately to the north and western edges of the main settlement of Middle Tysoe settlement. It is high/medium sensitivity.
<b>Site 15</b>	This site is greenfield in the gap between Middle & Lower Tysoe.	Access to Tysoe Main Road (approved 13/03263/FUL). Within 40mph zone.	The site is flat on wet clay farmland.	In lower sensitivity part of zone TY06 [9] due to being sandwiched between housing land use. However new development would be highly visible from the AONB.
<b>Site 16</b>	This site is greenfield in the gap between Middle & Lower Tysoe.	Access to Tysoe Main Road would need to be created. In the 40mph zone.	The site gently slopes towards the watercourses flowing to Oxhill. The slope is punctuated by the ridge and furrow.	The site is in the northern part of TY06 which is defined as medium sensitivity, but is more sensitive due to its link to the wider landscape and intact ridge and furrow pattern.
<b>Site 17</b>	The site is in the Lower Tysoe green space.	Access onto Tysoe Main Road through existing driveway. Within 40mph zone.	The site is gently sloping and is on wet clay farmland.	The site is not covered in White (2012 [9]) but adjacent to TY04 high/medium sensitivity: 'Other than immediately adjacent to the settlement edge, and beneath the high ground, new development would be highly isolated and prominent.'

<b>Flooding and Drainage (EA Flood Zone/known surface water problems)</b>	<b>Accessibility to Local Services (footpaths/street lighting)</b>	<b>Impact on Natural Heritage (trees/hedgerows/habitats)</b>	<b>Impact on Heritage Assets (conservation area/listed building/scheduled ancient monument)</b>	
Pluvial flooding occurred nearby in Saddledon Street in 2007.	In the village centre.	Being productive agricultural land the site has a medium ecological value having potential habitat for small mammals, birds, insects and invertebrates, some of which may have conservation status.	The site is immediately adjacent to listed buildings of Herbert's Farmhouse, Shelter Shed and Ivy Cottage. Site located within the historic core of medieval Middle Tysoe and likely to be of archaeological significance. The site lies inside a Conservation Area. Degraded ridge and furrow to the rear of the farm buildings and pronounced ridge and furrow in the second field beyond the farmyard.	<b>Site 14</b>
The site falls within Flood Zone 1 so is not liable to river (fluvial) flooding. No records of pluvial flooding.	The main services are in the centre of Middle Tysoe. The school is 3 minutes away on tarmac footpath. The shops and the Stratford/Banbury bus stop are 2 minutes further. There are no street lights until the main village is approached after 3 minutes walking.	The hedgerows on the site are in poor condition.	This site exhibited pronounced ridge and furrow until ploughed out and levelled early in 2016 reducing the number of such sites in the parish to 10. There are records of a WW2 search light installation in this general area.	<b>Site 15</b>
There is none recorded.	The main services are in the centre of Middle Tysoe. The school is 6 minutes away on tarmac footpath. The shops and the Stratford/Banbury bus stop are 2 minutes further. There are no street lights until the main village is approached after 6 minutes walking.	The field has distinctive hedgerows, including pollard willows along the northern boundary formed by the stream/ditch network.	The site is situated in a field of pronounced ridge and furrow. There was a clustered settlement nearby to the northeast site shown on the late 18th century map.	<b>Site 16</b>
Flooding recorded in 1998, 2007 and 2012 in and around Badgers Lane. Adding to the extent of impervious ground on this site may exacerbate extreme rainfall event flooding in and around Badgers Lane, since the ditch on the southern edge of the plot carries the runoff from one of the half a dozen springs which issue from the Edgehill escarpment.	The main services are in the centre of Middle Tysoe. The school is 13 minutes away on tarmac footpath (part of which is deformed). The shops and the Banbury/Stratford bus stop are 2 minutes further. There are no street lights until the main village is approached after 13 minutes walking. The site is beyond an acceptable [3] walking distance from the central services.	There are distinctive hedgerow and ditch boundaries on this site.	The site lies close to Greenacres farm which is a Grade II listed building and is likely to lie at the fringe of the medieval settlement, although it is not likely to be of major archaeological interest in its own right. A geophysical survey of the area has not detected any earlier buildings, although it contains a possible early ditch feature.	<b>Site 17</b>

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<b>Site 18</b>	This site is greenfield in the gap between Middle & Lower Tysoe.	Access would need to be created onto Tysoe Main Road. Within 40mph zone	The site is gently sloping on wet clay farmland.	This site is not covered in White [9] but adjacent to TY04 high/medium sensitivity: 'Other than immediately adjacent to the settlement edge, and beneath the high ground, new development would be highly isolated and prominent.' In this case the site is adjacent to the AONB and would be perceived from the footpaths, including the Centenary Way which crosses the ridge line.
<b>Site 19</b>	This site is greenfield in the gap between Middle & Lower Tysoe.	No access to the highway. Access would be required through the field adjacent to Church Farm Court for which development has been approved.	Flat pasture land on wet clay soils.	The site is within TY04 (White [9]) and of high/medium sensitivity since it gives access to the wider landscape.
<b>Site 20</b>	The site is brownfield and outside the Local Service Village.	Access onto Tysoe Main Road is at the front through existing driveway into the 40mph zone.	The site is flat on wet clay farmland.	The site is not covered in White (2012) but adjacent to TY04 high/medium sensitivity: 'Other than immediately adjacent to the settlement edge, and beneath the high ground, new development would be highly isolated and prominent.'



<b>Flooding and Drainage (EA Flood Zone/known surface water problems)</b>	<b>Accessibility to Local Services (footpaths/street lighting)</b>	<b>Impact on Natural Heritage (trees/hedgerows/habitats)</b>	<b>Impact on Heritage Assets (conservation area/listed building/scheduled ancient monument)</b>	
<p>Flooding recorded in 1998, 2007 and 2012 in and around Badgers Lane. Adding to the extent of impervious ground on this site may exacerbate extreme rainfall event flooding in and around Badgers Lane, since the ditch on the southern edge of the plot carries the runoff from one of the half a dozen springs which issue from the Edgehill escarpment.</p>	<p>The main services are in the centre of Middle Tysoe. The school is 10 minutes away on tarmac footpath. The shops and the Stratford/Banbury bus stop are 2 minutes further. There are no street lights until the main village is approached after 10 minutes walking. This site is just within an acceptable walking distance of the central services.</p>	<p>There are distinctive hedgerow and ditch boundaries on this site.</p>	<p>There is clustered settlement adjacent to the site shown on the late 18th century map, although the site itself is not considered to be of archaeological or historic interest.</p>	<p><b>Site 18</b></p>
<p>Severe flooding of the stream, School Lane and the site in 2007, along the southern boundary of the site. Flooding occurred again in 2016. There is a long history of flooding in school records.</p>	<p>The main shops and services are 2 minutes' walk away and there is street lighting.</p>	<p>Mature hedgerow along stream on southern boundary providing linear access route for fauna.</p>	<p>The site contains visible ridge and furrow earthworks. The furrows are often flooded in the winter. The site is immediately adjacent to, and in the setting of, the listed buildings of Church Farm, Church Farm Court, the Parish Church and the school. This is the historic core of medieval Middle Tysoe at the village entrance and the site is likely to be of archaeological significance.</p>	<p><b>Site 19</b></p>
<p>There is no record.</p>	<p>Pedestrian egress from the site would involve crossing the Tysoe Main Road to reach the tarmac pavement. The main services are in the centre of Middle Tysoe. The school is 12 minutes away on tarmac footpath (part of which is deformed). The shops and the Banbury/Stratford bus stop are 2 minutes further. There are no street lights until the main village is approached after 12 minutes walking. This site is not within an acceptable [3] walking distance of the central services.</p>	<p>On the western side a mature hedged boundary divides the site from the adjacent agricultural land.</p>	<p>The surrounding fields contain pronounced ridge and furrow, which presumably also extend under the dumping and storage at the front of this site. The overall area on that side of the road is denoted as 'Green' on the 18th century enclosure map, but this particular site is denoted 'Waste'. The site is likely to lie at the fringe of the medieval hamlet but is not likely to be of major archaeological interest in its own right.</p>	<p><b>Site 20</b></p>

## Tysoe Neighbourhood Development Plan - Site Assessment Matrix - April 2017

A full-width Site Assessment Matrix is available at [www.tysoe.org.uk/wp-content/uploads/SiteAssessmentMatrix.pdf](http://www.tysoe.org.uk/wp-content/uploads/SiteAssessmentMatrix.pdf)

	<b>Status of Land</b> (greenfield/brownfield)	<b>Highway Safety</b> (access/visibility splays/traffic speeds)	<b>Topography</b> (flat/undulating/steep slopes)	<b>Impact on Landscape Setting</b> (landscape character assessment)
<b>Site 21</b>	The site is greenfield and undeveloped at present.	Access onto the Shennington Road in the national speed limit zone. The 30mph would need to be extended, but the descent from Edgehill escarpment is a high speed route.	Gently sloping site on wet clay.	Within zone TY02 and of high/medium landscape sensitivity. The White report further states that housing to the west of the site has obtrusive roof solar panels from that adversely impact the views from the AONB and the footpaths. The zone is generally tranquil, and is open to views from the AONB. The site is fully within the AONB in any event and is recorded as being part of a cherished view by Tysoe residents.
<b>Site 22</b>	The site is in open countryside outside the Local Service Village boundary.	Access would be onto Oxhill Road at what is effectively the modern day entrance to Upper/Middle Tysoe	The site is a minor river terrace of flat wet clay pasture land with pronounced undulations due to the ridge and furrow.	This land is in TY04 designated high/medium sensitivity (White [9]). This zone abuts the Cotswolds AONB at the north and south eastern edges and in the south includes an area of floodplain and a wild life site. The zone is generally tranquil, and is open to views from the high point of Windmill Hill to the south. Other than immediately adjacent to the settlement edge, and beneath the high ground, new development would be highly isolated and prominent.
<b>Site 23</b>	The site is brownfield.	Access onto Shipston Road.	The site is flat.	The site is within the built form of Upper Tysoe.

<b>Flooding and Drainage (EA Flood Zone/known surface water problems)</b>	<b>Accessibility to Local Services (footpaths/street lighting)</b>	<b>Impact on Natural Heritage (trees/hedgerows/habitats)</b>	<b>Impact on Heritage Assets (conservation area/listed building/scheduled ancient monument)</b>	
<p>The field is an important component in absorbing the runoff from the spring line (one of half a dozen such springs that issue from the escarpment that lead to flooding in the built environment of Tysoe). Further impervious surfaces on the site would exacerbate the flooding potential down the Shennington Road and into Old Tree Close.</p>	<p>Streetlights and tarmac pavements begin 50m after leaving the proposed exit onto the Shennington Road. The main services are in the village centre 11 minutes' walk away. The school is a further 2 minutes' walk. The existing obtrusive solar panels are the housing association's response to make the social housing sustainable. They are complemented by ground source heating which is not visible from the AONB. The site is within an acceptable [3] walking distance of the central services.</p>	<p>This is a productive arable agricultural site, surrounded by hedge and ditch on north, south and east sides with west side abutting rear gardens of the estate on Middleton Close. The site has a medium ecological value having potential habitat for small mammals, birds, insects and invertebrates, some of which may have conservation status.</p>	<p>Casual Roman material has been found on the site, and on the opposite side of the road.</p>	<p><b>Site 21</b></p>
<p>The site falls within Flood Zone 1 so is not liable to river (fluvial) flooding. The vast majority of the site has a very low risk of surface water (pluvial) flooding.</p>	<p>The services are in the middle of the village. The proposed entrance to the site is 700metres from the village services. From the rear of the field it takes 12 minutes to walk to the services and 14 minutes to the school and involves crossing the Oxhill Road. This is beyond an acceptable [3] walking distance.</p>	<p>Hedges on 3 sides, including woodland edge on southern perimeter. Bats, Badgers, Buzzards and Green Parrots resident in the adjacent woodland. Roe and muntjac deer have been sighted in the field.</p>	<p>Pasture containing pronounced ridge and furrow earthworks (one of 10 such examples surviving in parish, and including a furlong division in NE corner). Grade II* listed Manor located immediately to south. Site is the only field in the parish where medieval Manor and historic landscape sit adjacent.</p>	<p><b>Site 22</b></p>
<p>There is no record of flooding.</p>	<p>There are tarmac pavements and streetlights. It is 6 minutes' walk to the main services in the village centre and a further 2 minutes to the school.</p>	<p>This site is brownfield commercial.</p>	<p>It lies within the conservation area and is surrounded by old farm building courtyard developments.</p>	<p><b>Site 23</b></p>

# Tysoe Neighbourhood Plan

## Site Assessment – November 2016

Site References	Site Area	Site Capacity
1	0.081ha	1 dwelling in 0.063ha

<b>Site Address</b> - 8 Avon Avenue
<b>Site Description</b> - The garden area to the rear of 8 Avon Avenue
<b>Relevant Planning History</b> - PREAPP/00197/14
<b>Site Constraints</b>
<p><i>Status</i> – Put forward on the Tysoe Call for Sites and is within the garden perimeter of 8 Avon Avenue</p> <p><i>Highways</i> – Access onto Avon Avenue</p> <p><i>Topography</i> – The site is relatively flat with no significant constraints with regard to topography</p> <p><i>Landscape Character Zone</i> – The site is within zone TY01 high/medium sensitivity. Any development would have to be small scale and tightly linked to the existing fabric and make a positive contribution to the setting of the AONB.</p> <p><i>Flooding</i> – The site is not within Flood Zone 3 so is not liable to river (fluvial) flooding. Pluvial flooding occurred on Avon Avenue in 2007.</p> <p><i>Sustainability</i> – There are no footpaths on Avon Avenue and car parking is an issue as the estate was developed before 2-3 cars per dwelling became the norm. There are tarmac pavements and streetlights once Avon Avenue is quitted. It is 4 minutes' walk to the main services in the village centre and a further 2 minutes to the school.</p> <p><i>Natural Heritage</i> – Garden hedges and fence abutting the playing field.</p> <p><i>Built Heritage</i> - Located between medieval settlements of Middle and Upper Tysoe. No evidence of archaeological or historic significance.</p>
<b>Flooding</b> - <a href="#">See Map 2</a>
<b>Site Allocation Consultation</b>
28 views were expressed in the November 2016 consultation. Although the number of views expressed was in the lower range of views, this site had the least objections with 89.3% accepting development here.
<b>Conclusion</b>
There is potential for development on this site as part of an infill. The ability to provide car parking space is highly desirable.

## Tysoe Neighbourhood Plan

### Site Assessment – November 2016

Site References	Site Area	Site Capacity
2		3

<p><b>Site Address</b> - Grisedale, Lane End, Lower Tysoe</p>
<p><b>Site Description</b> - The site is sandwiched between Holme Farm to the north and terraced cottages to the south. There are agricultural buildings on the site, one of which is in advance of the building line. There are no distinct habitat boundaries and the rear faces onto open farmland.</p>
<p><b>Relevant Planning History</b> - None known.</p>
<p><b>Site Constraints Status</b> - Disused agricultural buildings and yards.</p> <p>Highways – Access from Lane End within 30mph limit. Good visibility. One Street Light on Lane End at World’s End. No pavements.</p> <p>Topography – The site is flat on wet clay farmland.</p> <p>Landscape Character Zone – not covered in White (2012) but adjacent to TY04 high/medium sensitivity: <i>‘Other than immediately adjacent to the settlement edge, and beneath the high ground, new development would be highly isolated and prominent.’</i></p> <p>Flooding – Flooding recorded in the summer of 2007, when localised flash flooding was very common and floodplain inundations were extensive and protracted from mid-June to the end of July. This site is adjacent to Flood Zone 3 which extends out in a finger towards Lane End Farm</p> <p>Sustainability – The main services are in the centre of Middle Tysoe. The school is 12 minutes away across footpaths (but not capable of being used with a pushchair). From the site the school is 23 minutes using a mixture of road and tarmac footpath. The shops and the Banbury/Stratford bus stop are 2 minutes further.</p> <p>Natural Heritage – There is an old orchard to the rear of the site.</p> <p>Built Heritage - Holme Farm and its stabling lie immediately to the north and both are Grade II listed buildings. The site is likely to lie at the fringe of the medieval hamlet but is not likely to be of major archaeological interest in its own right.</p>
<p><b>Flooding</b> - The EA Surface Water Map to be added</p>
<p><b>Site Allocation Consultation</b> - 52 views were expressed about this site in the November 2016 consultation. Whilst not in the upper quartile of comment, this is of significance. Of the 52 views expressed 40 were in favour of development on this site</p>
<p><b>Conclusion</b> - The site has potential for development but is disadvantaged by its distance from the local services. This would certainly lead to vehicle travel modes being adopted.</p>

**Tysoe Neighbourhood Plan –  
Site Assessment – November 2016**

Site References	Site Area	Site Capacity
3		3

<b>Site Address</b>
Paxton's Garage, Shipston Road, Upper Tysoe
<b>Site Description</b>
Commercial premises in residential zone
<b>Relevant Planning History</b>
None known
<b>Site Constraints</b>
<p>Status – Brownfield</p> <p>Highways – Access onto Shipston Road</p> <p>Topography – Flat with hard standing for vehicles</p> <p>Landscape Character Zone - This site is within the built form of Upper Tysoe.</p> <p>Flooding – There is no record of flooding</p> <p>Sustainability – There are tarmac pavements and streetlights. It is 6 minutes' walk to the main services in the village centre and a further 2 minutes to the school.</p> <p>Natural Heritage – It is brownfield commercial, but there and there are courtyard barn conversions adjacent.</p> <p>Built Heritage - It lies within the conservation area and is surrounded by old farm building courtyard developments.</p>
<b>Conclusion</b>
There is potential for development on this site as part of an infill. A number of attendees at the November 2016 consultation event mentioned this site as a possible development site.

# Tysoe Neighbourhood Plan

## Site Assessment – November 2016

<b>Site References</b> - 4 (SHLAA TYS104)	<b>Site Area</b>	<b>Site Capacity</b> - 15
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<b>Site Address</b> - Roses Farm, Upper Tysoe
<b>Site Description</b>
In two parts, one at the north, broadly rectangular with hedges on north and part of east side lies outside the AONB touching the AONB's western edge. The other – a reverse L-shape – lies inside the AONB and slopes down southwards overlapping the northern part on the eastern side. It has a hedge and ditch on its eastern side. Both parts are used for pasture. The site contains abandoned farm buildings and an old wall running alongside the footpath from the Shenington Road which passes through the allotments.
<b>Site Constraints</b>
<p><i>Status</i> – The site is a complex mixture of greenfield (some of which is within the AONB) and old farm buildings. Owned by Compton Estates and has been put forward for development. The Estate developed Jeffs Close previously, but earlier development in the area was not sympathetic to the maturity of the area and nearby listed buildings. The site contains disused agricultural buildings.</p> <p><i>Highways</i> – Access onto the Epwell Road within the 30mph zone.</p> <p><i>Topography</i> – The site gently slopes from the east down onto the road.</p> <p><i>Landscape Character Zone</i> – This site is in TY07 [9] with high/medium sensitivity. The proximity of the AONB however would suggest that any new development needs to address visual impact on the AONB with great care.</p> <p><i>Flooding</i> – This site is not within Flood Zone 3. There is anecdotal evidence of flooding on the Epwell Road.</p> <p><i>Sustainability</i> – The main services are in the centre of the village. There are streetlights but no tarmac pavement on the Epwell Road. It is 15 minutes' walk from the point on the Epwell Road to the main services. It is a further 2 minutes to the school. Development of this site will lead to more frequent vehicle journeys.</p> <p><i>Natural Heritage</i> – Part of the site is used for pasture and the hedges around the site are degraded.</p> <p><i>Built Heritage</i> – The site has elements of pronounced ridge and furrow. The northern part also displays earthworks of a different nature. Roman material has been discovered in fields to the north-east. The site lies inside a Conservation Area and is partly in the AONB. There are old stone walls along part of the site in a poor condition.</p>
<b>Flooding</b> - See Map 2
<b>Site Allocation Consultation</b> - 69 views were expressed in the November 2016 consultation. 56.5% were in favour of development on this site. The August 2014 questionnaire results gave a 57.6% response in favour of the site being worthy of further investigation.
<b>Conclusion</b> - This site has the potential for development. Any development should be carefully designed to reflect the low density and maturity of this part of the settlement with careful investigation of the archaeology.

# Tysoe Neighbourhood Plan

## Site Assessment – November 2016

Site References - 5	Site Area - 2.1 ha	Site Capacity - 5 dwellings in 1.6 ha
<b>Site Address</b> - Land at Home Holdings, Lower Tysoe		
<b>Site Description</b> - The site is flat, approximately rectangular, surrounded by hedges and ditch with frontage to main road. Used partly as paddock to rear and containing unfinished building work at the front. A large artificial pond has been created towards the southern edge with some potential for biodiversity. There are open fields to the north and west and the site marks the northern limit of Lower Tysoe.		
<b>Relevant Planning History</b> - 14/03055/OUT; 16/02653/REM		
<b>Site Constraints</b>		
<p><i>Status</i> – The site is a complex mixture of greenfield and partially developed outbuildings adjacent to residential dwellings and approved development.</p> <p><i>Highways</i> – Access onto Tysoe Main Road is at the approximate change in speed limits from 50-40mph and shortly before a 90 degree bend, which sees frequent accidents in the winter.</p> <p><i>Topography</i> – The site is flat on wet clay farmland.</p> <p><i>Landscape Character Zone</i> – Although not covered in White [9] but adjacent to TY04 high/medium sensitivity: <i>'Other than immediately adjacent to the settlement edge, and beneath the high ground, new development would be highly isolated and prominent.'</i></p> <p><i>Flooding</i> – Pluvial flooding recorded in 1998, 2007 and 2012 in and around Badgers Lane. Adding to the extent of impervious ground downstream on this site may exacerbate flooding in and around Badgers Lane.</p> <p><i>Sustainability</i> – The main services are in the centre of Middle Tysoe. The school is 18 minutes away on tarmac footpath (part of which is deformed). The shops and the Banbury/Stratford bus stop are 2 minutes further. There are no street lights until the main village is approached after 18 minutes walking. The site is therefore not within an acceptable walking distance of the services.</p> <p><i>Natural Heritage</i> – This site is surrounded by distinctive hedgerows and a ditch. It includes within it a significant sized pond which supports diverse fauna.</p> <p><i>Built Heritage</i> - The site lies immediately adjacent to a Grade II listed building on its south side. The field containing the early market cross is located diagonally opposite the site at the road junction. There is some possible evidence for cultivation ridges in the paddock area, albeit highly degraded. The fields across the road opposite contain pronounced ridge and furrow and other possible earthworks. Although the site is adjacent to an area of archaeological and historic interest it is not of known interest in itself.</p>		
<b>Flooding</b> - See Map 2		
<b>Site Allocation Consultation</b>		
48 views were expressed about this site in the November 2016 consultation. Whilst not in the upper quartile of comment, this is of significance. Of the 48 views expressed 40 (83.3%) were in favour of development on this site, which placed it second in the list of most acceptable sites.		
<b>Conclusion</b> - The site has potential for development but is disadvantaged by its distance from the local services. This would certainly lead to more vehicle travel.		



## Tysoe Neighbourhood Plan

### Site Assessment – November 2016

<b>Site References - 6</b>	<b>Site Area</b>	<b>Site Capacity - 6</b>
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<b>Site Address</b>
Land to west of Sandpits Road
<b>Site Description</b>
The site is a paddock and undeveloped at present. Immediately to the south is St. Mary's Cemetery. Further it backs onto a barn which is used commercially.
<b>Relevant Planning History</b>
None known
<b>Site Constraints</b>
Status – The site is between the road and the commercial premises housed in a barn. There is planning permission for 6 dwellings on the southern portion of the site. Highways – Access could be gained to Sandpits Road. Topography – The site is relatively flat with no significant constraints with regard to topography. Landscape Character Zone -This land is in TY04 designated high/medium sensitivity (White [9]). White goes on to say that immediately adjacent to the settlement edge and with the view blocked from high ground limited development is acceptable. Flooding – This site is within Flood Zone 1 and has a very low risk of surface water flooding. Sustainability – There are tarmac pavements and limited street lights on Sandpits Road. It is 4 minutes' walk to the main services in the village centre and a further 2 minutes to the school. Natural Heritage – This site is an empty paddock where screening from hedgerows is being developed. Built Heritage - The site is adjacent to the Conservation Area.
<b>Conclusion</b>
This site has the potential for development to reflect the low density and maturity of this part of Tysoe.

## Tysoe Neighbourhood Plan

### Site Assessment – November 2016

Site References	Site Area	Site Capacity
7	0.45ha	9

<b>Site Address</b> - Land to west of Sandpits Road
<b>Site Description</b> - The site is greenfield.
<b>Relevant Planning History</b>
13/02299/FUL (9 dwellings) – withdrawn; 14/00446/FUL (2 dwellings) – refused.
<b>Site Constraints</b>
<p>Highways – Access could be gained to Sandpits Road.</p> <p>Topography – The site is relatively flat with no significant constraints with regard to topography.</p> <p>Landscape Character Zone -This land is in TY04 designated high/medium sensitivity (White [9]). White goes on to say that immediately adjacent to the settlement edge and with the view blocked from high ground limited development is acceptable.</p> <p>Flooding – This site is within Flood Zone 1 and has a very low risk of surface water flooding.</p> <p>Sustainability – There are tarmac pavements and limited street lights on Sandpits Road. It is 3 minutes’ walk to the main services in the village centre and a further 2 minutes to the school.</p> <p>Natural Heritage – This site is used as pasture land. Hedges and vegetation around the periphery of the site provide the main biodiversity value to the site. Any loss would reduce the biodiversity value of the site.</p> <p>Built Heritage - This site is within the Conservation Area and close to the listed buildings on The Green.</p>
<b>Conclusion</b>
This site has the potential for development to reflect the low density and maturity of this part of Tysoe.

# Tysoe Neighbourhood Plan

## Site Assessment – November 2016

Site References	Site Area	Site Capacity
8 and 9		

<b>Site Address</b>
Paddocks, Smarts Lane, Upper Tysoe
<b>Site Description</b>
Two or three paddocks in the vicinity of the existing built form of Upper Tysoe farm buildings
<b>Aerial Photo</b> – TBA   <b>Relevant Planning History</b> - None known   <b>Site Photo</b> - TBA
<b>Site Constraints</b>
<p><i>Status</i> – unknown and no landowner has come forward</p> <p><i>Highways</i> – Access would be onto Smarts Lane or Shipston Road</p> <p><i>Topography</i> – The site is relatively flat on wet degraded pasture land.</p> <p><i>Landscape Character Zone</i> – This land is in TY07 designated high/medium sensitivity [9]. According to the landscape study, this area could accommodate some sensitive, low density housing development.</p> <p><i>Flooding</i> – The field below The Stable Yard was flooded in 2007. This adjacent to Flood Zone3 which extends along Oxhill Brook.</p> <p><i>Sustainability</i> – The services are in the middle of the village. There is no footpath on Smarts Lane, but there are street lights. Walking through Poolgate, Windmill Way and Sandpits Road takes 14 minutes. This site is at the limit of an acceptable walking distance from the central services, but beyond that to reach the school.</p> <p><i>Natural Heritage</i> – Mature vegetation and nearby Tysoe Island and the wooded area around the Manor creates wildlife corridors.</p> <p><i>Built Heritage</i> - The site lies inside the Upper Tysoe Conservation Area.</p>
<b>Flooding</b>
See Map 2
<b>Site Allocation Consultation</b>
There were too few views to carry any weight.
<b>Conclusion</b>
These sites have the potential for limited development to reflect the low density and maturity of this part of Upper Tysoe.

# Tysoe Neighbourhood Plan

## Site Assessment – November 2016

<b>Site References</b> - 10	<b>Site Area</b>	<b>Site Capacity</b> 5
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<b>Site Address</b> - Land to west of Lane End
<b>Site Description</b> - The site is greenfield and undeveloped at present.
<b>Relevant Planning History</b> - None known
<b>Site Constraints</b>
Status – Pasture farmland. Highways – Access onto Lane End within 30mph limit. Good visibility. One street light on Lane End at World’s End. No pavements. Topography – The site is flat on wet clay farmland. Landscape Character Zone -This area is not covered in White [9], but is adjacent to TY04 high/medium sensitivity: ‘Other than immediately adjacent to the settlement edge, and beneath the high ground, new development would be highly isolated and prominent.’ Flooding – Flooding recorded in the summer of 2007, when localised flash flooding was very common and floodplain inundations were extensive and protracted from mid-June to the end of July. This site is raised slightly above but adjacent to Flood Zone 3 which extends out in a finger towards Lane End Farm. Sustainability – The main services are in the centre of Middle Tysoe. The school is 12 minutes away across footpaths (but not capable of being used with a pushchair). From the site the school is 23 minutes using a mixture of road and tarmac footpath (part of which is deformed and would make it difficult to wheel a pushchair). The shops and the Banbury/Stratford bus stop are 2 minutes further. This is beyond a 1,000m acceptable walking distance. Natural Heritage – The site is pasture with some distinct hedgerows and has a low/medium ecological value with potential habitat for small mammals, birds, insects and invertebrates. Built Heritage - There are no known heritage assets affecting the potential of the site being developed.
<b>Conclusion</b>
This site has the potential for limited development to reflect the low density and maturity of this part of Lower Tysoe. It would need to respect the existing building lines of Lower Tysoe.

## Tysoe Neighbourhood Plan

### Site Assessment – November 2016

Site References - 11	Site Area	Site Capacity - 3
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<b>Site Address</b> - Land to east of Lane End
<b>Site Description</b> - The site is greenfield and undeveloped at present.
<b>Relevant Planning History</b> - None known
<b>Site Constraints</b>
Status – Pasture farmland. Highways – Access onto Lane End within 30mph limit. Good visibility. One street light on Lane End at World’s End. No pavements. Topography – The site is flat on wet clay farmland. Landscape Character Zone -This area is not covered in White [9], but is adjacent to TY04 high/medium sensitivity: ‘Other than immediately adjacent to the settlement edge, and beneath the high ground, new development would be highly isolated and prominent.’ Flooding – The site falls within Flood Zone 1 so is not liable to river (fluvial) flooding. The vast majority of the site has a very low risk of surface water (pluvial) flooding, with the exception of a small area where surface water runoff follows the topography of the site. Sustainability – The main services are in the centre of Middle Tysoe. The school is 12 minutes away across footpaths (but not capable of being used with a pushchair). From the site the school is 23 minutes using a mixture of road and tarmac footpath (part of which is deformed and would make it difficult to wheel a pushchair). The shops and the Banbury/Stratford bus stop are 2 minutes further. This is beyond a 1,000m acceptable walking distance. Natural Heritage – The site is pasture with some distinct hedgerows and has a low/medium ecological value having potential habitat for small mammals, birds, insects and invertebrates. Built Heritage - There are no known heritage assets affecting the potential of the site being developed.
<b>Conclusion</b>
This site has the potential for limited development to reflect the low density and maturity of this part of Lower Tysoe. It would need to respect the existing building lines of Lower Tysoe.

# Tysoe Neighbourhood Plan

## Site Assessment – November 2016

<b>Site References</b> - 12	<b>Site Area</b> - 1.58 ha	<b>Site Capacity</b> - 6 dwellings in 1.07ha
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<b>Site Address</b> - Land South of The Orchards
<b>Site Description</b>
Rectangular, gently sloping towards stream/drainage ditch. This stream which drains this area of the Edge Hill escarpment is probably the natural division between Middle Tysoe and Lower Tysoe, since it would represent a barrier to medieval farming techniques. The site is partly wooded and currently used as a garden/recreation area. The rear is bordered by paddock and woodland.
<b>Relevant Planning History</b> - None known
<b>Site Constraints</b>
Status – Unlike the northern site the building line could be taken from The Orchards. The field immediately to the south has planning permission for a three bedroom house.  Highways – Access would need to be provided onto Tysoe Main Road. Within 40mph zone.  Topography – The site is flat on wet clay farmland.  Landscape Character Zone – not covered in White (2012) but adjacent to TY04 high/medium sensitivity: <i>'Other than immediately adjacent to the settlement edge, and beneath the high ground, new development would be highly isolated and prominent.'</i> In this case the site is adjacent to the AONB and would be perceived from the footpaths, including the Centenary Way which crosses the ridge line.  Flooding – a spring issues on the east side of Tysoe Main Road (old well head by the stone wall) immediately opposite. Flooding occurred here in 1998 and severe flooding in 2007.  Sustainability – The main services are in the centre of Middle Tysoe. The school is 8 minutes away on tarmac footpath. The shops and the Stratford/Banbury bus stop are 2 minutes further. There are no street lights until the main village is approached after 8 minutes walking.  Natural Heritage – The site is partially wooded and reverting to woodland. A spring issues on the southern boundary of the site and pollard willows follow the watercourse.  Built Heritage - There is clustered settlement adjacent to the site shown on the late 18th century map, although the site itself is not considered to be of archaeological or historic interest.
<b>Site Allocation Consultation</b>
39 views were expressed about this site in the November 2016 consultation. Of the 39 views expressed, the majority view was that development is not acceptable on this site.
<b>Conclusion</b> - This site has potential for development but is adjacent to and will be perceived from the AONB. The flooding issue will need addressing by the riparian owners if the additional impervious surfaces are added immediately downstream of a known flooding hotspot.

# Tysoe Neighbourhood Plan

## Site Assessment – November 2016

<b>Site References</b> - 13	<b>Site Area</b> - 1.58 ha	<b>Site Capacity</b> - 6 dwellings in 1.07ha
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<b>Site Address</b> - Land South of The Orchards
<b>Site Description</b>
Rectangular, gently sloping towards stream/drainage ditch. This stream which drains this area of the Edge Hill escarpment is probably the natural division between Middle Tysoe and Lower Tysoe, since it would represent a barrier to medieval farming techniques. The site is partly wooded and currently used as a garden/recreation area. The rear is bordered by paddock and woodland.
<b>Relevant Planning History</b> - None known
<b>Site Constraints</b>
<p><i>Status</i> – Unlike the northern site the building line could be taken from The Orchards. The field immediately to the south has planning permission for a 3 bedroom house.</p> <p><i>Highways</i> – Access would need to be provided onto Tysoe Main Road. Within 40mph zone.</p> <p><i>Topography</i> – The site is flat on wet clay farmland.</p> <p><i>Landscape Character Zone</i> – This site is not covered in White (2012 [9]) but adjacent to TY04 high/medium sensitivity: ‘Other than immediately adjacent to the settlement edge, and beneath the high ground, new development would be highly isolated and prominent.’ In this case the site is adjacent to the AONB and would be perceived from the footpaths, including the Centenary Way which crosses the ridge line.</p> <p><i>Flooding</i> – a spring issues on the east side of Tysoe Main Road (old well head by the stone wall) almost immediately opposite. Flooding occurred here in 1998 and severe flooding in 2007.</p> <p><i>Sustainability</i> – The main services are in the centre of Middle Tysoe. The school is 8 minutes away on tarmac footpath. The shops and the Stratford/Banbury bus stop are 2 minutes further. There are no street lights until the main village is approached after 8 minutes walking. The site is within an acceptable walking distance of the central services.</p> <p><i>Natural Heritage</i> –The site is partially woody scrub and reverting to woodland. From the spring that issues on the southern boundary of the site pollard willows follow the watercourse. This boundary is therefore of medium ecological significance.</p> <p><i>Built Heritage</i> - There is clustered settlement adjacent to the site shown on the late 18th century map, although the site itself is not considered to be of archaeological or historic interest.</p>
<b>Flooding</b> - See Map 2
<b>Site Allocation Consultation</b>
39 views were expressed about this site in the November 2016 consultation. Of the 39 views expressed, the majority view (56.4%) was that development is not acceptable on this site.
<b>Conclusion</b> - This site has potential for development but is adjacent to and will be perceived from the AONB. The flooding issue will need addressing by the riparian owners if the additional impervious surfaces are added immediately downstream of a known flooding hotspot.

# Tysoe Neighbourhood Plan

## Site Assessment – November 2016

<b>Site References</b> - 15	<b>Site Area</b> - 0.346 ha	<b>Site Capacity</b> - 1 dwelling on 0.346ha
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<b>Site Address</b> - Land to North of Lower Grounds
<b>Site Description</b> - Flat, rectangular field, used as pasture with footpath running down northern edge.
<b>Relevant Planning History</b>
16/01370/FUL refused 9/2016; 13/01370/FUL (stable block) approved 3/2014; 13/03263/FUL
<b>Site Constraints</b>
<p><i>Status</i> – This site is greenfield in the gap between Middle &amp; Lower Tysoe and can be viewed from the AONB.</p> <p><i>Highways</i> – Access to Tysoe Main Road (approved 13/03263/FUL). Within 40mph zone.</p> <p><i>Topography</i> – The site is flat on wet clay farmland.</p> <p><i>Landscape Character Zone</i> – In lower sensitivity part of zone TY06 [9] due to being sandwiched between housing land use.</p> <p><i>Flooding</i> – The site falls within Flood Zone 1 so is not liable to river (fluvial) flooding. No records of pluvial flooding.</p> <p><i>Sustainability</i> - The main services are in the centre of Middle Tysoe. The school is 3 minutes away on tarmac footpath. The shops and the Stratford/Banbury bus stop are 2 minutes further. There are no street lights until the main village is approached after 3 minutes walking. This site is within an acceptable walking distance of the central services.</p> <p><i>Natural Heritage</i> – The hedgerows on the site are in poor condition.</p> <p><i>Built Heritage</i> - This site exhibited pronounced ridge and furrow until ploughed out and levelled early in 2016 reducing the number of such sites in the parish to 10. There are records of a WW2 search light installation in this general area.</p>
<b>Flooding</b>
See Map 2
<b>Site Allocation Consultation</b>
18 views were expressed about this site in the November 2016 consultation. This places it in the lower quartile. Whilst this has low weight, the majority (61.1%) were in favour of development.
<b>Conclusion</b>
There is potential for development on this site, but the proximity of the AONB would suggest that any new development will need to address the visual impact on the AONB.



# Tysoe Neighbourhood Plan

## Site Assessment – November 2016

<b>Site References</b> - 16	<b>Site Area</b> - 0.07 ha	<b>Site Capacity</b> - 1 dwelling in 0.07 ha
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<b>Site Address</b> - Land adjacent to Stoneythorpe, Lower Tysoe
<b>Site Description</b> - Represents part of a field currently used as pasture. There are existing house frontages to the north the line of which could be followed. The field is crossed by an overhead power cable.
<b>Relevant Planning History</b> - None known
<b>Site Constraints</b>
<p><i>Status</i> – Pasture on wet clay vale soils. The site is adjacent to the AONB and would be seen from the footpaths, including the Centenary Way which crosses the ridge line.</p> <p><i>Highways</i> – Access to Tysoe Main Road would need to be created. In the 40mph zone.</p> <p><i>Topography</i> – The site gently slopes towards the watercourses flowing to Oxhill. The slope is punctuated by the ridge and furrow.</p> <p><i>Landscape Character Zone</i> - The site is in the northern part of TY06 which is defined as medium sensitivity, but is more sensitive due to its link to the wider landscape and intact ridge and furrow pattern.</p> <p><i>Flooding</i> – None recorded</p> <p><i>Sustainability</i> - The main services are in the centre of Middle Tysoe. The school is 6 minutes away on tarmac footpath. The shops and the Stratford/Banbury bus stop are 2 minutes further. There are no street lights until the main village is approached after 6 minutes walking. This site is within an acceptable walking distance of the central services.</p> <p><i>Natural Heritage</i> –The field has distinctive hedgerows, including pollard willows along the northern boundary formed by the stream/ditch network.</p> <p><i>Built Heritage</i> - The site is situated in a field of pronounced ridge and furrow. There was a clustered settlement nearby to the northeast site shown on the late 18th century map.</p>
<b>Flooding</b>
See Map 2
<b>Site Allocation Consultation</b>
16 views were expressed about this site in the November 2016 consultation. This places it in the lower quartile. Whilst this has low weight, the verdict expressed against (81.3%) was the third highest site in terms of rejections.
<b>Conclusion</b>
A development in this location would be strip development and would reduce the green gap between Middle & Lower Tysoe. Development on this site would endanger a number of heritage assets. The site is adjacent to the AONB and would be seen from the footpaths, including the Centenary Way, which crosses the ridge line.

# Tysoe Neighbourhood Plan

## Site Assessment – November 2016

Site References - 17	Site Capacity - 1 dwelling in 0.18 ha
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<b>Site Address</b> - Land to NE Greenacres, Lower Tysoe
<b>Site Description</b> - The site is gently sloping to the west and comprises a rectangular grassed paddock with hedged boundaries and ditch on three sides.
<b>Relevant Planning History</b> - 15/00786/OUT (withdrawn)
<b>Site Constraints</b>
<i>Status</i> – The site is in the Lower Tysoe green space, in advance of the set-back from the main road building line of Lower Tysoe <i>Highways</i> – Access onto Tysoe Main Road through existing driveway. Within 40mph zone. <i>Topography</i> – The site is gently sloping and is on wet clay farmland. <i>Landscape Character Zone</i> – The site is not covered in White (2012 [9]) but adjacent to TY04 high/medium sensitivity: ‘Other than immediately adjacent to the settlement edge, and beneath the high ground, new development would be highly isolated and prominent.’ <i>Flooding</i> – Flooding recorded in 1998, 2007 and 2012 in and around Badgers Lane. Adding to the extent of impervious ground on this site may exacerbate extreme rainfall event flooding in and around Badgers Lane. <i>Sustainability</i> – The main services are in the centre of Middle Tysoe. The school is 13 minutes away on tarmac footpath (part of which is deformed). The shops and the Banbury/Stratford bus stop are 2 minutes further. There are no street lights until the main village is approached after 13 minutes walking. The site is beyond an acceptable walking distance from the central services. <i>Natural Heritage</i> – There are distinctive hedgerow and ditch boundaries on this plot. The ditch on the southern edge of the plot carries the runoff from one of the half a dozen springs which issue from the Edgehill escarpment. <i>Built Heritage</i> - The site lies close to Greenacres Farm which is a Grade II listed building and is likely to lie at the fringe of the medieval settlement, although it is not likely to be of major archaeological interest in its own right. A geophysical survey of the area has not detected any earlier buildings, although it contains a possible early ditch feature.
<b>Flooding</b> - See Map 2
<b>Site Allocation Consultation</b>
41 views were expressed about this site in the November 2016 consultation. Of the 41 views expressed the majority view was that development is acceptable on this site.
<b>Conclusion</b>
The site is outside the building line. This site is considered to be unsuitable for development without a significant sustainable drainage contribution.

## Tysoe Neighbourhood Plan

### Site Assessment – November 2016

Site References - 18	Site Capacity - 6 dwellings in 1.07 ha
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<b>Site Address</b> - Land north of The Orchards, Lower Tysoe
<b>Site Description</b> - The site is a gently sloping, square grassed paddock with hedged boundaries and ditch on three sides
<b>Relevant Planning History</b> - None known
<b>Site Constraints</b>
<p><i>Status</i> – The site is in the Lower Tysoe green space. It is in advance of the set-back from the main road building line of Lower Tysoe. A red lined footpath marked on the Ordnance Survey maps crosses the site, but seems to have been abandoned.</p> <p><i>Highways</i> – Access would need to be created onto Tysoe Main Road. Within 40mph zone.</p> <p><i>Topography</i> – The site is gently sloping on wet clay farmland.</p> <p><i>Landscape Character Zone</i> – This site is not covered in White [9] but adjacent to TY04 high/medium sensitivity: ‘<i>Other than immediately adjacent to the settlement edge, and beneath the high ground, new development would be highly isolated and prominent.</i>’ In this case the site is adjacent to the AONB and could be seen from the footpaths, including the Centenary Way which crosses the ridge line.</p> <p><i>Sustainability</i> – The main services are in the centre of Middle Tysoe. The school is 10 minutes away on tarmac footpath. The shops and the Stratford/Banbury bus stop are 2 minutes further. There are no street lights until the main village is approached after 10 minutes walking. This site is just within an acceptable walking distance of the central services.</p> <p><i>Natural Heritage</i> – The boundaries of this site consist of mature hedgerows. The ditch on the southern edge of the plot carries the runoff from one of the six springs which issue from the Edgehill escarpment.</p> <p><i>Built Heritage</i> - There is clustered settlement adjacent to the site shown on the late 18th century map, although the site itself is not considered to be of archaeological or historic interest.</p>
<b>Flooding</b> - See Map 2
<b>Site Allocation Consultation</b>
40 views were expressed about this site in the November 2016 consultation. Of the 40 views expressed, the majority view (62.5%) was that development is not acceptable on this site.
<b>Conclusion</b>
The site is outside the building line. This site is adjacent to and will be seen from the AONB. This site is considered to be unsuitable for development without a significant sustainable drainage contribution.

## Tysoe Neighbourhood Plan

### Site Assessment – November 2016

<b>Site References</b> - 19	<b>Site Area</b> - 5.25 ha	<b>Site Capacity</b> - 9 dwellings in 5.25ha
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<b>Site Address</b> - Land off Main Street, Middle Tysoe
<b>Site Description</b>
Triangular part of a field currently used as pasture in angle between the Grade I listed Church, the Grade II listed School and the (partially listed) Church Farm Court development. Crossed by two footpaths giving access to open countryside beyond and main off road route to Lower Tysoe
<b>Relevant Planning History</b> - None known
<b>Site Constraints</b>
<i>Status</i> – This site is pasture and abuts the Middle Tysoe Conservation Area. <i>Highways</i> – No access to the highway. Access would be required through the field adjacent to Church Farm Court for which development has been approved. <i>Topography</i> – Flat pasture land on wet clay soils. <i>Landscape Character Zone</i> – The site is within TY04 (White [9]) and of high/medium sensitivity since it gives access to the wider landscape. <i>Flooding</i> – Severe flooding of the stream, School Lane and the site in 2007, along the southern boundary of the site. Flooding occurred again in 2016. There is a long history of flooding in school records. <i>Sustainability</i> – The main shops and services are 2 minutes’ walk away and there is street lighting. <i>Natural Heritage</i> – Mature hedgerow along stream on southern boundary providing linear access route for fauna. <i>Built Heritage</i> - The site contains visible ridge and furrow earthworks. The furrows are often flooded in the winter. The site is immediately adjacent to, and in the setting of, the listed buildings of Church Farm, Church Farm Court, the Parish Church and the school. This is the historic core of medieval Middle Tysoe at the village entrance and the site is likely to be of archaeological significance.
<b>Site Allocation Consultation</b>
95 views were expressed about this site in the November 2016 consultation. 94.7% of the views expressed rejected development on the site.
<b>Conclusion</b>
In its landscape setting and with attendant flooding problems this site is not suitable for development.

# Tysoe Neighbourhood Plan

## Site Assessment – November 2016

<b>Site References</b> - 20 (200 - SHLAA update 2014)	<b>Site Area</b> - 6.5 ha	<b>Site Capacity</b>
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<b>Site Address</b> - Orchard Farm Nursery, Lower Tysoe
<b>Site Description</b> - Flat, rectangular light industrial site with business unit occupancy. The site has hedged boundary to west and contains machinery and heaps of spoil. Site is surrounded on north, east and west by open fields.
<b>Relevant Planning History</b> - None known
<b>Site Constraints</b>
<p><i>Status</i> – Brownfield site with agricultural buildings outside the Local Service Village.</p> <p><i>Highways</i> – Access onto Tysoe Main Road is at the front through existing driveway into the 40mph zone.</p> <p><i>Topography</i> – The site is flat on wet clay farmland.</p> <p><i>Landscape Character Zone</i> – The site is not covered in White (2012) but adjacent to TY04 high/medium sensitivity: ‘Other than immediately adjacent to the settlement edge, and beneath the high ground, new development would be highly isolated and prominent.’</p> <p><i>Sustainability</i> – Pedestrian egress from the site would involve crossing the Tysoe Main Road to reach the tarmac pavement. The main services are in the centre of Middle Tysoe. The school is 12 minutes away on tarmac footpath (part of which is deformed). The shops and the Banbury/Stratford bus stop are 2 minutes further. There are no street lights until the main village is approached after 12 minutes walking. This site is not within an acceptable walking distance of the central services.</p> <p><i>Natural Heritage</i> – On the western side a mature hedged boundary divides the site from the adjacent agricultural land.</p> <p><i>Built Heritage</i> - The surrounding fields contain pronounced ridge and furrow, which presumably also extends under the dumping and storage at the front of this site. The overall area on that side of the road is denoted as ‘Green’ on the 18<sup>th</sup> century enclosure map, but this particular site is denoted ‘Waste’. The site is likely to lie at the fringe of the medieval hamlet but is not likely to be of major archaeological interest in its own right.</p>
<b>Flooding</b> - See Map 2
<b>Site Allocation Consultation</b>
Few views (15) were expressed about this site in the November 2016 consultation. The site was the second least commented on but 60% of those were not in favour of development.
<b>Conclusion</b>
This site provides one of the employment sites in the Parish. A change of use would be required for residential development. Major development on this site would encroach into open countryside.

# Tysoe Neighbourhood Plan

## Site Assessment – November 2016

<b>Site References</b> - 21	<b>Site Area</b> - 2.45ha	<b>Site Capacity</b> - 30 dwellings in 1.47ha (12d/ha)
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<b>Site Address</b> - Land on north side of Shenington Road
<b>Site Description</b> - Broadly square field of agricultural land gently sloping up to the east. The site is within the AONB. The field contains a pond and on its northern boundary is the site of a spring issuing from the escarpment.
<b>Relevant Planning History</b> – Planning application withdrawn
<p><b>Site Constraints Status</b> – Available for development but is currently crop based agriculture.</p> <p><i>Highways</i> – Access onto the Shenington Road in the national speed limit zone. The 30mph would need to be extended.</p> <p><i>Topography</i> – Gently sloping site on wet clay.</p> <p><i>Landscape Character Zone</i> – Within zone TY02 and of high/medium landscape sensitivity. The zone is generally tranquil, and is open to views from the AONB. The site is fully within the AONB in any event and is recorded as being part of a cherished view by Tysoe residents.</p> <p><i>Flooding</i> – The field is an important component in absorbing the runoff from the spring line (one of six such springs that issue from the escarpment and lead to flooding in the built environment of Tysoe). Further impervious surfaces on the site would exacerbate the flooding potential down the Shenington Road and into Old Tree Close.</p> <p><i>Sustainability</i> – Streetlights and tarmac pavements begin 50m after leaving the proposed exit onto the Shenington Road. The main services are in the village centre 11 minutes’ walk away. The school is a further two minutes’ walk. The site is within an acceptable walking distance of the central services.</p> <p><i>Natural Heritage</i> – This is a productive arable agricultural site, surrounded by hedge and ditch on north, south and east sides with west side abutting rear gardens of the estate on Middleton Close. The site has a medium ecological value having potential habitat for small mammals, birds, insects and invertebrates, some of which may have conservation status.</p> <p><i>Built Heritage</i> - Casual Roman material has been found on the site, and on the opposite side of the road.</p>
<b>Flooding</b> - See Map 2
<b>Site Allocation Consultation</b> - 81 views were expressed in the November 2016 consultation. Of these, 58% were in favour.
<b>Conclusion</b> - This site is inappropriate for development due to the landscape sensitivity within the AONB.

# Tysoe Neighbourhood Plan

## Site Assessment – November 2016

<b>Site References</b> - 22 (SHLAA TYS102)	<b>Site Area</b> - 5.4 ha	<b>Site Capacity</b> - 40 dwellings
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<b>Site Address:</b> Oxhill Road beyond current edge of village, next to Windmill Way
<b>Site Description</b> - Flat, wedge-shaped pasture with hedge and ditch on north, south and west sides and bordering rear gardens of Windmill Way on east. Open fields lie to west.
<b>Relevant Planning History</b> - 13/02515/OUT (27 September 2013); Planning Appeal: APP/J3720/A/14/2215276 (3/2015); 16/01969/OUT
<b>Site Constraints</b> <p><i>Status</i> – The site is in open countryside outside the Local Service Village boundary.</p> <p><i>Highways</i> – Access would be onto Oxhill Road at one of the major gateways to Upper/Middle Tysoe.</p> <p><i>Topography</i> – The site is a minor river terrace of flat wet clay pasture land with pronounced undulations due to the ridge and furrow; hedge and ditch on north, south and west sides and bordering rear gardens of Windmill Way on east. Open countryside lies to west.</p> <p><i>Landscape Character Zone</i> – This land is in TY04 designated high/medium sensitivity (White [9]). This zone abuts the Cotswolds AONB at the north and south eastern edges and in the south includes an area of floodplain and a wild life site. The zone is generally tranquil, and is open to views from the high point of Windmill Hill to the south. Other than immediately adjacent to the settlement edge, and beneath the high ground, new development would be highly isolated and prominent.</p> <p><i>Flooding</i> – The site falls within Flood Zone 1 so is not liable to river (fluvial) flooding. The vast majority of the site has a very low risk of surface water (pluvial) flooding.</p> <p><i>Sustainability</i> – The services are in the middle of the village. The proposed entrance to the site is 700metres from the village services. From the rear of the field it takes 12 minutes to walk to the services and 14 minutes to the school and involves crossing the Oxhill Road.</p> <p><i>Natural Heritage</i> – Hedges on 3 sides, including woodland edge on southern perimeter. Bats, badgers, buzzards and green parrots live in the adjacent woodland. Roe and muntjac deer have been sighted in the field.</p> <p><i>Built Heritage</i> - Pasture containing pronounced ridge and furrow earthworks (one of 10 such examples surviving in parish, and including a furlong division in NE corner). Grade II* listed Manor located immediately to south. Site is the only field in the parish where medieval Manor and historic landscape sit adjacent.</p>
<b>Site Allocation Consultation</b> - 87 views were expressed in the November 2016 consultation. 81.6% were against development on this site.
<b>Conclusion</b> This site is not suitable for development. The planning inspector's report (APP/J3720/A/14/2215276) states that in his view: ".....the appeal site forms a strong demarcation between the countryside and the existing urban development on the edge of Tysoe".

# Tysoe Neighbourhood Plan

## Site Assessment – November 2016

Site References - SHLAA MID101	Site Area	Site Capacity
<b>Site Address</b> - Feeofee Farm, Main Street, Middle Tysoe		
<b>Site Description</b>		
Rectangular site tapering eastwards containing agricultural buildings and pasture. Runs from street frontage at west to edge of AONB at east where further Feeofee land of open pasture intrudes into the AONB.		
<b>Relevant Planning History</b> - None known		
<b>Site Constraints</b>		
<p><i>Status</i> – This land is owned by the Tysoe Utility Estate. This is a body registered with the Charity Commissioners for the prevention or relief of poverty, elderly/old people, disability and education/training amongst the residents of Tysoe.</p> <p><i>Highways</i> – Access would be out onto Main Street</p> <p><i>Topography</i> – flat pastureland</p> <p><i>Landscape Character Zone</i> – This land is in TY01 – high/medium sensitivity (White [9]). This zone comprises a largely arable landscape and open countryside immediately to the north and western edges of the main settlement of Middle Tysoe settlement.</p> <p><i>Flooding</i> – None recorded</p> <p><i>Sustainability</i> – In the village centre</p> <p><i>Natural Heritage</i> – The hedgerows are degraded and part of the boundaries face onto existing property boundaries.</p> <p><i>Built Heritage</i> - Pasture in AONB contains some degraded and some pronounced ridge and furrow. Frontage site located within the historic focus of medieval Middle Tysoe and likely to be of archaeological significance. The site lies inside a Conservation Area.</p>		
<b>Site Allocation Consultation</b>		
60 views were expressed about this site in the November 2016 consultation. 80% of the views expressed were in favour of development on this site. In the August 2014 questionnaire, 58.8% suggested that this site was worthy of further investigation for development.		
<b>Conclusion</b>		
This site has the potential for development close to the settlement edge. Any housing development would have to be sensitive to the impacts on the edge of Tysoe, the Conservation Area and the AONB. However the owners are committed to retaining the site in agricultural usage.		



The Proposals Map, which shows the location of the Allocated Sites, can be found at page 20 of the pre-consultation draft Neighbourhood Plan. Alternatively it can be downloaded from the Parish website at [www.tysoe.org.uk](http://www.tysoe.org.uk)

## Green Spaces – Site Assessments

No.	Location	Rationale	Comment
1	Fields either side of Tysoe Main Road in Lower Tysoe from Lane End to the 90 degree turn at Hopkins Farm	As set out in the 1796 enclosure award covering fields 91, 92b, 93, 58, 59, 60, 61 and 62.	This Town Green configuration had already determined the building line layout in Lower Tysoe by the time of the enclosure award.
2	Primary School playground	Prior written consent is required to dispose of land which forms school playing fields under the School Premises (England) Regulations 2012 and the associated 2015 guidance note.	The community uses the area out of school hours for parking at large scale events such as the NGS Open Gardens.
3	Area in front of St Mary's Churchyard	This area is a quiet area for contemplation and has seating. It is directly opposite to one of the most significant well heads in the village.	
4	Verge in front of the dwellings from the Laurels to the Methodist Church, Main Street	This area is used as the modern day village green. It is the site of the Christmas Tree.	
5	The War Memorial		
6	The Recreation Ground & Tennis Court		
7	The Playing Field		
8	Paddock & Pond on east side of Sandpits Road	Significant habitat zone. Received support at the November 2016 consultation.	
9	Top of Old Tree Lane	Long been the site of significant trees in the folklore of the village and remains so today.	The land in front of the green area is subject to pluvial flooding during high intensity rainfall events.
10	Allotments & Community Orchard		This land is leased from Compton Estates.

## 2.0 Pre-Plan activities

### Introduction

On 29<sup>th</sup> March 2014 the Neighbourhood Planning process for Tysoe was officially launched and taken forward by a committed group of volunteers, culminating in the first draft of the Plan which had its public consultation period in January 2015. In May 2016 a new group of 10 volunteers was appointed by the Parish Council to review the progress of the Plan. The new group very quickly decided to make a series of recommendations to carry the Plan forward, building on the extensive work already undertaken. These recommendations were presented to the Parish Council in July 2016 after which six of the group formed the new Steering Group.

### 2.1 Timeline

2017

- May 8<sup>th</sup>: Parish Council adopt the pre-consultation 2<sup>nd</sup> Draft Plan and launch the public consultation process.
- March, April and May: extensive liaison with Neil Pearce, planning consultant, receiving his feedback and amendments on the second draft of the Plan.
- April, May: liaison with each member of Parish Council to receive feedback and, where appropriate, to make amendments to the draft.
- 6<sup>th</sup> March: David Roache- meeting with Compton Estates to discuss the provision of affordable housing to meet the need identified in the Housing Needs Survey.
- 6<sup>th</sup> February – David Roache and Alison Edwards met with Tysoe Utility Trust to discuss the development of the Feeoffee Farm site for affordable housing and housing for the elderly.
- January – David Roache, Wayne Cressman and Jacqui Sinclair, the Chairman of the Parish Council, visited a co-housing development in Stroud to generate ideas for affordable housing in Tysoe.
- January: updating/rewriting of the Draft Plan

2016

- December: updating/rewriting of Draft Plan
- 25/26<sup>th</sup> November: Public Consultation
- October:- Housing Needs Survey
- October- November: New call for sites.
- October –November: School Project
- 7<sup>th</sup> October Lower Tysoe Consultation
- End August 2016 – whole village leafleted with update on Plan
- August 20<sup>th</sup> Tysoe Flower Show. Promotional banners and t-shirts - distributed leaflets to villagers and collected contact details of those willing to support.
- 19<sup>th</sup> July 2016 Extraordinary Meeting of PC to allow village and PC to discuss Voluntary Groups' recommendations
- July 2016 Review / report produced by new Voluntary Group.
- May 2016 Setting up of the new Voluntary Group to review progress of Plan to date.

2015

- 5<sup>th</sup> January 2015 Pre-submission consultation open meeting for first draft of Plan. Attendees 45.

2014

- 24<sup>th</sup> and 29<sup>th</sup> November 2014: results of Survey and 'next steps' consultations held. Attendees were 17 and 36 respectively
- 16<sup>th</sup> August 2014: stall at Tysoe Flower Show to answer queries and receive completed questionnaires
- 21<sup>st</sup> July and 9<sup>th</sup> August: survey advice consultations for questionnaire respondents held in Village Hall (19 attendees)
- July: questionnaire delivered to all residents.
- 31<sup>st</sup> May Mapping Party held when 55 parishioners, supported by Mapping Mercia (<http://www.mappa-merciamap.org/2012/12/heritage-mapping.html>) added features (symbols, photographs and footpaths) they care about to Open Street Map (<http://www.openstreetmap.org.uk>)
- Throughout 2014, the NP committee held a scheduled programme of open public monthly meetings (see: <http://www.tysoe.org.uk/>)
- 29<sup>th</sup> March 2014: the Plan process launch was held in the Village Hall - 130 people attended.

All of the 2014 and 2015 events were supported by the Women's Institute

## 2.2 Pre-plan activities in detail

### May – July 2016 the review process

**In May 2016** a new Voluntary Group of ten people from the village was set up by Tysoe Parish Council. The aim: to provide an independent view / fresh pair of eyes on the work of the Plan that had been done to date.

*Review process:* Members of the group carefully studied what had been achieved to date. They also met with a representative of Kineton Neighbourhood Plan group and a member of the Long Compton Neighbourhood Planning group to understand how they had approached the task and to learn best practice. Very early on in the process, the group came to the unanimous decision that its role should be not merely to evaluate what had been done, but to strongly recommend a way forward to completing the NP with all possible speed.

**July 4<sup>th</sup>, 2016: Report of findings**– The Voluntary Group formally reported its findings at the Parish Council Meeting which resulted in the following recommendations:

#### Recommendations

1	Renew / refresh a Housing Needs Survey using Warwickshire Community Council resources
2	Contact Matthew Neil to obtain the Tysoe 'Call for Sites' information
3	Use local knowledge to speak to known local land owners regarding potential sites
4	Consider the incorporation of appropriate SHLAA (Strategic Housing Land Availability Assessment) sites into the plan
5	Engage a planning expert (Neil Pearce) to assist in the production of the site plan and its supporting documentation based on updating Draft 2 of the current Plan.
6	Combine the outcomes of the call for sites, local knowledge and SHLAA sites to produce a plan showing potential sites available within the LSV. This plan should identify the 55* dwellings required. The Plan should also incorporate the outcome of the Housing Needs Survey.
7	Consideration could be given to adding policies stating that no building should take place outside the Local Service Village and that Areas of Restraint should be created in sensitive areas.
8	Consult with the village about their aspirations and opinions to overlay on the mapping survey. Recommend how the 'enhanced' mapping survey will be used to constrain or filter the potential sites available within the Local Service Village.
9	Arrange a consultation to enable the village to give their views on the site plan
10	Update the Plan to incorporate the views following the first consultation
11	Arrange a final consultation for the whole Plan
12	Arrange a consultation to engage with and obtain views from major developers
13	Send the Plan out to all Statutory Consultees and arrange to meet those deemed to be of high importance
14	Produce a final Draft of the Plan incorporating all feed back

## 3.0 Public Consultations

### Summary of feedback from the various Public Consultations

Respondents throughout the consultations showed that in respect of new development they:

- Were accepting of some further development in the village
- Supported the idea of affordable housing for local people
- Had a strong preference for small developments over large developments
- Had a preference for infill rather than enlarging the boundaries of the village
- Wanted new homes to follow traditional building styles, clad in local stone
- Wanted more smaller dwellings to redress the housing balance of the village
- Highly valued and wanted to protect the historic and rural character of Tysoe
- Wanted to protect green space, especially the buffer between Lower and Middle Tysoe

Concerns were largely about:

- Parking problems
- Excessive and speeding traffic
- Poor bus services
- Poor broadband

Along with the adults who responded, the children:

- Placed great value on the local facilities (shops, church, playground etc)
- Greatly enjoyed the surrounding countryside
- Appreciated the friendly community feel of Tysoe

The adult consultations also showed that most respondents in all three Tysoes were in favour of Lower Tysoe becoming part of the Local Service Village.

### 3.1 How the Consultation Feedback has informed the Draft Plan

As far as possible the Site Allocations:

- Favour small developments
- Remain within the building line
- Preserve the Area of Outstanding Natural Beauty and green spaces
- Protect the Strategic Gap between Middle and Lower Tysoe

The Village Design Statement

- Requires sympathetic traditional building design using local stone
- Emphasises environmentally friendly design, including encouraging home working
- Requires adequate parking provision
- Seeks to protect tranquillity and dark skies

The Plan

- Makes provision for some affordable housing
- Favours smaller over larger homes
- Includes Lower Tysoe in the Local Service Village

## 3.2 Public Consultation 25<sup>th</sup>, 26<sup>th</sup> November 2016

### Publicity

Every household was leafleted with information about the time, location and purpose of the consultation. Two members of the Steering Group distributed leaflets at the local bonfire event at the end of October. There were notices in the Tysoe Record and it was mentioned in the school newsletter. A3 posters were displayed on the parish, school and church notice boards and on a gateway on the walking route to the school. Smaller A4 posters were put up in the shop, post office, hairdresser, old fire station and several homes around the village. A new banner was created and displayed on the railings of the village hall.

### The consultation

The consultation was held in the Methodist Church hall, which has good disabled access and was the right size to accommodate both display boards and attendees. Free tea, coffee, cakes and biscuits were provided to encourage people to linger and discuss the Plan. Both the Plan Steering Group, wearing the 'Protect Tysoe' tee-shirts, and some members of the Parish Council were on hand to explain the displays.

There was a registration table at the entrance where the names and addresses of attendees were taken to ensure that visitors were residents and eligible to vote. Contact details were taken if attendees were happy to give these. The registration table also offered a printed summary of the purpose of the Plan. There was a prominent warning that the consultation was not to be used to canvass support for any particular site. A verbal explanation about the Plan was given at intervals through a microphone.



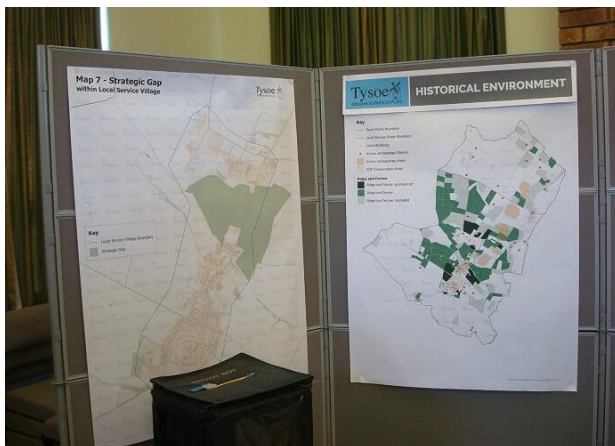


## The displays

Display boards were arranged to create a path which would encourage maximum feedback. Children's competition entries, showing their drawings and photographs along with their written contributions, were placed at different points around the hall. Some parents attended specifically to see their child's contribution.

The display boards showed:

- a map of the proposed new Local Service Village boundary including Lower Tysoe.
- the strategic gap proposed between Middle and Lower Tysoe.
- the proposed green spaces within the Local Service Village boundaries.
- the site allocation map, showing those sites originally proposed by Stratford District Council for potential development (the SHLAA sites) and those arising from the call for sites
- a map of sites known to flood
- a map to mark sightings of wildlife.
- a further map to mark valued views.
- a 'Vision for Tysoe' – featuring a vision statement provided by the Steering Group as a springboard to encourage public contributions.



Pencils and postcards were provided by the different display boards so that people could write their opinions and comments. These were posted in ballot boxes which were in prominent positions by the displays.



At the site allocation map, people were encouraged to put green pins into the map on sites they believed were suitable for development and red for those they thought were unsuitable. The number of pins allowed per person was unlimited, but attendees were only allowed to place one pin per site and were not allowed to vote on behalf of others who were not present.

When it came to the flood map, the Steering Group believed they had shown all sites which had been known to flood in the past, but residents were told that they could add in sites if they had firm evidence, such as photographs.

Several people wrote on the wild life map, recording sightings of badgers and foxes among others and similarly several treasured views were recorded on the appropriate map.

The final board was the “Vision for Tysoe”. This board displayed the suggested vision statement:

*“Tysoe will be a thriving and attractive community with a broad range of housing and services where people feel fully involved in the community and supported in their lives and aspirations.”*

It was felt this would be a starting point to encourage people to think through and add their own ideas. In addition the board provided other statements beside which people could register agreement or disagreement and – if they wished – create their own statements. The themes were *housing, history and ecology, services and employment*. Post-it notes were supplied so that attendees could create statements of their own so that other people could register agreement or disagreement.

### **Feedback**

A total of 113 comments were posted in the ballot boxes. These were transcribed and tabulated.

Residents added 10 new comments on post it notes for display on the ‘Vision’ Board. A total of 591 votes were cast registering agreement or disagreement with the 30 statements which were displayed on the board.

### **Attendance**

The consultation was well attended. On Friday evening 25<sup>th</sup> November 48 residents signed in and on Saturday 26<sup>th</sup> November 138 did, making a total of 186 attendees. This was particularly gratifying because of the long time lag since the previous draft of the NDP being produced.

Many of those attending stayed for long periods and spent time in conversation. Much positive feedback was given about the way the consultation was conducted.

Feedback from the consultation can be seen in more detail at Appendix A, page 64.

### 3.3 Housing Needs Survey

The survey was hand delivered to every household in the parish. By returning the form, respondents would be entered into a free raffle for a prize hamper.

There was a good response to this survey (36.25% compared to a Warwickshire average of 31.14%). One of the main purposes was to quantify accurately the need for affordable housing for locals within the village.

Of the 174 responses to the survey, 11 individuals or households qualified for a local housing scheme, as reported in the body of the Plan.

Aside from questions about the respondents' housing need, the survey gathered information about the household size and the age of respondents. This backed up information from the last census which showed Tysoe had an ageing population and a preponderance of larger homes.

It also gave residents the chance to:

- rate the importance of various aspects of the village on a scale of one to ten
- comment on how they felt about an affordable housing scheme for local people
- specify any facilities that were lacking in the village
- describe their 'top three issues' about Tysoe
- make any additional comments about things of importance

Respondents showed themselves to be very much in favour of an affordable housing scheme for local people and concerned that the village was not offering suitable housing for young families. They were against large developments and in favour of small, sensitively designed schemes. Respondents felt that the tranquil rural setting and historic character of the village should be preserved while problems with parking, public transport and broadband were the main negatives.

The tabulated responses can be found at Appendix B page69

### 3.4 The Tysoe School Project

**The objective of the project was:**

- To tell the children what the Neighbourhood Plan is
- To explain the part played by the consultation
- To engage their interest and encourage them to participate



Children were asked to produce a piece of work showing 'What I like about Tysoe'. This was to take the form of a postcard to a friend or family member telling them about the village, mentioning anything they particularly liked or anything special or different about Tysoe. Old pictures of the village showing points of interest and books of birds and wildlife were used as thought provoking stimuli.

Initially, the school council was briefed with help from the Head Teacher on 2<sup>nd</sup> November. A week later, the whole school was briefed at the school assembly. With support from teachers at school, the project was given as a homework and completed in time for the finished work to be shown at the consultations on 25<sup>th</sup>, 26<sup>th</sup> November. Prizes of book tokens were awarded to the pieces of work judged by teachers to be the most worthy.

The themes which emerged are tabulated and can be seen at Appendix D page 76

## 3.5 Lower Tysoe Consultation

### Publicity

Every household in Lower Tysoe received a letter of invitation weeks before the event.

### Venue and attendees

David Roache, from the Steering Group, hosted the meeting at his home in Lower Tysoe to make the consultation as accessible and pleasant as possible. Six other members of the Steering Group were also present and two members of the parish council. Thirty residents of Lower Tysoe attended. There are a total of 40 dwellings in Lower Tysoe.

### Format of consultation

A large map of the parish was provided for residents to consult.

David Roache introduced the consultation, explaining why the Steering Group had come to the preliminary view that Lower Tysoe should be part of the Local Service Village, but said that this was the opportunity for residents to express their own views and these would be taken into account going forward by the Steering Group.

Attendees then split up into three different discussion groups so that everyone could be encouraged to express an opinion.

Members of the Steering Group facilitated the discussion using prompt questions for the residents and listened to their opinions and concerns. The meeting concluded by asking residents to respond in writing on some question sheets.

Groups came together at a plenary where David assured residents that the Steering Group would take the residents' views gleaned from the consultation into account in progressing the Neighbourhood Plan.

### Feedback

Attendees congratulated the steering group on its work to date and on the thorough way the consultation had been conducted.

When the questionnaires were analysed, out of the 30 residents of Lower Tysoe who were present, 16 were in favour of being part of the Local Service Village. Nine were against being part of the Local Service Village and there were five residents who were undecided.

A report on the outcome of the meeting was published in 'The Tysoe Record' and on the village web-site and notice board.

Full details of the discussion questions, response sheets and tabulation of results are available at Appendix C page 72

### **3.6 Questionnaire, July 2014**

Around 950 copies of the questionnaire were hand delivered to households in the parish.

Questions covered areas such as how long the respondent had lived in the parish and what had brought them there, whether they worked from home and what use they made of public transport. It asked what kind of dwellings were needed in the village and what was the preferred style of building. It also asked which of the sites so far proposed were supported for development.

Street champions delivered the forms and were able to discuss the purpose of the questionnaires, to encourage residents to fill them in and to pick them up on completion if needed. The forms could equally be easily returned via a post box in the village store.

A very high response of 400 completed questionnaires (more than 40%) was achieved.

## 4 Marketing and Publicity

Progress of the Plan was disseminated and communication to encourage residents to engage with the process was made available to the residents of Tysoe by the following means:

1. Notices and posters in the Tysoe Record, a village magazine published 10 times a year to a large number of houses in the parish of Tysoe.
2. Posters and banners placed in prominent places around the village to advertise various events and milestones e.g. the public meetings in November 2016
3. Flyers delivered to all residents in Tysoe to advise on progress of the Plan and encourage participation.
4. E-shots to a distribution list compiled by residents providing email addresses at various events.
5. The Neighbourhood Plan Group attended various village events (e.g. Flower Show, bonfire night celebration, cricket match) to provide opportunity for residents to engage with the process. NPG members wore red tee-shirts with the NPG logo.
6. Update reports were given at the regular monthly Parish Council meetings allowing members of the public to question progress and process.
7. The start of the public consultation process (19<sup>th</sup> May, 2017) was advertised through the Stratford upon Avon Herald, banners, posters, a flyer delivered to every household in Tysoe and an E-shot to the NPG distribution list. The Plan was made available on the Parish website and all interested parties (statutory bodies, site sponsors, owners of land proposed for Local Green Spaces) were advised by letter or email.

## 4.1 Publicity material

Tysoe Banner - 8ft x 3 ft banner, produced August 2016





## GET INVOLVED!

# PROTECT TYSOE

Support your Neighbourhood Plan. It isn't just about deciding where houses should be built, it can also help us to understand how Tysoe can be improved so everyone benefits.

### STEP 1

#### HOUSING NEEDS

- In September a questionnaire will go to all households, from Stratford District Council, to assess the housing needs for Tysoe
- To include questions about: how would you like to see Tysoe develop in the future?
- What is important to you and what you think makes Tysoe a special place to live?

### STEP 2

#### CALL FOR SITES

- From 1 September till 31st October there will be a 'Call for Sites': where you can say if you have a site for development in the Parish
- 'Call for Sites' forms are available from Tysoe Post Office, Shop and Tea Rooms or can be downloaded from [www.tysoe.org.uk](http://www.tysoe.org.uk)
- Details of these NEW sites will be added to the register of sites. (If you have applied earlier there is no need to reapply.)
- New sites will be screened for suitability and added to the site plan
- A consultation will be arranged so the whole village can give their views on the revised site plan.

### STEP 3

#### FINAL DRAFT

- The findings from Steps One and Two will be worked into a fresh draft of the Neighbourhood Plan
- This document will help determine how the village develops in the future
- A final consultation will be arranged where you can see and comment on a final draft before it is put to referendum for the whole village to vote on
- The Neighbourhood Plan needs to be approved by a majority of the village before it can be accepted by Stratford District Council.

The new Steering Committee invites you to help us produce a Neighbourhood Plan for Tysoe to protect the character of our village.



## JOIN US AT THE PARISH COUNCIL MEETING

THIS COMING MONDAY 8th MAY



**TYSOE**  
A village for the 21st Century and beyond

**The Tysoe Neighbourhood  
Development Plan  
2011 - 2031**

Pre-Submission Consultation Version - May 2017

This is the moment the Neighbourhood Plan Group has been working towards for the past year.

This is when we officially handover a **Pre-Submission Version** of the Neighbourhood Plan to go to Public Consultation.

The Plan is the key item on a full agenda but, assuming the PC ratify the draft, then the Public Consultation can begin.

## WHY IS A PLAN SO IMPORTANT?

The Plan sets out a vision for how Tysoe as a village develops in the future. Crucially it will determine where development should and should not take place, so that we can preserve the unique character of Tysoe as a rural south Warwickshire community.

**PROGRESS SO FAR - 1 000S OF HOURS OF WORK**

has involved questionnaires, surveys, consultation and mapping exercises, site evaluations and meetings, on behalf of Tysoe Parish Council.

## OVER TO YOU - NOW IT'S YOUR TURN

**The Neighbourhood Plan**, as the name suggests, reflects the views and aspirations of Tysoe residents. During the 6-week consultation you will have the opportunity to **see, read and discuss the Plan** and make your views known. Your comments will be collated reviewed by the Parish Council and will inform the Plan's final draft.

## MORE HURDLES TO JUMP

As our Planning Consultant has warned us, there is still a long way to go before the Plan can be 'MADE' - (legally approved). The finish-line is still months away, but the public consultation is the next important step in the process.

## SHOW YOUR SUPPORT

Please join us on Monday 8th May at 7.15pm. Let's take control of our own destiny - as far as we are able - and look after the Tysoe we love.

MONDAY 8TH MAY AT 7.15PM IN THE VILLAGE  
HALL  
From the Tysoe Neighbourhood Planning Group

## Housing Needs Survey – summary results sent to residents January, 2017



### Housing Needs Survey - Summary of Results

Our thanks go to all of you who filled in Housing Needs Survey forms. The 174 forms returned represent an excellent response for such an exercise. The survey sought to discover what housing is required for people with a local connection and to find what support there is for an affordable housing scheme. It also gave the opportunity to express other opinions which could influence development within the village.

#### Ageing population

The survey confirmed that Tysoe has an ageing population which could lead to problems of sustainability. There is a preponderance of larger houses, above average for Stratford District Council, this combined with an ageing population means that most dwellings are under-occupied.

#### Identified need:

- The survey identified a need for eleven new homes in Tysoe parish for households with a local connection.
- These should comprise a mixture of Housing Association Rental, Housing Association Shared Ownership and Owner occupier dwellings. Seven of these would be small flats, two 2-bedroom houses and two small bungalows.
- Responses indicated that there is a clear appetite among residents to meet the need for affordable housing within the parish.
- There is a need for more smaller houses to allow residents of larger houses to downsize as their requirements change.

#### You value highly:

- The rural and historic environment of the village
- The shops and services

#### You are concerned about:

- Transport links
- Problems with traffic and parking
- Proportionate development (not housing estates)
- Broadband
- Flooding

#### Next Steps

We will use information from the survey to inform the next draft of our Neighbourhood Plan. Watch for details on the Parish Website and village notice board.

The Neighbourhood Planning Group is setting up a sub-committee to consider options for affordable housing development in Tysoe. Let us know if you are interested in getting involved, please contact: David Roache on: 680309 or email: [djroache@buzzinternet.co.uk](mailto:djroache@buzzinternet.co.uk)

The full Housing Needs Survey report is available at:  
<http://www.tysoe.org.uk/wp-content/uploads/Tysoe-HNS-report-November2016.pdf>

Directional sign for the Public Consultation



Poster for the Public Consultation:



Instructions at the Public Consultation:

### **Why are you here?**

We will have to build houses in Tysoe to meet Stratford's Housing Target. Currently Tysoe is allocated a minimum of 55 houses (although some have already been built). There is no maximum.

You need to make your views known about where you think these should be in the village so you can be in charge not the developers.

Change will come but it can be managed through

### ***The Neighbourhood Plan***

Your views are important in shaping how Tysoe will develop. You need to let us know what is important to you about Tysoe, what needs protecting and what could be better. What you say will form the blueprint for how the village will develop.

***This is your chance to make your views count***

### **What you need to do**

Around the room is a series of map.

Each covers a different topic.

Each map also has a suggestions box and cards for you to write what you think.

On the Site Allocations map for potential sites you can mark where you think houses should be built with a green pin and a **red pin** for the sites you don't like. If there are sites that you think should have houses on them but which are not marked then stick in a **blue pin**.

On the other maps look at what the map covers and do the same with stickers or post it notes, or even draw on the map, for example indicate where you have seen wildlife like badgers and foxes. Mark where there is flooding.

Tell us which are your favourite parts and what needs protecting.

If you have any photographs let us have them when you can.

At the end give some thought to your **Vision for Tysoe**.

### ***It's your Tysoe. Help to shape its future***

And finally reward yourself with a cup of tea or coffee. You deserve it.



### BECOME INVOLVED

Calling all Tysoe Residents! If you can spare some time and feel you have skills to contribute, then please tick the relevant box(es) and fill in your details below:

We need volunteers to form part of:

- The Steering Committee** - meets twice a month and allocates tasks
- NP Post** - To deliver 1 or 2 questionnaires to your neighbours
- Focus Groups** - To take part in discussion groups and consultations
- Street Champions** - Be a point of contact for your street about the NP

Name: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Email: \_\_\_\_\_

**PLEASE RETURN THIS FORM TO:**

- \* The NP Stand at the Flower Show
- \* Post in the box at The Village Store OR
- \* Send an email to a Parish Councillor

### NEXT STEPS

**Target for completion:** We are aiming to have the Plan ready for early 2017. While a lot of work has been done, there is still more to do:

- **Early September**- consultation with Lower Tysoe residents about the boundaries of the Plan
- **Early September** - housing and Vision for Tysoe questionnaire issued
- **Mid-September** - interactive consultation in the Village Hall about site allocation using maps.
- **September** - engage a planning expert to help with a site plan.

**CONTACT  
 TYSOE PARISH COUNCIL**

Jacqui Sinclair (Chair)  
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Jane Millward (Parish Clerk)  
 Mob: 07850 567794



**Tysoe**  
NEIGHBOURHOOD PLAN



**TYSOE'S  
 NEIGHBOURHOOD  
 PLAN**  
 Update - August 2016



Tysoe  
 Chilarens' Group,  
 The Old Fire Station / The Health Centre and views of  
 AONB

### WHY DO WE NEED A PLAN?

There are many reasons why having a Neighbourhood Plan is important:

- \* It helps protect the character of the village
- \* Gives you a say in where new housing is built and the type of development
- \* Stops developers taking advantage of relaxed planning laws
- \* Identifies problem areas i.e. prone to flooding and conservation areas
- \* Ensures contributions by developers are reinvested in the village for community projects
- \* It is your opportunity to help determine how you want the village to develop

**We want to ensure our village stays vibrant and sustainable, so it remains a special place to live.**

### WHERE HAVE WE GOT TO?

**A new Steering Committee is now being formed to complete a Neighbourhood Plan for Tysoe.**

A considerable amount of work has already been done to produce and write a Neighbourhood Plan.

The process started in 2014 with the appointment of the first NP Working Party by the previous Parish Council.

Extensive work was done to map all the fields in the Parish.

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A questionnaire was sent to the entire village and meetings were held to get peoples' views and invite their participation.

These findings were used to write a Neighbourhood Plan (NP), now in its second draft.

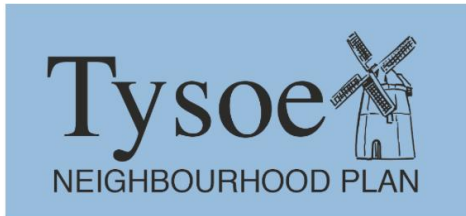
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In May 2016 a new Voluntary Group was appointed by the newly elected Parish Council to review the status of the Plan

This Group has made its recommendations on the way forward. **You can read the report on the website at: [www.tysoe.org.uk](http://www.tysoe.org.uk)** under *Neighbour Plan 2016*.

Another e-newsletter to advise people:



### WHY IS A PLAN SO IMPORTANT?

The Plan sets out a vision for how Tysoe as a village develops in the future. Crucially it will determine where development should and should not take place, so that we can preserve the unique character of Tysoe as a rural south Warwickshire community.

### JOIN US AT THE PARISH COUNCIL MEETING THIS COMING MONDAY 8th MAY



This is the moment the Neighbourhood Plan Group has been working towards for the past year.

This is when we officially handover a **Pre-Submission Version** of the Neighbourhood Plan to go to Public Consultation.

The Plan is the key item on a full agenda but, assuming the PC ratify the draft, then the Public Consultation can begin.

### PROGRESS SO FAR - 1,000s of hours of work

Thousands of hours of time and effort have been spent by both this Steering Group and the previous Steering Group (all of them volunteers) over the past four years. It has involved questionnaires, surveys, consultation and mapping exercises, site evaluations and meetings, on behalf of Tysoe Parish Council.

### OVER TO YOU - now it's your turn

**The Neighbourhood Plan**, as the name suggests, reflects the views and aspirations of Tysoe residents. During the 6-week consultation you will have the opportunity to **see, read and discuss the Plan** and make your views known. Your comments will be collated reviewed by the Parish Council and will inform the Plan's final draft.

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**Monday 8th May at 7.15pm in the Village Hall**  
From the Tysoe Neighbourhood Planning Group

# Appendix A – Public Consultation 2016

## The ‘Vision Board’ Public Consultation 25<sup>th</sup> & 26<sup>th</sup> November 2016

A ‘vision’ board was created topped by the following vision statement:

*“Tysoe will be a thriving and attractive community with a broad range of housing and services where people feel fully involved in the community and supported in their lives and aspirations.”*

Underneath the vision statement were displayed some more statements, covering different aspects of a possible vision for the village. Residents were provided with paper and pencils so that they could mark on the vision board whether they agreed or disagreed with each one. Residents were encouraged to create their own statements and pin them to the vision board. Obviously the number of votes cast for and against them was influenced by the length of time they were on display.

### Responses to individual statements

<b>Housing: statements provided by Steering Group</b>	Agree	Disagree
Housing in keeping with the rural character	31	0
Developments of an appropriate size and density	25	0
Housing so the young can stay in the village	25	0
Housing to meet the desire of the elderly to stay in the village	24	0
Use appropriate materials in design and build	21	0
Avoid inappropriate infill	20	0
Any new building to address infrastructure issues	12	0
Cater for home working	6	0
Statements provided by respondents	Agree	Disagree
Fulfil the requirements with a number of small developments	14	0
Social housing	14	0
Any housing must have off road parking for a minimum of two cars	7	1
Development MUST be in keeping with the style/colour of Tysoe	5	0
Don’t discount innovative design	4	6



<b>Vision Board, History and Ecology: Statements provided by steering group</b>	Agree	Disagree
Safeguard the heritage and historic environment	39	0
Preserve tranquillity and dark skies	33	0
Protect the AONB	30	0
Preserve the historic ridge and furrow	29	0
Safeguard important views	27	0
Define and preserve green spaces	27	0
Keep the character of conservation areas	26	0
Statements provided by respondents	Agree	Disagree
Control speed of traffic	18	0
Preserve what's left of the green space between Middle and Lower Tysoe	12	1
Preserve two ancient footpaths and bridleway in field next to school and behind Church Farm Court	10	0

<b>Services:</b>	Agree	Disagree
Support the post office and the shop	49	0
Support the school by prioritising young families	27	0
Protect and sustain facilities	23	0

<b>Employment: Statements provided by steering group</b>	For	Against
Seek to improve broadband	24	0
Support home working	14	0
Statements provided by respondents		
Support and maintain farming and agriculture in the community	10	0
Some small workshop units as well as home working	6	0

## Vision Bubbles in order of priority

Statement	<i>agree</i>	<i>disagree</i>
Support the post office and the shop	49	0
Safeguard the heritage and historic environment	39	0
Support the post office and the shop	49	0
Safeguard the heritage and historic environment	39	0
Preserve tranquillity and dark skies	33	0
Housing in keeping with the rural character	31	0
Protect the Area of Outstanding Natural Beauty	30	0
Preserve the historic ridge and furrow	29	0
Safeguard important views	27	0
Define and preserve green spaces	27	0
Support the school by prioritising young families	27	0
Keep the character of the conservation areas	26	0
Developments of an appropriate size and density	25	0
Housing so the young can stay in the village	25	0
Housing to meet the desire of the elderly to stay in the village	24	0
Seek to improve broadband	24	0
Protect and sustain facilities	23	0
Use appropriate materials in design and build	21	0
Avoid inappropriate infill	20	0
Protect and encourage employment in the village	19	0
* Control speed of traffic	18	0
Support home working	14	0
* Social housing	14	0
* Fulfil the requirements with a number of small developments	14	0
Any new building to address infrastructure issues	12	0
* Preserve what's left of the green space between Middle and Lower Tysoe	12	0
* Preserve 2 ancient footpaths & bridleway in field next to school and behind Church Farm Court	10	0
* Support and maintain farming and agriculture in the community	10	0
* Any housing must have off road parking for a minimum of 2 cars	7	1
Cater for home working	6	0
Some small workshop units as well as home working	6	0
* Development MUST be in keeping with the style/colour of Tysoe	5	0
* Don't discount innovative design	4	6

## Themes arising from consultation

Aside from the votes on the vision board and the vision comments added to it, there were 126 comment cards posted in the ballot boxes. The tables below are an attempt to pick out the main themes expressed in the comments and to give an idea of the relative popularity of different views.

Affordable housing	<i>Comments expressing this opinion</i>
We need (genuinely) affordable housing/shared ownership/help to buy/affordable rental/cheap housing/social housing/small dwellings	18
Self- build sites	1
Affordable housing for those who have lived in the area 3 years?	1
Tysoe Utility Trust should build affordable housing on their land	1
Consider the younger generation	12
Want smaller properties/against larger properties	9
Support school with housing mix	1
Need good housing mix	1

Surrounding countryside, natural environment	<i>Comments expressing this opinion</i>
Maintain ridge and furrow	7
Enhance natural environment/biodiversity/hedgerows	6
Reduce light pollution	5
Preserve Area of Outstanding Natural Beauty	4
Maintain/preserve footpaths	3
Preserve cherished views	2
Countryside important for family walks	1
Farmland (Shenington Rd site) important for children, fun and educational	1

Strategic Gap, Green space within village Green field sites	<i>Comments expressing this opinion</i>
<b>Keep/ extend</b> strategic gap between Middle and Lower Tysoe	29
Don't develop green field sites/don't extend village boundary	4
<b>Infill</b> preferred over green field	4
<b>Maintain</b> green space	7
<b>Build on</b> Strategic Gap rather than extend village boundary	5

	<i>No. of comments</i>
Preserve beauty, history of village	
Preserve character/feel of village	7
Beauty of village should be preserved	5
Maintain listed buildings e.g. manor, church, school / and their surrounds	5
Protect conservation areas	5

	<i>No. of comments</i>
Nature of new development	
Small developments, not large	12
Sympathetic rural style/local materials for new build	4
New build should be in cul-de-sacs	2

	<i>No. of comments</i>
Traffic and parking	
Sandpits Road needs speed restriction/traffic management	5
Improve parking provision/car parks, garages	5

	<i>No. of comments</i>
Older residents	
Accommodation for elderly	8

	<i>No. of comments</i>
Lower Tysoe	
Lower Tysoe belongs in the Local Service Village	7
Lower Tysoe more suitable for development – take its share	6
Lower Tysoe should not be part of Local Service Village	2
Lower Tysoe needs safeguards	1
Preserve feel/building pattern of Lower Tysoe	3
Northern boundary to Lower Tysoe should be Tysoe Road	1

	<i>No. of comments</i>
Comments on individual sites	
Build barn conversions on Herberts farm – remain as working farm	1
Home holdings is a suitable site – many advantages	1
Shenington Road is a suitable site – many advantages	1
Limited development on Shenington Road site acceptable	1
Protect areas of archaeological importance, e.g. Shenington Road site	1

	<i>No. of comments</i>
And finally.....	
Good consultation, thank you	1

## Appendix B Housing Needs Survey

Respondents were invited to rate the importance of the following topics on a scale of 1 - 10

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

Top three issues: main themes	No of comments
Preserve the rural character/ / idyllic setting/ surrounding farmland/AONB/hedgerows/lack of pollution/ /ridge and furrow/village atmosphere	49
Protect historical environment of village/ windmill /church	13
Conserve wildlife/trees, animals, birds, insects/reduction of pesticides/tree planting/green spaces	10
Appreciation of local amenities	33
Parking problems	24
Upkeep of roads	10
Speeding through village especially large vehicles	9
Limit traffic	5
Improved bus service	12
Affordable housing for locals/affordable rental/for families	17
Housing for elderly	5
Housing for singles/couples/small dwellings	3
Strength of community/ community feel / friendliness of people	10
Balanced community catering for all ages/ /community life and spirit/ community events and social aspect/mix residential and farming	8
Superfast broadband/improved broadband/ to enable home working	13
Flood risk/ drainage/flooding round old tree	8
Dislike of dog fouling e.g. on playing field	5
Lower Tysoe should be included in LSV	3
Accommodation for local businesses/support local businesses	3
Mobile signal	3

Affordable Housing	<i>No. of comments</i>
<b>Comments about tenure: the housing should be</b>	
Homes for first time buyers	13
Truly affordable/affordable purchase	8
Shared ownership	2
Not shared ownership - affordable	1
Affordable rent	9
Buy or rent	1
Social/council housing.	6
Public housing – not ‘affordable that isn’t affordable’. Parish/community owned – not housing association	3
<b>Type of accommodation believed to be needed:</b>	
Small houses, apartments	12
Family homes / cheap enough for young families	9
For young	6
For singles/single mum	2

Accommodation for the elderly: main themes	<i>No. of comments</i>
Bungalows/ spacious bungalows/small bungalows / dwellings for downsizing	32
Sheltered housing/purpose built for elderly/retirement accommodation	7
Residential home	3

HNS lack of facilities: main themes	<i>No of comments</i>
Lack of butchers shop	24
Need decent pub/pub serving food	11
Improved bus service/bus shelter	9
Parking facilities	7
Improved broadband	5
Local business hub/offices/industrial units	5
Facilities for older children/teenagers	5
Car repairs/MOT	4
Improved mobile signal	3

Additional comments	<i>No. of responses</i>
<b>Preferred housing locations</b>	
Upper Tysoe	1
Shenington Rd	2
Herberts Farm	2
Feeoffee Farm	6
Triangular grazing field below Walnut Paddocks	1
Lower Tysoe / with some provisos	12
Barn conversions, single house developments only in Lower Tysoe	1
No more in Middle Tysoe please	1
Land behind Jeff's Close max 10 dwellings	1
Village hall site (accommodation for elderly)	1
Methodist church	1
Along Oxhill Road/Wiindmill Way	6
Epwell Road	1
Between Middle and Lower Tysoe	6
Between Middle and Lower Tysoe but not on ridge and furrow	1
Not between Middle and Lower Tysoe	1
On edge of village	1
Tysoe Hill opposite allotments	1
Infill/ /near centre/brownfield sites	8
Not on AONB not in conservation area	1
Redundant/disused agricultural locations	1
NOT field adjacent to school behind church	1
<b>Other comments – main themes</b>	
Small /proportional developments	10
Sympathetic/sensitive design/local materials	7

Any other important topics: main themes	<i>No of comments</i>
Speeding traffic	4
Verges	3
Low traffic quiet roads	3
Parking problems/garages needed	6
Conserve beauty /character of village/tranquillity/ size/avoid pollution/light pollution/great village	16
Protect views, rights of way/AONB/countryside/ridge and furrow	9
Sympathetic housing/low profile housing/small developments	13
Retain gap between Middle and Lower Tysoe	5
Use brownfield and infill/infill	4
Maintain/increase facilities	18
Maintain friendly community spirit	12
Working village/protect rural way of life/agricultural businesses and crafts	3
Mobile phone signal, 4g	3

## Appendix C Lower Tysoe Consultation

### Format of the discussion – prompt questions used

1. Do you feel that Lower Tysoe is separate from or part of the village of Tysoe Why? Did you know that at the moment Lower Tysoe is not classified as part of the village of Tysoe
2. What do you think about the building of new houses in Lower Tysoe? What kind of houses should they be and where?
3. Do you feel that Lower Tysoe needs protection from developers?
4. What do you think about the position of Lower Tysoe in relationship to the Neighbourhood Plan? Should it be part of the Plan?
5. What do you feel about the green spaces between Middle Tysoe and Lower Tysoe? Are they important to you?
6. What do you see as the advantages if any of Lower Tysoe being part of the Local Service Village which at the moment includes only Middle and Upper Tysoe?
7. And what do you think would be the disadvantages if any?

Overall – thinking about what we have discussed - do you think Lower Tysoe should remain as a hamlet separate from the rest of Tysoe or not?

### Responses at the conclusion of the Lower Tysoe consultation

A question sheet was given to attendees at the end of the meeting on which they were asked to write their comments. The answers to questions 2 – 5 don't lend themselves to yes/no tabulation because of their phrasing. Nevertheless the responses are published here as fully as possible for the sake of transparency but with regard to anonymity. Twenty six people attended plus the two hosts. The hosts did not fill in the form but to give the fullest picture their opinions are added to the final two questions.

Question	yes	no	undecided/no response
Do you think Lower Tysoe needs protection?	27	1	0
Tysoe – 3 hamlets – do you agree?	14	10	1
Do you value the green space between Middle and Lower Tysoe?	28	0	0
Do you feel well enough informed to reach a decision on whether Lower Tysoe should be part of the Lower Service Village	18	6	1
On balance are you for or against Lower Tysoe being included in the LSV?	17	9	4



**Additional comments, other than *yes, no, for or against or undecided*.**

**Question 1 Do you think Lower Tysoe needs protection?**

- Yes and it is being afforded that by the PC and DC.
- From what? I guess – as does the rest of the village.
- Yes – outside the LSV
- Yes – to retain its autonomy
- Yes – inside LSV
- Yes – inside
- If inside the LSV yes, in terms of ensuring there is proportionate and appropriate development
- Yes, but how that is achieved is unclear. It seems it is best achieved by being outside.

**Question 2 Tysoe – three hamlets – do you agree?**

- No – sadly Upper and Middle now coalesced. Lower Tysoe still a hamlet
- A village and hamlet
- Two hamlets please
- No – one large village, one hamlet
- No – one hamlet and a village
- No – belong to Tysoe
- Three hamlets in one village
- I view this as three hamlets
- No – one village
- No – Lower Tysoe – hamlet
- No – all one village
- Lower Tysoe is part of Tysoe

**Question 3 Do you value the green space between Middle and Lower Tysoe?**

- Yes and PC and DC currently protecting this.
- Yes, very much
- Yes absolutely
- It is pleasant but not sacrosanct
- The green buffer is essential and must be maintained
- Certainly, yes

**Question 4 Do you feel that the three hamlets are one village or does the green buffer mean that Lower Tysoe is in some way separate?**

- Lower Tysoe is separate – geographically by the green space between Middle and Lower.
- Green buffer means that Lower Tysoe is separate.
- Lower Tysoe is separate.
- Lower Tysoe separate
- I believe it does create a separation which is important.
- The two hamlets are one village - yes it (Lower Tysoe) has its own identity but is still part of the Tysoe parish
- Separate
- Lower Tysoe is separate – but part of the village
- Not separate
- I would like green buffer to remain
- The green “buffer” is a physical buffer but as a social community we are all one
- One village
- No – not one village, Lower Tysoe separate
- One village – but the buffer is important/ essential
- One village but Lower Tysoe has unique character

**Question 5 What do you think the advantages and disadvantages of Lower Tysoe being in or out of the LSV are?**

- Will not comment until policies are available to view.
- Both have valid points.
- No or few advantages. Does not prevent Lower Tysoe having protections of NP.
- I believe there is a risk of establishing a principle of development if it is included in LSV.
- In – advantages – none. Out - advantages – maintain its unique hamlet quality
- PC having more say on local housing.
- If in LSV more chance of an amalgamation over time.
- None
- Community issues suggest being in. But to preserve Lower Tysoe it seems best to be out so I am undecided.
- In, advantages of existing situation stability
- Being part of LSV seems to me makes LT less vulnerable to mass development
- Inside LSV with no conditions it's not desirable. I would prefer to be inside (with conditions) and demonstrate social cohesion.
- We should make provision for some development in Lower Tysoe regardless

- Protection in numbers
- In (*indecipherable*) planning at a time for Lower Tysoe. Out – private individual housing at a time
- Advantages: better planning protection, feeling of inclusion
- As stated in the proposal, being in the LSV gives Lower Tysoe protection and the scope for small scale development
- In – control over development, houses newly built become part of house allocation. Out – no control over development
- Unsure
- The advantage is to be in a larger community for protection

**Question 6 Do you feel well enough informed to reach a conclusion on this matter?**

- No but my fault.
- Reasonably well informed
- Not quite
- Not really
- Nearly. But I feel some negative voices wish to push their agenda.
- No because it seems better for Lower Tysoe to remain out – yet I feel being one community is important.

**Question 7 On balance are you for or against Lower Tysoe being included in the LSV?**

- At the moment, against.
- I am for on balance but on condition that we have proportionate and appropriate development.
- For – if no more than one new property at a time.
- For. Don't understand why Lower Tysoe was not included in the first place.
- On the fence – but unfortunately it seems better for Lower Tysoe to remain separate.

## Appendix D

### The Children's Voice

Children commented on various aspects which they were felt were special to the village. There were some detailed descriptions of the St. Mary's, and some children clearly found its atmosphere special. For one or two, the emphasis was on the graveyard where members of their family were buried. Two children also knew that members of their family were mentioned on the war memorial.

Children wrote about their school as a happy place where they made friends.

The shop and post office were mentioned many times – the shop being the source of occasional treats. The shop and post office staff were among those mentioned as being helpful and friendly in the village. Various facilities of the village were enumerated and annual events got a few mentions.

The outdoors was described with enthusiasm. Many children mentioned the recreation ground and the playground facilities, but dog walking and the walk to the windmill was fresh in some children's minds and the countryside surrounding the village was a source of joy.

<b>Features of Tysoe named by the children:</b>	No's of comments
churches/church yard	23
shop/post office/tearoom	36
playing field/playground	16
countryside/nature/outdoors/wildlife	18
windmill	12
war memorial	11
school	8
walks	7
village hall	6
old fire station	6
helpful people, great people	5
old buildings/stone houses	5
bonfire	3
doctors	3